

**C34.**

**Communication**

**CW(PM) – June 4, 2024**

**Item No. 5**

# STATUTORY PUBLIC MEETING

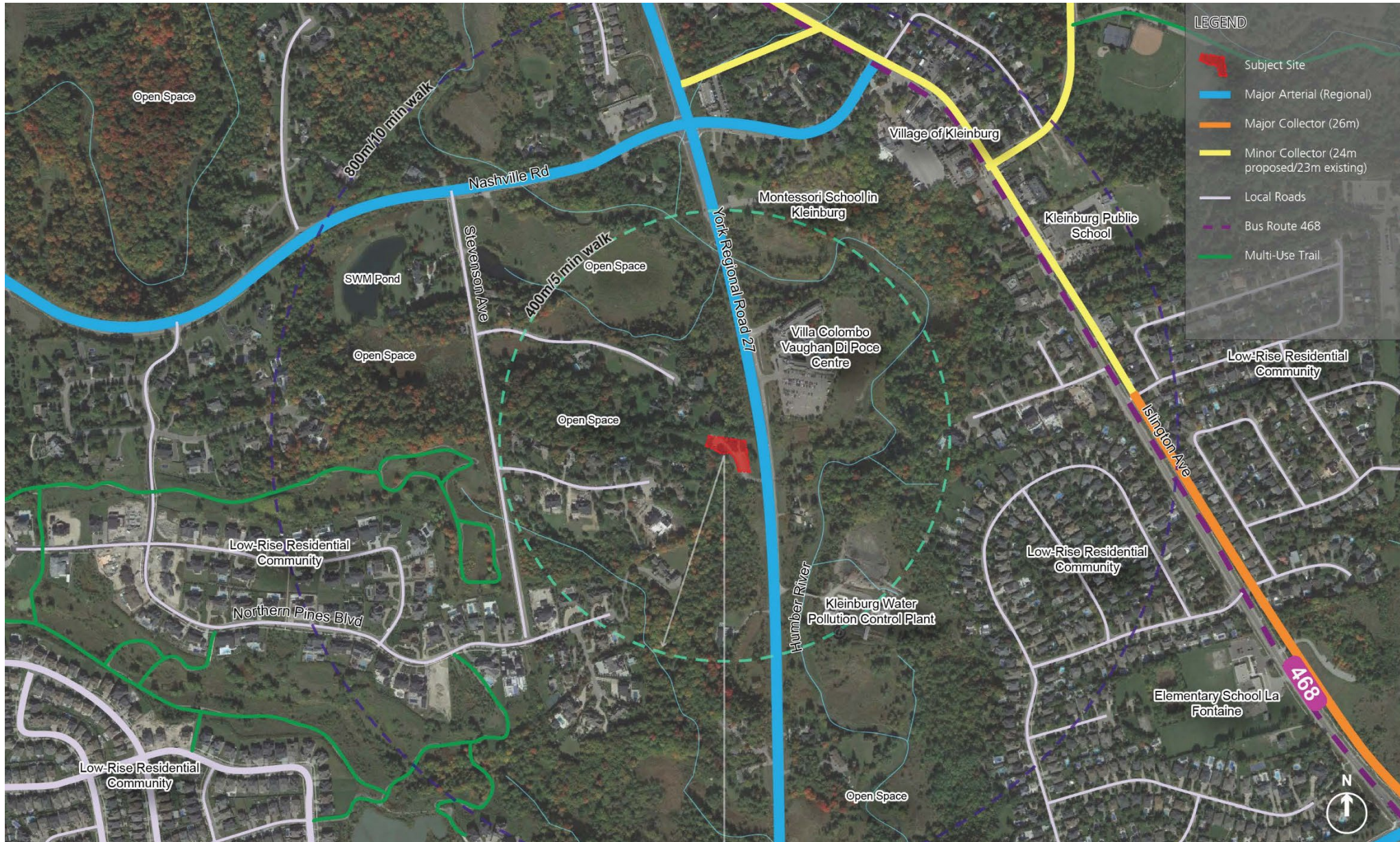
June 4, 2024

Official Plan Amendment & Zoning By-law Amendment:  
File Nos.: OP.24.001 & Z.24.005

