

C98.
Communication
CW(PM) – June 4, 2025
Item No. 1

Block 1 East

7540 Jane Street & 55 Interchange Way

Statutory Public Meeting – Committee of the Whole

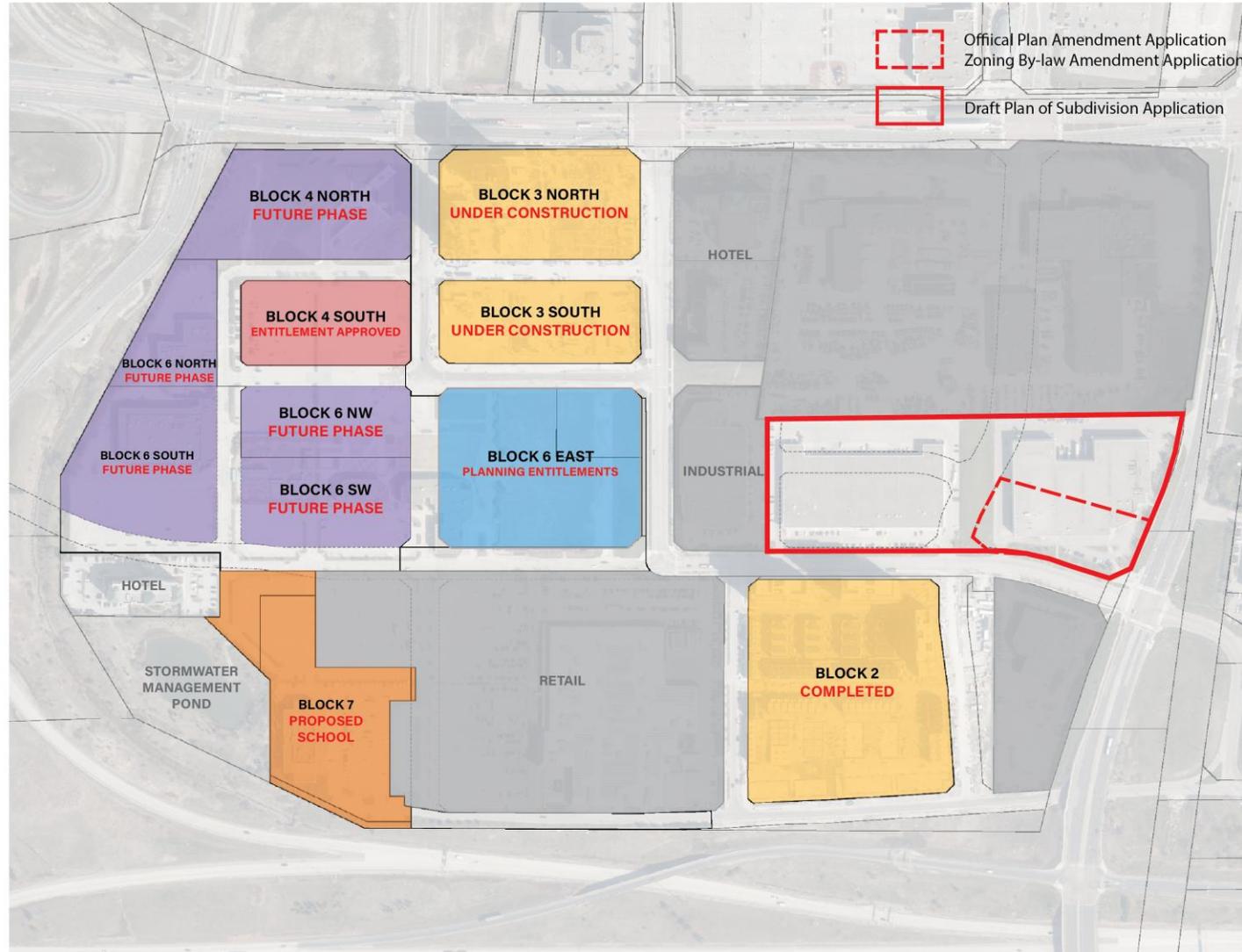
Official Plan Amendment, Zoning By-law Amendment (OP.25.004, Z.25.008)

