

# The Plan for 1314 Centre Street

All images, unless otherwise noted, are published by either Concen Developments Ltd or the City of Vaughan, and pertain to the proposed development of 1260-1314 Centre Street in Thornhill, Ontario.

Presenter: Max Haim

# Before



A picture of the site looking east. Taken May 30, 2023 at approximately noon.

# After



ARCHITECTURAL VISUALIZATION  
NTS

Visualization of proposed buildings. Source: Page 1 of Concen Developments Ltd's Architectural Package for 1314 Centre Street



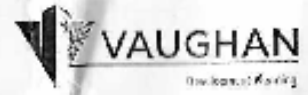
Flyer sent to residents in January 2023

380 metres

**Building Elevation - South  
(Facing Centre Street)**

LOCATION:  
1280, 1272, 1262, 1234, 1304 and 1314 Centre Street  
Part of Lot 6, Concession 2

APPLICANT:



**Attachment**

FILE:  
OP.22.023, Z.22.045 and IS.222.077  
RELATED FILE:  
PAC.22.030  
DATE:  
January 20, 2023

**3**

# Demands for site

- 700 Units
  - 562 parking spots, including commercial uses
- 3,657 square metres of amenities
  - Requirement of 25,415 square metres of amenities
  - 14.4% of requirements
- No pool

# Reasoning

## Transit and Transportation

The subject site is served by several transit opportunities. Centre street is a major corridor and provides a wide range of transportation opportunities in the City of Vaughan. Centre Street is served by the Viva Orange bus route 23 and YRT bus route 77 providing east-west connections. Route 77 connects to the Vaughan Metropolitan Subway Station (VMC) at the west, that is a multi-modal transport hub at the heart of Downtown Vaughan. To the east, Route 77 connects to the Viva Blue Route on Yonge Street for a higher order north-south transit option. Additional nearby bus routes include YRT bus route 105 along Dufferin Street, and route 3 along New Westminster Drive, and route 5 along Clark Avenue West. There are several bus stops within walking distance of the site, the closest being located at the intersection of Centre Street and Concord Road.

Centre Street is a bus rapid transit (BRT) route with dedicated bus lanes.

In terms of active transportation, the site connects to a number of primary and secondary cycling and walking routes. Centre Street has been urbanized with sidewalks and bicycle lanes on both sides. Concord Road has a sidewalk on the east side abutting the site. These are the primary sidewalks that provide access to bus stops and connect the site to neighbouring areas. The site has direct access to the Regional bike path on Centre Street. Additional Municipal bike routes are located on Concord Road and New Westminster Drive as per the City's Pedestrian and Bicycle Master Plan.

Several parks are located within short walking distance of the site (400-800 metre). The nearest park is High King Park, located northwest of the site. This is a neighbourhood park serving the immediate community with recreational facilities for different age groups.

Figure 13 illustrates a community context map with bike routes, trails and nearby destinations within walking distances (400-800m radius).

