

C36. (Revised)

Communication

CW(PM) – November 6, 2024

Item No. 5

5850 Langstaff Road

City Park (Hwy 27) Homes Inc.

PUBLIC MEETING

Committee of the Whole

City of Vaughan

City File Nos. OP.24.014, Z.24.031

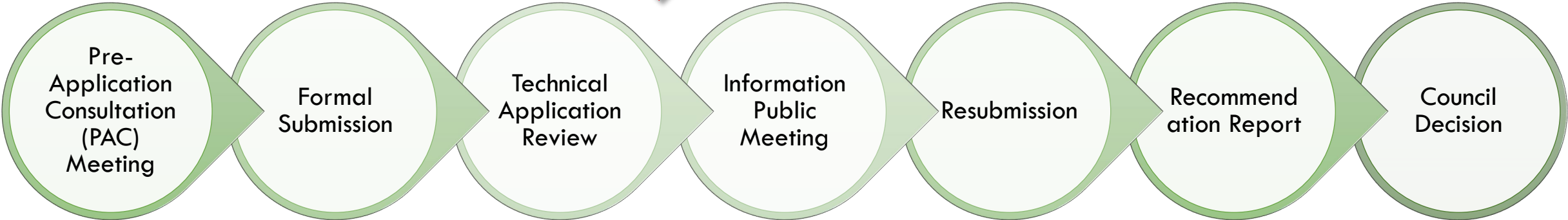
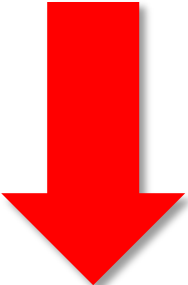
November 6, 2024

UPDATE

We note that in the time since the initial submission of the Applications, the nature of the Applications have been revised from a Minister's Zoning Order (MZO) to a local Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA)

