

10069 Weston Road, Vaughan

iKORE Developments Limited.

Communication C10.
Item No. 2
Committee of the Whole
(Public Meeting)
September 12, 2023



PUBLIC MEETING
September 12 2023

HUMPHRIES PLANNING GROUP INC.
OP.23.003, Z.23.005 & DA.23.019

SITE & SURROUNDING CONTEXT

Location:
10069 Weston Road, Vaughan

Site Area:
2.19 acres (8,896.21 sq.m.)

Existing Uses:
The site is currently occupied by a 1-storey single detached dwelling

Lot Frontage:
~ 42.72 m – Weston Road
~ 185.023 – Thule Street



(Subject Site —)

Figure 1: Outlined Aerial (York Maps, 2023)



(Subject Site —)

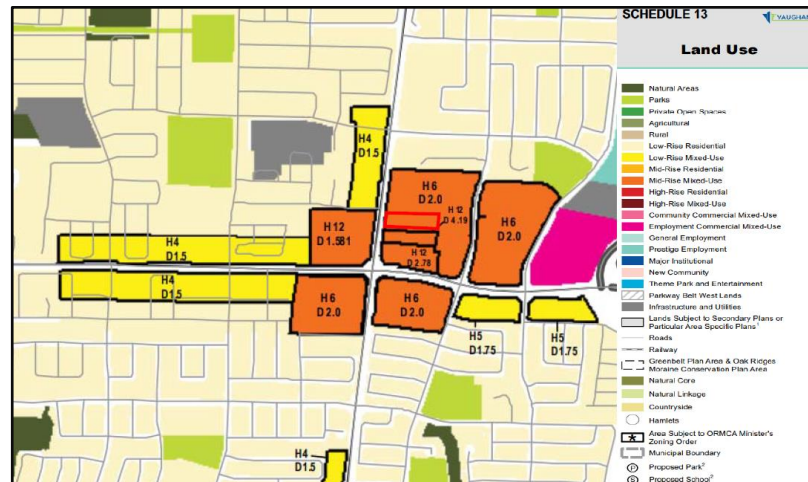
Figure 2: Context Map (York Maps, 2023)

