

**C129.**

**Communication**

**CW(PM) – June 4, 2025**

**Item No. 3**

**JUNE 4, 2025 – VAUGHAN COW – ITEM #3**

**PUBLIC MEETING FOR:  
10990 & 11010 HIGHWAY 27**

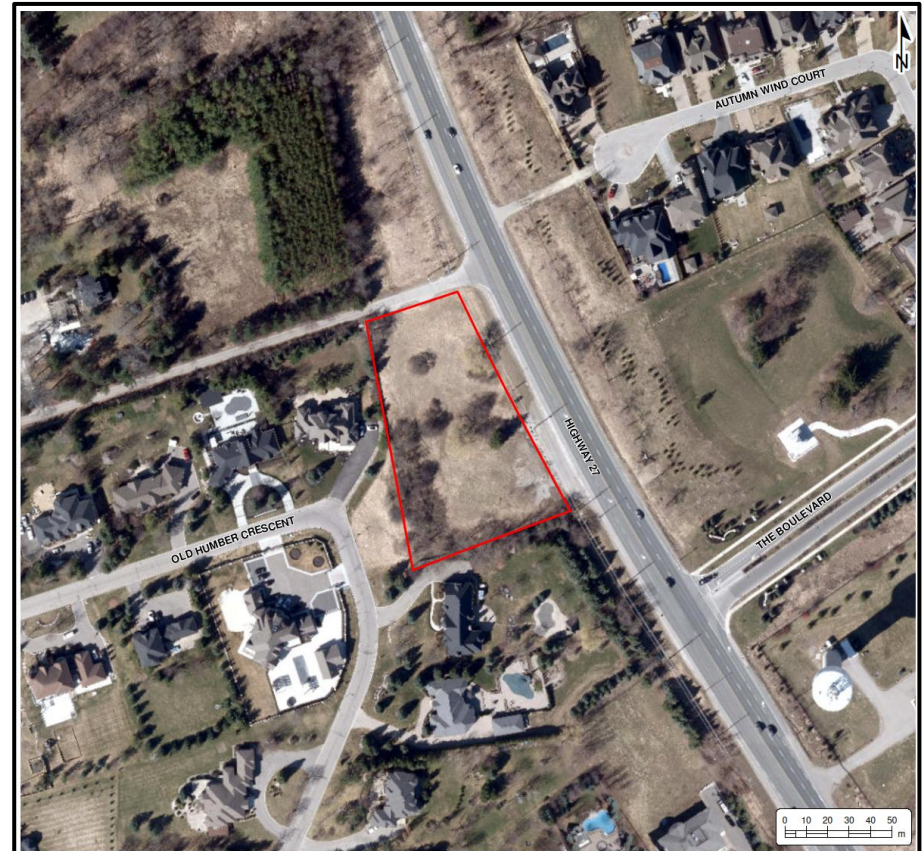
**PLANNING APPLICATIONS:  
DRAFT PLAN OF SUBDIVISION  
ZONING BY-LAW AMENDMENT  
OFFICIAL PLAN AMENDMENT**



**INNOVATIVE PLANNING SOLUTIONS**  
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS



# SUBJECT LANDS

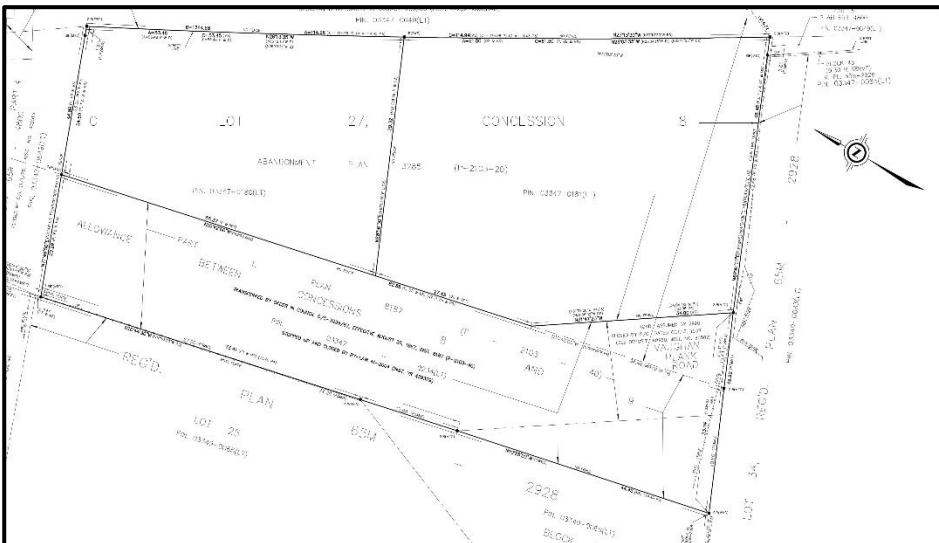


## Lot Area:

- Subject Lands assigned two municipal addresses: 10990 & 11010 Highway 27, three parcels with a combined area of ~0.7 hectares (~1.7 acres)