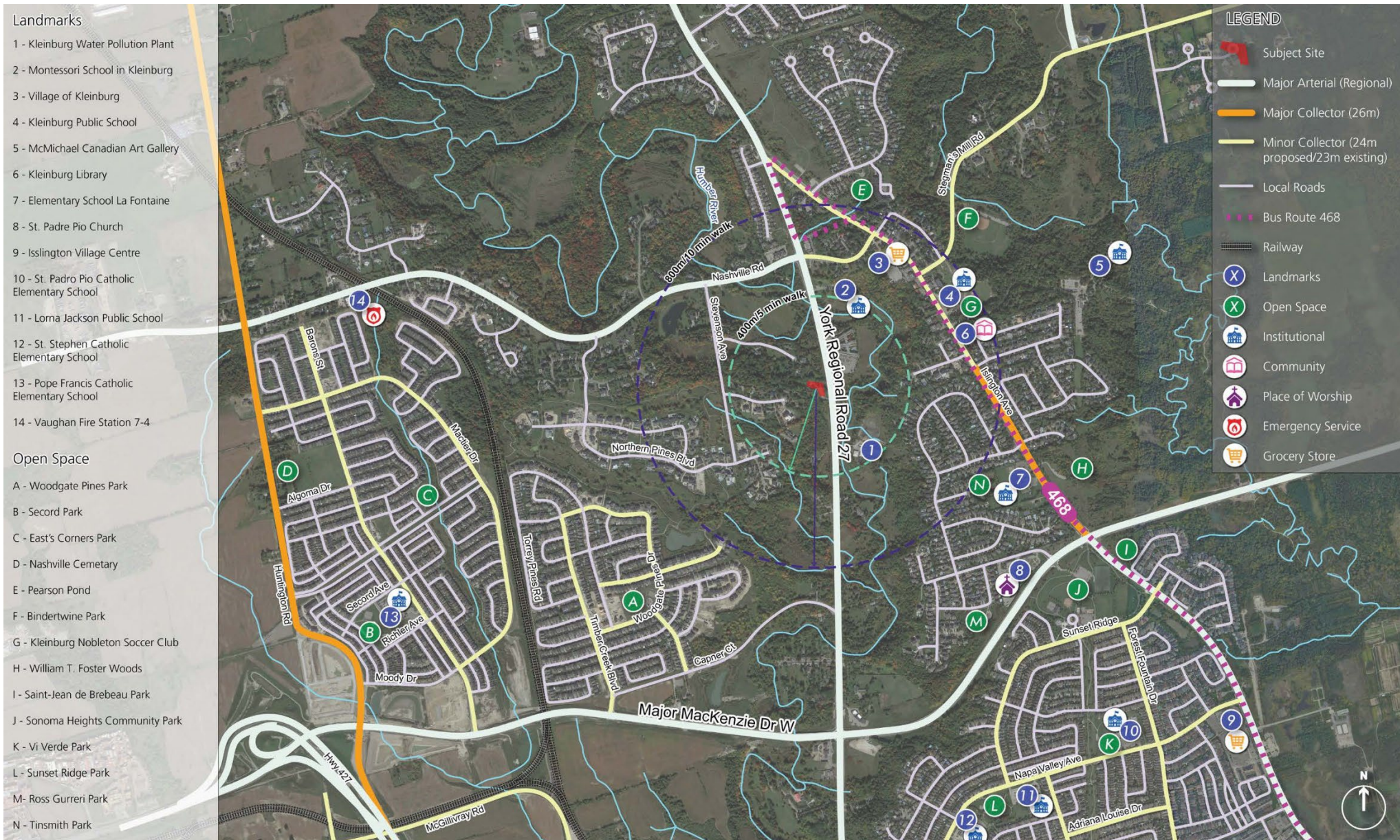
Bruco Hills Developments (BT) Inc.

