



# STATUTORY PUBLIC MEETING

OFFICIAL PLAN AMENDMENT

(OP.23.006)

201 MILLWAY AVENUE, CITY OF VAUGHAN

YORK REGION CONDOMINIUM CORPORATION NO. 945.

OCTOBER 3RD, 2023

**KBFRANKLIN**  
— PLANNING —

COMMUNICATION C1.

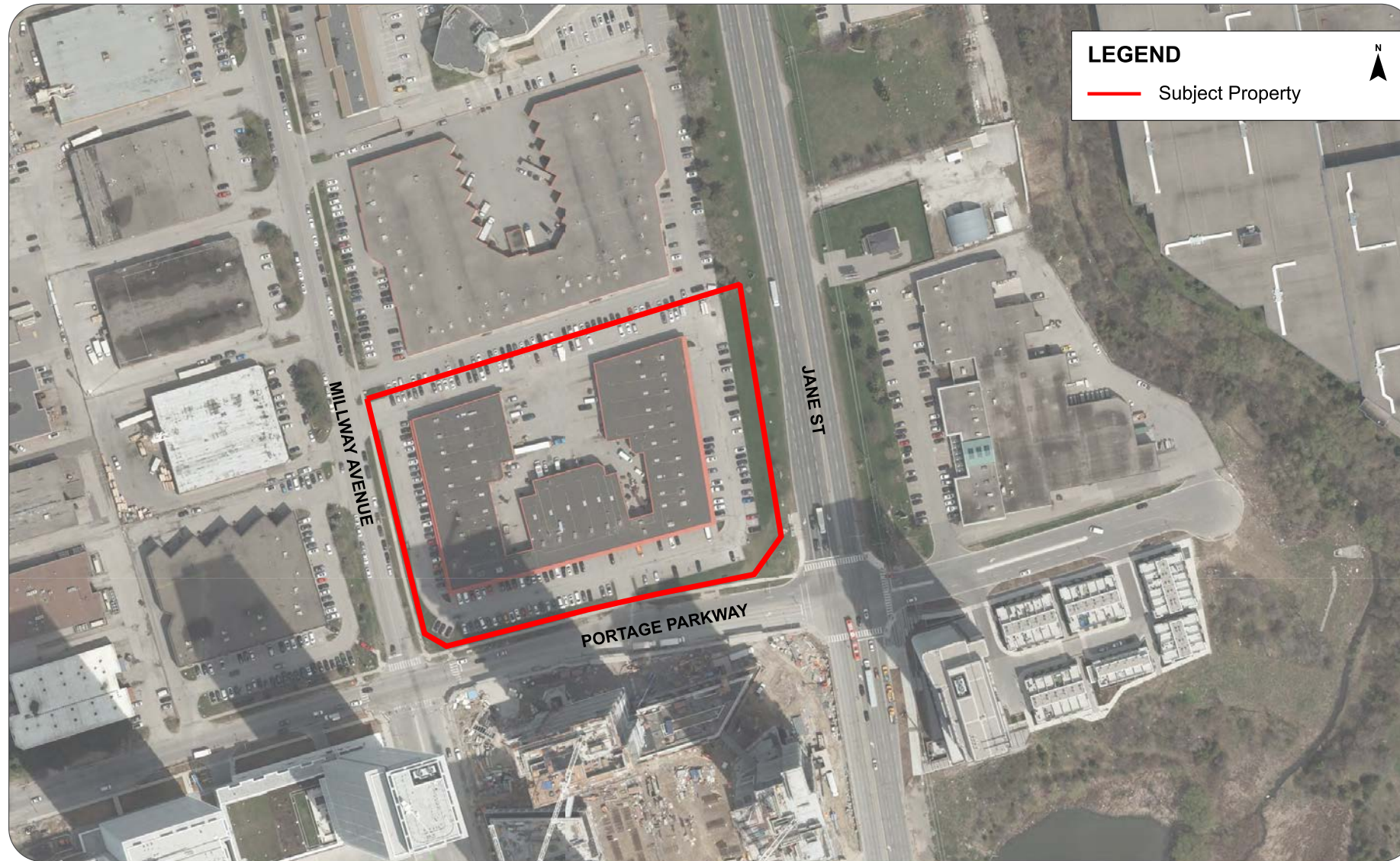
ITEM NO. 1

CW (PM)

