

# STATUTORY PUBLIC MEETING

Concen Developments Limited

1260 – 1314 Centre Street

APPLICATIONS FOR MINOR OFFICIAL PLAN  
AMENDMENT, ZONING BY-LAW AMENDMENT

OP.22.023, Z.22.045

May 30, 2023 7:00pm

City of Vaughan

Communication: C18  
Committee of the Whole (PM)  
May 30, 2023  
Item #5

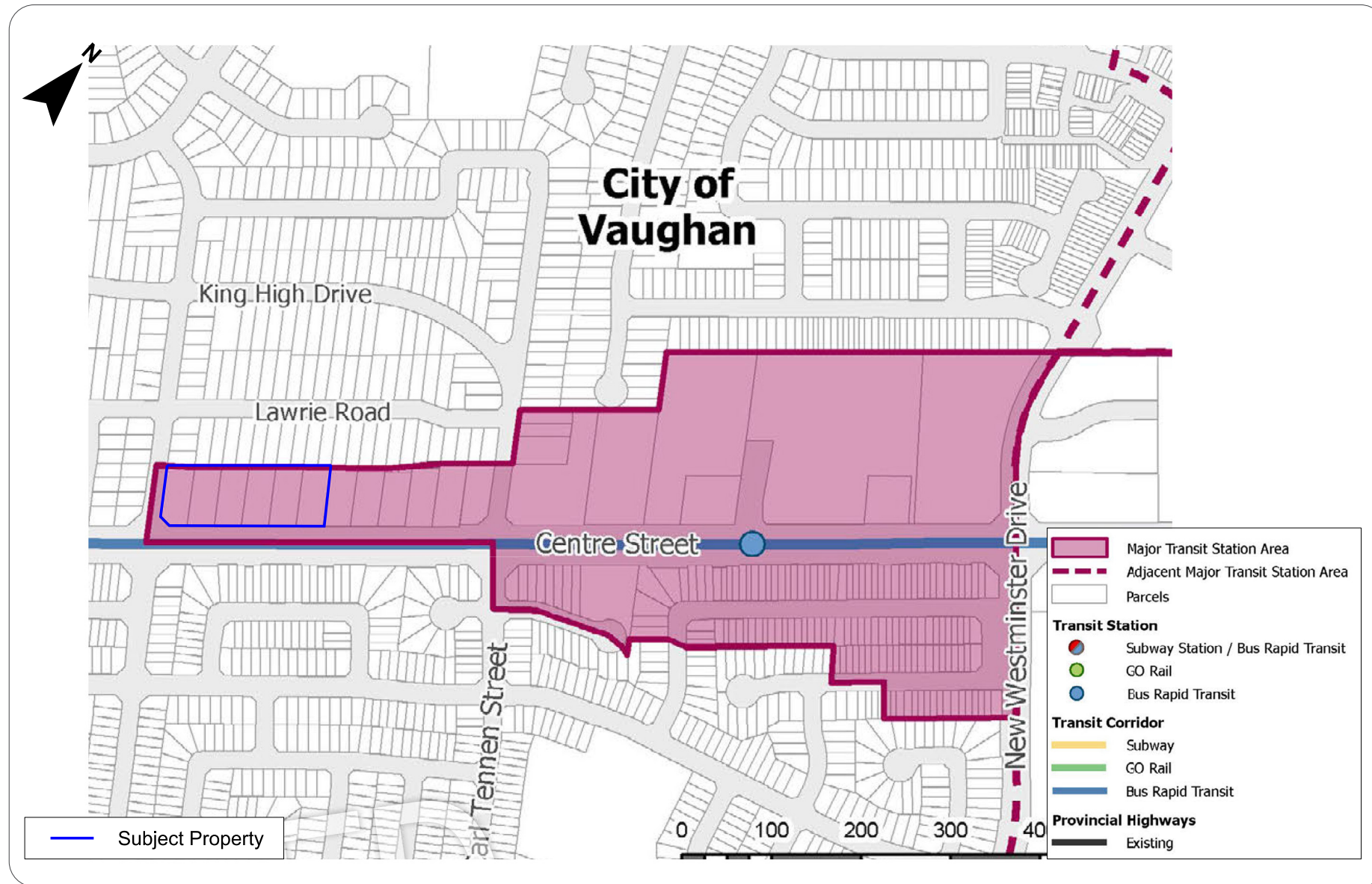


# SUBJECT PROPERTY AND CONTEXT



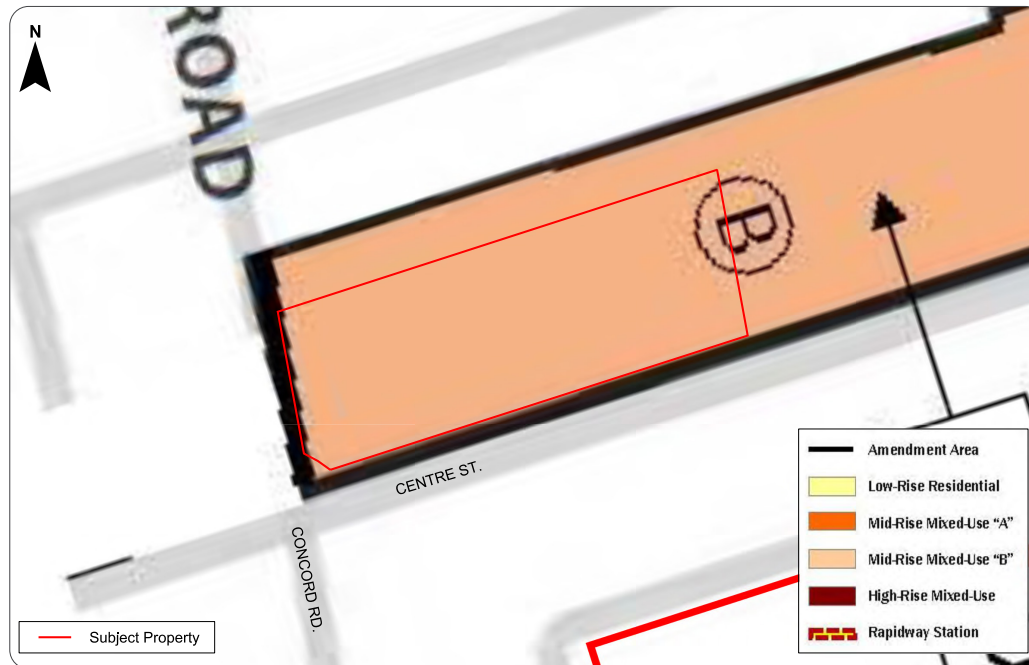
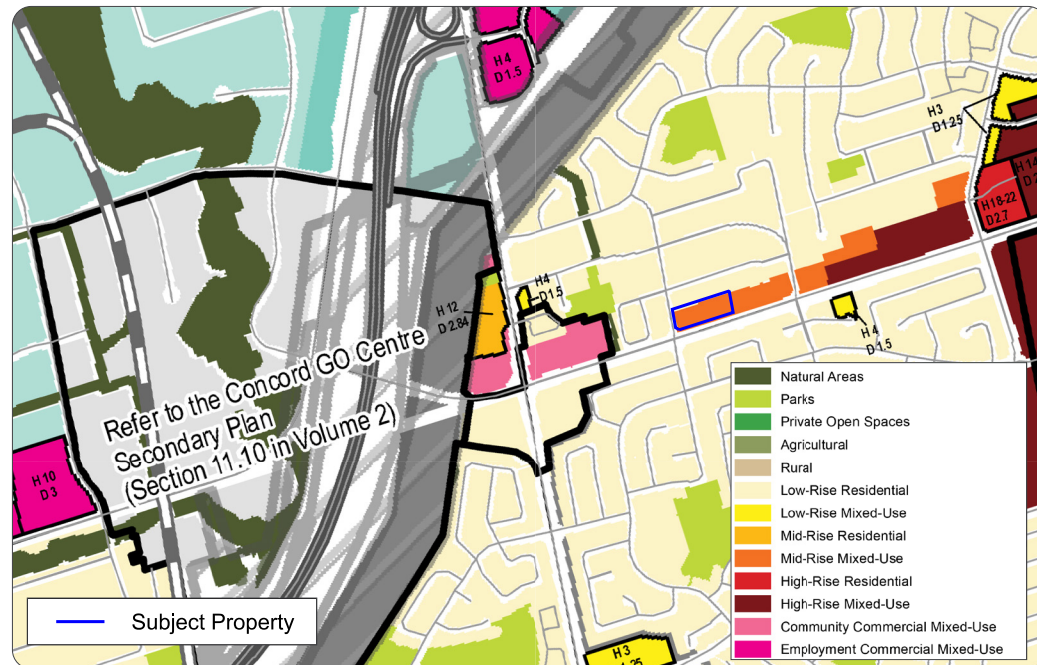
- Site Area: 12,045.4 m<sup>2</sup> (2.98 acres)
- Frontage along Centre Street: 182.69 m
- Frontage along Concord Road: 66 m
- Vacant

# URBAN STRUCTURE AND TRANSIT



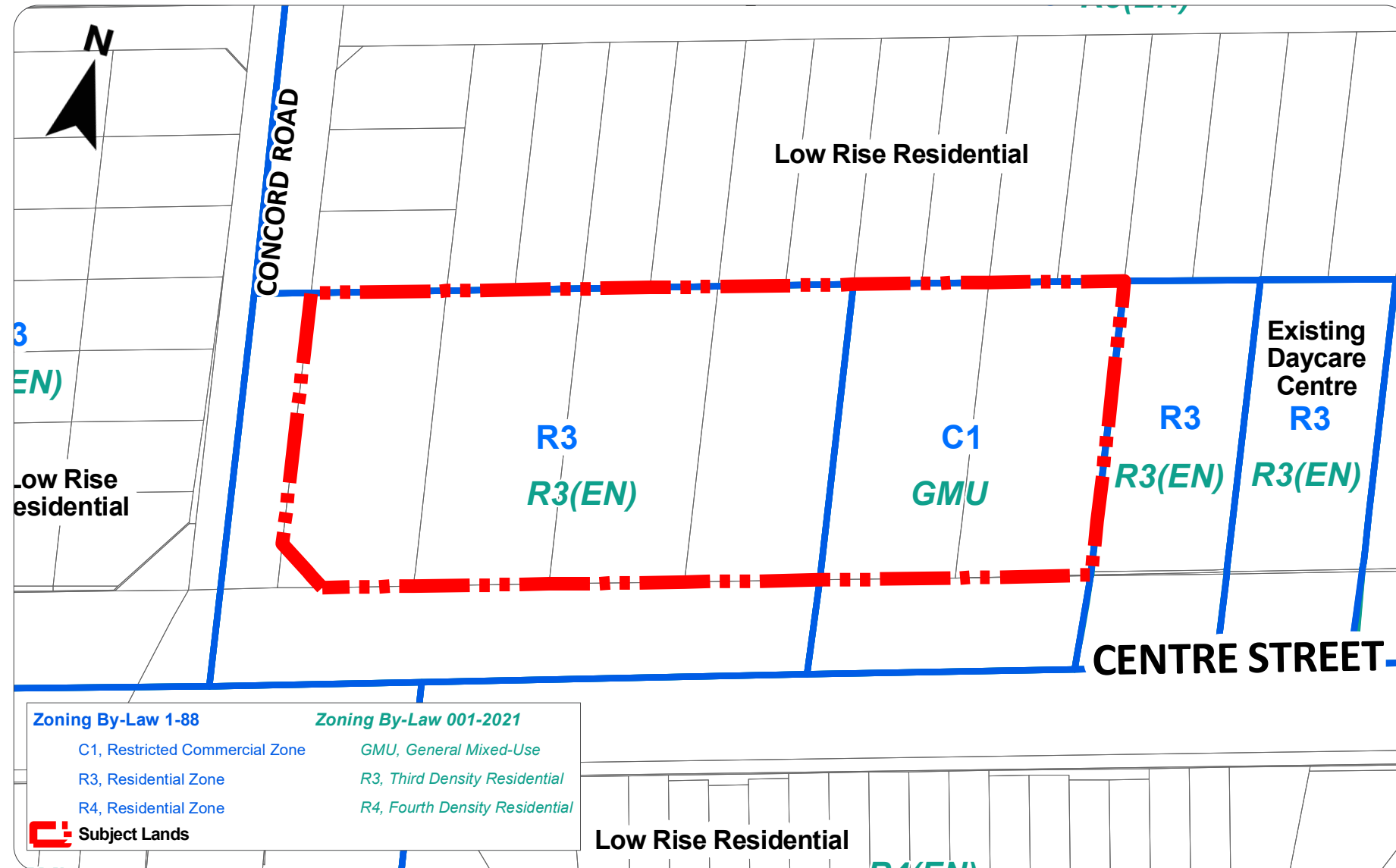
- The subject property is located along a Regional Intensification Corridor, in a MTSA and 500 metres from PMTSA 66-Taiga BRT
- Intensification Corridors are a primary location to accommodate transit-supportive intensification
- The YRT bus routes connect the site to Rutherford Road GO transit Station.

# PLANNING FRAMEWORK



- City of Vaughan Official Plan (2010)
  - Mid-Rise Mixed-Use along a Regional Intensification Corridor
- Mid-Rise Mixed-Use B according to the Centre Street Area Specific Policies - Chapter 2, Section 12.9
  - Max height: 9-Storeys
  - Max FSI: 3.8
- An Official Plan Amendment was submitted to re-designate the property Mid-Rise Mixed-Use-XX to permit a height of 10 storeys and 4.13 FSI.

# PLANNING FRAMEWORK



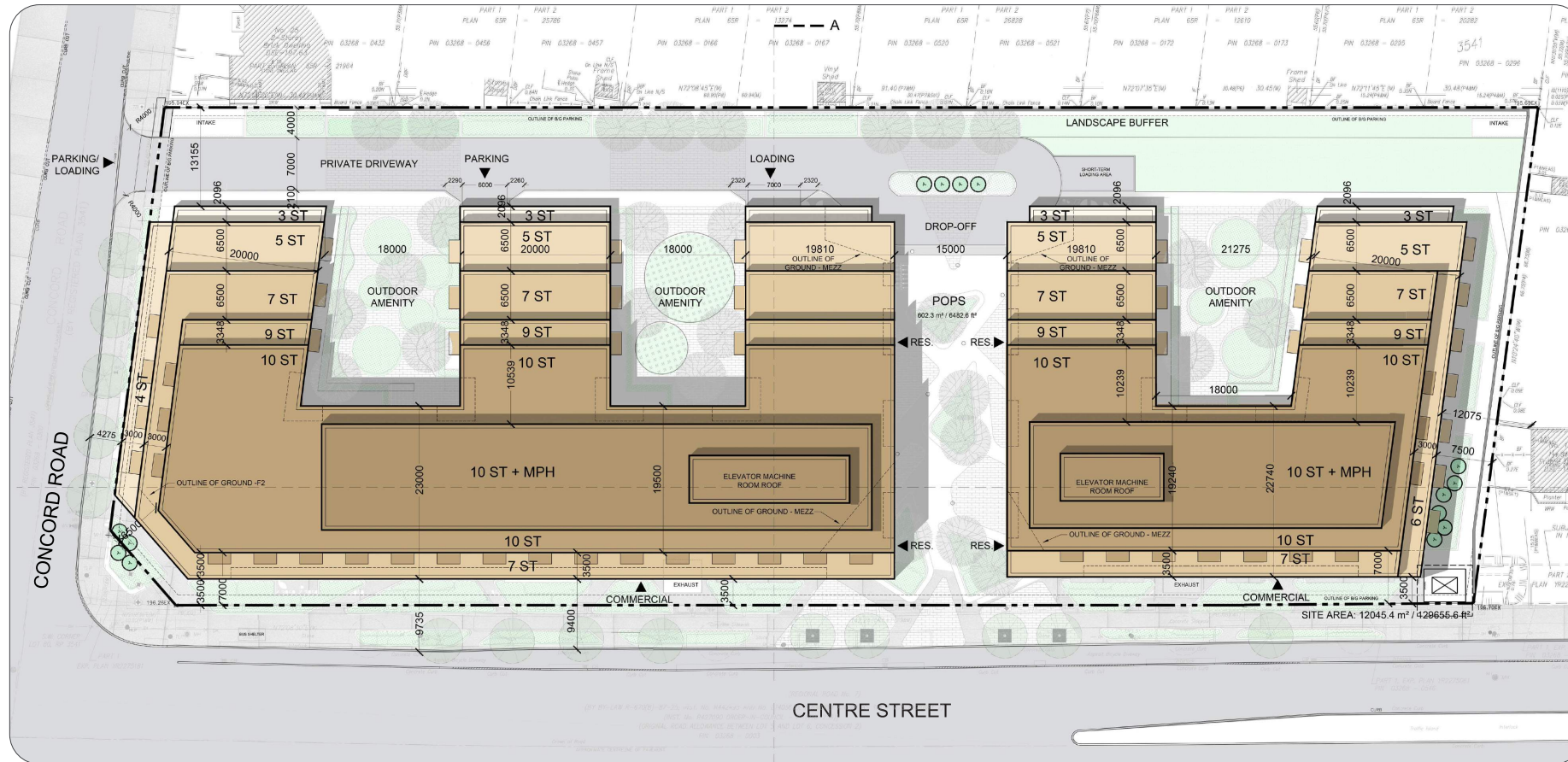
## Zoning By-law 1-88

- The majority of the subject property with exception 9 (776) is zoned Residential 3 (R3) while portions are zoned Restricted Commercial (C1) with exception 9 (1300)

