

COMMUNICATION C159.
ITEM NO. 5
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
April 5, 2022



Community Consultation Meeting

2600 and 2700 Steeles Avenue West
Vaughan

April 5, 2022 | 7:00pm

Meet Our Team



Bousfields Inc.



Rafael + Bigaskus
Architects



Strybros Barron King



WSP

Zancor – Who We Are

Building Communities That Make A Difference

At Zancor Homes, we understand a neighborhood is only as strong as the people who live there, and it is their passion for a community that makes it thrive. We have a great responsibility to enhance our communities with parks, playgrounds, natural spaces, schools, job opportunities and access to local shops and amenities because how you live is as important as where you live.

Our core ideals have shaped every neighborhood and condo we have created over the last 30 years, which includes over 3000 homes , in both low-rise and high-rise developments.

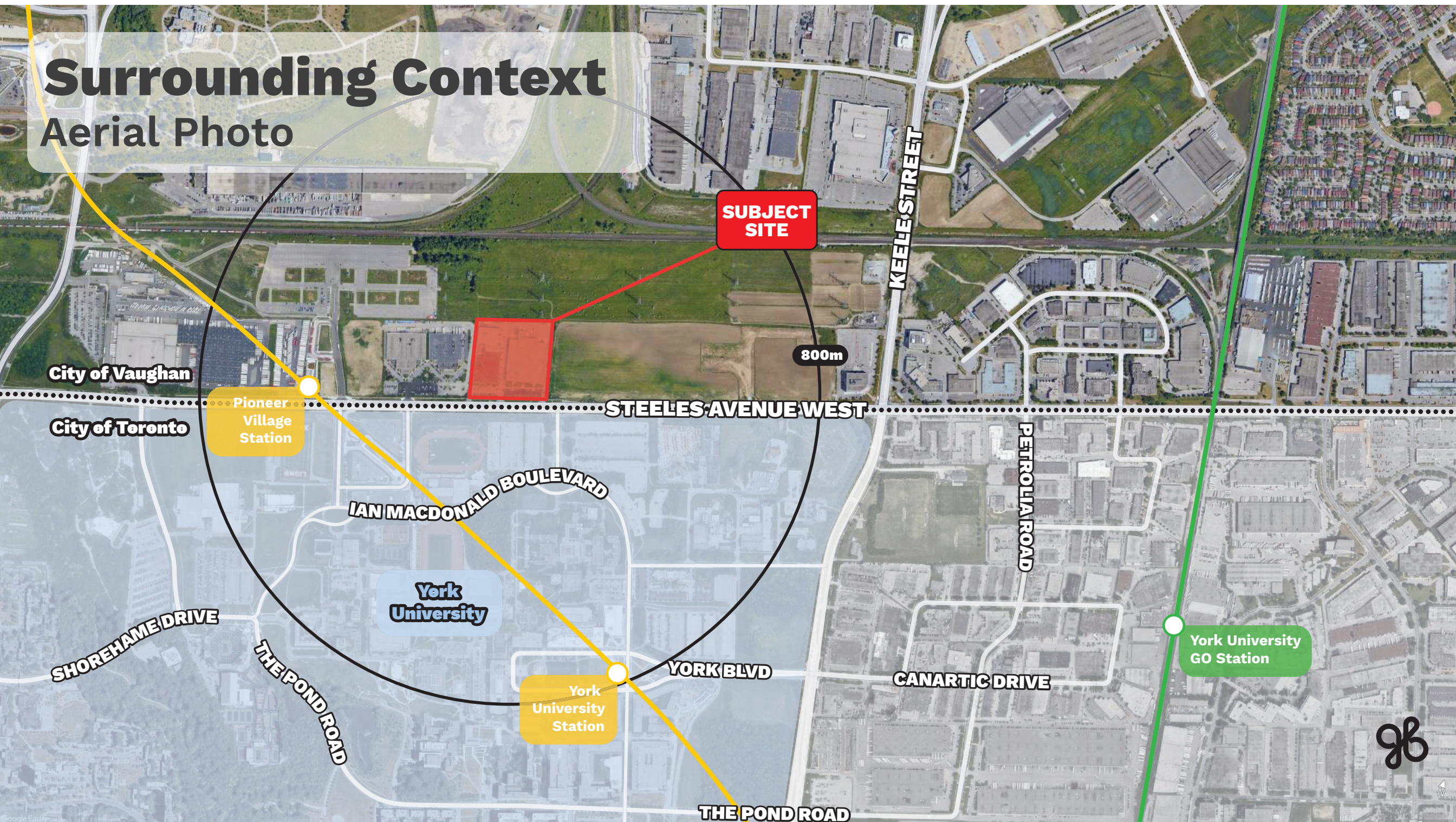
Our communities have included flexible healthy spaces combining retail, restaurants, work hubs and our residents. That means neighbours can shop, dine, work live and play where they call home.

Designing communities with an array of unit mixes and a variety of uses to attract residents from different socio-economic backgrounds, we have created vibrant, safe and Sustainable Urban communities with a balance of intelligent planning.



Surrounding Context

Aerial Photo



Subject Site

Aerial Photo

Pioneer
Village
Station

SETTLERS ROAD

STEELES AVENUE WEST

Pioneer
Village
Station

NW GATE

HOWARD MOSCOE WAY

IAN MACDONALD BOULEVARD

FOUNDERS ROAD

SUBJECT
SITE



Surrounding Context Site Photos



Pioneer Village Station



Black Creek Pioneer Village



2300 Steeles Avenue West



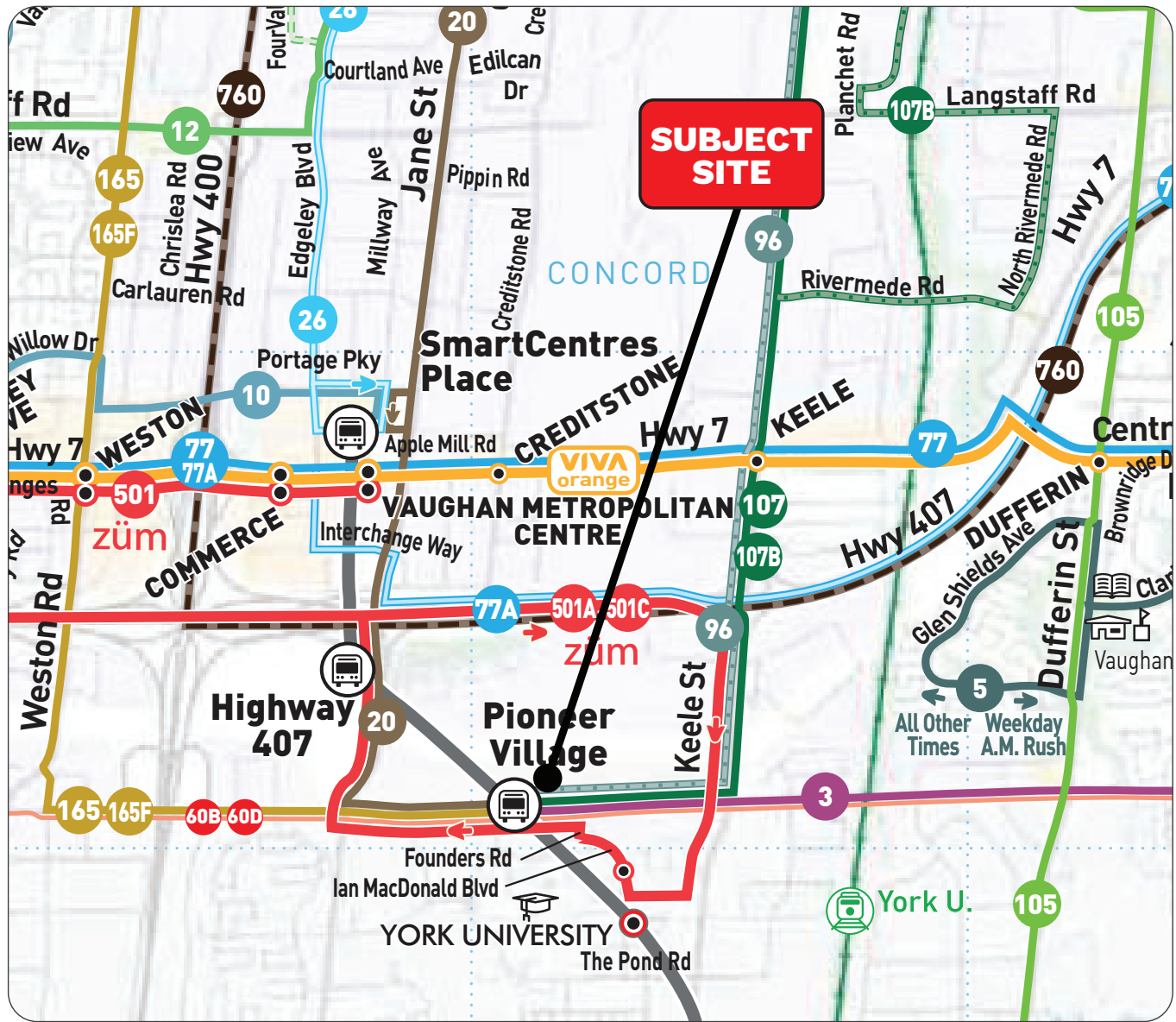
Transit stop adjacent to 2600 Steeles Avenue west