## Frontage:

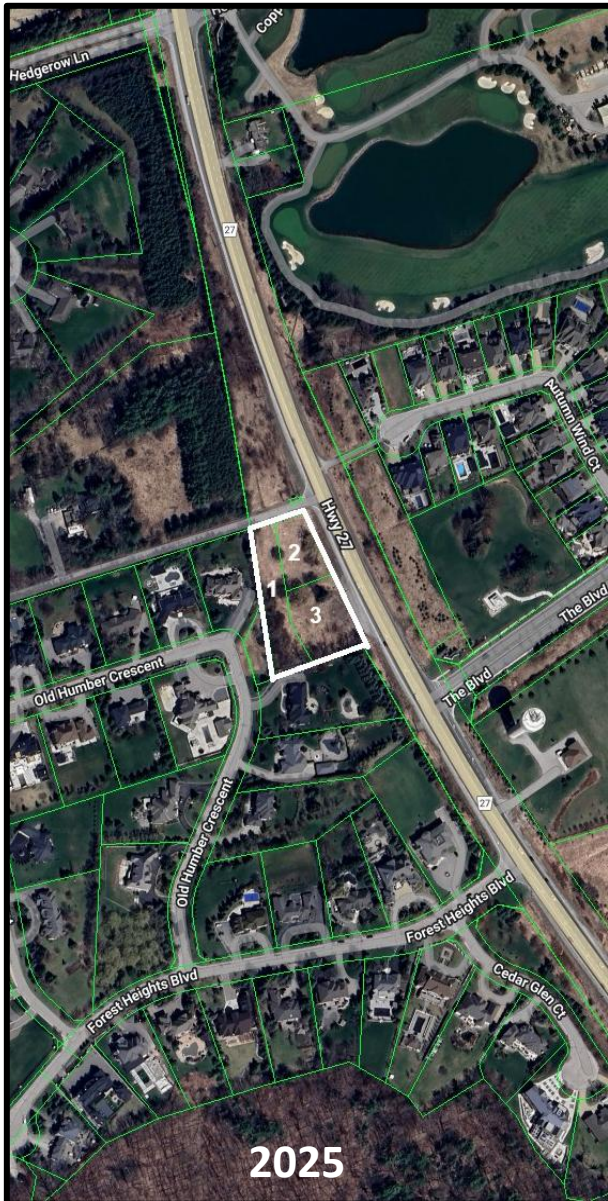
- ~115 m along Highway 27
- ~45m along unnamed ROW along north property line