## Comprehensive Zoning By-law 001-2021

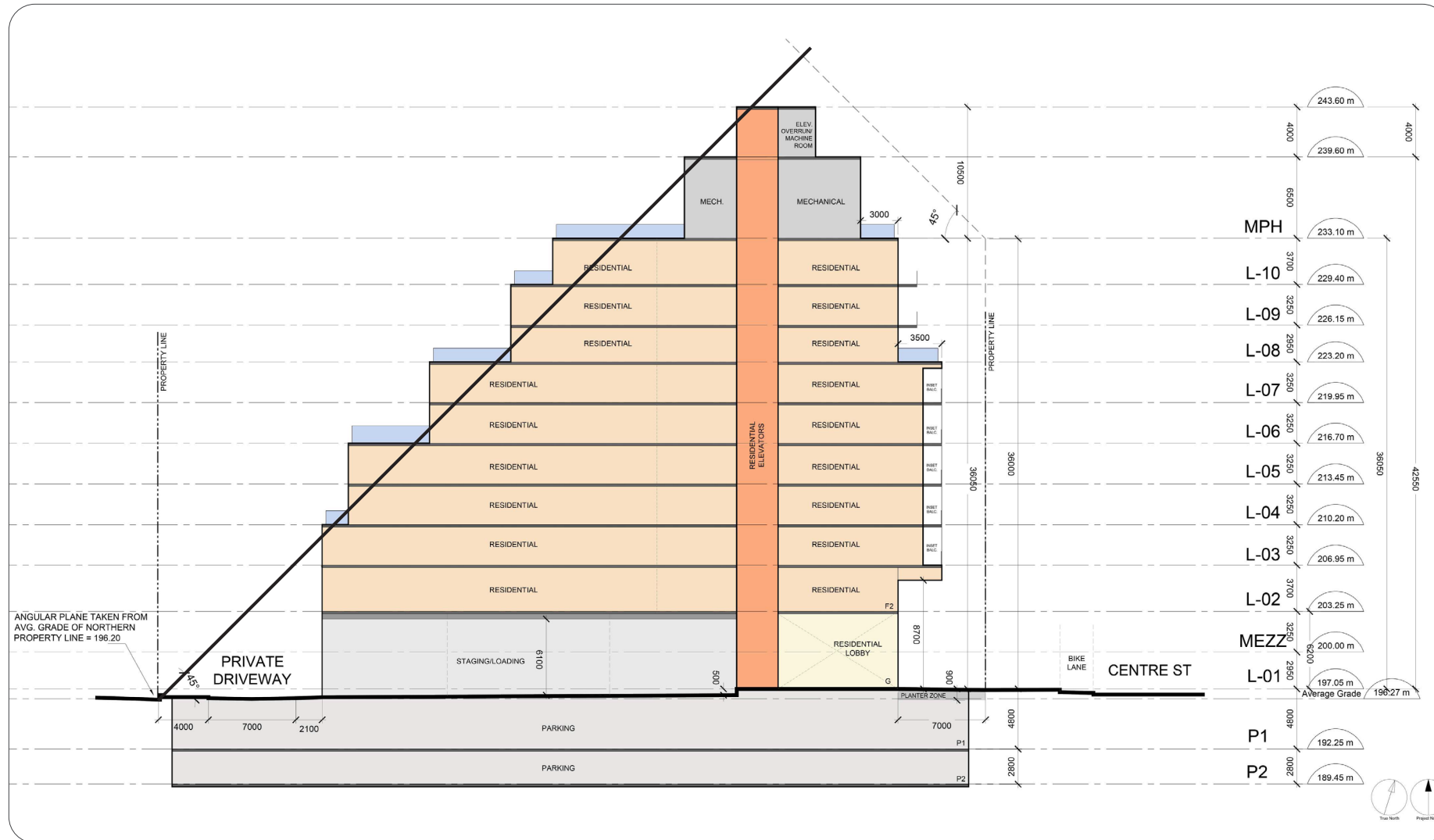
- The subject property is zoned Third Density Residential Zone (R3-EN) with exception 48 and General Mixed-Use Zone (GMU) with exception 937
- Zoning By-law Amendment was submitted to rezone the subject property to RA3 Apartment Residential Zone with site specific exceptions (under 1-88) and Mid-Rise Mixed-Use (MMU) with site specific exceptions (under 001-2021)

# PROPOSED DEVELOPMENT – ORIGINAL



- Floor Space Index: 4.13
- Two Buildings – West and East
- Height: 10 storeys (36.05 m)
- The building was terraced at the 4th, 6th, 8th, and 10th storeys to provide transitioning to the surrounding area.
- Units: 722
- Setbacks
  - Front (Centre): 3.5 m
  - Rear: 13.2 m
  - Side (east): 7.5 m
  - Side (west): 0 m
- Access from Concord Road
- Central privately-owned public space (POPS): 602.3 m<sup>2</sup>
- Two levels of underground parking for a total of 562 spaces (0.65 spaces/units for residential; 0.12 spaces/unit for visitor and 1 space per 100 metres square)

# ELEVATIONS/ANGULAR PLAN – ORIGINAL



Building Section A (North-South)

- 45 degree angular plan from rear property line shown
- Portions of storeys 3-10 pierce the angular plane.

# PUBLIC CONSULTATION & WHAT WE HEARD

- Meetings with Ratepayer Groups and community representatives including *Protect Thornhill Community Group*, *Brownridge Ratepayer's Association* and *Beverley Glen Ratepayer's Association* took place between March and April 2023.

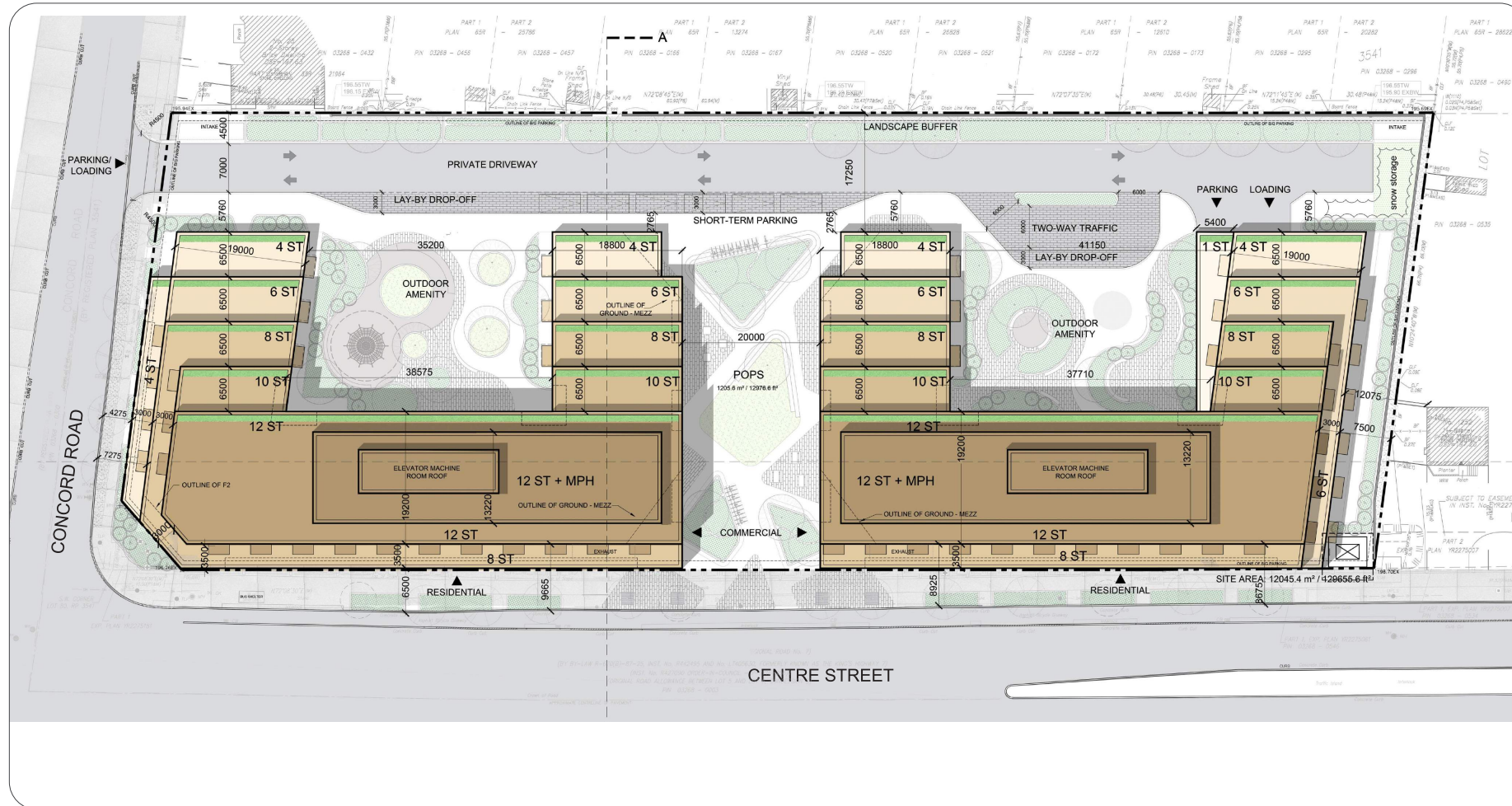
The following concerns were shared:

- Density and Massing
- Shadowing
- Access, Traffic and Parking impacts
- Rear yard setback and landscaping
- Overlook
- Noise

**Modifications to the proposed development have been incorporated to address all of the above.**

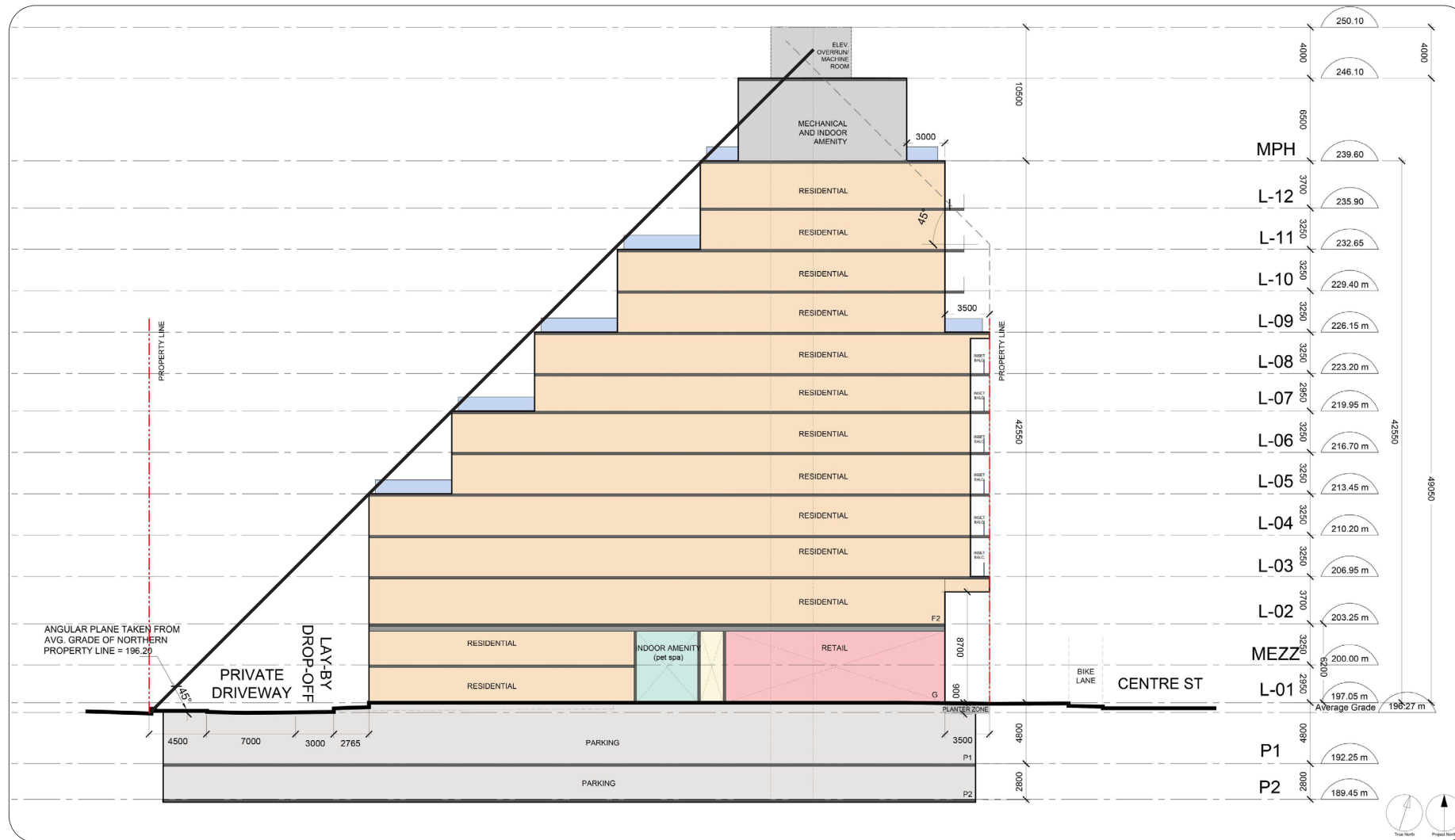


# PROPOSED DEVELOPMENT – IMPROVED CONCEPT



- Floor Space Index: 4.08
- Two Buildings – West and East
  - The massing of the buildings has been redistributed to be equal
  - The POPS has been positioned closer to Concord Road
- Height: 12 storeys
- The building is terraced at storeys 5, 7, 8, 11 to provide transitioning to the surrounding area.
- Units: 700
- Setbacks
  - Front (Centre): 0 m
  - Rear: 17.25 m
  - Side (east): 7.5 m
  - Side (west): 0 m (3.5 m at grade)
- Central privately-owned public space (POPS) doubled in size to 1205.6 m<sup>2</sup>
- Increase to 569 spaces (Minimum rates of 0.67 spaces/unit for residential; 0.12 spaces/unit for visitor; 1.11 spaces per 100 square metres for commercial)

# ELEVATIONS/ANGULAR PLAN – IMPROVED CONCEPT



Building Section A (North-South)

- Height has been increased to 12 storeys; however, the massing of the building has been re-sculpted to result in less shadow impacts as compared to the original development concept.
- None of the storeys pierce the angular plane. Only the mechanical penthouse pierces the angular plane, which is permitted under the Centre Street Area Specific .

