

Communication: C22
Committee of the Whole (PM)
May 2, 2023
Item #2



**BUILDING 1
TOWER B
35-STOREYS**

**BUILDING 1
TOWER A
26-STOREYS**

**BUILDING 4
TOWER B
30-STOREYS**

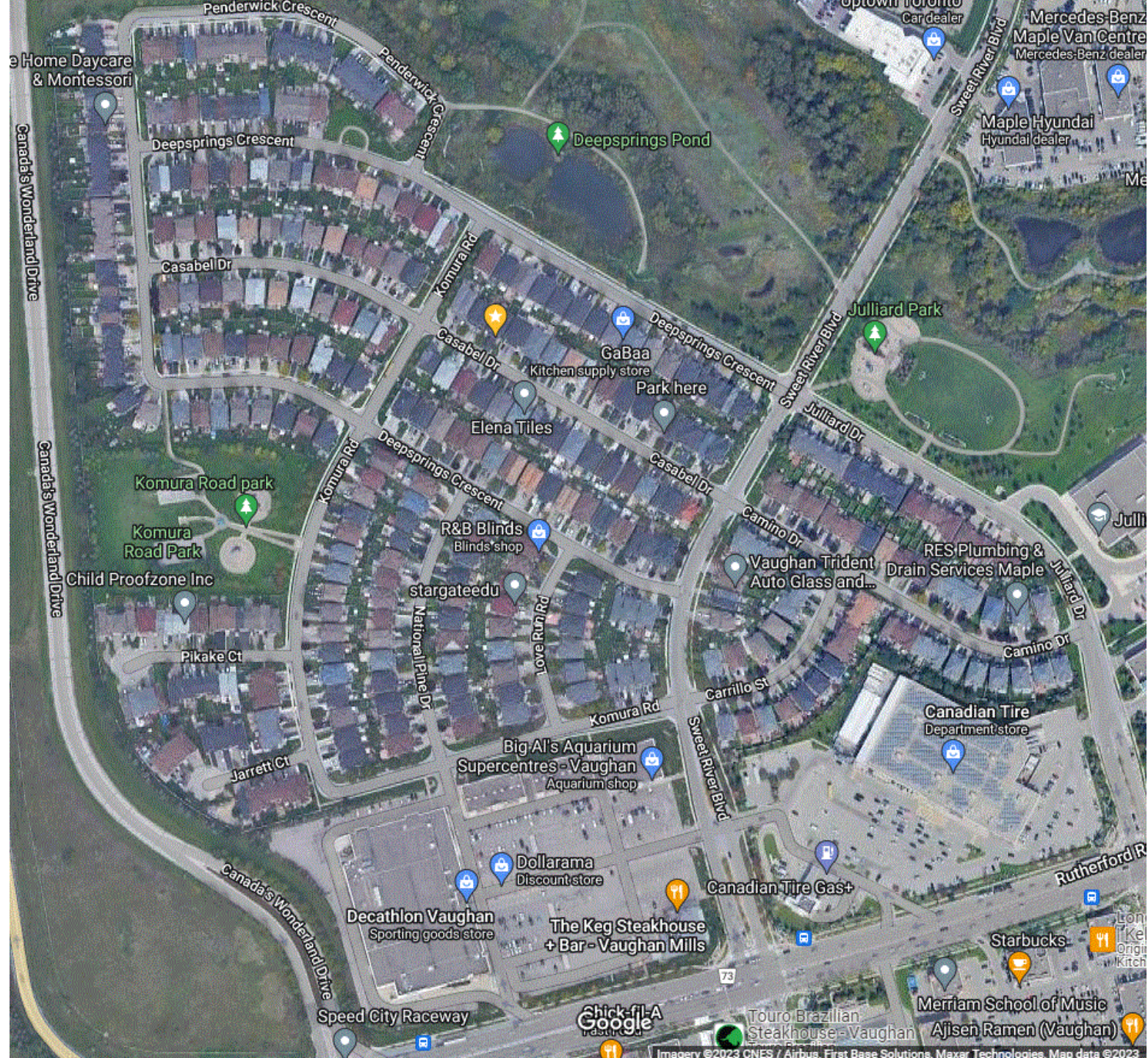
**BUILDING 4
TOWER A
34-STOREYS**

**BUILDING 2B
TOWER A
21-STOREYS**

**BUILDING 3A
TOWER A
17-STOREYS**

**BUILDING 3B
TOWER B
21-STOREYS**

VIEW LOOKING SOUTHEAST



Home Daycare & Montessori

Deepsprings Crescent

Penderwick Crescent

Deepsprings Pond

Maple Van Centre
Mercedes-Benz dealer

Maple Hyundai
Hyundai dealer

Casabel Dr

Komura Rd

Deepsprings Crescent

Julliard Park

Elena Tiles

GaBaa
Kitchen supply store

Park here

Komura Road park

Komura Road Park

Child Proofzone Inc

R&B Blinds
Blinds shop

stargateedu

Vaughan Trident
Auto Glass and...