York University Keele Campus



Transit Map

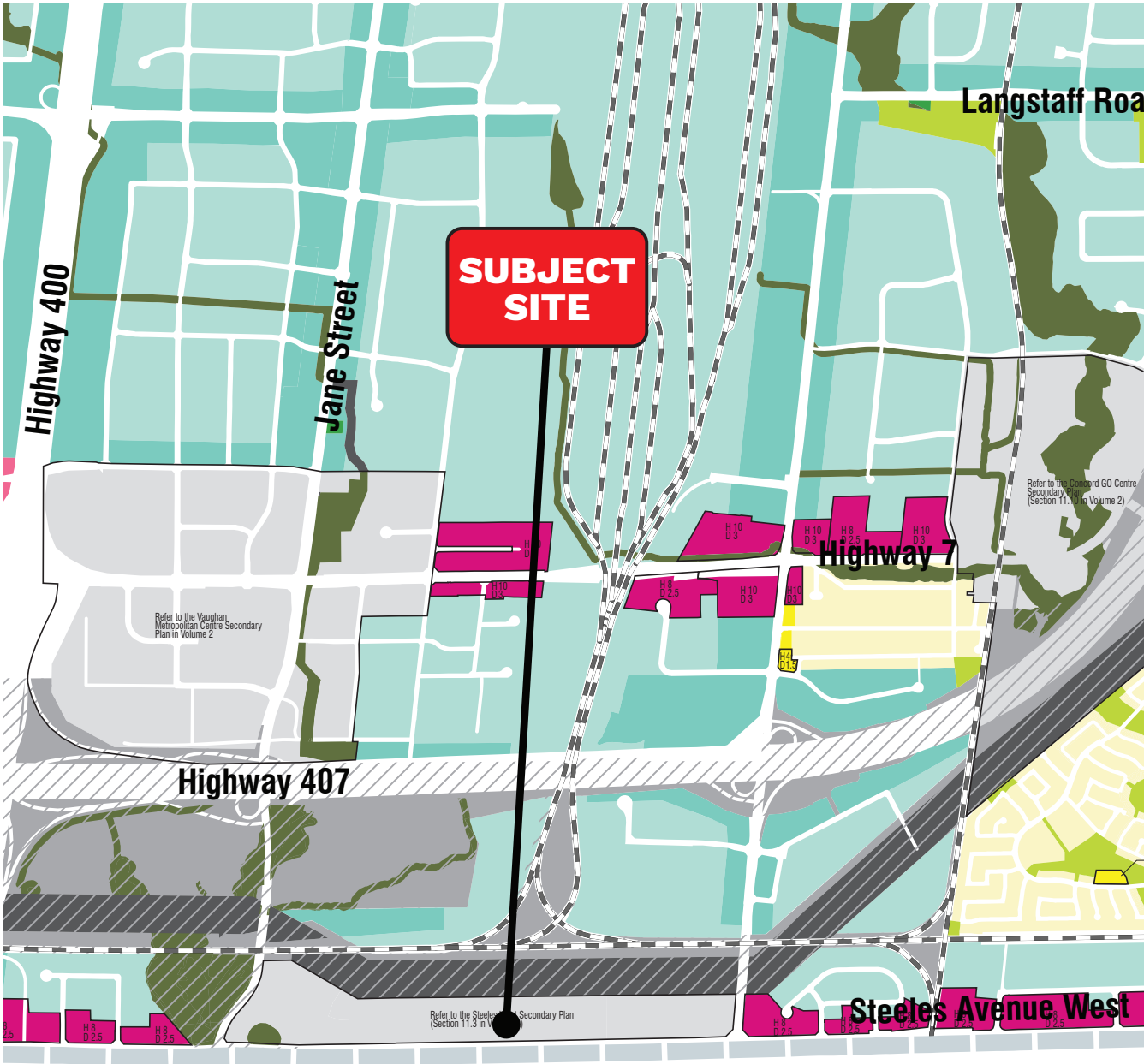


Vaughan Official Plan Schedule 13, Land Use

- Natural Areas
- Parks
- Private Open Spaces
- Agricultural
- Rural
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- High-Rise Residential
- High-Rise Mixed-Use
- Community Commercial Mixed-Use
- Employment Commercial Mixed-Use
- General Employment
- Prestige Employment
- Major Institutional
- New Community Areas
- Theme Park and Entertainment
- Parkway Belt West Lands
- Infrastructure and Utilities
- Lands Subject to Secondary Plans (See Schedules 14A)
- Roads
- Railway
- Greenbelt Plan Area & Oak Ridges Moraine Conservation Plan Area
- Oak Ridges Moraine Natural Core
- Oak Ridges Moraine Natural Linkage
- Oak Ridges Moraine Countryside

- Hamlet
- See Minister's Decision on ORMCP Designation
- Municipal Boundary

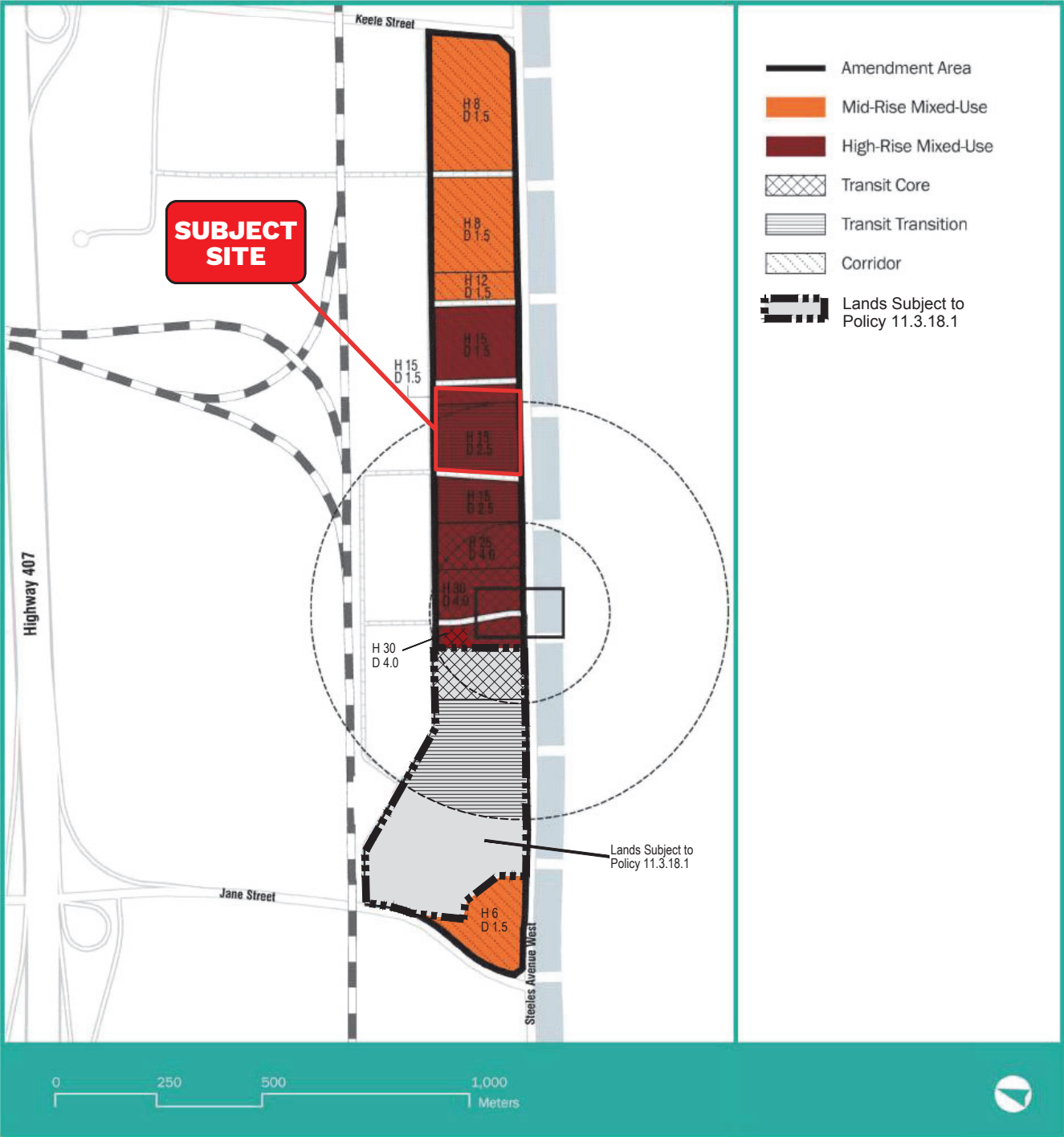
Refer to Schedules 14B-C for Lands Subject to Area and Site Specific policies in Volume 2