# GROUND FLOOR PLAN - IMPROVED CONCEPT



# 3D VIEW – IMPROVED CONCEPT



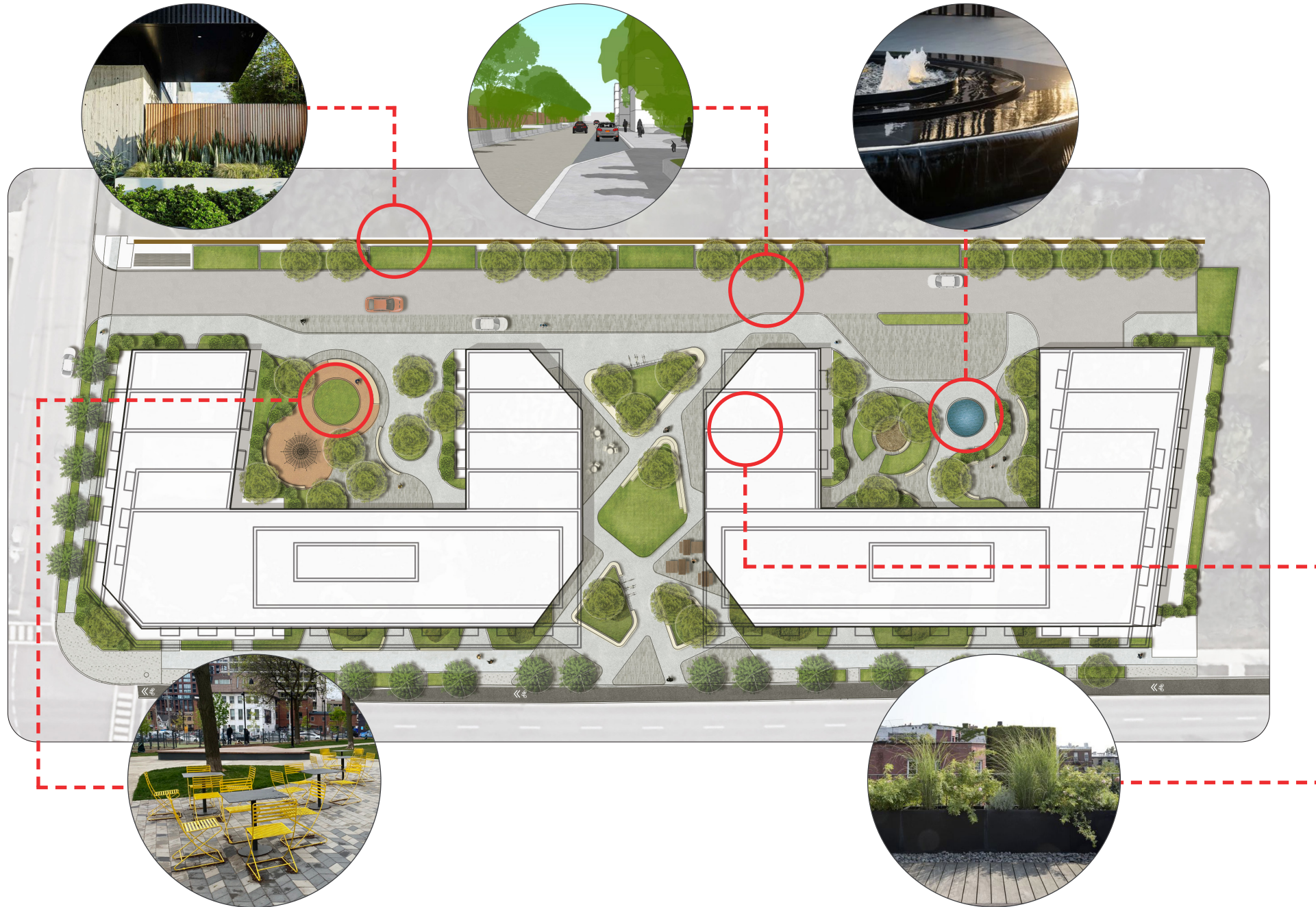
# 3D MASSING - BEFORE



# 3D MASSING - AFTER

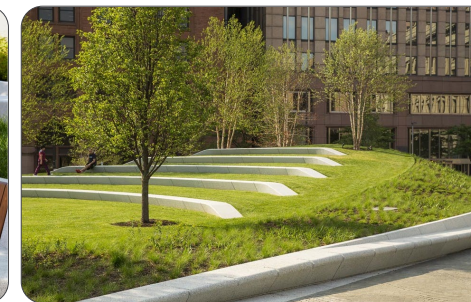
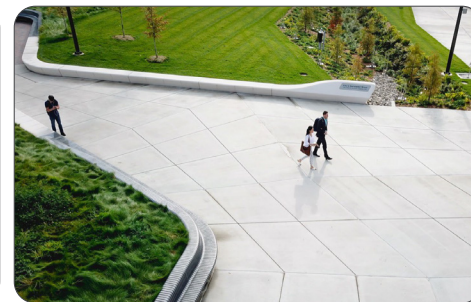
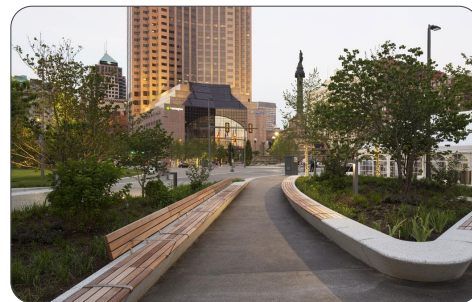
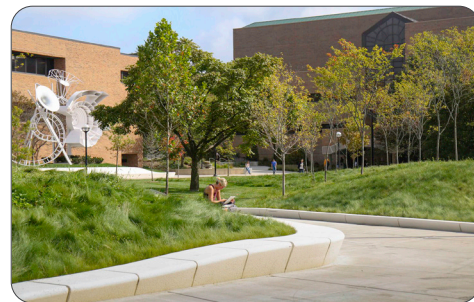


# LANDSCAPE PLAN – IMPROVED CONCEPT



- Landscape treatments along perimeter of the site and driveway, such as plantings, fence, and water feature, will mitigate any noise or visual impacts associated with parking, loading and underground parking ramp.
- 13 trees, raised planters, 2.5 meters tall fence, to be located within the 4.5 metre rear buffer
- The improved POPS has been designed for public enjoyment and programming.

# LANDSCAPE VIEWS - POPS





# NEXT STEPS



- Review input from Public Meeting
- Consider additional revisions to the proposed development concept
- Continue to consult with stakeholders
- Provide a formal resubmission of the applications to the City

# Thank You

## Comments & Questions?



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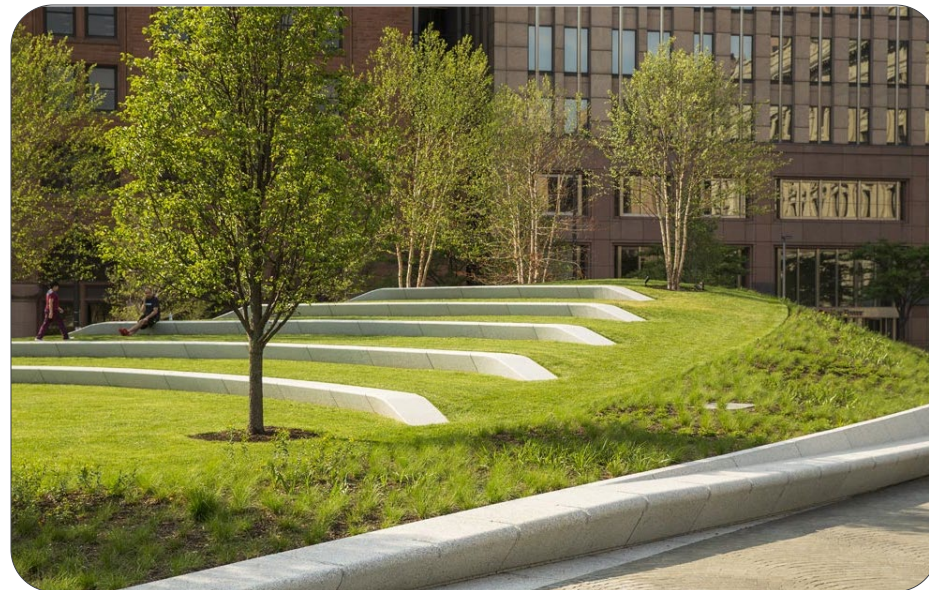
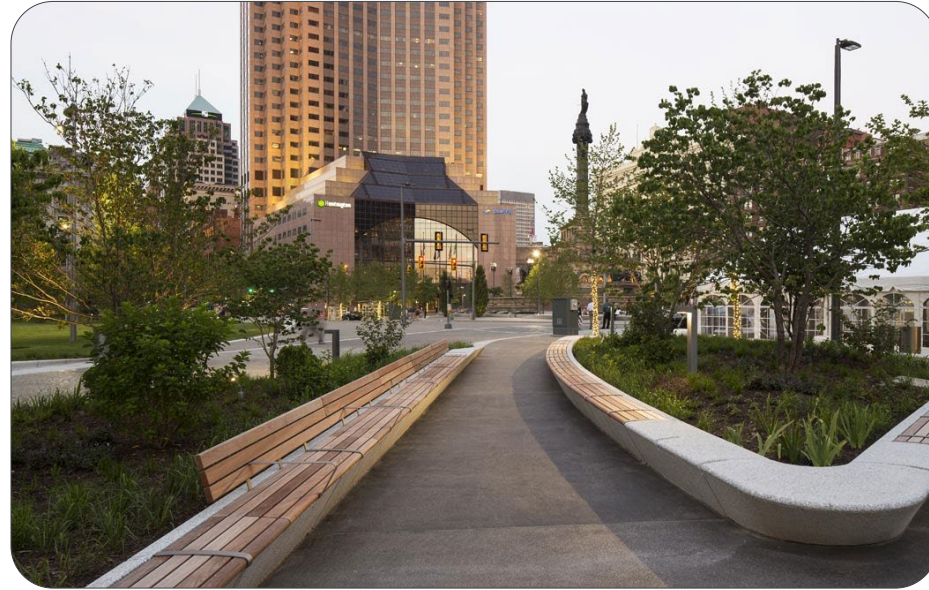


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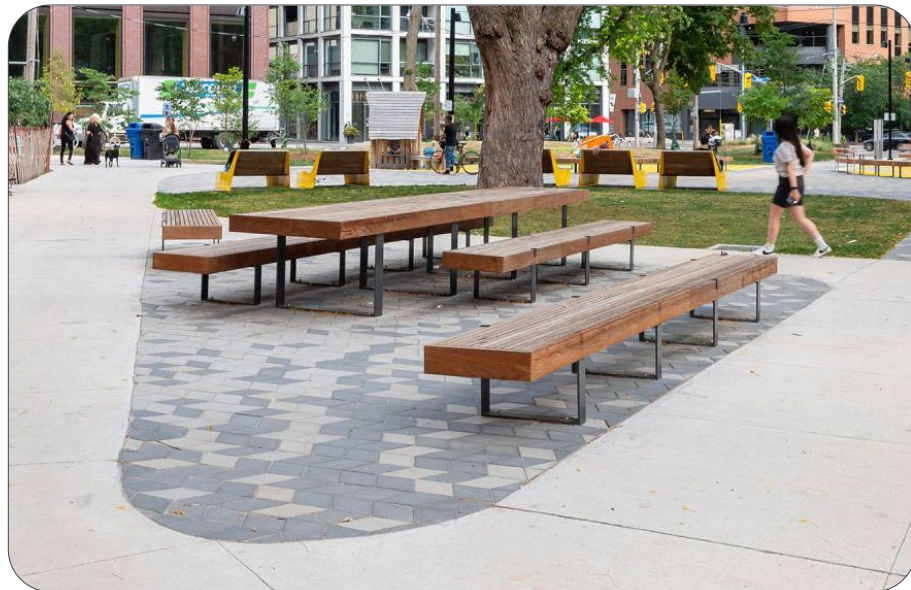


Terence Lee, OALA, CSLA, ASLA, PLA, LEED GA  
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# LANDSCAPE ELEMENTS - POPS (RAISED PLANTERS & SEAT-WALLS)



