

# Statutory Public Meeting

C55.

Communication

CW(PM) – November 6, 2024

Item No. 3

**PEM (Weston) Limited Partnership**

**Official Plan Amendment & Zoning By-law Amendment**

**3790 Highway 7**

City Files: OP.24.009, Z.24.021



November 6 , 2024

# Location & Context

- **Address:** 3790 Highway 7
- **Location:** North-West corner of Weston Road and Highway 7
- **Lot Area:** 1.45 hectares

 **Subject Lands** 3790 Highway 7

- ① 7887 Weston Road
- ② 7520, 7540, 7560 Weston Road
- ③ 3899, 3901 Highway 7
- ④ 177 Whitmore Road
- ⑤ Part Lot 5, Concession 5, Parts 1-7 RP 65R-23151
- ⑥ 137 Chrislea Road



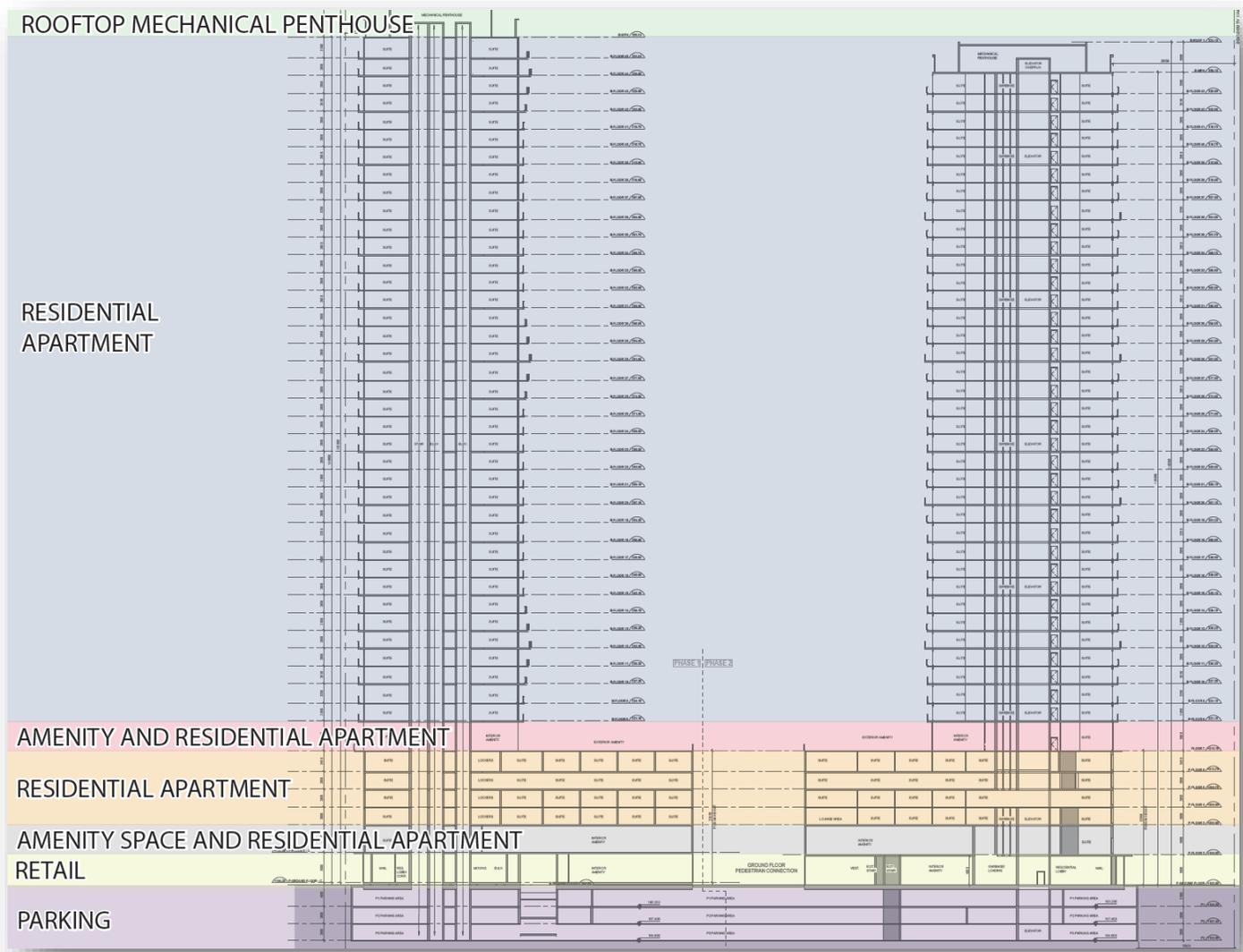


# Preliminary Site Plan Statistics

Site Statistics	Proposed
Gross Site Area:	14,662 m2
FSI :	9.5 Net 7.5 Gross
Residential GFA:	105,435 m2
Non-Residential GFA:	938 m2
Total GFA:	106,372 m2
Residential Units:	1,621
Amenity Space:	6,507 m2
Public Park (POPS)	1700 m2
Vehicle Parking Spaces:	740 spaces
Bicycle Parking:	978 spaces



# Building Sections - Uses



# Conceptual Building Renderings



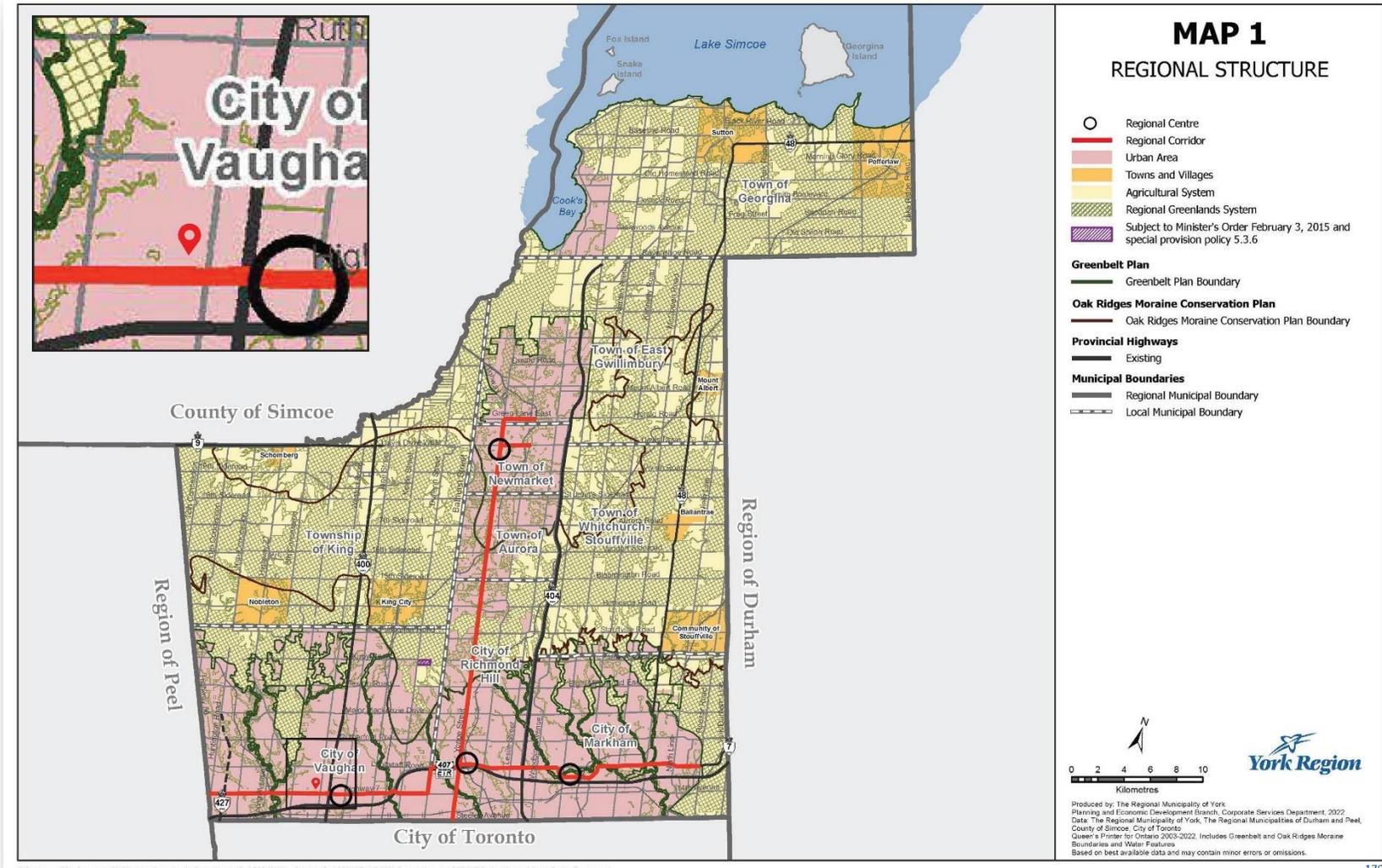
South East Façade View Looking North West