10340 York Regional Road 27 (Highway 27)

# Subject Site - 10340 Highway 27



# Area Context



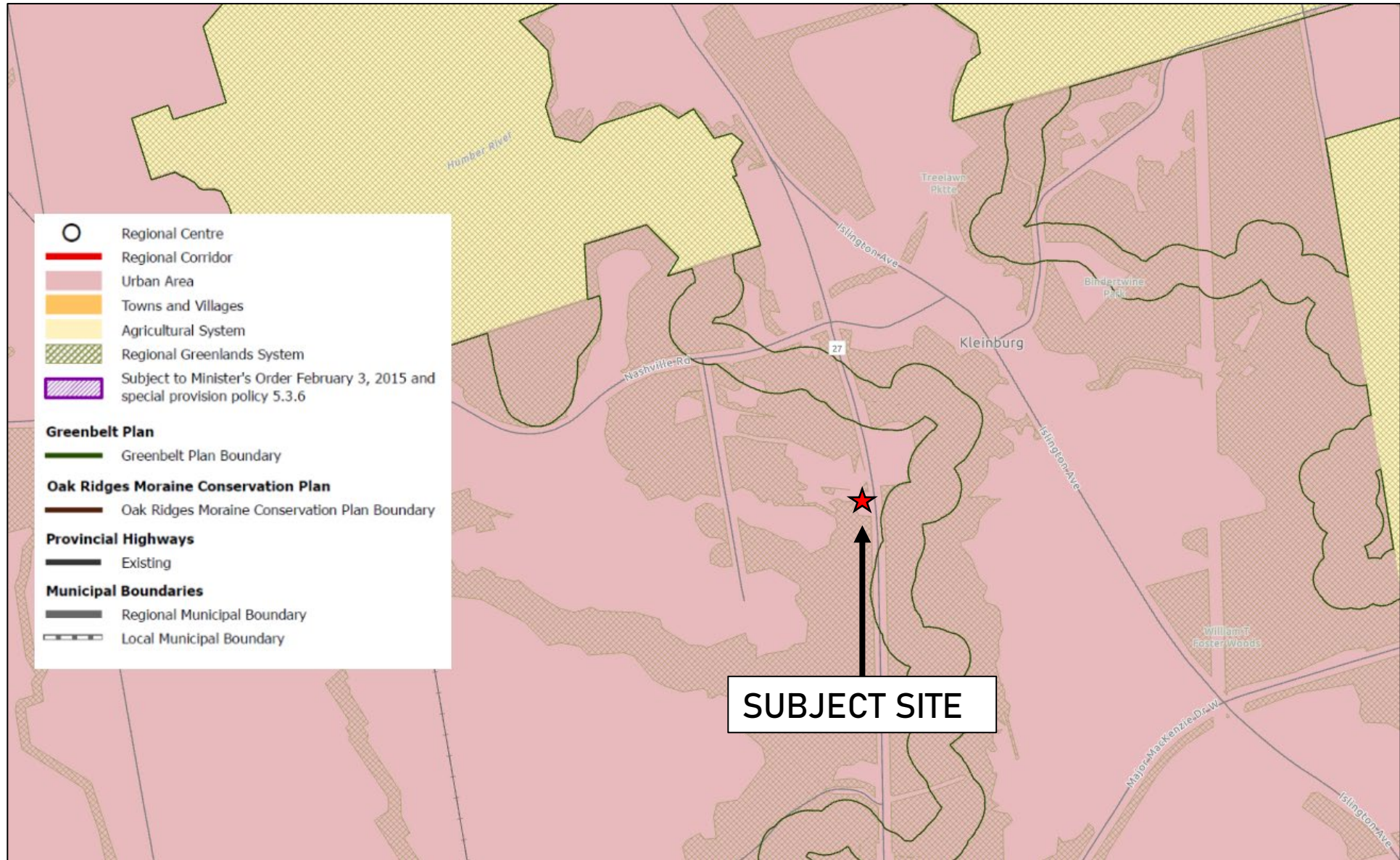
# Application

- Table outlines the submitted studies and drawings
- Application initially deemed Incomplete
- Applicant submitted supplementary studies in response to Staff and Agency comments
- Supplemental submission includes minor revisions and clarification materials
- It is our opinion that the applications are complete and provide all relevant info required at the OPA/ZBA stage

Study/Report/Drawing	Consultant
<b>Architectural Package</b> <ul style="list-style-type: none"> <li>- Concept Plan</li> <li>- Colour Renderings</li> <li>- Demarcation of Environmental Limits</li> <li>- Site and Building Cross Sections &amp; Building Elevations</li> <li>- Site Plan</li> <li>- Geodetic Elevations</li> <li>- Parking Level Plans</li> </ul>	Global Architect Inc.
<b>Environmental Impact Study (EIS) Planning Justification Report</b> <ul style="list-style-type: none"> <li>- Draft Official Plan Amendment (OPA)</li> <li>- Draft Zoning By-law Amendment (ZBA)</li> <li>- Housing Options Statement</li> </ul>	MSH
<b>Arborist Report &amp; Tree Inventory and Protection Plan (TIPP)</b>	Beacon Environmental
<b>Urban Design &amp; Sustainability Brief</b> <ul style="list-style-type: none"> <li>- Context Map</li> <li>- Landscape Master Plan</li> <li>- Pedestrian &amp; Bike Circulation Plan/Map</li> </ul>	MBTW   WAI
<b>Phase 1 Environmental Site Assessment</b>	EXP
<b>Functional Servicing &amp; Stormwater Management Report</b> <ul style="list-style-type: none"> <li>- Grading Plan</li> <li>- Site Servicing Plan</li> </ul>	SCS Consulting Group
<b>Geotechnical Investigation &amp; Geotechnical Letter</b>	EXP
<b>Hydrogeological Review</b>	EXP
<b>Noise Study/Assessment</b>	Valcoustics
<b>Transportation Demand Study (TDM)/Plan &amp; Parking Study</b>	Paradigm Transportation Solutions