# LANDSCAPE ELEMENTS - POPS (FLEX AREAS & FURNITURE)



# LANDSCAPE ELEMENTS - OUTDOORS (GREEN MOUNDS & FURNITURE & PLAY STRUCTURE)



# LANDSCAPE ELEMENTS - FENCING & BUFFER WOODEN FENCE & RAISED PLANTERS



# LANDSCAPE VIEWS - POPS & PRIVATE AMENITY SPACE

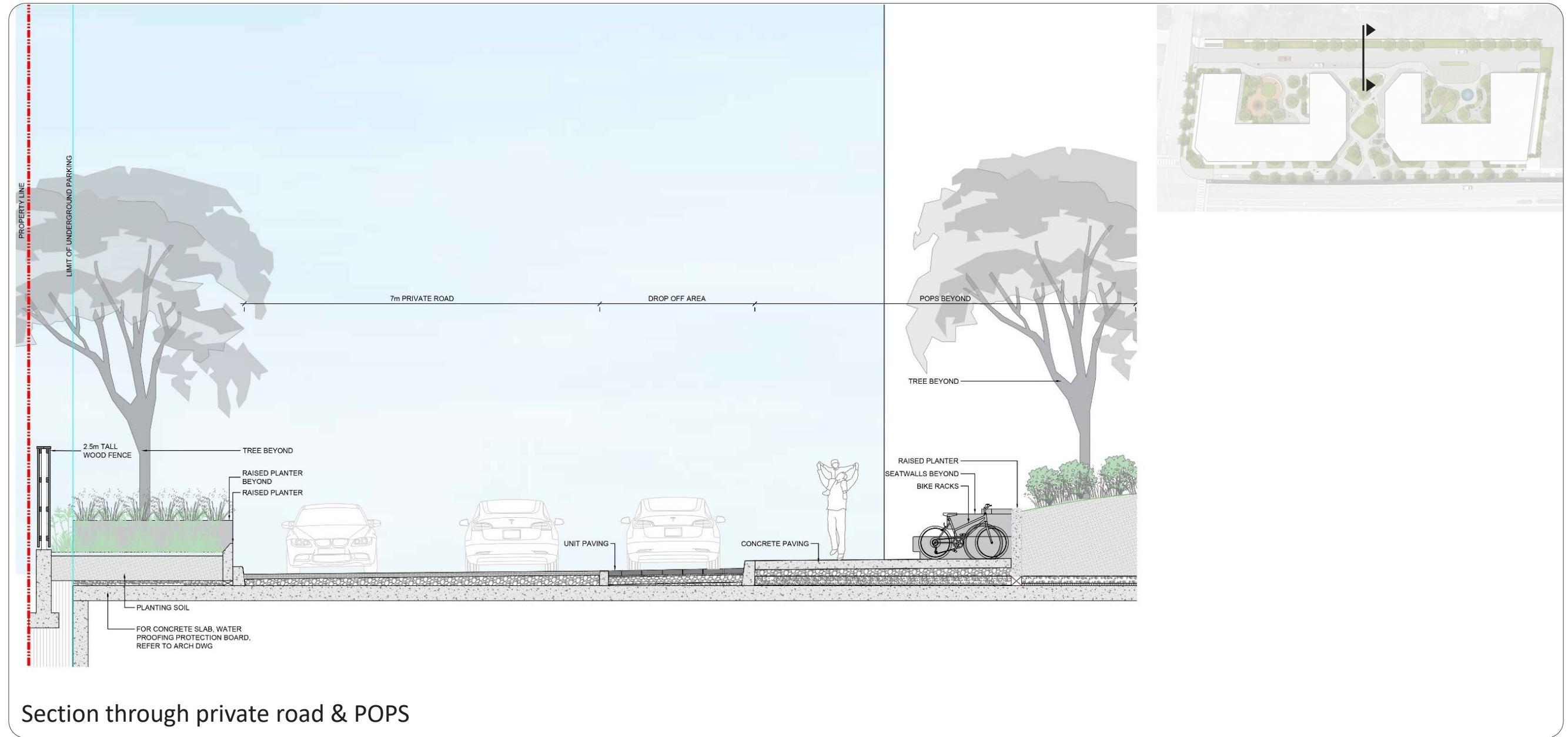


# LANDSCAPE VIEWS - POPS



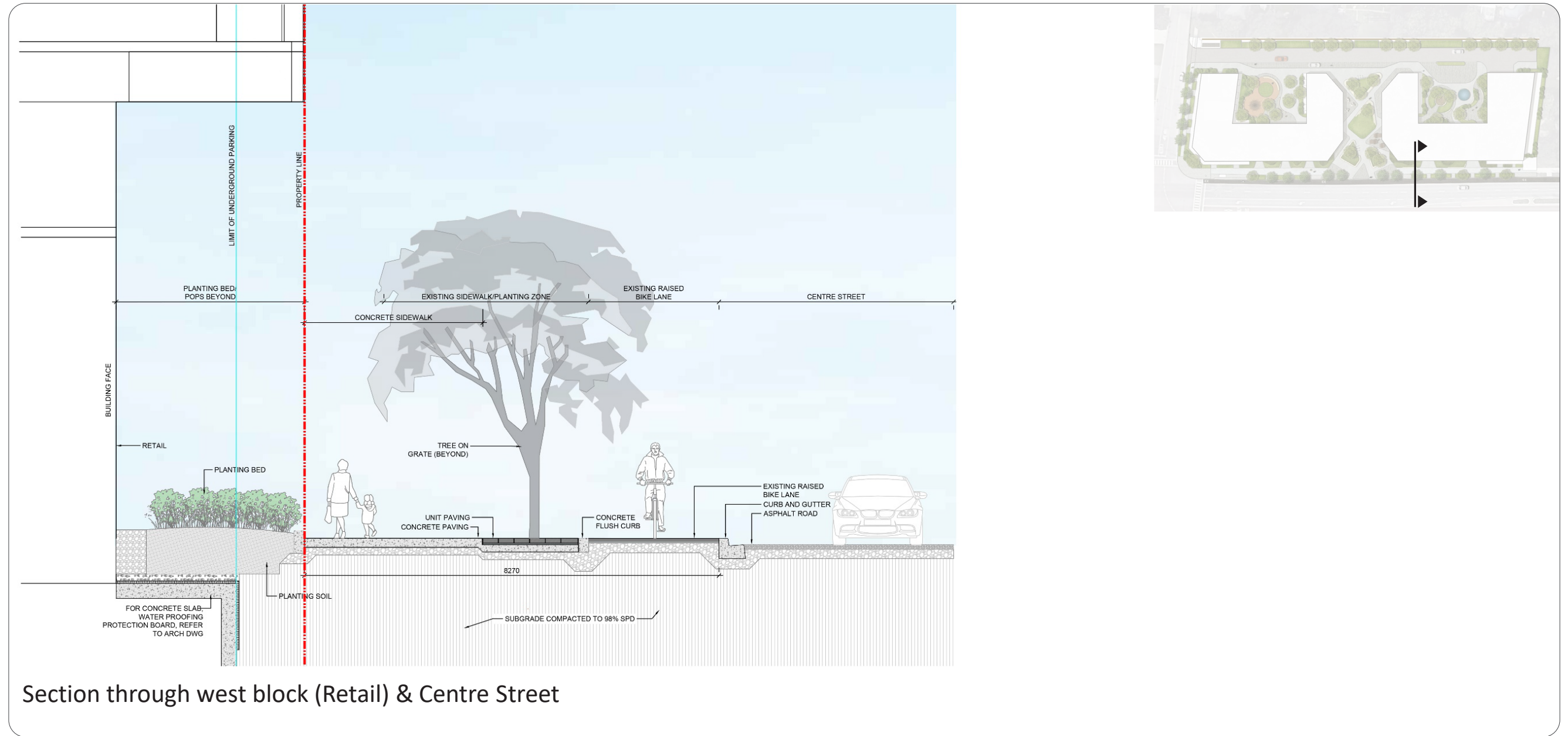


# LANDSCAPE SECTIONS



Section through private road & POPS

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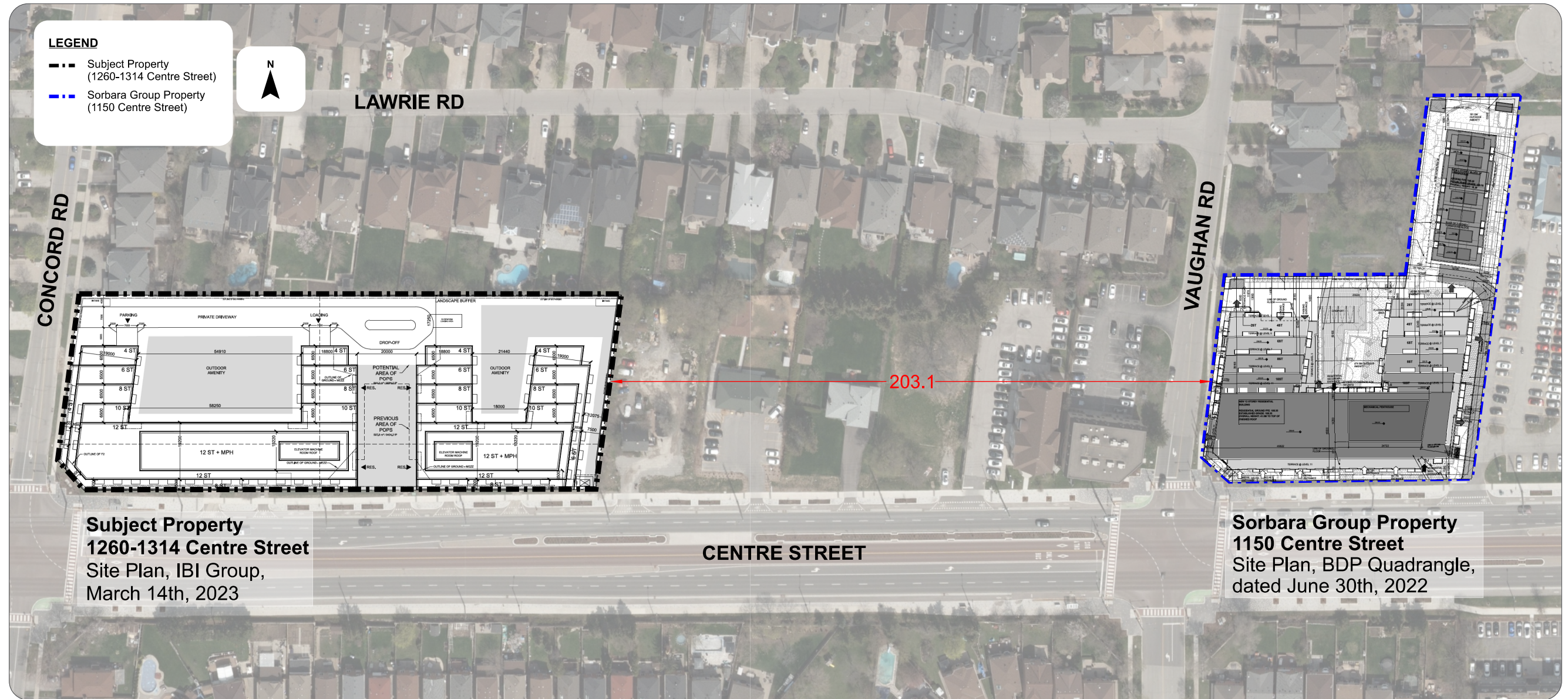


