STATUTORY PUBLIC HEARING

MIZRAHI CONSTANTINE (180 SAW) INC.
180 Steeles Avenue West

JULY 13th, 2020
CITY OF VAUGHAN

COMMITTEE OF THE WHOLE - PUBLIC MEETING
LIVE STREAMING HEARING, 7:00 PM
Subject Property and Context

Site Location: 180 Steeles Ave., Vaughan;
Site Area: Approximately 5.57 Acres (2.25 hectares);

- The proposal consists of four (4) towers and two (2) mid-rise buildings ranging in height from 16 storeys to 45 storeys atop 5 storey podiums which will include retail uses at-grade.
Urban Structure and Transit

- Steeles Avenue West is designated as a Regional Intensification Corridor and a Major Arterial Road;
- The urban character of the corridor is accordingly suited to future intensification to support the development of the intersection as a Primary Centre.
Community Engagement and Consultation

Collaborative work has been done together with the Spring Farm Ratepayers Association (SFRA) over the last 2+ years.

Meetings include;
• February 13th, 2018 - Initial introduction of Mizrahi to SFRA
• June 11th, 2018 - Pre-meeting with SFRA
• June 25th, 2018 - Spring Farm - Annual General Meeting - Presentation on who Mizrahi is to the general assembly
• September 17th, 2019 - Pre-submission discussion and collaboration session. Drawings and renderings shared and discussed.
• Meeting Booked: March 30th, 2020 - Post-submission discussion and collaboration session [Cancelled due to COVID-19]

We have also been actively engaged with city officials and staff prior to submission, which has shaped the design of the proposal.

We intend to continue working collaboratively with the community and are committed to continued public engagement and transparency.
Proposed Development

**Development Statistics**

<table>
<thead>
<tr>
<th>Proposed</th>
<th>Site Area</th>
<th>Building Heights</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>22,489 m²</td>
<td>B1 Tower A: 126.45m + 6.0m MPH</td>
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<tr>
<td></td>
<td></td>
<td>B1 Tower B: 95.85m + 6.0m MPH</td>
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<td>B2 Tower D: 83.35m + 6.0m MPH</td>
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<td></td>
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<td>B2 Tower C: 144.45m + 6.0m MPH</td>
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<td></td>
<td></td>
<td>B4: 53.30m + 4.5m MPH</td>
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<tr>
<td></td>
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<td>B3: 53.30m + 4.5m MPH</td>
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<thead>
<tr>
<th></th>
<th>Gross Construction Area</th>
<th>Amenity Space</th>
<th>Landscaped Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed</td>
<td>Total: 161,391 m²</td>
<td>Indoor: 4,585 m²</td>
<td>3,620 m²</td>
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<tr>
<td></td>
<td>Residential: 141,993 m²</td>
<td>Outdoor: 3,883 m²</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Retail: 3,620 m²</td>
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<tr>
<th>Parking</th>
<th></th>
<th>Vehicle</th>
<th>Residential: 1,562</th>
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<tr>
<td></td>
<td></td>
<td>Visitor: 314</td>
<td>Residential Long Term: 1,041</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total: 1,876</td>
<td>Retail Short Term: 12</td>
</tr>
</tbody>
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**Statistics Proposed**

- **Building Heights**:
  - B1 Tower A: 126.45m + 6.0m MPH
  - B1 Tower B: 95.85m + 6.0m MPH
  - B2 Tower D: 83.35m + 6.0m MPH
  - B2 Tower C: 144.45m + 6.0m MPH
  - B4: 53.30m + 4.5m MPH
  - B3: 53.30m + 4.5m MPH

- **Gross Construction Area**:
  - Total: 161,391 m²
  - Residential: 141,993 m²
  - Retail: 3,620 m²

- **F SI**:
  - 6.46

- **Amenity Space**:
  - Indoor: 4,585 m²
  - Outdoor: 3,883 m²

- **Landscaped Area**:
  - 3,620 m²

- **Parking**:
  - Vehicle:
    - Resident: 1,562
    - Visitor: 314
    - Total: 1,876
  - Bike:
    - Residential Short Term: 215
    - Residential Long Term: 1,041
    - Retail Short Term: 12
Traffic and Circulation

The development proposes two new private local streets which will bisect the site which will reduce the overall mass of the block and provide improved access to and circulation.

This will increase the efficiency of the road network and improve walkability, building on the City’s goals of improving connections to Yonge Street.

The proposal will to be transit supportive, proposing sufficient density to complement significant transit infrastructure expansion.

The proposal aims to integrate with the future development of new transit stops in the area.
Land Use Compatibility
Projected awnings enhance public realm providing weather protection

Proposed ornamental trees and mixed shrub planting bed

Proposed vehicular concrete unit pavers

Proposed street trees in the tree pit
Landscape Design

Proposed Ornamental Trees and Mixed Shrub Planting Bed
Proposed Deciduous and Coniferous Trees in Sod
Proposed Low Planter Wall
Proposed Shrub Planting
Proposed 2.0m Wide Concrete Sidewalk
Proposed Street Trees in Sodded Boulevard
Proposed Street Trees in Tree Pit
Proposed 1.5m Wide Walkway to Units
Proposed Low Planter Wall
Proposed Ornamental Trees and Mixed Shrub Planting Bed
Landscape Design
Landscape Design
Mixed-Use Development
Mixed-Use Development
Mixed-Use Development
Thank You
Comments & Questions?

Contact
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rguetter@westonconsulting.com