



COMMUNICATION C4

ITEM NO. 3

**COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

November 30, 2021

BLUEWATER - PHASE 2

CITY OF VAUGHAN
PUBLIC MEETING PRESENTATION

File# OP.21.017, Z.21.032 and DA.21.041.
Bluewater Ranch Developments Inc.

**RAF
BIG**

 the mbtw group

wsp

BrookMcIlroy

 **MHBC**



- Subject Lands
- Natural Areas
- Parks
- Private Open Space
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- High-Rise Residential
- High-Rise Mixed-Use
- Parkway Belt West Lands
- Infrastructure and Utilities
- 🛒 Grocery
- 🛍️ Retail
- 🎓 School
- 🌳 Park
- 🌿 Private Open Space
- 📖 Library
- 🏠 Community Centre
- 🚏 Transit Stop
- Bus Route

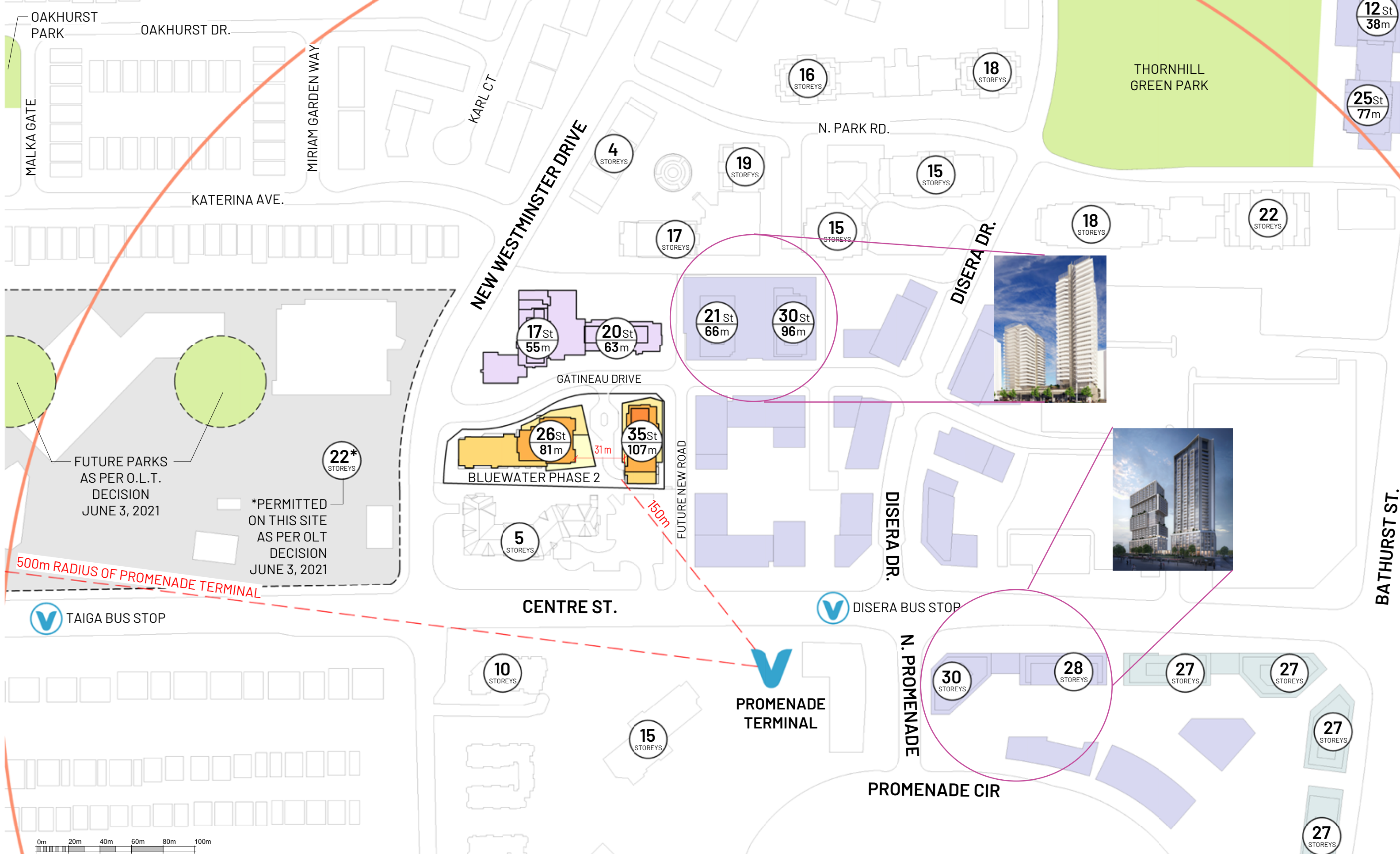


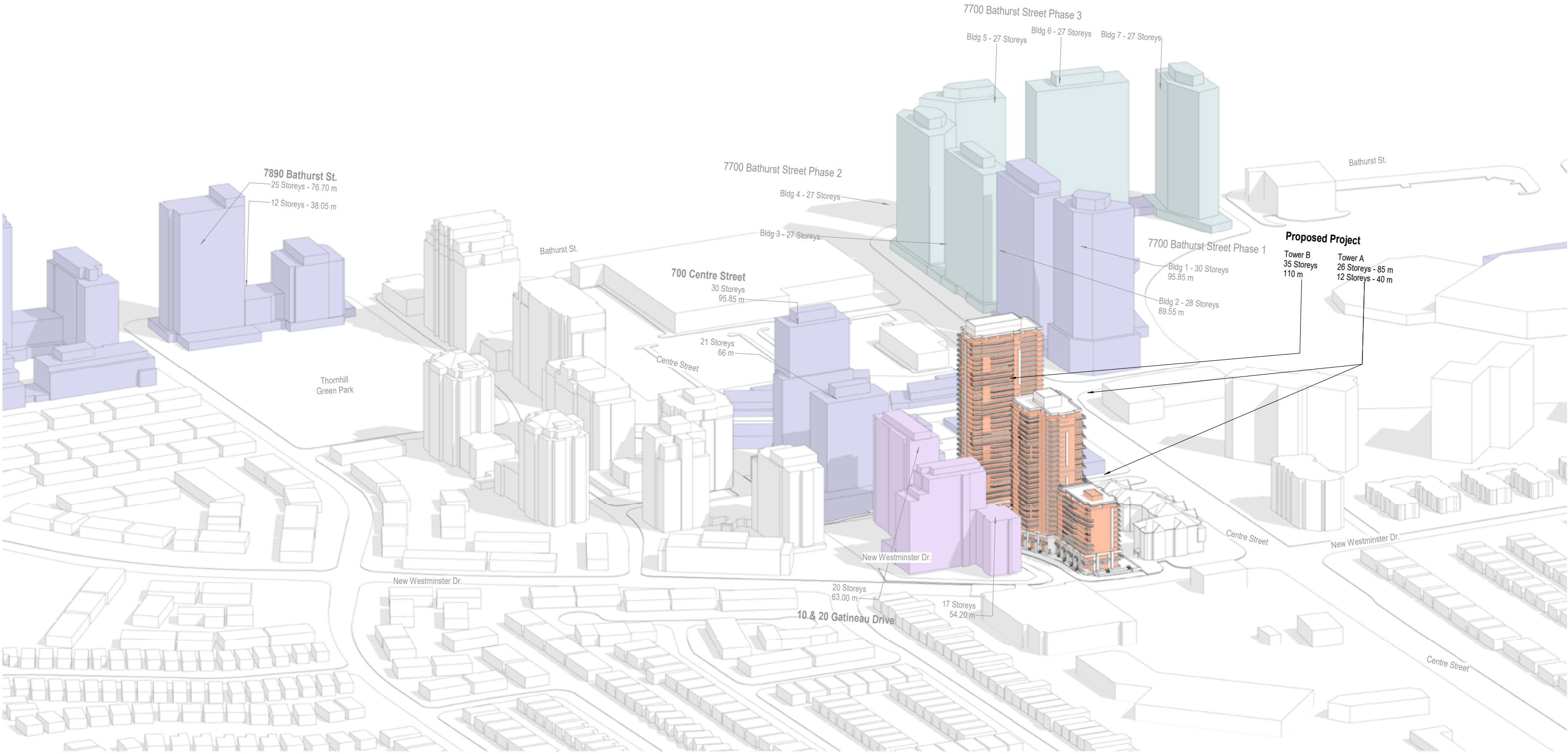
CONTEXT ANALYSIS



