

C3.

Communication

CW(2) – March 19, 2024

Item No. 2

The 5 W's of 1314 Centre Street

By Max Haim

Please note that many of the images and files used in this document are taken from elsewhere. Many from the developer's submission, or other places. Sources have been added where possible.

Preface

- Who
- What
- Where
- When
- Why

[OAA Directory](#)

Aamer Shirazie

[Back](#)

Name:

Aamer Shirazie

Type:

Student Associate

Status:

Not able to practise

This person cannot offer or provide architectural services. They may be an academic, a student, retired or on leave.

Discipline History:

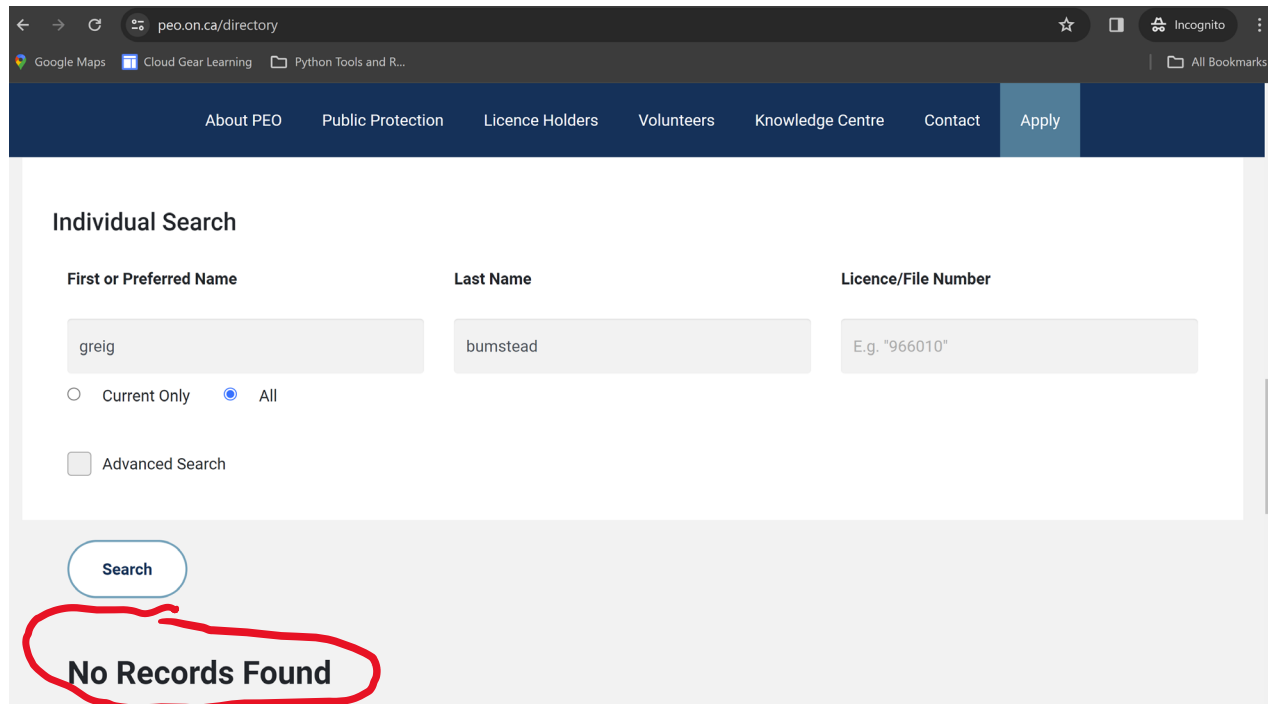
No Discipline History

Share

[Printed from oaa.on.ca](#)

Since Last Time

- Architect – ??
- Engineer – ??
- Developer - ???



Who? Good Question

Dov Seidenfeld,
known for single
family homes

Concen
Development
Limited or
Developments
Limited?

1.0 Applicant or Registered Owner of Property

I/We Dov Seidenfeld being the registered owner of 1260- 1314 Centre Street
Owner's Name *Address/Legal Description*

hereby irrevocably authorize and consent to The Corporation of the City of Vaughan to enter, at any reasonable time, onto the Subject Lands and premises, described in this application, for processing and evaluating the merits of this application and, subsequently, conducting any inspections on the Subject Lands if required as condition of approval.