POLICY FRAMEWORK

CITY OF VAUGHAN OFFICIAL PLAN, within the Vellore Village District

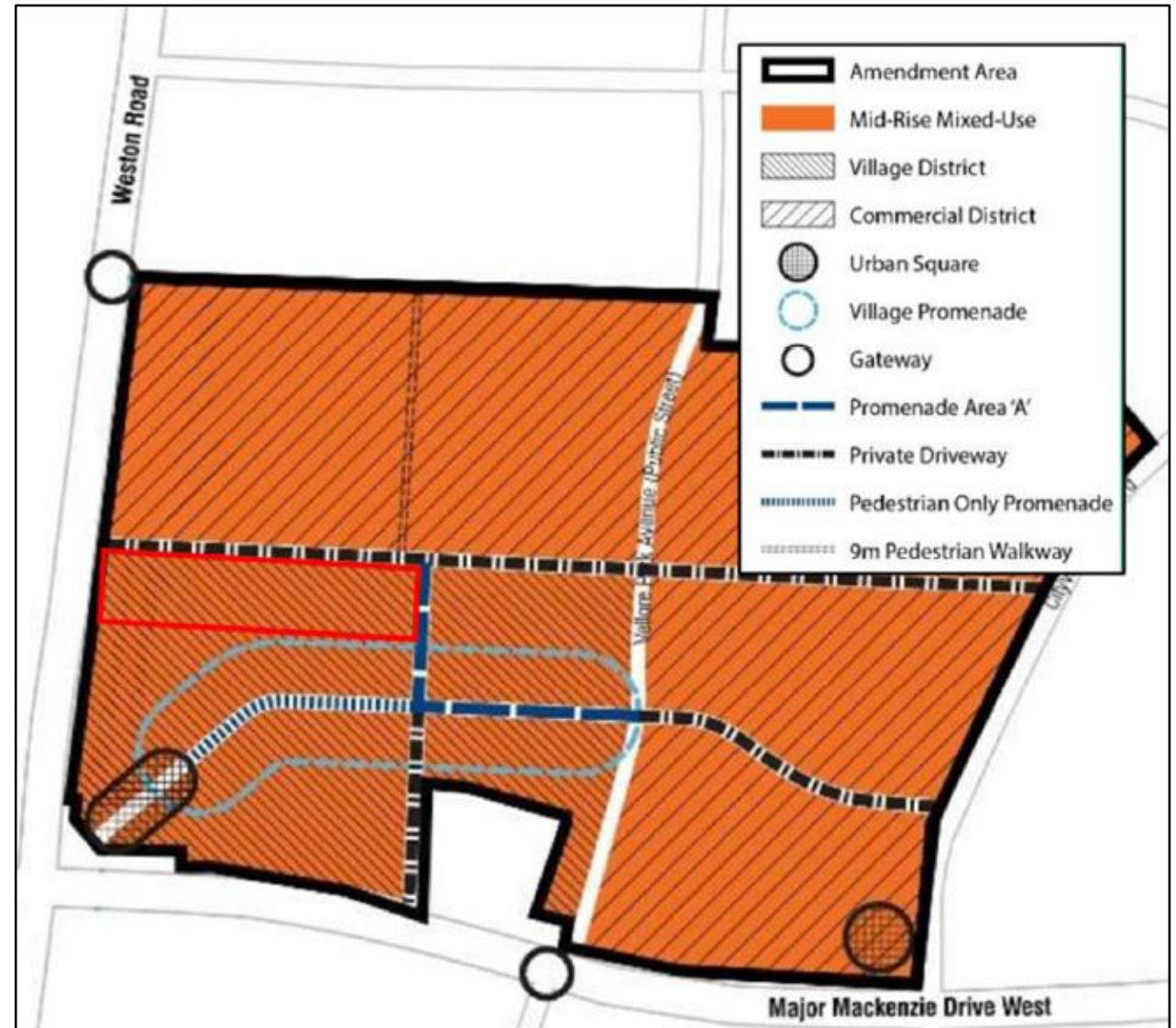
Schedule 13

- The Land Use Map designates the Subject Site as Mid-Rise Mixed-Use on Schedule 13 of Vaughan's OP
- The OPA seeks to amend the permitted maximum height from 6-storeys to 9-storeys, and maximum FSI from 2.0 times the area of the lot, to 3.71.



(Subject Site —)

Figure 3: Schedule 13 – VOP



(Subject Site —)

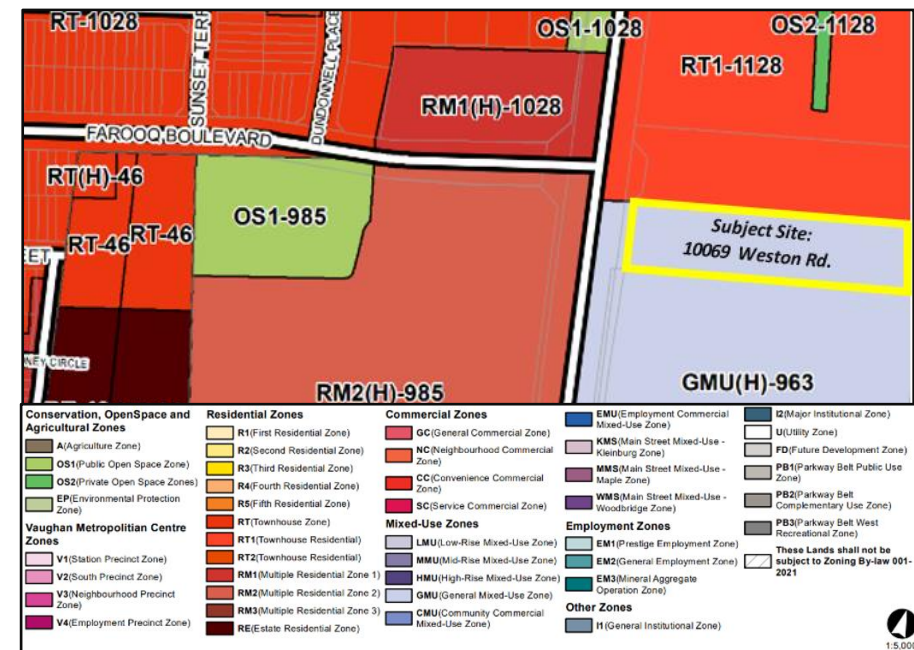
Figure 4: Subject Site Within *Vellore Village District* – Map 12.6.A- Chapter 12, VOP

POLICY FRAMEWORK

ZONING

City of Vaughan Zoning By-law 001-2021

- The Subject Site is currently zoned as ‘GMU(H) – General Mixed-Use Zone’, subject to site specific exception 963.
- **The ZBA seeks to rezone the current ‘GMU(H) Zone to ‘RM2 – Multiple Unit Residential’ category to permit mid-rise residential uses as proposed.**

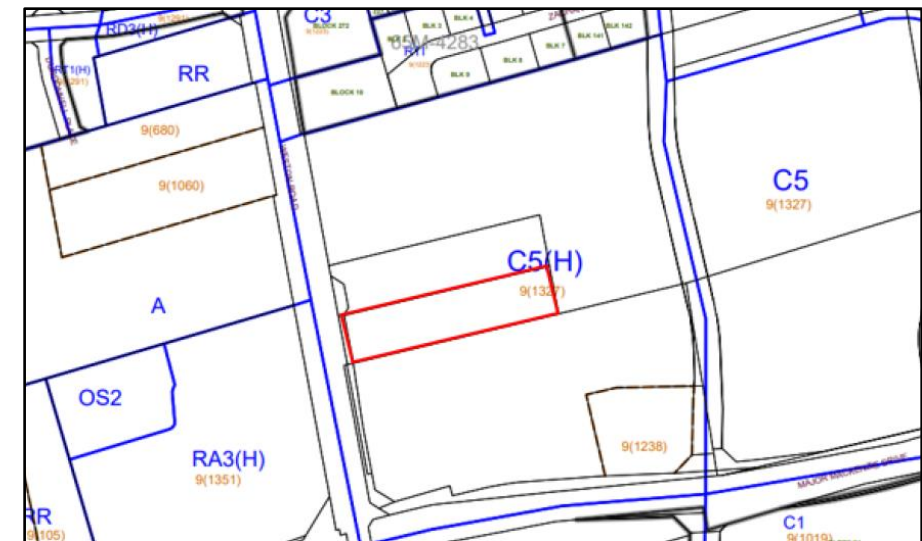


(Subject Site)