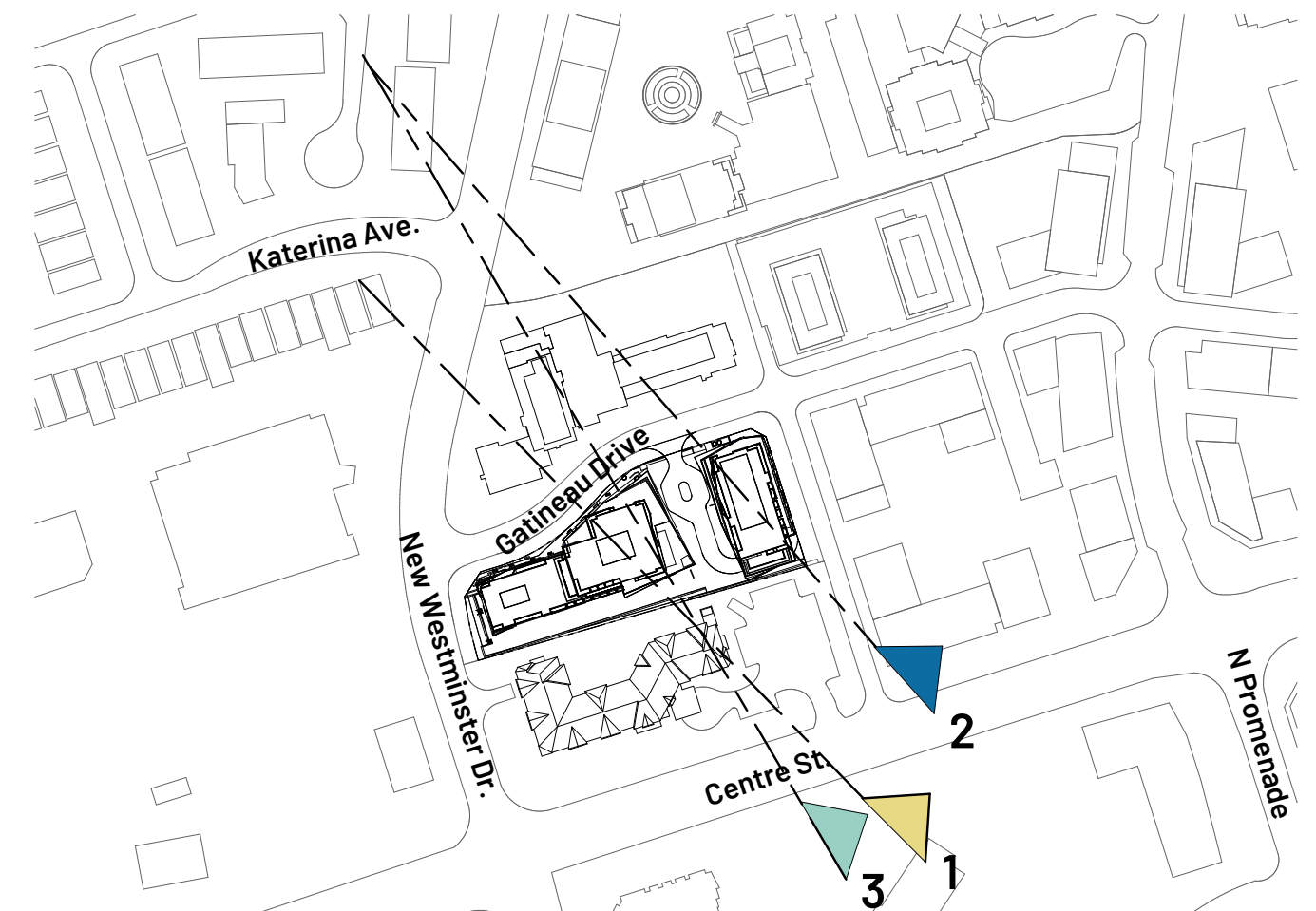
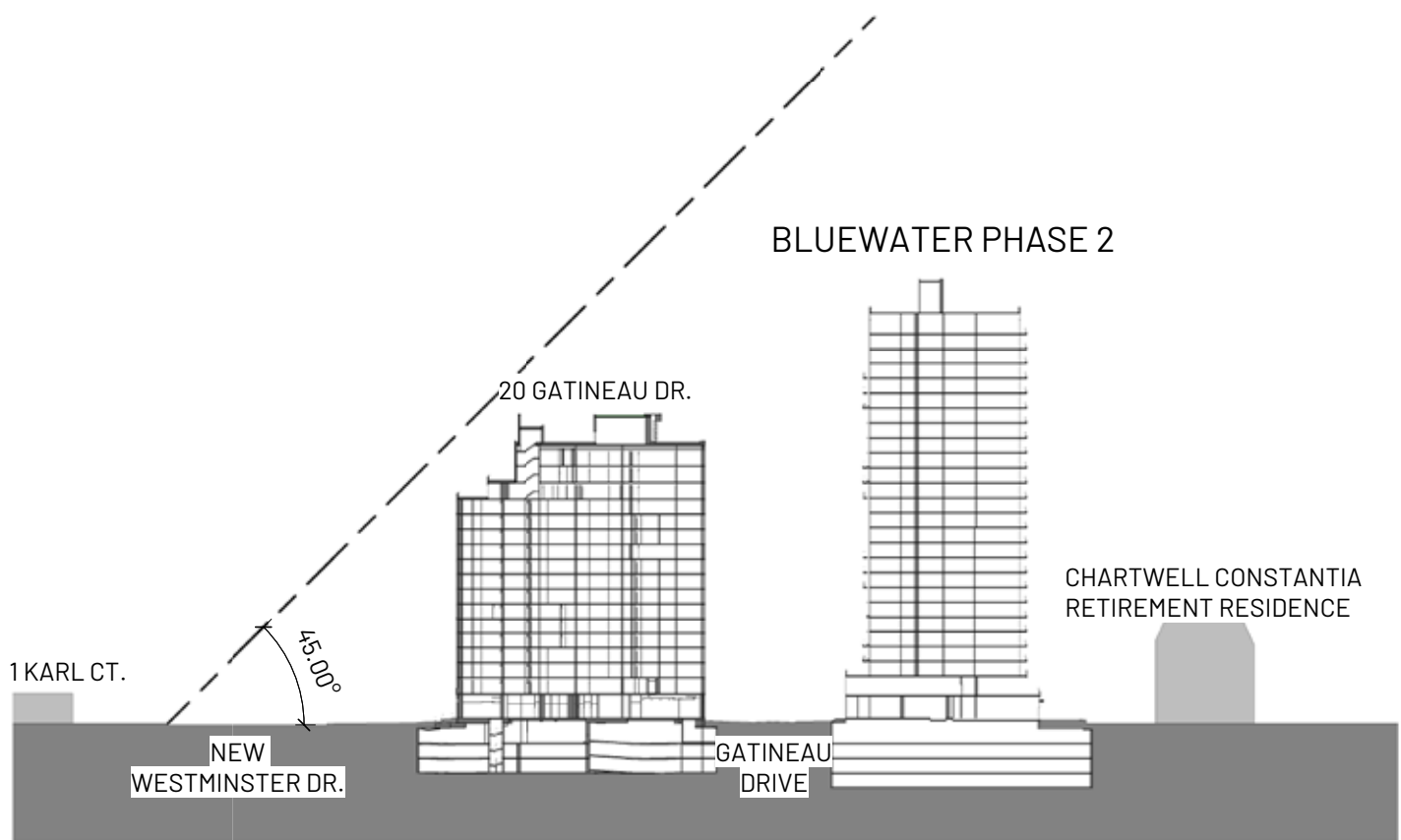
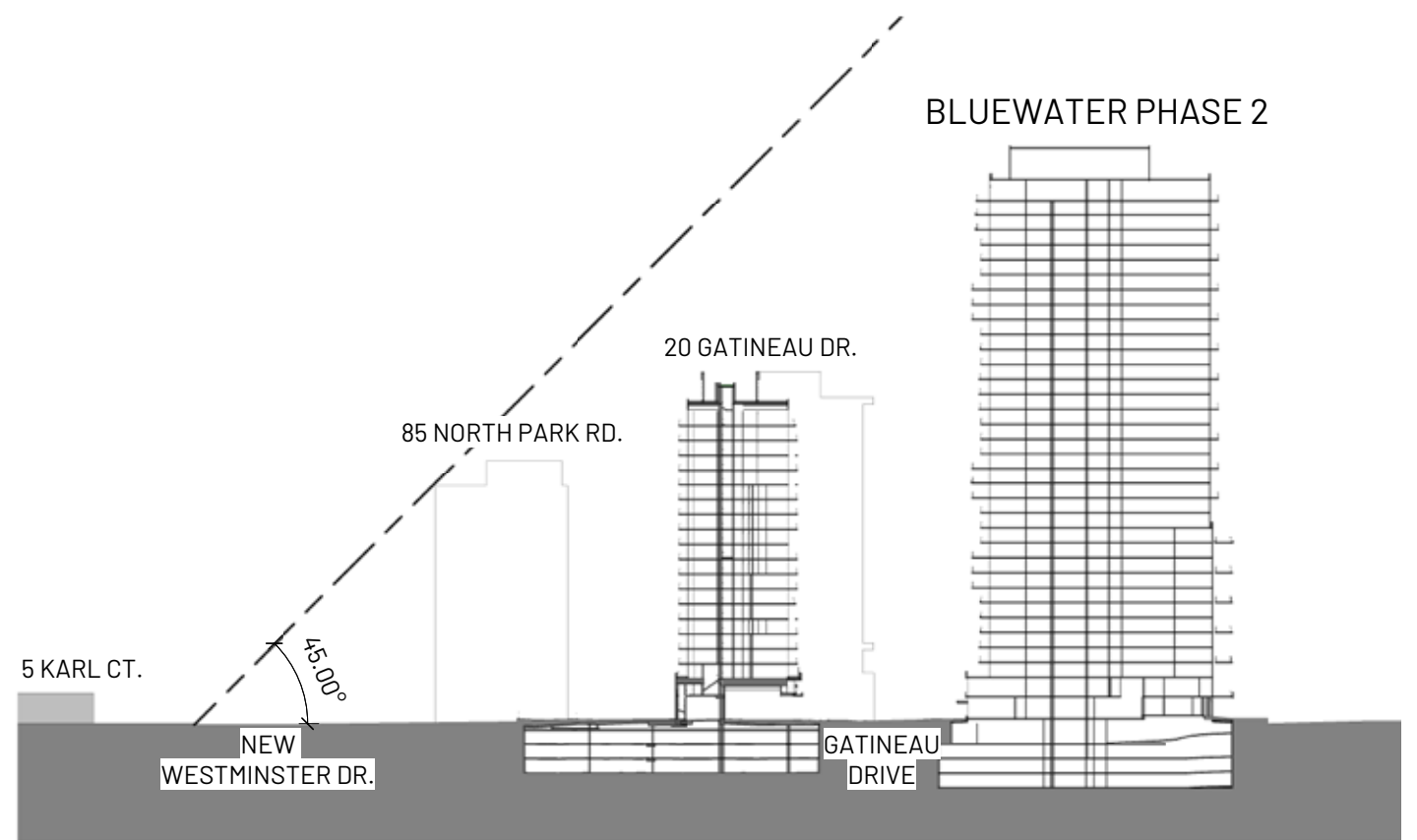
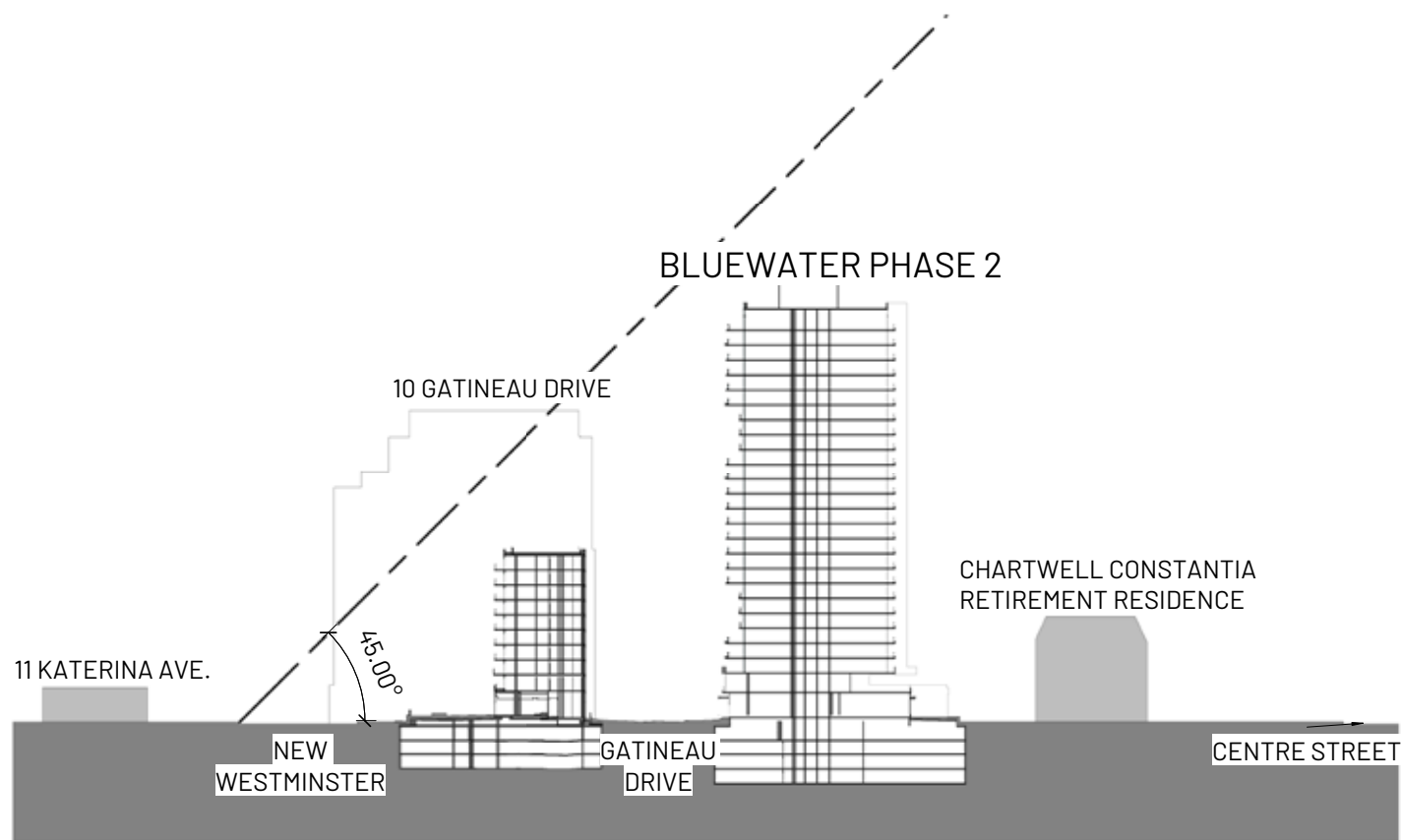
0m 20m 40m 60m 80m 100m