Section through west block (Retail) & Centre Street

# VISUALIZATIONS - MATERIAL BOARD

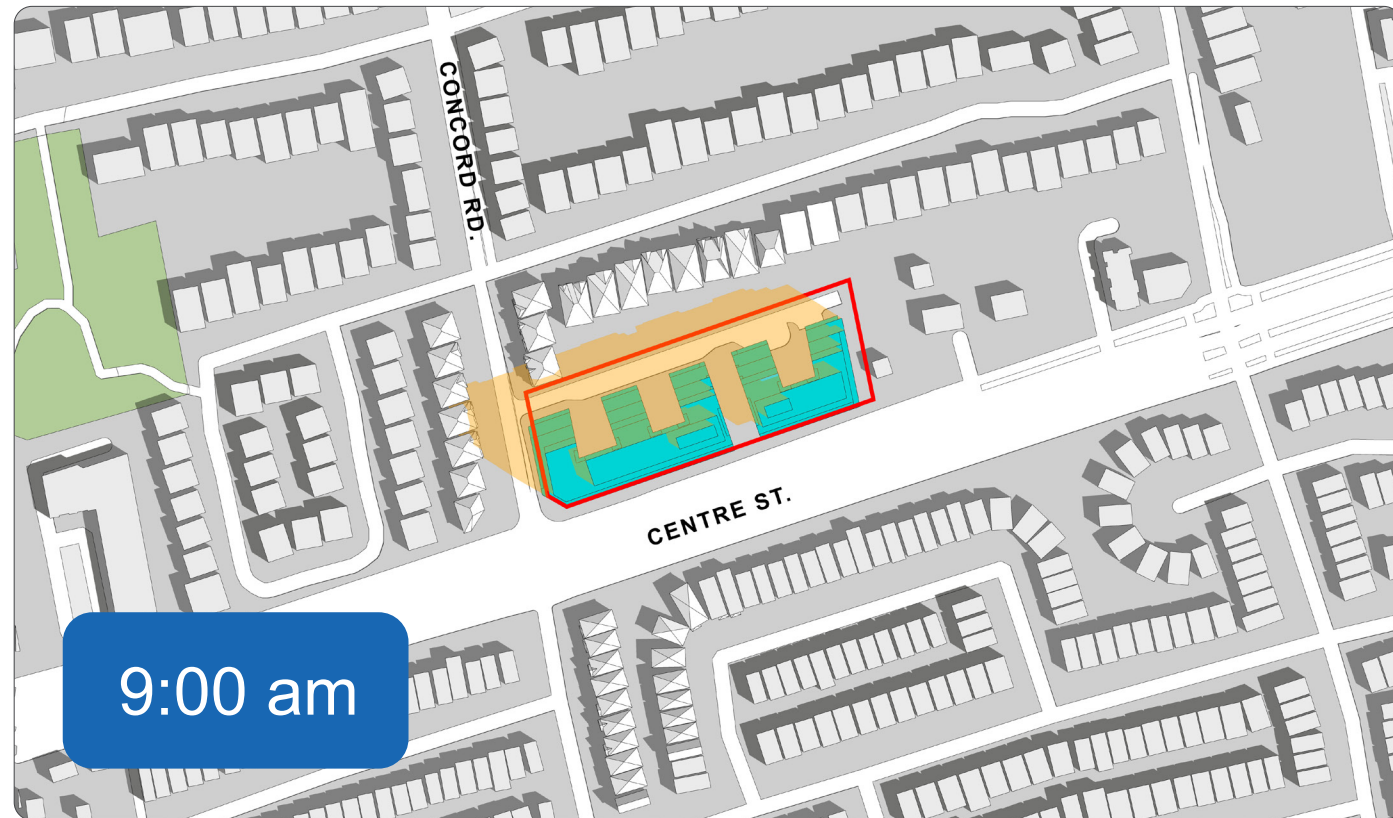


# DEPTH AND MASSING COMPARISON

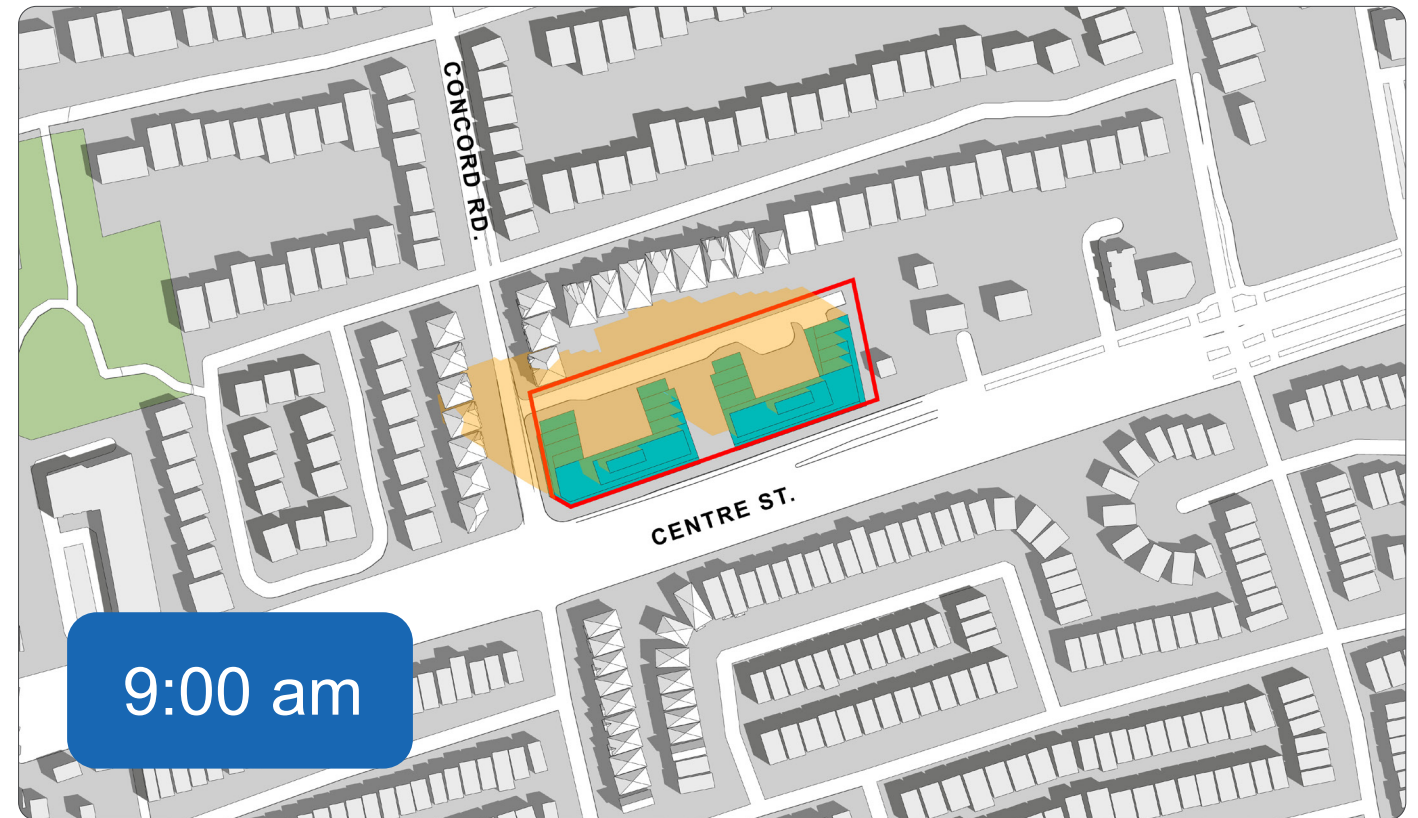


# SHADOW STUDY - MARCH 21ST (9:00 AM)

10-STOREY

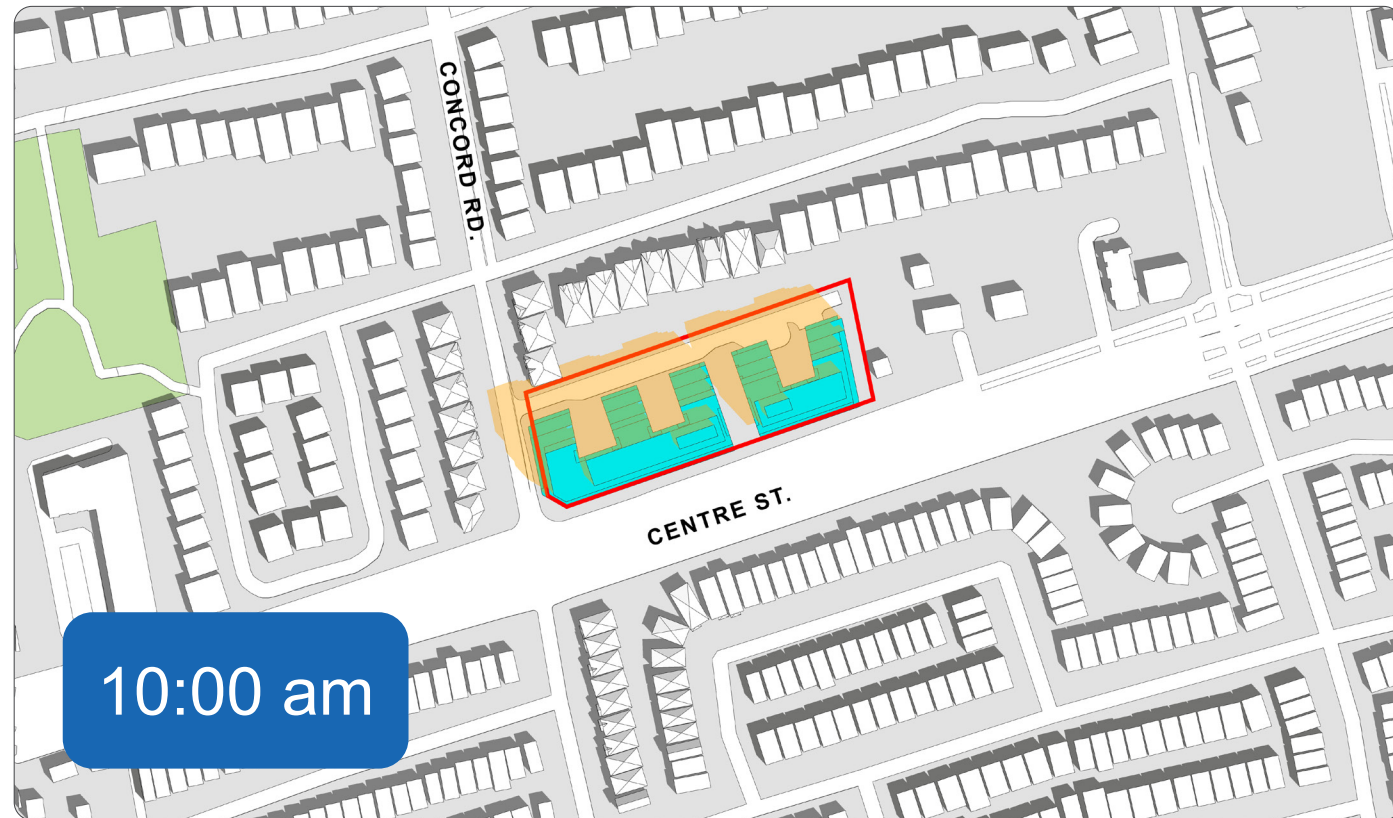


12-STOREY

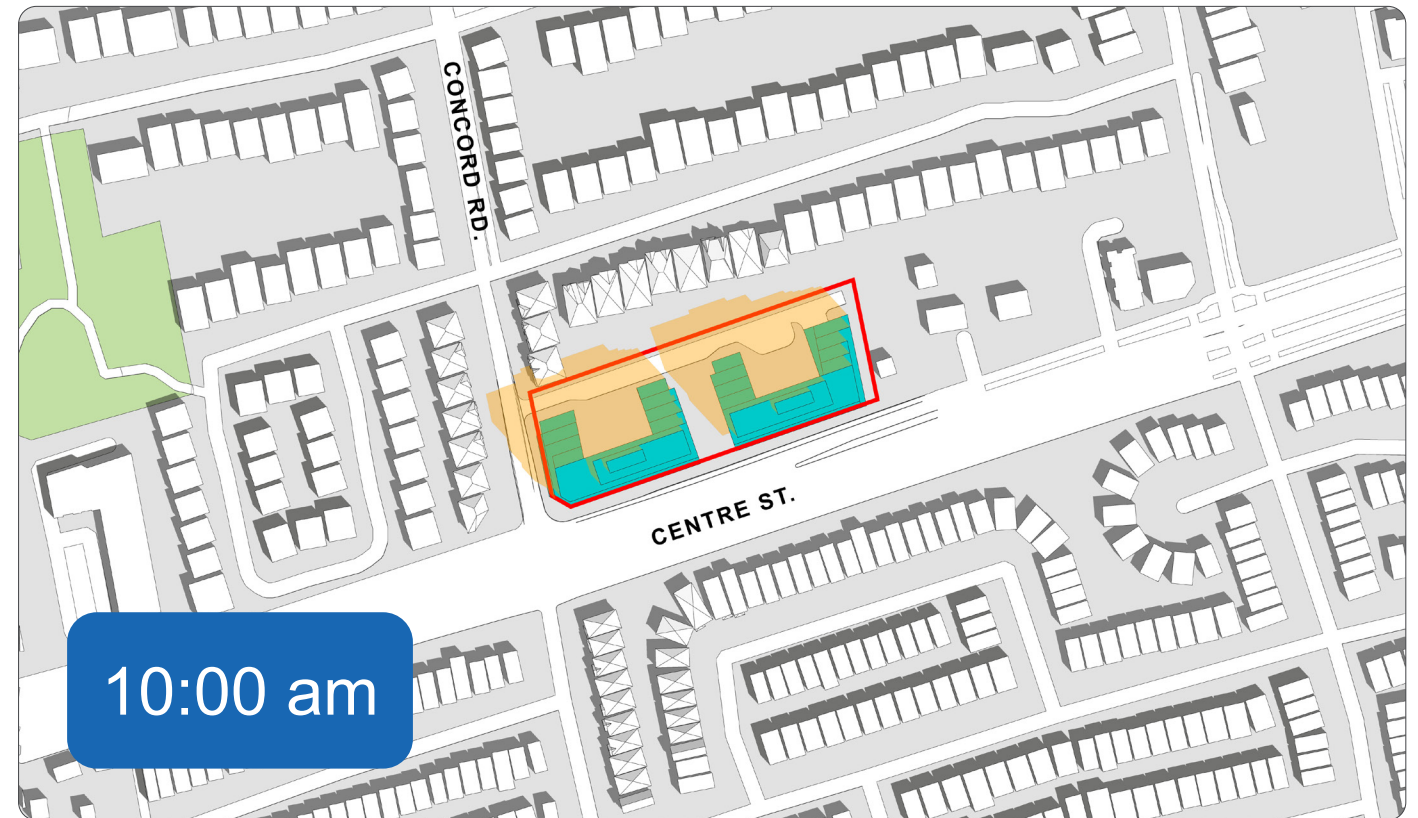


# SHADOW STUDY - MARCH 21ST (10:00 AM)

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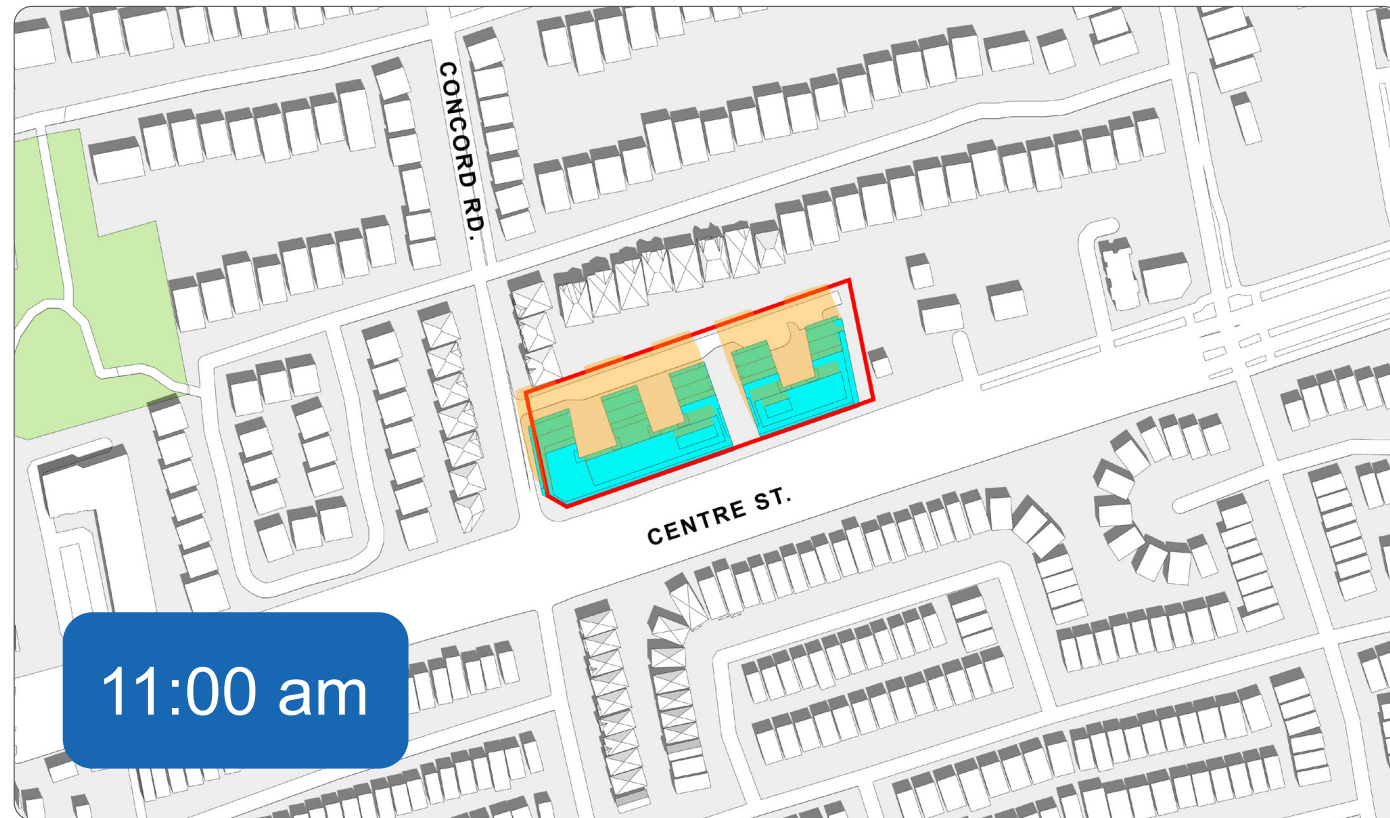


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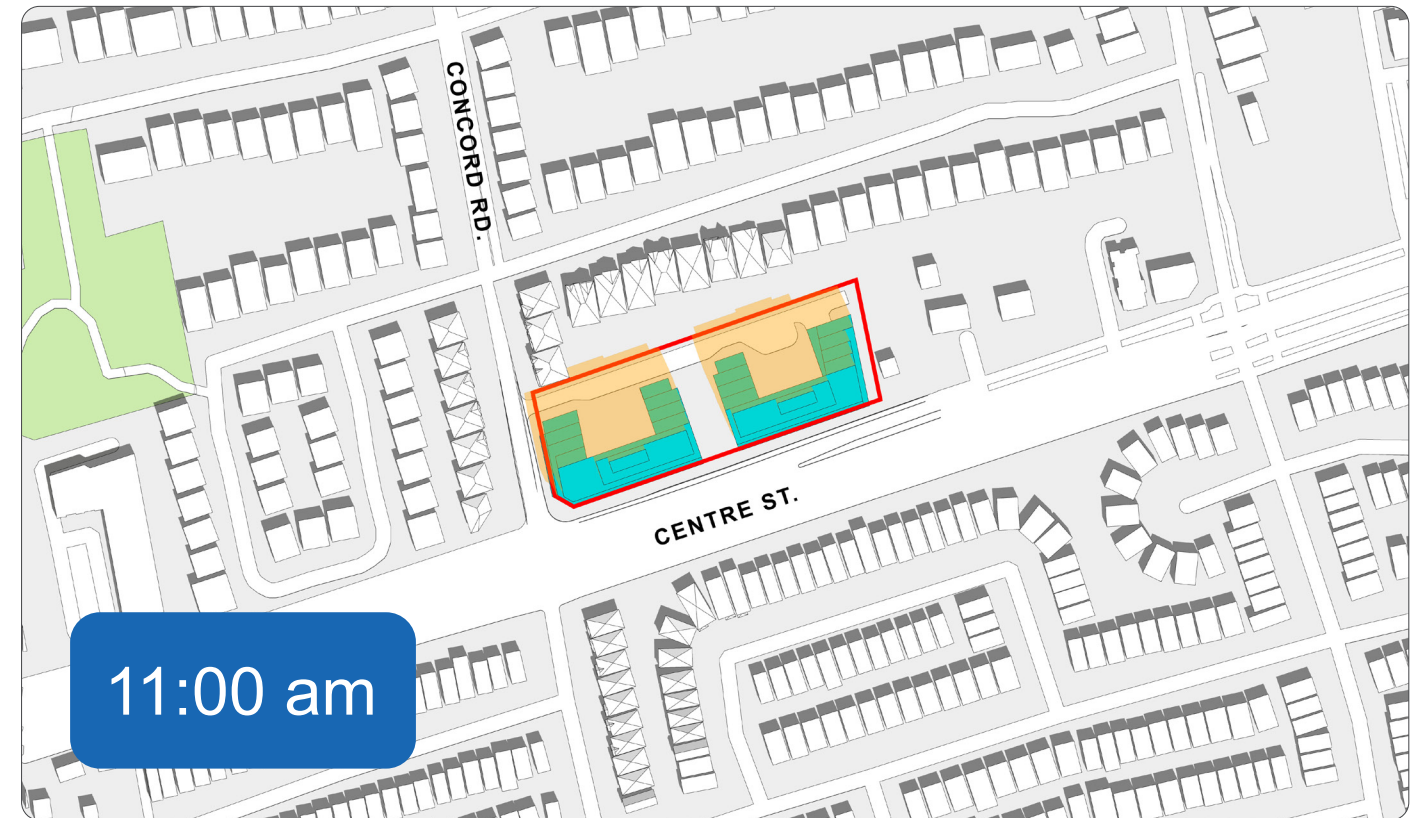


