

STATUTORY PUBLIC MEETING

3300 HIGHWAY 7

CITY OF VAUGHAN

OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT

OP.19.010 & Z.19.025

OCTOBER 8, 2024

C4.

Communication

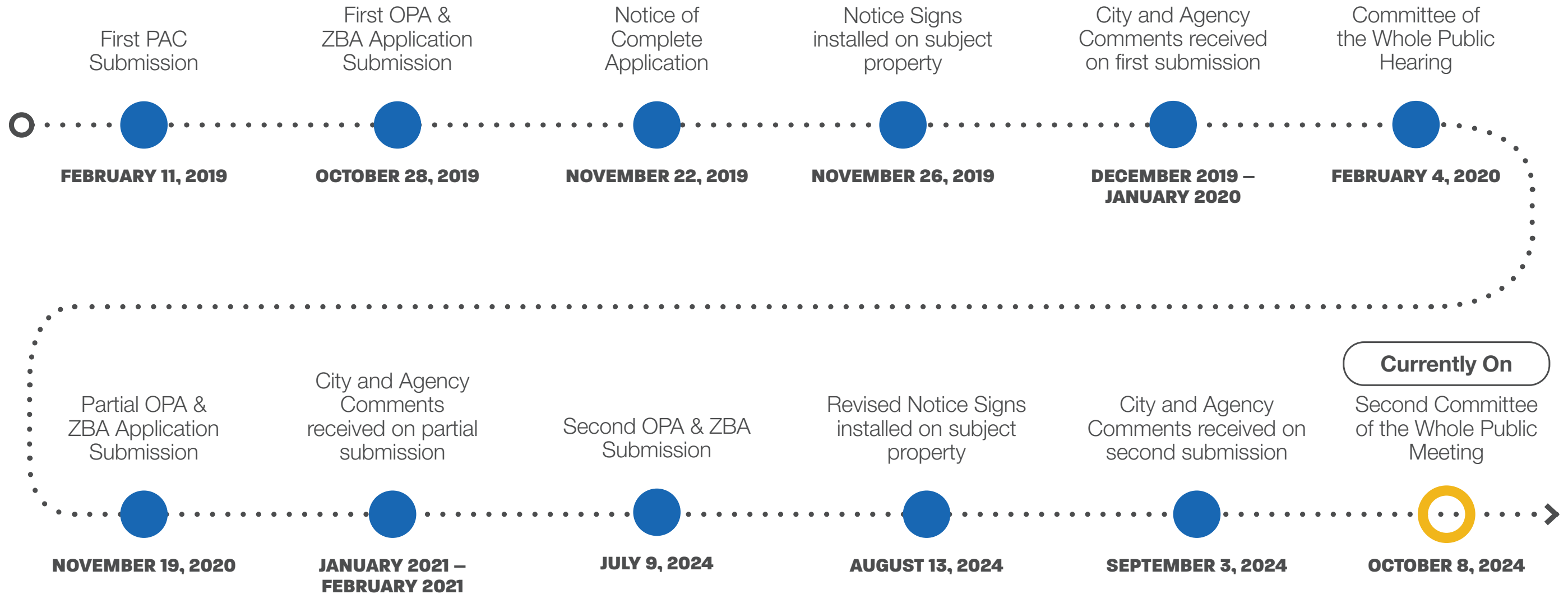
CW(PM) – October 8, 2024

Item No. 1

WESTON
CONSULTING



TIMELINE OF SUBMISSION



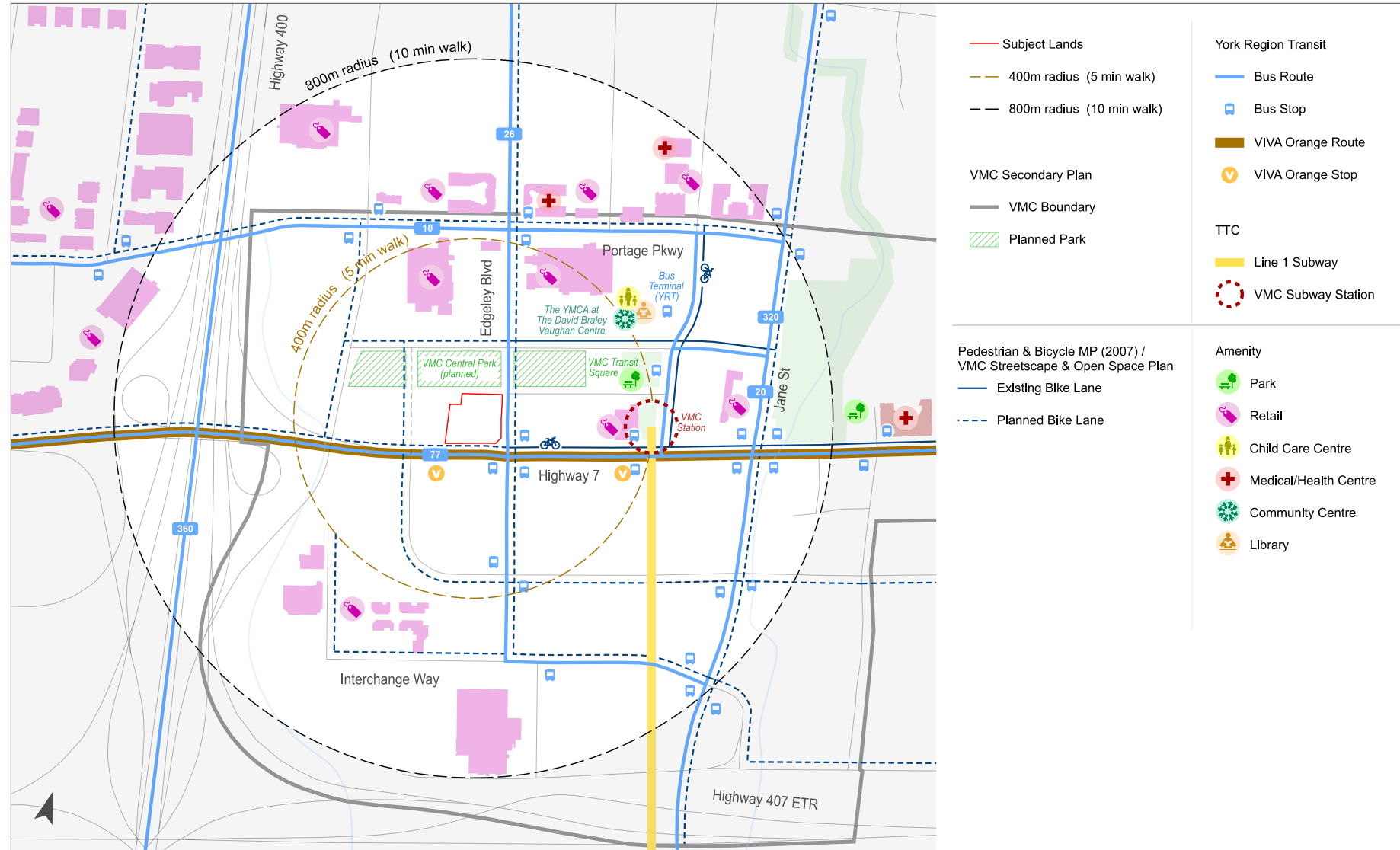
SUBJECT PROPERTY



Aerial Photograph of Subject Property - Prepared by Weston Consulting

- **Location:** Northwest corner of Highway 7 and Edgely Boulevard within the Vaughan Metropolitan Centre (VMC)
- **Area:** 1.8 hectares (2.9 acres)
- **Frontage:** 112 metres along Highway 7 & 107 metres along Edgely Blvd
- **Current Use:** 9-storey office building with surface level parking