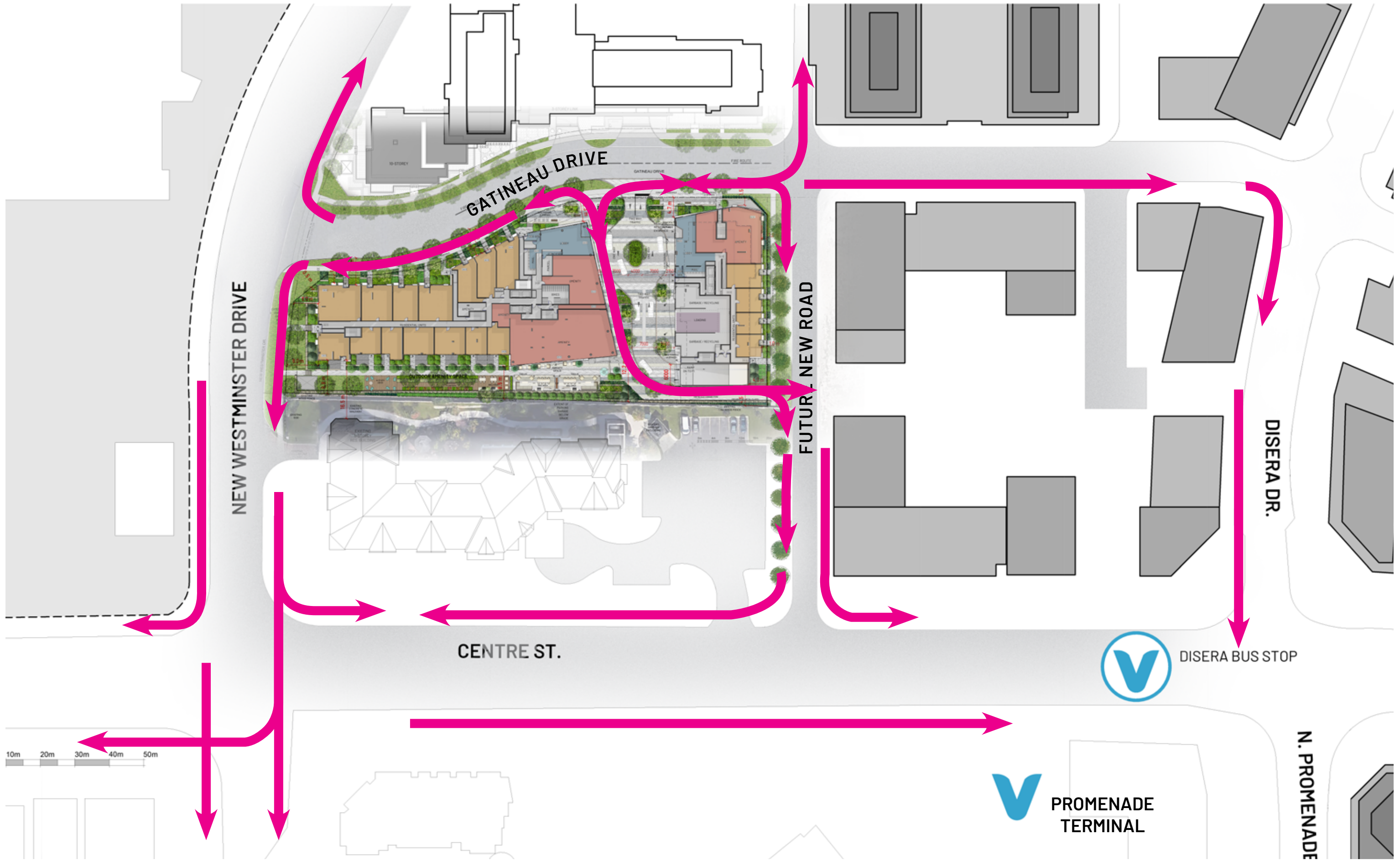




- PHASE 01
- PROPOSED DEVELOPMENTS
- PROPOSED PROJECT - PHASE 02
- FUTURE PROJECTS



CONTEXT ANALYSIS



NEW WESTMINSTER DRIVE

NEW WESTMINSTER DR.