Related Application: Draft Plan of Subdivision (19T-25V003)

June 4, 2025

ASSEMBLY PARK

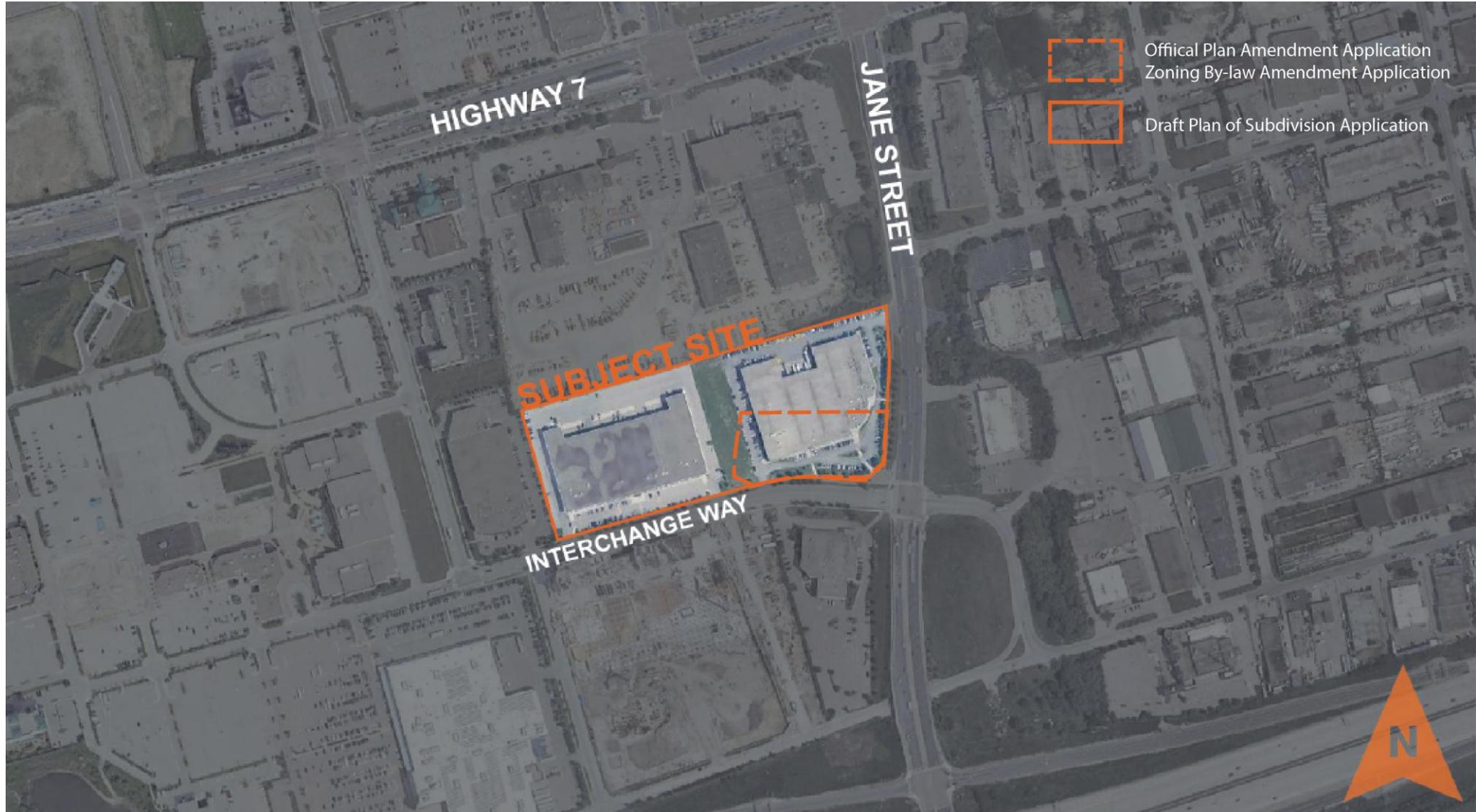
LAND HOLDINGS AND STATUS MAP



ASSEMBLY PARK



SUBJECT SITE



PROPOSED AMENDMENTS

Official Plan Amendment

To amend Schedule “K” of the existing VMC Secondary Plan (2010) to add a new Site-Specific Policy Area on a portion of the subject site, shown as Block 1 of the DPS, located north of Interchange Way, west of Millway Avenue and east of Jane Street, to:

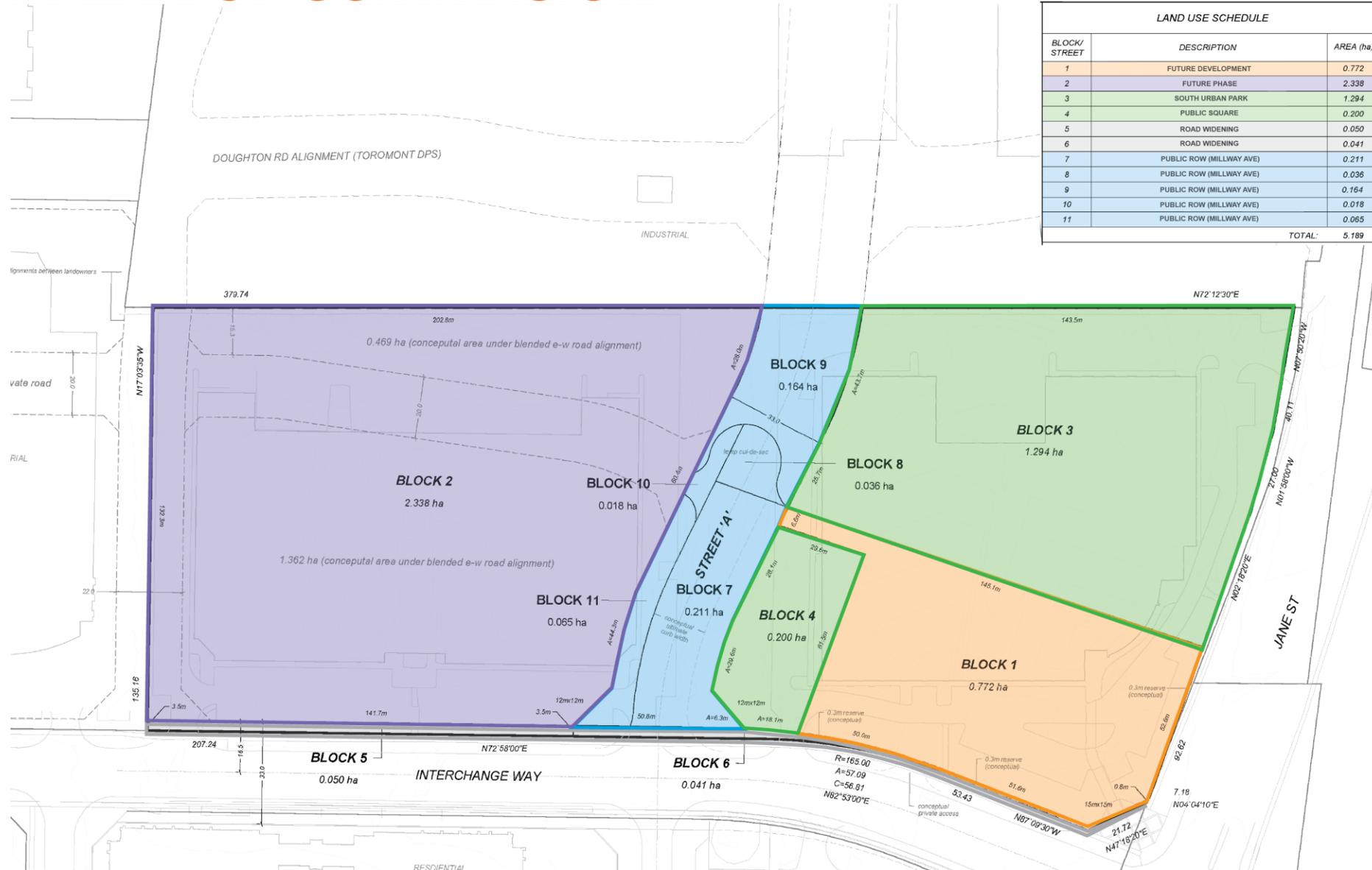
- a) Increase the maximum permitted residential tower floor plate size from 750 m² to 845 m².
- b) To permit a minimum podium height of 2-storeys.