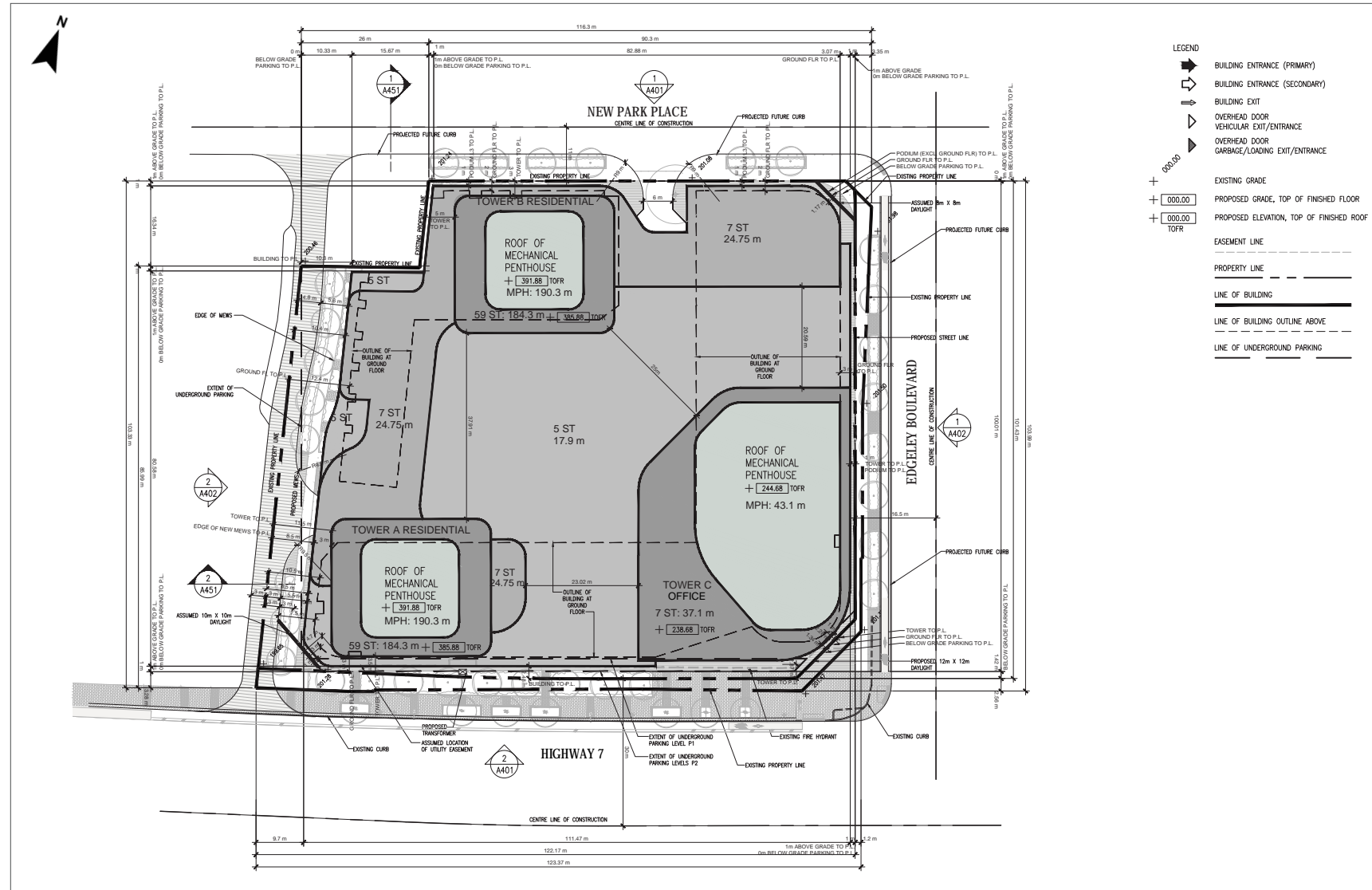
SITE CONTEXT



- Located within the Commerce BRT PMTSA
- Surrounded by parks, recreational amenities, commercial uses, and residential uses
- Located within 400 metres of VMC Subway Station and located along the BRT VIVA Orange Route