Figure 5: City of Vaughan ZBL 001-2021 – Map 163

City of Vaughan Zoning By-law 1-88

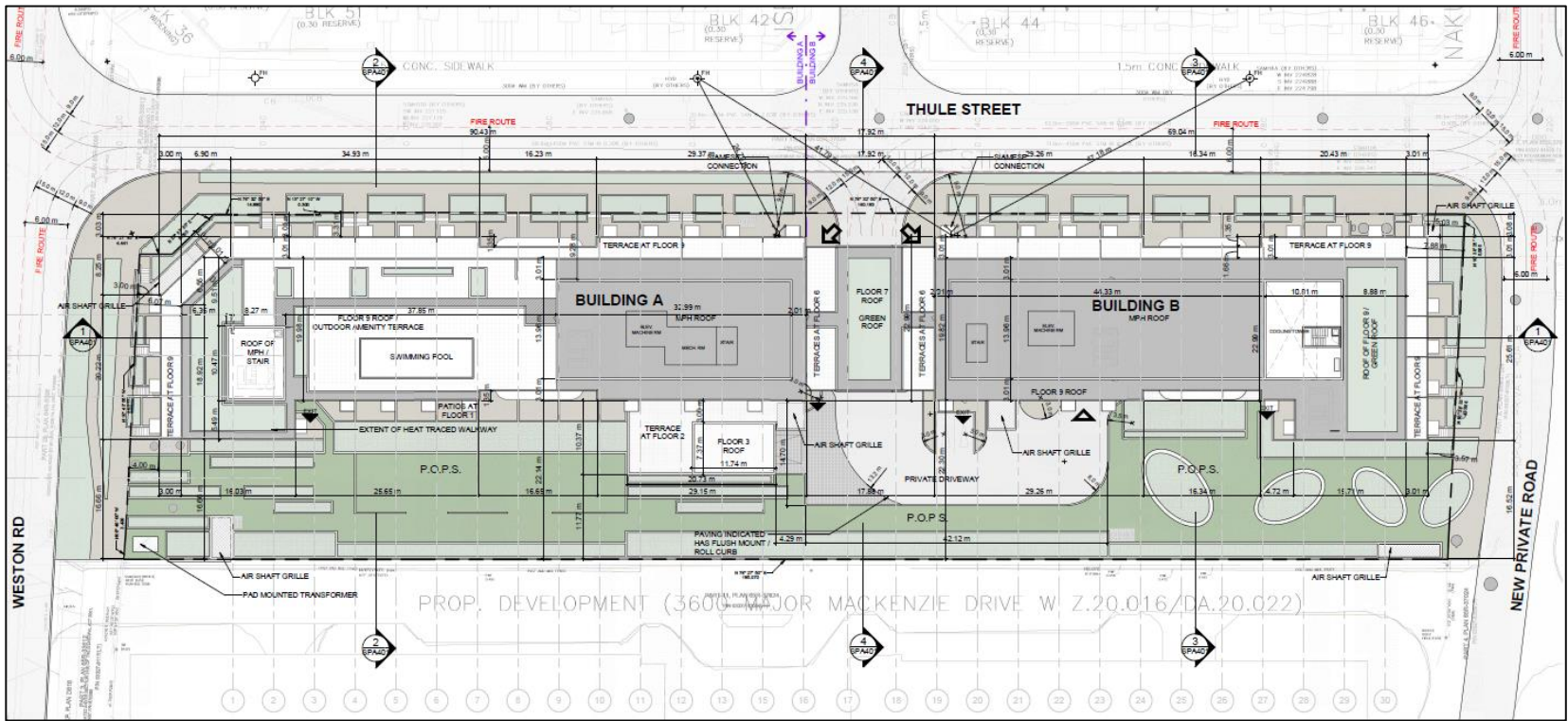
- The Subject Site is zoned as ‘C5(H)’ – Community Commercial Zone, with a Holding Symbol, and site-specific exception 9(1327).
- Due to the OLT decision regarding the City of Vaughan ZBL 001-2021, a draft by-law amendment to ZBL 1-88 is not required, as the subject lands are not under appeal.



(Subject Site)

Figure 6: City of Vaughan ZBL 1-88 – Map 5E

DEVELOPMENT PROPOSAL: SITE PLAN & STATISTICS



(Landscaped Areas)

Figure 7: Proposed Site Plan

DEVELOPMENT SUMMARY

	PROPOSED
Site Area	8,896.21 sq.m
Total GFA	33,755.2 sq. m
Number of Buildings	Two (2) apartment buildings, connected at 3 rd story connector.
Building Height	Both buildings nine (9) storeys
F.S.I	3.79
Lot Coverage	45.5%
Lot Frontage	~ 42.72 m – Weston Road ~ 185.023 – Thule Street

UNDEGROUND/PARKING

	PROPOSED
Total Vehicular Parking Spaces	469
Breakdown	14 accessible parking spaces 377 residential parking spaces 92 visitor parking spaces
Total Bicycle Parking Spaces	276
Breakdown	230 long term bicycle parking spaces 46 short term bicycle parking spaces