October 3, 2023



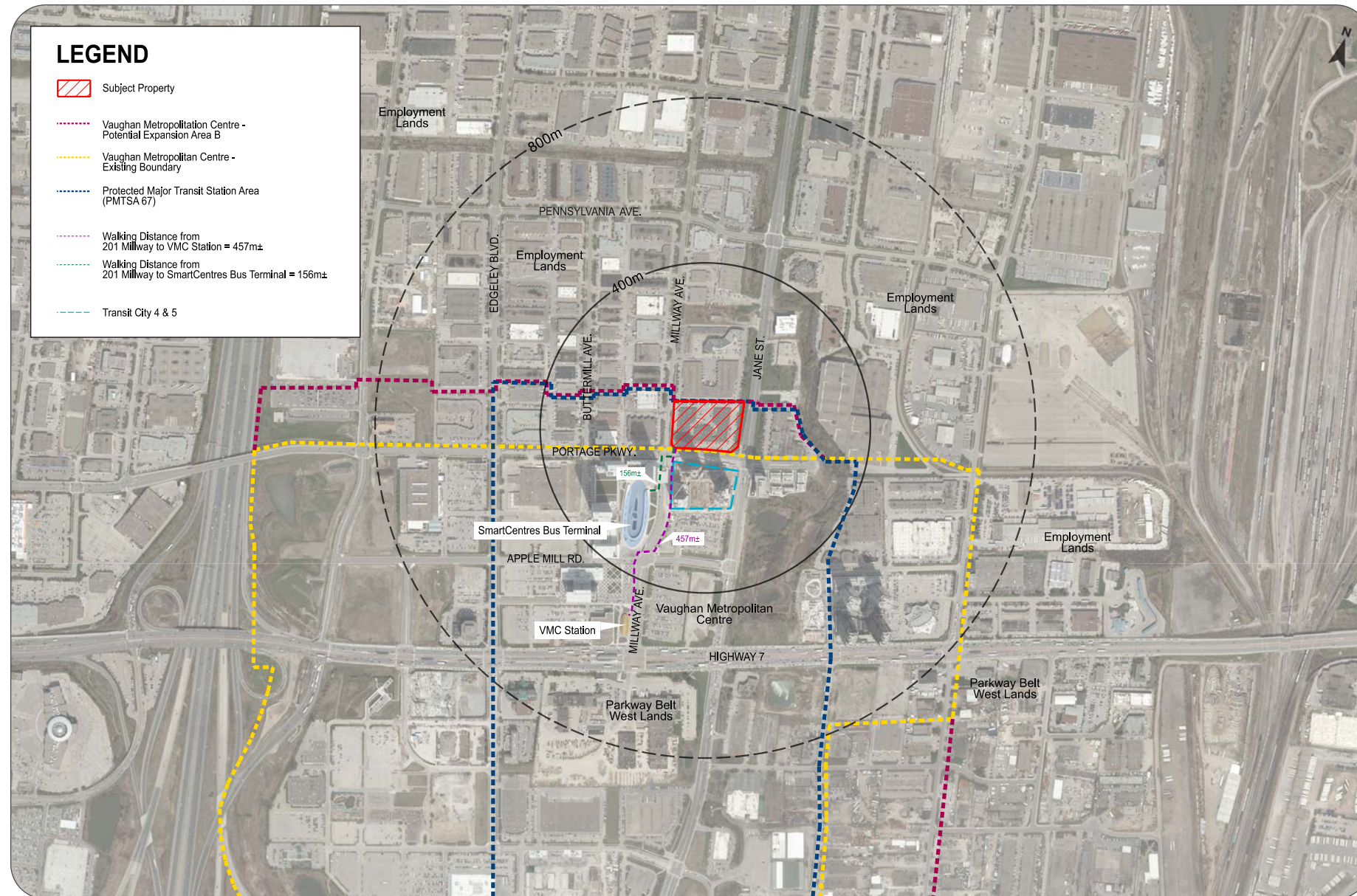
# SUBJECT PROPERTY



- Northwest corner of Portage Parkway and Jane Street, immediately adjacent to the existing northern Vaughan Metropolitan Centre (VMC) boundary
- Area: 4.62 acres (1.87 Hectares)
- 3 Frontages:
  - Millway Ave: 104.52 m (Minor Collector)
  - Portage Pkwy: 135.8 m (Regional Arterial)
  - Jane Street: 110.56 m (Major Collector)
- Current Use: 2-storey multi-unit condominium building consisting of 28 commercial condominium units.