North Façade View Looking South West

# Existing Official Plan Designation

- York Region Official Plan: Community Area



# Existing Official Plan Designation

- **Vaughan OP:** *Primary Centres and High-Rise Mixed-Use*



- Intensification Areas**
- Vaughan Metropolitan Centre (Regional Centre)
  - Primary Centres
  - Local Centres
  - Regional Intensification Corridors
  - Regional Intensification Corridors within Employment Areas
  - Primary Intensification Corridors
  - Primary Intensification Corridors within Employment Areas



- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- High-Rise Residential
- High-Rise Mixed-Use
- Community Commercial Mixed-Use
- Employment Commercial Mixed-Use
- General Employment
- Prestige Employment
- Major Institutional



# Proposed Secondary Plan Designation

- **Draft Weston 7 Secondary Plan:**
  - *Mixed Use I and II*



# Proposed Secondary Plan Designation

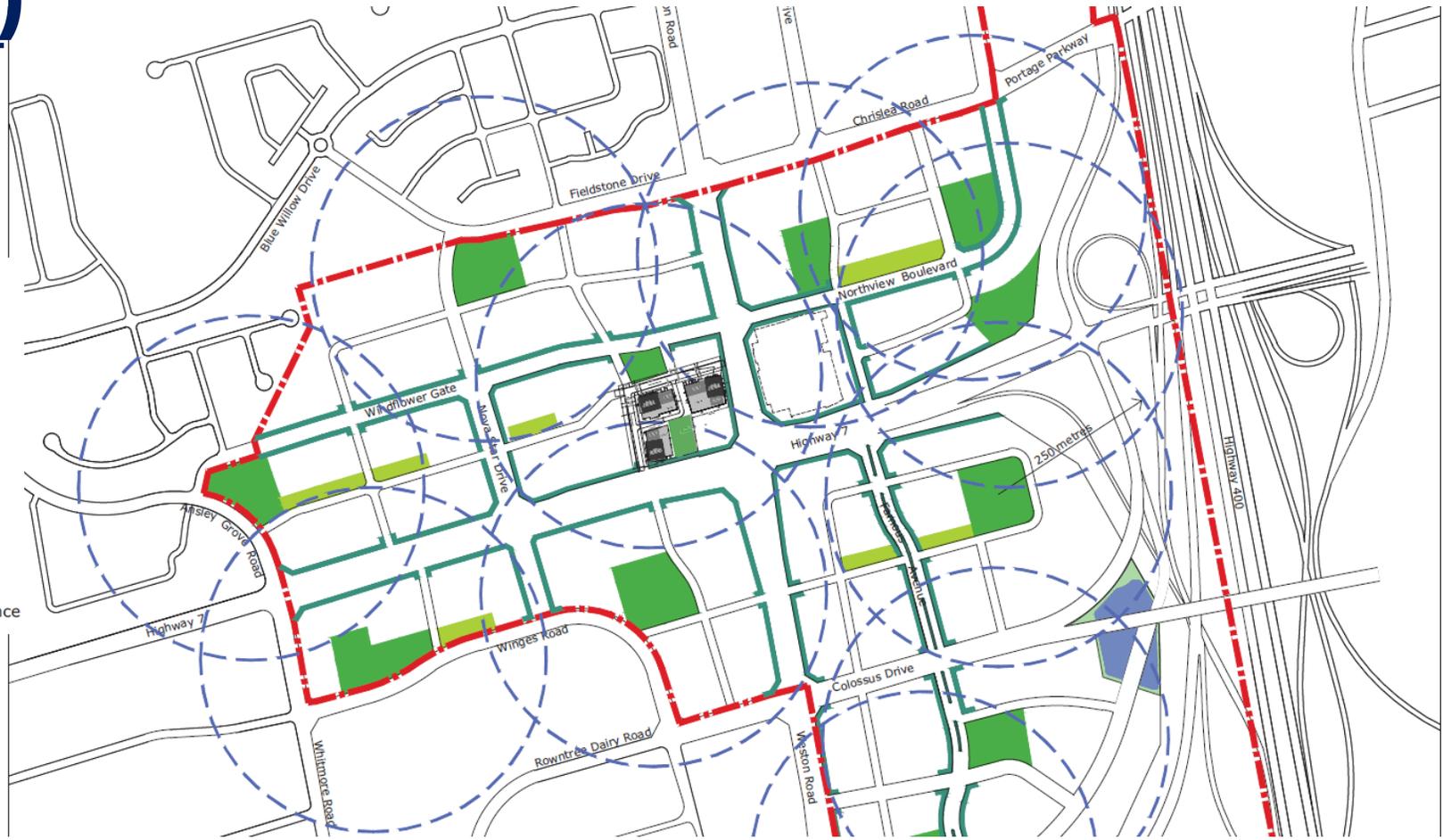
- **Draft Weston 7 Secondary Plan:**
  - *High Rise I and II*



