

INNOVATIVE
PLANNING
SOLUTIONS

IPS

C22.

Communication

CW(PM) – March 31, 2026

Item No. 5

APPLICATIONS FOR

**SOUTHEAST CORNER OF HIGHWAY 7 AND
HIGHWAY 27**

STATUTORY PUBLIC MEETING

VOP 2010 OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT

5875 Highway 7 and Parts 1-5, Reference Plan 65R-35836 (Bostar Inc. & 1639326 Ontario Ltd.)

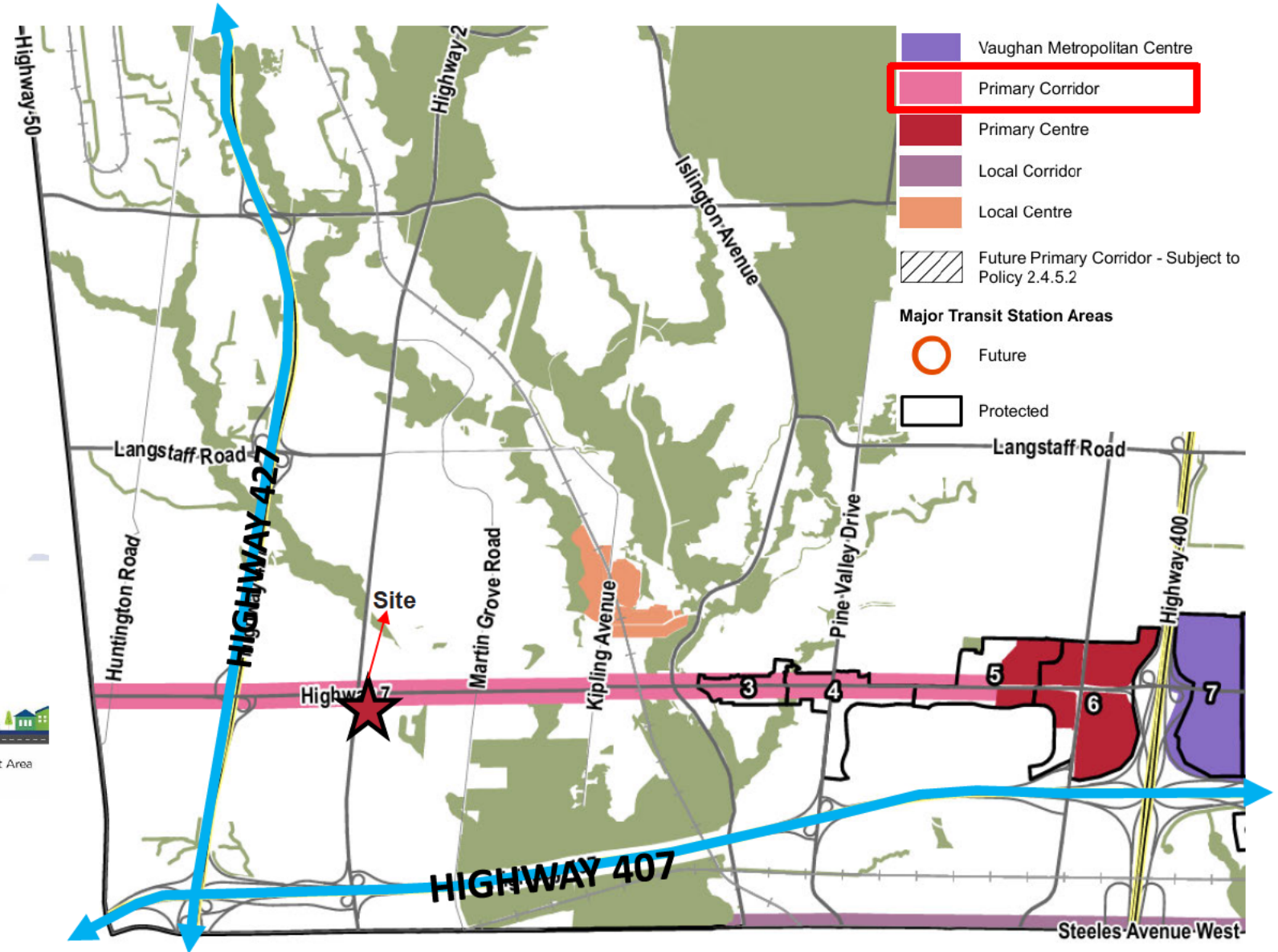
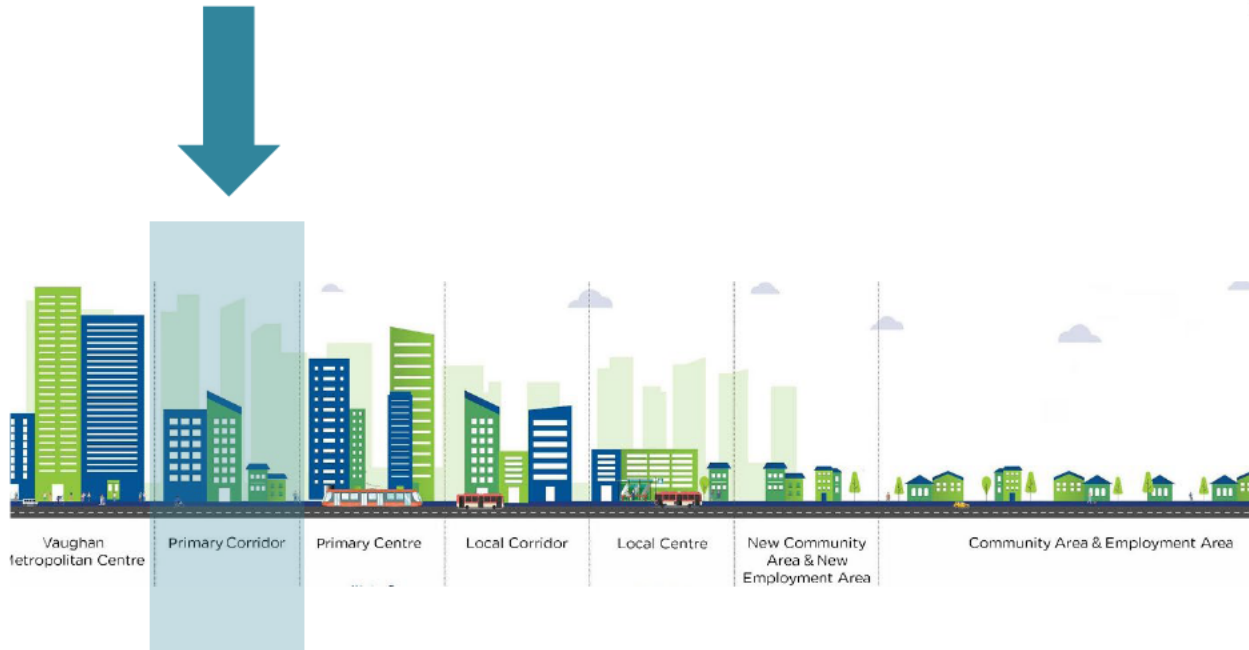
City of Vaughan | OP.25.007 & Z.25.017