10-STOREY

GATINEAU DRIVE

GATINEAU DRIVE

GATINEAU DRIVE

2 STOREY
9.0m

2 STOREY
9.0m

BUILDING A
26 STOREY
81.0m

MECH PENT.
42.1m

12 STOREY
38.5m

MECH PENT.
87.5m

OUTDOOR
AMENITY
TERRACE

1 STOREY
5.0m

BUILDING B
35 STOREY
107.0m

12 STOREY
38.5m

MECH PENT.
114.0m

2 STOREY
9.0m

5.9m

30.0m

20.0m

1.5m

0.5m
1.0m

2.4m

2.0m

31.0m

13.0m

1.6m

5.0m

13.5m

8.5m

25.0m

12.2m

2.0m

1.0m

1.8m

4.0m

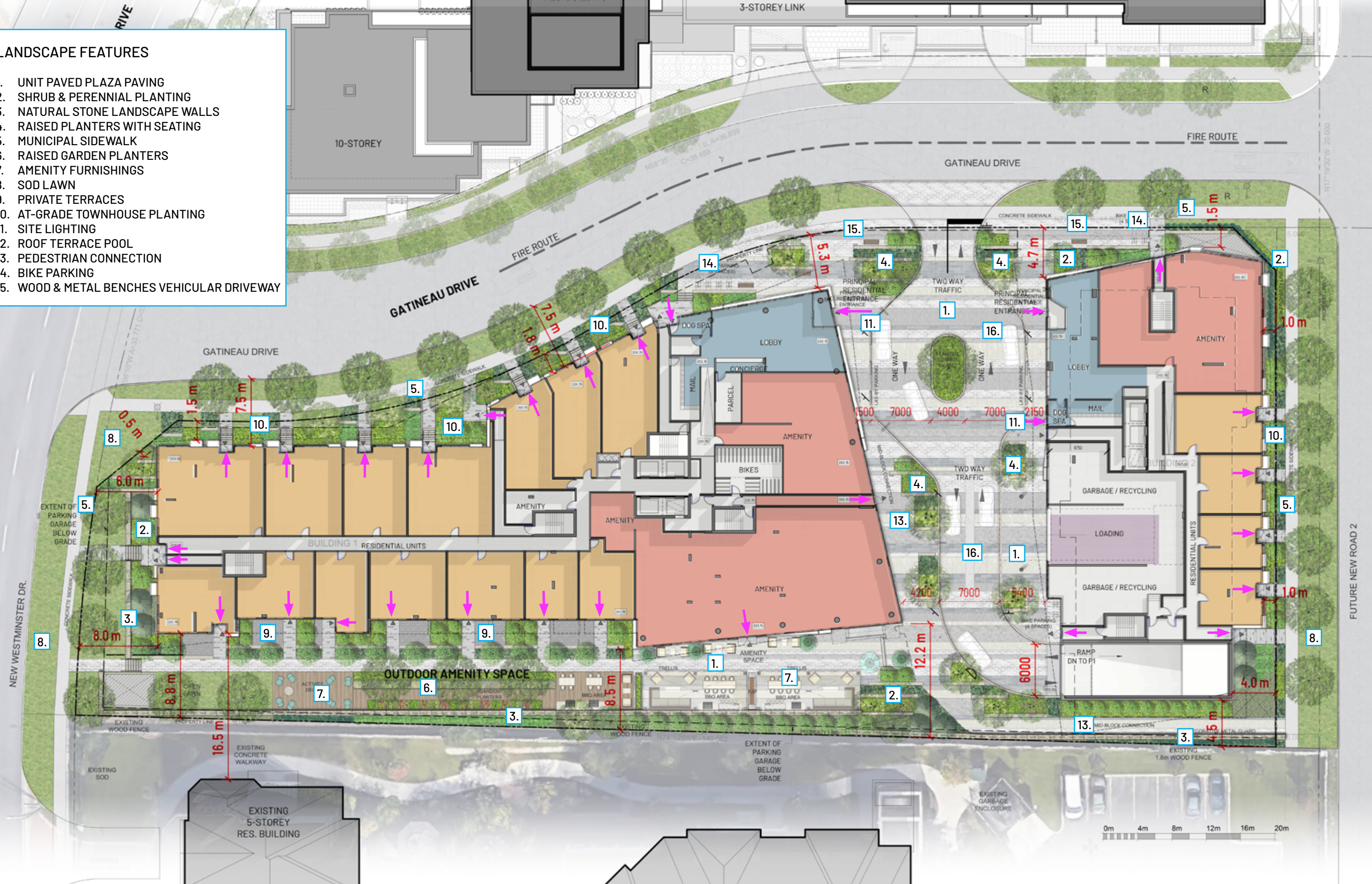
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FUTURE NEW ROAD 2



LANDSCAPE FEATURES

1. UNIT PAVED PLAZA PAVING
2. SHRUB & PERENNIAL PLANTING
3. NATURAL STONE LANDSCAPE WALLS
4. RAISED PLANTERS WITH SEATING
5. MUNICIPAL SIDEWALK
6. RAISED GARDEN PLANTERS
7. AMENITY FURNISHINGS
8. SOD LAWN
9. PRIVATE TERRACES
10. AT-GRADE TOWNHOUSE PLANTING
11. SITE LIGHTING
12. ROOF TERRACE POOL
13. PEDESTRIAN CONNECTION
14. BIKE PARKING
15. WOOD & METAL BENCHES VEHICULAR DRIVEWAY