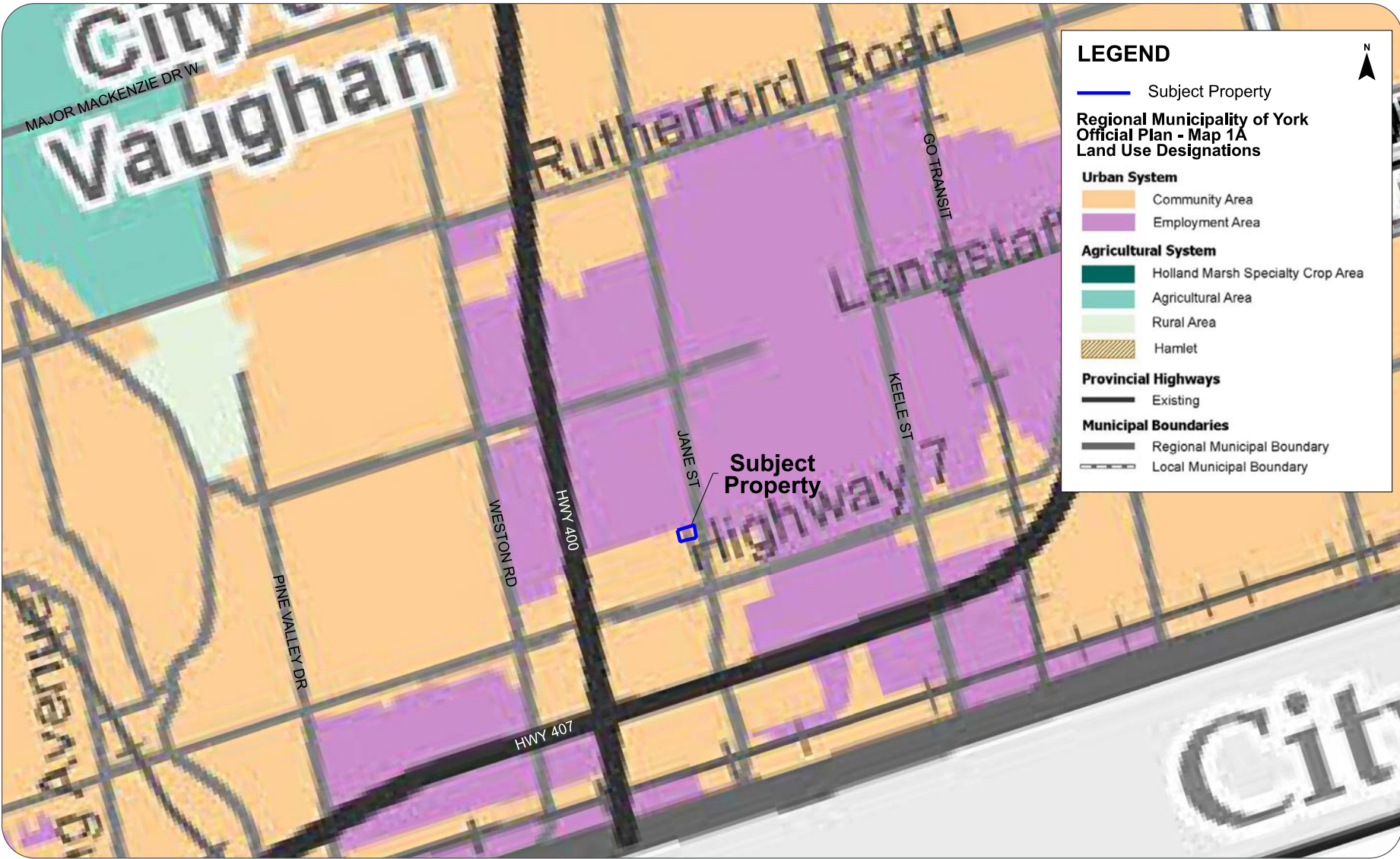
# SITE CONTEXT



- Within a Protected Major Transit Station Area for the VMC Subway Station (PMTSA 67)
- 416 m north of the VMC Subway Station, and 156 m from the SmartVMC Bus Terminal
- Proposed to be within VMC northern expansion area immediately adjacent to the existing VMC boundary
- Is a gateway to the VMC and directly North from the development Transit City 4 & 5 which consist of 3 residential towers at 35, 45 and 50-storeys (185-189 Millway Avenue).