March 31, 2026

PROPOSAL

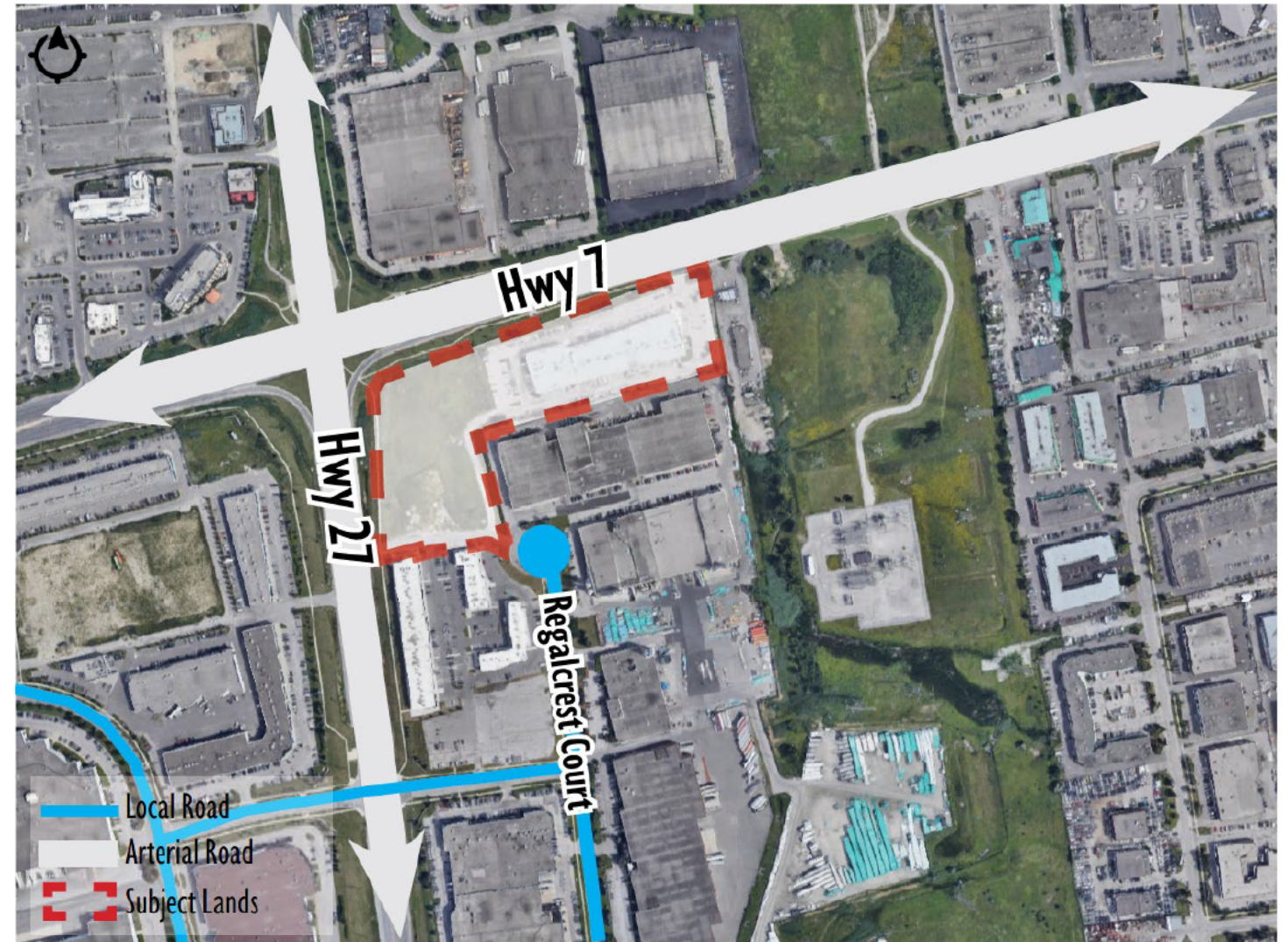


- The subject site is located within the **Primary Corridor** area in the City of Vaughan's strategic growth framework.