FLOOR PLATES

Unit Breakdown	Unit Mix	
Total Units (Building A + B)	461 Units	100%
1 Bedroom	4	0.867%
1 Bedroom + Den	143	31.01%
2 Bedrooms	222	48.15%
2 Bedrooms + Den	37	8.02%
3 Bedrooms	26	5.63%
3 Bedrooms + Den	29	6.29%

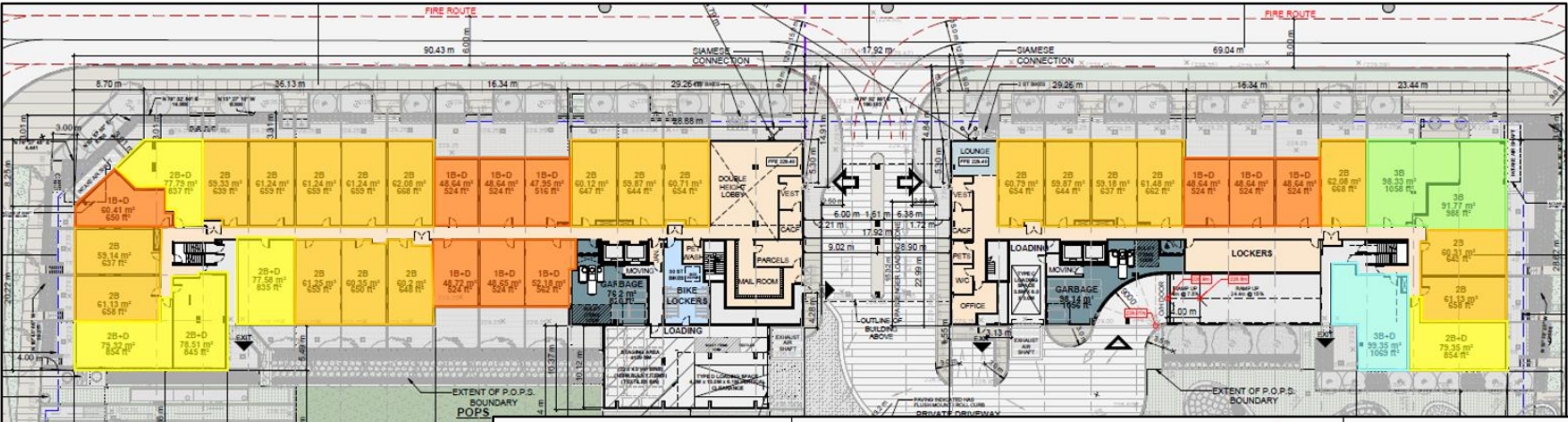


Figure 8: First Floor Unit Breakdown

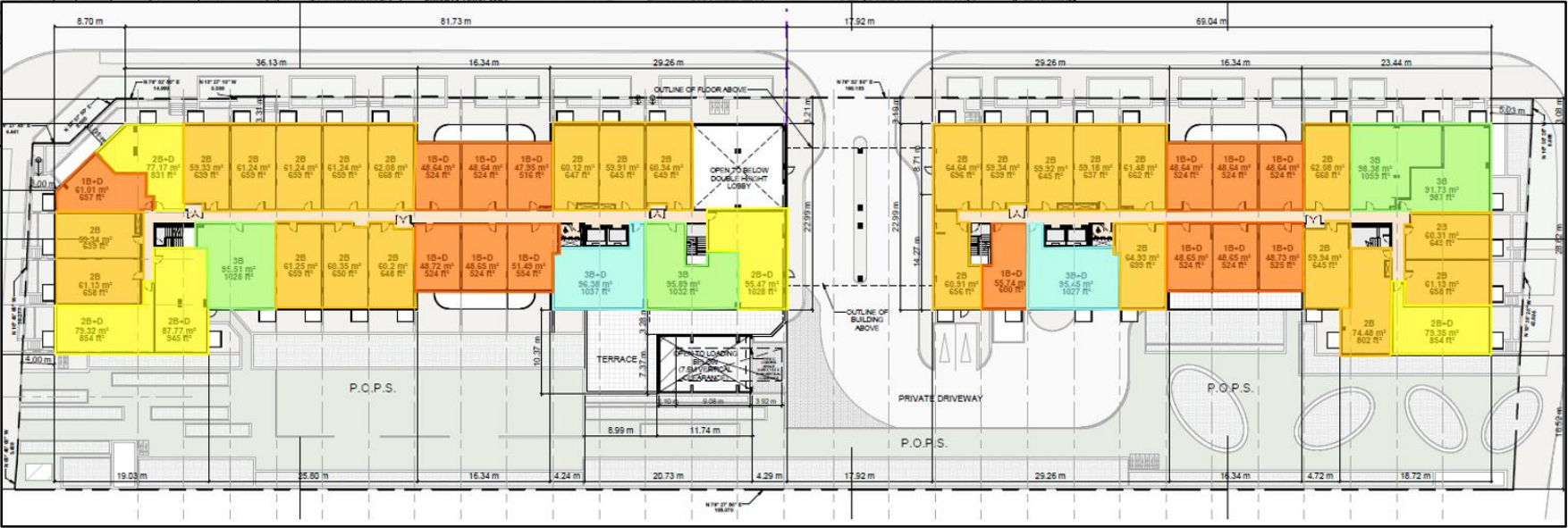


Figure 9: Second Floor Unit Breakdown

FLOOR PLATES

Unit Breakdown	Unit Mix	
Total Units (Building A + B)	461 Units	100%
1 Bedroom	4	0.867%
1 Bedroom + Den	143	31.01%
2 Bedrooms	222	48.15%
2 Bedrooms + Den	37	8.02%
3 Bedrooms	26	5.63%
3 Bedrooms + Den	29	6.29%