APPLICATION

We are here

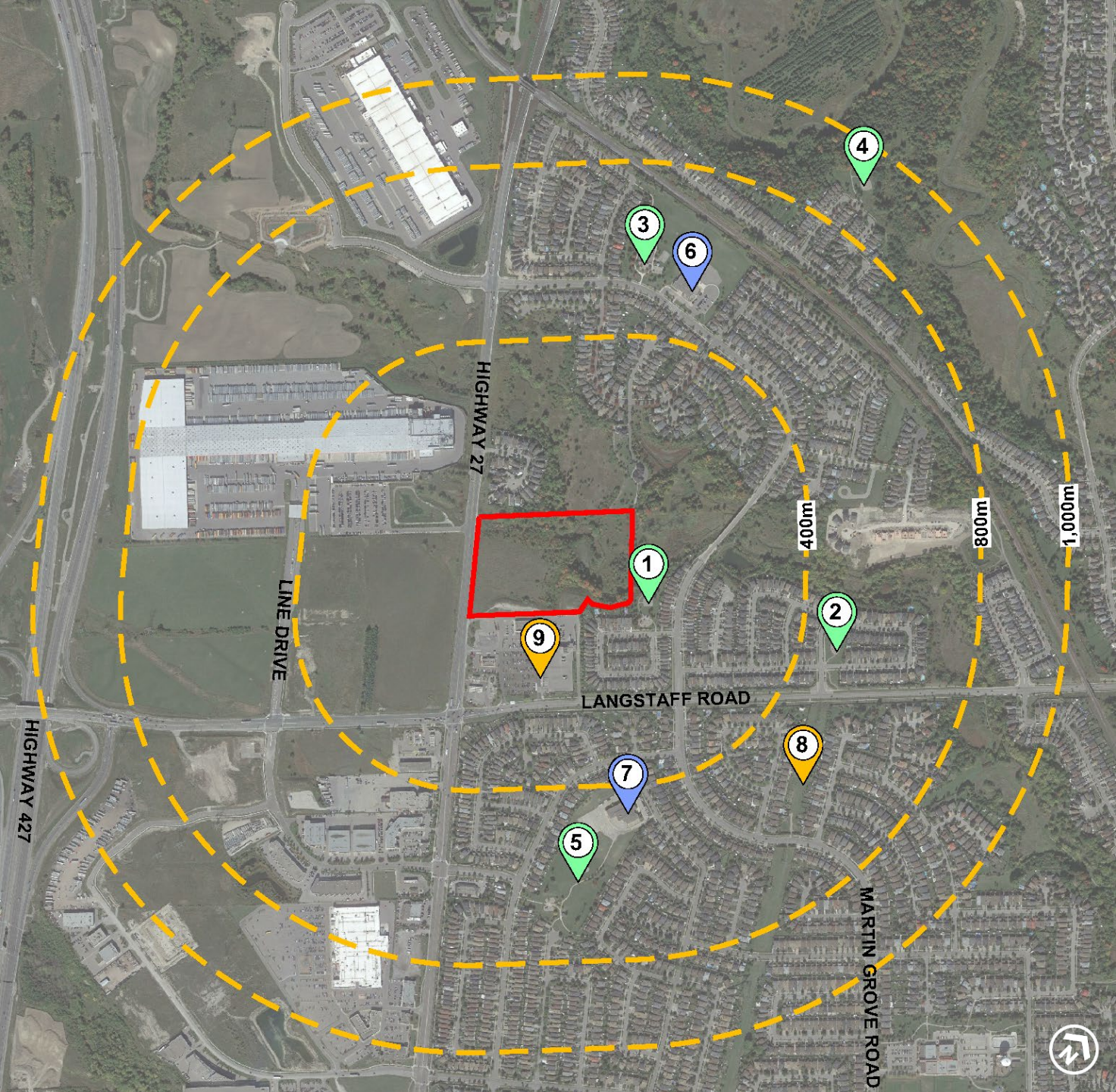


PROCESS



 SUBJECT LANDS

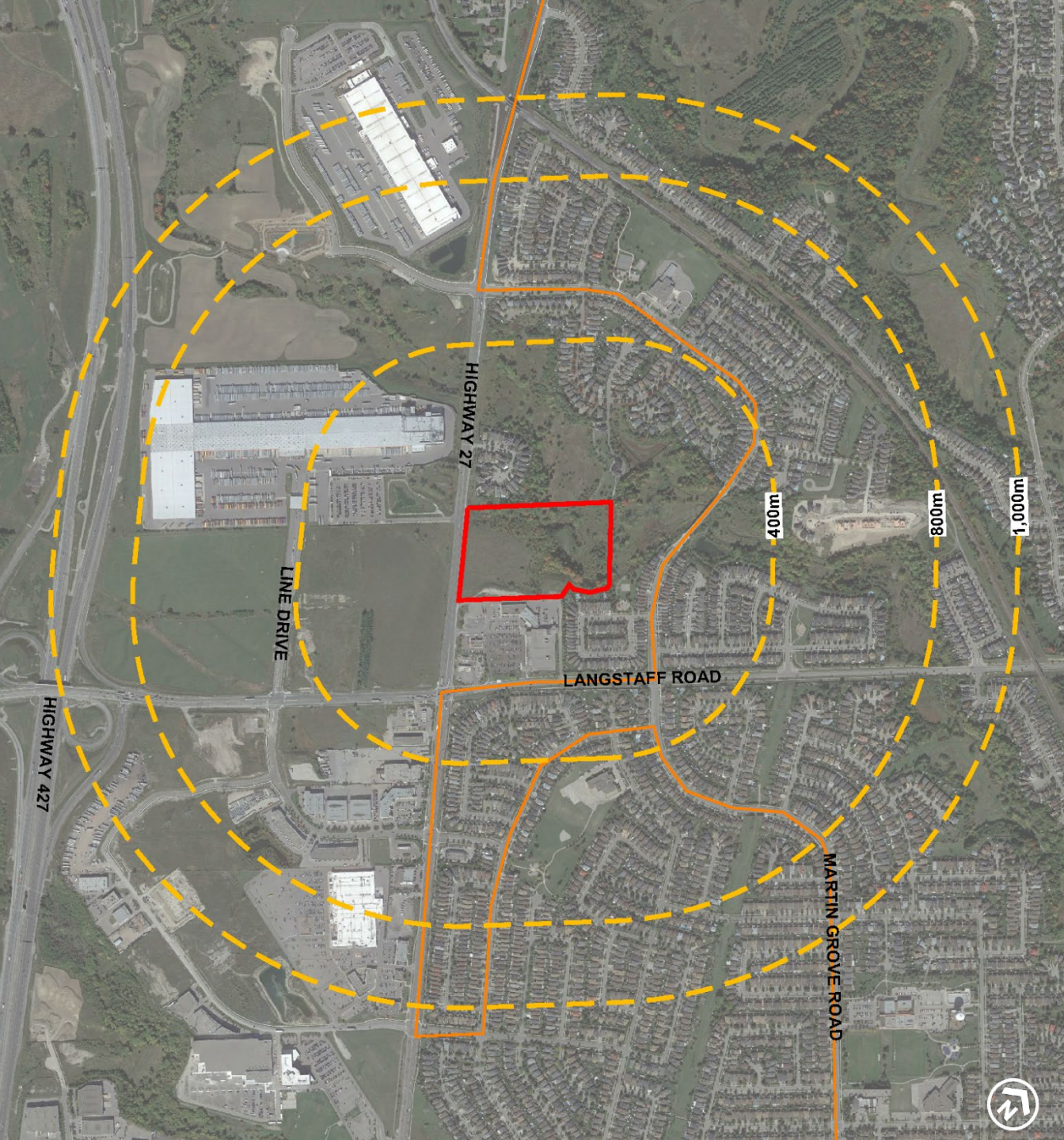
SITE CONTEXT



SURROUNDING DESTINATION	
1	Wilson Century Theatre Park
2	Crestlawn Park
3	McClure Meadows Park
4	Findley Park
5	Morning Star Park
6	St. Angela Merici Catholic Elementary School
7	San Marco Catholic Elementary School
8	Utility Corridor
9	Retail Plaza

 **SUBJECT LANDS**

AREA CONTEXT



 Buffer Limits (400m, 800m, 1,000m)

 YRT Route 7

 SUBJECT LANDS

AREA CONTEXT



OVERALL SITE PLAN

Note: Roof areas not labelled as Outdoor Amenity shall be green roofs. See plans A305-308, and 310-311 for details.



STATISTIC	PROPOSAL
Total Site Area	7.94 hectares (19.62 acres)
Natural Area & Buffer	5.41 hectares (13.37 acres)
Net Developable Area	2.5 hectares (6.18 acres)
Total Gross Floor Area ('GFA')	140,370 sq m (1,510,930 sq ft)
No. of Units	2,043
No. of Studio Units	686 (12%)
No. of 1-Bedroom Units	1,225 (60%)
No. of 2-Bedroom Units	499 (24.4%)
No. of 3-Bedroom Units	78 (4%)
Density	2.08 FSI
No. of Parking Spaces	2,286
No. of Bicycle Parking Spaces	1,472
Amenity Areas	20,231 sq m (217,764.7 sq ft)

