

# Public Meeting: 3131 Highway 7 West

C54.  
Communication  
CW(PM) – November 6, 2024  
Item No. 1

ITEM 3.1: COMMITTEE OF THE WHOLE  
NOVEMBER 6, 2024, 7:00 P.M.  
ZONING BY-LAW AMENDMENT, OFFICIAL PLAN AMENDMENT,  
DRAFT PLAN OF SUBDIVISION APPLICATIONS

# TORONTO

WZMH

 BOUSFIELDS INC.  
PLANNING | DESIGN | ENGAGEMENT

 BA Group

# PROJECT TIMELINE

**JULY 27, 2023**

DESIGN REVIEW  
PANEL

**AUGUST 14, 2024**

FORMAL SUBMISSION  
(ZBA, OPA, DPOS)

**NOVEMBER 6, 2024**

PUBLIC  
MEETING

**JULY 7, 2023**

PRE-APPLICATION  
CONSULTATION

**JUNE 7, 2024**

PRE-APPLICATION  
SUBMISSION

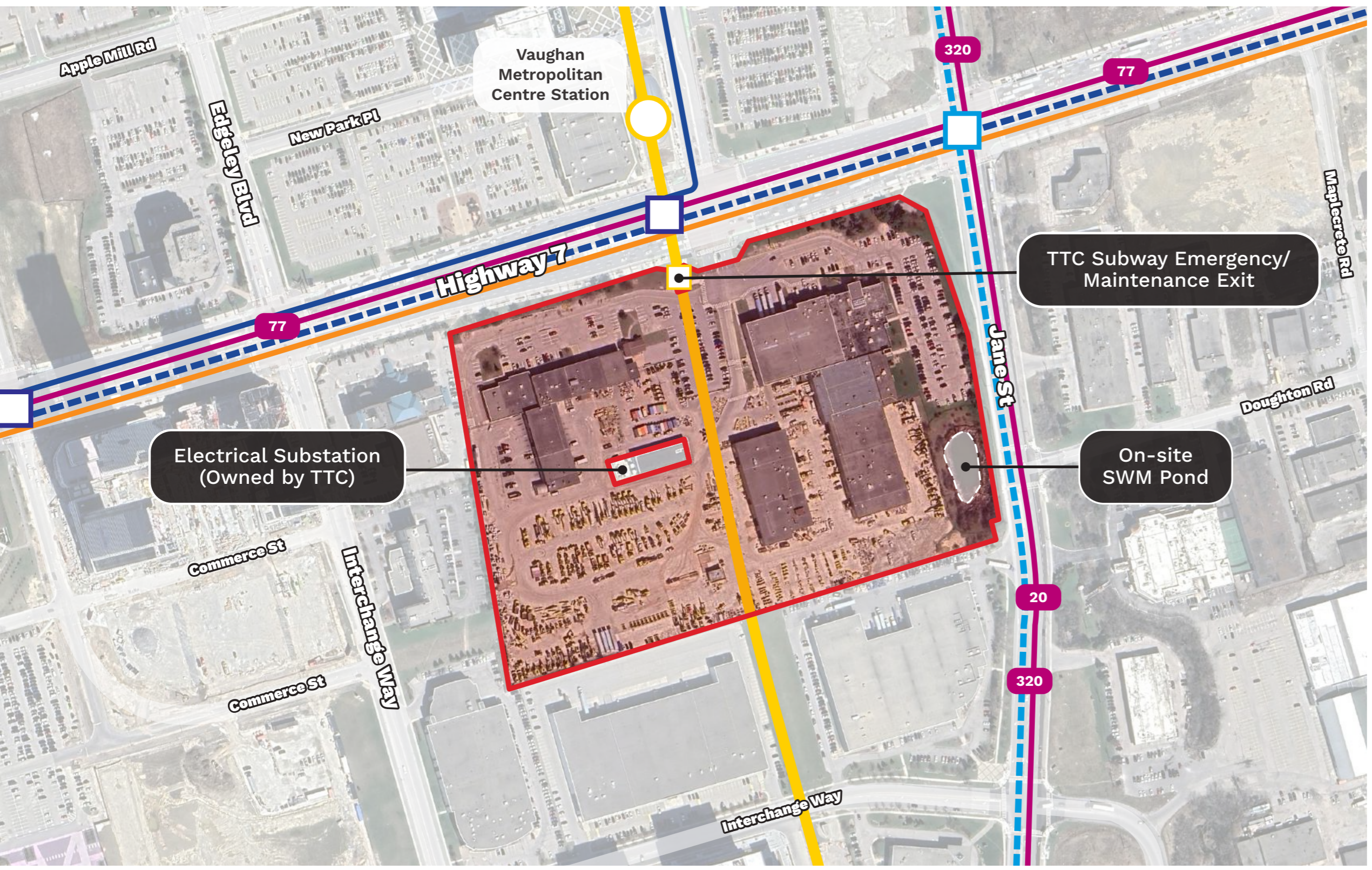
**SEPTEMBER 13, 2024**

NOTICE OF COMPLETE  
APPLICATION

**EARLY 2025**

TARGETED  
APPROVAL

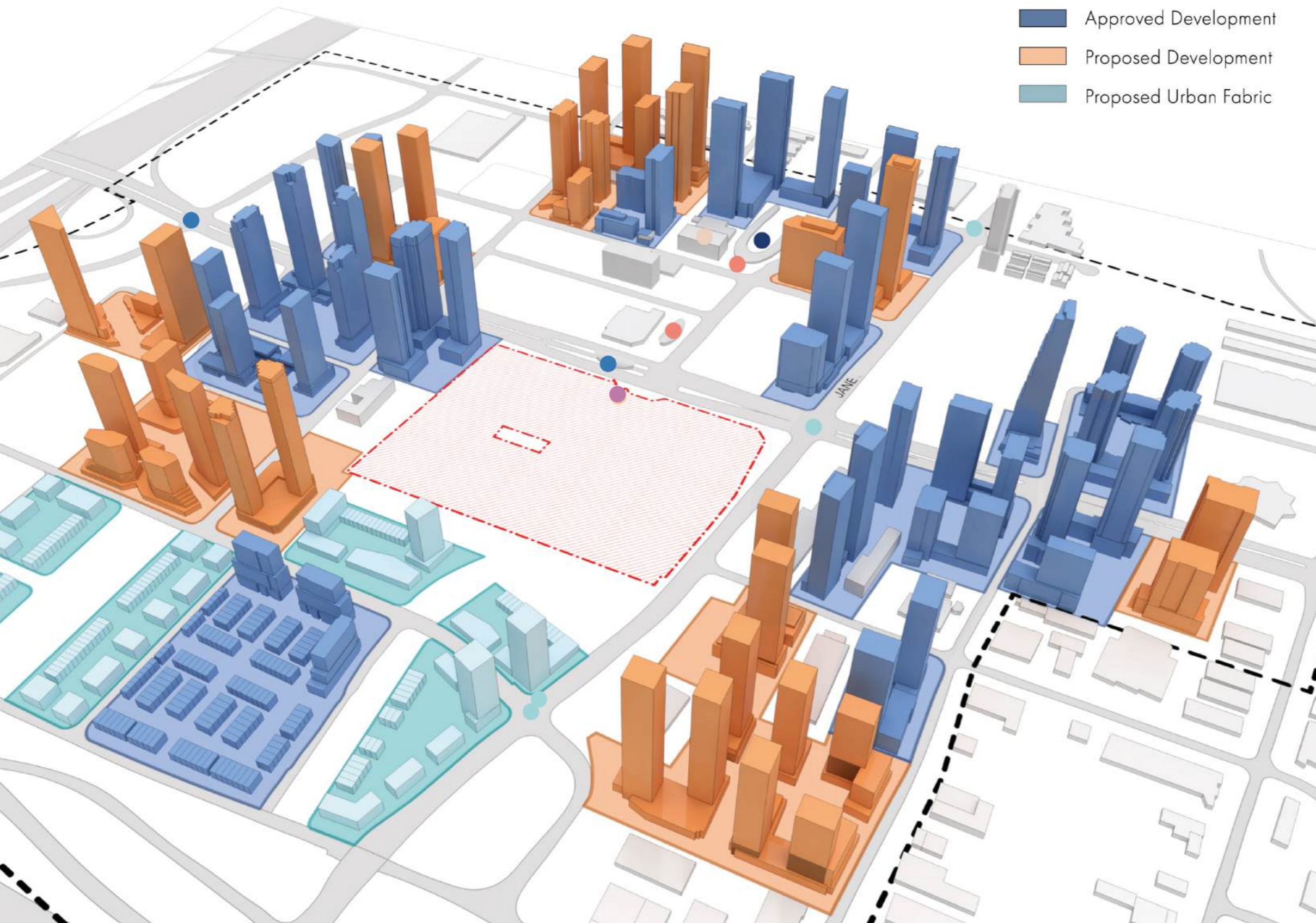
# SUBJECT SITE



## LEGEND

- Subject Site
- TTC Line 1 (Yonge/University)
- Planned TTC VMC Station Subway Entrance
- Potential Highway 7 Rapidway Station
- Highway 7 Rapidway
- Planned Jane Street Rapidway Station
- Planned Jane Street Rapidway
- Viva Orange Bus Route
- ZUM 501 Bus Route
- YRT Bus Routes