# PLANNING FRAMEWORK – YORK REGION OFFICIAL PLAN

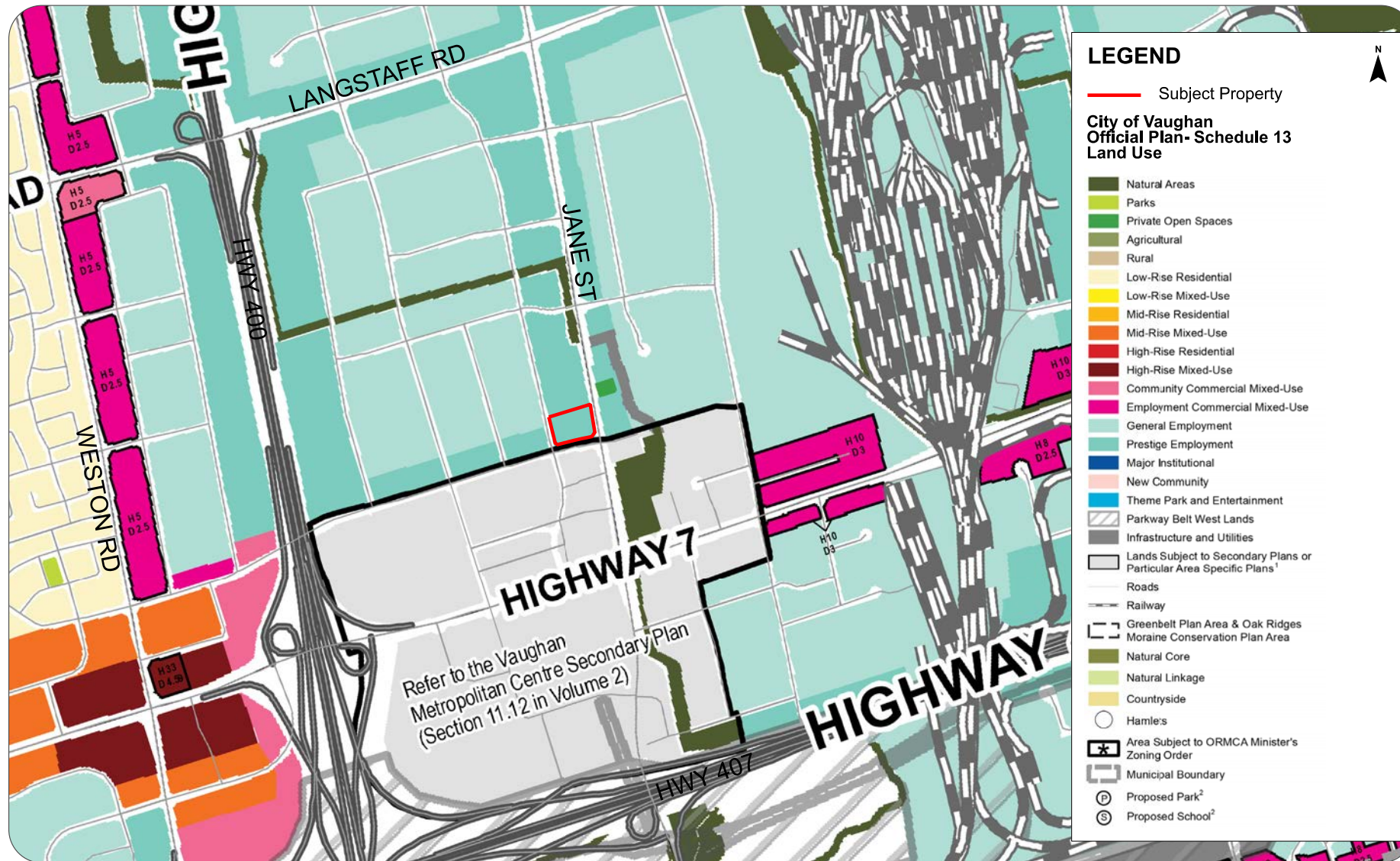


- Employment land conversion granted
- Designated ‘Community Area’ (Map 1A – Land Use Designation)
- Within the delineated boundary of PMTSA 67 – VMC Subway Station