SITE CONTEXT

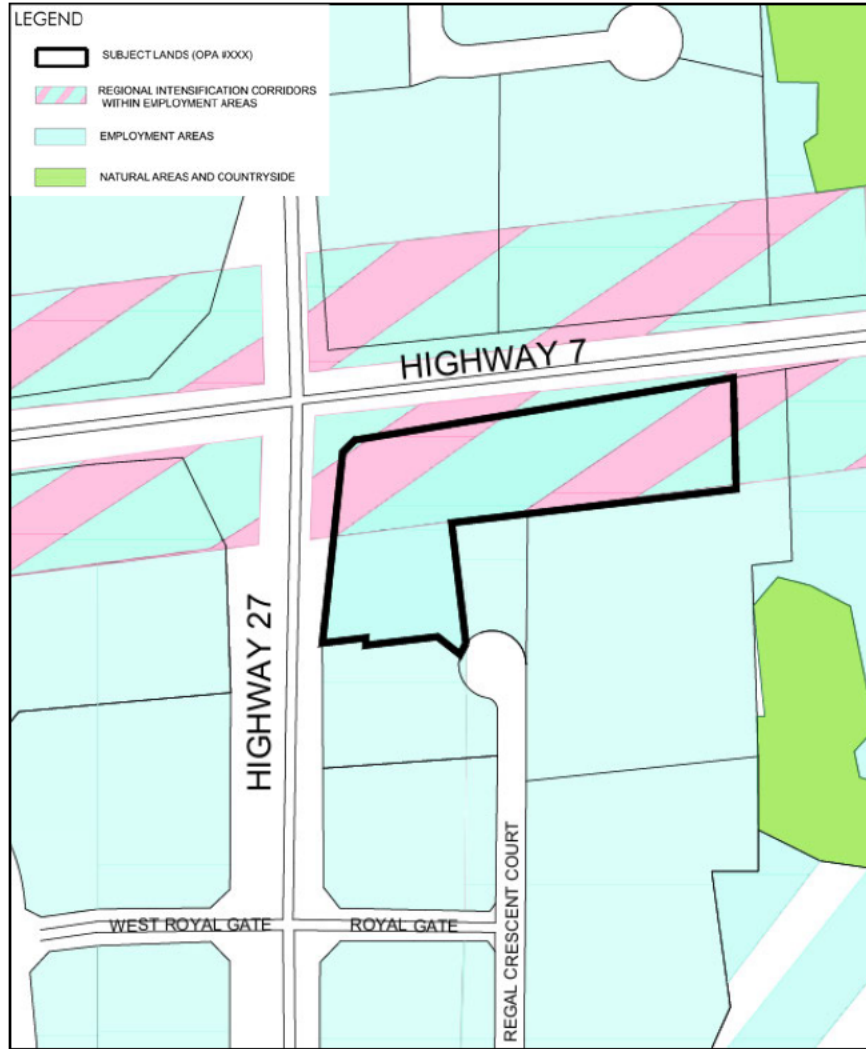
- 3.59 ha Gateway parcel at the southeast corner, with approx. 224 m frontage on Hwy 7 (224 m frontage) and Highway 27 (164 m frontage).
- The site is embedded in a commercial, office and employment context and benefits from quick access to Highways 427 and 407.
- The proposal provides a transition from the corridor employment context to compact mixed-use redevelopment.
- Highway 7 functions as a Regional Intensification / rapid transit corridor; Highway 27 is a regional arterial / transit corridor.