# EMERGING CONTEXT



- Approved Development
- Proposed Development
- Proposed Urban Fabric

## KEY PLAN



## LEGEND

- Subway Station
- Future Subway Station
- Highway 7 Rapidway Stations
- Potential Jane Street Rapidway Stations
- Bus Station
- Community Centre
- VMC Boundary
- Subject Property

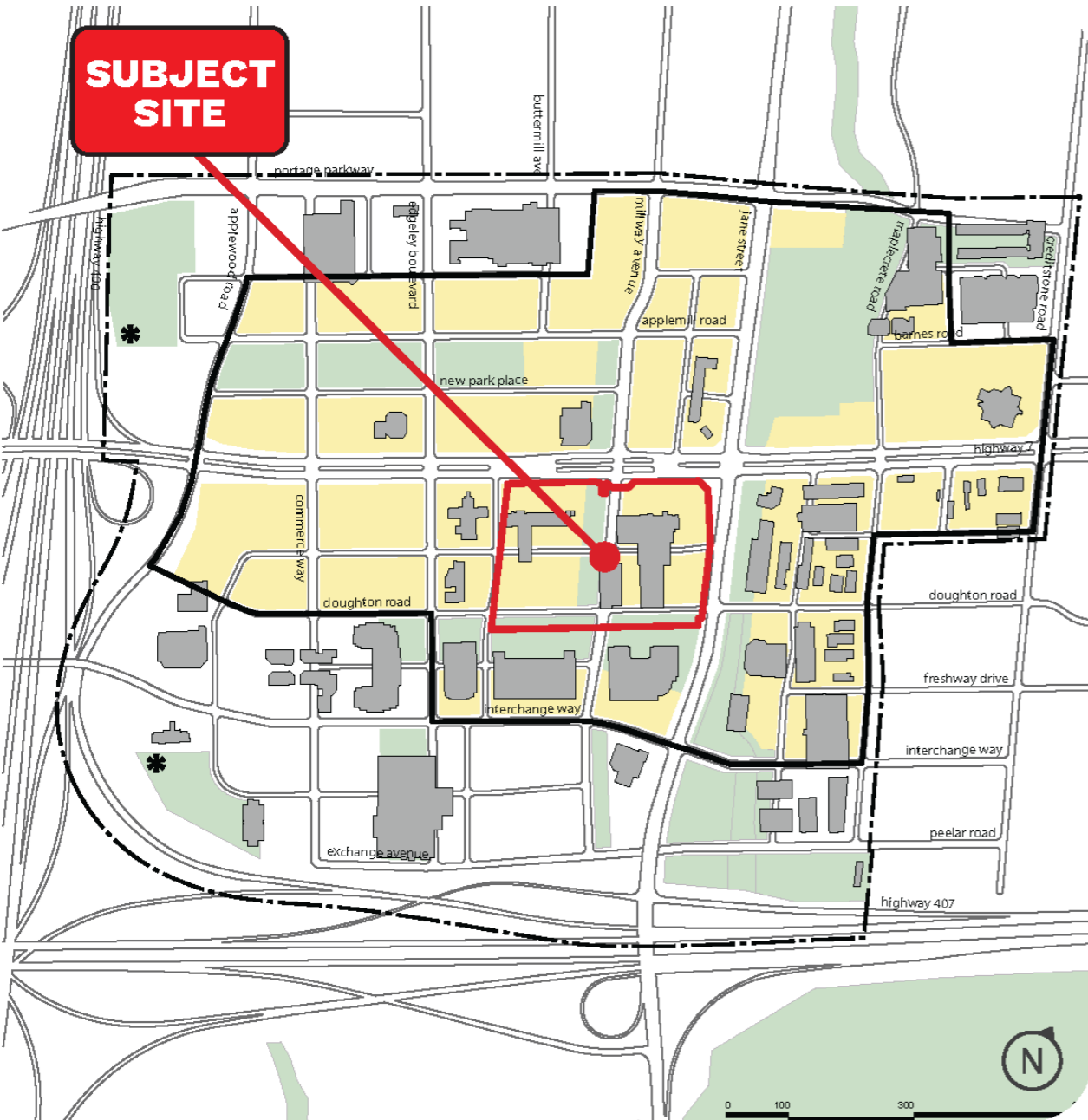
# POLICY AND REGULATORY CONTEXT

## VAUGHAN METROPOLITAN CENTRE

- Vaughan's Downtown – highest density node in the City
- VMC Major Transit Station Area – minimum 400 residents and jobs combined per hectare (Vaughan Official Plan)
- Land use planning coordinated with investments in transit

## EXCEPTIONAL TRANSIT CONNECTIVITY

- Most significant transit hub in York Region
- VMC Subway Station – planned direct access from site
- Highway 7 BRT interchange directly north
- Regional connectivity