(ENLARGED)
SITE PLAN



RENDERING



View of Building A podium, along Highway 27



View of proposal along Highway 27

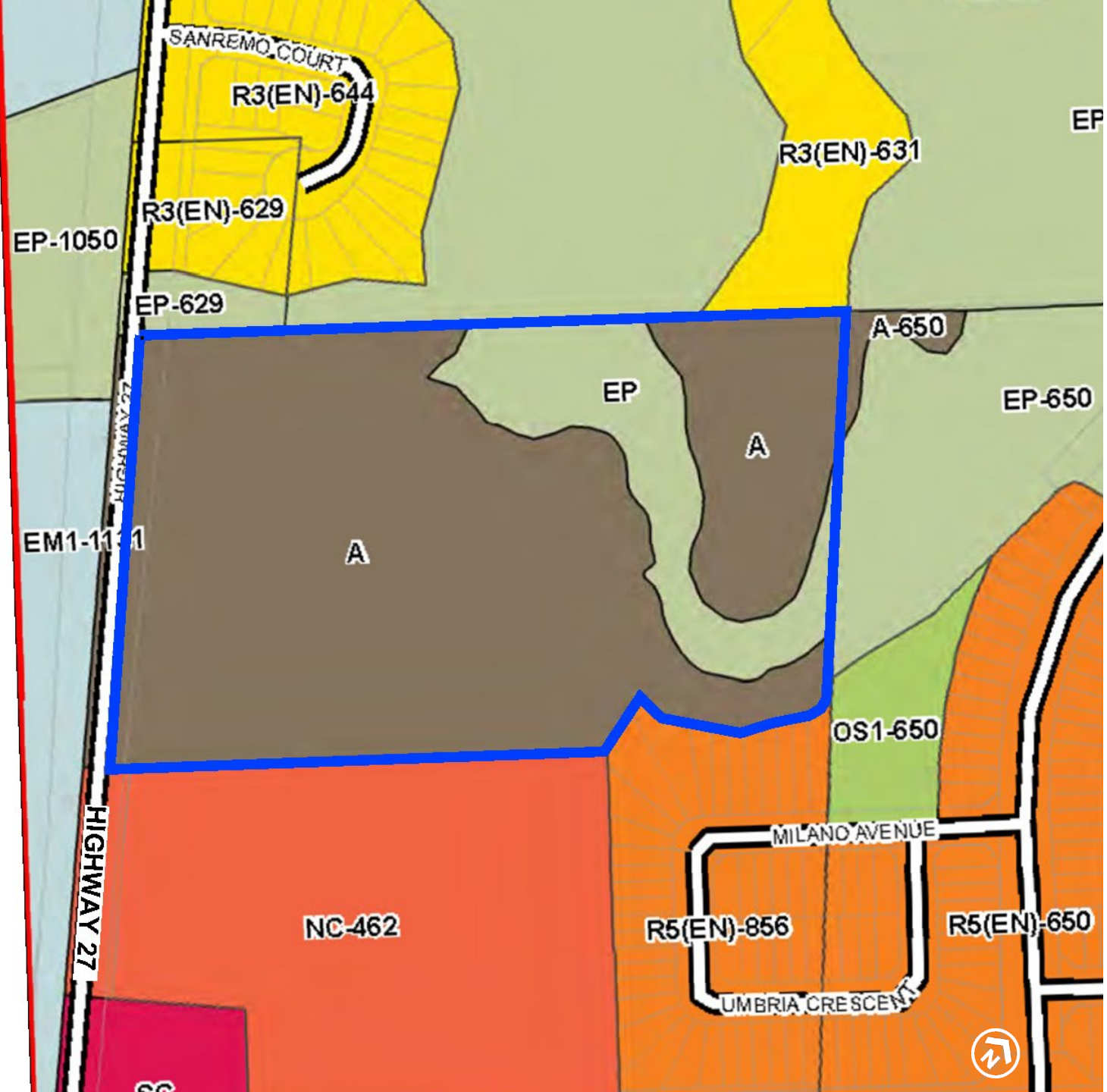
RENDERINGS



- 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

SUBJECT LANDS

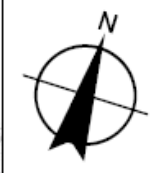
VAUGHAN OFFICIAL PLAN



Conservation, OpenSpace and Agricultural Zones	Residential Zones	Commercial Zones
A(Agriculture Zone)	R 1(First Residential Zone)	GC(General Commercial Zone)
OS1(Public Open Space Zone)	R2(Second Residential Zone)	NC(Neighbourhood Commercial Zone)
OS2(Private Open Space Zones)	R3(Third Residential Zone)	CC(Convenience Commercial Zone)
EP(Environmental Protection Zone)	R4(Fourth Residential Zone)	SC(Service Commercial Zone)
Vaughan Metropolitan Centre Zones	R5(Fifth Residential Zone)	Mixed-Use Zones
V1(Station Precinct Zone)	RT(Townhouse Zone)	LMU(Low-Rise Mixed-Use Zone)
V2(South Precinct Zone)	RT1(Townhouse Residential)	MMU(Mid-Rise Mixed-Use Zone)
V3(Neighbourhood Precinct Zone)	RT2(Townhouse Residential)	HMU(High-Rise Mixed-Use Zone)
V4(Employment Precinct Zone)	RM1(Multiple Residential Zone 1)	GMU(General Mixed-Use Zone)
	RM2(Multiple Residential Zone 2)	
	RM3(Multiple Residential Zone 3)	
	RE(Estate Residential Zone)	