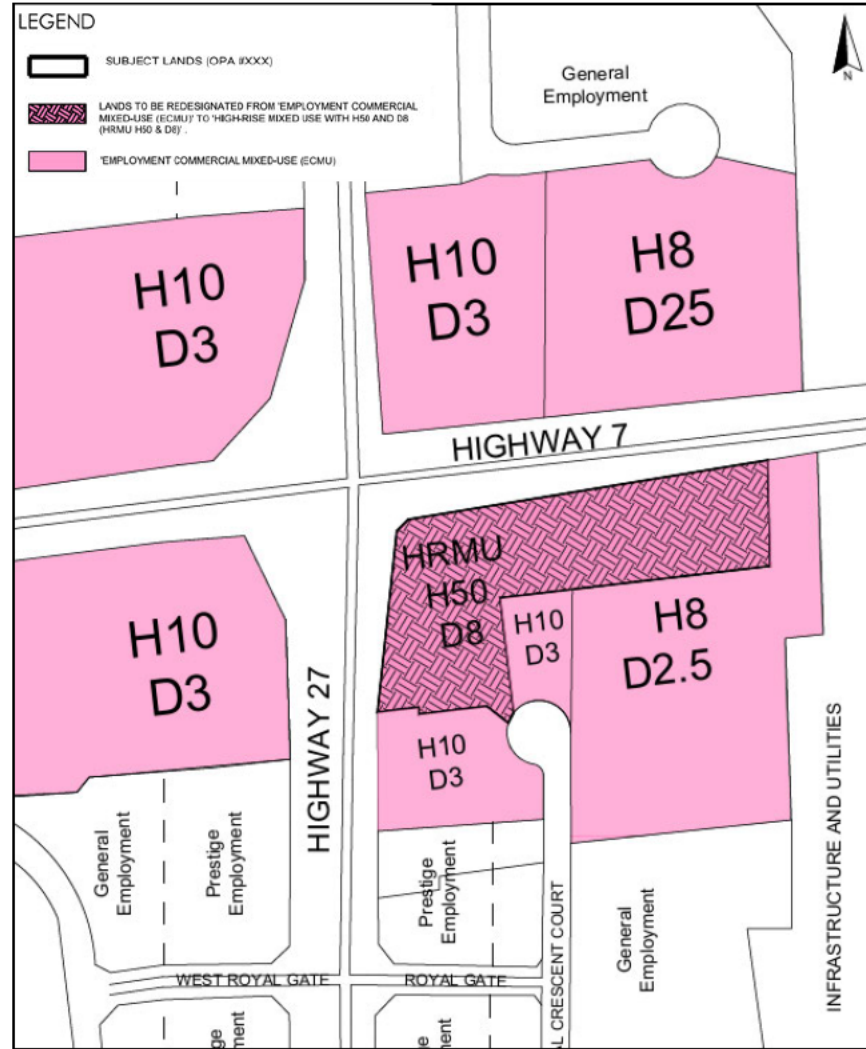


OPA & ZBA APPLICATIONS

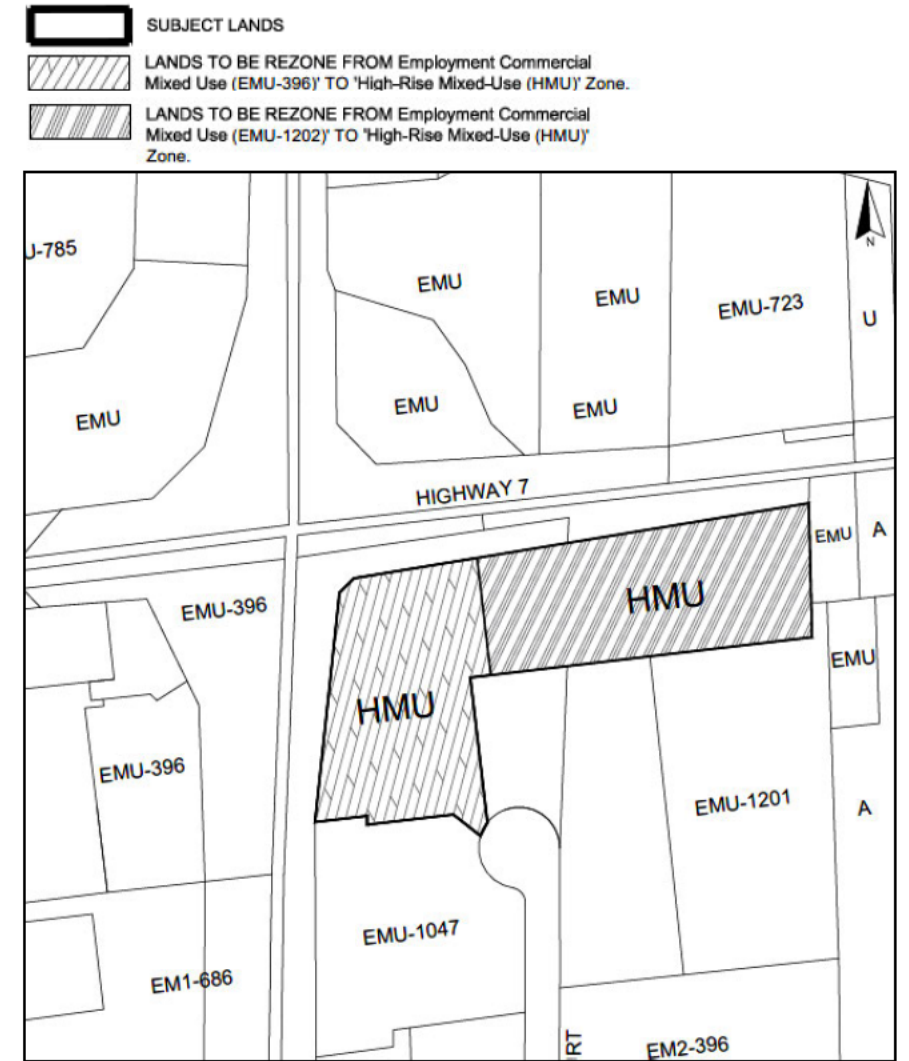
Current VOP 2010 designates the lands as Regional Intensification Corridors within Employment Areas and Employment Commercial Mixed-Use.