VMC SECONDARY PLAN SCHEDULE A



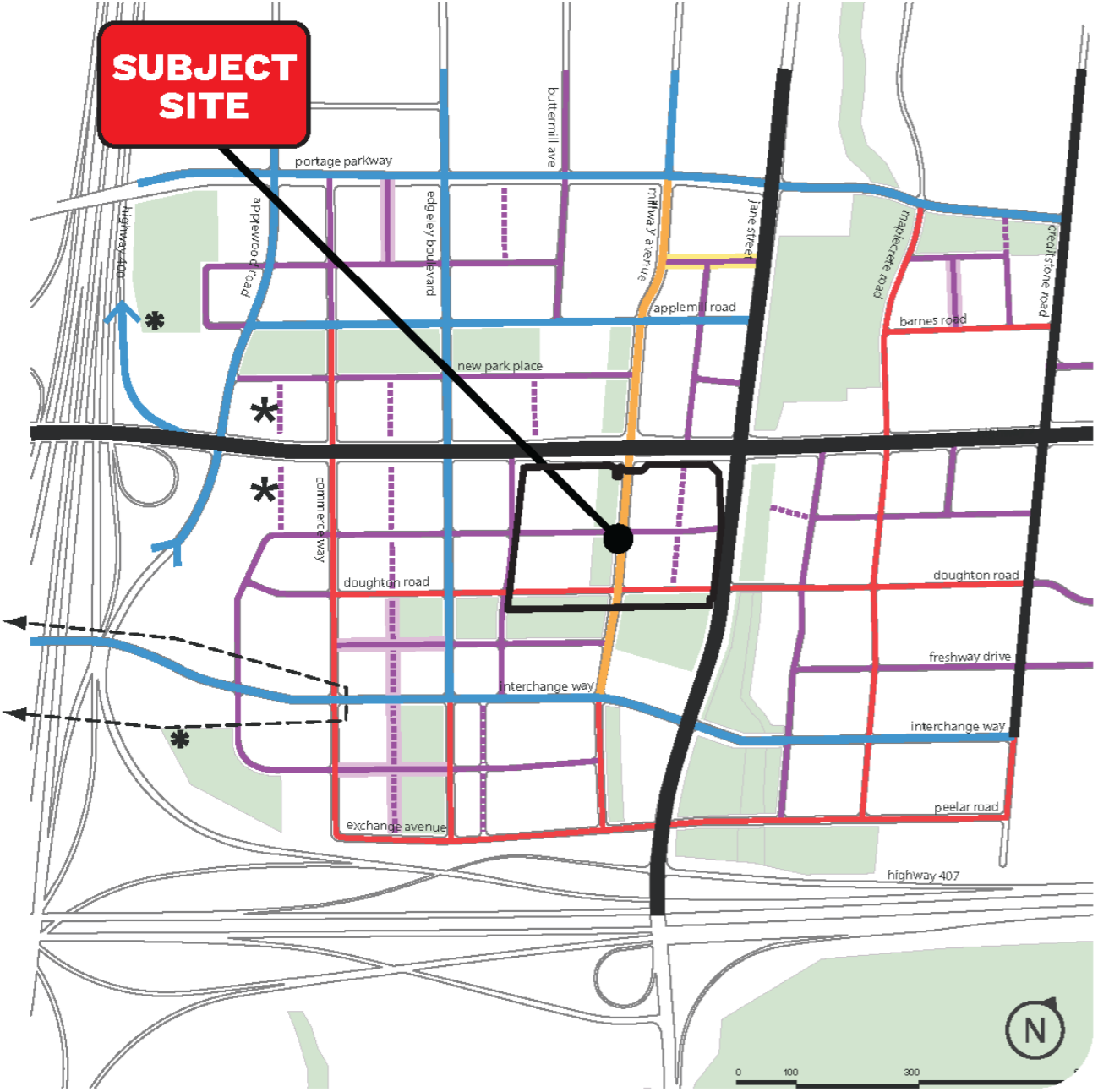
# POLICY AND REGULATORY CONTEXT

## PUBLIC REALM

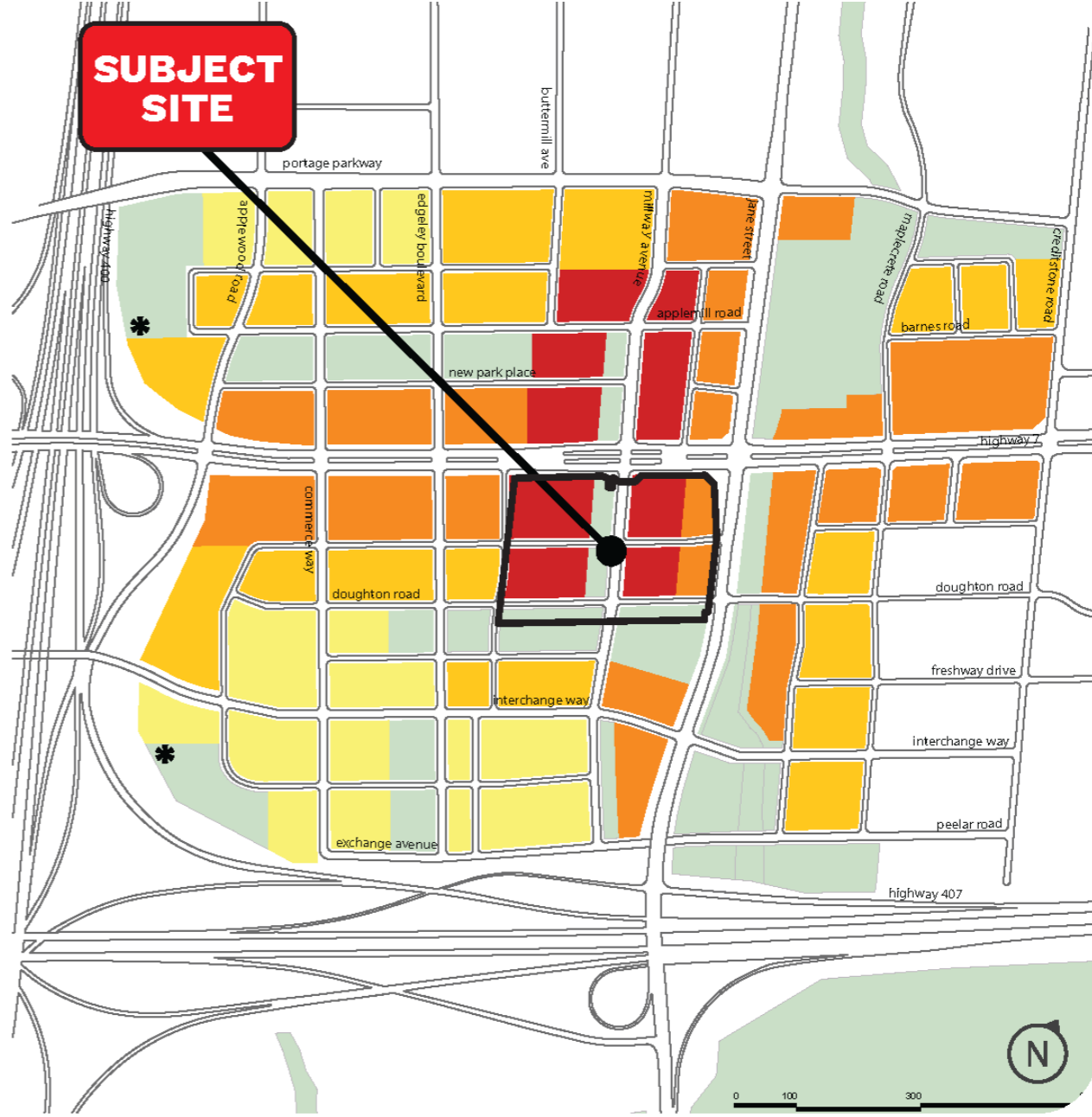
- New public streets and pedestrian/cycling connections
- Parks and open space network
- Direction on public realm

## URBAN STRUCTURE

- Greatest density and height focused around transit
- Mixture of uses and built form typologies – residential, office, retail
- Emphasis on activity at ground floor



