



COMMUNICATION C125

ITEM NO. 3

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

March 1, 2022

216-220 DOUGHTON ROAD

**Public Meeting:
Draft Plan of Subdivision**

March 1st, 2022

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**BDP.
Quadrangle**


SIGNATURE
COMMUNITIES

 **ELITE**
CONSTRUCTION INC


MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

CURRENT SITE CONDITION



Site Stats:

- Existing Industrial/Commercial Lands.
- 6,596 sq. m (1.63 ac) in size.
- Approx. 62 m frontage on Doughton Road.

Transit Routes:

- Within 800 m of the VIVA Bus Rapid Transit Station – Creditstone.
 - Connecting riders to all VIVA Rapid Transit Lines.
- Within 500 m of the Vaughan Metropolitan Centre Subway Station.
 - Connecting riders to the TTC Line 1 subway extension.

CURRENT SITE CONDITION



Looking North on Doughton Road towards the Subject Lands: Existing Commercial/Industrial Establishments and surface parking.

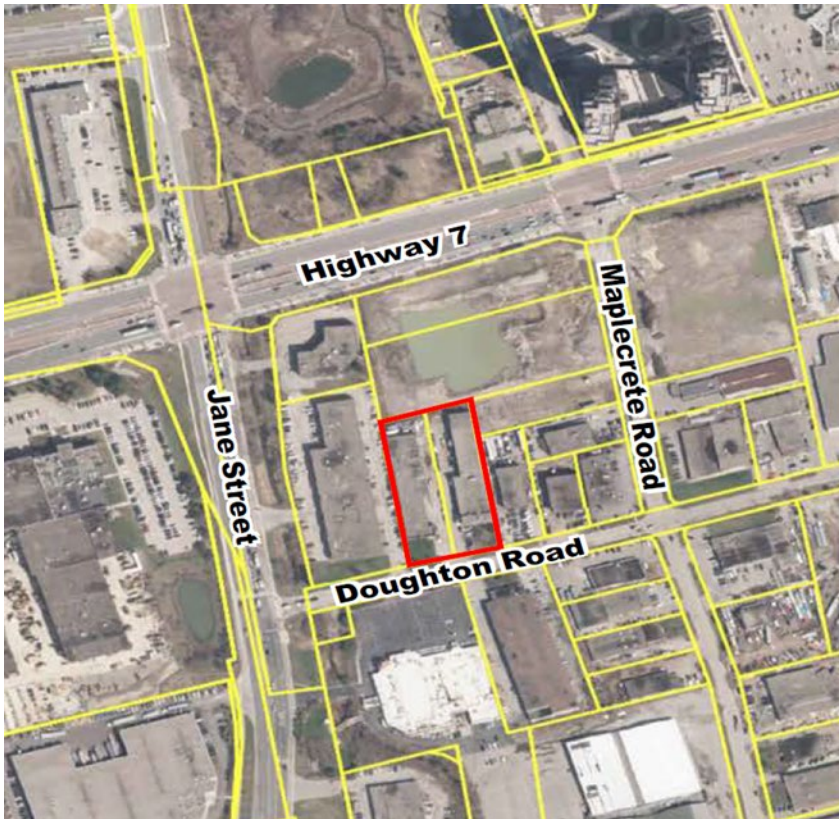


Looking North West on Doughton Road towards the Subject Lands: Existing Triple Touch Moulding Ltd and surface parking.



Looking North East on Doughton Road towards the Subject Lands: Existing City Kitchens Inc and surface parking.

SURROUNDING LAND USES



North: Lands immediate north have been re-designated for mixed use development. Further north is Highway 7 and the two (2) recently constructed mixed-use residential tower development.

South: Paradise Banquet and Convention Centre and industrial lands with existing two-storey industrial/office buildings. These lands have been designated for future mixed use development.

East: Industrial operations with existing two-storey industrial/office buildings and an adult entertainment lounge. These lands have been designated for future mixed use development. Further east is Maplecrete Road.

