

# STATUTORY PUBLIC MEETING

3899 & 3901 HIGHWAY 7,  
+ 40 & 60 WINGES ROAD

CITY OF VAUGHAN

OFFICIAL PLAN AMENDMENT (OP.23.009)  
ZONING BYLAW AMENDMENT (Z.23.017)

GALLU CONSTRUCTION INC.

NOVEMBER 28, 2023

**C4.**  
**Communication**  
**CW(PM) – November 28, 2023**  
**Item No. 2**

**WESTON**  
CONSULTING

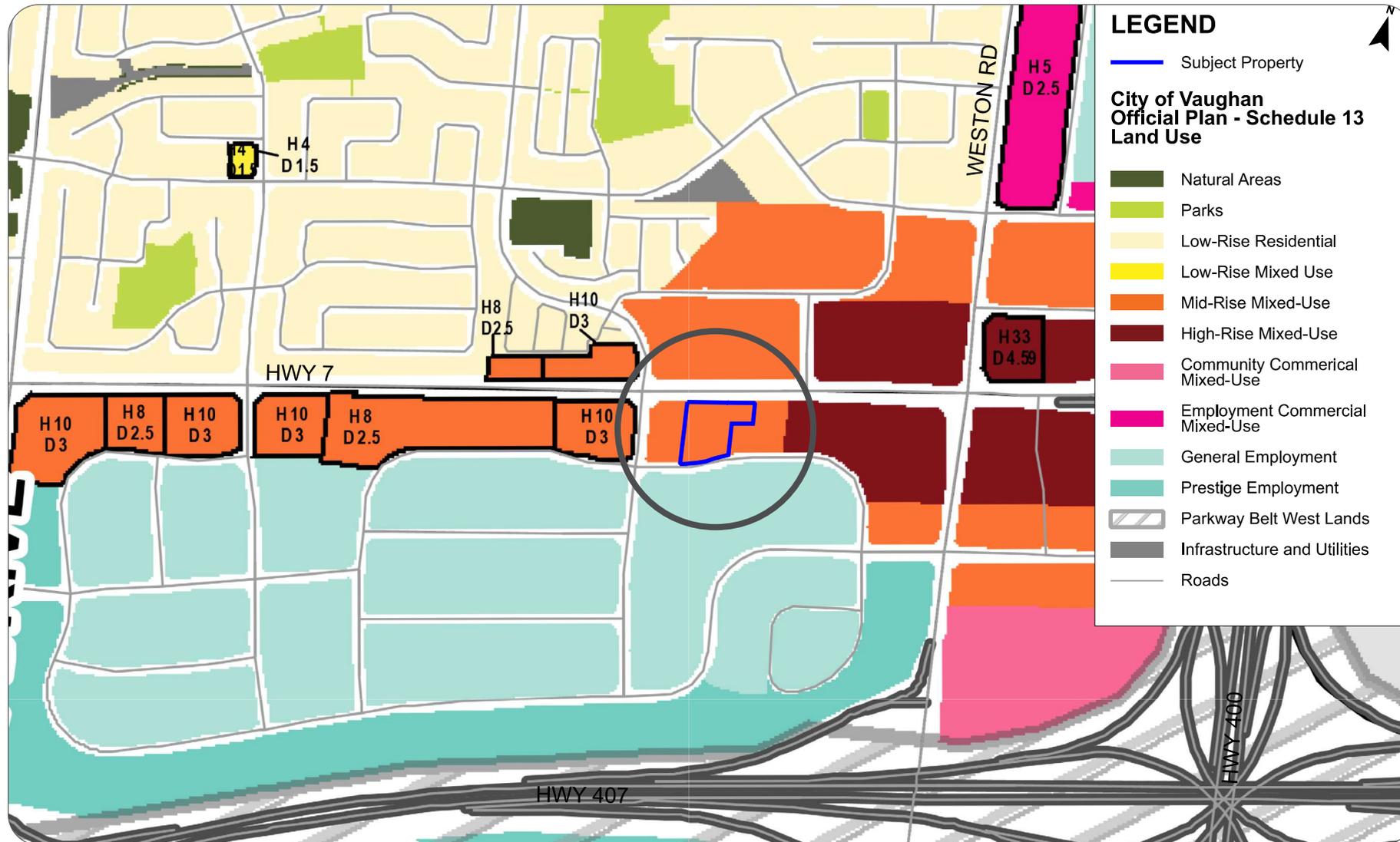


# SUBJECT PROPERTY

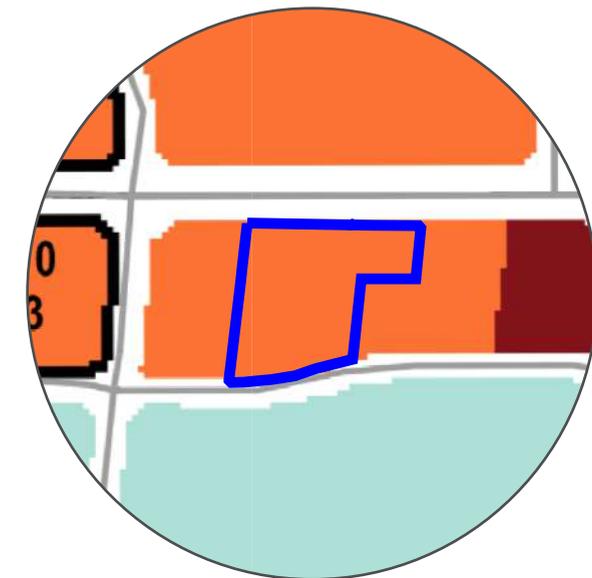


- **Area:** 16,026 sqm (1.6 hectares)
- **Frontage:** 153 along Highway 7, and 109 m along Wings Road
- **Location:** Southeast Quadrant of the Ansley Grove Road and Highway 7 Intersection
- **Current Use:** Commercial / Employment