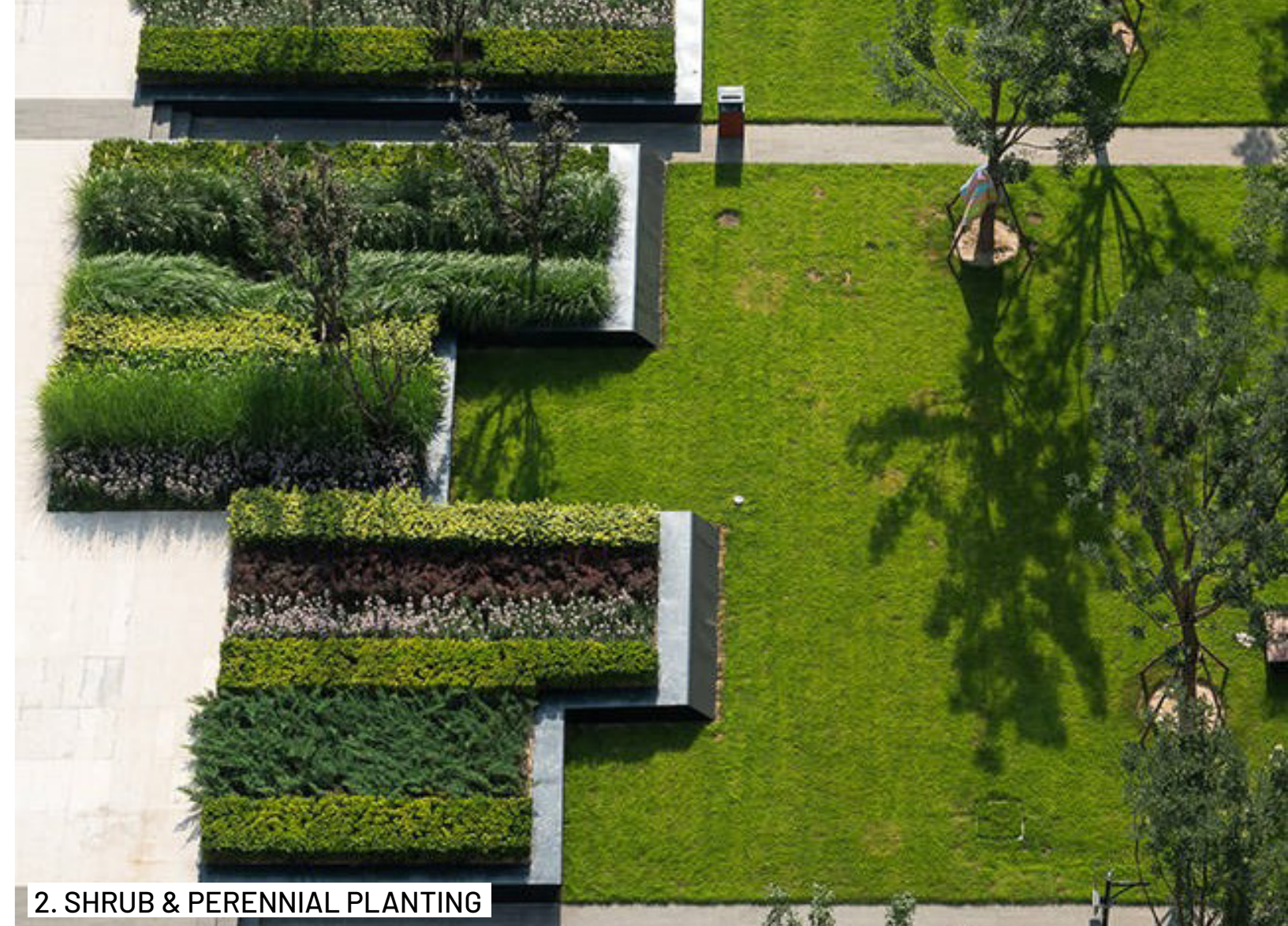
GROUND FLOOR PLAN



4. RAISED PLANTERS WITH SEATING



10. AT-GRADE TOWNHOUSE PLANTING



2. SHRUB & PERENNIAL PLANTING



1. UNIT PAVED PLAZA PAVING

LANDSCAPE INFLUENCES



7. AMENITY FURNISHINGS



3. NATURAL STONE LANDSCAPE WALLS



11. SITE LIGHTING



6. RAISED GARDEN PLANTERS

LANDSCAPE INFLUENCES







VIEW NORTH FROM CENTRE STREET