York Region Official Plan - Map 1A - Land Use Designations



# PLANNING FRAMEWORK – VAUGHAN OFFICIAL PLAN, 2010

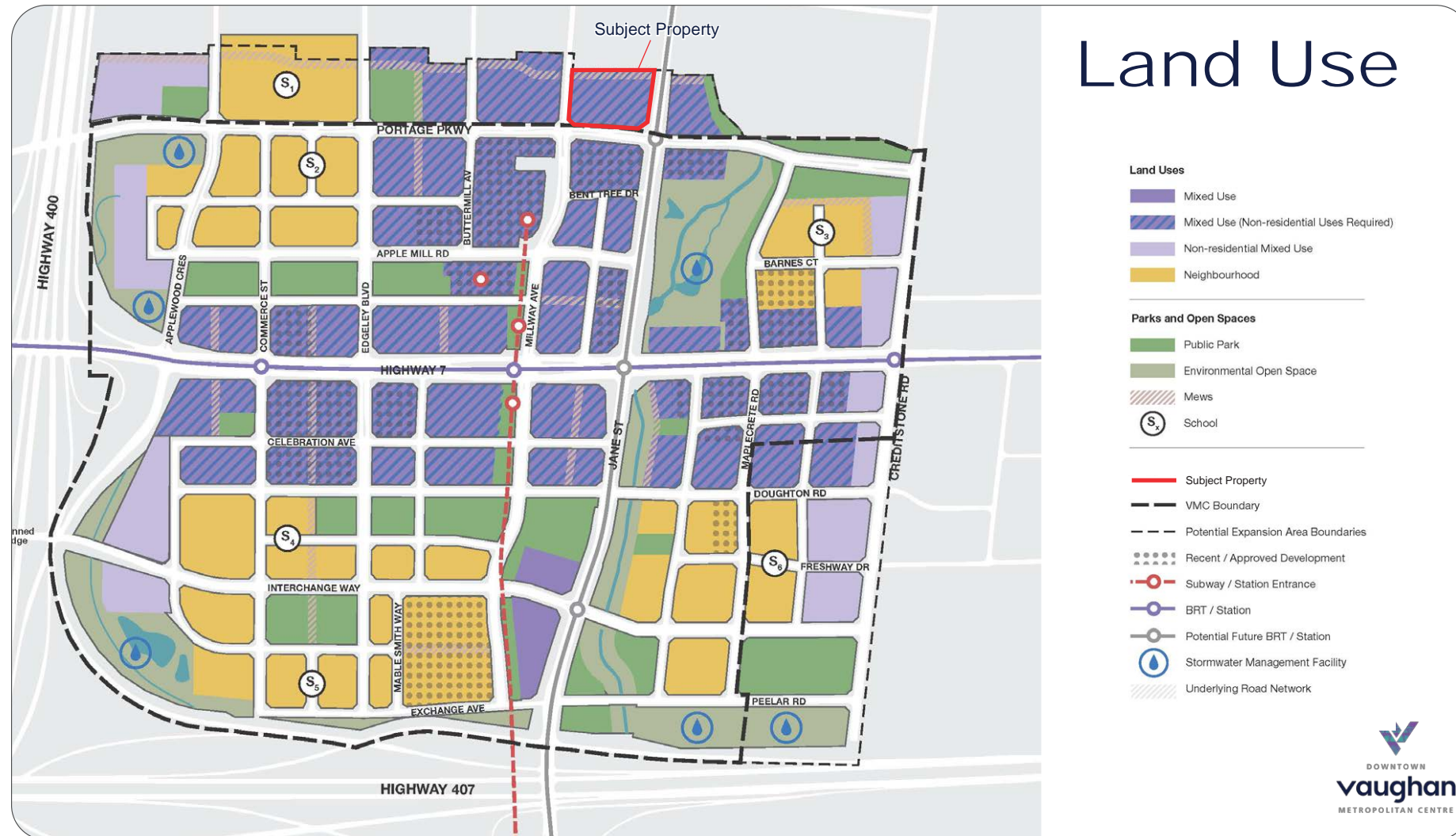


City of Vaughan Official Plan - Schedule 13 - Land Use

- Designations:
  - *Prestige Employment (Schedule 13 – Land Use)*
  - *Employment Areas, Primary Intensification Corridor within Employment Areas (Schedule 1 – Urban Structure)*
- *Current VOP does not conform with the 2022 YROP*
- *OPA is proposed to redesignate the subject property as “Community Areas” in accordance with the YROP to permit non-employment uses*



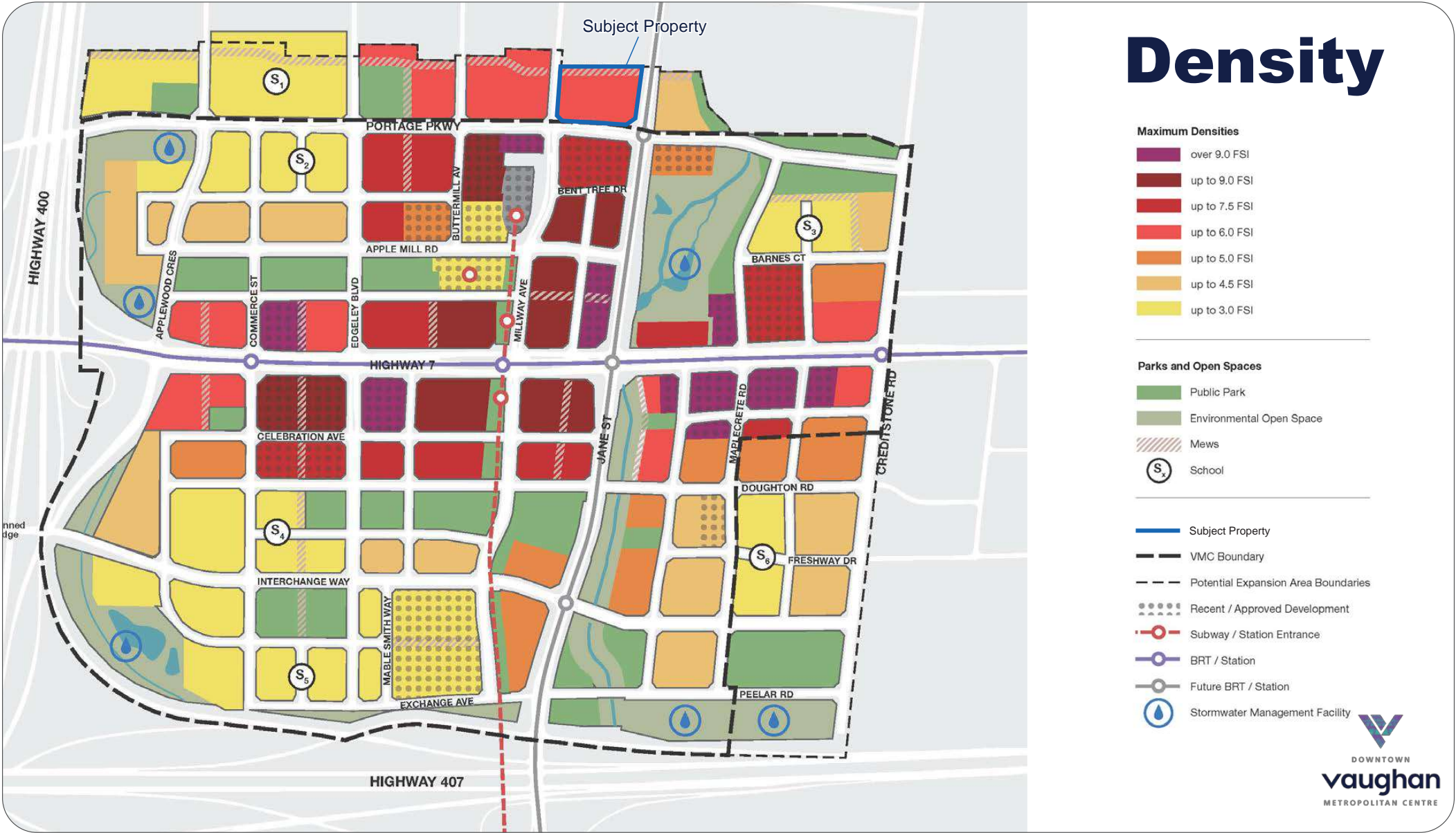
# VMC SECONDARY PLAN UPDATE



- Proposed to be added to the VMC within the northern expansion area
- Proposed to be designated 'Mixed-Use (Non-residential Uses Required)' with a private mews along the northern boundary
- The proposed residential, hotel, and retail uses are permitted within the Mixed-Use designation

Phase III VMC Secondary Plan Update - Draft Recommended Land Use Schedule (September 2023)

# VMC SECONDARY PLAN UPDATE



VMC Secondary Plan Update – Draft Recommended Density Schedule (September 2023)



# PROPOSED DEVELOPMENT



Aerial View Looking Southwest Towards the VMC Subway



The site plan illustrates a development with three main buildings and associated infrastructure. The plan is bounded by Millway Avenue to the west, Portage Parkway to the south, and Jane Street to the east. A central 8M Private Road provides access to the buildings.