Zoning By-law Amendment

Under Zoning By-law 1-88, the subject site includes rezoning the subject site to C9 – Corporate Centre Zone as well as site-specific zoning exceptions to setbacks, maximum GFA, and parking requirements.

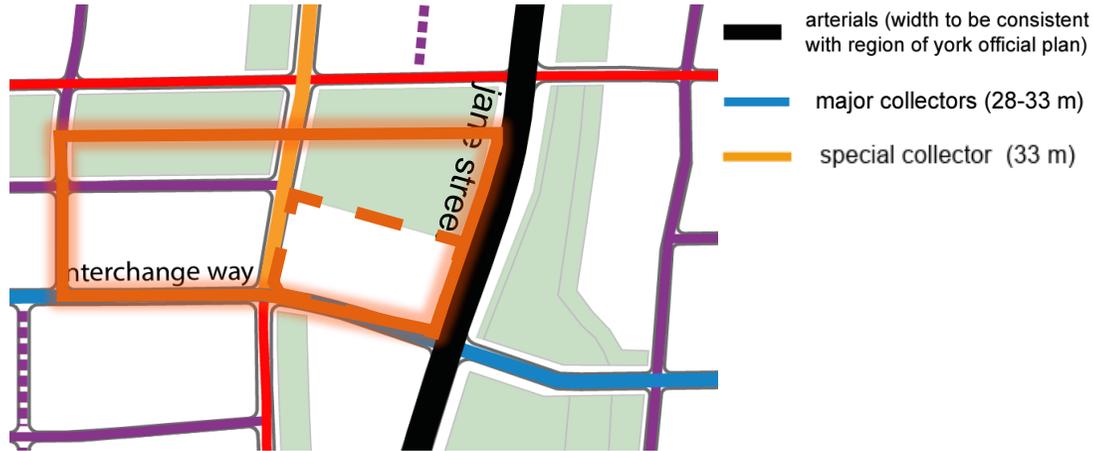
Under Zoning By-law 001-2021, the subject site includes rezoning a portion of the subject site to OS1 – Public Open Space Zone as well as site-specific zoning exceptions to podium height, setbacks, residential tower floor plates, and landscaping requirements.