VMC SECONDARY PLAN SCHEDULE C

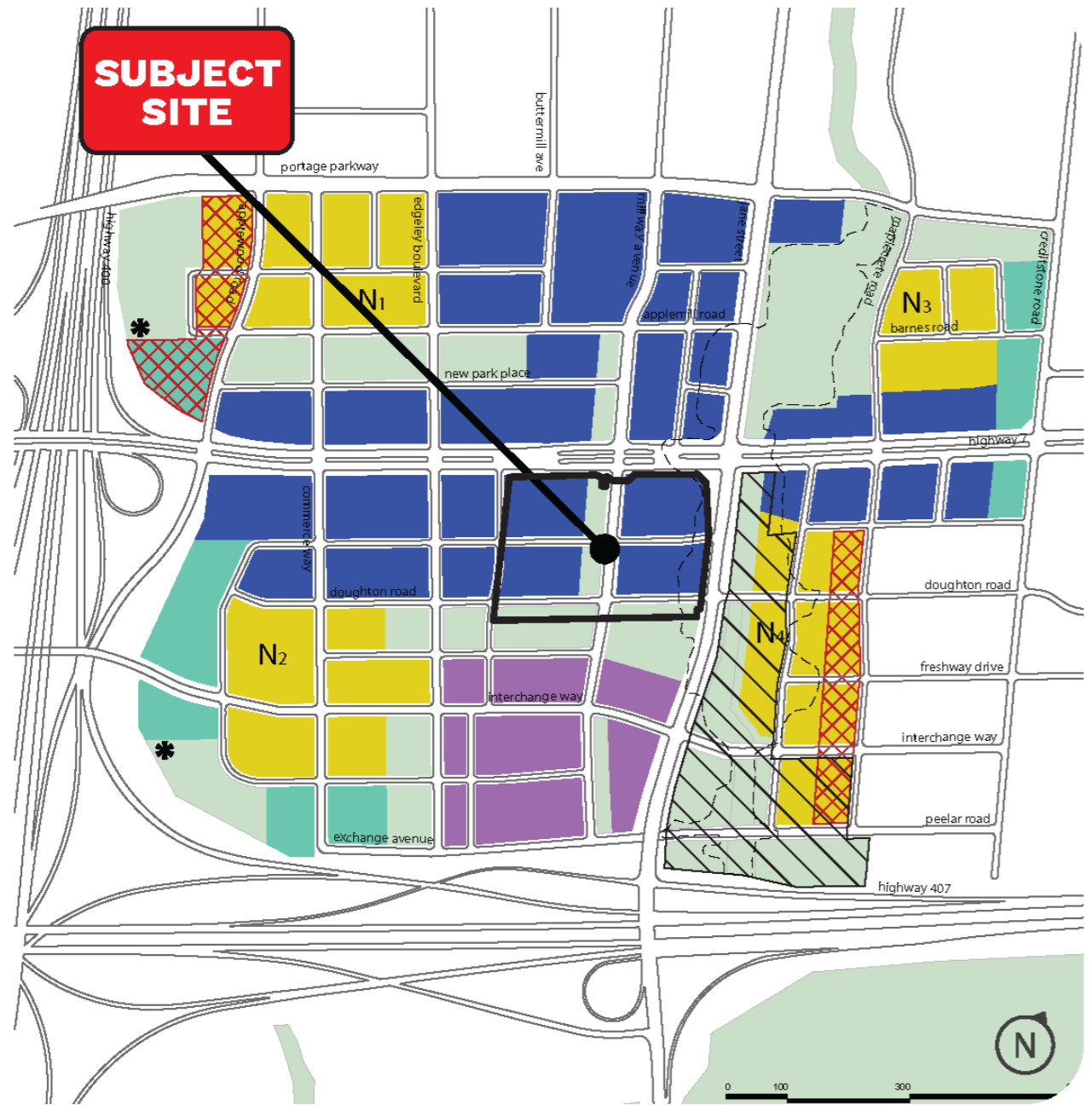


VMC SECONDARY PLAN SCHEDULE I

# POLICY AND REGULATORY CONTEXT

## LAND USE PRECINCTS

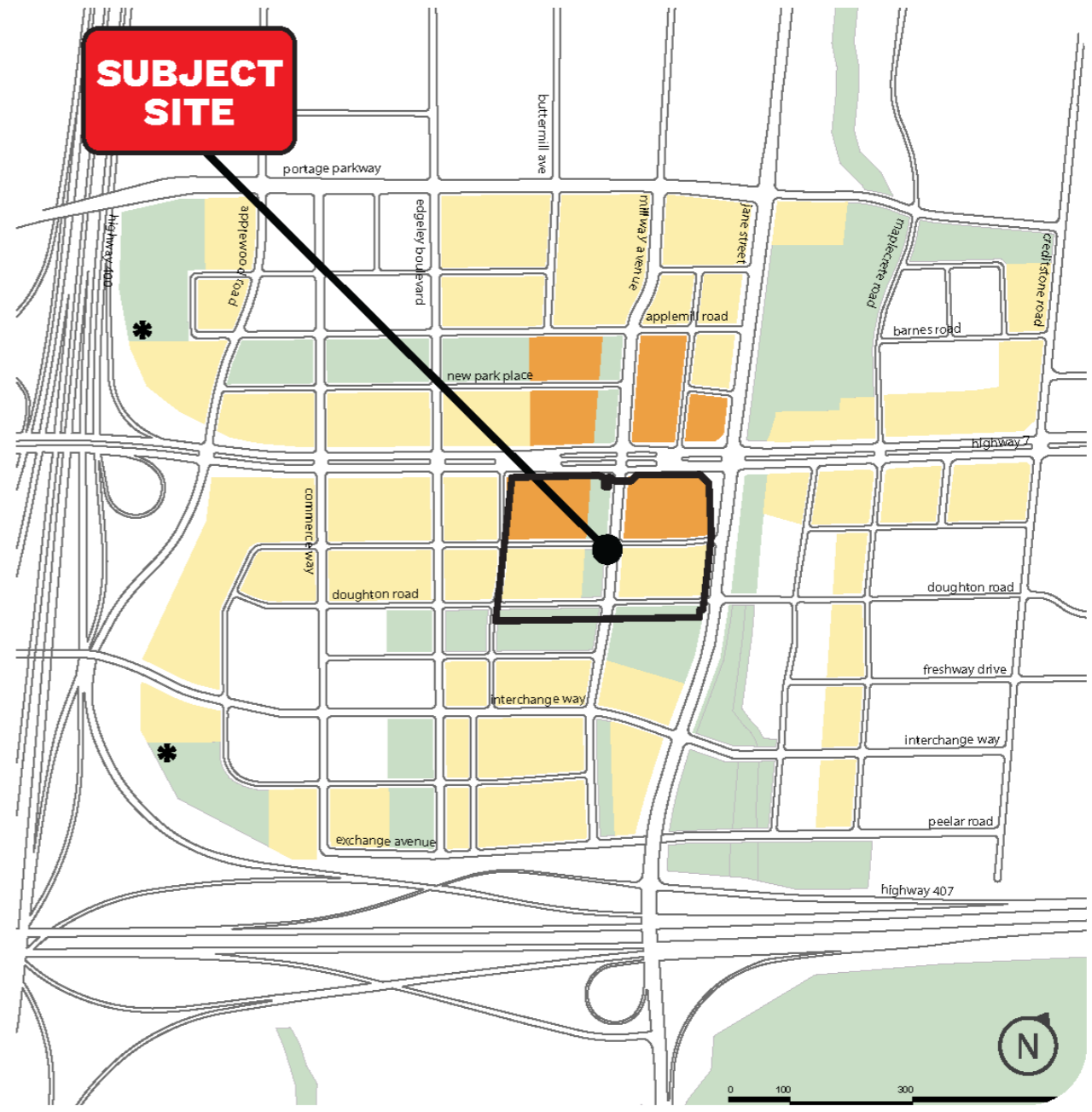
- Station Precinct - broad mix of uses with concentration of non-res uses around subway station
- Major Parks and Open Space - Millway Linear Park and "central park" blocks