Survey Plan prepared by JD Barnes, dated  
September 1, 2022

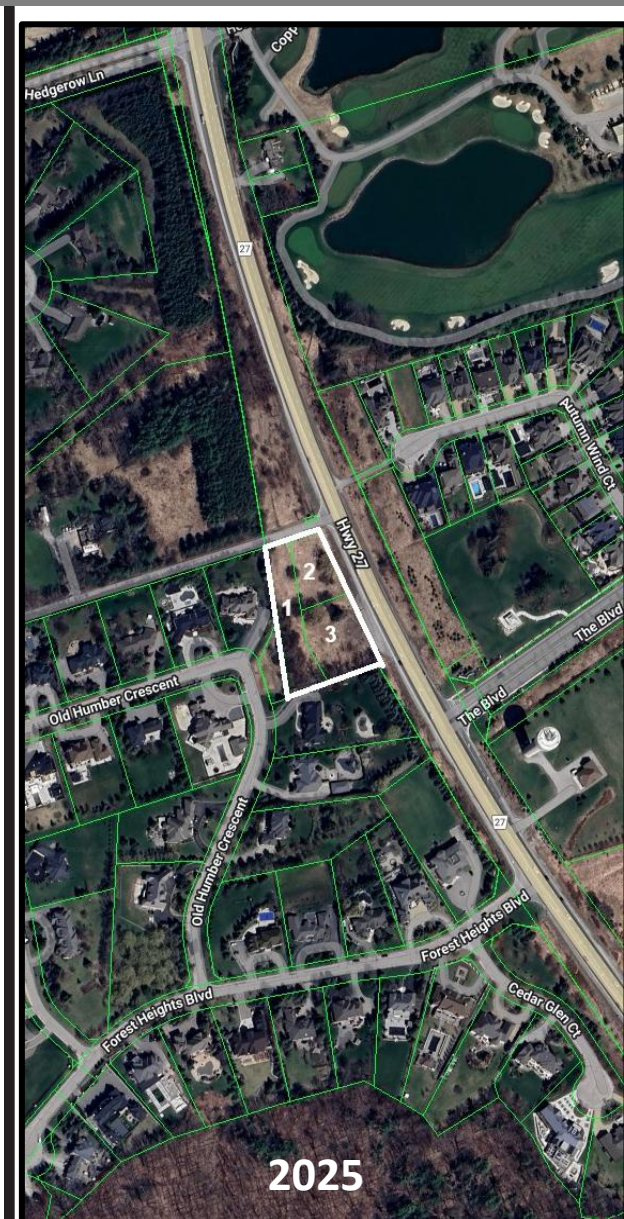


# SUBJECT LANDS - HISTORY





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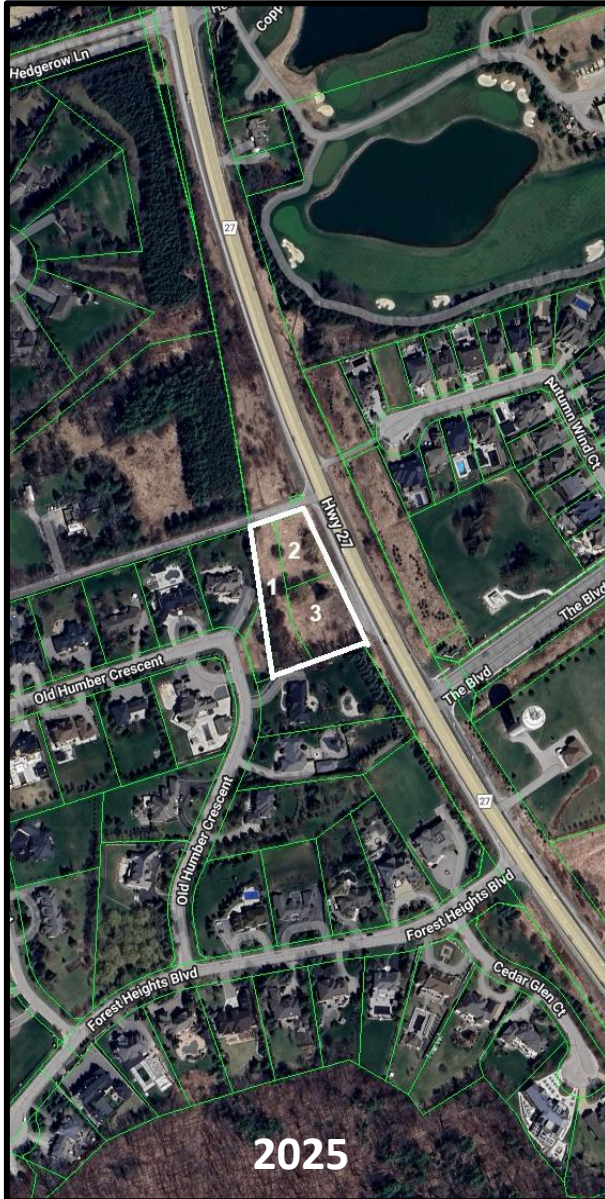