Context Map - Prepared by Weston Consulting

PROPOSED DEVELOPMENT



Site Plan - Prepared by BDP Quadrangle

- **Total GFA: 123,733 m²**
 - Residential: 109,389 m²
 - Retail (within office tower): 1,481 m²
 - Office: 12,863 m²
- **Total Area Conveyed to City: 842.5 m²**
- **Units: 1,349**
- **Amenity Space: 10,792 m²**
 - Indoor: 2,313 m²
 - Outdoor: 3,623 m²
 - Exterior (balconies, terraces): 4,856 m²
- **Total Landscaped Area: 5,195 m²**
- **Density: 9.6 FSI**
- **Heights: Tower A: 59 storeys, Tower B: 59 Storeys, Tower C: 7 storeys**
- **Parking: 938 spaces**
- **Bicycle Parking: 1410 spaces**

PROPOSED DEVELOPMENT

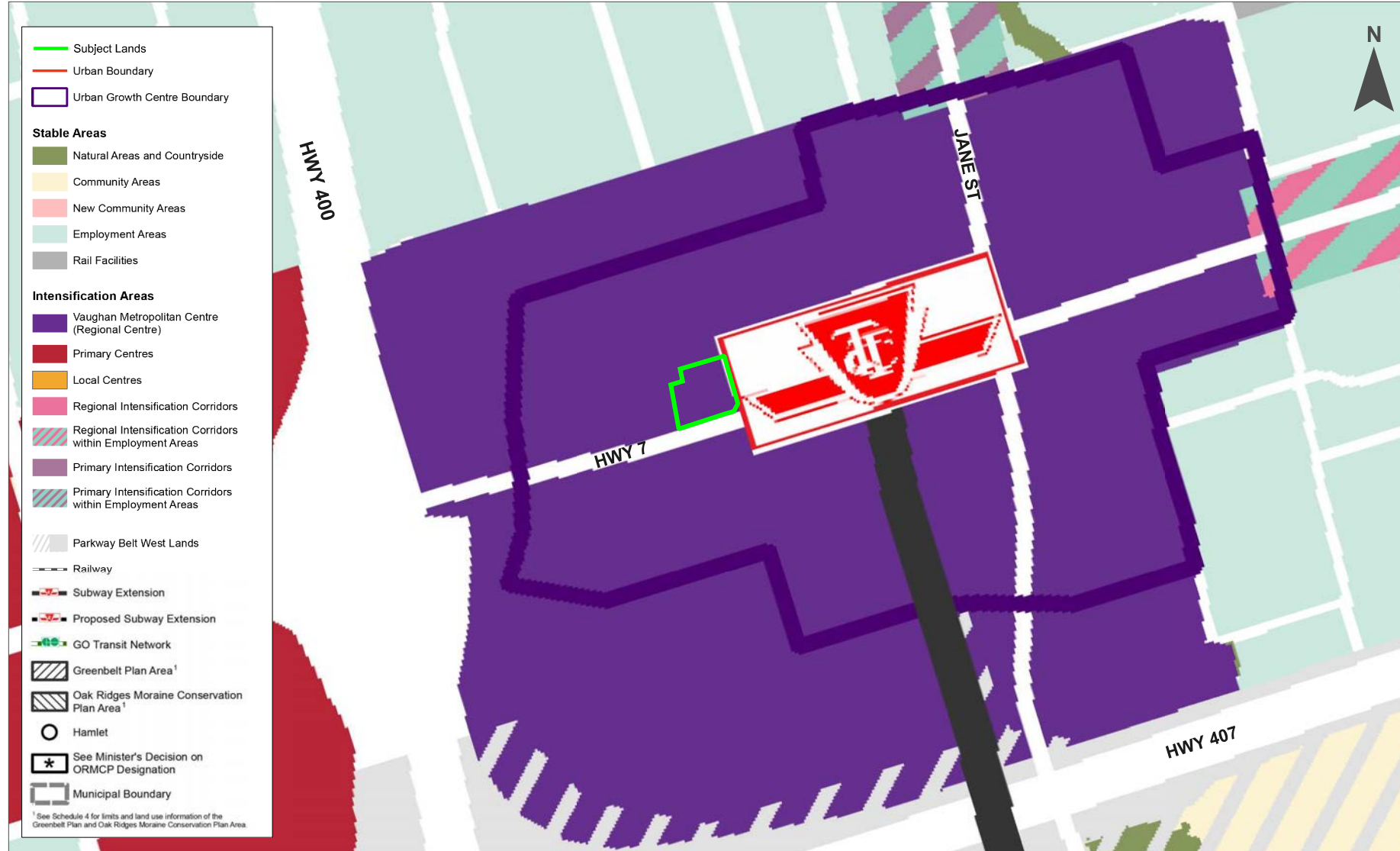


3300 Highway 7 - View Looking North - Rendering



3300 Highway 7 - View Looking Northeast - Rendering

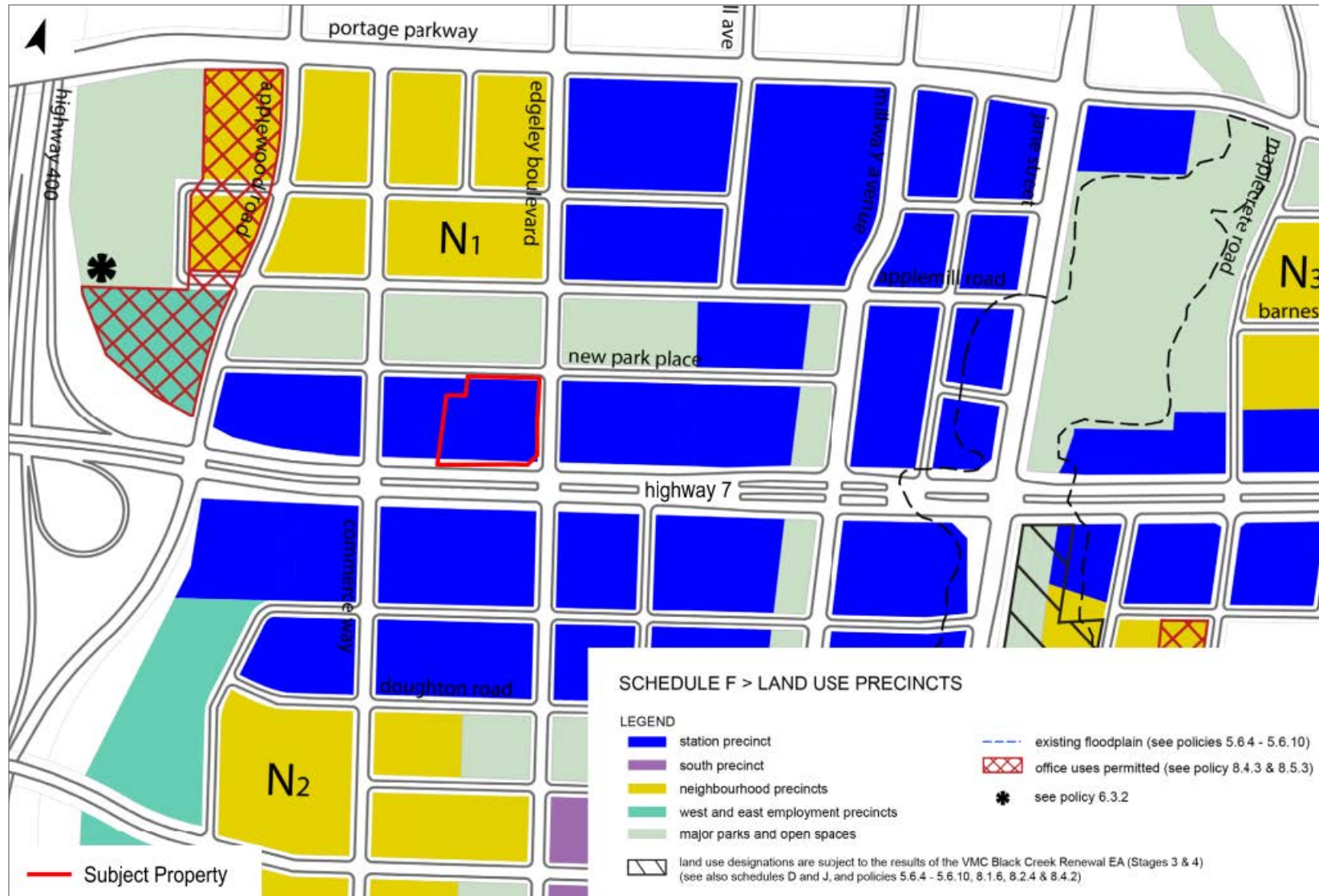
POLICY FRAMEWORK – CITY OF VAUGHAN OFFICIAL PLAN