# Proposed Secondary Plan – Schedule 3 (modified)

## Legend

-  Secondary Plan Area
-  Urban Squares
-  Promenades
-  Enhanced Urban Streetscape
-  Standard Urban Streetscape
-  Existing Stormwater Management Pond
-  250m Radius, 2-3 Minute Walking Distance



# Existing Zoning

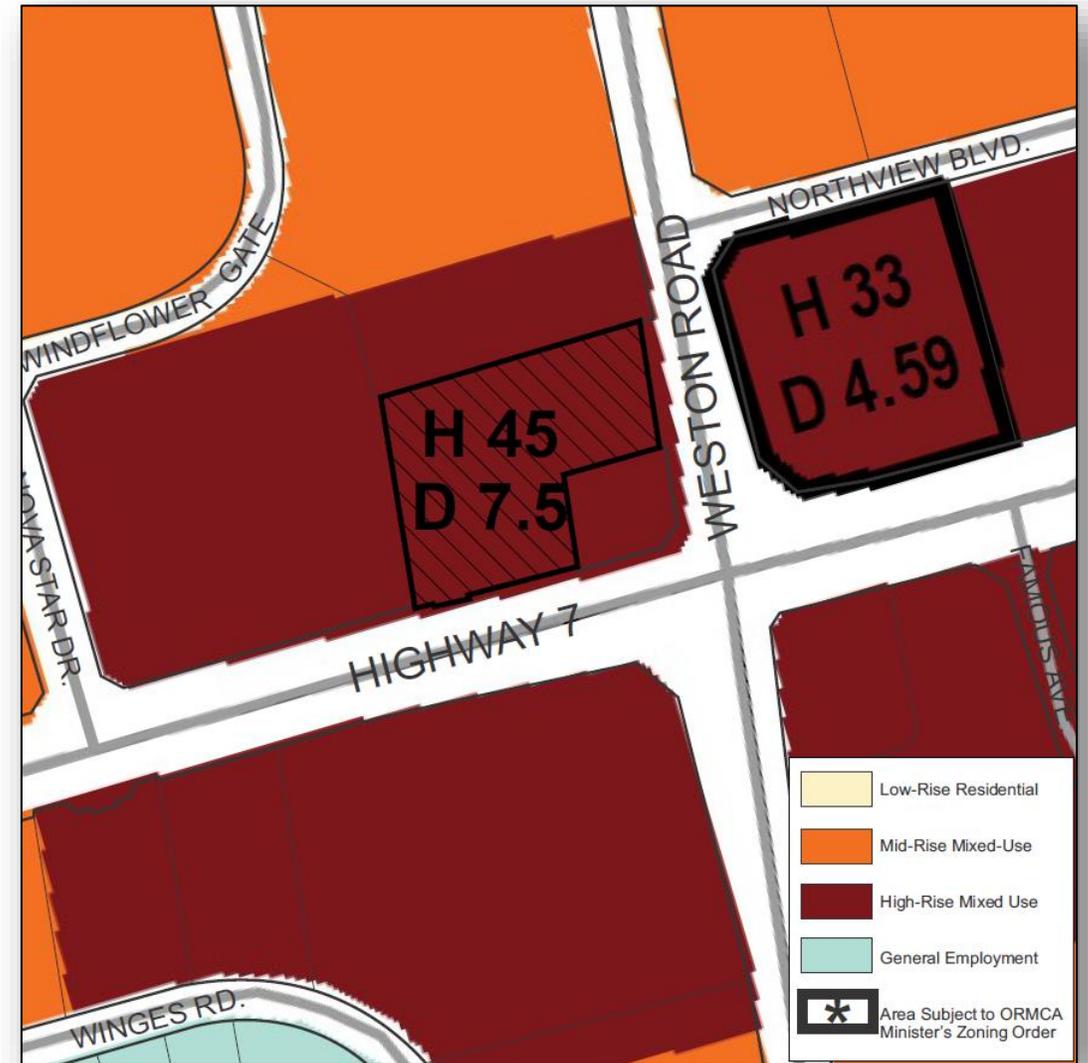
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- **Zoning By-law 001-2021**
  - GMU General Mixed-Use Exception 50