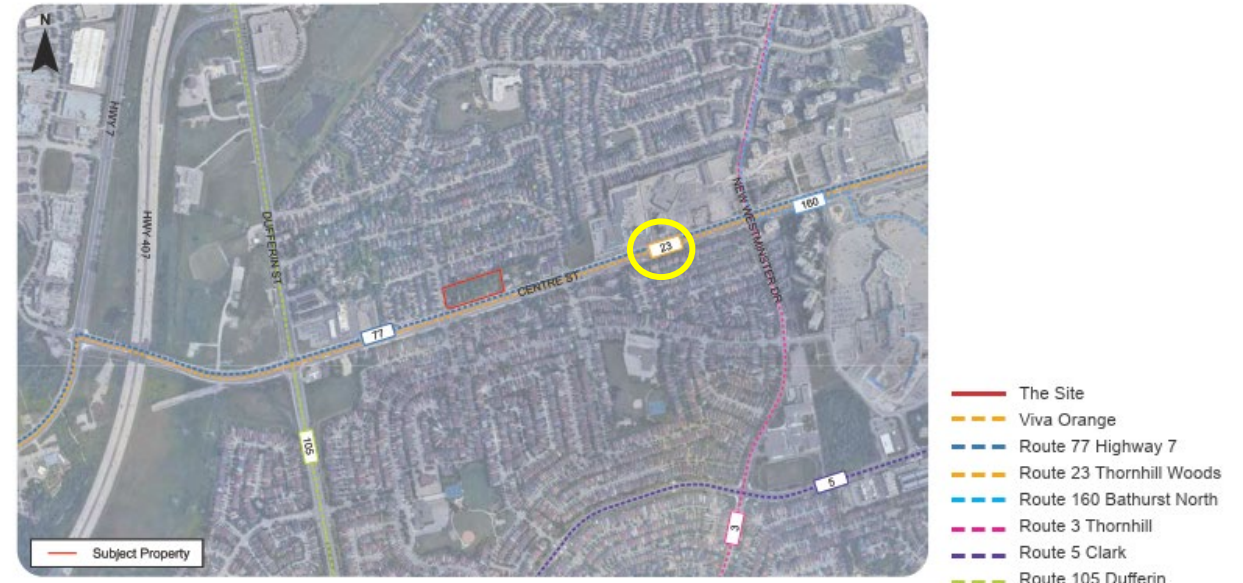
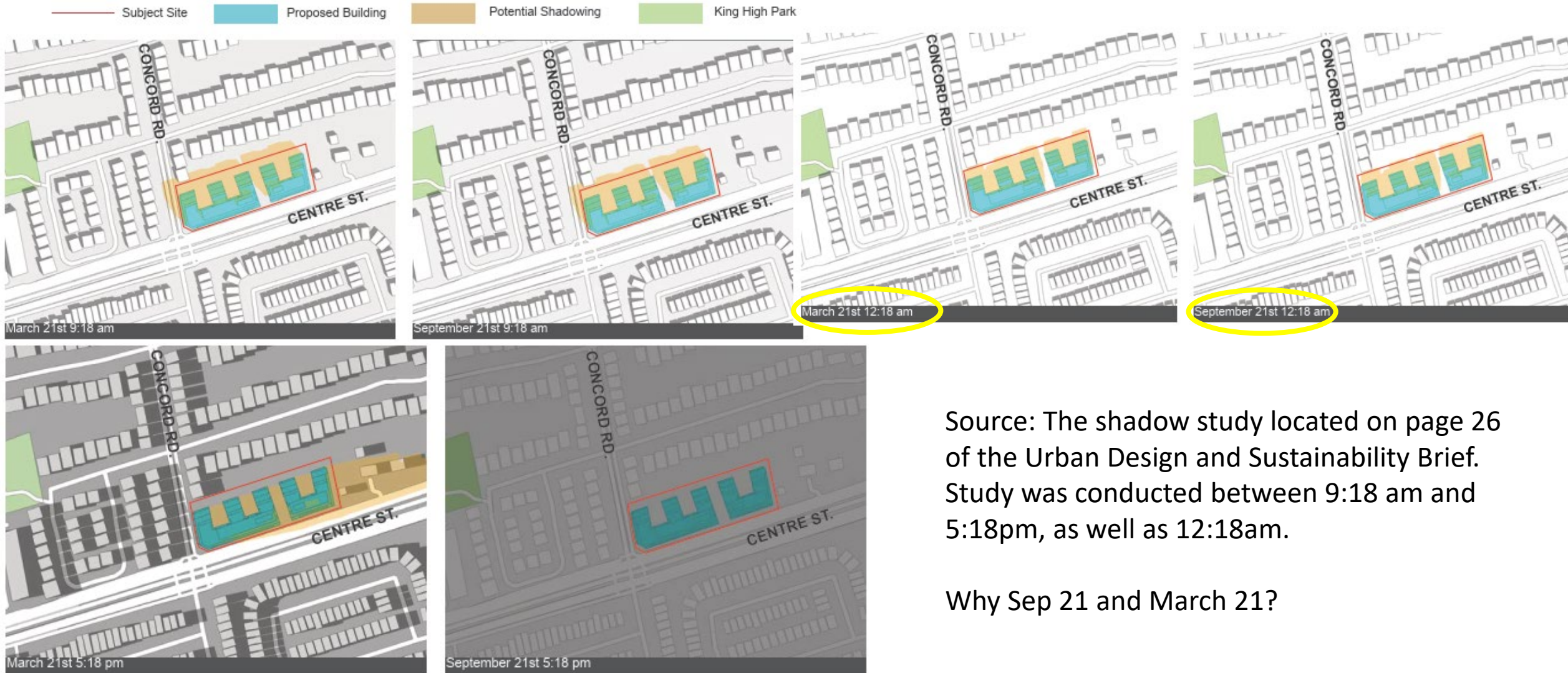