VMC SECONDARY PLAN SCHEDULE F

## OFFICE USES REQUIRED

- 15% of planned total GFA as office uses on northern blocks



VMC SECONDARY PLAN SCHEDULE G

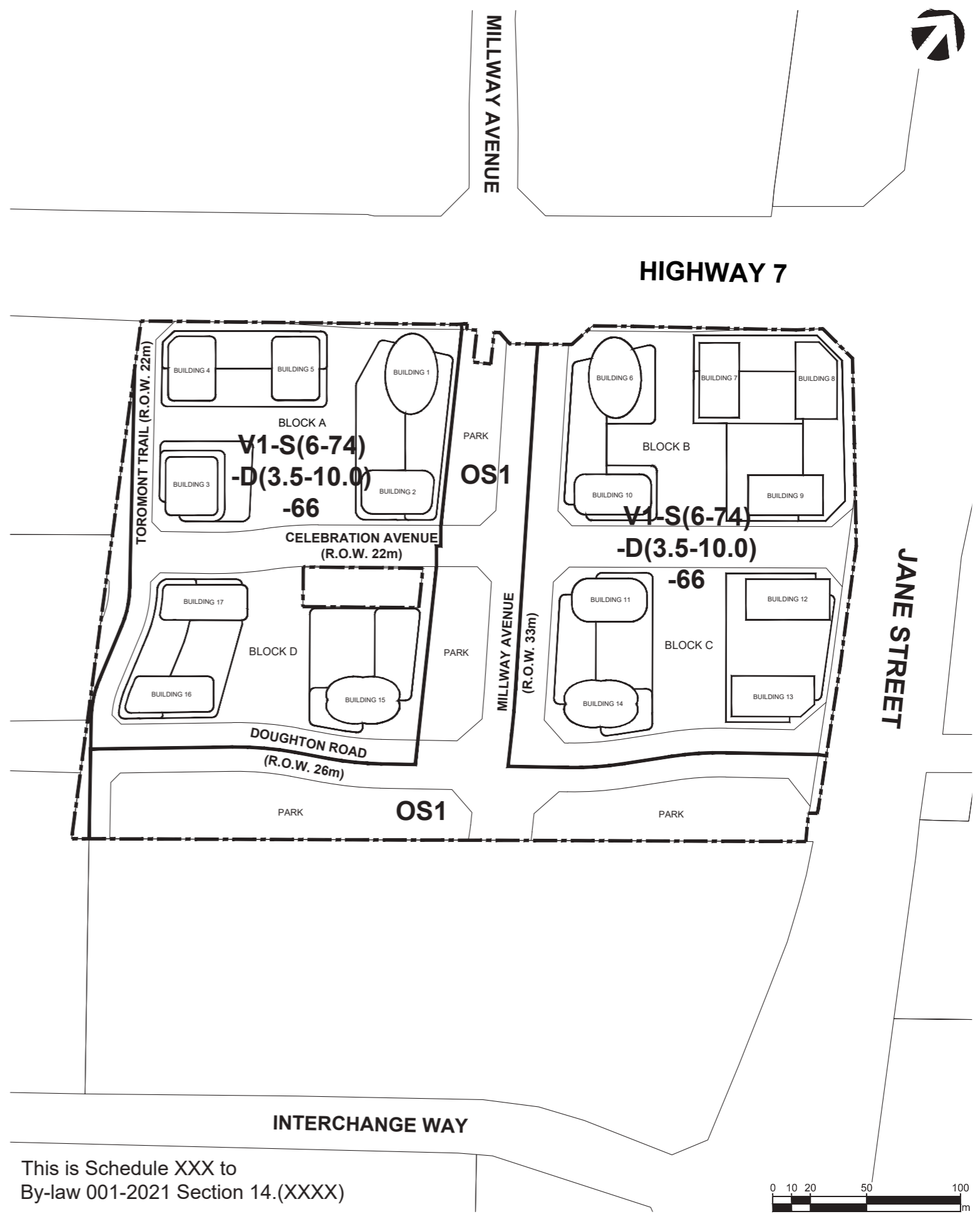
# REQUIRED AMENDMENTS

## OFFICIAL PLAN AMENDMENT

- Height and density
- Podium heights
- Tower floorplates
- Office space GFA

## ZONING BY-LAW AMENDMENT


- Height and density
- Office space GFA
- Performance standards related to: building setbacks, tower step-backs, ground floor building heights, tower floorplates, parking, bicycle parking, and loading, etc.



This is Schedule XXX to  
By-law 001-2021 Section 14.(XXXX)

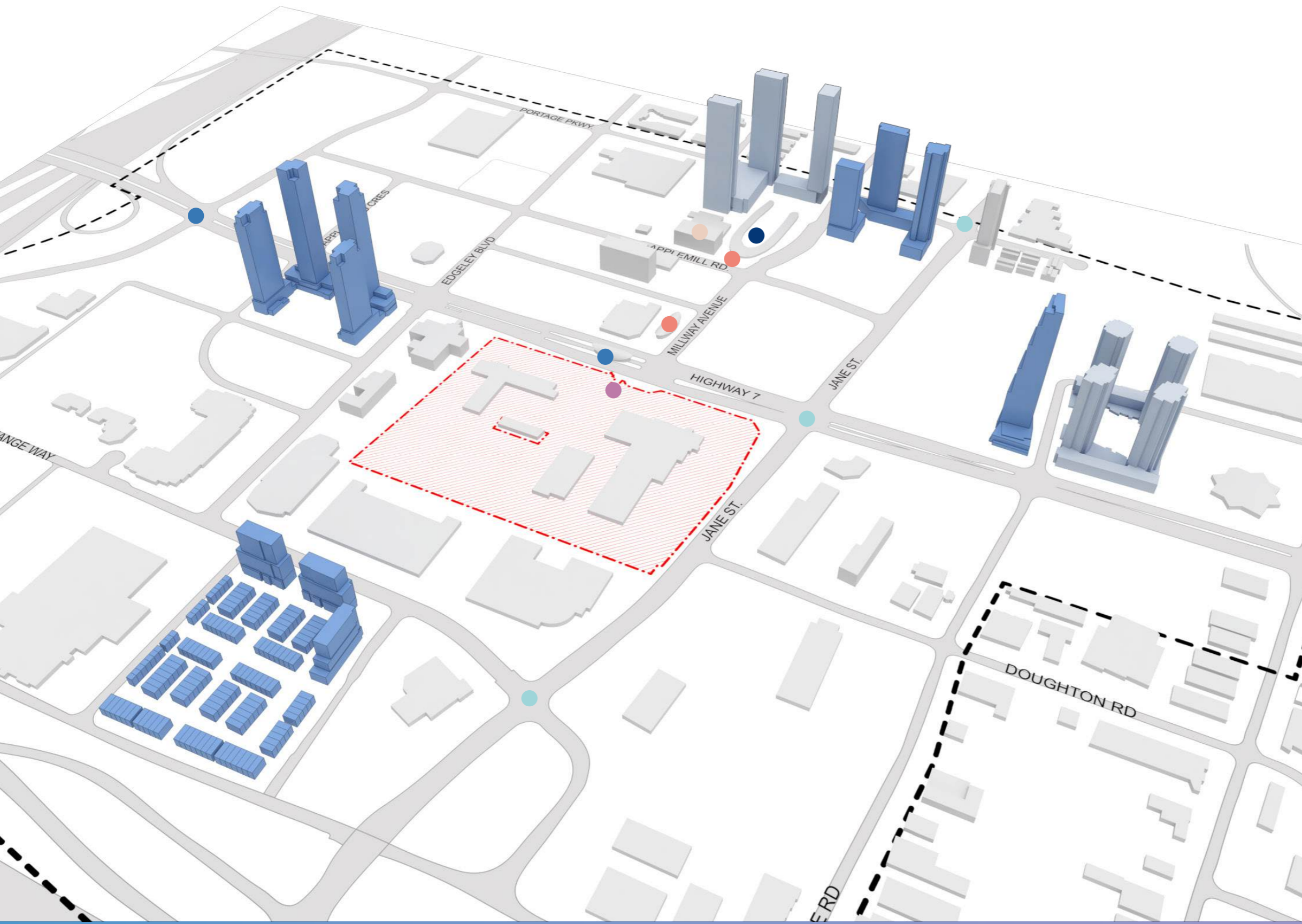




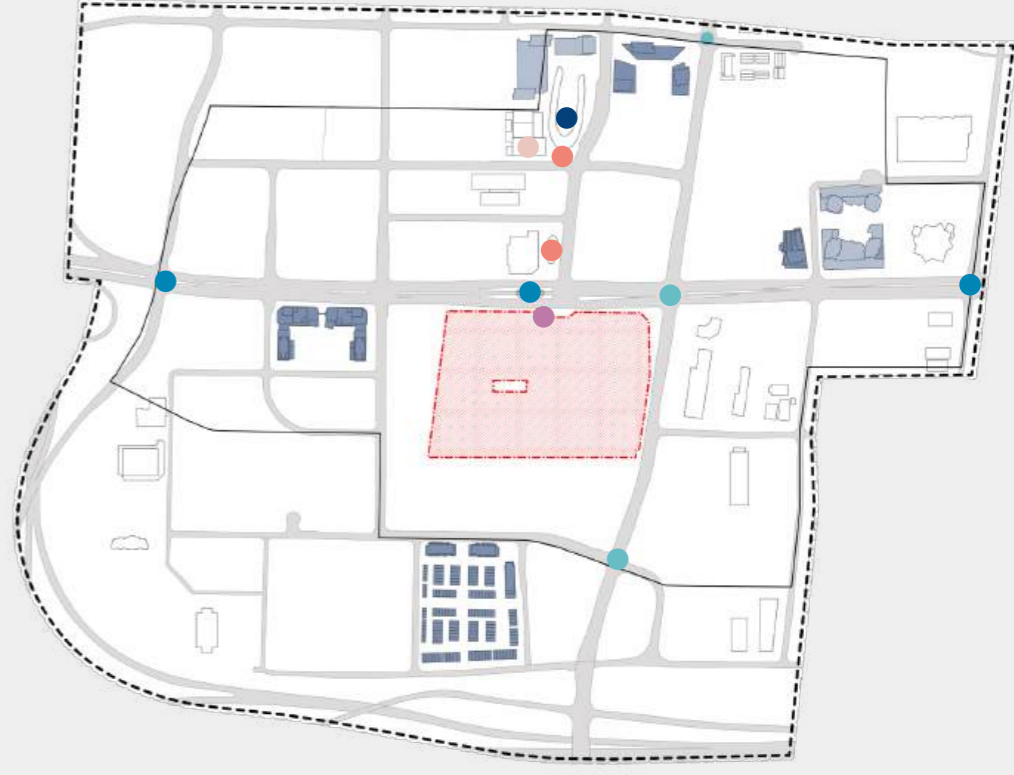


Given the context of the subject site, the proposed amendments and draft plan are appropriate and desirable and represent good planning.