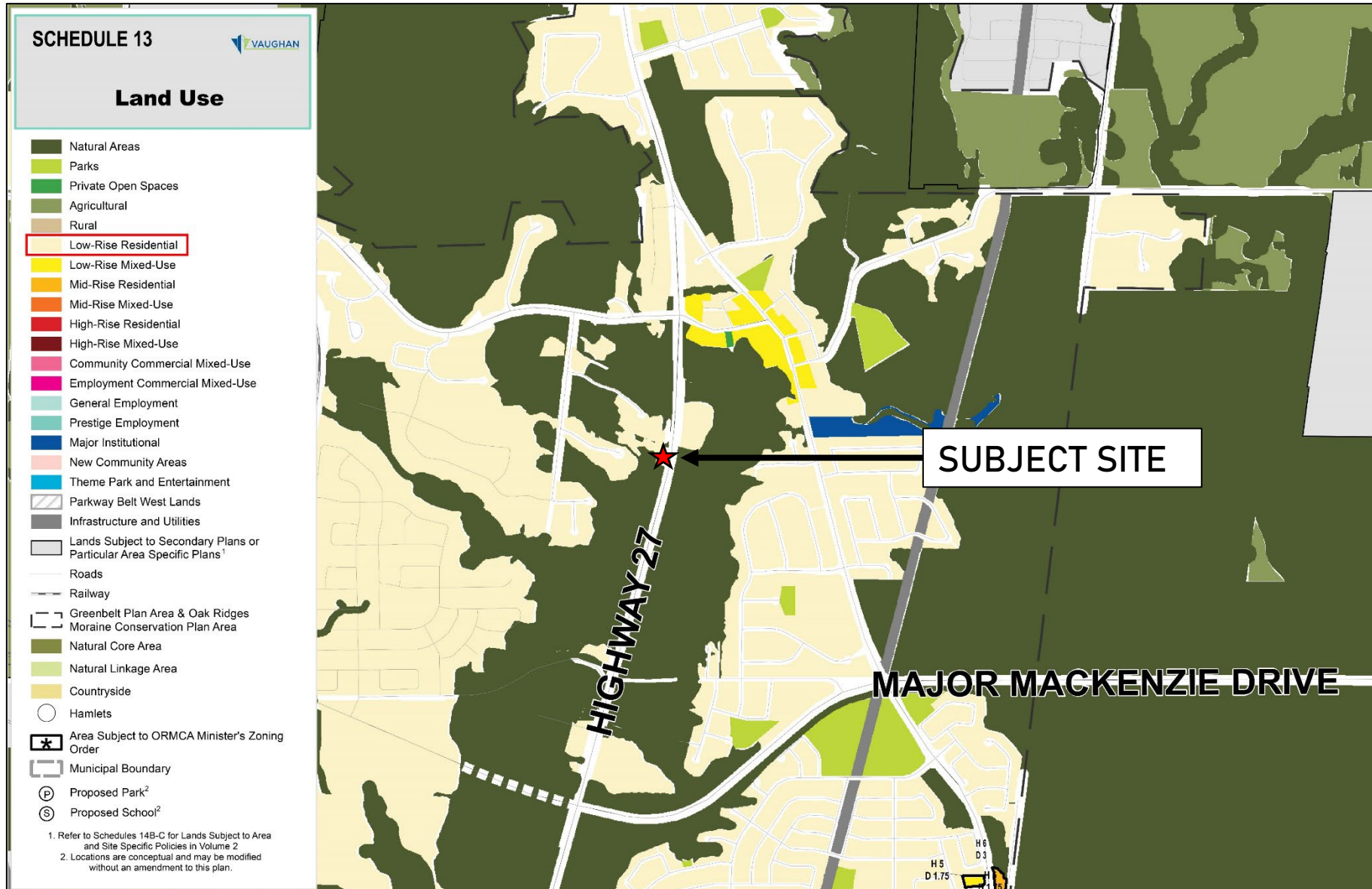
# Policy Context – Region of York

## YROP 2022 – Map 1 Regional Structure

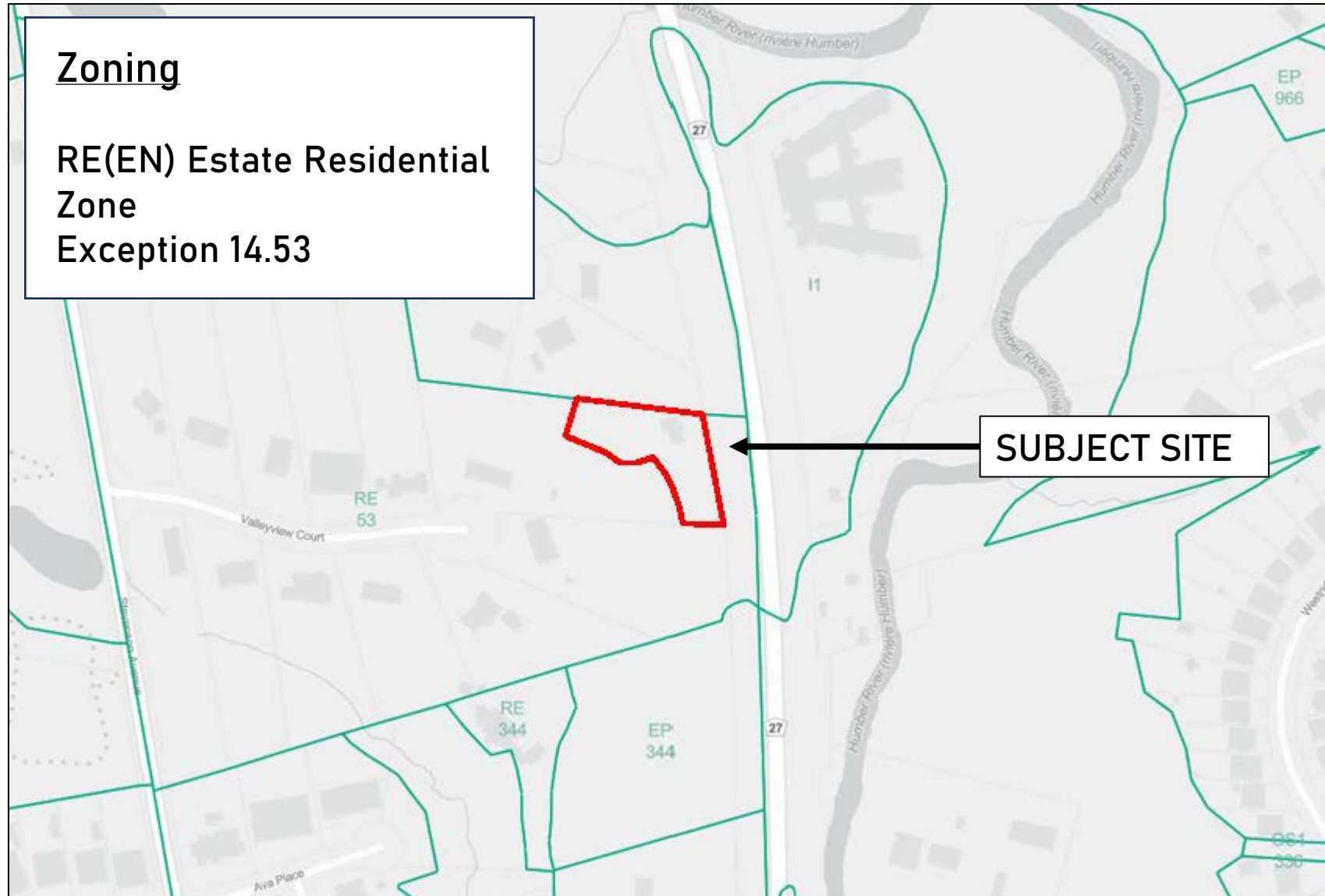