# PLANNING FRAMEWORK – CITY OF VAUGHAN OFFICIAL PLAN

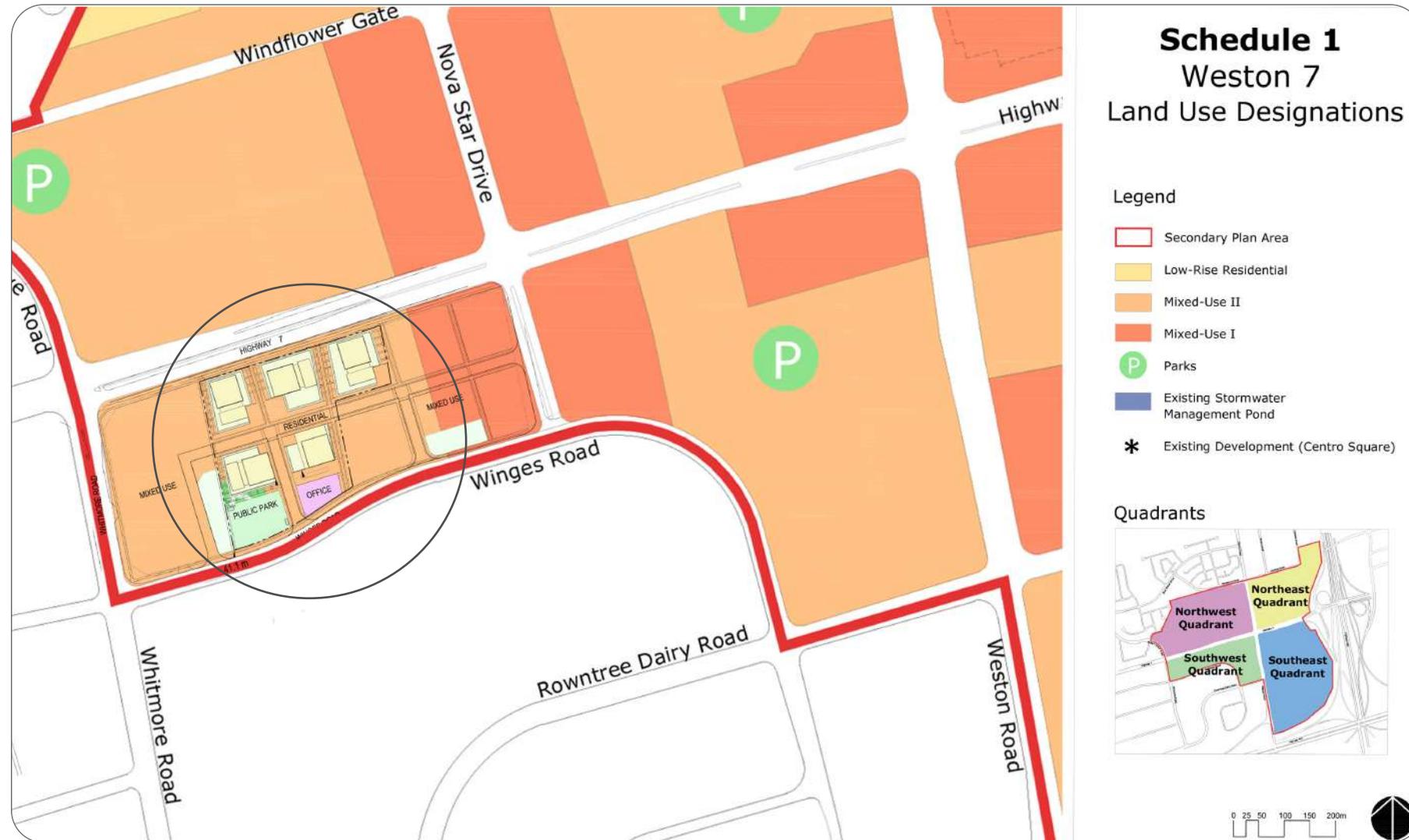


- **Existing Urban Structure Designation:**
  - Primary Centre
- **Existing Official Plan Designation:**
  - Mid-Rise Mixed-Use
- **Proposed Official Plan Designation:**
  - High-Rise Mixed-Use