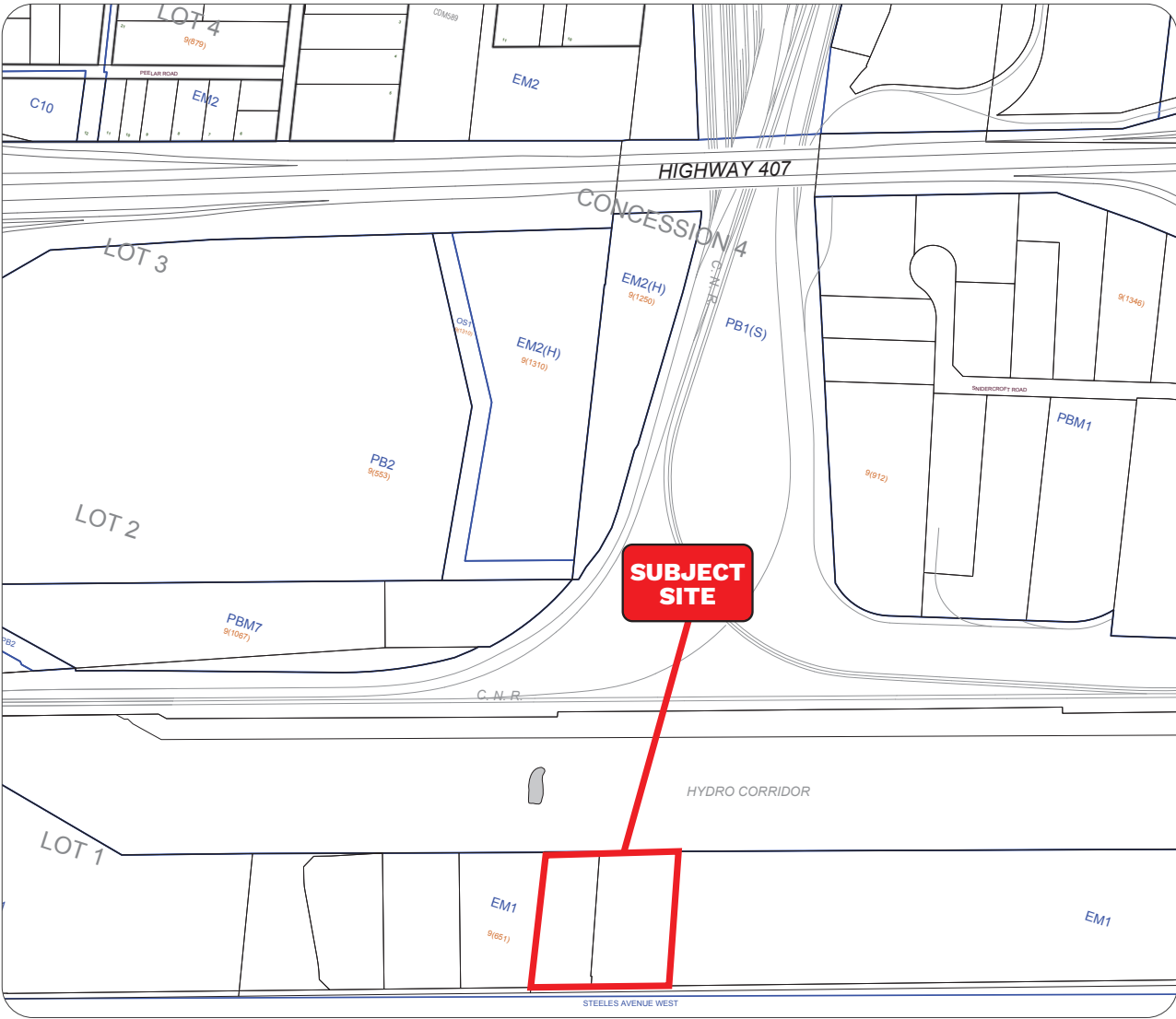
Steeles West

Secondary Plan

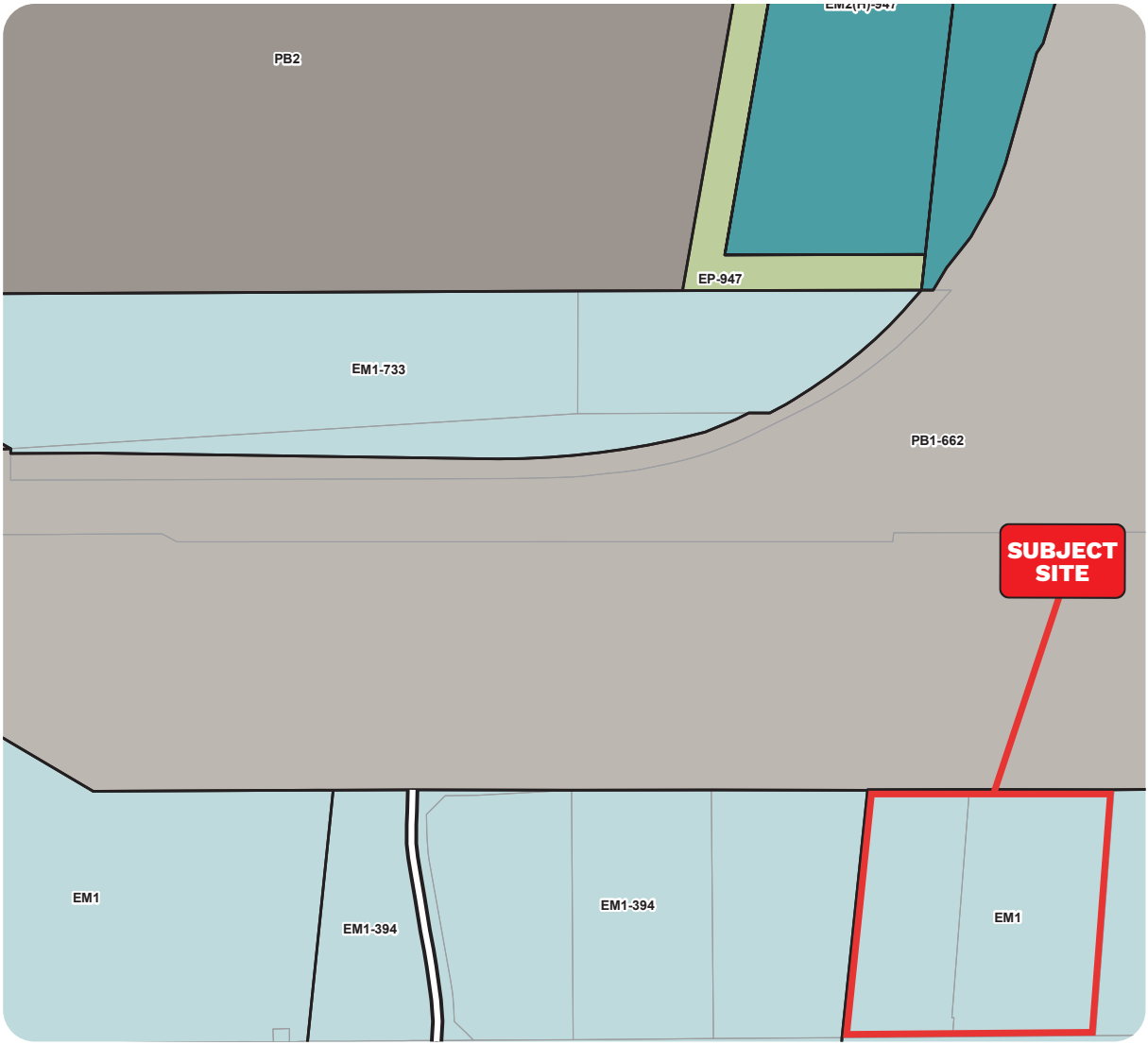
Map 11.3.A, Land Use



Zoning



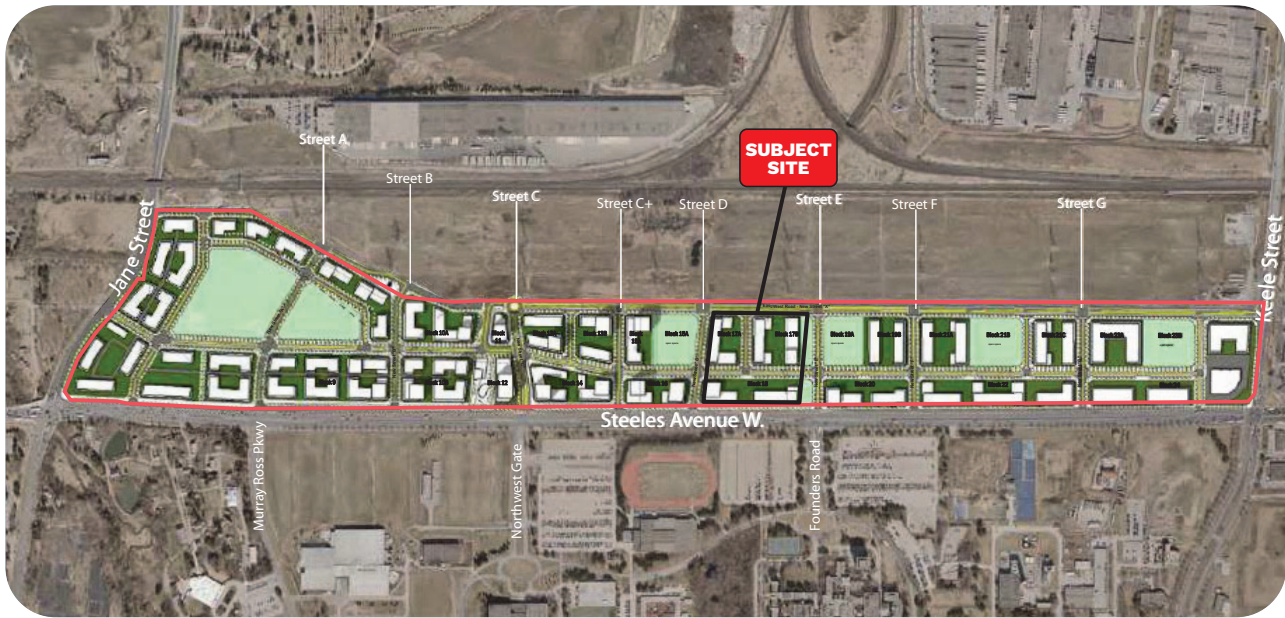
By-law 1-88



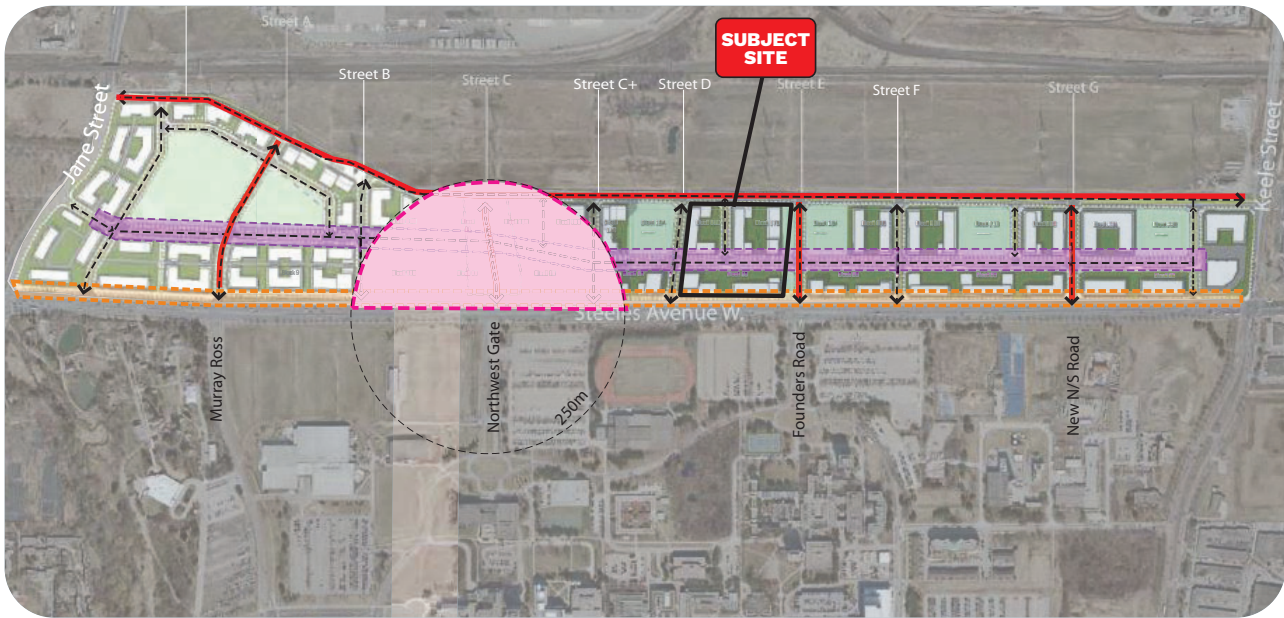
By-law 2021-1



Steeles West Urban Design Guidelines



Steeles West Urban Design and Streetscape