1.1 Owner's Name: Concen Development Limited
(Mandatory Information)

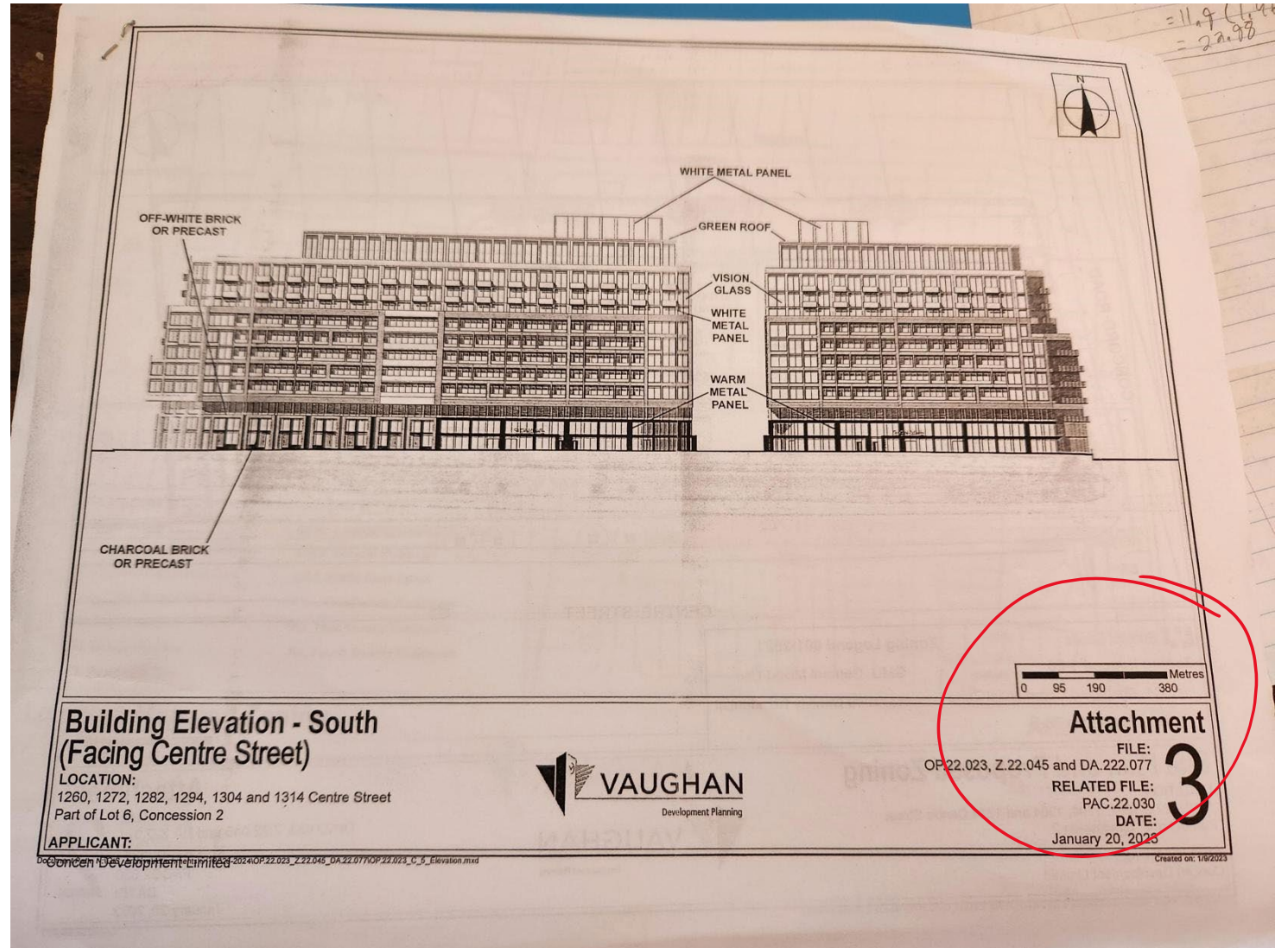
1.2 Contact Name: Renwick Jane
(Mandatory Information) *Last* *First* *M.I.*