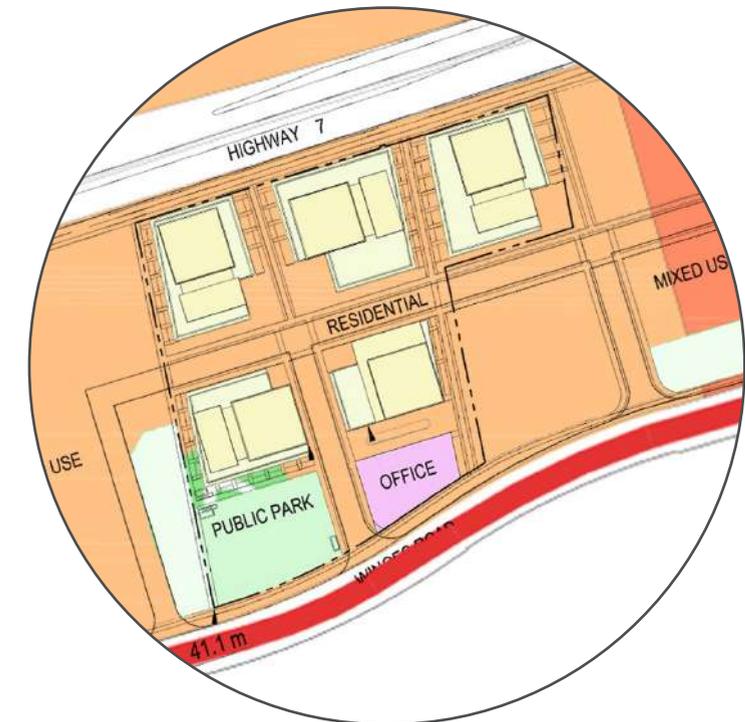


City of Vaughan Official Plan – Schedule 13 - Land Use

# PLANNING FRAMEWORK – WESTON 7 SECONDARY PLAN

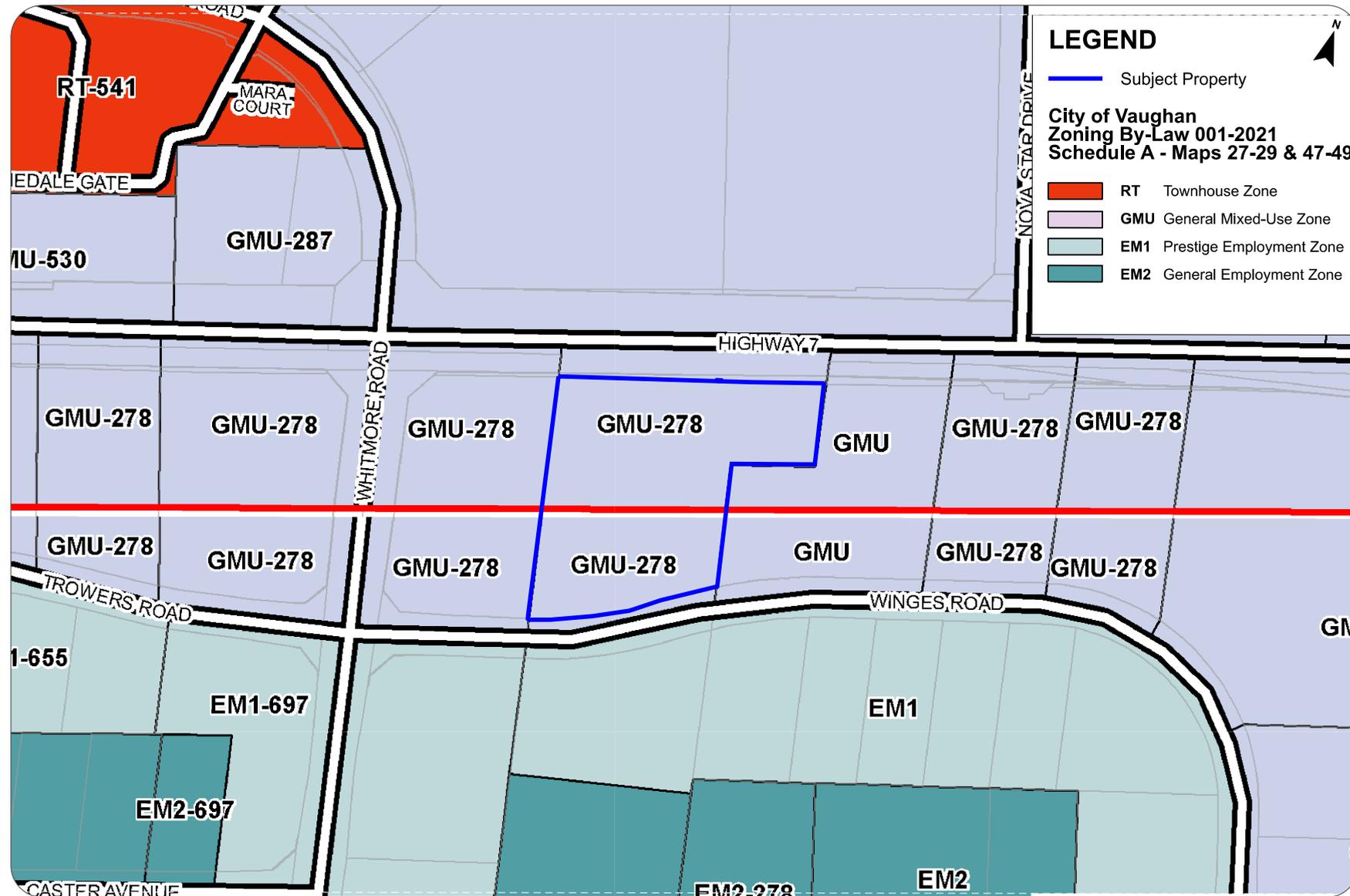


- **Proposed Secondary Plan Designation:**
  - Mixed Use II
- **Proposed Height Designation:**
  - High-Rise I



Weston 7 Secondary Plan

# CITY OF VAUGHAN ZONING BY-LAW 001-2021



- Existing Zoning Classification:
  - General Mixed-Use GMU-278
- Proposed Zoning Classification:
  - High-Rise Mixed-Use HMU-XXX