# Policy Context – Vaughan Official Plan

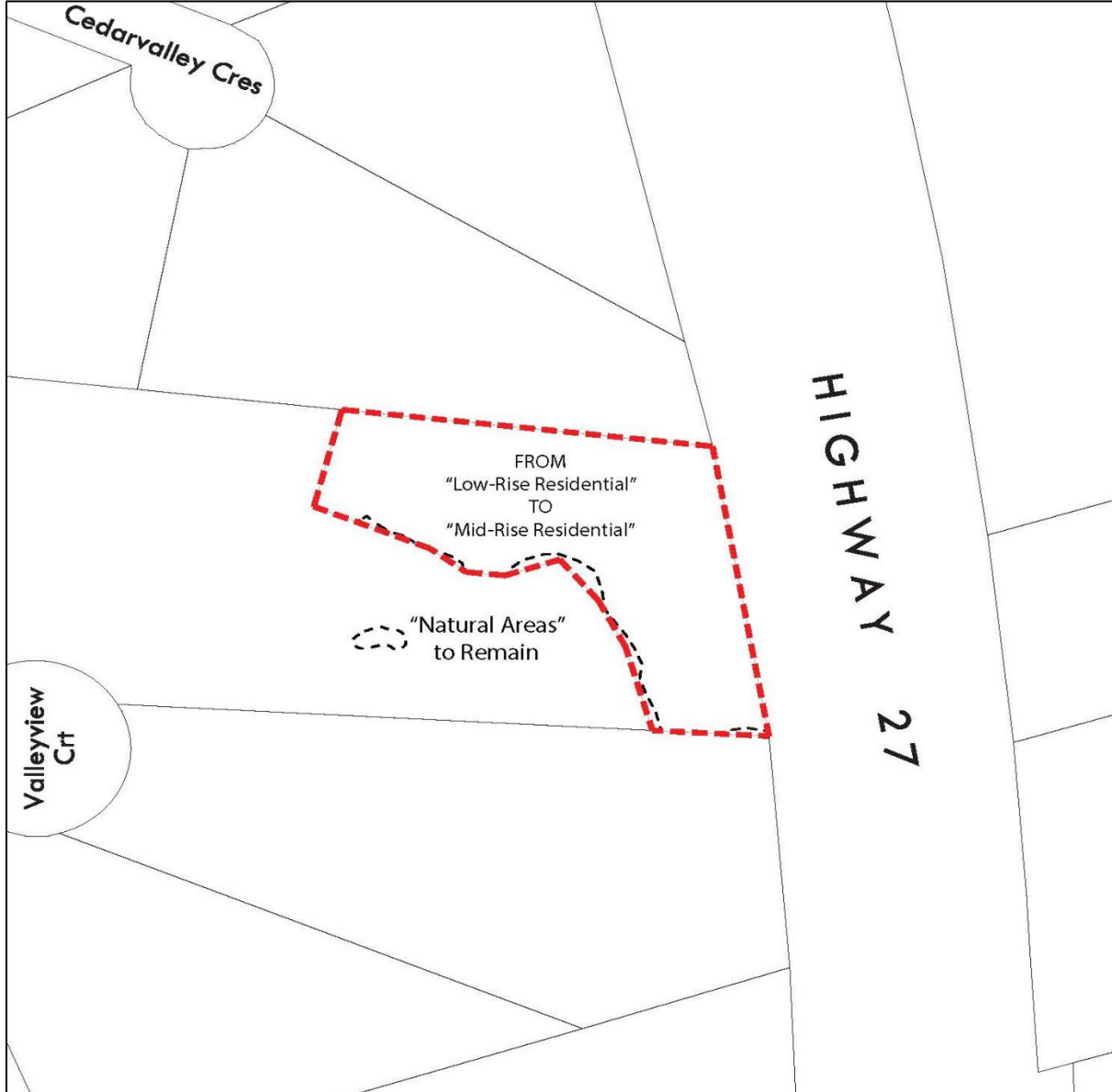
VOP 2010 – Schedule 13 Land Use



