

Public Meeting

WOODBIDGE PARK LIMITED.

5390 STEELES AVENUE WEST
(CORNER OF GIHON SPRINGS DRIVE AND
STEELES AVENUE WEST)
CITY OF VAUGHAN

OFFICIAL PLAN AMENDMENT (OP.21.012) &
ZONING BY-LAW AMENDMENT (Z.21.019)

October 8th, 2024

C3.

Communication

CW(PM) – October 8, 2024

Item No. 3

WESTON
CONSULTING



AREA CONTEXT



- Located along Steeles Avenue West and Kipling Avenue
- Located at the northeast corner of Gihon Springs Drive and Steeles Avenue West
- Border of the City of Vaughan and City of Toronto
- CN Rail line to the north

SUBJECT PROPERTY AND CONTEXT



Subject Property

- 59,832 square metres

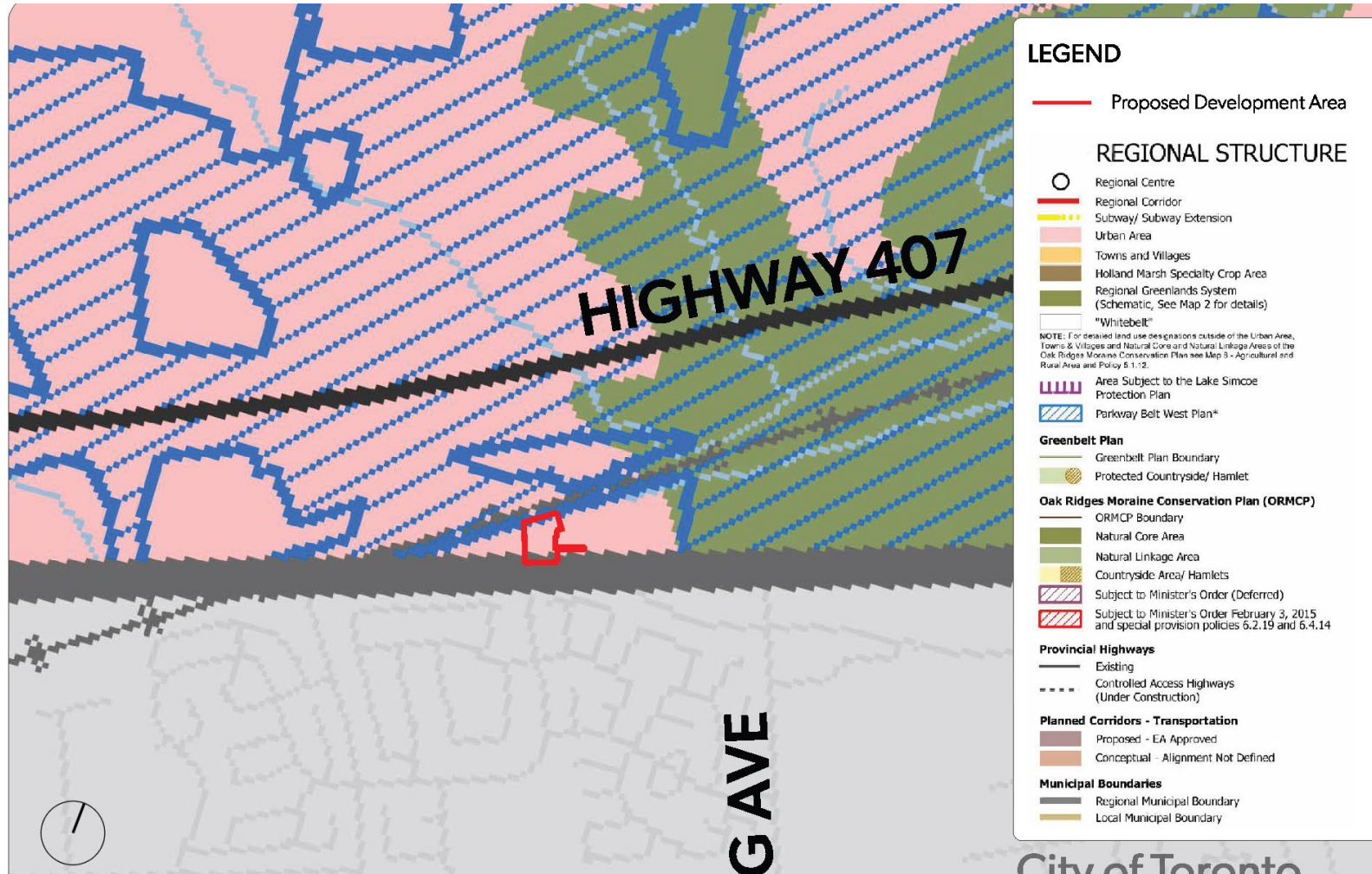
Development Area

- 7,208.18 square Metres
- 45 metres frontage on Steeles Ave. W

Previous Approval (2016)