# EXISTING CONTEXT



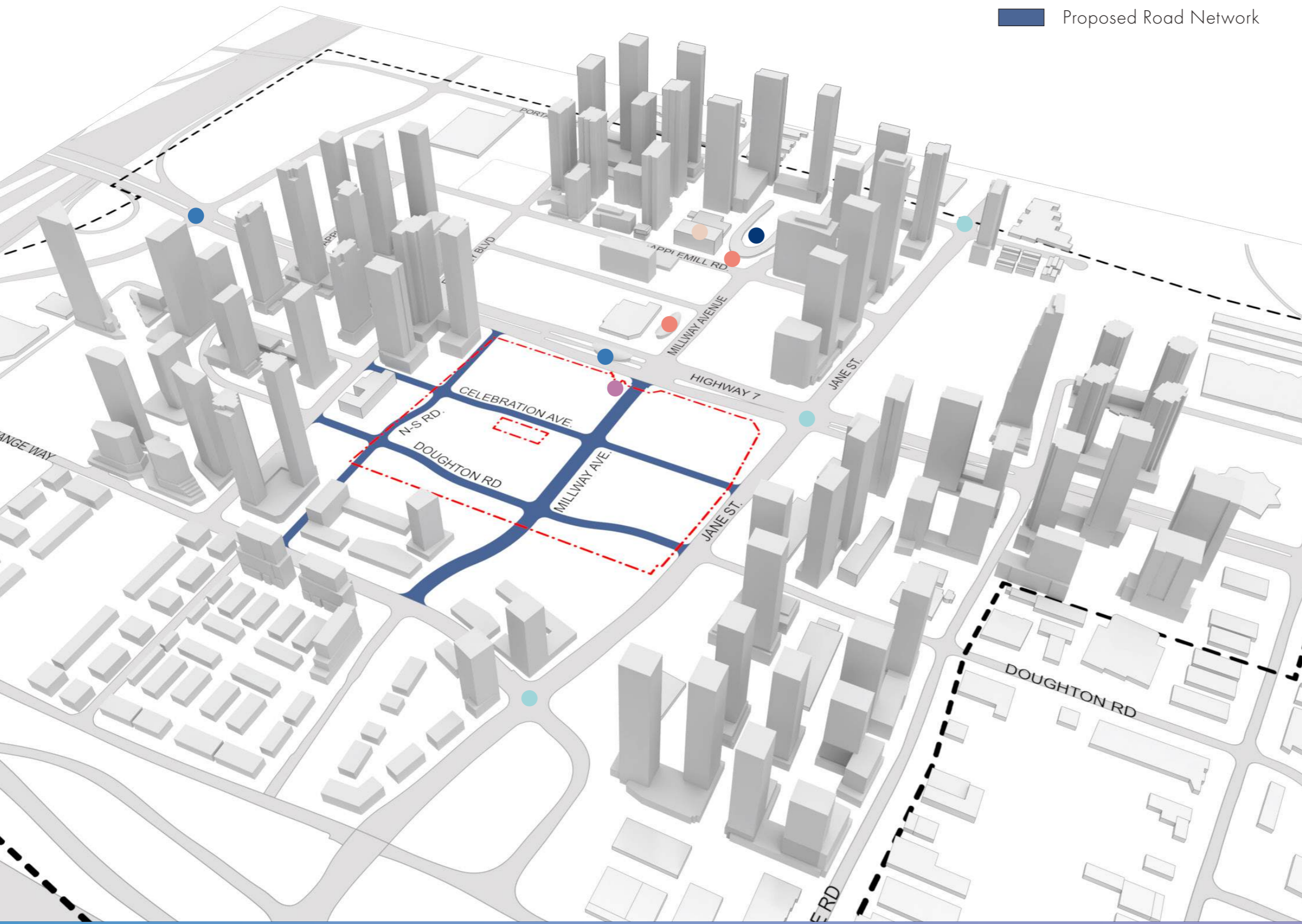
## KEY PLAN



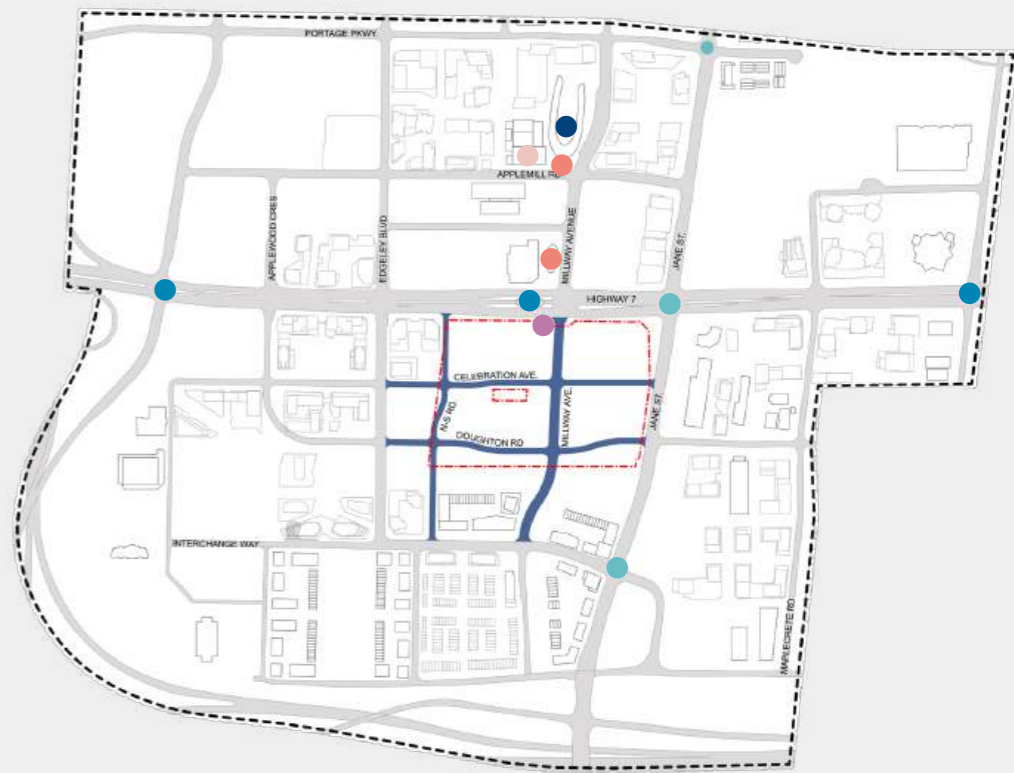
## LEGEND

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- Urban Growth Centre Boundary
- .-.- Subject Property