Plan Development Concept



Steeles West Urban Design and Streetscape
Plan Character



Urban Design Vision



**Connectivity and
Walkability**



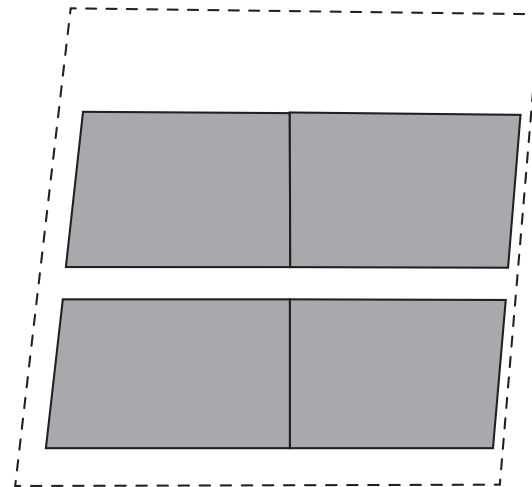
**Transit-Oriented
Development**



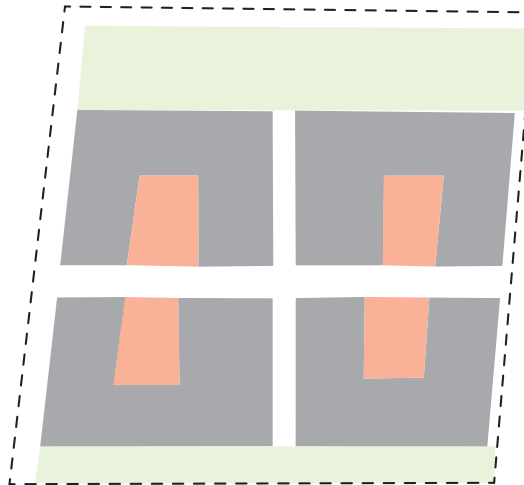
**Enhanced Public Realm
and Sustainability**