# SHADOW STUDY - MARCH 21ST (11:00 AM)

10-STOREY

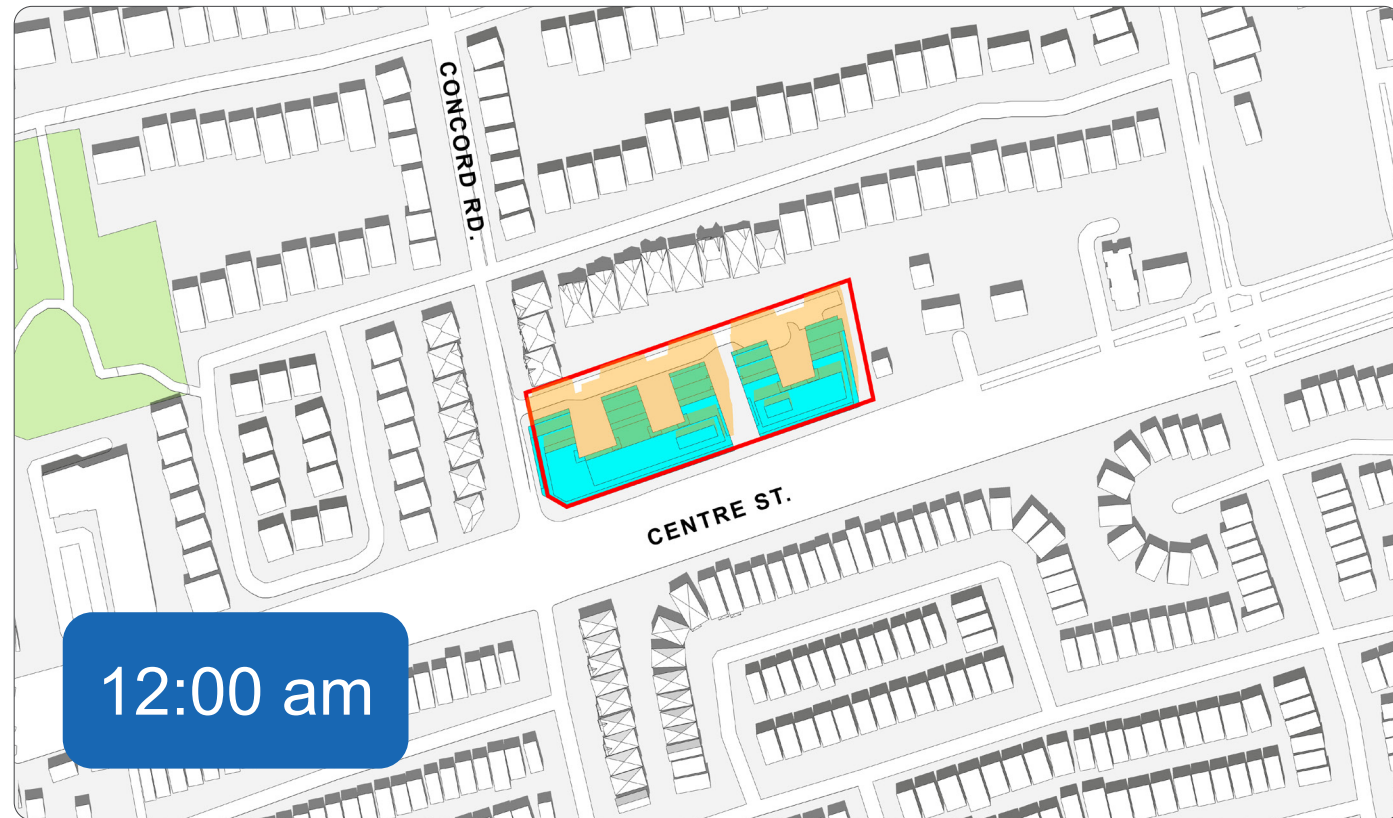


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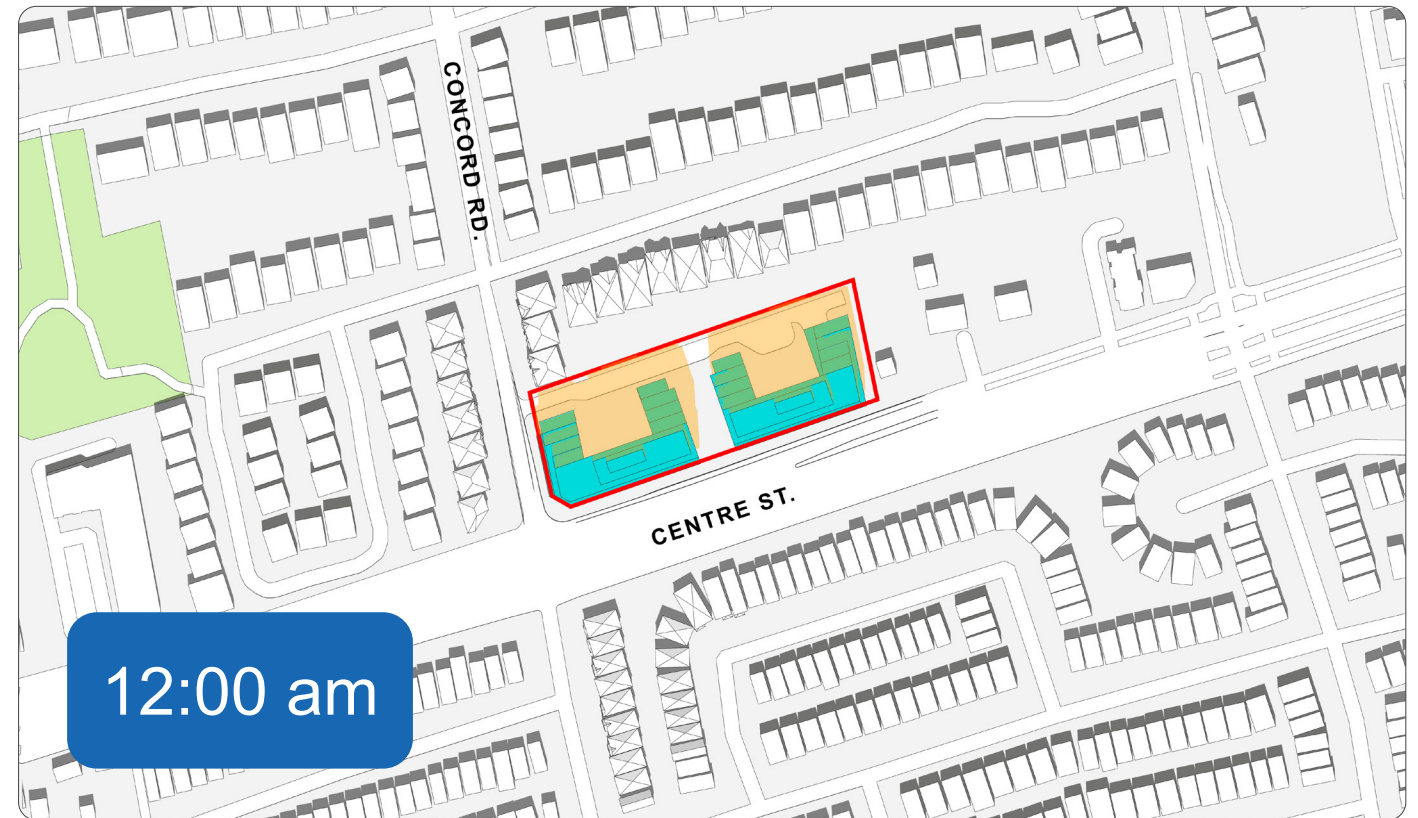


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## 10-STOREY



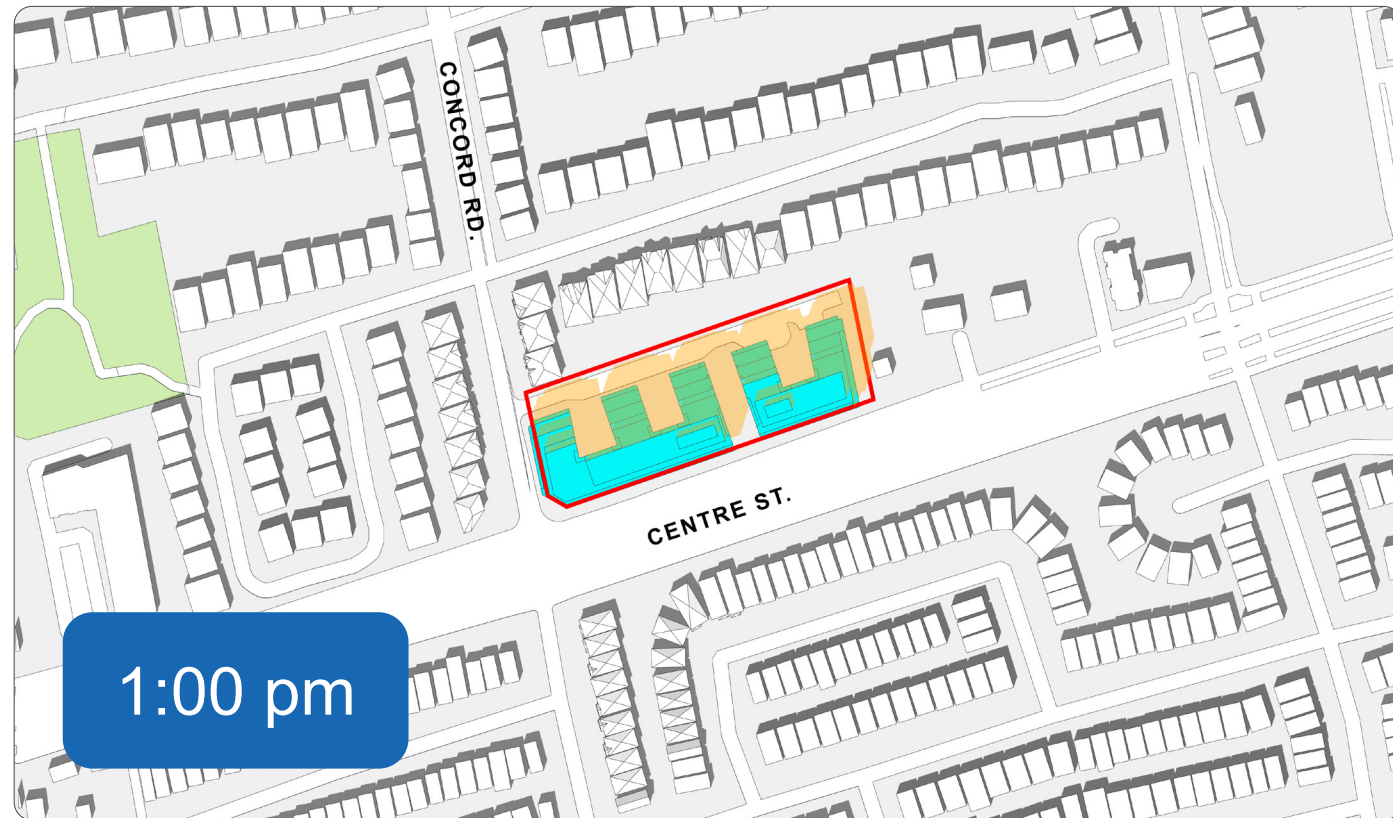
## 12-STOREY





# SHADOW STUDY - MARCH 21ST (1:00 PM)

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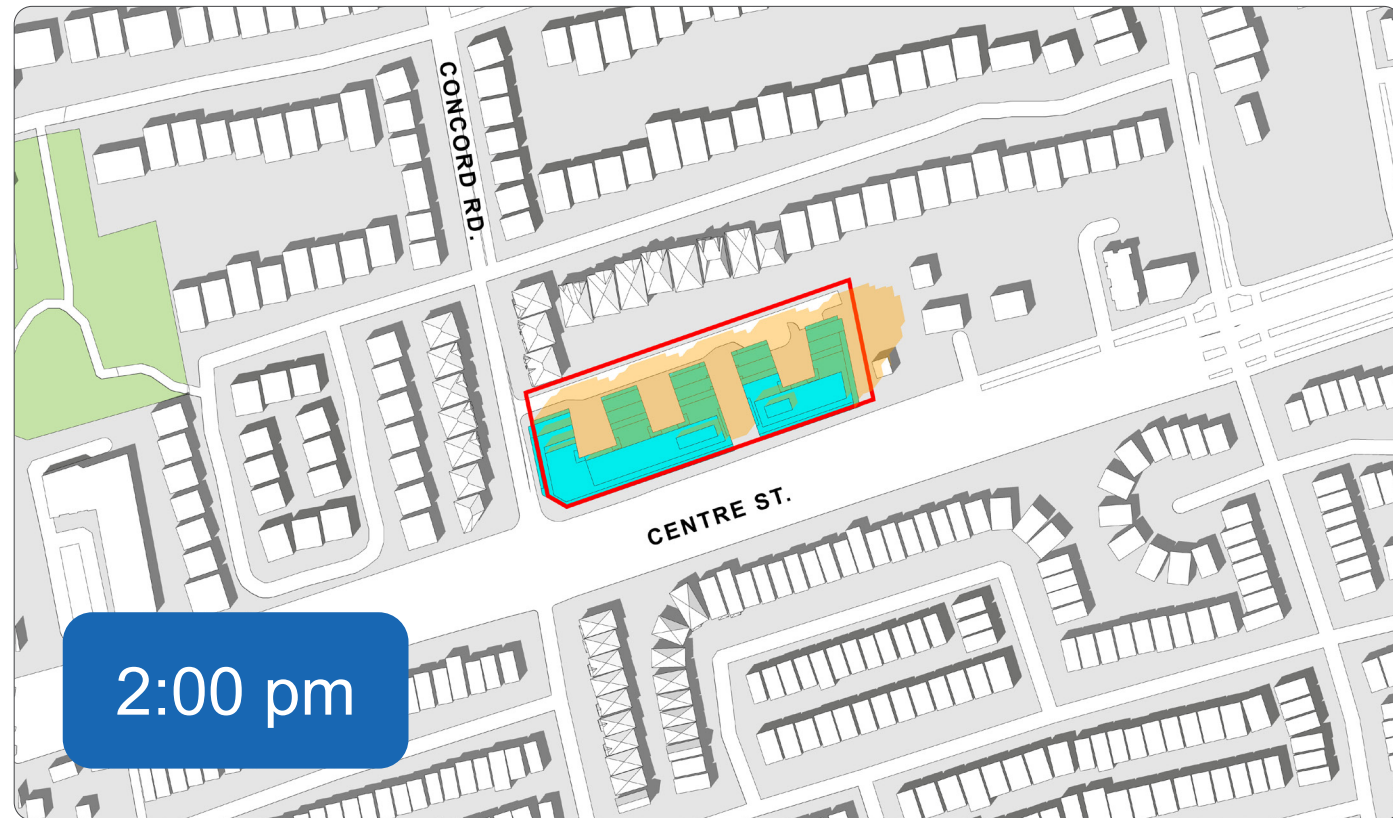


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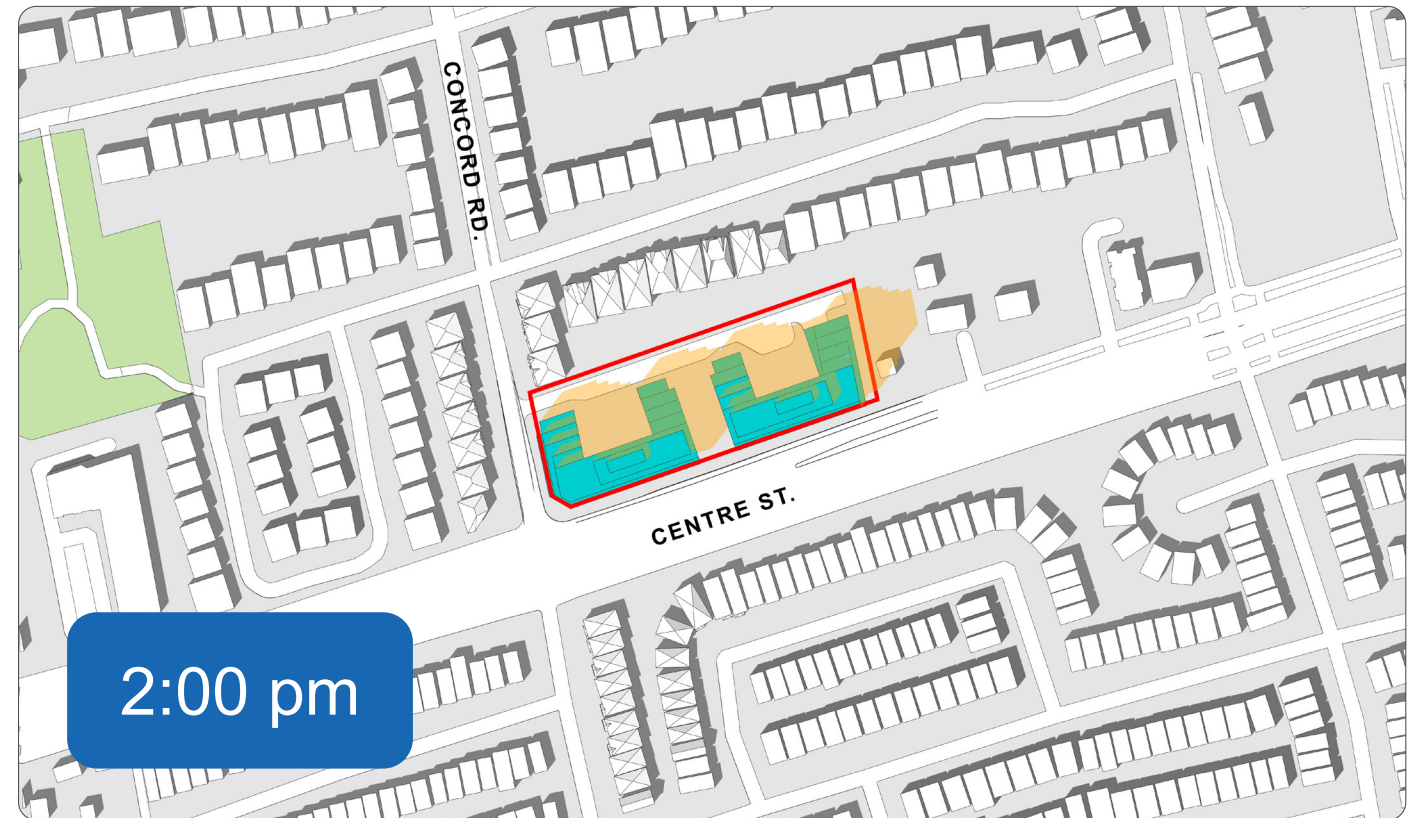