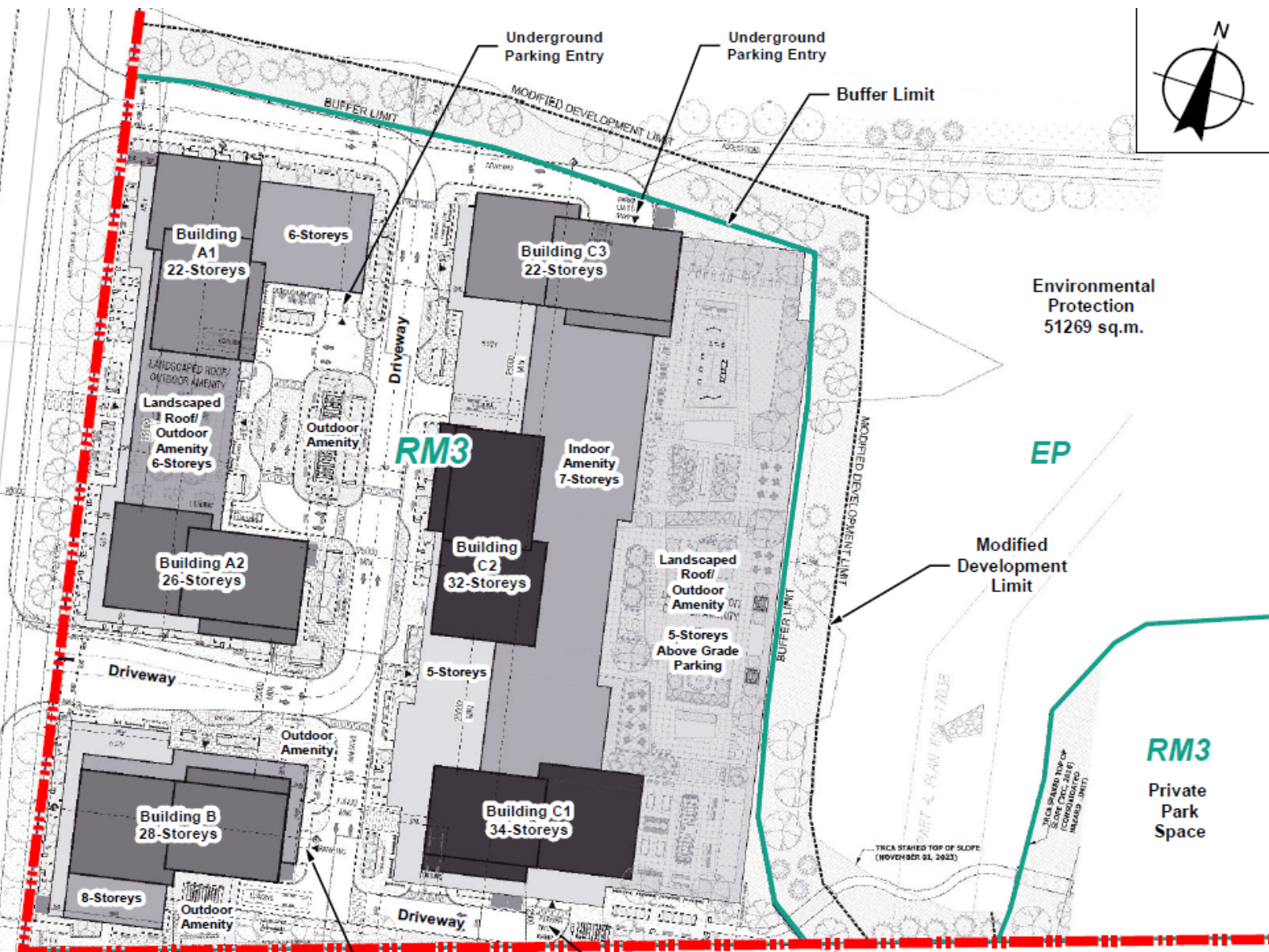
 **SUBJECT LANDS**

ZONING



HIGHWAY 27

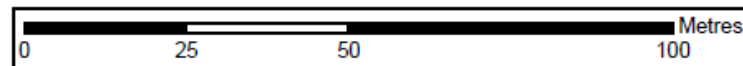
Proposed Signalized Intersection



Subject Lands

Zoning By-Law 001-2021

EP, Environmental Protection Zone
RM3, Multiple Unit Residential Zone



PROPOSED ZONING