- OPA / ZBA / Plan of Subdivision:
 - 249, three-storey townhouse dwelling units
 - 2, three-storey mixed use buildings
 - Public Municipal Park

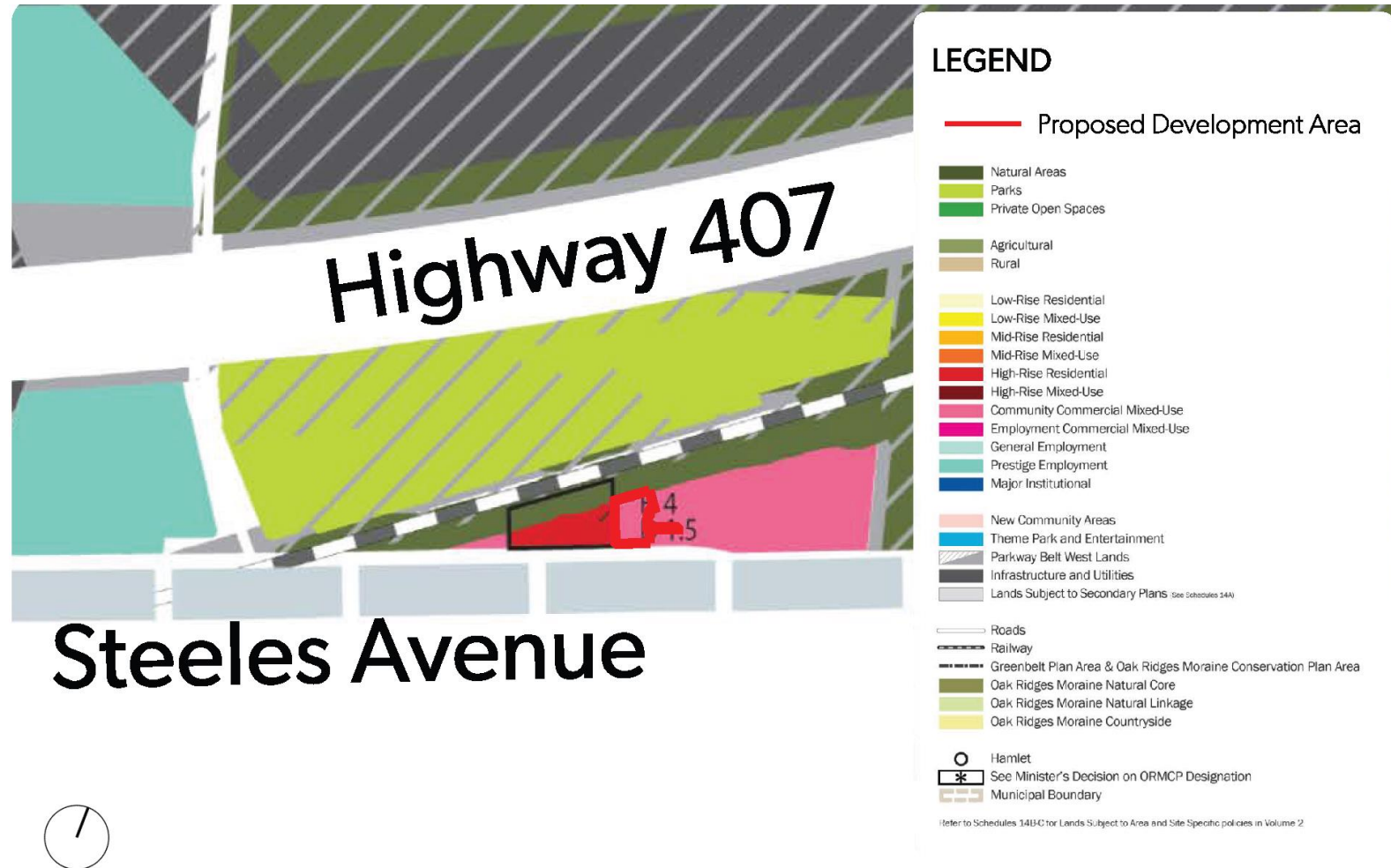
PLANNING FRAMEWORK



York Region Official Plan

- Designated as an “Urban Area” and “Regional Greenlands System” on Map 1 – Regional Structure
- Designated “Community Area” on Map 1A – Land Use Designations
- Urban Areas are identified to accommodate a significant portion of planned growth in the Region
- 2.06 million people 989,200 jobs by 2051 to be accommodated