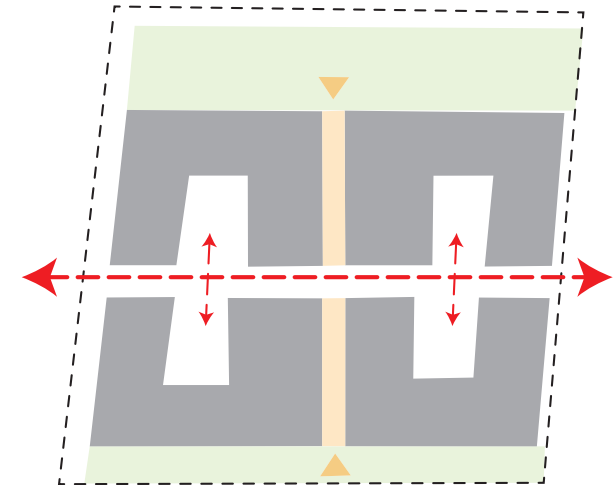
Site Organization



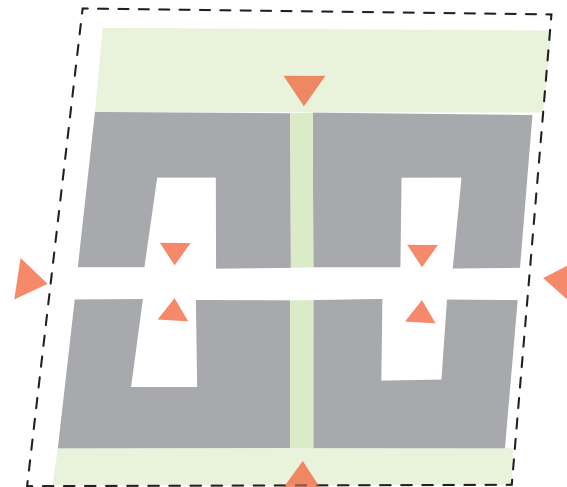
① Separation of the site into blocks



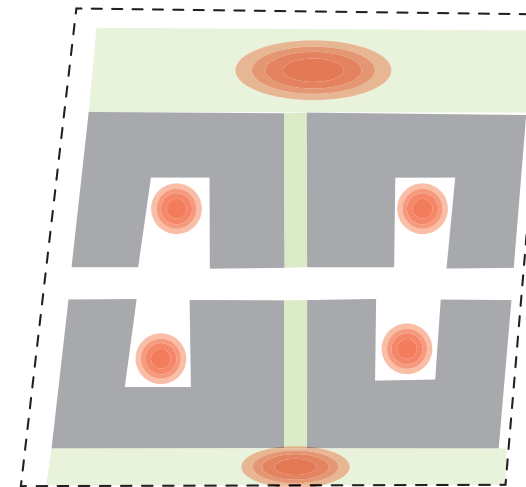
② Internal courtyards



③ Access to courtyards



④ Connection to neighbourhood

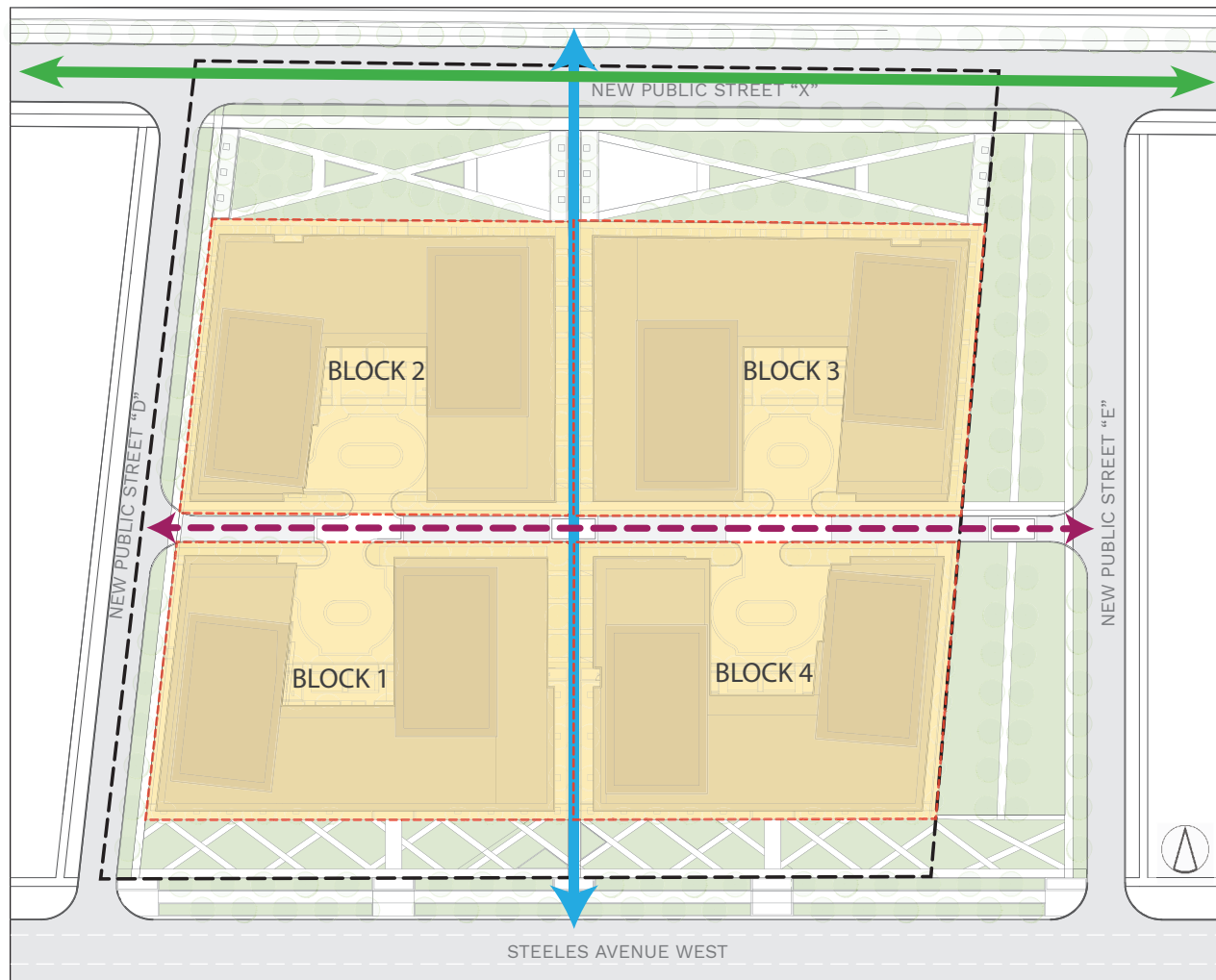


⑤ Gathering spaces

Block Design Process Plan Diagram

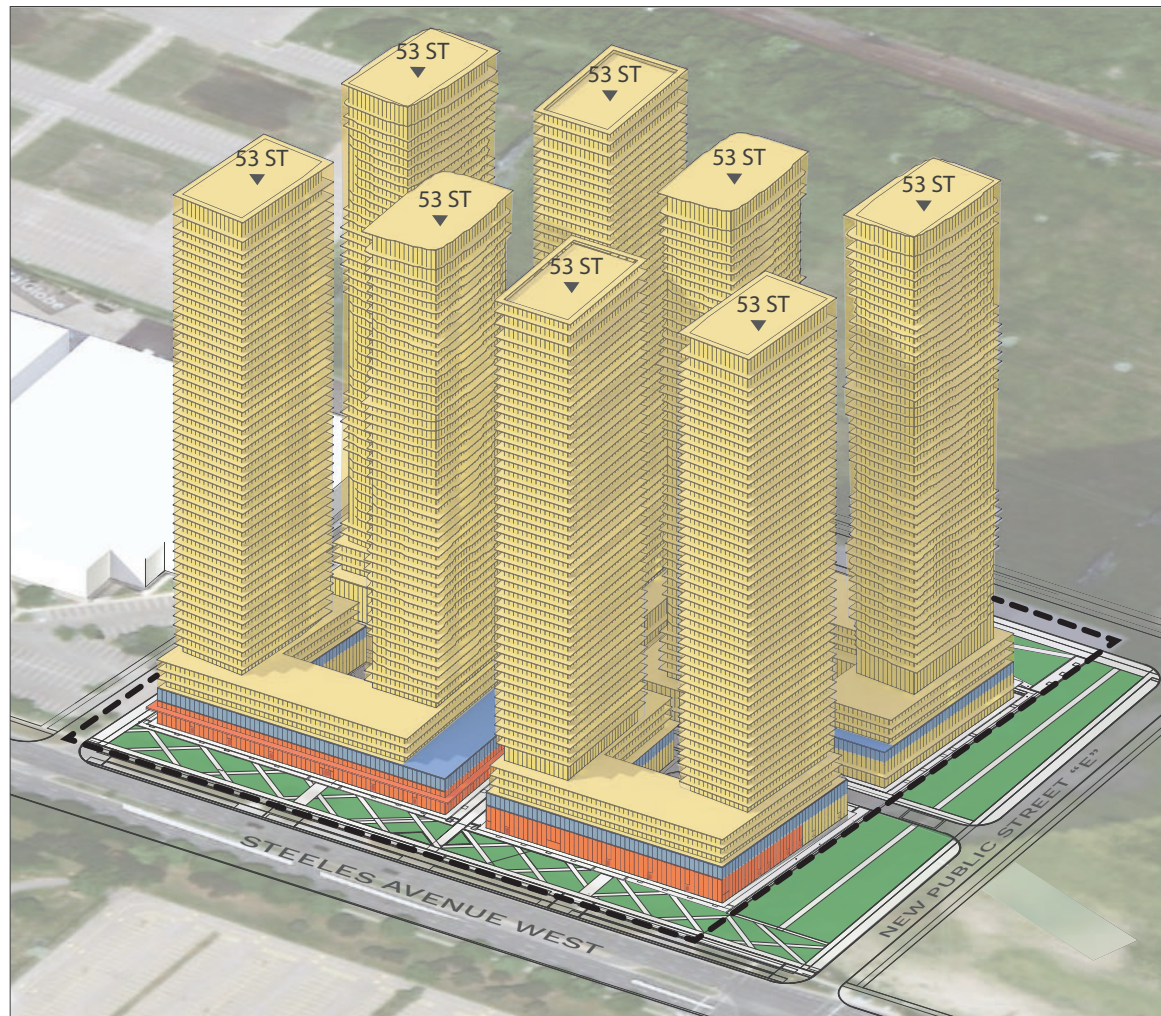


Site Organization



- SUBJECT SITE
- DEVELOPMENT BLOCK
- NEW PRIVATE ROAD
- MID-BLOCK CONNECTION
- NEW EAST-WEST COLLECTOR ROAD

Block and Street Diagram



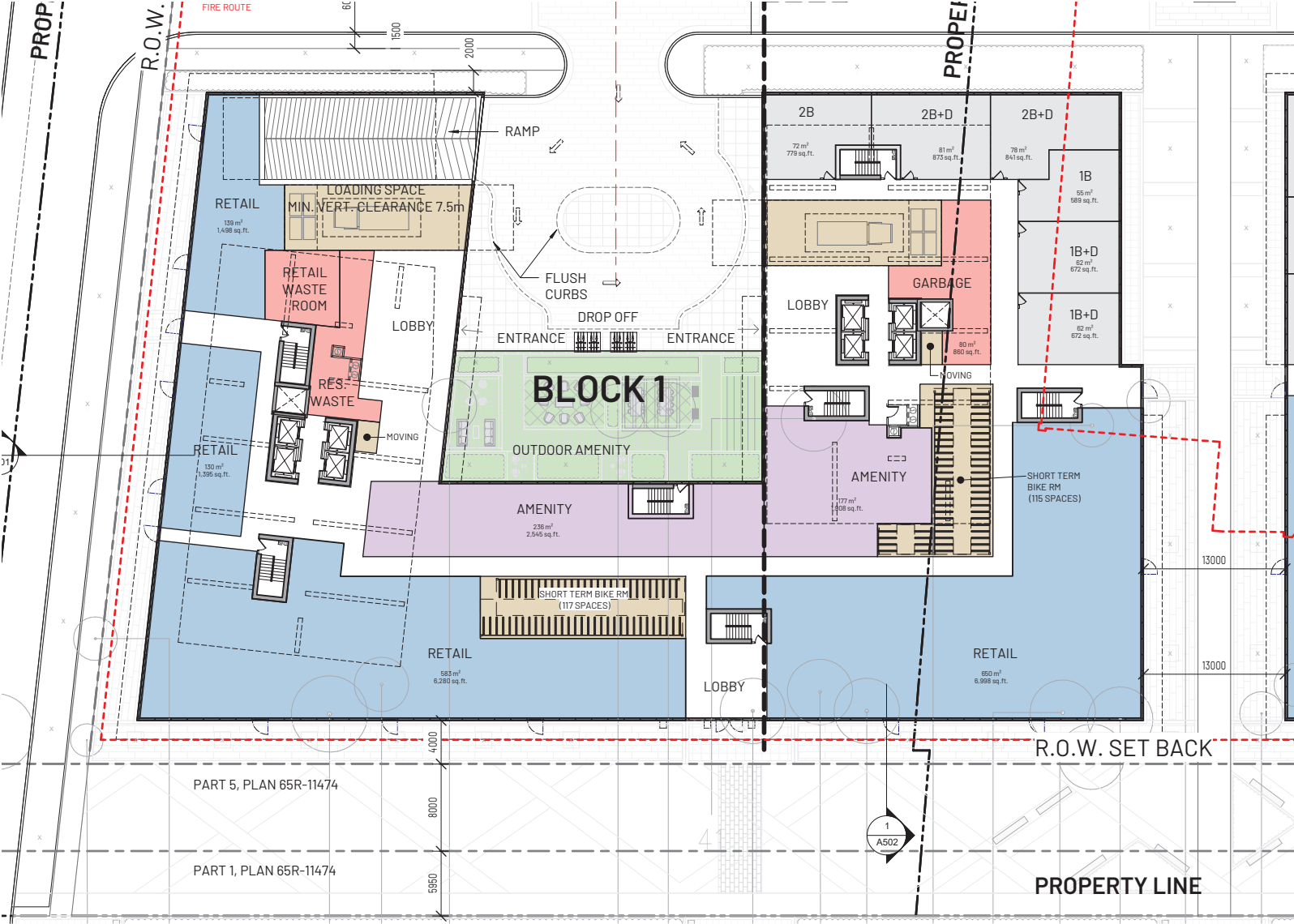
- SUBJECT SITE
- Residential
- Office
- Grade-Related Retail
- Parks & Open Space