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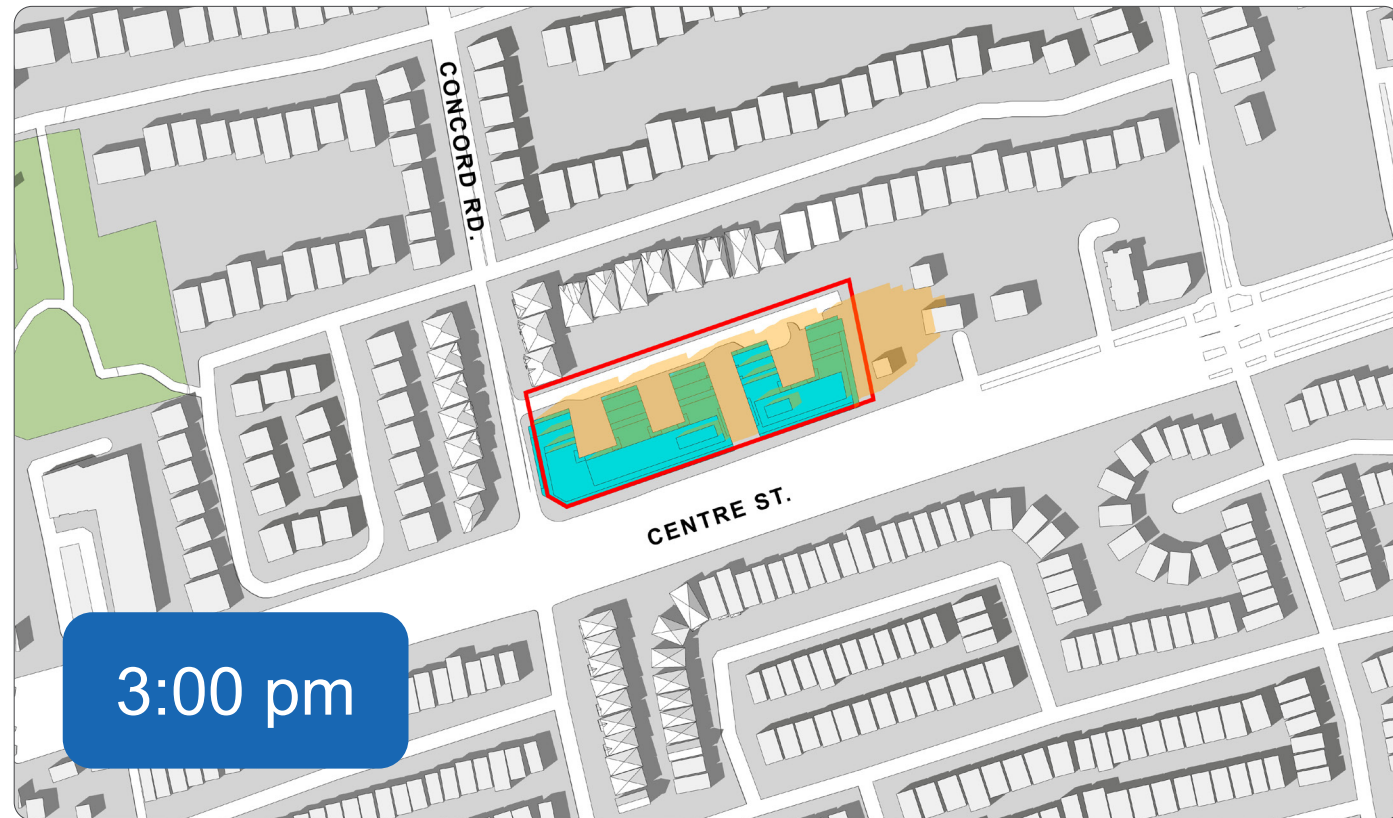


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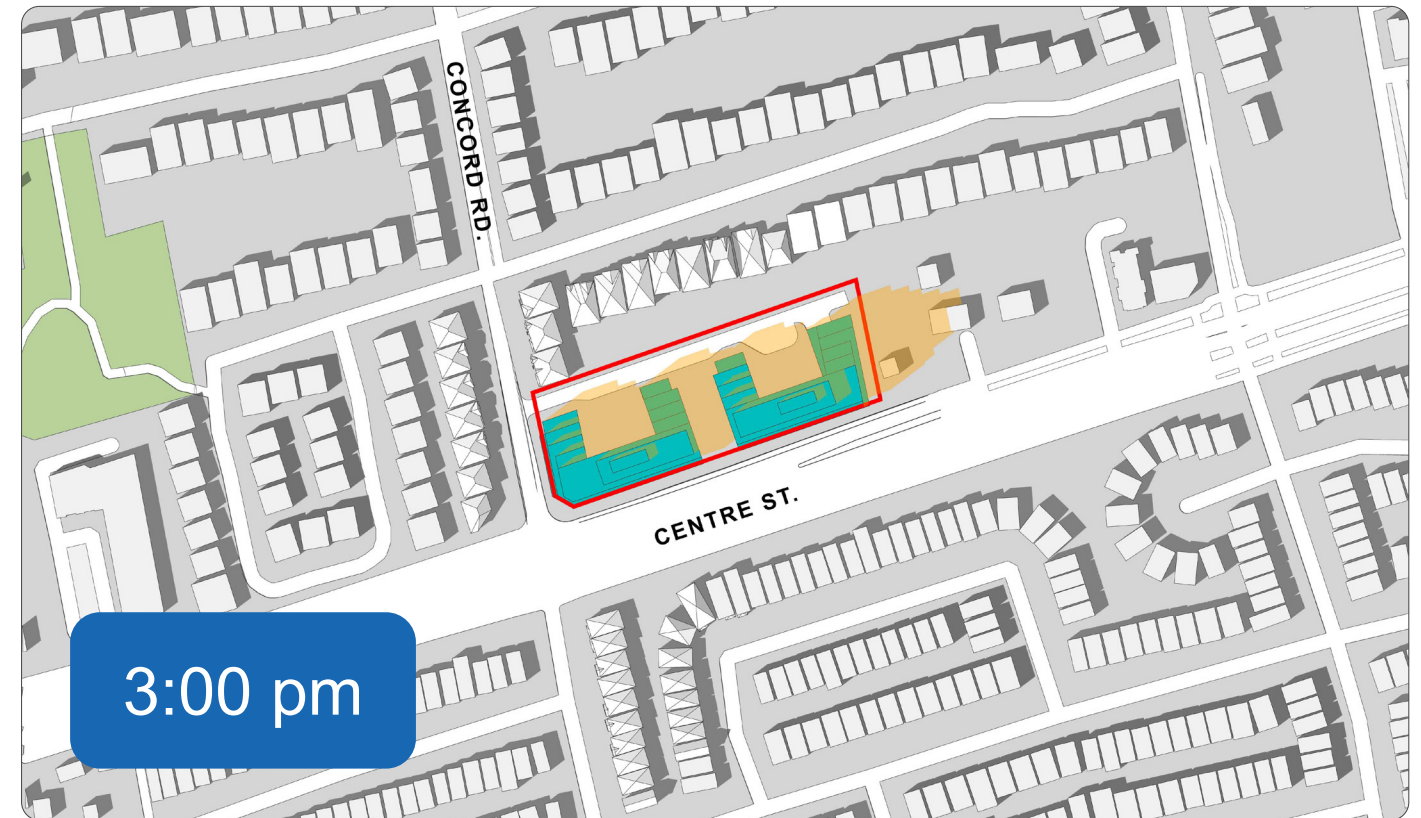


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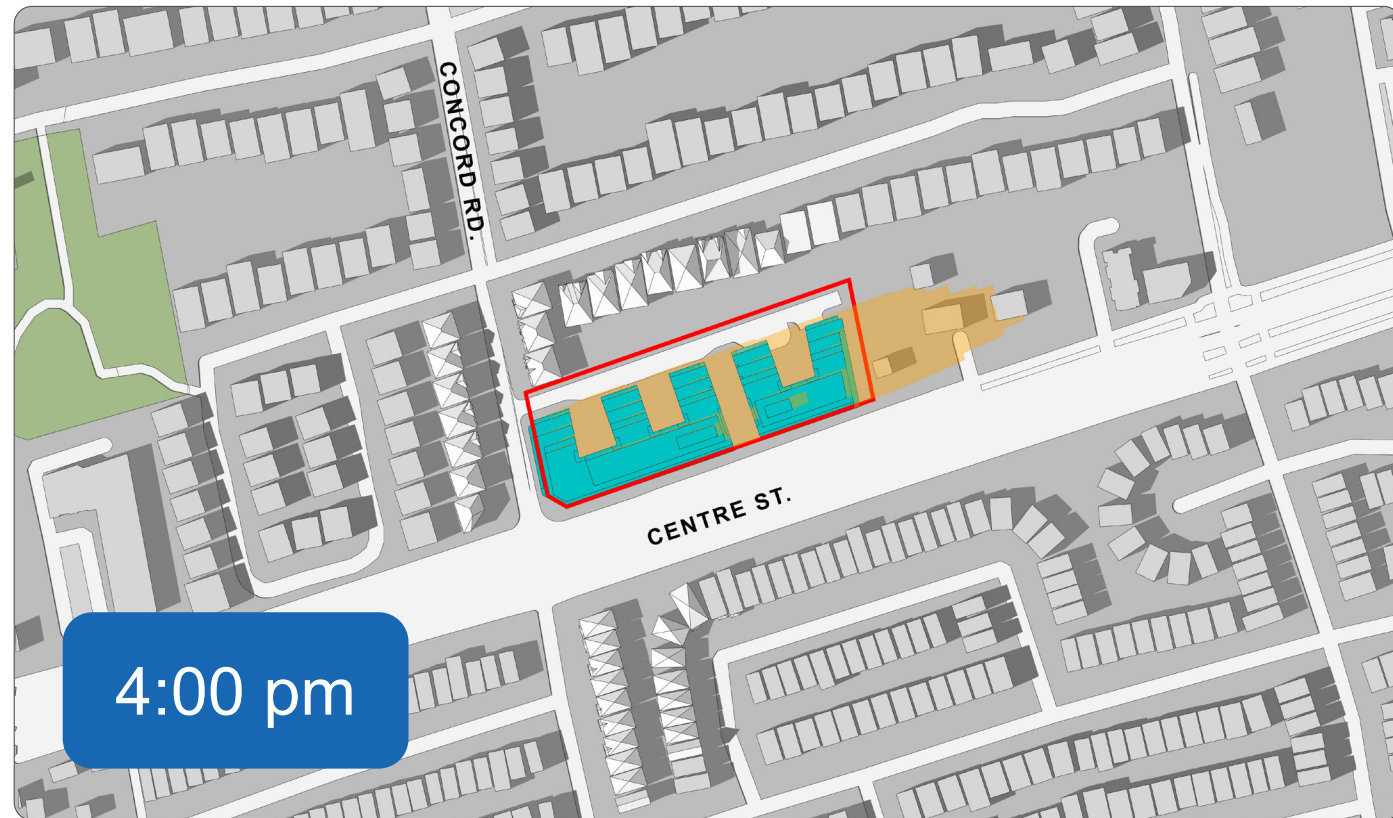


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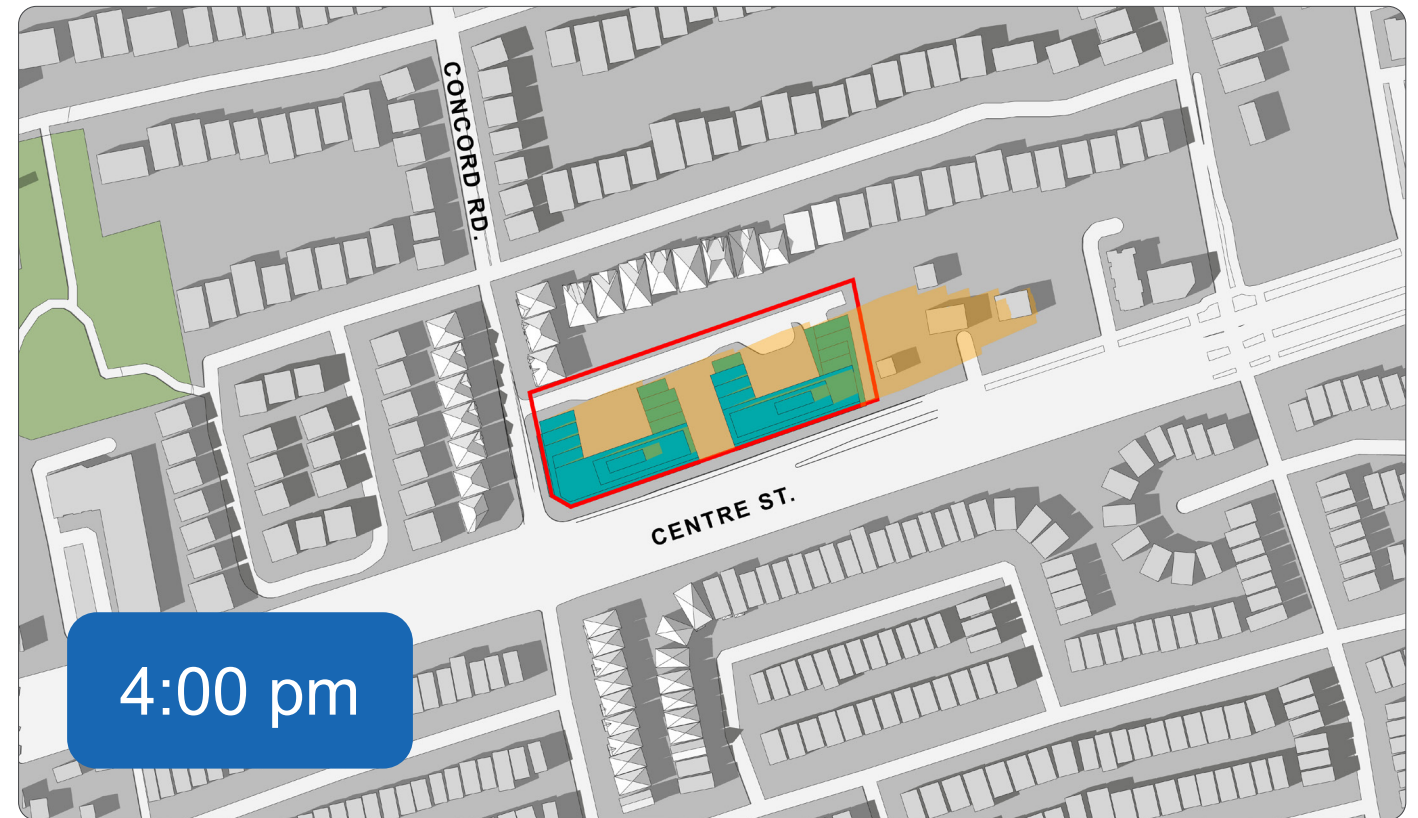