DRAFT PLAN OF SUBDIVISION



EXISTING VMC SECONDARY PLAN

Schedule C > Street Network



Schedule F > Land Use Precincts



Schedule D > Major Parks and Open Spaces



Schedule I > Height and Density



DRAFT VMC SECONDARY PLAN

Schedule C > Street Network



Schedule E > Parks and Open Spaces



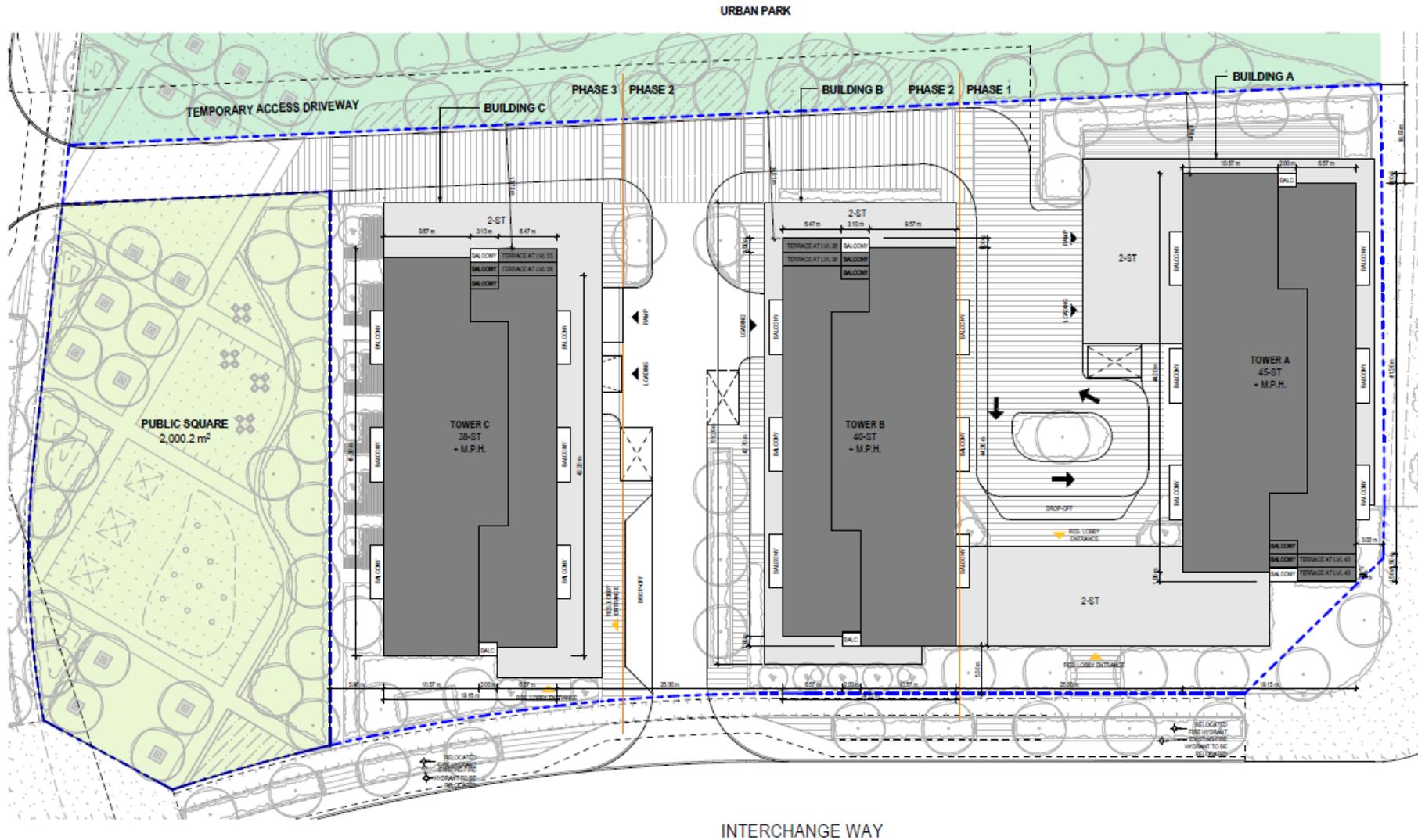
Schedule F > Land Uses



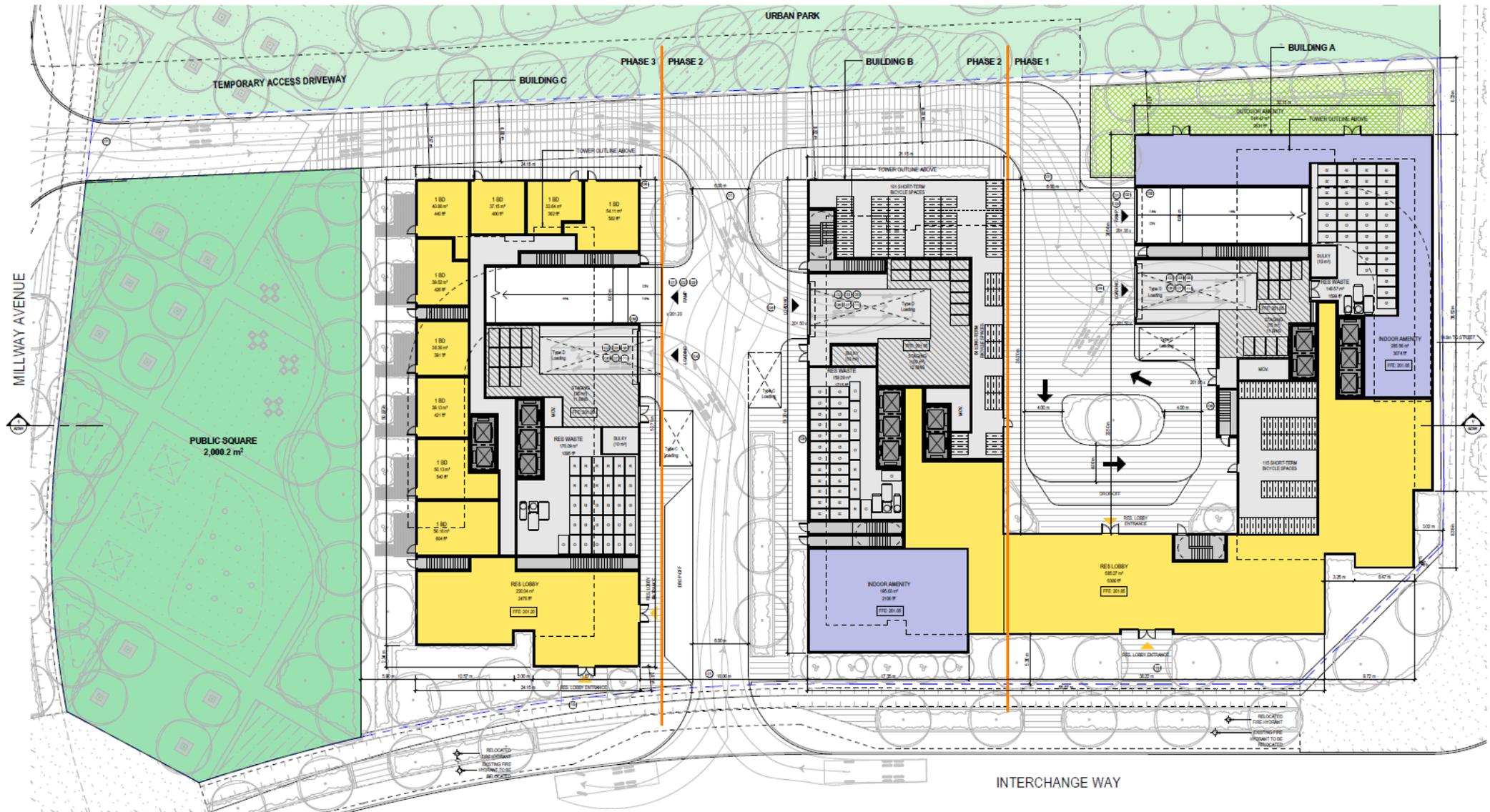
DEVELOPMENT STATISTICS

	Proposed
GFA	99,730.42 m ²
Height	38, 40, and 45 storeys
FSI	10.52 (Excluding Public Square, TTC Easement)
Target Residential Units	Total: 1,560 Bachelor: 384 1 Bedroom: 561 2 Bedroom: 615
Target Parking	Vehicular (Residential): 468 Vehicular (Residential) Parking Ratio: 0.30 Vehicular (Visitor): 156 Vehicular (Visitor) Parking Ratio: 0.10 Bicycle: 1,562
Parkland Conveyance	1.294 ha