Figure 10: Third Floor – Fifth Floor Unit Breakdown



Figure 11: Sixth Floor Unit Breakdown

FLOOR PLATES

Unit Breakdown	Unit Mix	
Total Units (Building A + B)	461 Units	100%
1 Bedroom	4	0.867%
1 Bedroom + Den	143	31.01%
2 Bedrooms	222	48.15%
2 Bedrooms + Den	37	8.02%
3 Bedrooms	26	5.63%
3 Bedrooms + Den	29	6.29%

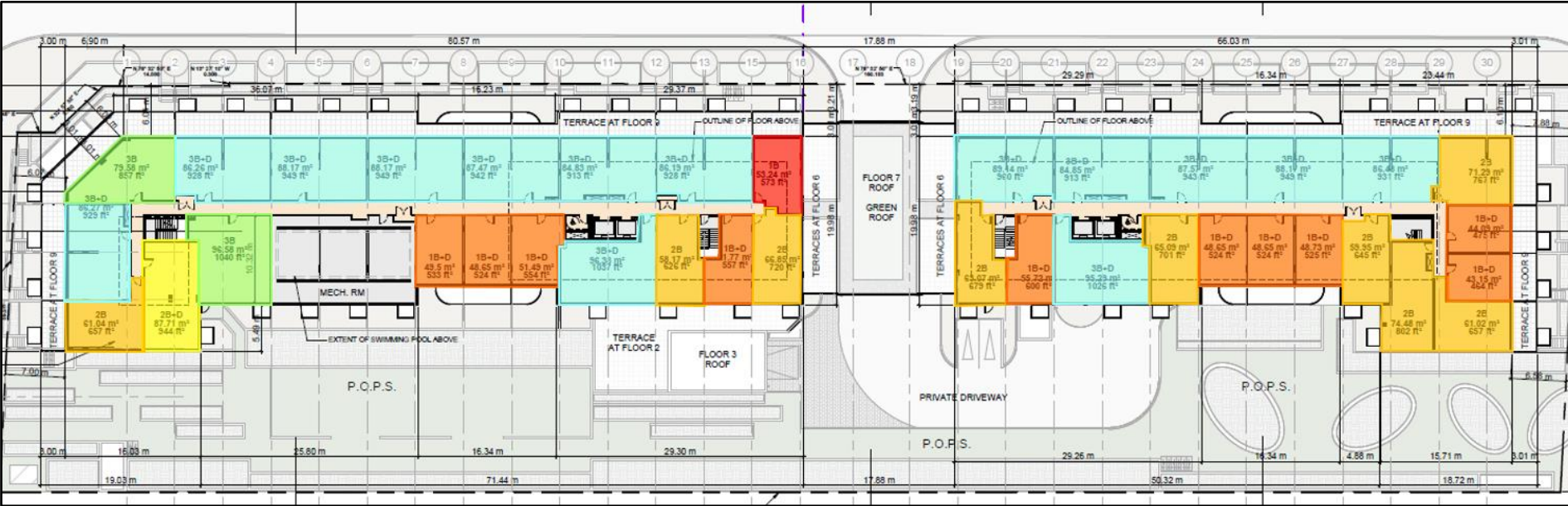


Figure 12: Ninth Floor Unit Breakdown

PROPOSED AMENITY AREAS

Indoor Amenity Area: 742.3 sq.m.

Total Amenity Space (Indoor + Outdoor Amenities): 3,735.1 sq.m.