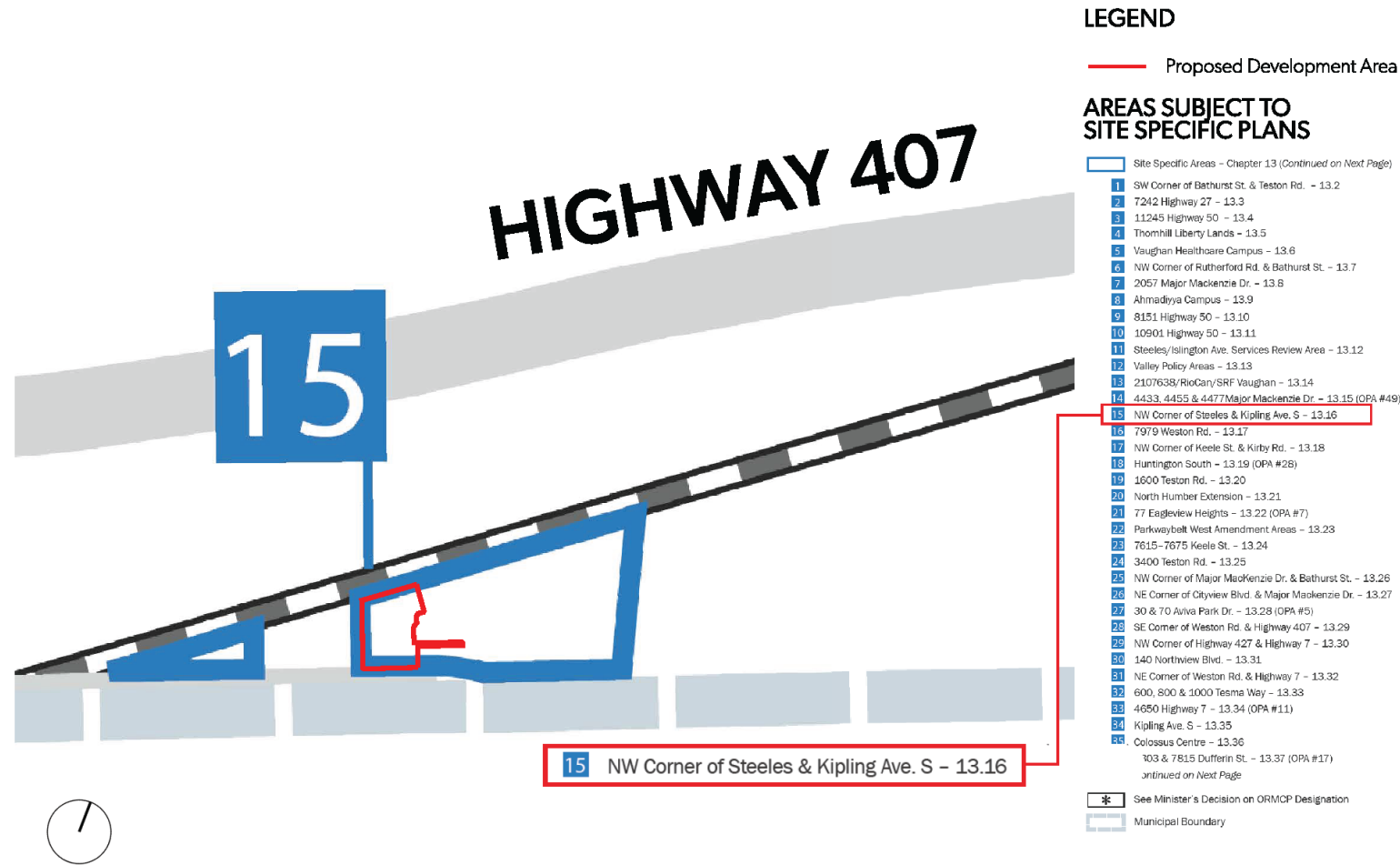
PLANNING FRAMEWORK



City of Vaughan Official Plan (2019 Consolidated)