Dov Seidenfeld c/o Concen Developments
Please print name *Limited*

Source: Application Form, December 2023

What

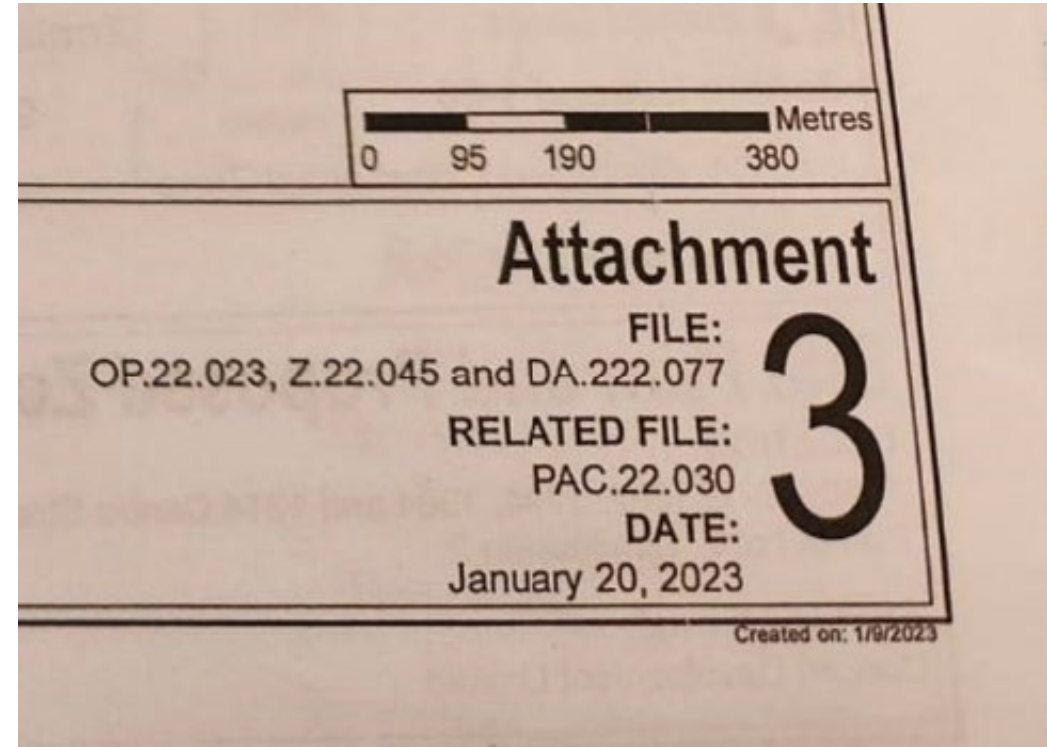
Source: File 3 of the package sent on January 20, 2023.



Height?

380 Meters/tick * 2 ticks
=
approximately 700 metres

- The second tallest building in the world
 - Taller than the CN tower



Source: Same as last slide.

In a Legal Context

**Proposed Amendments to City of Vaughan Official Plan and City of Vaughan Zoning
By-law 1-88**

1260, 1272, 1294, 1304 and 1314 Centre Street, Vaughan, Ontario

Applicant and Appellant: Concen Development Limited

**City of Vaughan File No.s OP.22.023, and Z.22.045
OLT Case Nos. OLT-23-000924 and OLT-23-000925**

- Notice of CMC.
 - Mentions 2 cases, not 3
 - What is **OLT-23-000926???**
 - Dec 2023