# City of Vaughan Comprehensive Zoning By-law 001-2021



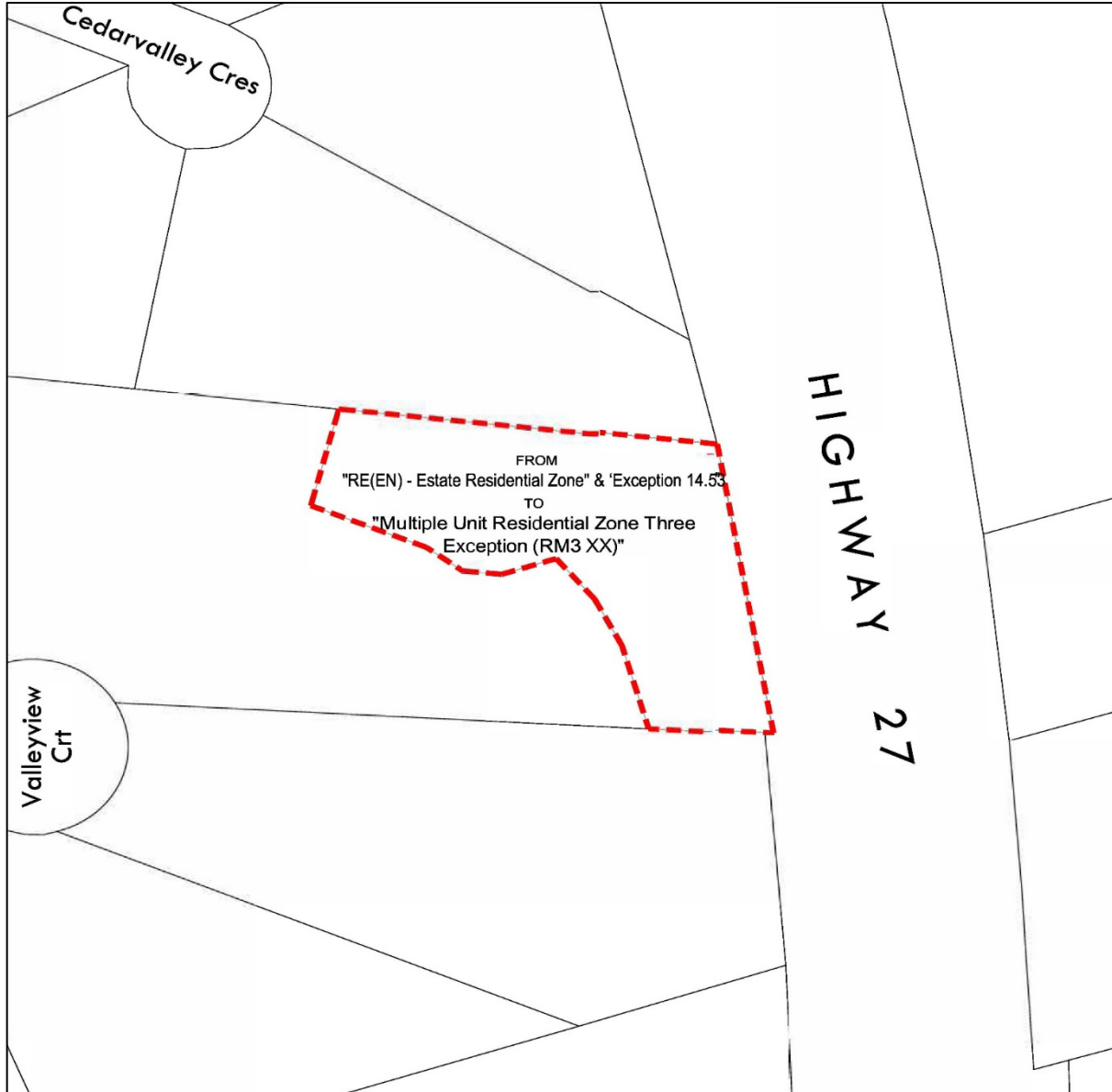
# Proposed Official Plan Amendment (OPA)