Proposed Land Use
Axonometric Diagram



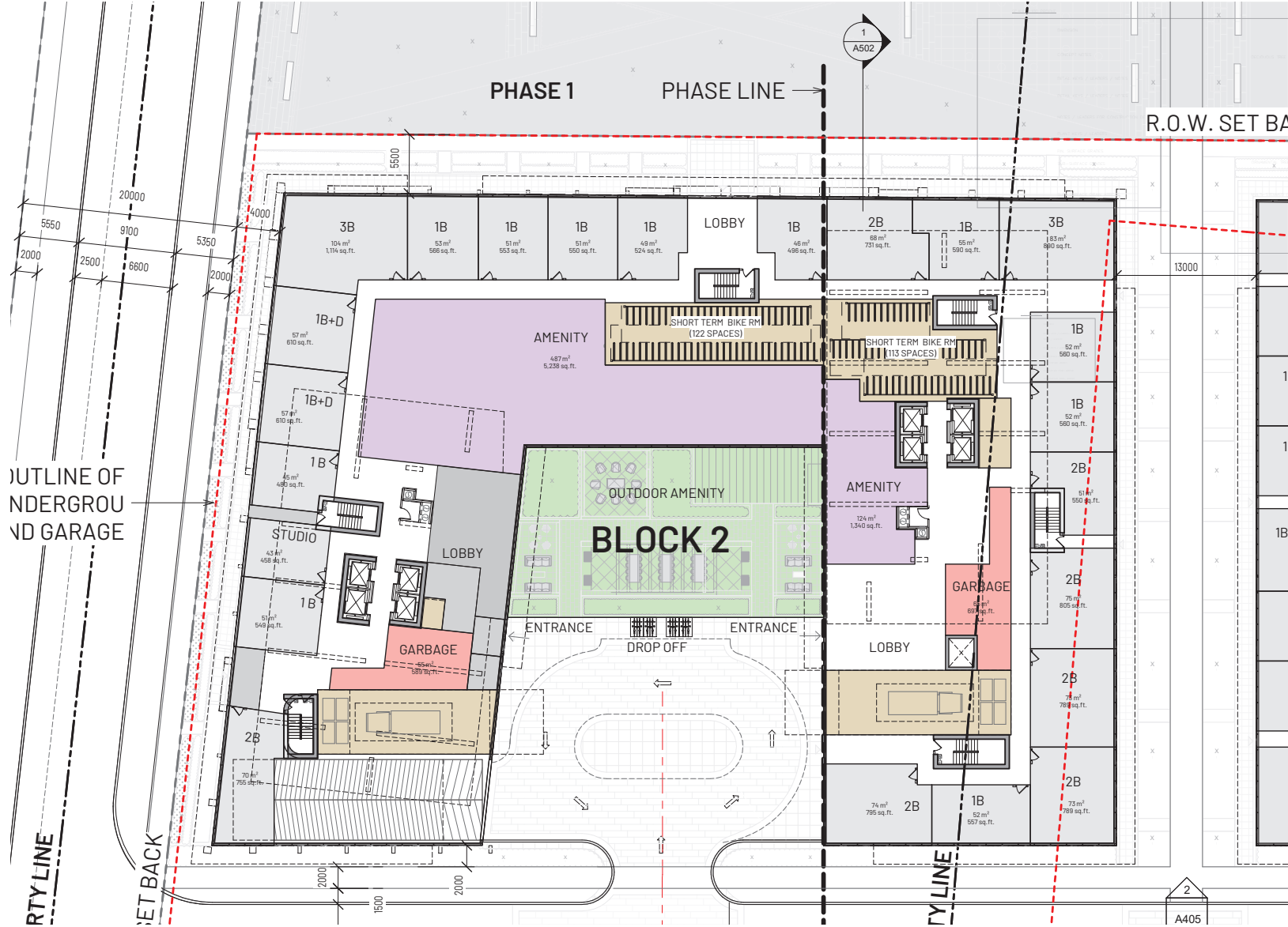
Block 1

Block 1 Area	6,839 SM
Gross Floor Area	- Non-residential - Residential - Total
FSI	Gross: 12.81
Building Height	Tower A = 53 ST; Tower B = 53 ST
Number of Residential Units	1,182
Amenity Space	- Indoor - Outdoor - Total
Total Vehicular Parking	816 spaces
Total Bicycle Parking	1,159 spaces



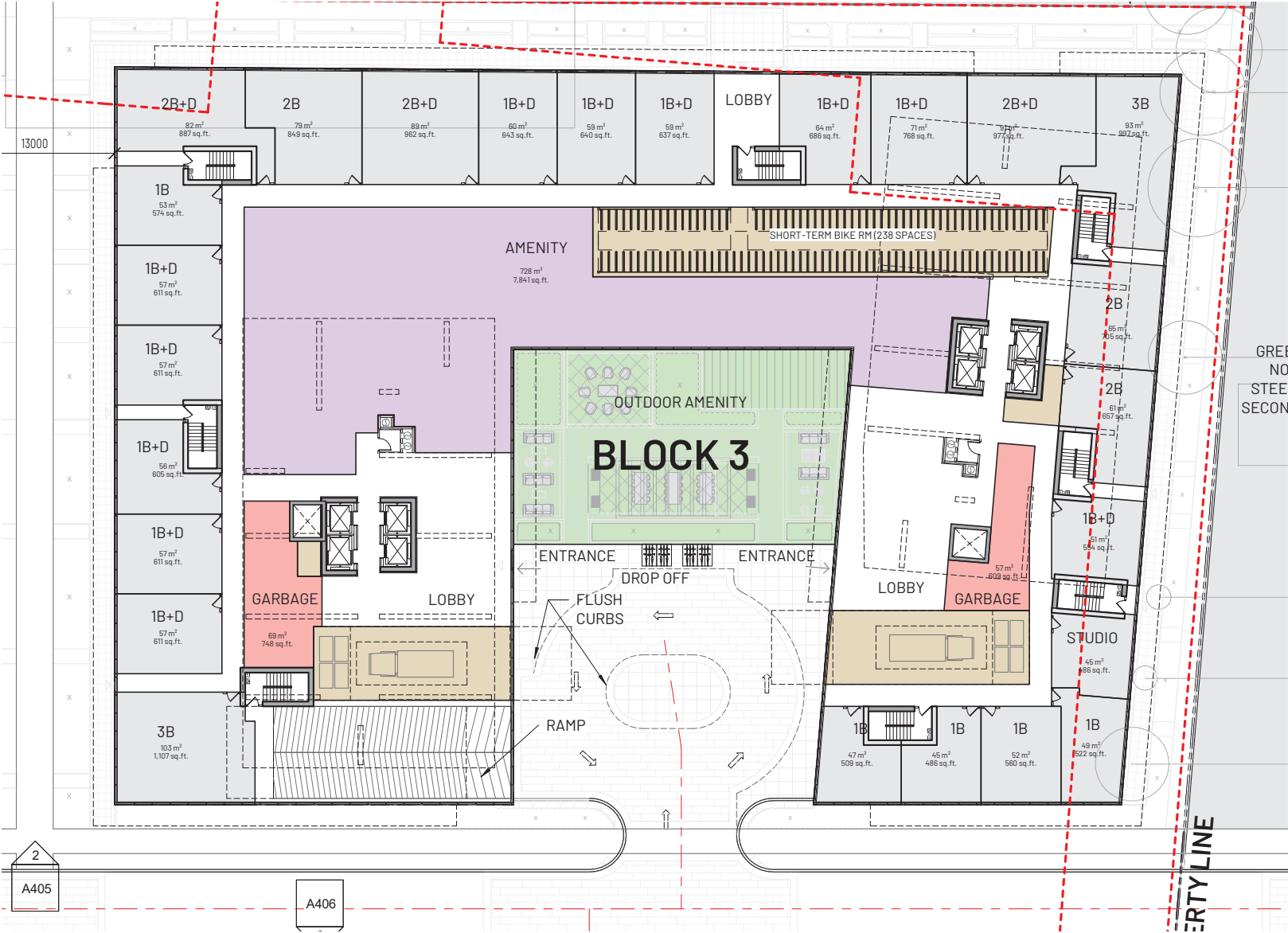
Block 2

Block 1 Area	6,805 SM
Gross Floor Area	- Non-residential - Residential - Total
FSI	Gross: 13.04
Building Height	Tower B = 53 ST; Tower D = 53 ST
Number of Residential Units	1,176
Amenity Space	- Indoor - Outdoor - Total
Total Vehicular Parking	800 spaces
Total Bicycle Parking	1,192 spaces