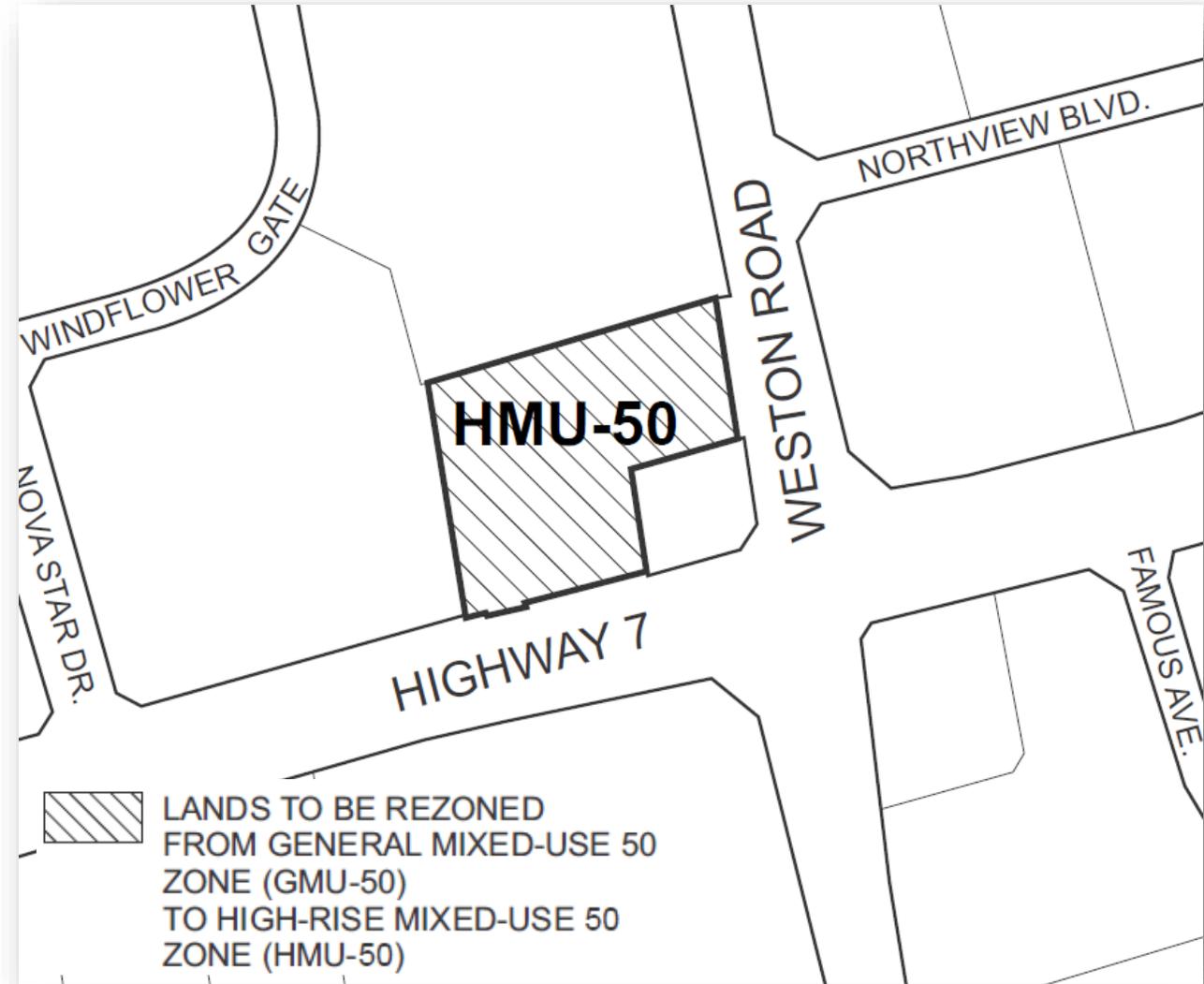
# Proposed Official Plan Amendment

- **Proposed Height and Density:** 45 Storeys and 7.5 FSI
- OPA to revise the maximum permitted height/densities on the Subject Lands as well as permit the proposed ZBA prior to the approval of the Weston 7 Secondary Plan.



# Proposed Zoning By-law Amendment

- **Zoning By-law 001-2021**
  - General Mixed-Use 50 Zone (GMU-50) to
  - High-Rise Mixed-Use 50 Zone (HMU 50)