Where

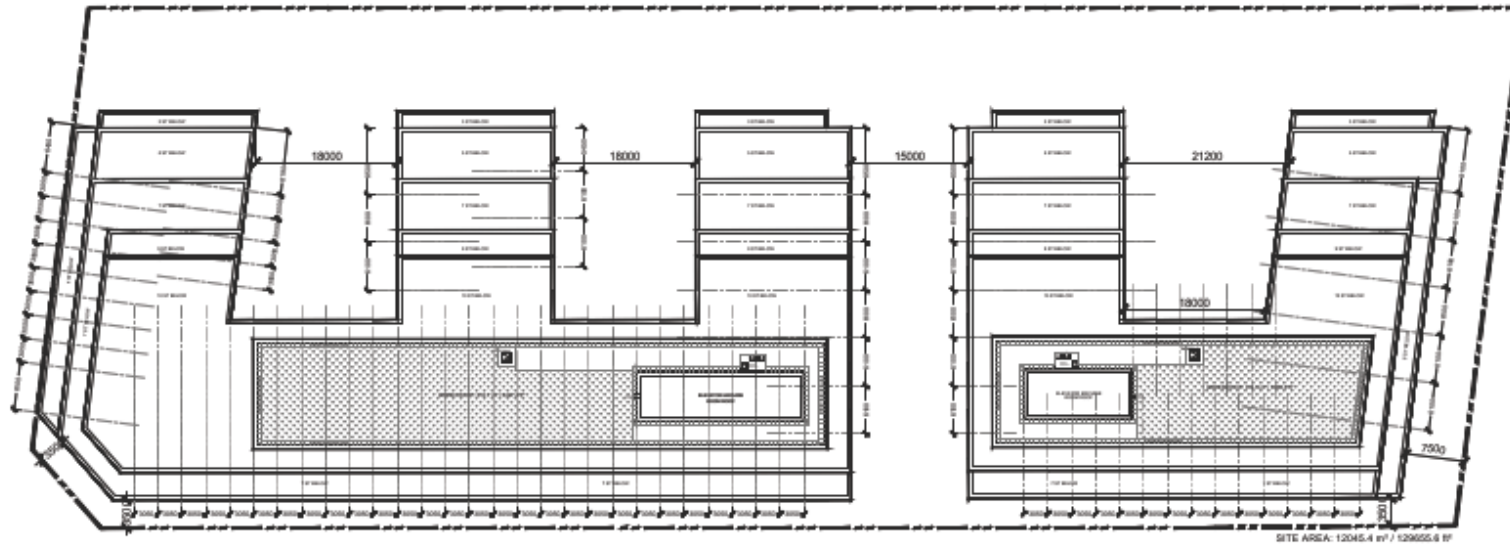
- In Thornhill
 - Along Centre Street



Where: Back to the Application Form

North of Centre Street & East of Concor Road

- See 3.2 of the application form describing location



CLIENT
 CONCEN DEVELOPMENTS LIMITED
 500 SHEPPARD AVE E, SUITE 201
 NORTH YORK, ON
 M2N 6R7

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 Architect of the Month 2012

NO.	DESCRIPTION	DATE
1	PRELIMINARY SUBMITTAL	2012-12-01

KEY PLAN

CONSULTANTS

SEAL

PROFESSIONAL CONSULTANT
 16-08464P
 160 Prince St. 16th Floor, 160 St. Clair Avenue West
 Toronto ON M5V 2Y7 Canada
 Tel: 416-593-8338 Fax: 416-593-8344