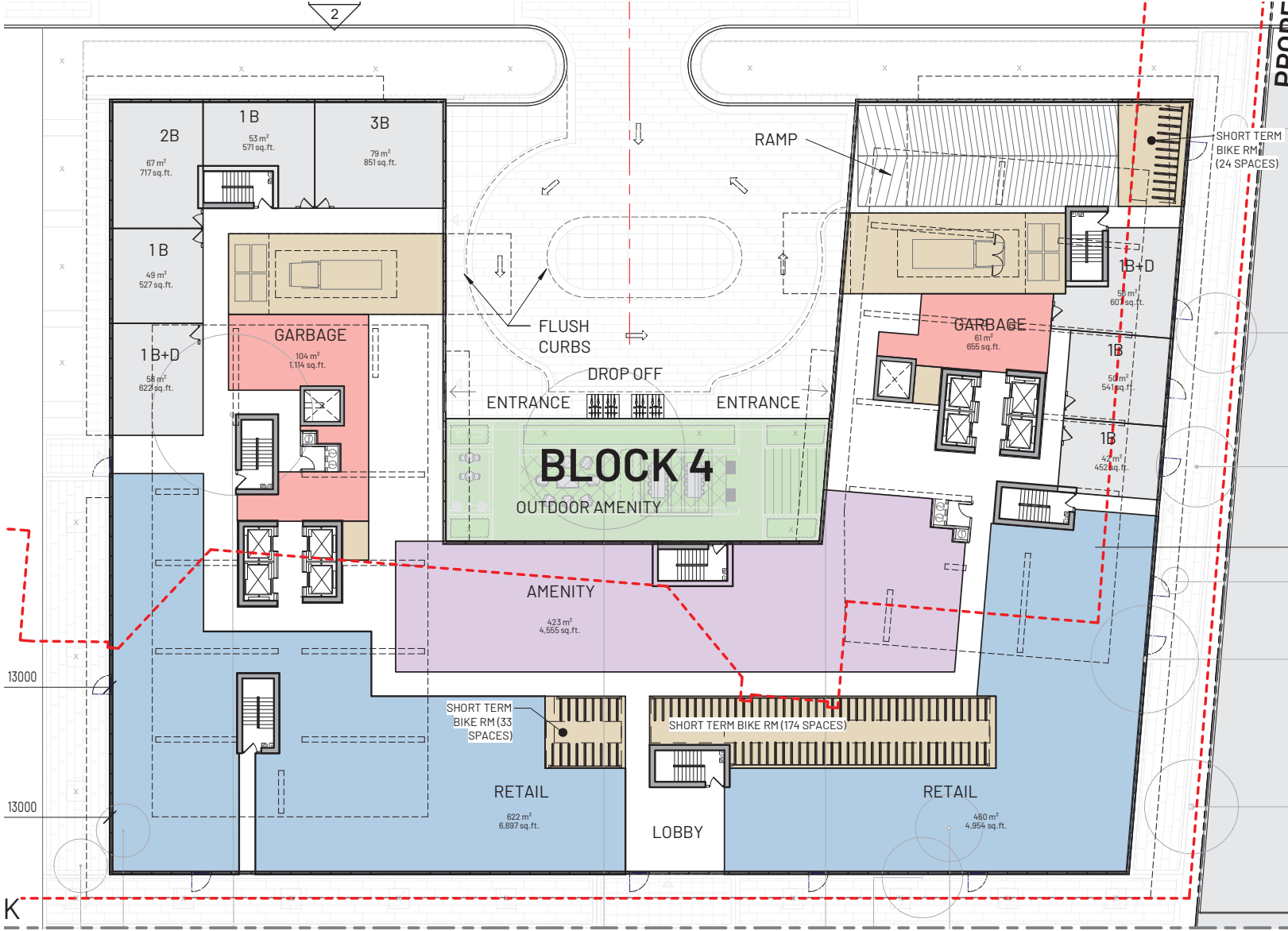
Block 3

Block 1 Area	7,106 SM
Gross Floor Area	• Non-residential • Residential • Total
FSI	Gross: 12.69
Building Height	Tower G = 53 ST; Tower H = 53 ST
Number of Residential Units	1,188
Amenity Space	• Indoor • Outdoor • Total
Total Vehicular Parking	881 spaces
Total Bicycle Parking	1,205 spaces

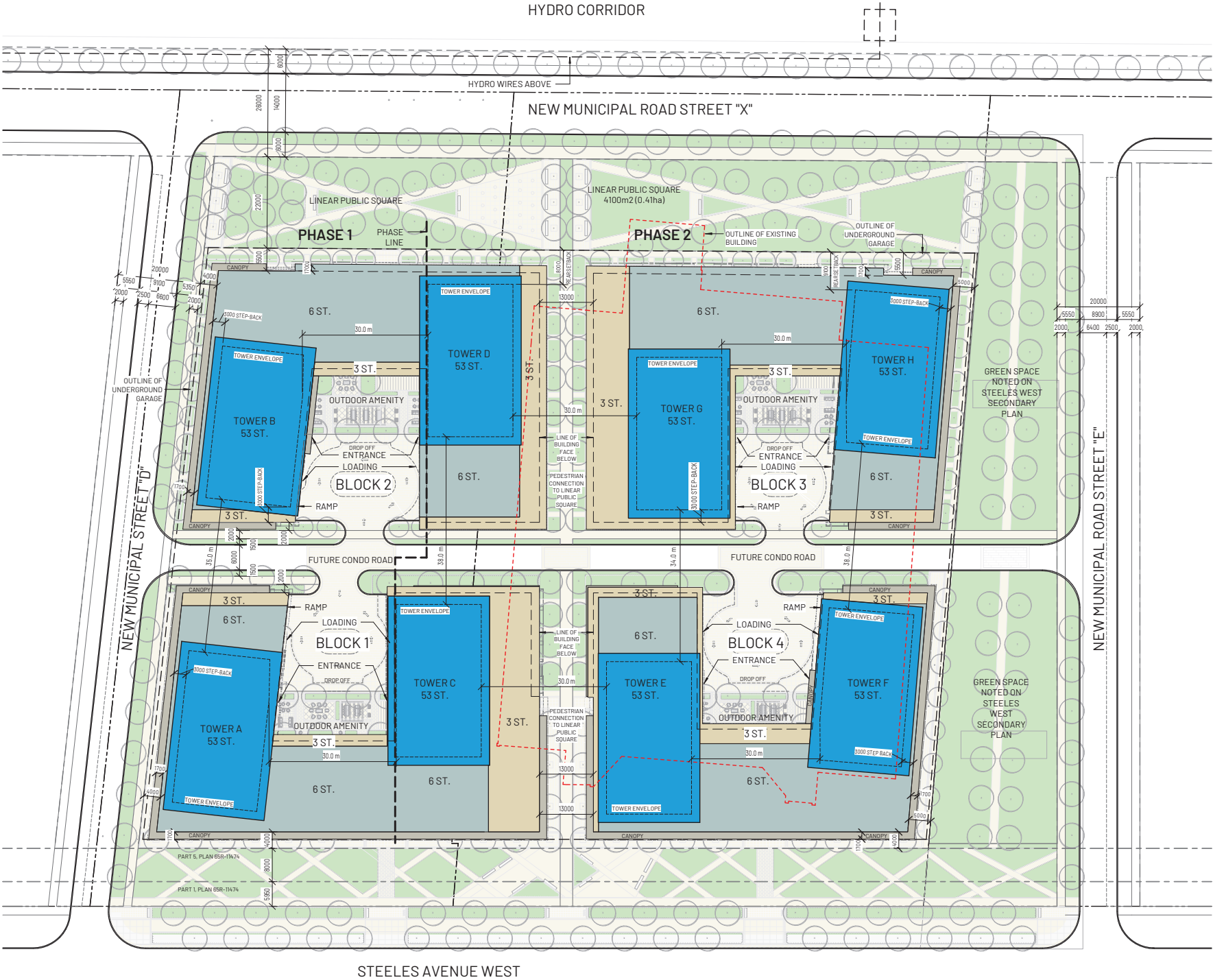


Block 4

Block 1 Area	6,226 SM
Gross Floor Area	• Non-residential • Residential • Total
FSI	Gross: 13.85
Building Height	Tower E = 53 ST; Tower F = 53 ST
Number of Residential Units	1,141
Amenity Space	• Indoor • Outdoor • Total
Total Vehicular Parking	730 spaces
Total Bicycle Parking	1,161 spaces



Site Plan



Landscape Master Plan

LEGEND

 DECIDUOUS TREES

 PROPOSED SHRUBS

 SODDING

 CONCRETE PAVING

 UNIT PAVING TYPE 'A'

 UNIT PAVING TYPE 'B'

 UNIT PAVING TYPE 'C'

 UNIT PAVING TYPE 'D'