# PROPOSED ROAD NETWORK



## KEY PLAN

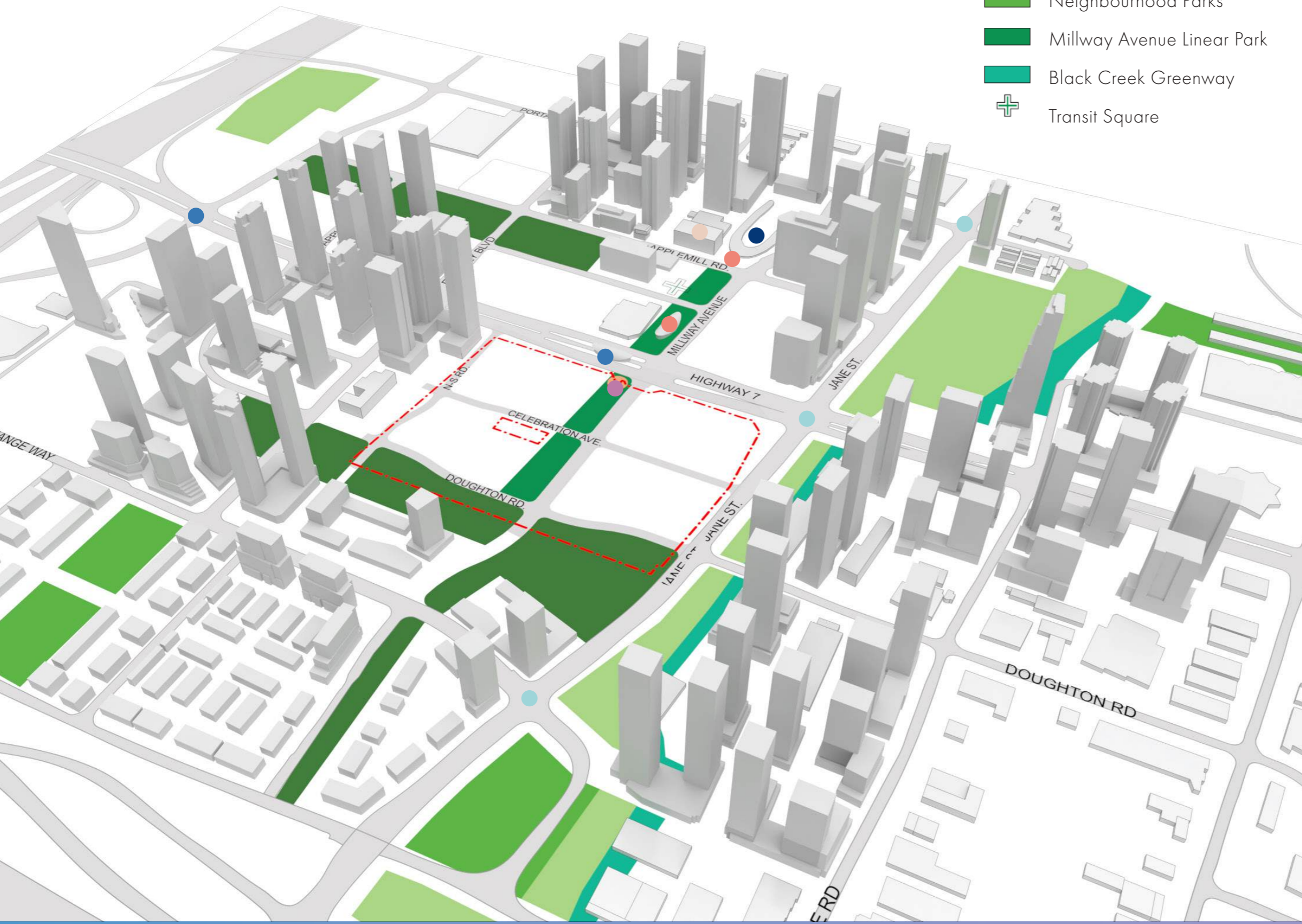


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# GREEN SPACE

- Environmental Open Spaces
- Urban Parks
- Neighbourhood Parks
- Millway Avenue Linear Park
- Black Creek Greenway
- Transit Square



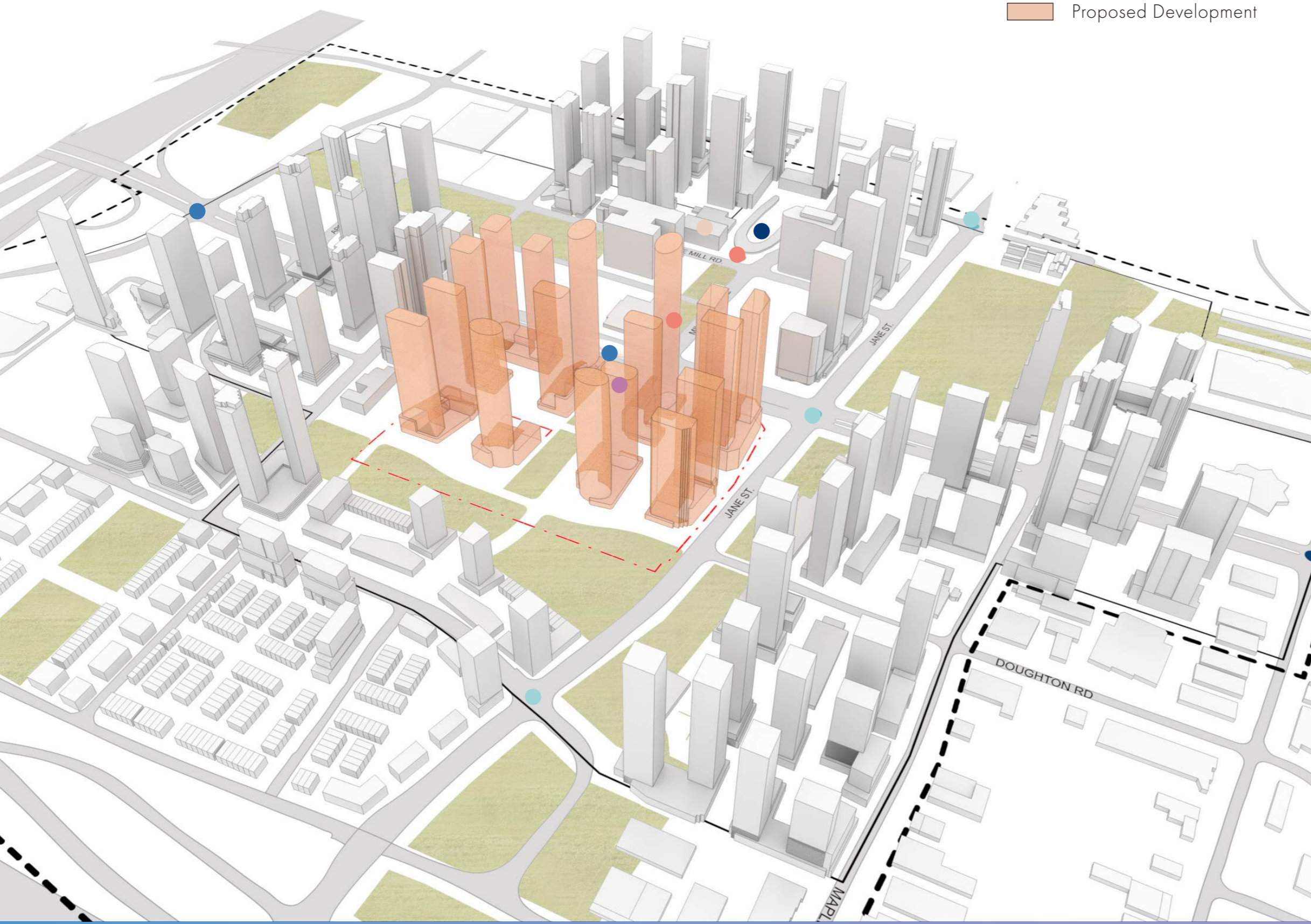
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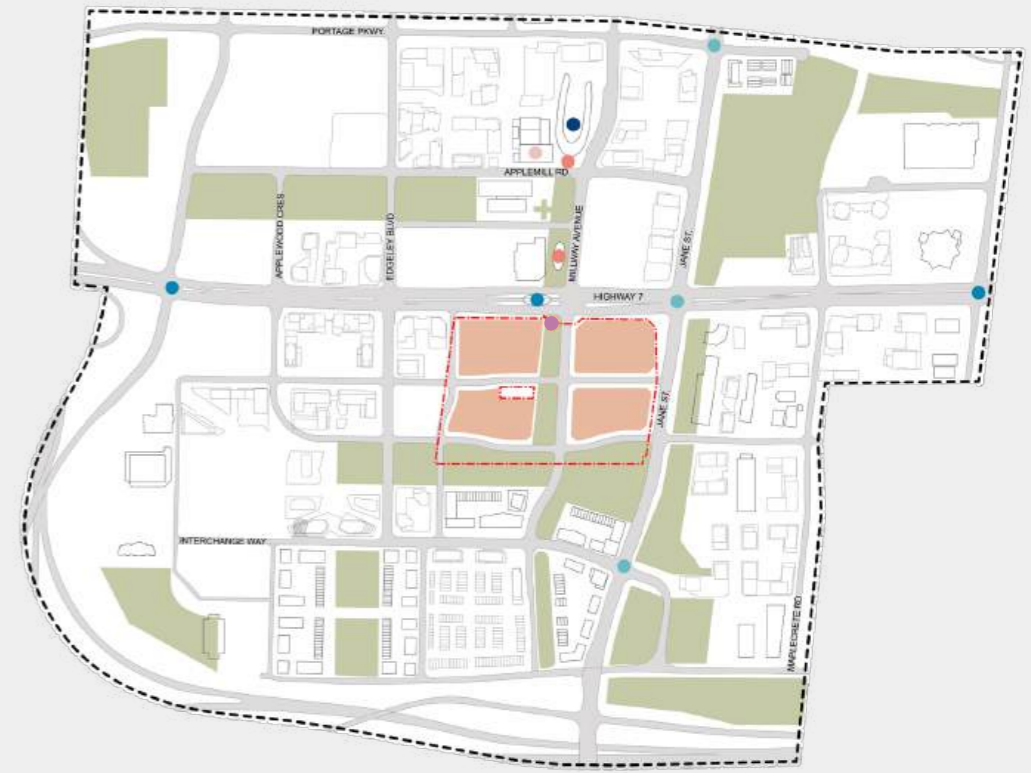
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# COMPLETING THE VMC: THE HEART OF THE COMMUNITY