1220-1314 CENTRE STREET

PROJECT NO:
 13833A

DRAWN BY: _____ CHECKED BY: _____

PROJECT MGR: _____ APPROVED BY: _____

SHEET TITLE: _____ SCALE: 1:300

ROOF PLAN DATE: 2012-12-01

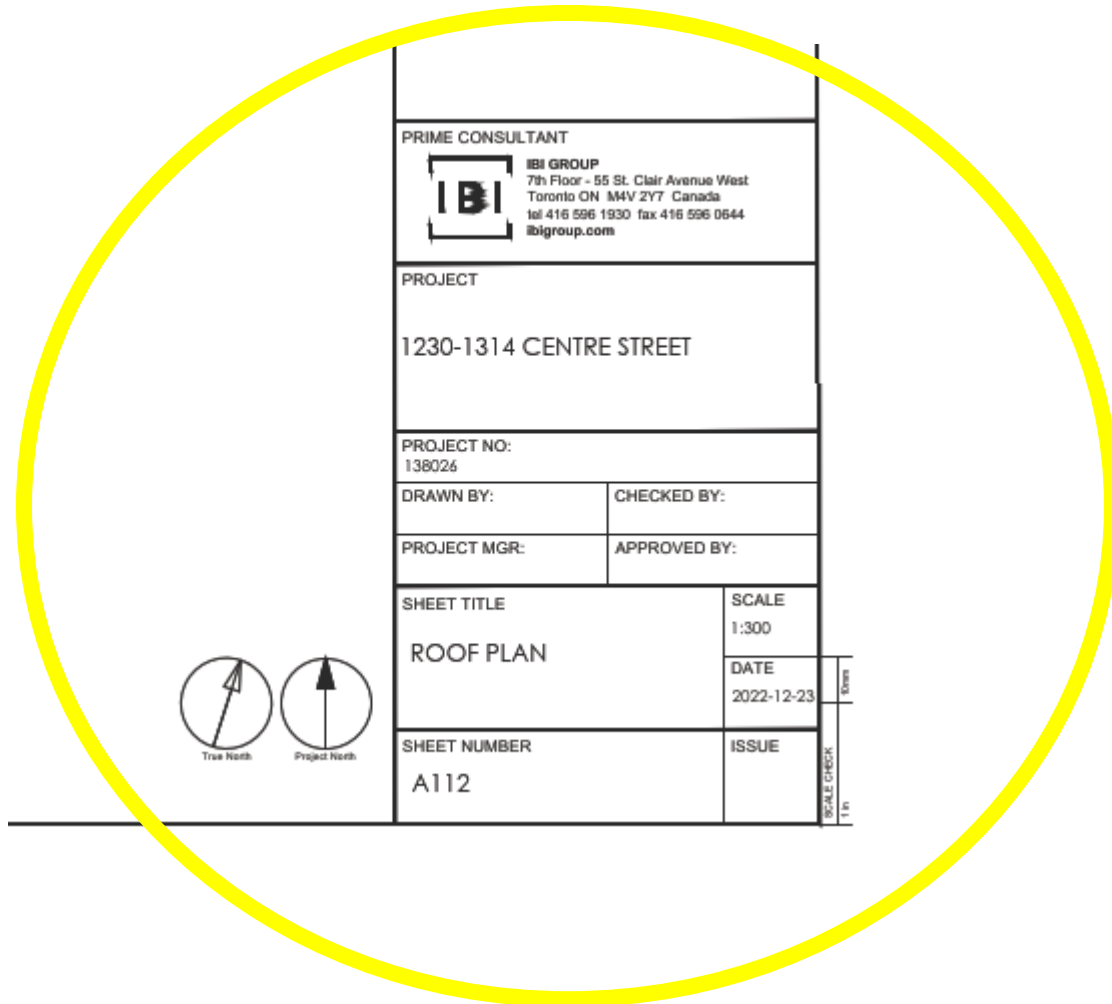
SHEET NUMBER: _____ ISSUE: _____

A112

Source: A112-
 RoofPlan-A112-
 Archetectoral
 Package

Yellow is an
 annotation





PRIME CONSULTANT
IBI GROUP
7th Floor - 55 St. Clair Avenue West
Toronto ON M4V 2Y7 Canada
tel 416 596 1930 fax 416 596 0644
ibigroup.com

PROJECT
1230-1314 CENTRE STREET

PROJECT NO:
138026

DRAWN BY:

CHECKED BY:

PROJECT MGR:

APPROVED BY:

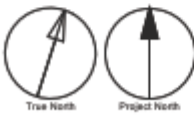
SHEET TITLE
ROOF PLAN

SCALE
1:300

DATE
2022-12-23

SHEET NUMBER
A112

ISSUE



SCALE CHECK
1 in
8mm

The bottom right corner
of an Architectural
Drawing from the
Architectural Package.