SITE PLAN



GROUND FLOOR PLAN



3D RENDERINGS

AERIAL VIEW LOOKING NORTH WEST



3D RENDERINGS

AERIAL VIEW LOOKING SOUTH WEST



3D RENDERINGS

STREET VIEW LOOKING FROM INTERCHANGE WAY LOOKING NORTH EAST



3D RENDERINGS

STREET VIEW LOOKING FROM INTERCHANGE WAY LOOKING NORTH WEST



3D RENDERINGS

STREET VIEW FROM BUILDINGS A+B DROP-OFF AREA LOOKING SOUTH



LANDSCAPE & OPEN SPACE

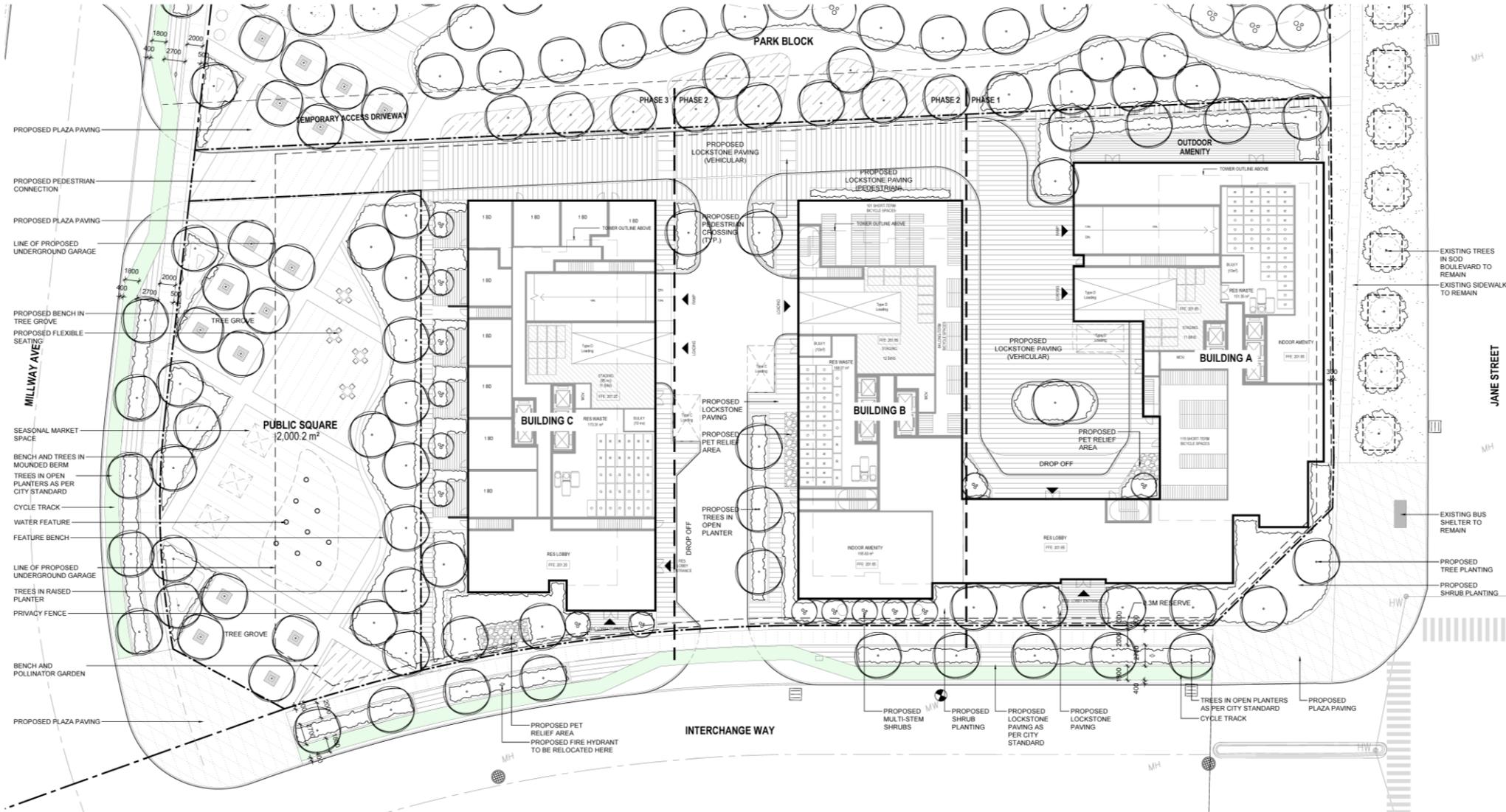
URBAN SQUARE PRECEDENT IMAGES WATER FEATURE



FEATURE BENCH



TREE GROVE



QUESTIONS / THANK YOU