RES Plumbing &
Drain Services Maple

Pikake Ct

Jarrett Ct

Big Al's Aquarium
Supercentres - Vaughan
Aquarium shop

Canadian Tire
Department store

Decathlon Vaughan
Sporting goods store

The Keg Steakhouse
+ Bar - Vaughan Mills

Canadian Tire Gas+

Starbucks

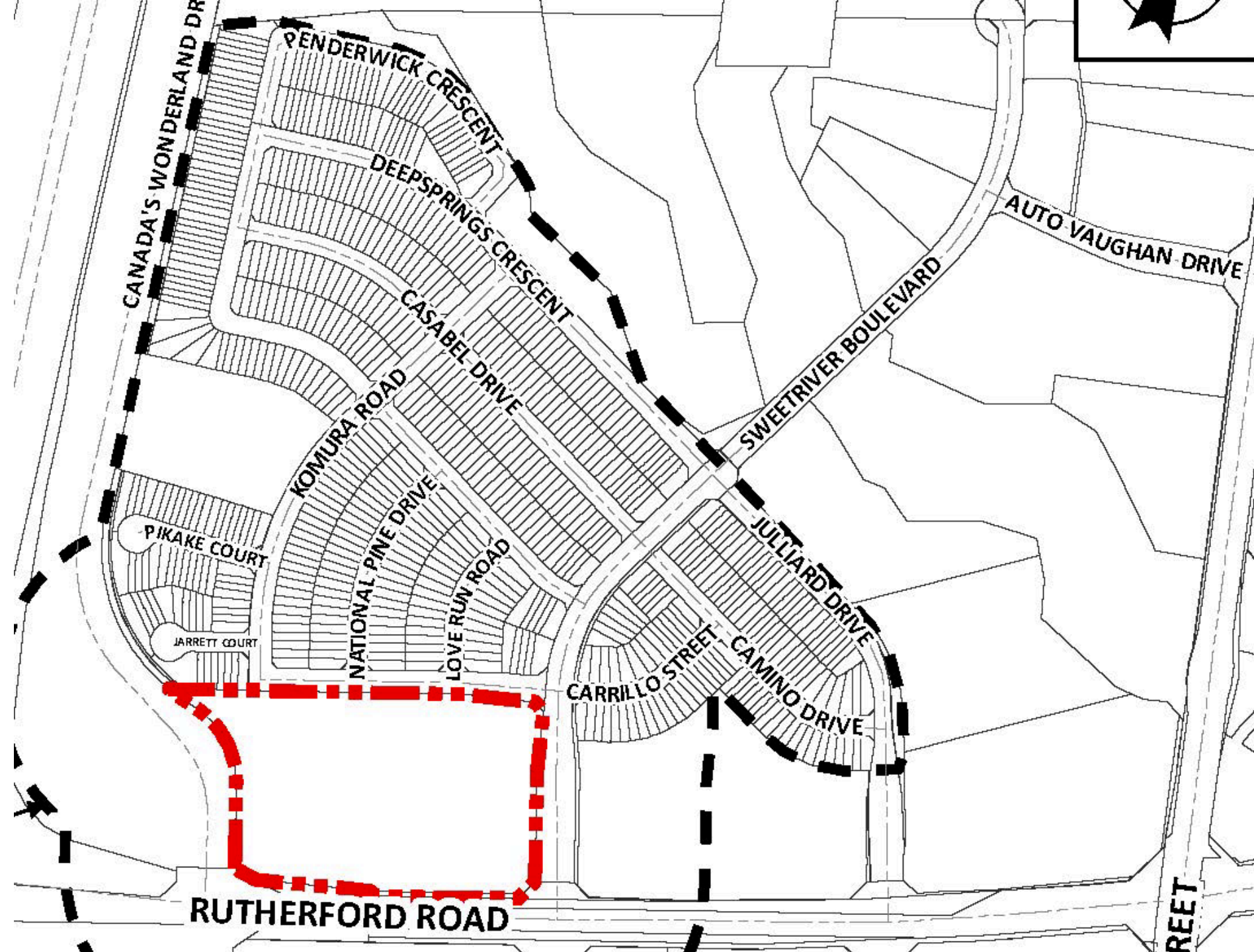
Speed City Raceway

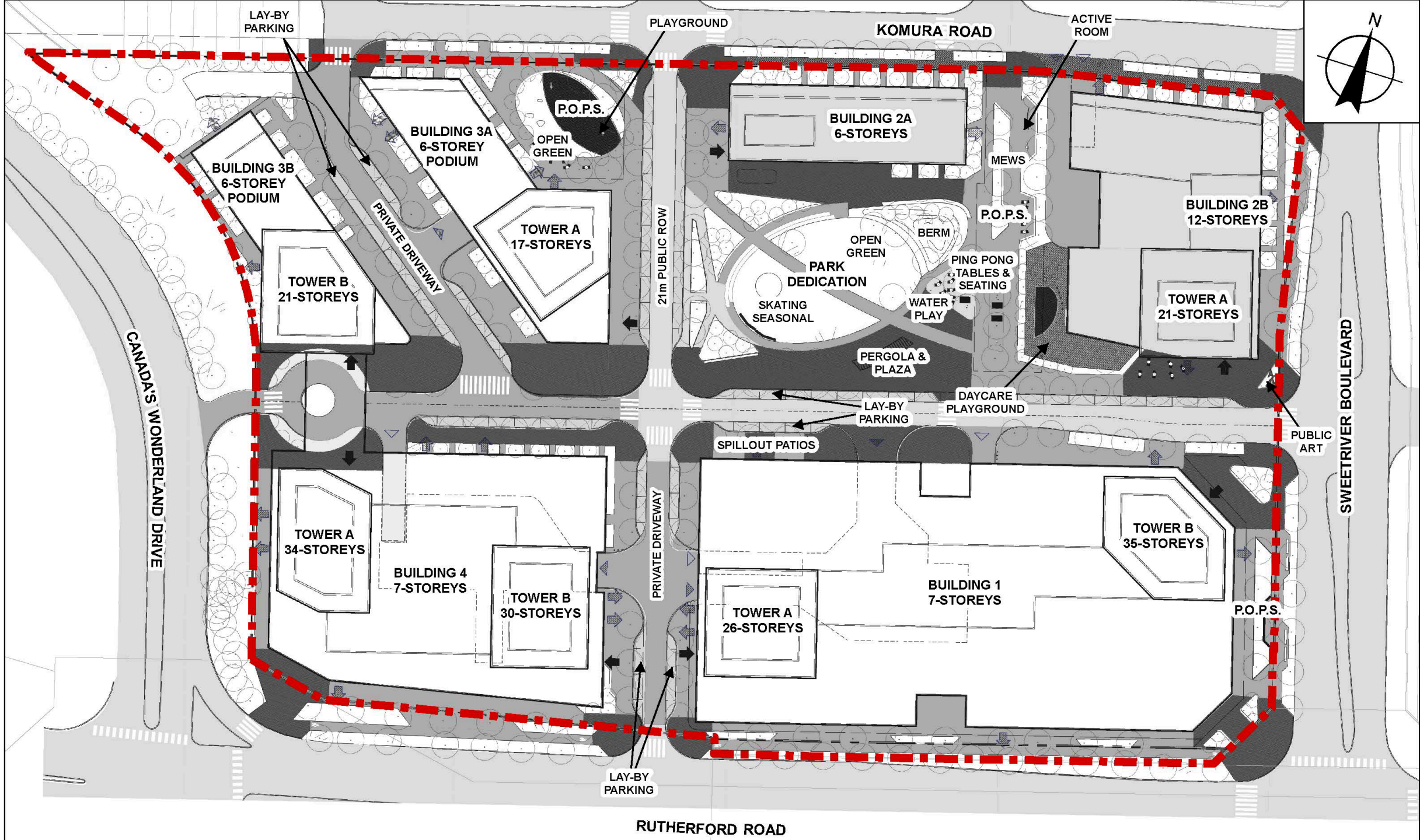
Chick-fil-A

Touro Brazilian
Steakhouse - Vaughan

Merriam School of Music

Ajisen Ramen (Vaughan)