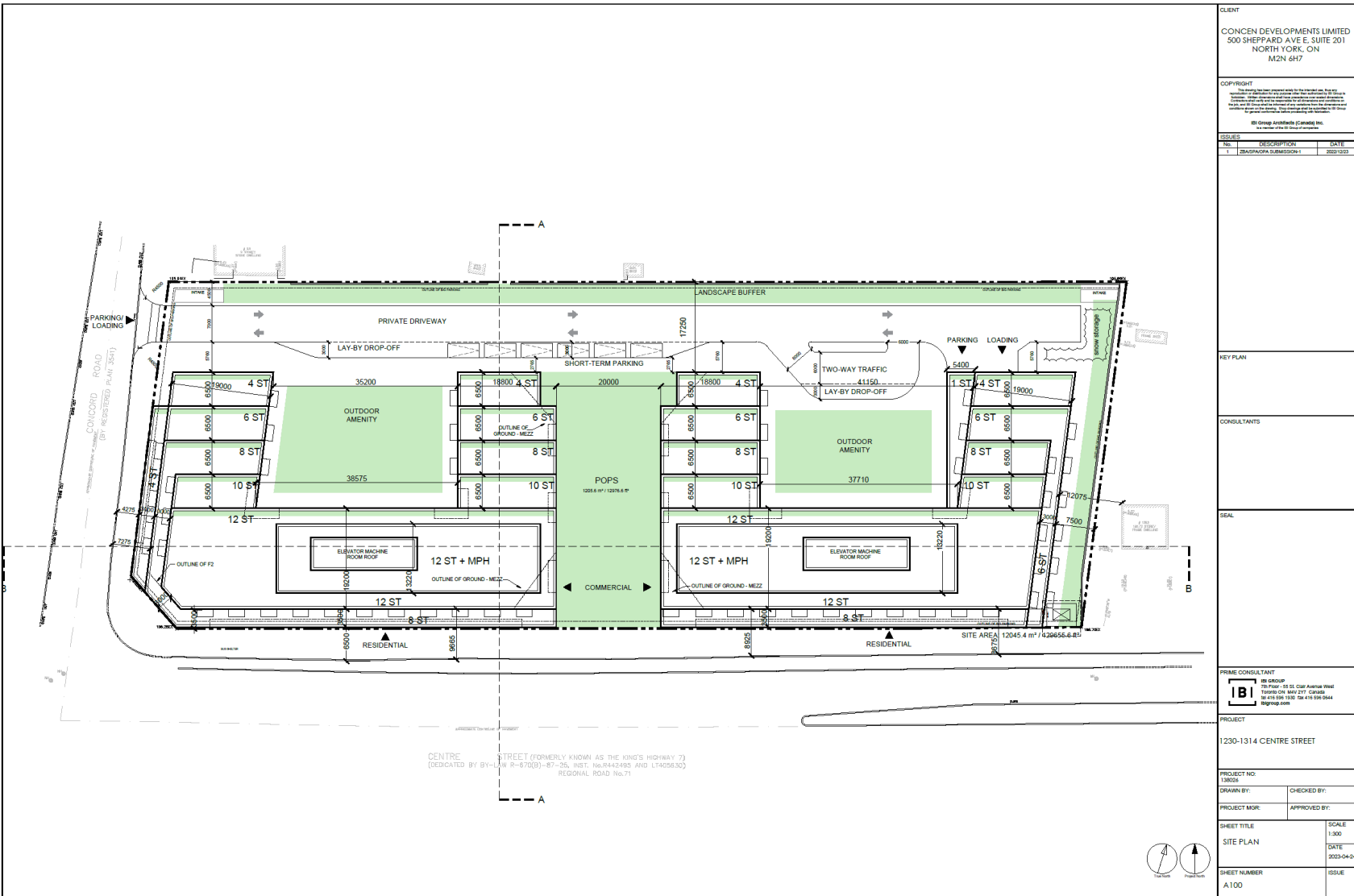
It is incomplete.

Updated Architectural Drawings

Source, A100 of the revised architectural set.

Note: Not approved.

SEAL	
PRIME CONSULTANT	
IBI GROUP 7th Floor - 55 St. Clair Avenue West Toronto ON M4V 2Y7 Canada Tel 416 596 1130 Fax 416 596 0544 ibigroup.com	
PROJECT	
1230-1314 CENTRE STREET	
PROJECT NO: 138026	
DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:
SHEET TITLE	
SITE PLAN	
SCALE 1:300	
DATE 2023-04-24	
SHEET NUMBER	
A100	
ISSUE	



CLIENT	
CONCEN DEVELOPMENTS LIMITED 500 SHEPPARD AVE. E. SUITE 201 NORTH YORK, ON M2N 6H7	
COPYRIGHT	
IBI Group Architects (Canada) Inc. 1000 Sheppard Avenue East, Suite 1000 Toronto, Ontario M2X 1K7 Tel: 416-596-1130 Fax: 416-596-0544 www.ibigroup.com	
ISSUES	
No.	DESCRIPTION DATE
1	2547/2023 SUBMISSION-1 2023/03/23
KEY PLAN	
CONSULTANTS	
SEAL	
PRIME CONSULTANT	
IBI GROUP 7th Floor - 55 St. Clair Avenue West Toronto ON M4V 2Y7 Canada Tel 416 596 1130 Fax 416 596 0544 ibigroup.com	
PROJECT	
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1230-1314 CENTRE STREET	
PROJECT NO: 138026	CHECKED BY:
DRAWN BY:	APPROVED BY:
SHEET TITLE	
SITE PLAN	
SCALE 1:300	
DATE 2023-04-24	
SHEET NUMBER	
A100	
ISSUE	

When?

- Asap. No indication of timeline.
 - Plans to build the structure of one building at a time (common basement)
- Will key details be skipped over?