- Designated within the Vaughan Metropolitan Centre (VMC) Secondary Plan Area
- Located *within a Regional Centre* and along a *Regional Intensification Corridor* per Schedule 1 – Urban Structure

VOP Schedule 1 - Urban Structure

POLICY FRAMEWORK – VAUGHAN METROPOLITAN CENTRE (VMC) SECONDARY PLAN



Schedule F - Land Use Precincts

- Designated *Station Precinct* per Schedule F – Land Use Precincts
- Permitted Uses:
 - Residential uses
 - Non-residential uses
 - Maximum height of 30 storeys and FSI of 5.0
- Exceeds maximum permitted height and FSI and requires an Official Plan Amendment for greater utilization and intensification

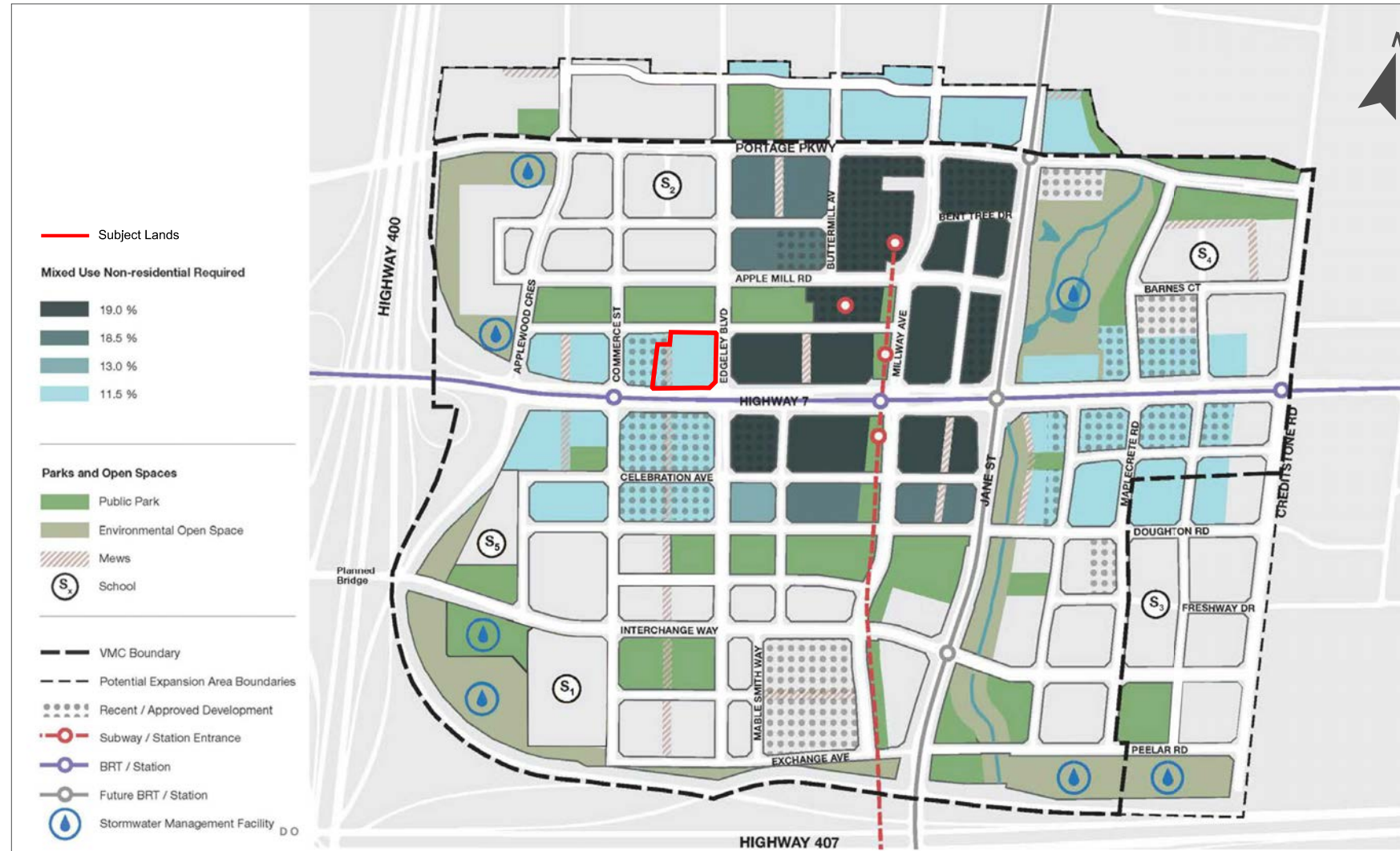
CONCEPTUAL POLICY FRAMEWORK - VAUGHAN METROPOLITAN CENTRE (VMC) SECONDARY PLAN UPDATE (FEBRUARY 28, 2024)