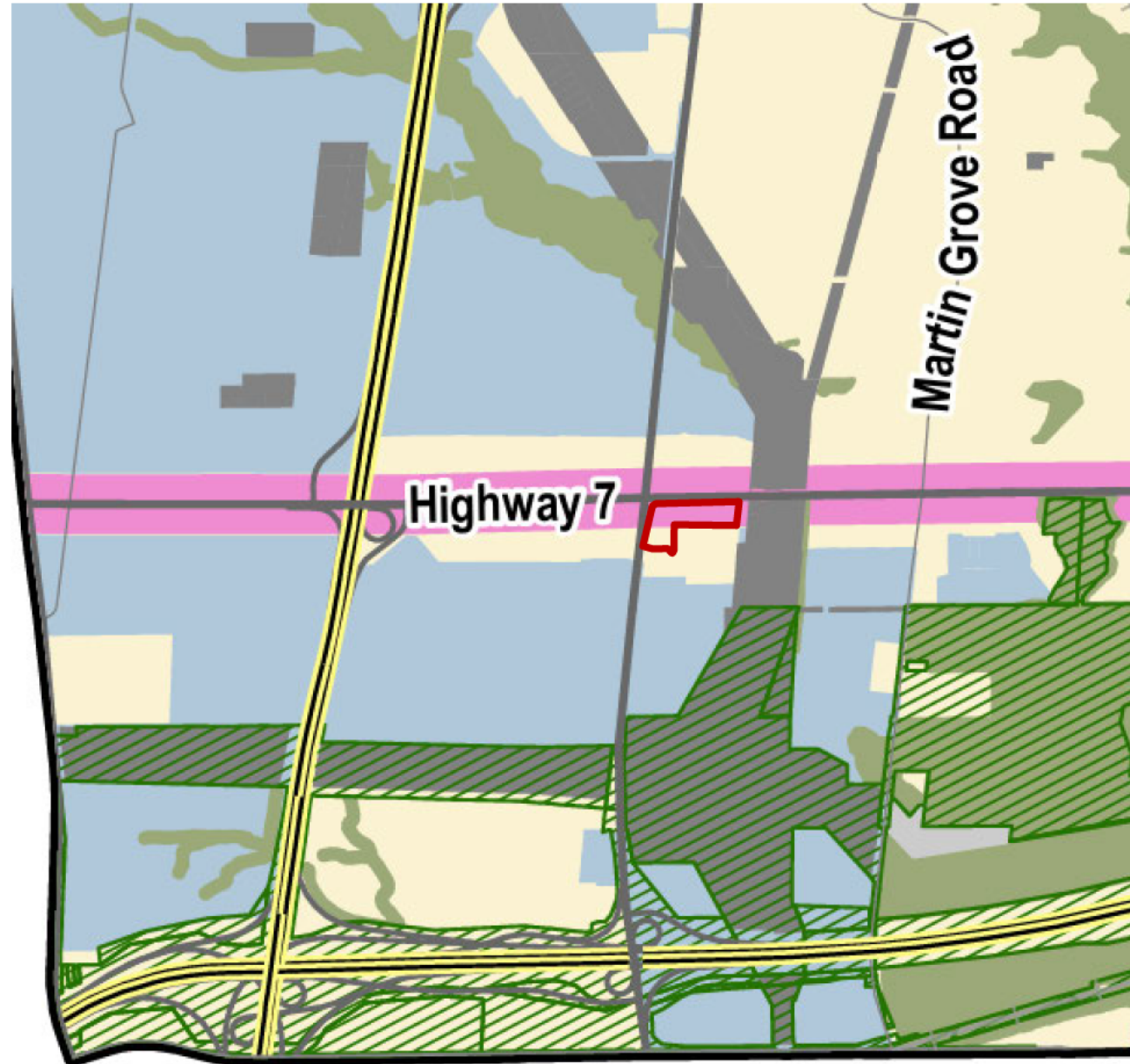
VOP 2010 Amendment to SCHEDULE 1 – Urban Structure