**Building A Tower 3**  
 Hotel/ Home Office  
 30 storeys  
 \* Tower Floor Plate 850 m<sup>2</sup>

**Building B Tower 4**  
 Residential  
 45 storeys  
 \* Tower Floor Plate 850 m<sup>2</sup>

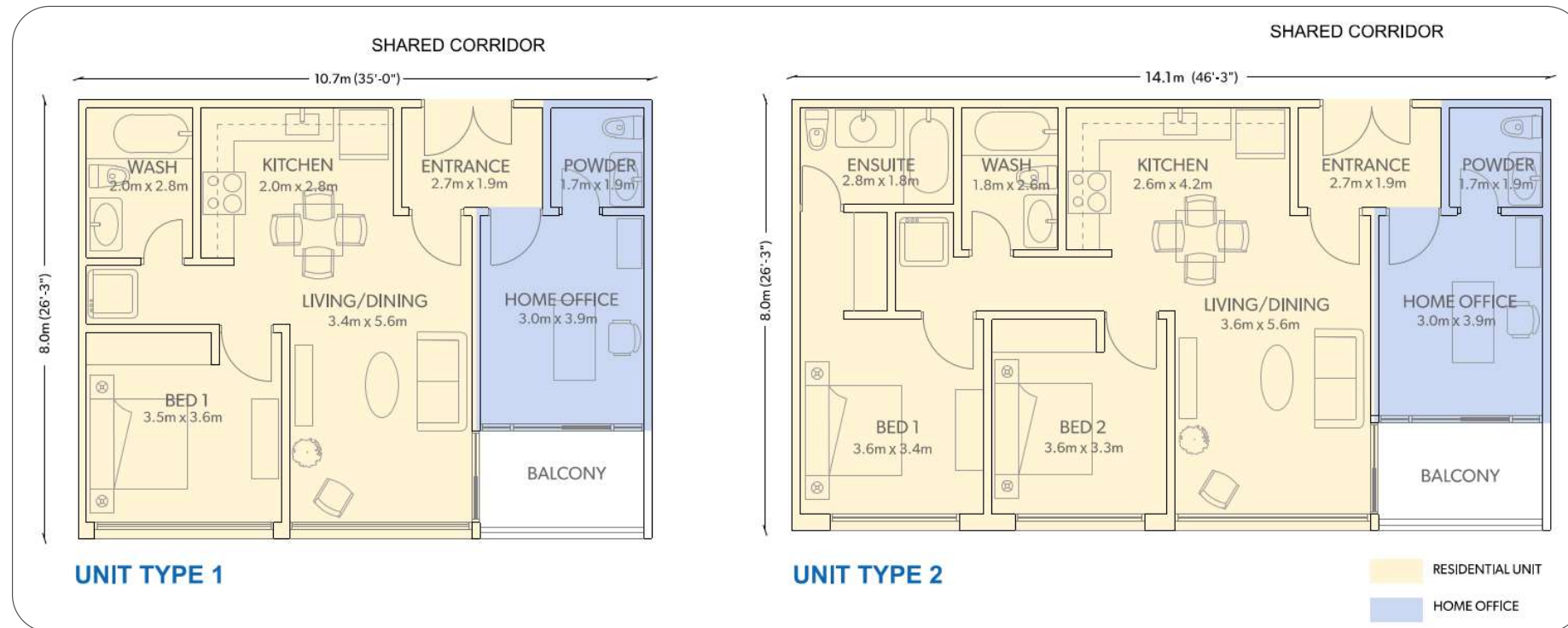
**Building C**  
 Tower 1 Residential 35 storeys  
 \* Tower Floor Plate 850 m<sup>2</sup>  
 Tower 2 Residential 30 storeys  
 \* Tower Floor Plate 850 m<sup>2</sup>

Other features include a U/G & Loading area, Landscape strip, RAMP, LOADING, Drop Off, POPs, and various dimensions and bearings throughout the site.