Why

- How the province aims to fix housing in Thornhill
 - 4+ acres of non-profit housing
 - April 6th 2022

Source: Ontario Helping Non-profits Build Housing in Vaughan, Ontario News, April 2022, the 6th



Planning Justification Report

Figure 2: Context Map

PLANNING JUSTIFICATION REPORT | 21260 – 1314 CENTRE STREET, VAUGHAN



The building stretches far

Source: Submitted Planning
Justification Report

Reasoning

Transit and Transportation

The subject site is served by several transit opportunities. Centre street is a major corridor and provides a wide range of transportation opportunities in the City of Vaughan. Centre Street is served by the Viva Orange bus route 23 and YRT bus route 77 providing east-west connections. Route 77 connects to the Vaughan Metropolitan Subway Station (VMC) at the west, that is a multi-modal transport hub at the heart of Downtown Vaughan. To the east, Route 77 connects to the Viva Blue Route on Yonge Street for a higher order north-south transit option. Additional nearby bus routes include YRT bus route 105 along Dufferin Street, and route 3 along New Westminster Drive, and route 5 along Clark Avenue West. There are several bus stops within walking distance of the site, the closest being located at the intersection of Centre Street and Concord Road.

Centre Street is a bus rapid transit (BRT) route with dedicated bus lanes.

In terms of active transportation, the site connects to a number of primary and secondary cycling and walking routes. Centre Street has been urbanized with sidewalks and bicycle lanes on both sides. Concord Road has a sidewalk on the east side abutting the site. These are the primary sidewalks that provide access to bus stops and connect the site to neighbouring areas. The site has direct access to the Regional bike path on Centre Street. Additional Municipal bike routes are located on Concord Road and New Westminster Drive as per the City's Pedestrian and Bicycle Master Plan.

Several parks are located within short walking distance of the site (400-800 metre). The nearest park is High King Park, located northwest of the site. This is a neighbourhood park serving the immediate community with recreational facilities for different age groups.

Figure 13 illustrates a community context map with bike routes, trails and nearby destinations within walking distances (400-800m radius).

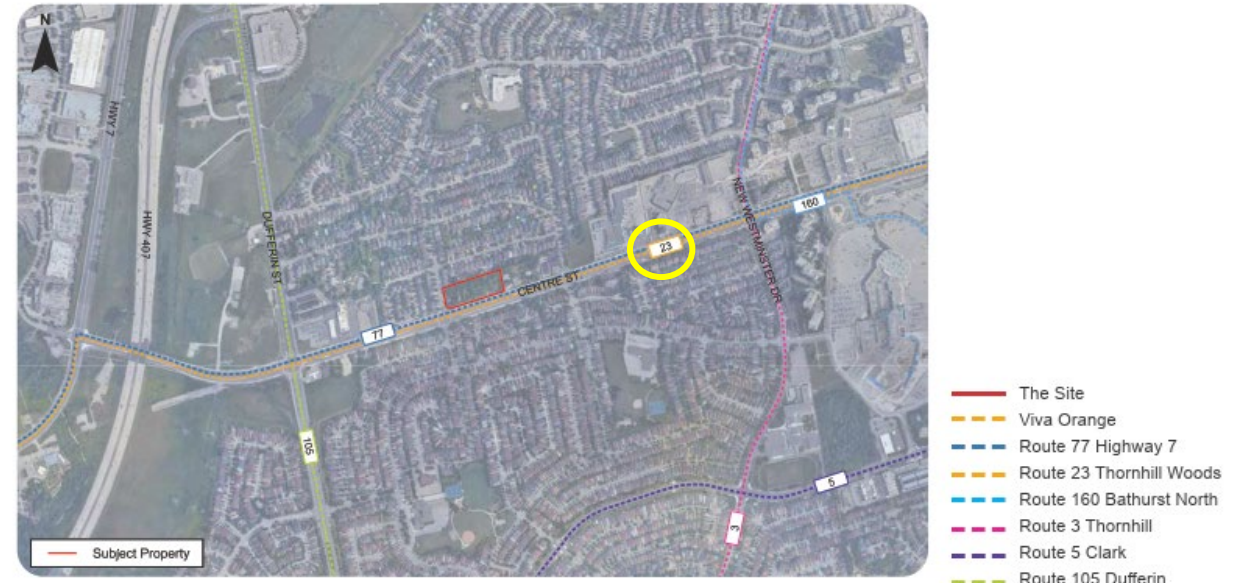


Figure 12: Transit routes

Page 14 of the Urban design and Sustainability Brief for the proposed development. Yellow highlights are annotations.