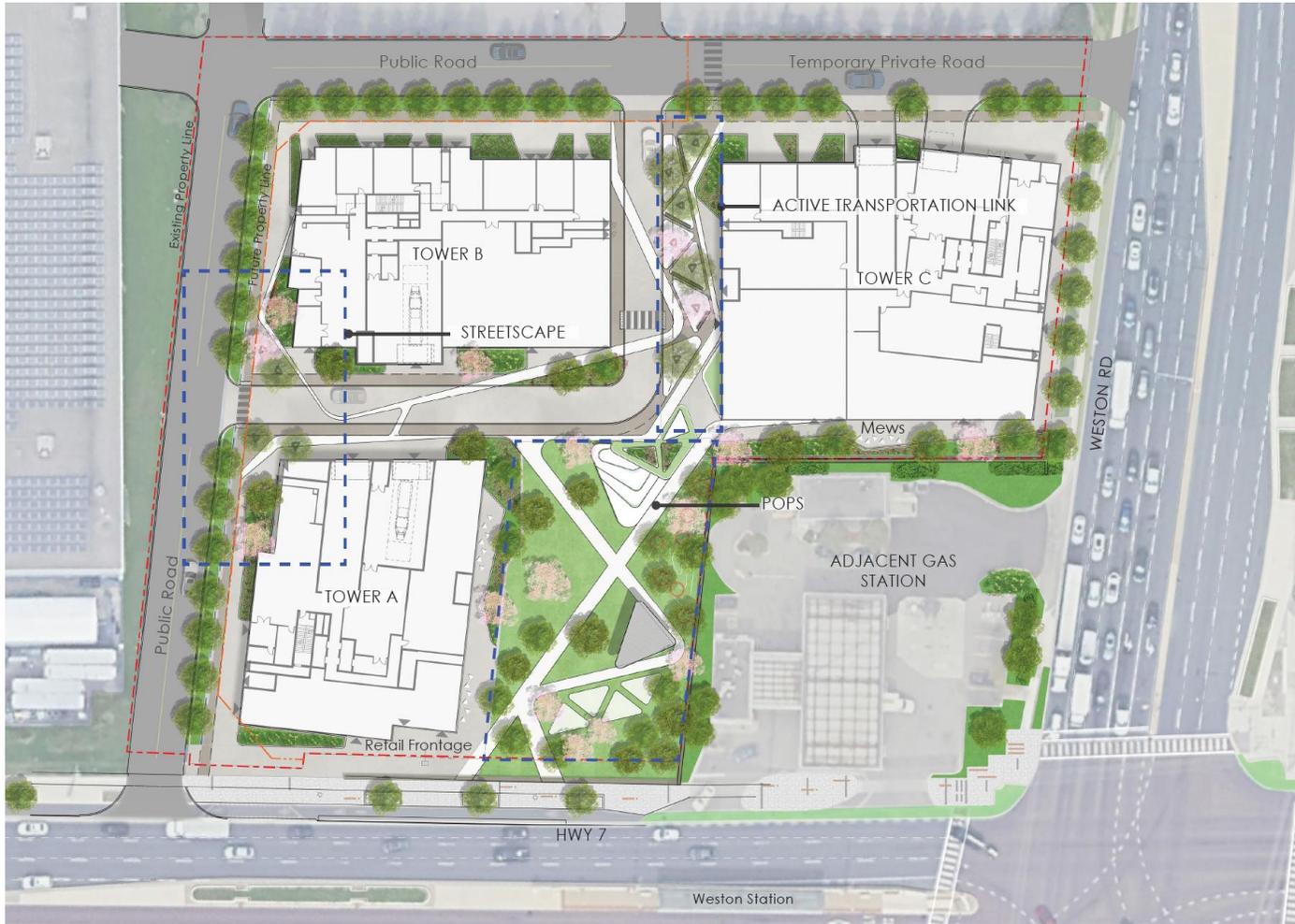


# Supporting Materials

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- Urban Design Brief, KLM Planning Partners Inc.
- Community Services and Facilities Impact Study, KLM Planning Partners Inc.
- Sustainability Metrics, KLM Planning Partners Inc.
- Sustainability Metrics Summary Letter, KLM Planning Partners Inc.
- Landscape Concept, Nak Designs
- Noise and Vibration Feasibility Study, HGC Engineering
- Shadow Impact Study, Quadrangle Architects Limited
- Transportation Mobility Plan, TYLin
- Architectural Set, Quadrangle Architects Limited
- Draft Plan of Subdivision, KLM Planning Partners Inc.
- Aerial Orthophotograph, KLM Planning Partners Inc
- Legal Survey Plan, R-PE Surveying
- Arborist Report, Kuntz Forestry Consulting Inc.
- Landscape Cost Estimate, Nak Designs
- Landscape Plans, Nak Designs
- Landscape Presentation, Nak Designs
- Land Use Compatibility Air Quality Study Gradient Wind Engineers
- Phase One Environmental Site Assessment Update, DS Consultants
- Phase Two Environmental Site Assessment, DS Consultants
- Geotechnical/Soils Report, DS Consultants
- Hydrogeological Report, DS Consultants
- Site Screening Questionnaire and Environmental Certification, KLM Planning Partners Inc.
- Waste Collection Standards

# Landscape Plan



Landscape Inspiration Images



# Questions and Comments

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**Ryan Mino-Leahan**, BURPI, MCIP, RPP

Partner

KLM Planning Partners Inc.

[RMino@klmplanning.com](mailto:RMino@klmplanning.com)

905.669.4055