 FITNESS AREA

 PLAY AREA



Perspective Views



Northwest View



Southwest View



Perspective Views



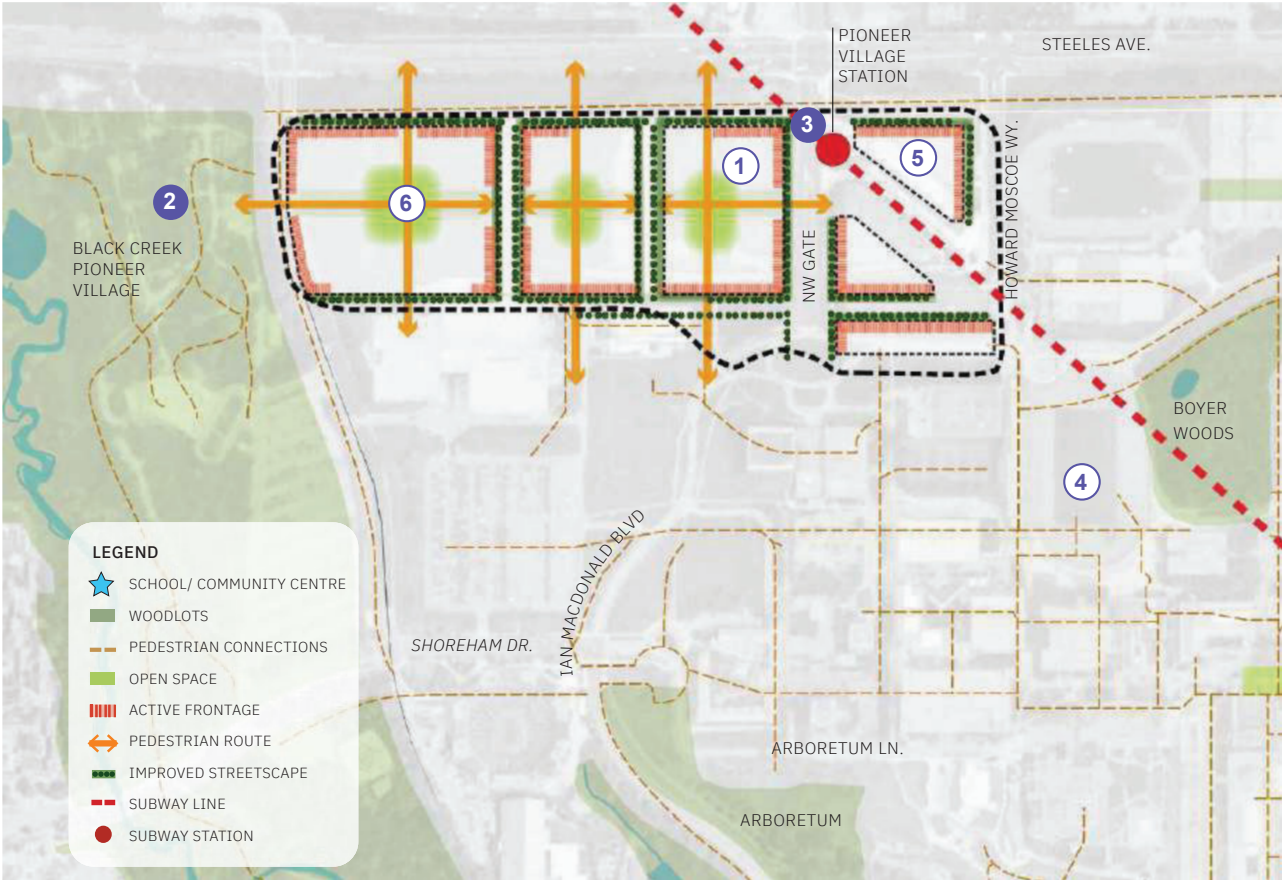
South View



West View



York University Master Plan



- # EXISTING DESTINATION
- # FUTURE DESTINATION



York University Master Plan



A Future Research and Innovation Lab



A Future Office/ Research Building

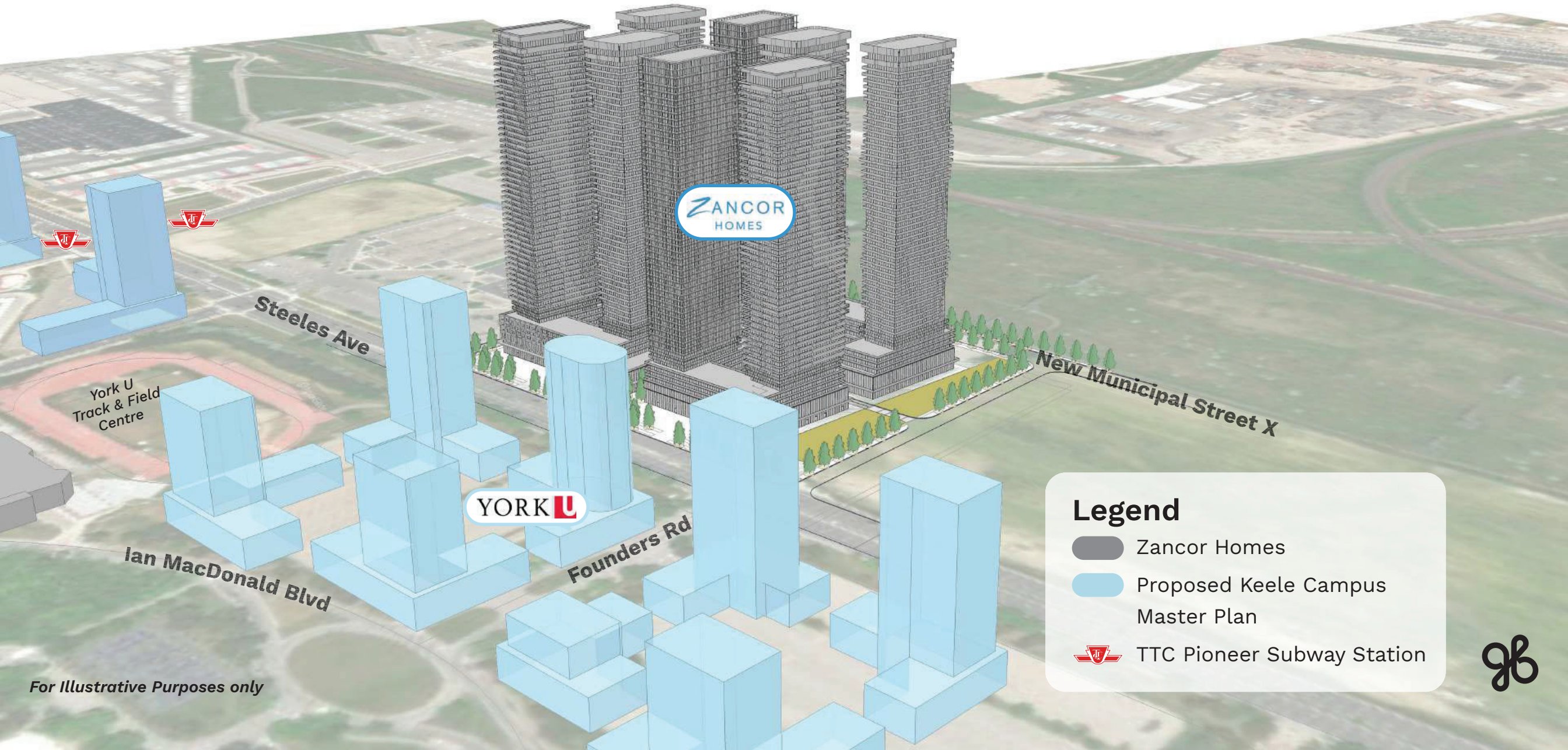


Stong House



Steeles Avenue West

Zancor Homes Proposal and York University Master Plan



For Illustrative Purposes only

Legend

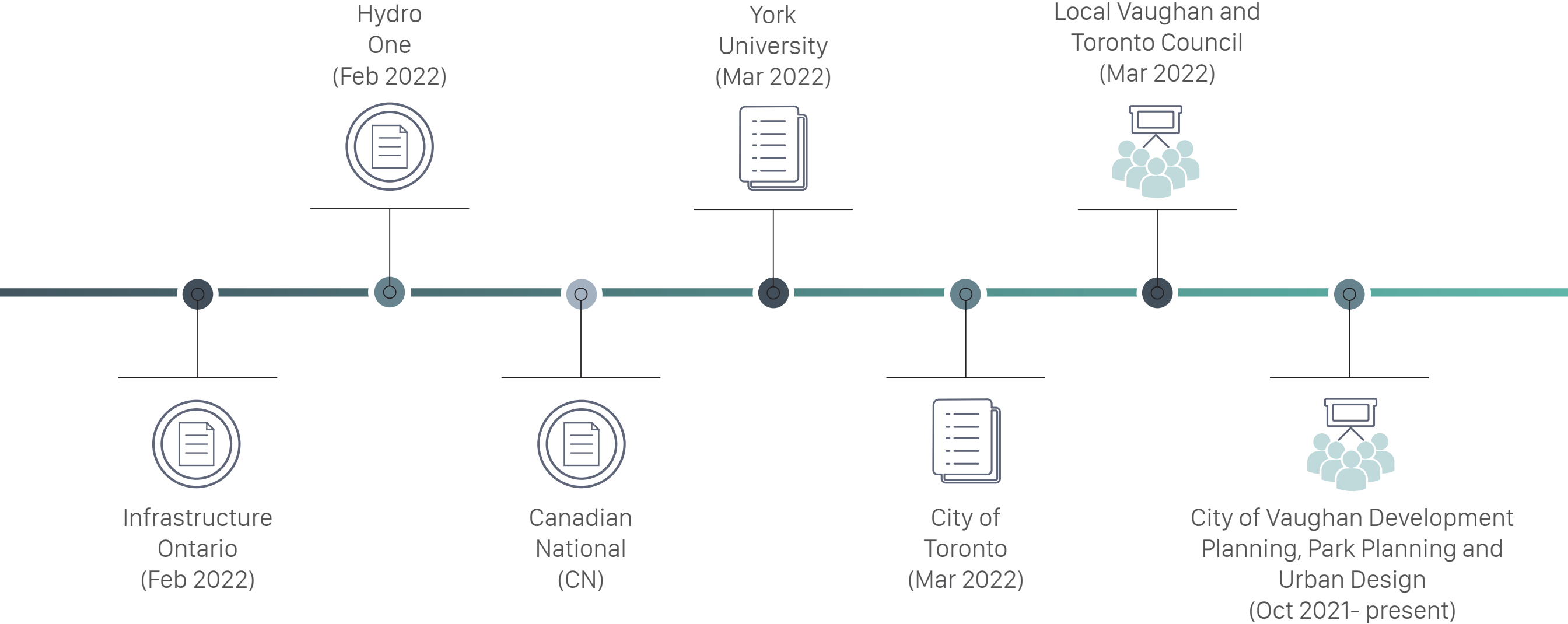
Zancor Homes

Proposed Keele Campus Master Plan

TTC Pioneer Subway Station



Stakeholder Engagement to Date





Thank you

Question & Answers

ZANCOR
HOMES

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BOUSFIELDS INC.
PLANNING | DESIGN | ENGAGEMENT