Figure 12: Transit routes

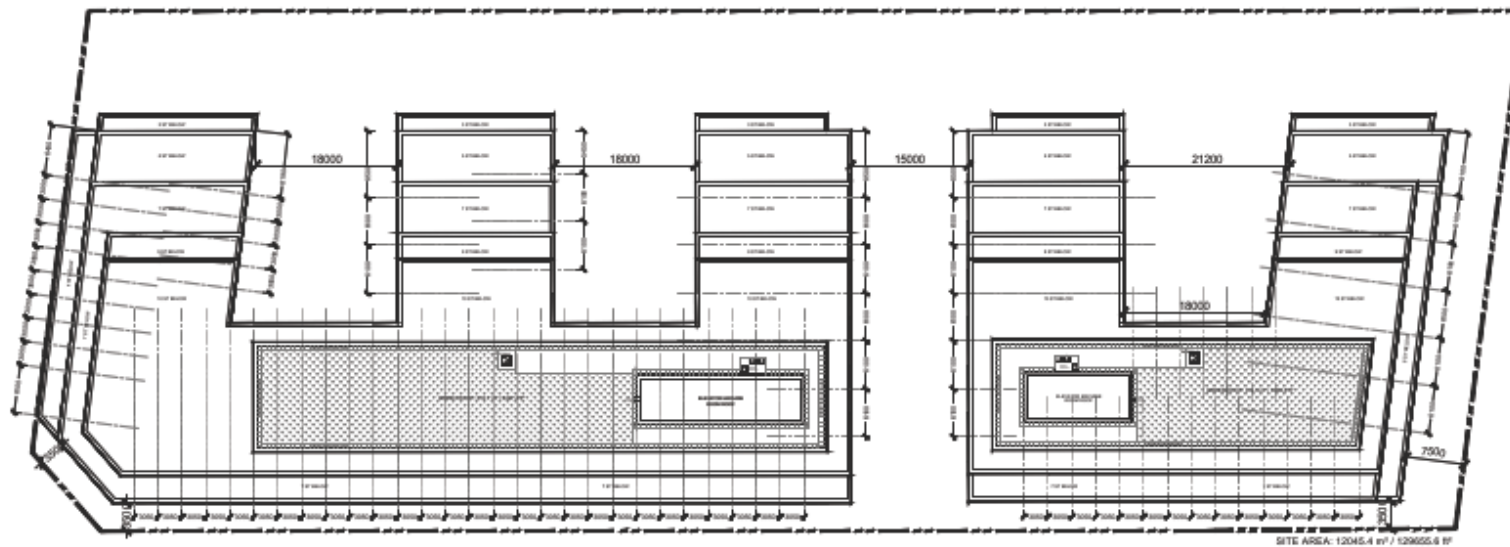
# At midnight, no shadows on surroundings



Source: The shadow study located on page 26 of the Urban Design and Sustainability Brief. Study was conducted between 9:18 am and 5:18pm, as well as 12:18am.

Why Sep 21 and March 21?

Figure 22: Selected Shadow Diagrams for March and September 21.