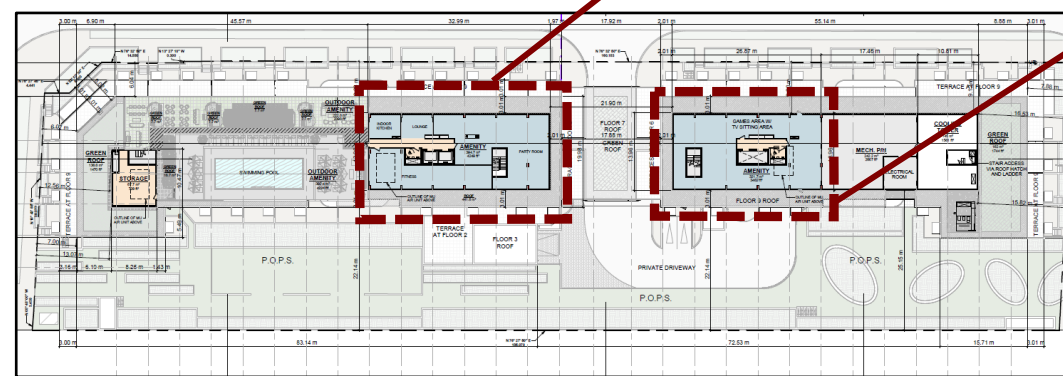
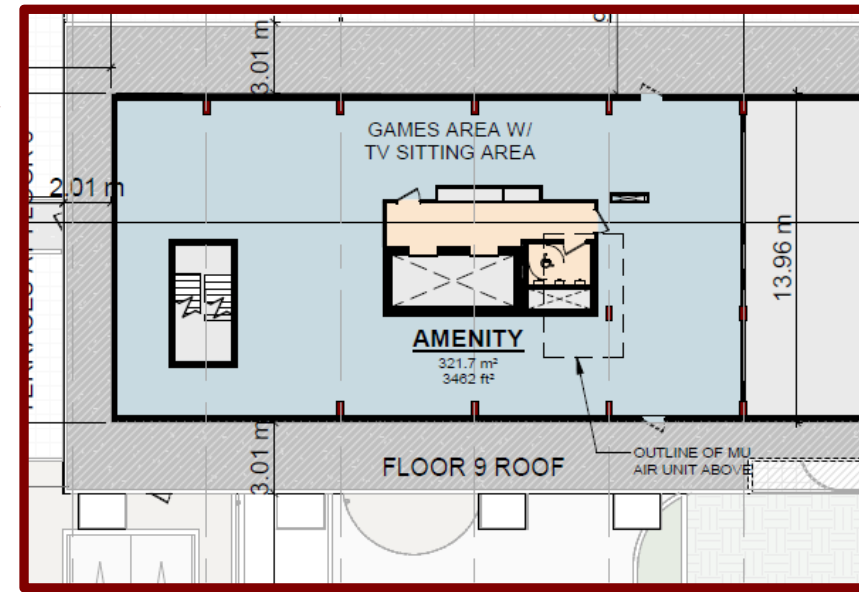
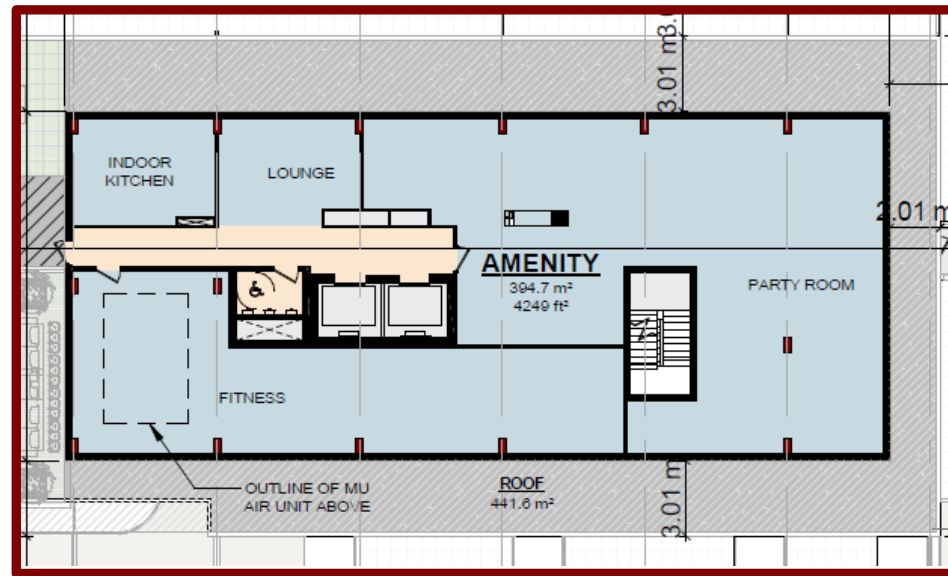


Figure 13: Floor Nine

PROPOSED AMENITY AREAS

Outdoor Amenity Area: 2,992.8 sq.m.

Total Amenity Space (Indoor + Outdoor Amenities): 3,735.1 sq.m.