City of Vaughan Zoning By-law 001 - 2021

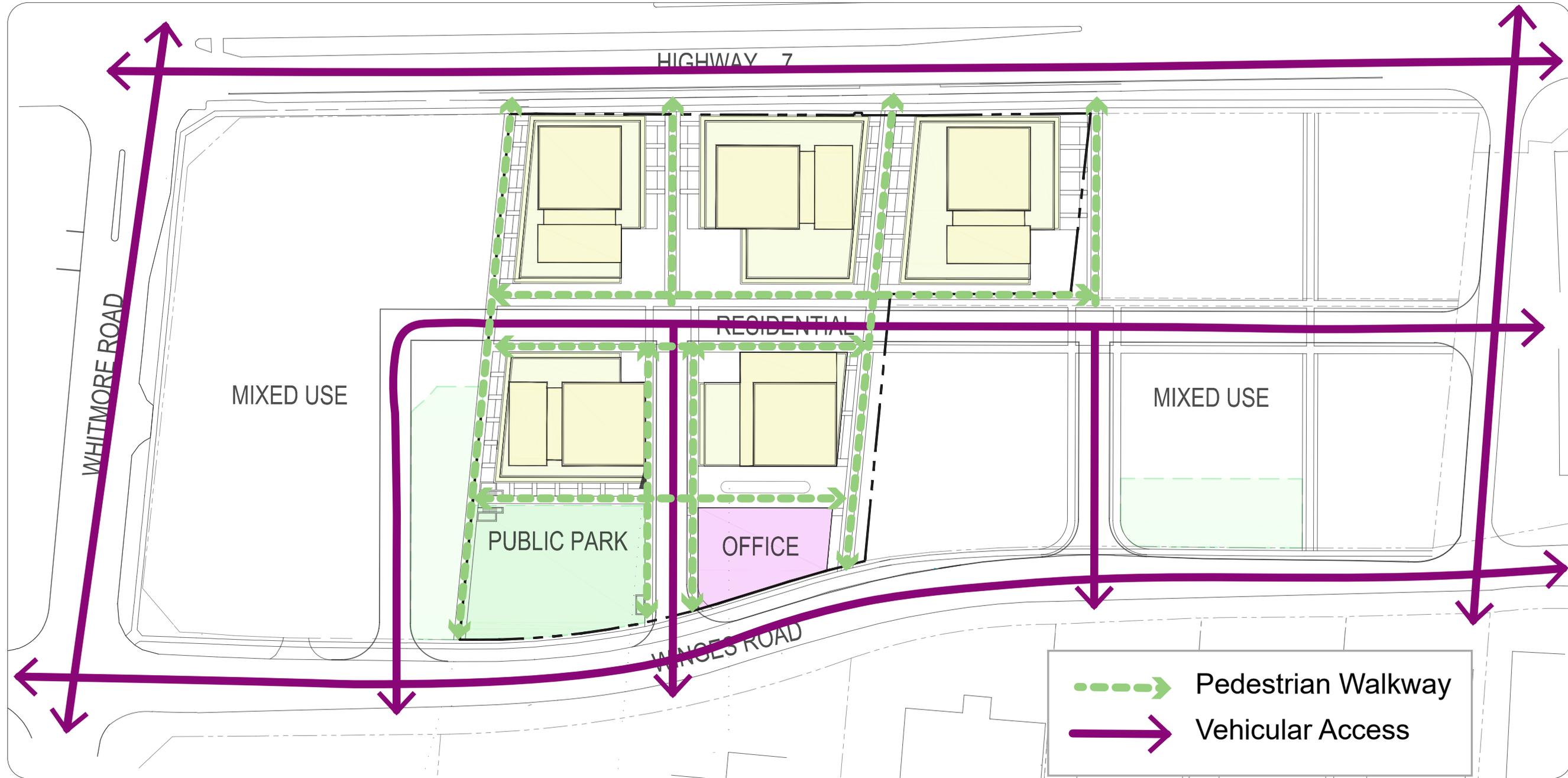
# PROPOSED DEVELOPMENT



Site Plan, Prepared by Varchitecture Inc & Studio 185

- Gross Floor Area (GFA): 138,082.14 m<sup>2</sup>
- FSI: 9.57
- Height: 8 - 38 storeys
- Number of Dwelling Units: 1,981 units
  - 1-Bedroom units: 1,273 (64%)
  - 2-Bedroom units: 337 (17%)
  - 3-Bedroom units: 371 (19%)
- Non-Residential GFA: 6,134 m<sup>2</sup>
- Number of Parking Spaces: 1,579 spaces
  - Parking Rate for Residents: 0.6/unit
  - Parking Rate for Visitors: 0.15/unit
- Amenity Area: 5,750 m<sup>2</sup>