VMC - Land Use

- According to the Recommended Land Use Scenario Schedules, is designated *Mixed-Use (Non-residential Uses Required)*
- Maximum heights of over 40 storeys
- Maximum density of up to 7.5 FSI

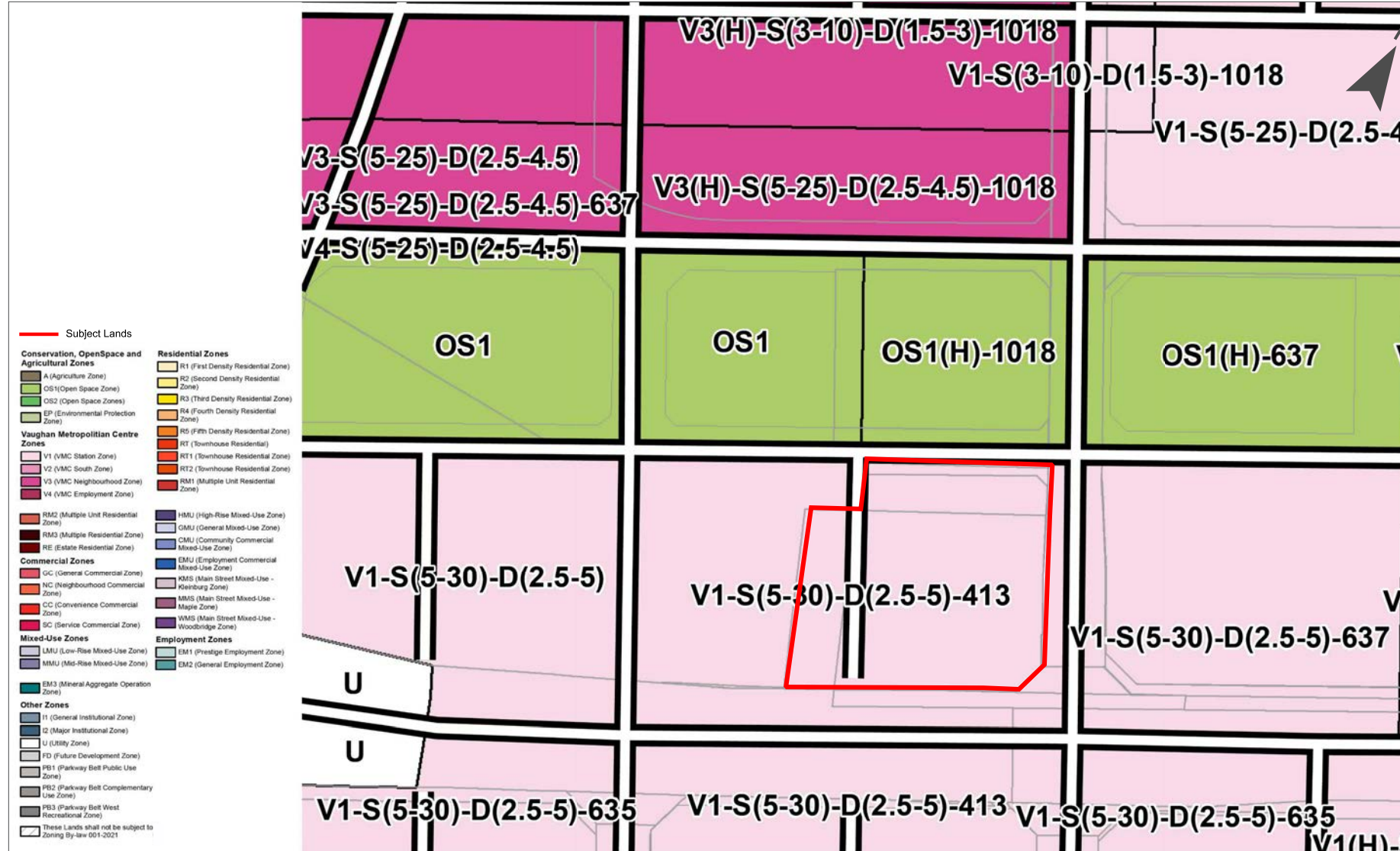
CONCEPTUAL POLICY FRAMEWORK - VAUGHAN METROPOLITAN CENTRE (VMC) SECONDARY PLAN UPDATE (FEBRUARY 28, 2024)



VMC - Non-Residential Requirements

- Mixed-Use Non-Residential requirement of 11.5% of GFA
- Proposed development has been modified to reflect the direction for land use, non-residential GFA requirements, height, and density
- On September 24, 2024, Staff were directed by Council to set parameters for unlimited height and density (UHD) in the VMC

POLICY FRAMEWORK – ZONING BY-LAW 001-2021



- Zoned as Vaughan Metropolitan Centre Station Zone (V1-413)
- Permitted Uses:
 - Apartment dwelling;
 - Retail Store;
 - Office building and more

Zoning By-law 01-2021

PURPOSE OF APPLICATIONS

OFFICIAL PLAN AMENDMENT

- Amendment maintains the existing designation of *Station Precinct*
- Establish site-specific policies to permit the proposed development
- Site-specific policies include:
 - Maximum height (building and podium)
 - Maximum Density
 - Non-Residential GFA
 - Increased Residential Tower Floorplate Size

ZONING BY-LAW AMENDMENT

- Amendments maintains the existing zones of *Office Commercial (C8-678) and Vaughan Metropolitan Centre Station Zone (V1-413)*
- Establish site-specific provisions to facilitate the proposed development
- Site-specific provisions include:
 - Permitted uses
 - Height
 - Density
 - Front, rear, interior side, and exterior side yard setbacks
 - Non-residential GFA
 - Amenity Areas
 - Landscape Areas
 - Bicycle parking spaces

Thank You Comments & Questions?

Sabrina Sgotto, HBA, RPP, MCIP
Vice President

905-738-8080 (ext. 243)
ssgotto@westonconsulting.com

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