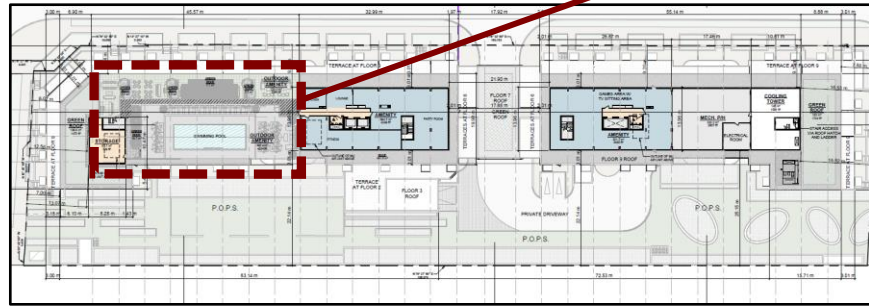


Figure 14: Floor 9 Amenity

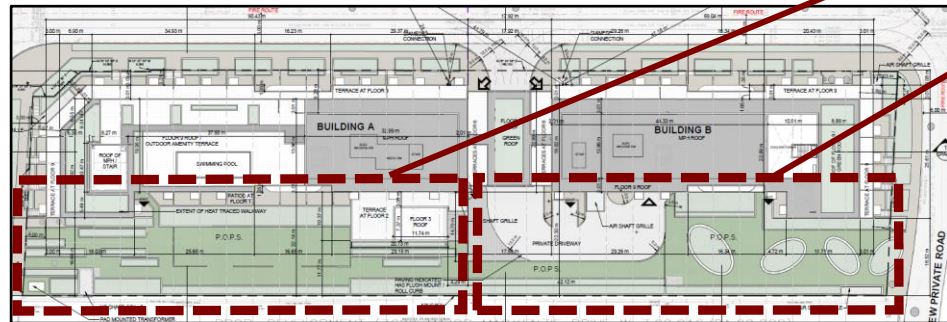
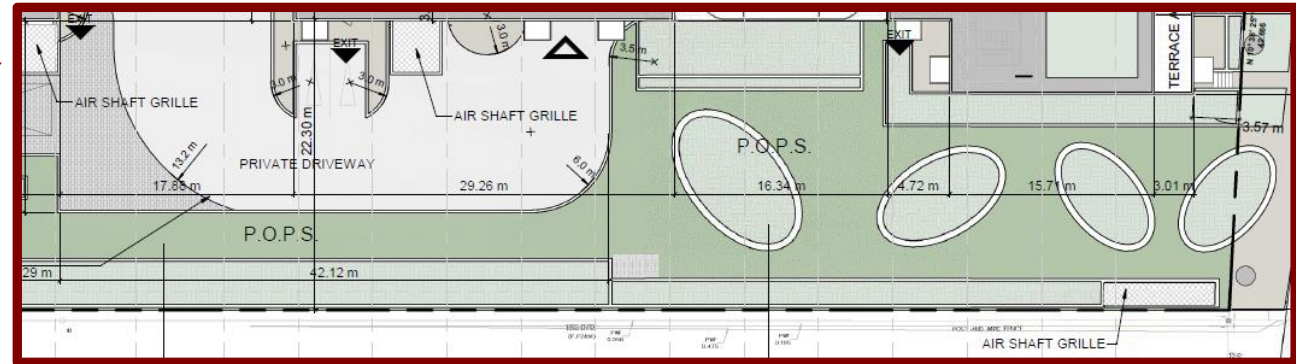
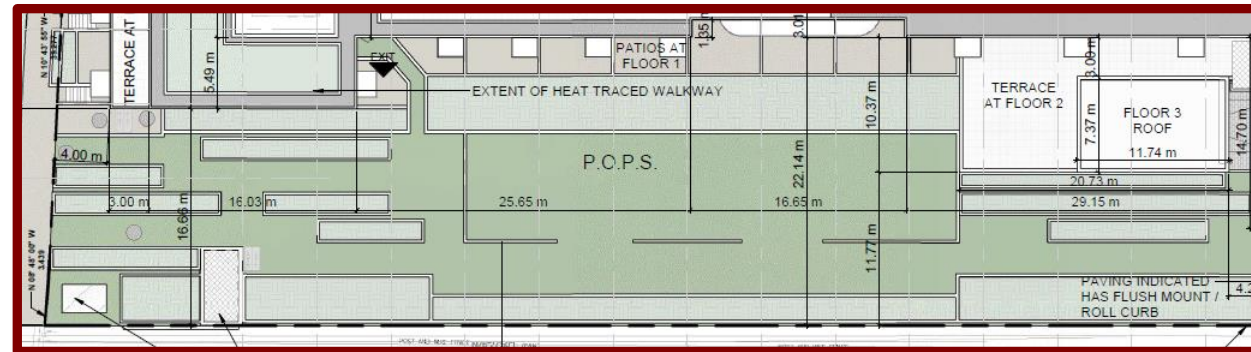
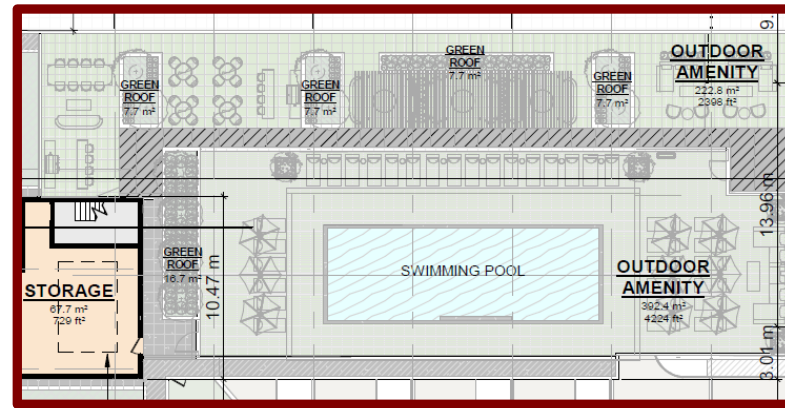