SITE AREA: 12045.4 BY 7 129055.0 SF

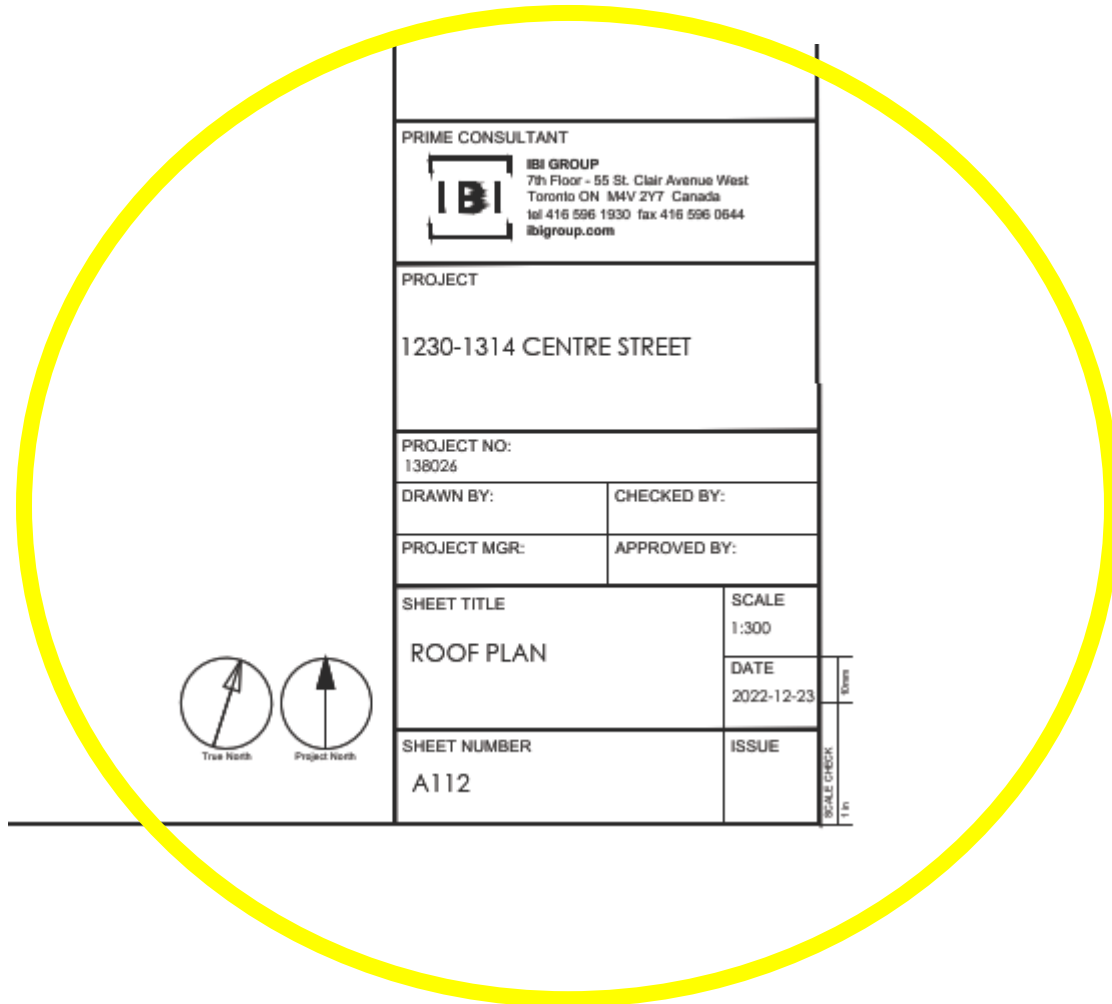
<b>CLIENT</b>	
CONCEN DEVELOPMENTS LIMITED 500 SHEPPARD AVE E, SUITE 201 NORTH YORK, ON M2N 6R7	
<b>COPYRIGHT</b>	
This drawing has been prepared under the Professional Seal of the Architect of Ontario. It is the property of the Architect and shall not be used for any other project without the written consent of the Architect. The Architect is not responsible for any errors or omissions in this drawing. The Architect is not responsible for any construction or other work done in reliance on this drawing. The Architect is not responsible for any damage or injury to persons or property resulting from the use of this drawing.	
A12 Group Architects (Canada) Inc. Architect of the Province of Ontario	
<b>REVISIONS</b>	<b>DATE</b>
1	2022-12-01
<b>KEY PLAN</b>	
<b>CONSULTANTS</b>	
<b>SEAL</b>	
<b>PROJECT CONSULTANT</b>	
 A12 GROUP 200 Power St. 15th Floor, 15 St. Clair Avenue West Toronto ON M5V 2Y7 Canada Tel: 416.593.8282 Fax: 416.593.8244	
1220-1314 CENTRE STREET	
<b>PROJECT NO:</b> 13823A	
<b>DRAWN BY:</b>	<b>CHECKED BY:</b>
<b>PROJECT MGR:</b>	<b>APPROVED BY:</b>
<b>SHEET TITLE</b>	<b>SCALE</b>
ROOF PLAN	1:200
<b>SHEET NUMBER</b>	<b>DATE</b>
A112	2022-12-01
<b>SHEET NUMBER</b>	<b>SCALE</b>