**IPS**  
**CONSULTING**





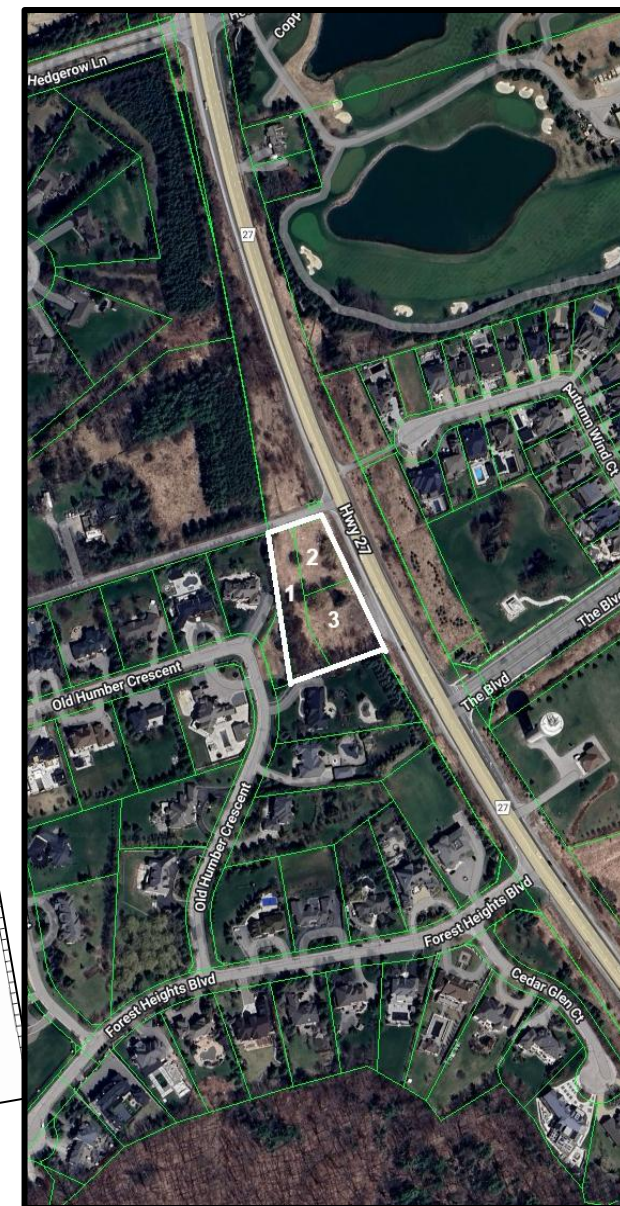
# SUBJECT LANDS - HISTORY





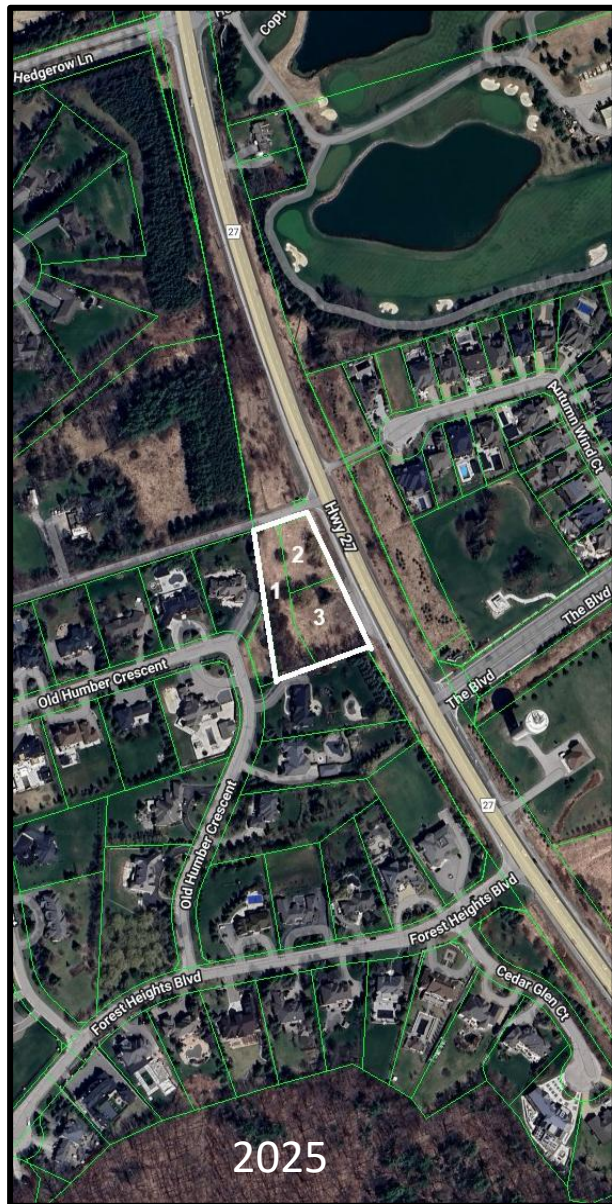
# SUBJECT LANDS - HISTORY

**IPS**  
CONSULTING



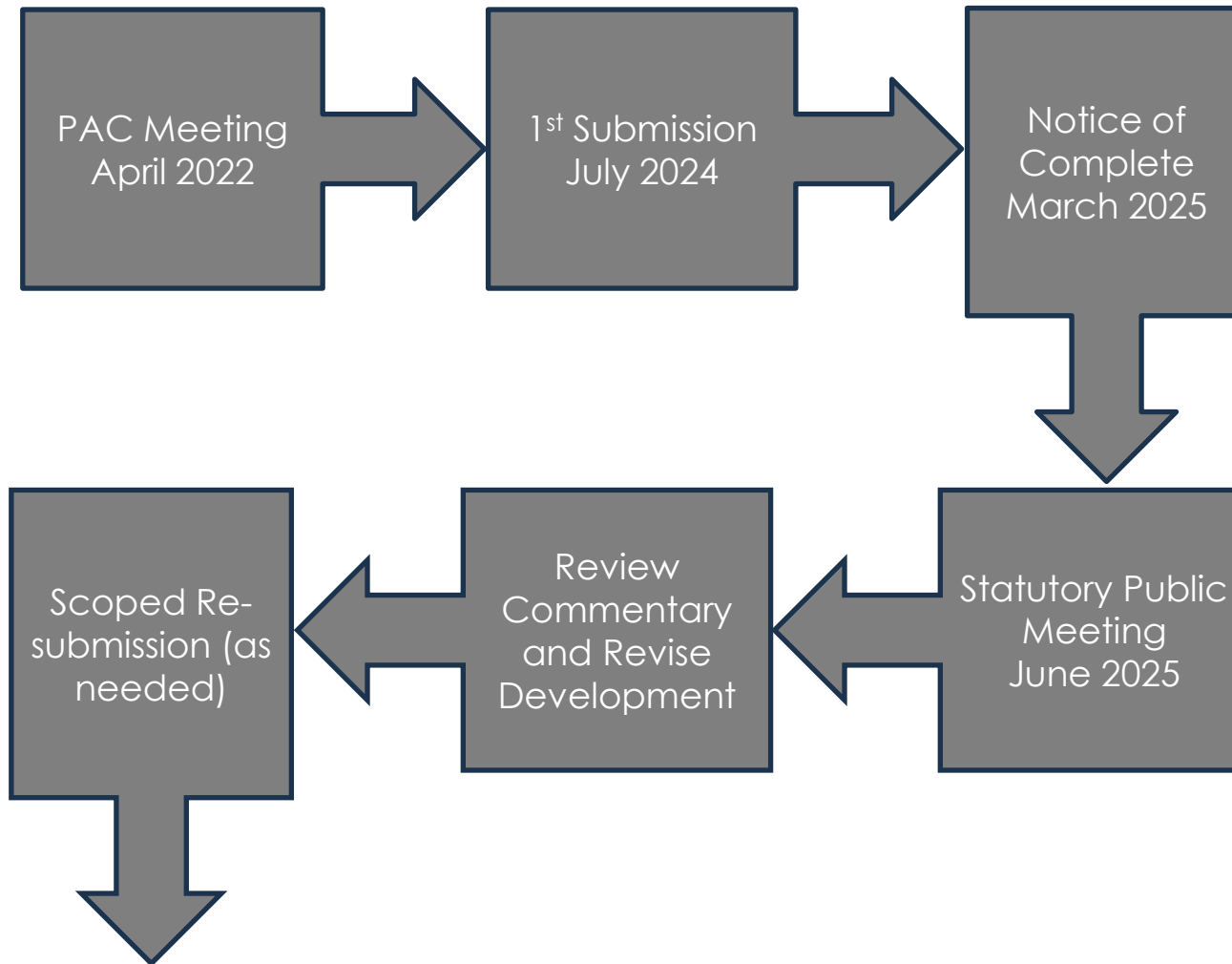


# SUBJECT LANDS - HISTORY



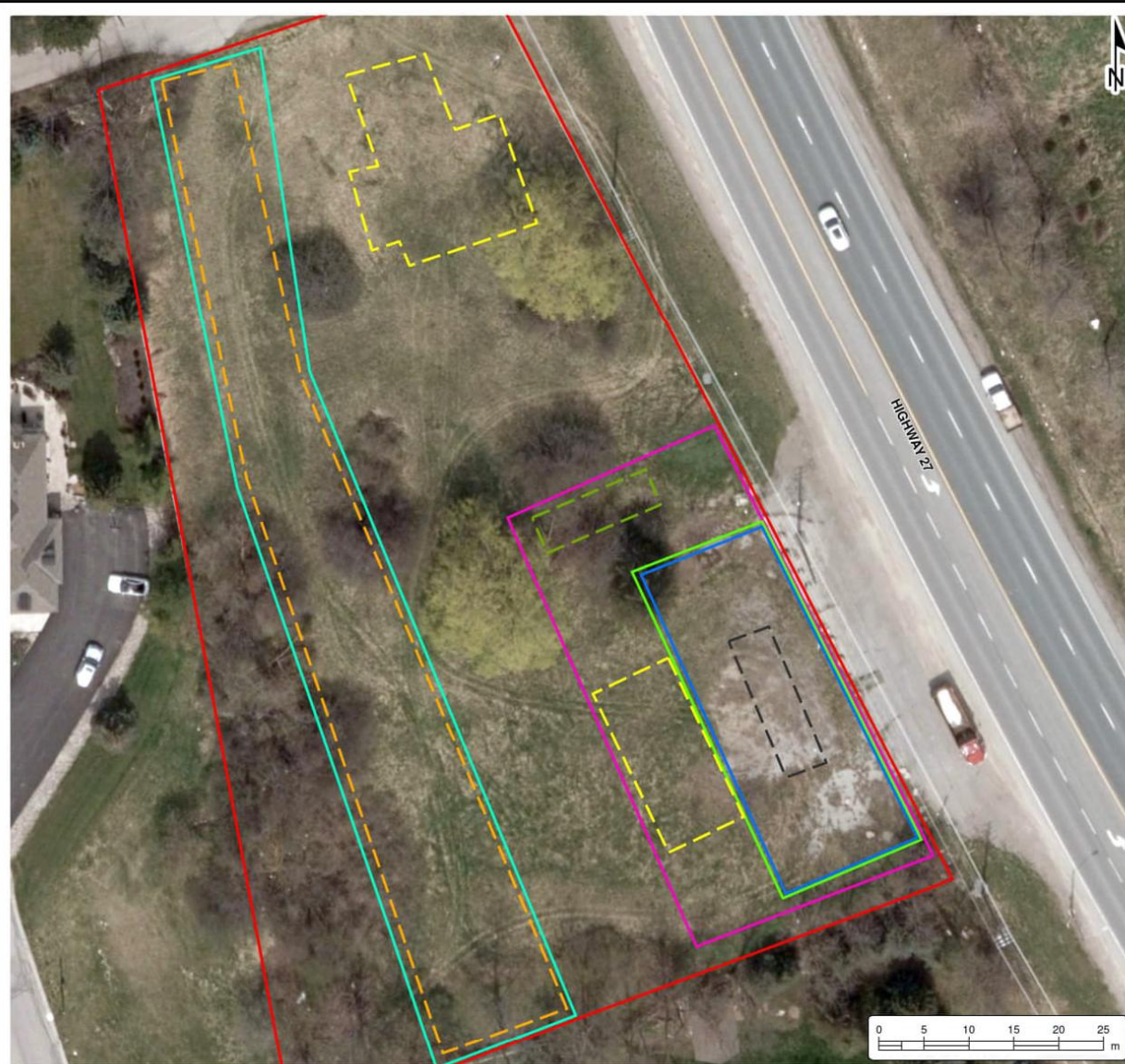


# PROJECT TIMELINE





# SUPPORTING MATERIALS



**PHASE ONE  
ENVIRONMENTAL  
SITE ASSESSMENT**  
2847832 ONTARIO INC.  
C/O ANTHONY BRUNO  
10990 & 11010 Hwy 27  
Vaughan, Ontario

**LEGEND**

- Berm
- Former Building
- Former Pump Island
- Former Roadway
- Site (approximate)

**Area of Potential  
Environmental Concern:**

- APEC 1
- APEC 2
- APEC 3
- APEC 4

Notes:  
Aerial imagery was obtained from the York Region online GIS.  
Base mapping features are © Queen's Printer of Ontario, 2019 (this does not constitute an endorsement by the Ministry of Natural Resources or the Ontario Government).  
Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.  
Cambium Inc. makes every effort to ensure this map is free from errors but cannot be held responsible for any damages due to error or omissions. This map should not be used for navigation or legal purposes. It is intended for general reference use only.