Figure 14: Ground Floor

BALCONIES/TERRANCES/ PATIO

North Perspective



BALCONIES/TERRANCES/ PATIO

South Perspectives

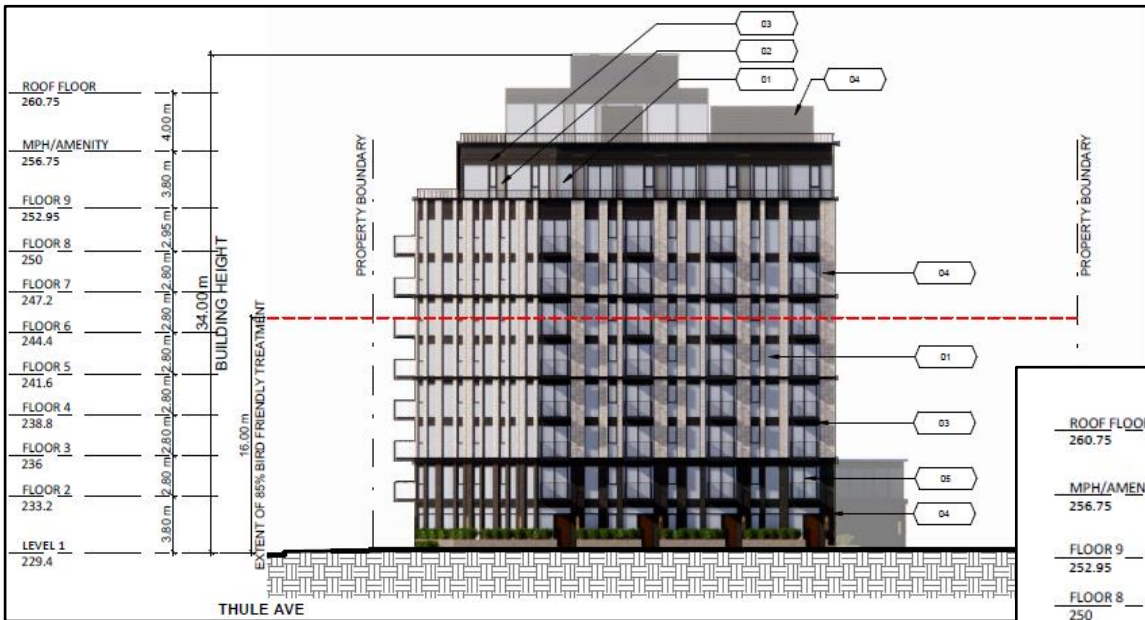


Site Entrance



DEVELOPMENT PROPOSAL ELEVATIONS

West Elevation Building 'A'

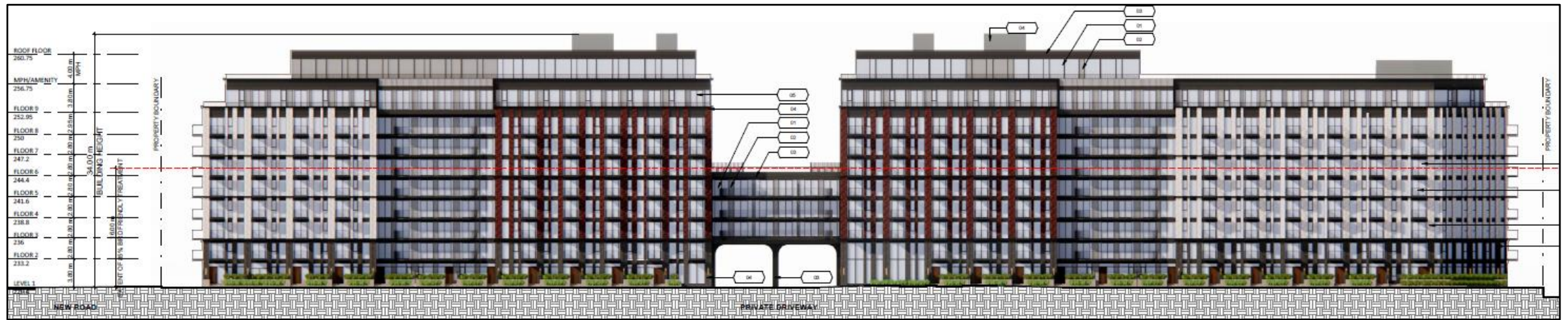


East Elevation Building 'B'



DEVELOPMENT PROPOSAL ELEVATIONS

North Elevation Building 'A' & 'B'



South Elevation Building 'A' & 'B'



STUDIES COMPLETED

- **Planning Justification & Urban Design Report**, prepared by HPGI in April 2023
- **Community Services and Facilities Impact Study**, prepared by HPGI in February 2023
- **Archeological Stage 1 and 2 Assessment**, prepared by Irvin Heritage on August 25, 2022
- **Pedestrian Level Wind Study**, prepared by Gradient Wind on February 9, 2023
- **Noise and Vibration Report**, prepared by Valcoustics Canada Ltd. on March 17, 2023
- **Transportation Impact Study**, prepared by LEA Consulting in February 2023
- **Tree Inventory and Preservation Plan Report**, prepared by Kuntz Forestry on October 12, 2022
- **Functional Servicing & Stormwater Management Report**, prepared by Masongsong Associates in April 2023
- **Hydrogeological Analysis including a Water Balance**, prepared by EXP on April 18-26, 2023
- **Geotechnical Investigation Report**, prepared by EXP on April 18, 2023
- **Phase II Environmental Site Assessment**, prepared by EXP on October 11, 2022
- **Shadow Impact Study**, prepared by Turner Fleischer on March 21, 2023

THANK YOU