- Site Concept Plan - Prepared by Weston Consulting



# PROPOSED DEVELOPMENT – HOME OFFICE SUITES

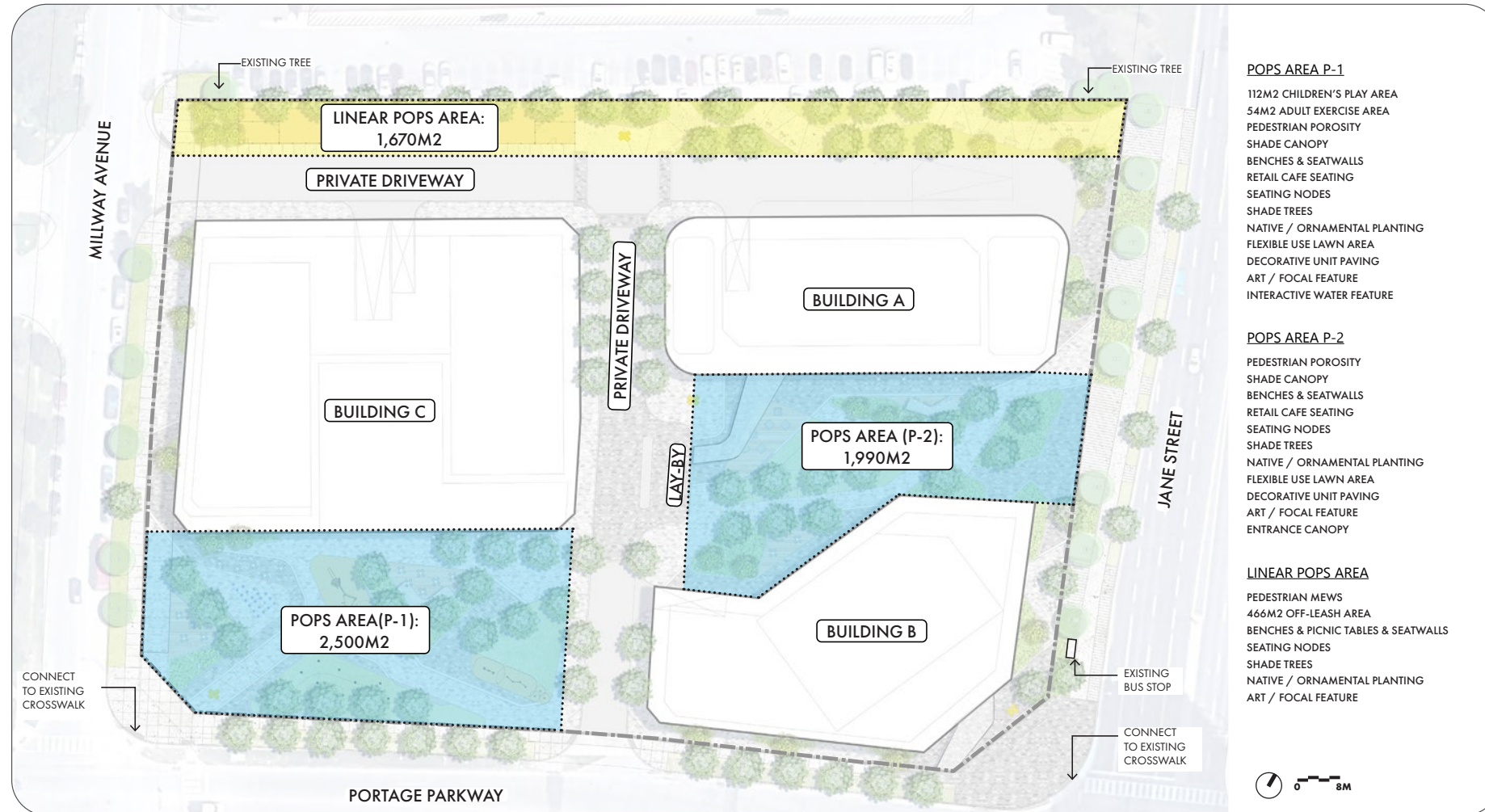


Typology Diagrams - Prepared by Weston Consulting

- 161 Home office suites proposed
- A unique feature that will further expand housing choice in the context of changing employment trends
- Will function as an innovative live-work option to respond to changing lifestyle wants and needs through the provision of separate office spaces attached to residential units with separate entrances, washrooms, and meeting space