This development will set a precedent

- Is this what we want is Vaughan
- Are these our standards?
 - What else is wrong?
 - Traffic study uses incorrect data to make its point
 - Sound study ignores the impact of planes
 - Hydrological Report refers to a missing file
 - Etc

Words of Wisdom from 50 years ago

THE LIBERAL, Richmond Hill, Ontario, Thursday, April 22, 1971 21

Thornhill Councillor Declares War On Apartment Evils

BY HAL BLAINE

South Thornhill Councillor Robert Adams has started a crusade to stop at least some of the evils of apartment over-crowding from spilling north over Steeles Avenue from Metro.

In his drive he has been given immediate strong support by Markham Mayor Anthony Roman, Markham Council and its planning committee.

A request for public space and parkland reserves geared to apartment development has gone forward to the provincial government from Markham.

A request for a regional planning study of the effects of apartment construction has gone forward to the New York Regional Council's Planning Department.

It has been subsequently learned that a request similar to that from Markham has gone to the Ontario Government from the City of Oakville.

The existing community planning arrangements aren't providing anywhere near enough public land, Council-

lor Adams told "The Liberal".

Councillor Adams of Thornhill comes from a district heavily developed with fine single family dwellings, but which almost completely lacks major land provisions for athletics, recreation, parks and other public purposes.

Much of the Thornhill area's remaining undeveloped land is slated for apartment buildings and land prices have soared so high that cost of land for public use is prohibitive.

Councillor Adams says the existing law requiring developers to donate five percent of their land for public purposes was fine and dandy when it was written.

"But it wasn't written for the apartment era," he says. "And in this day and age we are in an apartment era. We need more land for parks and every other public purpose.

"In terms of the amount of public land per person, the percentage is getting lower because of apartment con-



COUNCILLOR ADAMS Worried By Apartments

struction," says the Thornhill councillor.

"We are getting apartment developments up to 60 units per acre now.

"Under the existing 5% public land provision, with this apartment density in a 50-acre area we could have 3,000 apartment units, 10,000 people, and only 2½ acres of public land exclusive of streets.

"Yet we have to build fire halls, libraries, community complexes and parks," says Adams, who is frequently heard saying "the biggest isn't necessarily best".

In a motion recently put before Markham Town planning committee, seconded by Mayor Anthony Roman, Councillor Adams has sent his plea to the Ontario Government as follows:

"Whereas the provincial planning legislation under Section 28 Subsection 5 pertaining to the conveyance of up to 5% of subdivision land to the municipality for public purposes (ie. parkland) other than highway, appears to be designed for single family dwelling units;

"And whereas the parkland requirements for multiple dwelling units greatly exceed the requirement for the aforesaid single family units;

"Be it therefore resolved that this committee instruct our planning department to respectfully petition the provincial government to make the necessary changes to the Planning Act to provide the amount of public land for other than highway purposes be based upon the number of dwelling units per acre."

Councillor Adams' plea to the region on apartment development was also made in a planning committee motion, seconded by Mayor Roman, and also approved by Markham Council.

The motion reads as follows:

"Whereas the Municipality of the Region of York is one of the few areas of Ontario presently assessed on an equalized market value basis;

"And whereas previous councils may have encouraged apartment development by reason of a larger tax return, due to a higher percentage of assessment per dollar invested for this type of construction;

"And whereas apartment construction costs are approximately 50% of the construction costs of single family dwellings with the resulting lower tax income;

"And whereas approximately 60% of every tax dollar is required for education purposes;

"It would appear that further apartment construction would tend to put a disproportionate share of increased educational capital cost carrying charges on residents presently, within the region;

"Notwithstanding the fact that every municipality has a serious responsibility to provide dwelling units for people in all income ranges;

"Be it therefore resolved that this planning committee direct our planning department to most respectfully request the regional planning department to commence a regional study of the effects of apartment construction within the various municipalities of the region. The study should include differences in costs of all services (ie police, fire, recreation, etc.) per dwelling unit and should be completed as soon as possible."

Source: The Liberal, Richmond Hill, Ontario, Thursday, April 22, 1971. Page 21

"Yet we have to build fire halls, libraries, community complexes and parks, ..., the biggest isn't necessarily the best"

- South Thornhill Councillor Robert Adams, April 22, 1971

Its time to Do It Right.