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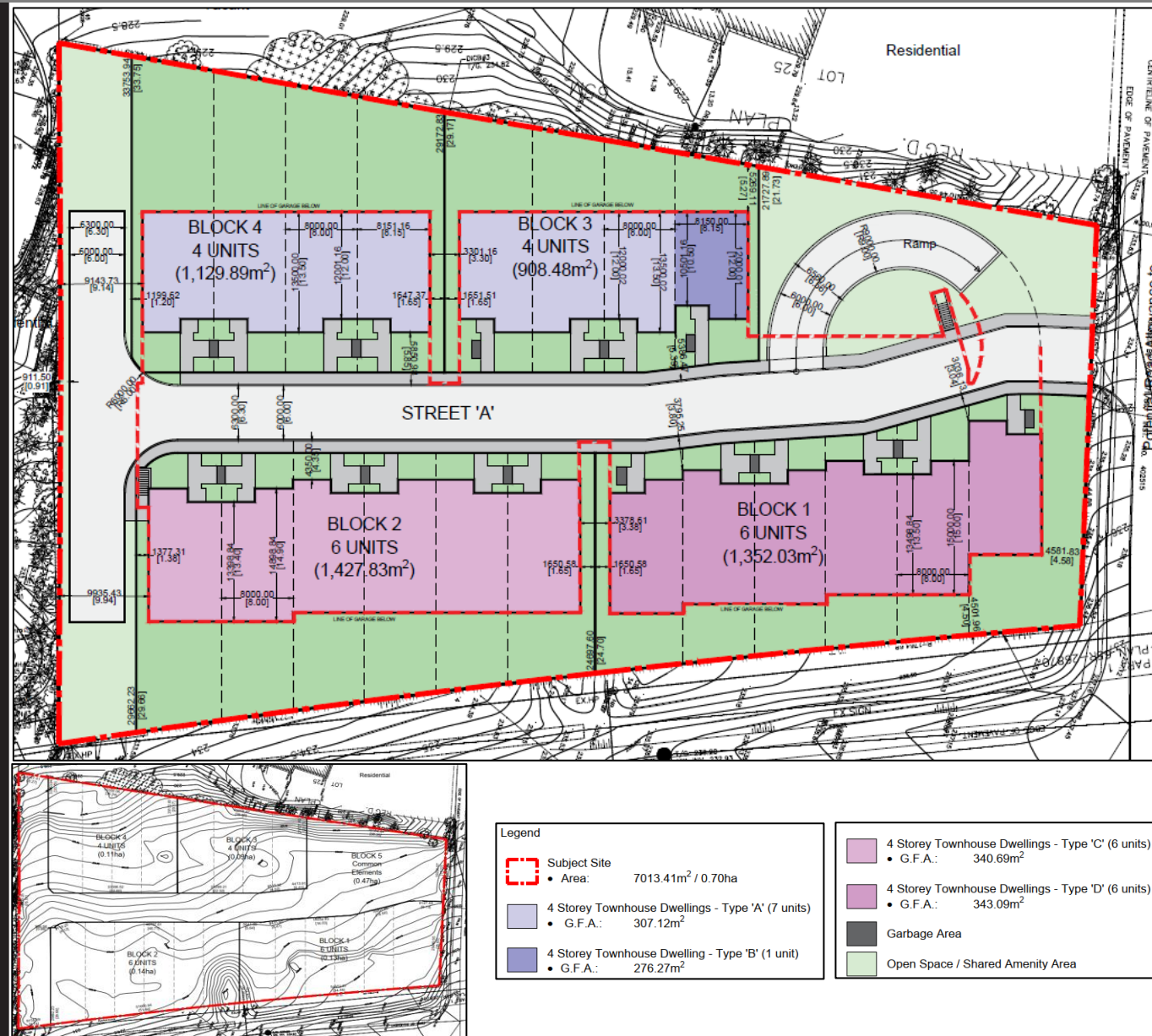
**CONCEPTUAL SITE MODEL  
PHASE ONE SITE PLAN**

Project No.: 15592-001	Date: December 2022
Scale: 1:600	Rev.: Projection: NAD 1983 UTM Zone 17N
Created by: ACS	Checked by: MC
	Figure: 4

1. Planning Justification Report
2. Urban Design Brief
3. Draft OPA & ZBA Instruments
4. Architectural Drawing Set
5. Phase One ESA
6. Noise Impact Study
7. Arborist Report
8. Archaeological Study
9. Hydrogeologic al Report
10. Geotechnical Investigation
11. FSR & SWM
12. Civil Drawing Set
13. Landscape Drawing Set
14. Lighting Calculation Study
15. TIS