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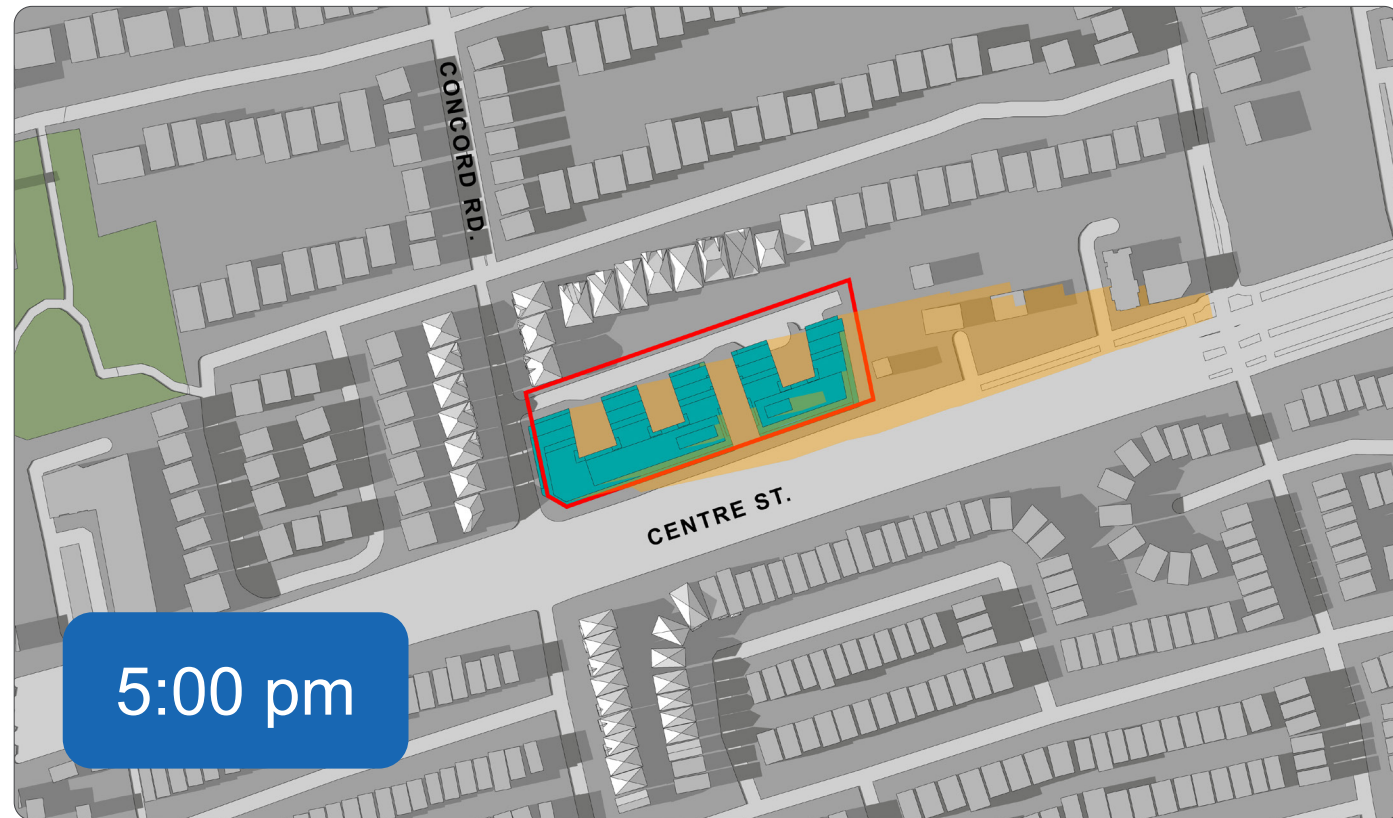


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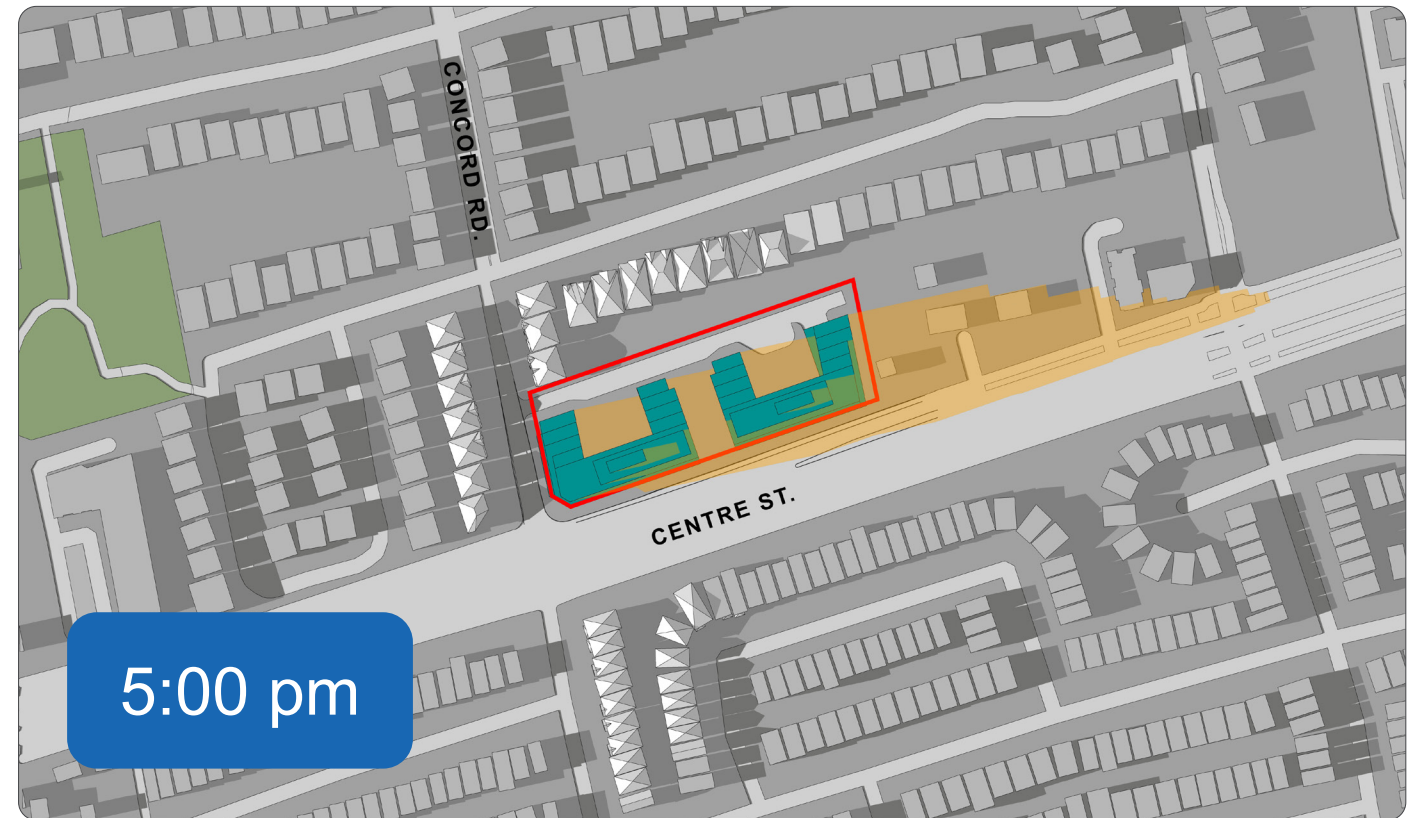


# SHADOW STUDY - MARCH 21ST (5:00 PM)

10-STOREY



12-STOREY



# SHADOW STUDY - MARCH 21ST (6:00 PM)

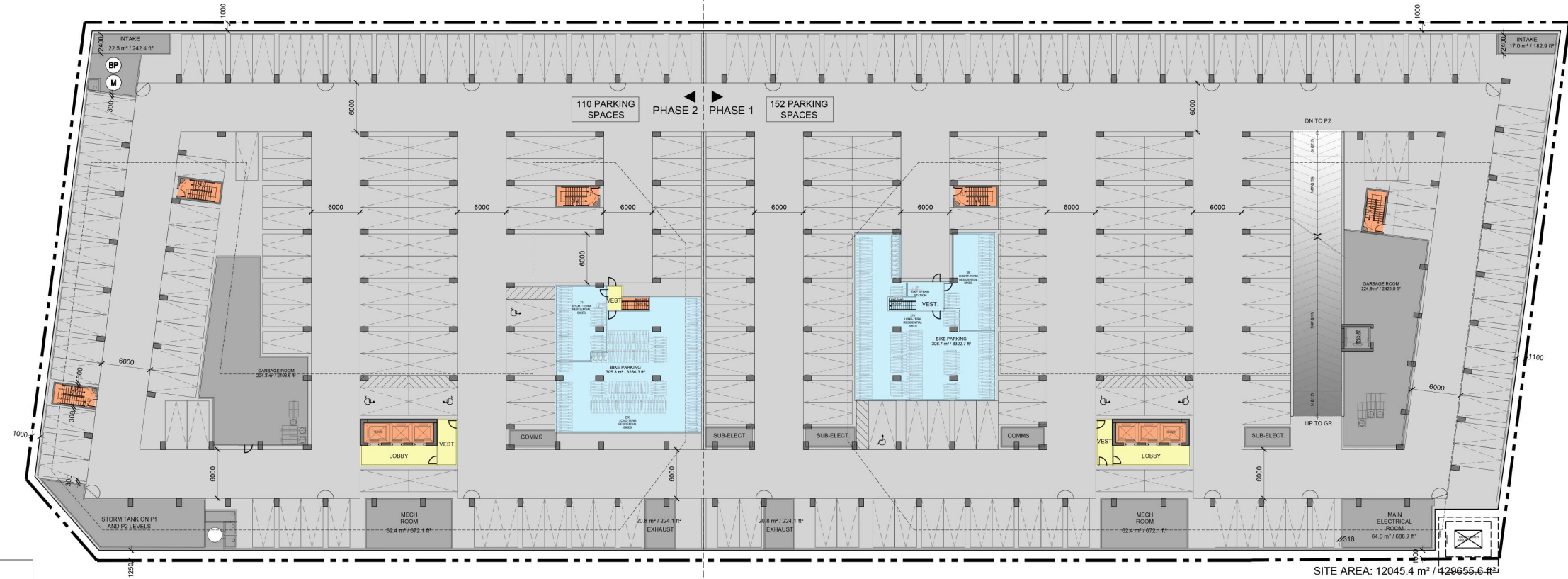
10-STOREY



12-STOREY

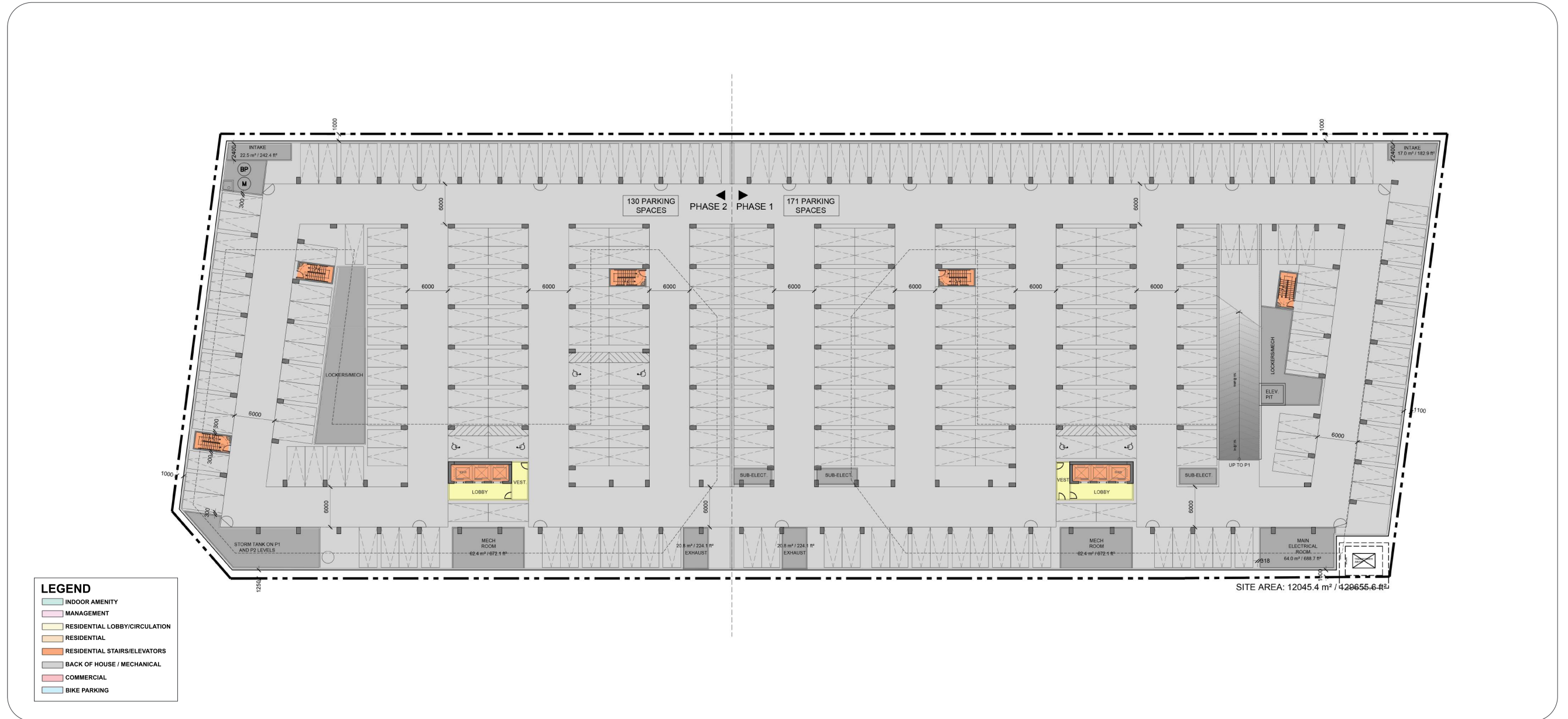


# APPENDIX – PARKING PLANS (P1 LEVEL)



LEGEND	
<span style="color: #90EE90;">■</span>	INDOOR AMENITY
<span style="color: #FFB6C1;">■</span>	MANAGEMENT
<span style="color: #FFFACD;">■</span>	RESIDENTIAL LOBBY/CIRCULATION
<span style="color: #FFDAB9;">■</span>	RESIDENTIAL
<span style="color: #FF8C00;">■</span>	RESIDENTIAL STAIRS/ELEVATORS
<span style="color: #A9A9A9;">■</span>	BACK OF HOUSE / MECHANICAL
<span style="color: #FF69B4;">■</span>	COMMERCIAL
<span style="color: #ADD8E6;">■</span>	BIKE PARKING

# APPENDIX – PARKING PLANS (P2 LEVEL)





# APPENDIX - SUPPORTING STUDIES

- Planning Justification Report
- Urban Design and Sustainability Brief/Report
- Sun/Shadow Study
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment 1-88
- Draft Zoning By-law Amendment 001-2021
- Sustainability Performance Metrics
- Site Plan Accessibility Impacts Checklist
- Pedestrian and Bicycle Circulation Plan
- Architectural Package
- Arborist Report
- Tree Inventory and Preservation Plan
- Landscape Cost Estimate
- Landscape Plans and Details
- Lighting and Photometric Plan
- Public Utilities Plan
- Erosion and Sediment Control Plan
- Functional Servicing and Stormwater Management Report
- Servicing Plan
- Grading Plan
- Environmental Site Assessment (ESA) Report(s)
- Geotechnical/Soils Report
- Hydrogeological Report
- Pedestrian Level Wind Assessment
- Noise and Vibration Feasibility Study
- Transportation Impact Study including Pavement Marking & Signage Plan
- Transportation Demand Management (TDM) Plan
- Transportation Maneuverability Plans
- Parking Study