**Redesignate the Subject Site  
from 'Low-Rise Residential'  
to  
'Mid-Rise Residential'**

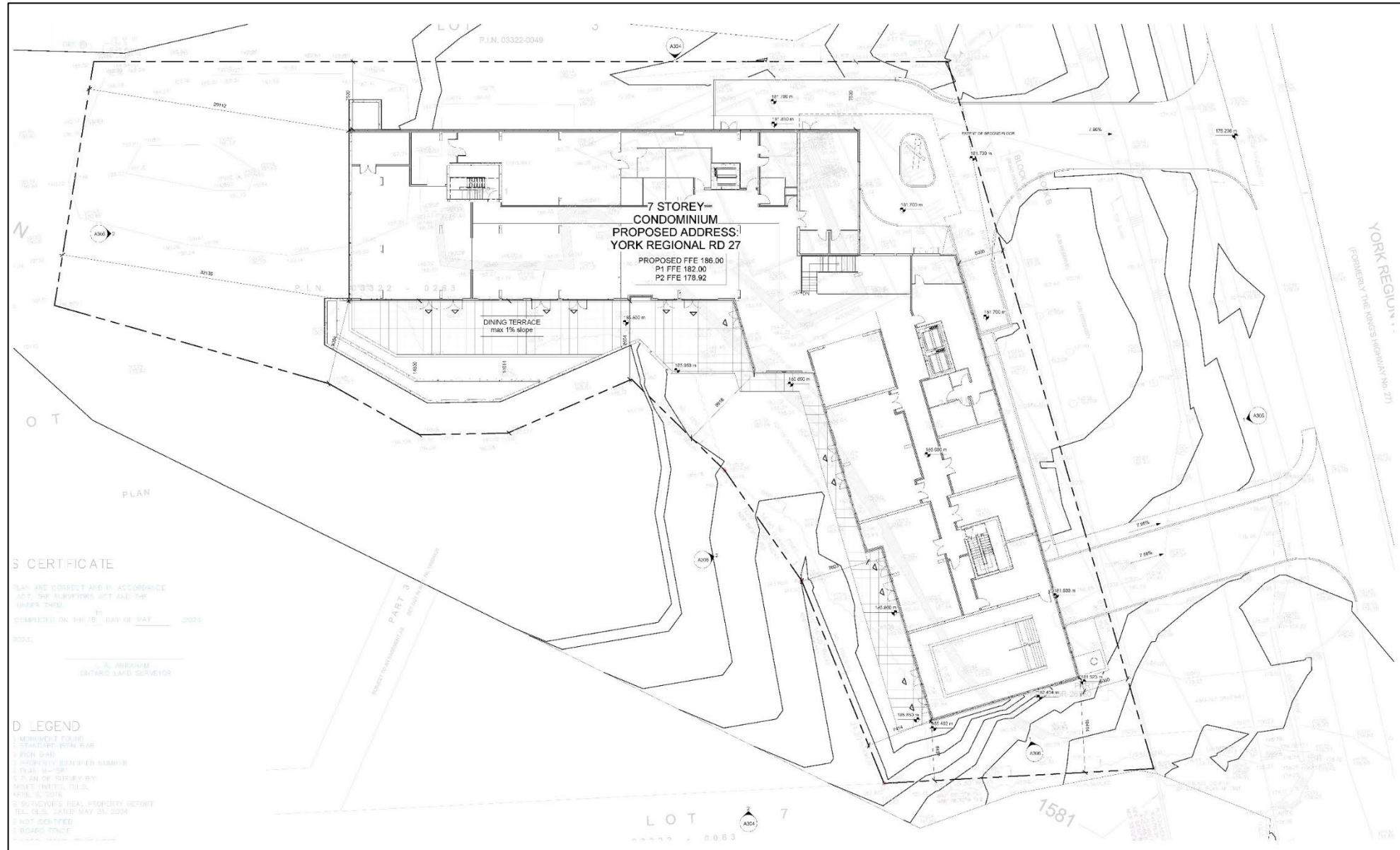


# Proposed Zoning By-law Amendment (ZBA)



Rezone the Subject Site from  
'RE(EN) - Estate Residential  
Zone & Exception 14.53'  
to  
'Multiple Unit Residential Zone  
Three Exception (RM3 XX)'

# Proposed Site Plan



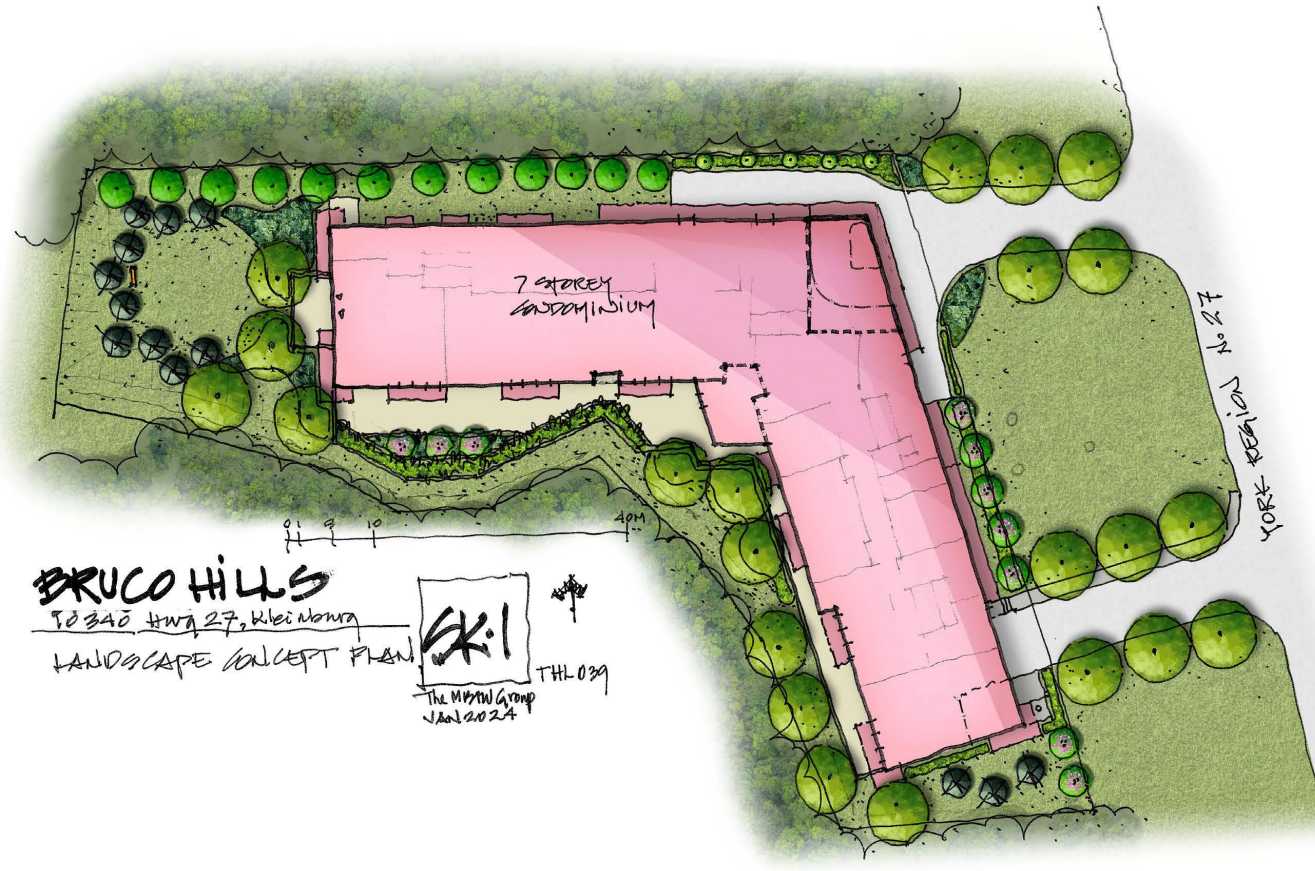
# Proposed Development Statistics

Site Statistics	Metric	Imperial
Lot Area	0.513 ha	1.26 acres
Lot Frontage	82 m	269 feet
Number of units	143	
Total GFA	16,847 m <sup>2</sup>	181,341 ft <sup>2</sup>
Coverage	2,150 m <sup>2</sup> (42%)	23,142 ft <sup>2</sup>
FSI	2.68	
Landscaped Area	2,714 m <sup>2</sup> (53%)	29,213 ft <sup>2</sup>
Pavement Coverage	289 m <sup>2</sup> (6%)	3,110 ft <sup>2</sup>
Resident Parking	68	
Visitor Parking	6	
Suite Count and Size Range	1B – 79 (53 m <sup>2</sup> – 70 m <sup>2</sup> / 2B – 36 (73 m <sup>2</sup> – 293 m <sup>2</sup> ) / S – 28 (37 m <sup>2</sup> – 55 m <sup>2</sup> )	