Source: A112-  
RoofPlan-A112-  
Archetctural  
Package

Yellow is an  
annotation







PRIME CONSULTANT  
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tel 416 596 1930 fax 416 596 0644  
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PROJECT  
1230-1314 CENTRE STREET

PROJECT NO:  
138026

DRAWN BY:

CHECKED BY:

PROJECT MGR:

APPROVED BY:

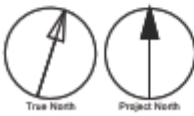
SHEET TITLE  
ROOF PLAN

SCALE  
1:300

DATE  
2022-12-23

SHEET NUMBER  
A112

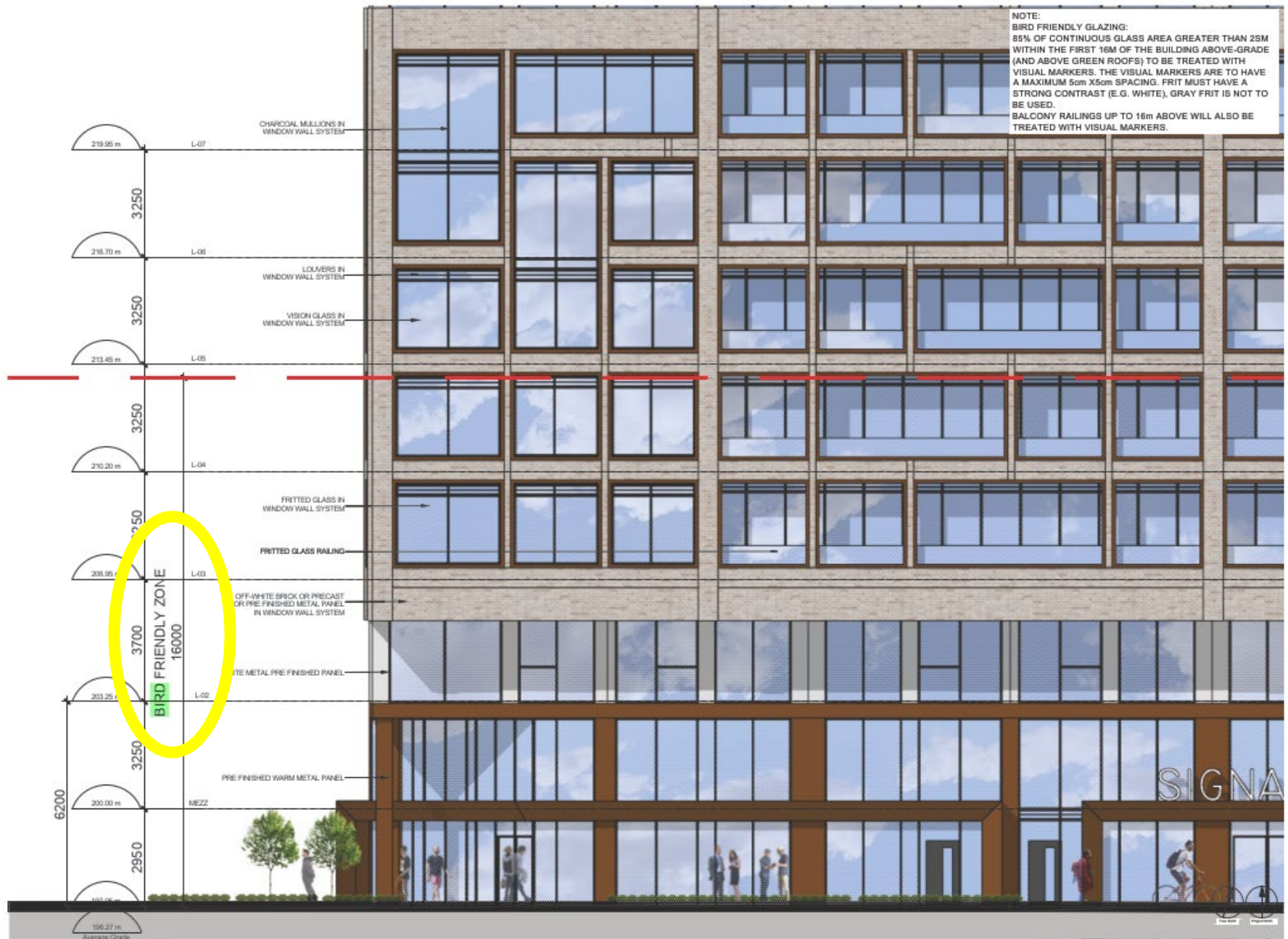
ISSUE



SCALE CHECK  
1 in  
8mm

The bottom right corner of an Architectural Drawing from the Architectural Package.

It is incomplete.



Page 44 of the Urban Design and Sustainability Brief. Yellow is an annotation.

Significant portion of building is dangerous to birds (above the red line).

Figure 33: South detail elevation with materiality. Courtesy of IBI Group



Source: Page 8 of Urban Design and Sustainability Brief.

Note: incorrect citation. When was it taken? What is the direct link to this view?

The image is used from Google Earth.

Figure 4: Southwest view from the intersection of Centre Street and Concord Road. Source: Google earth