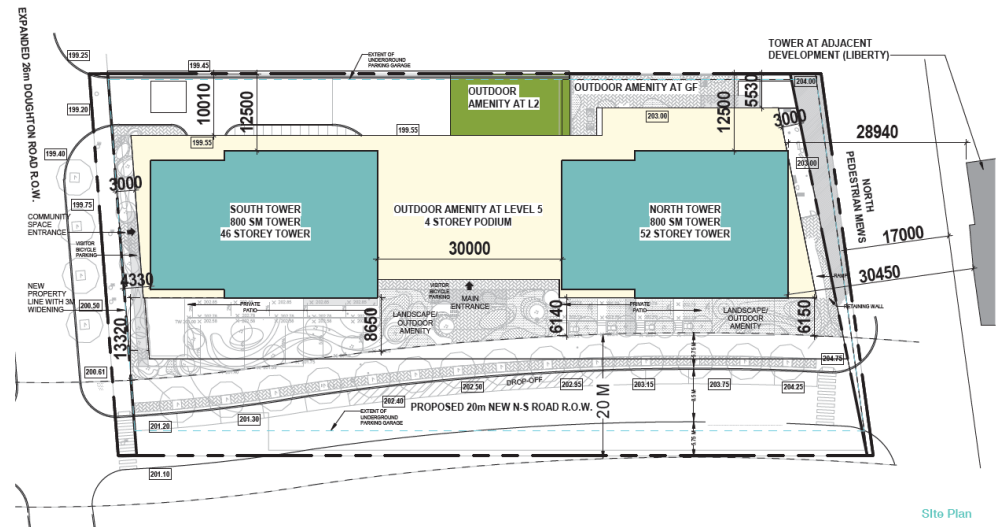
West: Commercial lands with an existing two-storey building and Jane Street. These lands have been designated for future mixed use development as well as for the Black Creek realignment.

PROPOSAL



PROPOSED BUILT FORM

- Proposed 46-storey and 52-storey residential towers with 4-storey podium residential development.
- Total Residential GFA of 85,032 sq. m.
- 1,148 Units:
 - 3 Bachelor units (0.2%).
 - 173 1-bedroom units (15.1%).
 - 575 1-bedroom + Den units (50.1%)
 - 389 2-bedroom units (33.9%)
 - 17 3-bedroom units (1.5%).
- 574 Parking spaces:
 - 402 residential parking spaces.
 - 172 visitor parking spaces.
- 500 sq. m. of community space.



DRAFT PLAN OF SUBDIVISION



A Draft Plan of Subdivision is sought to implement the proposed blocks and road within the Subject Lands:

- Block 1 – High Density Residential;
- Block 2 – Road;
- Block 3 – Road Widening;
- Block 4 – Mews
- Block 5 – Strata

VEHICULAR AND PEDESTRIAN NETWORK



DRAFT PLAN OF SUBDIVISION

The *Planning Act* is a provincial legislation that sets out the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them. The following is a summary of how the relevant policies of Section 51 (24) of the *Planning Act* have been considered:

- The proposed Draft Plan of Subdivision maintains provincial interests.
- The Subject Lands are within an Urban Growth Centre and Major Transit Station Area as defined by the Growth Plan.
- The proposal is in the public interest as it will allow for better utilization of the Subject Lands without the need to re-designate other lands for these purposes.
- The proposal will not create undue environmental or public health and safety concerns
- The proposal will contribute to providing for connectivity and active transportation.
- The proposed Plan conforms to the Regional OP, City OP and Secondary Plan.
- The Subject Lands will not generate measurable impact on the operations of abutting roadways or intersections.
- The blocks have been designed to optimize the use of land for the proposal and public street while still achieving an appropriate built form and density.
- The proposed north south road will connecting to the greater road network proposed within the immediate area, specifically lands to the north.



THANK-YOU
ANY QUESTIONS?