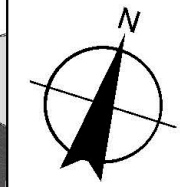


LAY-BY PARKING

PLAYGROUND

KOMURA ROAD

ACTIVE ROOM



P.O.P.S.

BUILDING 3A
6-STOREY
PODIUM

OPEN
GREEN

BUILDING 3B
6-STOREY
PODIUM

PRIVATE DRIVEWAY

TOWER A
17-STOREYS

21m PUBLIC ROW

BUILDING 2A
6-STOREYS

MEWS

BUILDING 2B
12-STOREYS

P.O.P.S.

OPEN
GREEN

BERM

PARK
DEDICATION

PING PONG
TABLES &
SEATING

SKATING
SEASONAL

WATER
PLAY

TOWER B
21-STOREYS

PERGOLA &
PLAZA

TOWER A
21-STOREYS

DAYCARE
PLAYGROUND

CANADA'S WONDERLAND DRIVE

LAY-BY
PARKING

PUBLIC
ART

SWEETRIVER BOULEVARD

TOWER A
34-STOREYS

SPILLOUT PATIOS

BUILDING 4
7-STOREYS

PRIVATE DRIVEWAY

TOWER B
30-STOREYS

TOWER A
26-STOREYS

BUILDING 1
7-STOREYS

TOWER B
35-STOREYS

P.O.P.S.

LAY-BY
PARKING

RUTHERFORD ROAD

	Yard Setback (Rutherford Road)		4.9 m (Building 2)
d.	Minimum Rear Yard Setback (Komura Road)	7.5 m	4.6 m (Building 2A) 4.2 m (Building 2B) 4.5 m (Building 3A)
e.	Minimum Exterior Yard Setback (Sweetriver Boulevard)	5 m	0 m (sight triangle Building 2B)
f.	Minimum Build-to-Zone	5 - 10 m applied to a minimum of 50% of the street frontage	3.56 m – 10 m (Rutherford Road) 4.23 m – 4.78 m (Komura Road) % not provided
g.	Building Height	Minimum 24 m to a Maximum of 88 m	Building Heights range from minimum 18.9 m (Buildings 2A, 2B, 3A and 3B) to a maximum height of 119.6 m (Building 1)
h.	Minimum Ground Floor Height	4.5 m	3 m

	Zoning By-law 001-2021 Standard	HMU High-Rise Mixed-Use Zone Requirement	Proposed HMU High-Rise Mixed-Use Zone Exceptions
i.	Angular Plane	45-degree angular plane	Not meeting the 45-degree angular plane
j.	Maximum Podium Height	20 m	27.1 m (Building 1) 24.6 m (Building 4)
k.	Minimum Tower Stepback	3 m	0 m
l.	Maximum Tower Floor Plate	850 m ²	870 m ² (Tower B – Building 3B)
m.	Minimum Tower Separation	30 m	28.2 m (Building 1 to 2B)
n.	Minimum Landscape Strip Abutting a Street	5 m	4.2 m (Komura Road) 0 m (Sweetriver Blvd. sight triangle) 4.2 m (Rutherford Road)
o.	Minimum Amenity Areas	5,004 m ² (Building 1) 2,569 m ² (Building 2) 3,179 m ² (Building 3) 4,579 m ² (Building 4)	4,948 m ² (Building 1) 2,481 m ² (Building 2) 3,091 m ² (Building 3) 4,523 m ² (Building 4)
p.	Amenity Area Locations	55 m ² contiguous outdoor area Maximum of 20% of the required outdoor amenity area may be located on a rooftop or terrace	0 m ² 100% rooftop