# A Picture Taken (not from Google Maps)



Taken on May 30, 2023 at approximately 12:00pm. View of Concord and Centre Street corner, southwest view.

# Other factors

- When will the rooftop patio and amenities be open?
  - How will snow be removed?
- Currently, trucks are very loud at night in the winter
  - Construction is very loud
    - Dust is dangerous
  - Trucks blocked lanes in demolition
- Big buildings smell terrible

# Precedent Comparison

- Rutherford Go -> 30 minutes to Union
  - 260 housing units
  - Approximately 88 000 square metres of land
    - Townhouses.
    - 30 mins using Go Train
- Proposed Development -> 1.5 hours to Union
  - Approximately 12 000 square metres of land
    - Condo Building
    - 20 minutes to VMC + 1 hour Subway + 10 mins transit  
= 1.5 hours

## Application No.

19T-20V008

## Application Type

Draft Plan of Subdivision

## Description

The Owner has submitted Zoning By-law Amendment File Z.20.039 and Draft Plan of Subdivision File 19T-20V008 to develop 17 single-detached lots, 51 street accessed townhouses, and 192 rear-accessed townhouses.

## Municipal Address

Part of Blocks 1 & 3, Registered Plan 65M-3972 and Part of Lot 16, Con. 3.

## Status

Proposed (In Progress)

## Legal Description

(No data available)

## Name

Block 18 Properties Inc.