VOP 2010 Amendment to SCHEDULE 13 - Land Use Designations



Proposed Amendment to Zoning By-Law 001-2021 from EMU to HMU Zone



- Urban Boundary
- Natural Areas and Agriculture
- Community Areas
- Employment Areas
- Strategic Growth Areas
- Rail Facilities
- Areas subject to a Minister Decision
- Infrastructure and Utilities
- Subject to Minister's Order February 3, 2015 and Special Policy 3.2.7.8
- Parkway Belt West Lands

VOP 2025 - SCHEDULE 1 – Urban Structure

PROPOSAL

HIGHWAY 7

Site Stats

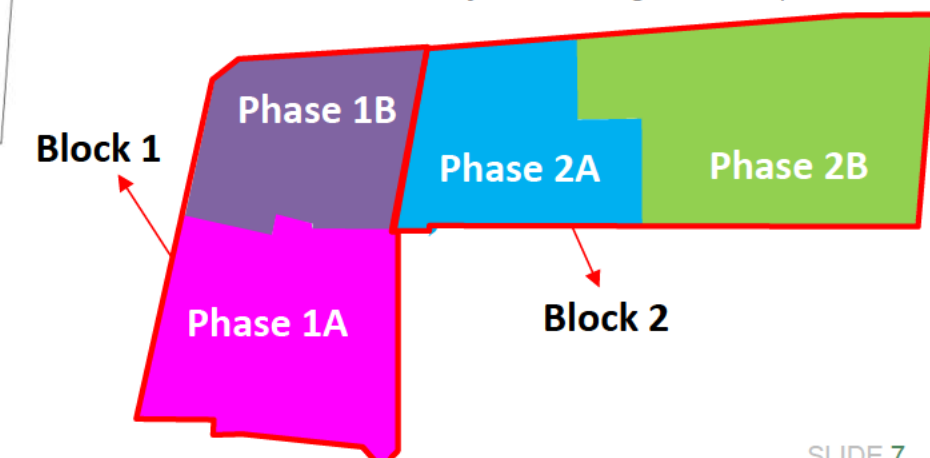
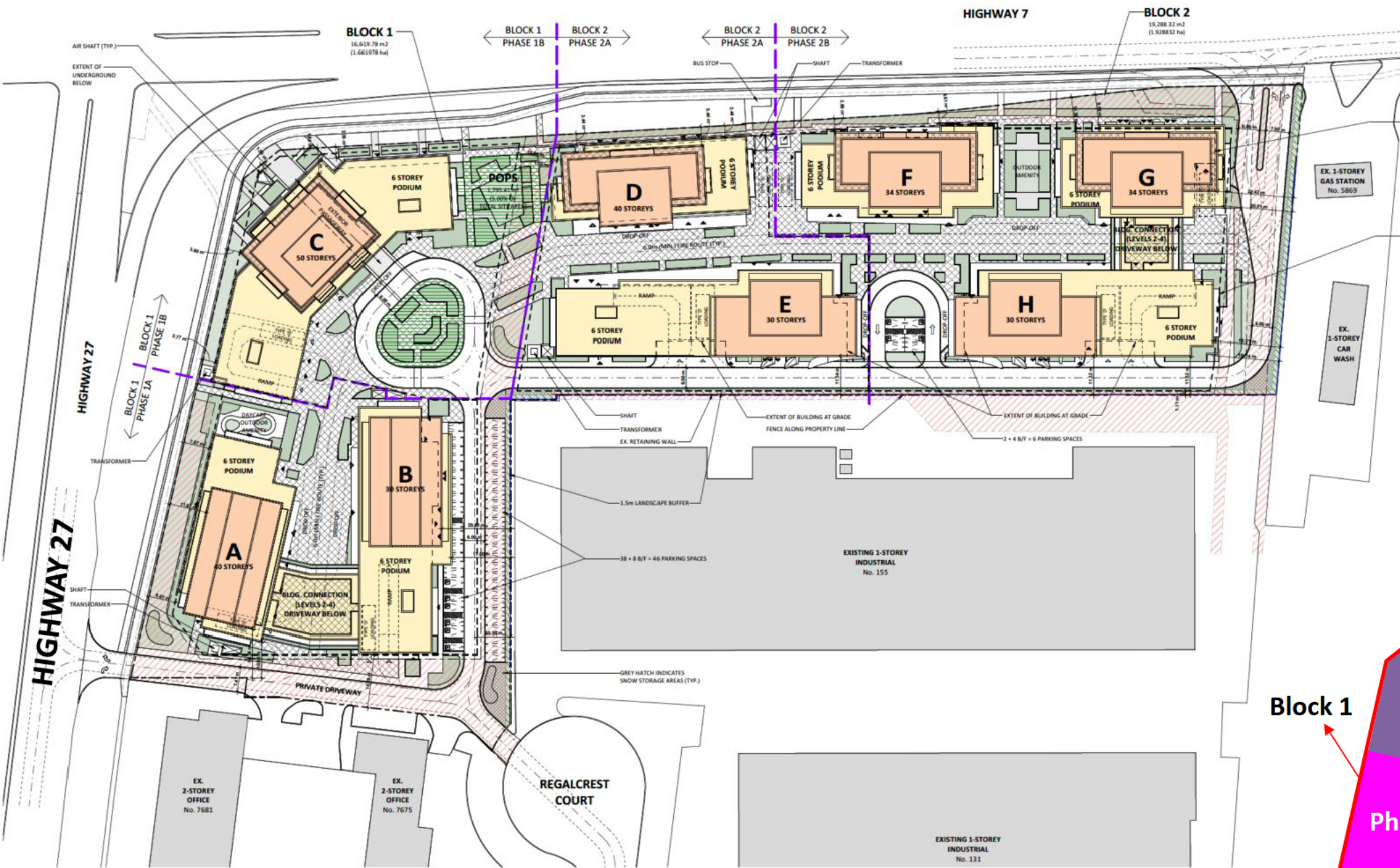
2 blocks / 4 phases / 8 buildings
 30-50 storeys
 2,150 units
 ~279,886 m² GFA