# SITE ACCESS



# PROPOSED DEVELOPMENT - 3D MASSING



3D Massing, Prepared by Varchitecture Inc & Studio 185

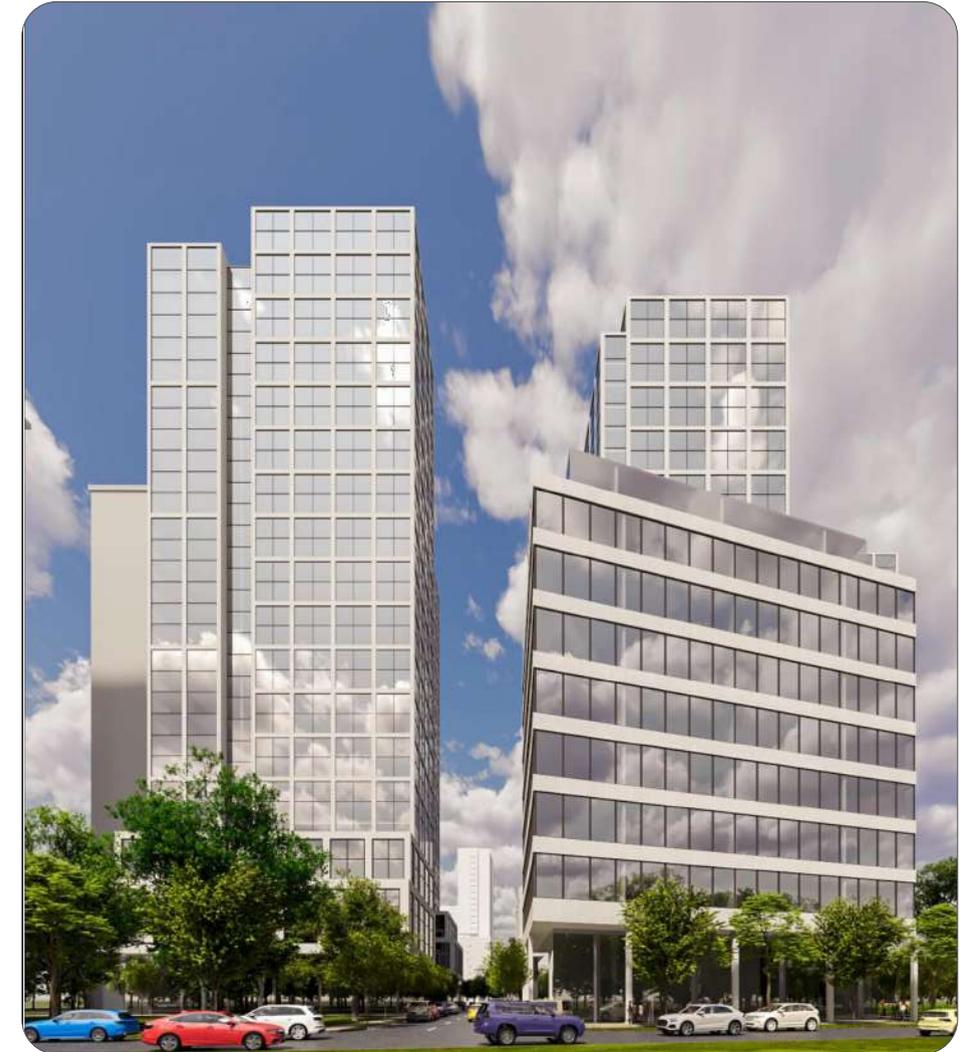
# PROPOSED DEVELOPMENT - RENDERS



View Looking South From Highway 7



View of Driveway Facing West



View Looking North From Wings Rd

**Renders, Prepared by Varchitecture Inc & Studio 185**

# PROPOSED DEVELOPMENT - PHASING



PHASE 1