# PROPOSED DEVELOPMENT – POPS

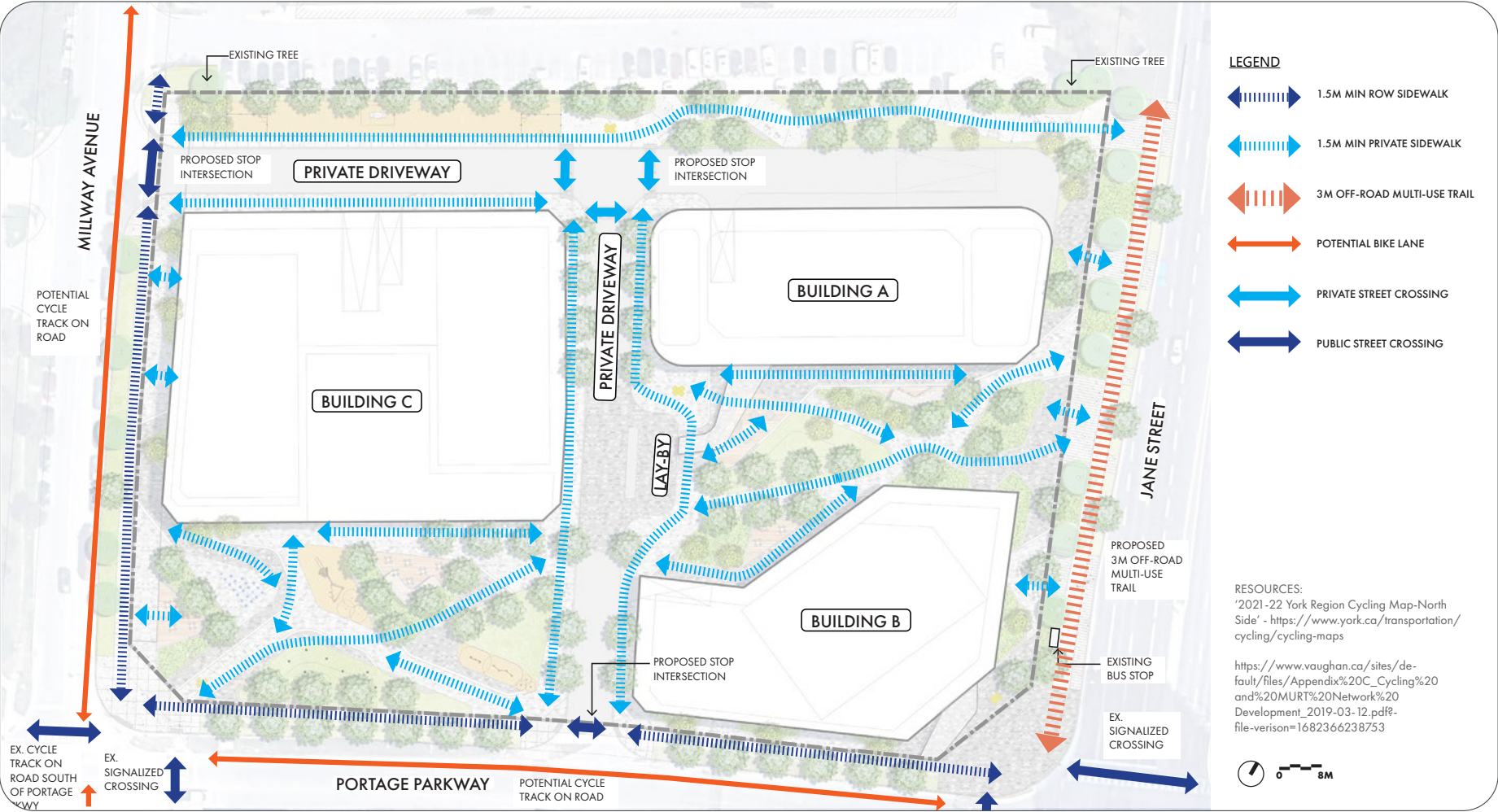


POPS Facility Plan - Prepared by Studio TLA

- POPS Area (P-1): 2500 m<sup>2</sup>
- POPS Area (P-2): 1,990 m<sup>2</sup>
- Linear POPS: 1,670 m<sup>2</sup>
- Total 4,490 m<sup>2</sup> of programmed POPS proposed along the Portage Parkway frontage and between Buildings A and B fronting Jane St.
- 1,670 m<sup>2</sup> linear POPS/pedestrian mews proposed along the northern property line
- Potential range of amenities includes a play area, exercise area, shade canopies, seating, art/focal features, flexible use lawns, an off-leash dog area, trees and other plantings, and additional features and amenities

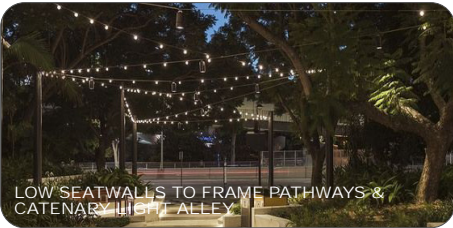


# PUBLIC REALM CONNECTIVITY & PRECEDENTS



Public Realm Connectivity - Prepared by Studio TLA

## POPS - LANDSCAPE



## POPS - PLAY



## STREETSCAPE



## POPS - PAUSE





# PROPOSED OFFICIAL PLAN AMENDMENT (OPA)



Aerial View looking Northeast from the Smartcentres Bus Terminal along Millway Ave

- Bring the subject property into the VMC boundary as contemplated by the VMC Secondary Plan Update
- Bring the VOP into conformity with the YROP by designating the property for Residential Mixed-use with a maximum height of 45-storeys, density of 7.6 FSI, and associated underground parking and POPS



# SUPPORTING TECHNICAL MATERIALS

- Planning Justification Report
- Housing Options Statement
- Community Services & Facilities Impact Study
- Building Massing Analysis & Renderings
- Sun Shadow Study
- Pedestrian & Bicycle Circulation Plan
- Survey Plan
- Functional Servicing & Stormwater Management Report
- Landscape Plan
- Park & Facility Fit Study
- Arborist Report
- Tree Inventory Preservation Plan
- Phase I & II ESA
- Geotechnical Report
- Hydrogeological Report
- Transportation Impact Study
- Noise & Vibration Report
- Aviation Report



**Thank You**  
Comments & Questions?

Kurt Franklin, BMath, MAES, MCIP, RPP  
KBFranklin Planning

416-254-3446  
[kbfranklin@outlook.com](mailto:kbfranklin@outlook.com)