# DEVELOPMENT CONCEPT



- Twenty (20) four (4) storey townhouse dwellings fronting onto a private condominium road
- Four (4) townhouse unit types
- Draft Plan of Subdivision contemplates five (5) Blocks, four residential and one common element block providing ingress and egress and vehicular access to the underground level
- 60 below-grade parking spaces (3 spaces per unit)
- Open Space abutting ramp



# LANDSCAPE CONCEPT





# PROPOSED BUILT-FORM



1 blk 1 & 2 east



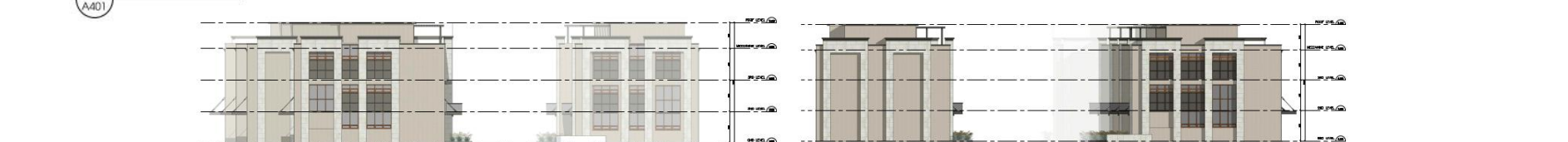
2 blk 1 & 2 west



1 blk 3 & 4 east



2 blk 3 & 4 west



2 blk 4 & 2 south



1 blk 1 & 3 north





**Schedule 1 – Urban Structure:**  
*Community Areas*

**Schedule 1B – Large-Lot Neighbourhood**  
**(Policy 9.1.2.3): 30m+ (100ft.+)**

**Schedule 9 – Future Transportation**  
**Network: *Major Arterial (Regional)***

**Schedule 13 – Land Use:**  
***Low-Rise Residential***

**North of the Kleinburg-Nashville**  
***Conservation District Plan Area***



## **Schedule 1 – Urban Structure in VOP 2010**

- Proposal maintains the low-rise residential character of Community Areas designation and the general character of the established neighbourhoods abutting and in proximity to the Subject Lands.
- The proposal is designed to respect and reinforce the existing character and planned function of the immediate local area.

## **Schedule 13 – Land Use in VOP 2010**

- Schedule 13 of VOP 2010 is not anticipated to be modified. The Low-Rise Residential designation in Schedule 13 will remain and apply to the proposed development subject to site-specific modifications to other policies in VOP 2010.

### **9.1.2 – Urban Design and Built Form**

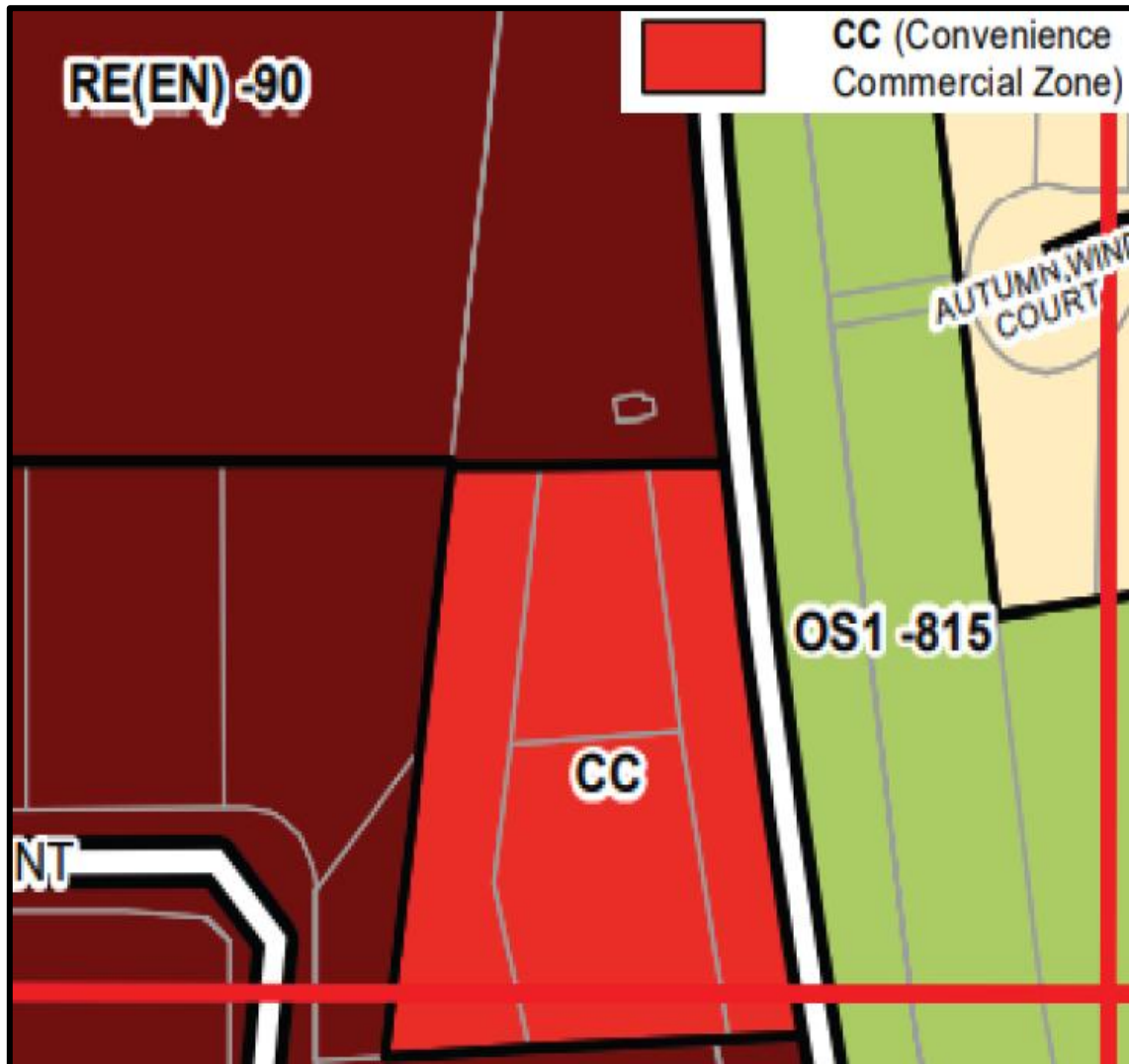
- Amend policy 9.1.2.3 **to permit smaller lot frontages, lot areas, front and rear yard setbacks, and lot coverages than those of lots in the Established Large-Lot Neighbourhood policy framework**
- Amend policy 9.1.2.4.a) and 9.1.2.4.c) **to permit townhouse dwelling units to front and address a private condominium road and to use the private condominium road to provide frontage to the townhouse dwellings vs. a public street.**