- Designated as “Community Area” on Schedule 1 – Urban Structure
- Designated as an “Community Commercial Mixed-Use” on Schedule 13

PLANNING FRAMEWORK



City of Vaughan Official Plan (2019 Consolidated)

- Within Volume 2, Official Plan Amendment No.12 (OPA #12) as Site Specific Policy 13.16, 'NW Corner of Steeles Avenue and Kipling Avenue
- Implemented through OPA 12
- Low-rise residential uses permitted including townhouses and back-to-back townhouses

PLANNING FRAMEWORK

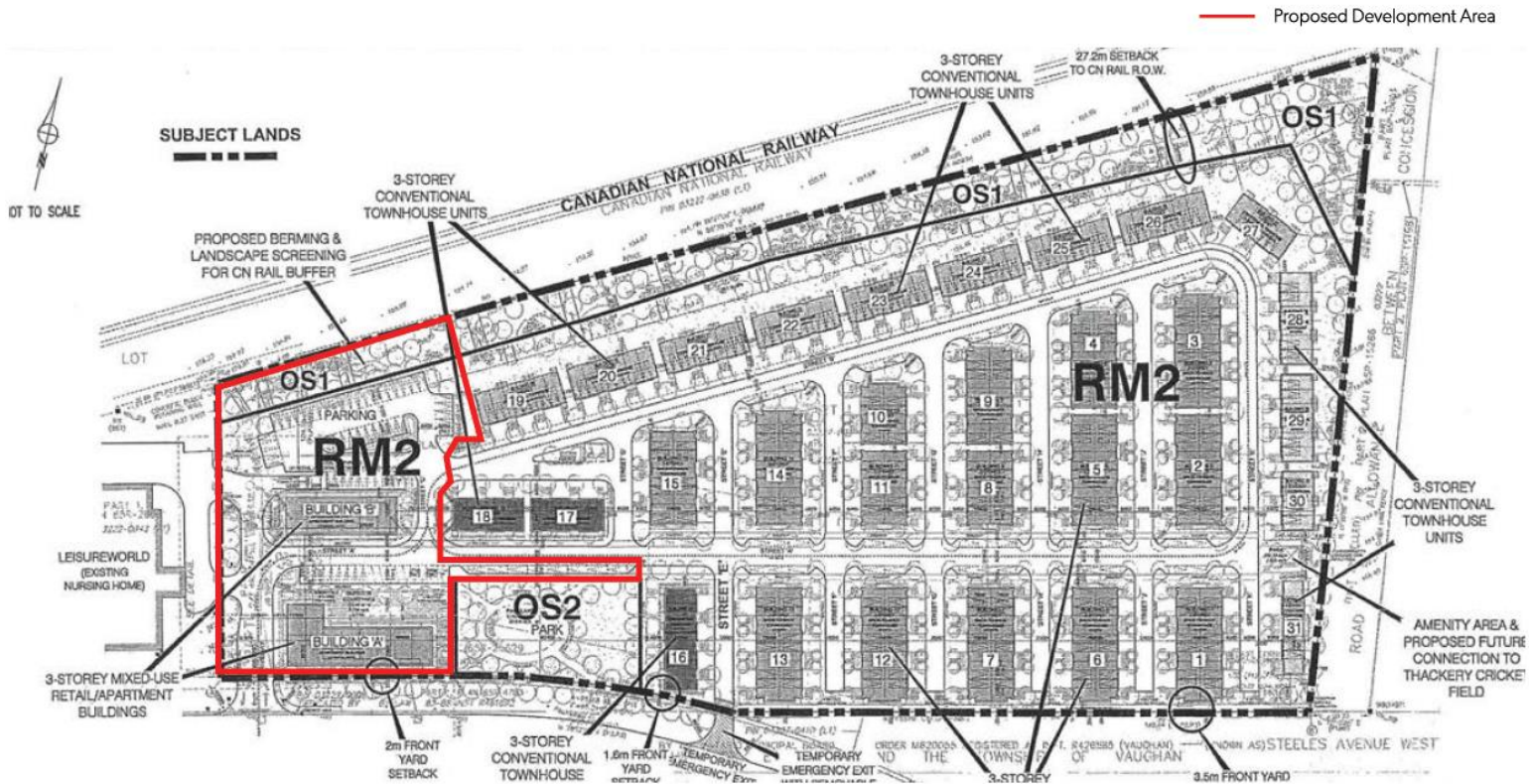


Figure 12: Schedule 'E-1562' to By-law 1-88, Section 9(1432)