PHASE 2



PHASE 3

# PROPOSED DEVELOPMENT - PHASING



PHASE 1



PHASE 2



PHASE 3

# PROPOSED DEVELOPMENT - PHASING



PHASE 1

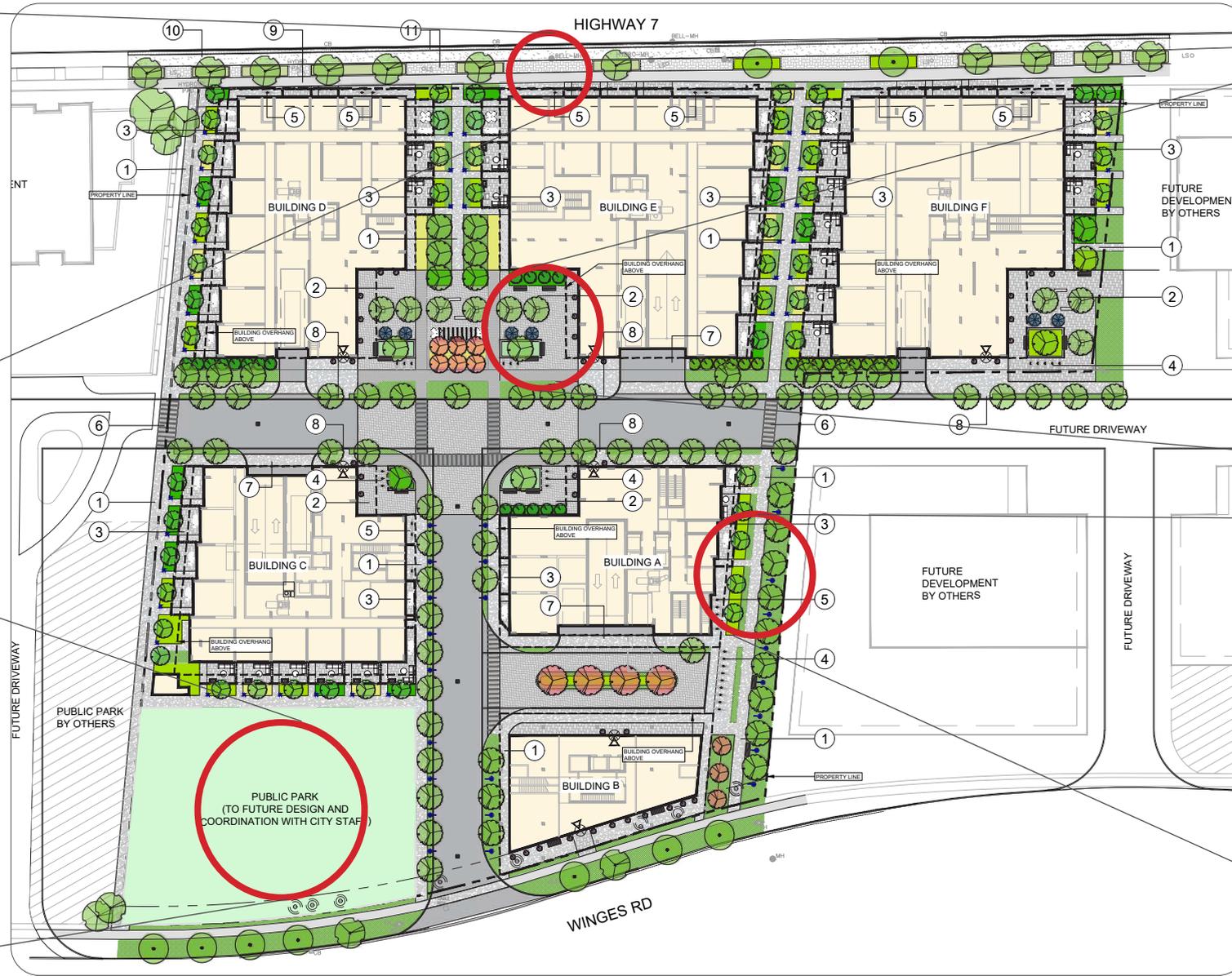


PHASE 2



PHASE 3

# PROPOSED DEVELOPMENT - PUBLIC REALM



Landscape Plan, Prepared by Landscape Planning

**Thank You**  
Comments & Questions?

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