# Conceptual Landscape Plan

PROPOSED LANDSCAPE CONCEPT MASTER PLAN

NOTE: PROPOSED DESIGN IS CONCEPTUAL ONLY. FURTHER LANDSCAPE DESIGN DETAILS WILL BE DETERMINED AT SITE PLAN STAGE



# Proposed Development Rendering



View Looking West from Highway 27

# Site Grading & Elevations

Image of the Site looking northwest from Highway 27

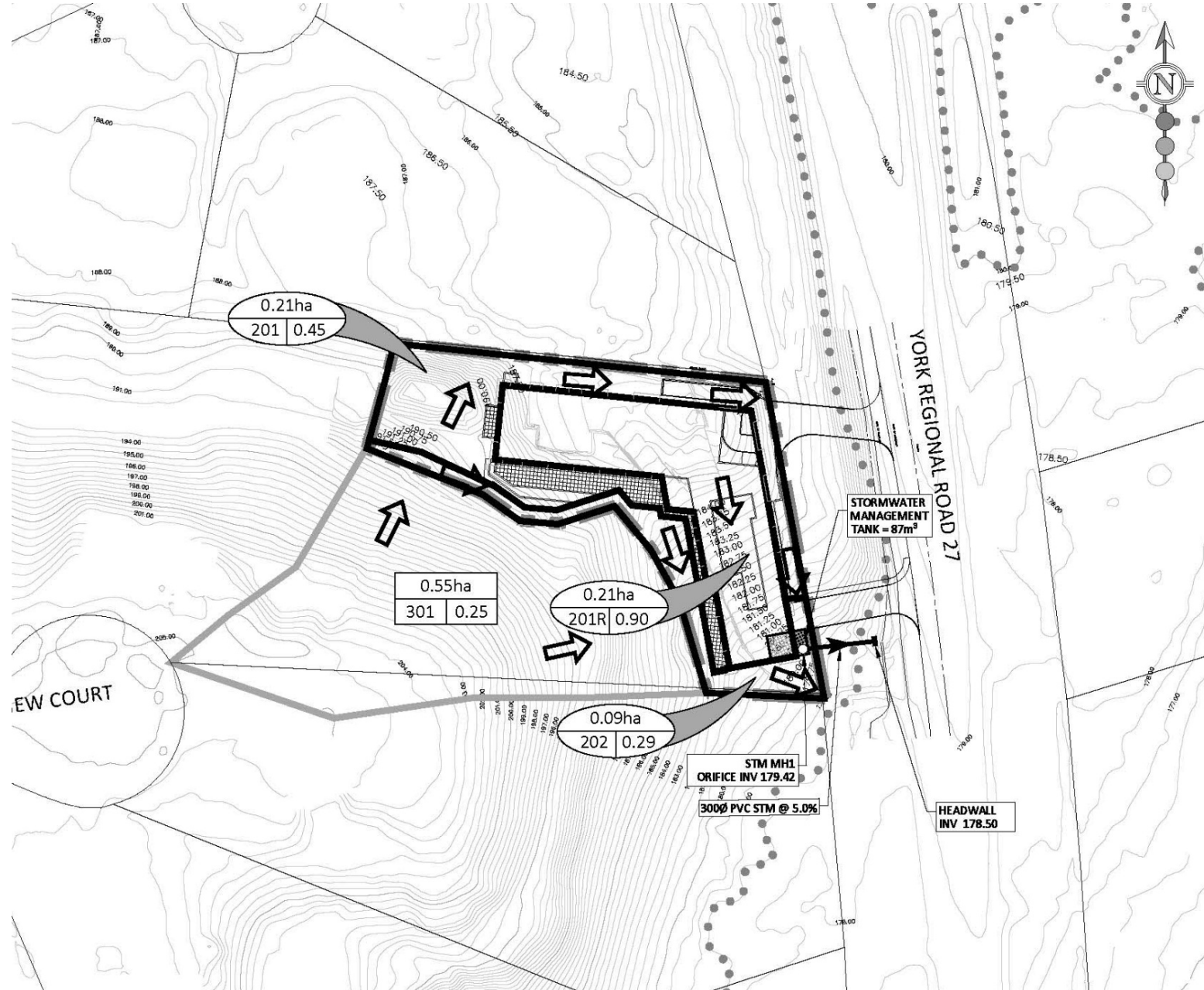


2 South Colour  
1:100



1 North Colour  
1:100

# Site Grading & Elevations



# Conceptual Design Images



Precedent Imagery for the Proposed Indoor and Outdoor Amenity Areas





# Key Items

- Proposed height and density is appropriate for an arterial road site
- Close to Villa Colombo and other amenities
- Site has no access to residential areas to north, west and south, access only to Highway 27
- Site grading is such that only 5 storeys are present at side and rear, site continues to grade higher to the rear and large setbacks are proposed to the rear (29m+)

# Key Items

- Proposal deliver 143 much needed retirement residential units
- Mix of studio, 1BR and 2BR units
- Mid-rise building form which is appropriate for the site and location
- Attractive building form, which appropriately fits onto an irregular site
- Larger site setbacks allow for the proposal to augment the treed areas, create usable outdoor amenity spaces



# Questions?