## KEY PLAN



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# MASTERPLAN



# GROUND FLOOR





VIEW OF PROPOSED MASTER PLAN FROM SOUTH



VIEW OF PROPOSED MILLWAY LINEAR PARK FROM SOUTH





VIEW OF PROPOSED MILLWAY ST EXTENSION AND LINEAR PARK FROM NORTH



**VIEW OF PROPOSED MILLWAY ST EXTENSION AND LINEAR PARK FROM SOUTH**

COURTYARD VIEW OF PROPOSED DAYCARE AND OUTDOOR PLAYGROUND FROM SOUTH



RESIDENTIAL COURTYARD VIEW FROM SOUTH



VIEW OF PROPOSED MASTER PLAN FROM NORTH AT HIGHWAY 7



# PROJECT STATISTICS

## 1 Total GFA – (RES+NON-RES)

871,734sm

## 2 Site Area

gross site area - 105,854.27sm

site area (gross site - parkland area) = 90,073.62

## 3 Total overall Density (GFA/site area)

9.68 FSI

## 4 Units

Total overall units: 10,231 units

## 5 Parkland

Total Parkland: 15,786sm (15%)



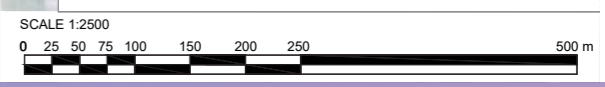


THANK YOU

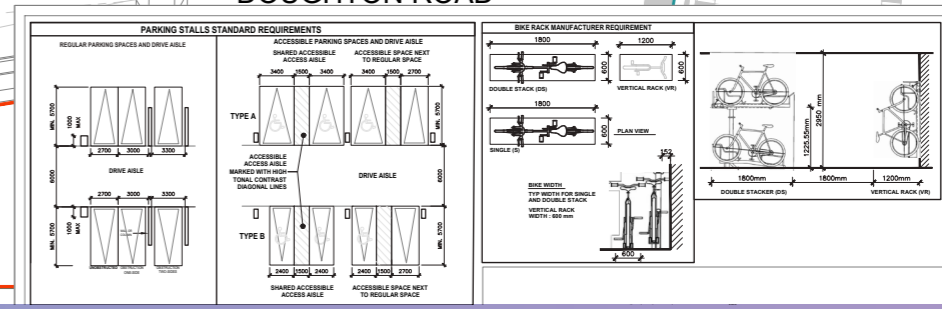
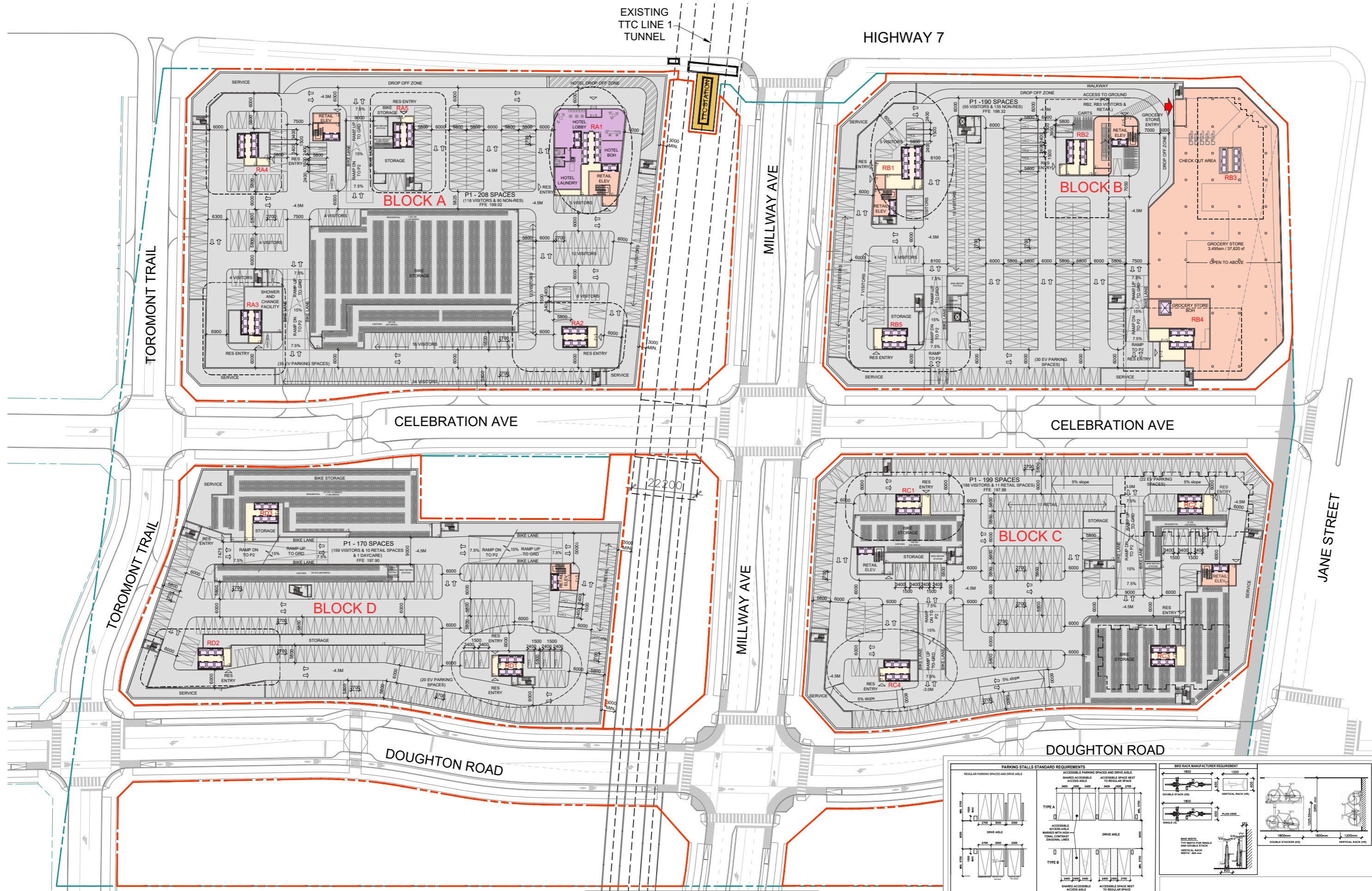
# CONTEXT PLAN



- CONTEXT PLAN - 400m - 800 - AERIAL
- SUBJECT SITE
  - 400m-800m RADIUS
  - EXISTING BUILDING
  - APPROVED BUT NOT YET BUILT
  - UNDER CONSTRUCTION BUILDING
  - PROPOSED BUILDING
  - SMARTVMC BUS TERMINAL
  - HIGHWAY 7 RAPIDWAY STOP
  - VCM TTC STATION
  - YRT BUS ROUTE
  - HIGHWAY 7 RAPIDWAY
  - TTC LINE 1
  - EXISTING BIKE LANE
  - PROPOSED BIKE LANE
  - EXISTING PARK
  - PLANNED PARK
  - EXISTING ENVIRONMENTAL OPEN SPACE
  - PLANNED ENVIRONMENTAL OPEN SPACE



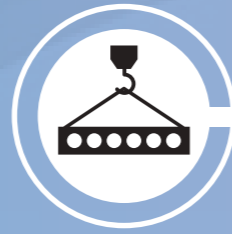
# P1 PLAN





**DRIVING FORWARD TOGETHER**

**IS A LONG-TERM** resident of Vaughan who has contributed to its economic prosperity through the manufacturing and distribution of construction equipment



**THE FUTURE** development will densify and contribute to Vaughan as a sustainable transit-oriented community



**CONSIDERED** "centre ice" of the Vaughan Metropolitan Centre (VMC)



# TOROMONT



**SEEKING BEST VALUE** for land redevelopment as funds will contribute to wages and pensions of employees

**HAS A VISION** to complete the VMC through land development, contributing to roads, parkland, pedestrian and cycling networks



**ASPIRES** to stay in Vaughan once development is underway



**OWNERSHIP** in the design of a vibrant and balanced mixed-use development, versus leaving it to developers