### **9.2.3 – Building Types and Development Criteria**

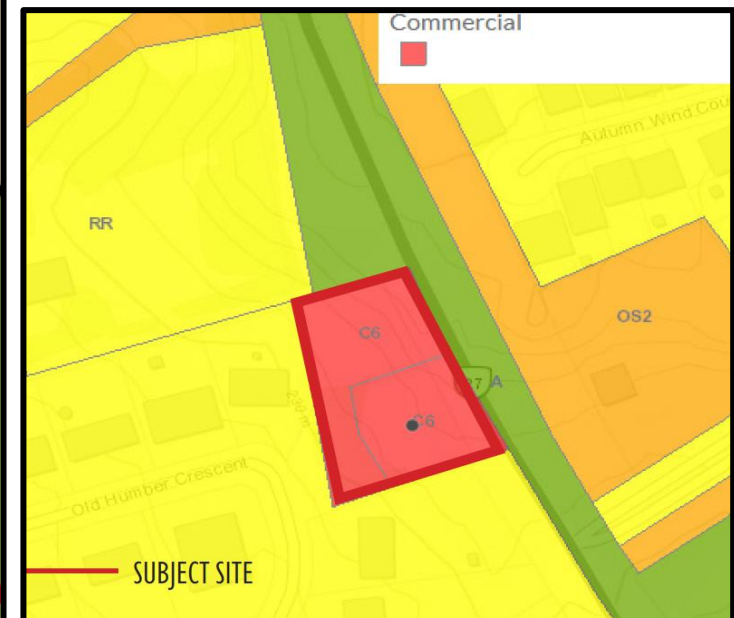
- Amend 9.2.3.2.a) and 9.2.3.2.d) **to permit townhouses up to four storeys in height that front a private condominium road with no front yard and front door entrance facing the flanking public street.**



# ZONING



- Zoned for transitional uses
- Zoned 'CC' – Convenience Commercial Zone in ZBL 001-2021
- Zoned 'C6' – Highway Commercial Zone in ZBL 1-88





# ZONING BY-LAW AMENDMENT

10990 & 11010 Highway 27 - 'Convenience Commercial – CC'



Residential Townhouse Type 1 with Site-Specific Exceptions – RT1 (XXX)



# ZONING BY-LAW AMENDMENT

Table 1

	<b>Zoning By-law 001-2021 Standard</b>	<b>RT1 Townhouse Residential Zone Requirement</b>	<b>Proposed Exceptions to the RT1 Zone Requirement</b>
a.	Minimum Front Yard	4.5 metres	three metres
b.	Minimum Rear Yard	7.5 metres	five metres
c.	Maximum Lot Coverage	50 percent	75 percent
d.	Maximum Height	11 metres	11.5 metres

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.



# CONCLUSION

- This Proposal will provide for additional residential housing units within the City of Vaughan along a Major Arterial Road (Regional)
- The underutilized parcels known as 10990 and 11010 Highway 27 are strategically located to realize its planned residential land use designation and the Regional Arterial
- This Development contributes to a mix of housing options within the immediate area.
- The inclusion of these expanded housing options will contribute to the achievement of a complete community and provide for a range of residential dwelling types and land uses.



# THANK YOU

Questions & Comments Welcome

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