Block 1:

- Residential GFA: 115,652.72 m²
 - Unit Count: 932 units
- Commercial GFA: 1,253.80 m²
- Office GFA: 383.35 m²
- Outdoor Amenity Area (Inc. POPS): 3,157.81 m²
- Indoor Amenity Area: 2,933.21 m²
- Total Parking: 946 spaces
- Total Bicycle Parking: 948 spaces

Block 2:

- Residential GFA: 158,619.60 m²
 - Unit Count: 1218 units
- Commercial GFA: 1,916.06 m²
- Office GFA: 2,060.02 m²
- Outdoor Amenity Area: 3,811.69 m²
- Indoor Amenity Area: 4,944.02 m²
- Total Parking: 1,117 spaces
- Total Bicycle Parking: 1,239 spaces



1 SITE PLAN (ROOF) 1:500



SUPPORTING STUDIES AND SUBMISSION PACKAGE

Planning + Built Form

- Planning Justification Report
- Draft OPA / Draft ZBA
- Architectural drawing set
- Architectural design brief
- Employment Study
- Housing options

Environmental + Compatibility

- Noise + Vibration Impact Study
- Land Use Compatibility + Air Quality Report
- Geotechnical Report
- Hydrogeological Report
- Phase One ESA

Transportation + Servicing

- Community Services and Facilities Study
- Transportation Impact Study
- Preliminary civil engineering set
- Functional Servicing + SWM Report
- Circulation Plan

Landscape + Urban Design

- Landscape drawing set
- Arborist Report
- Tree Inventory + Protection Plan
- Urban Design Report
- Sustainability Tool
- Architectural Sustainability Report
- Block Plan
- Sun & Shadow Study



* Comprehensive technical record filed with the City to support the OPA / ZBA applications.

Q&A



Questions & Comments Welcome

Email: info@ipsconsultinginc.com



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