Zoning By-law 1-88

- The subject lands are rezoned Multiple Residential (RM2) with exception 9 (1432), and Open Space Conservation Zone (OS1) Open Space Park Zone (OS2) under By-law 1-88
- Part of previous approval on Subject Lands
- RM2 Zone permits townhouses

Zoning By-law 001-2021

- The Subject lands are zoned Multiple Unit Residential (RM1) with exception 14.1057 and Environmental Protection (EP) under By-law 001-2021
- Transitioned in accordance with Section 1.6

PROPOSED DEVELOPMENT – 2021



Official Plan Amendment and Zoning By-law Amendment – April 2021

Building “A”

- Residential Apartment Building
- 25 Storeys (75.7 Metres)
- 226 Rental Units
- 3.2 FSI
- 84 Bicycle Parking Spaces

Building “B”

- 4 Storey Mixed-Use Parking Structure
- 427.5 square metres of retail at grade
- 149 Parking Spaces
- 7 outdoor parking spaces

PUBLIC CONSULTATION & WHAT WE HEARD

A Public Meeting was held on September 14, 2021 to discuss a concept for a 25-storey rental apartment building with a 3-storey parking structure.

The following concerns were shared:

- Density and Massing
- Shadow
- Increased traffic
- Above Grade Parking Impacts
- Desire to see rest of the lands be built out / completed

Modifications have been made to address the concerns made by staff and the public. The revised concept is compatible with the existing 3-storey townhouses on the remainder of the subject lands.

PROPOSED DEVELOPMENT – REVISED PROPOSAL



32 RESIDENTIAL UNITS, including:

- ❖ 19 regular Townhouses,
- ❖ 11 Stacked, back to back Townhouse Units
- ❖ 2 Semi-detached Units

- Height: 3 Storeys
- GFA: 4,249 square metres
- Floor Space Index: 0.59
- Vehicle Parking Spaces: 56
- Bicycle Parking Spaces: 20
- Private Outdoor Amenity Space: 1152 square metres

PLANNING APPLICATIONS

Official Plan Amendment

Permits Townhouse dwelling units. OPA will recognize:

- 7 units in a townhouse row
- 2 units / semi-detached
- Stacked back-to-back townhouses

Zoning By-law 1-88 / 001-2021

Zoning By-law Amendments to Section 9 (1432) to permit:

- Townhouse dwelling units with a maximum of 7 units
- Stacked back-to-back dwelling definition
- Minimum front yard setback to Steeles – 3 m
- Maximum building height for Block 36 for rooftop enclosures

PROPOSED DEVELOPMENT – REVISED CONCEPT



- The revised site design contemplates townhouses which builds on the character of the existing townhouse
- Improves permeability through the design of smaller blocks
- Orients townhouses towards the park
- Connects existing streets and sidewalks to the east part of the Woodbridge Park Masterplan

URBAN DESIGN IMPROVEMENTS

1. Proposed size and massing reinforces Woodbridge Park Master Plan contributing to the “Complete Community”;
2. Previously dedicated 0.21-hectare public park (The Steeles West Common Park) provides ample park space to current & future residents;
3. Proposed development considers the protection of Natural Heritage features by contributing to ‘Greening Vaughan’ with newly planted street trees, preserving existing trees & maximizing landscaped areas;
4. Proposed site design promotes walkability with strong permeability and access to public sidewalk, the park, site interior and the east part of the master plan.

SUPPORTING MATERIALS

- Architectural Drawings – Kirkor Architects
- Urban Design Brief & Planning Justification Report – Weston Consulting
- Draft OPA and ZBA – Weston Consulting
- Landscape Plan & Arborist Report – SBK
- Transportation Brief & Drawings – LEA
- Civil Engineering Materials – Valdor Engineering
- Noise and Vibration Study – Valcoustics
- Street Lighting Plan - GHD
- Phase 1 and 2 Environmental Site Assessment – Soil Engineers

Thank You

Comments & Questions?

Jane McFarlane, BAH, MES (PI.), MCIP, RPP,
Vice President, Weston Consulting
416.640.9917 x225
jmcfarlane@westonconsulting.com