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SIGNATURE
COMMUNITIES

 ELITE
CONSTRUCTION INC.

ANDIEL
VIVIDIER


MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Quadrangle 

216-220 DOUGHTON ROAD

COMMUNICATION – C22
ITEM 1

Committee of the Whole (Public
Hearing)

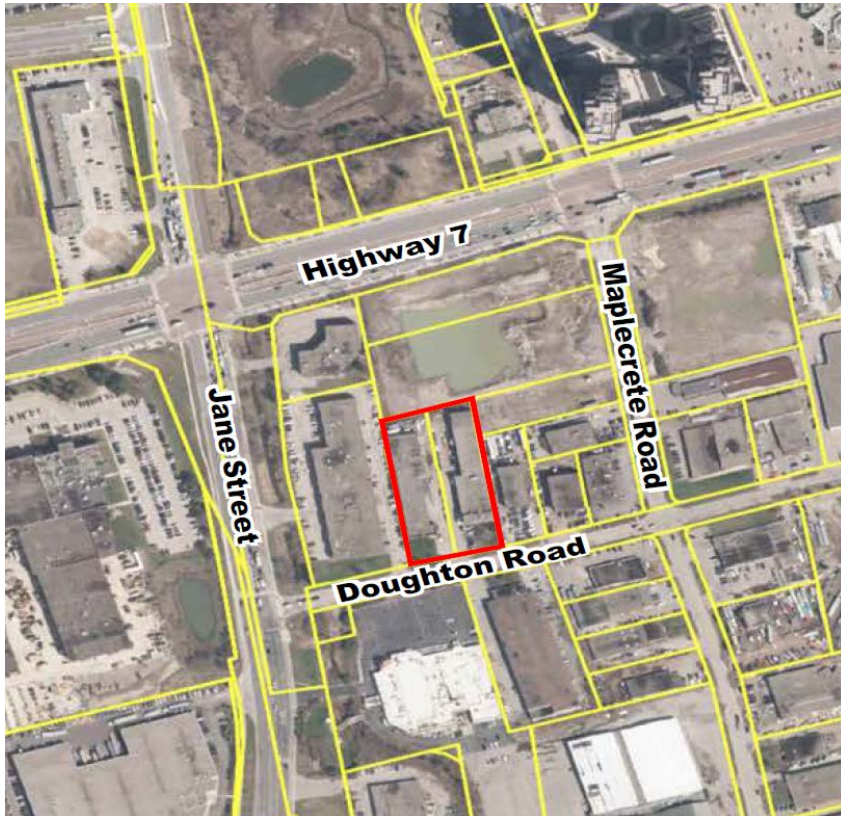
September 15, 2020

Public Meeting:

Official Plan Amendment and Zoning By-law Amendment Applications

September 15th, 2020

CURRENT SITE CONDITION



Site Stats:

- Existing Industrial/Commercial Lands.
- 6,596 sq. m (1.63 ac) in size.
- Approx. 62 m frontage on Doughton Road.

Transit Routes:

- Within 800 m of the VIVA Bus Rapid Transit Station – Creditstone.
 - Connecting riders to all VIVA Rapid Transit Lines.
- Within 500 m of the Vaughan Metropolitan Centre Subway Station.
 - Connecting riders to the TTC Line 1 subway extension.

CURRENT SITE CONDITION



Looking North on Doughton Road towards the Subject Lands: Existing Commercial/Industrial Establishments and surface parking.

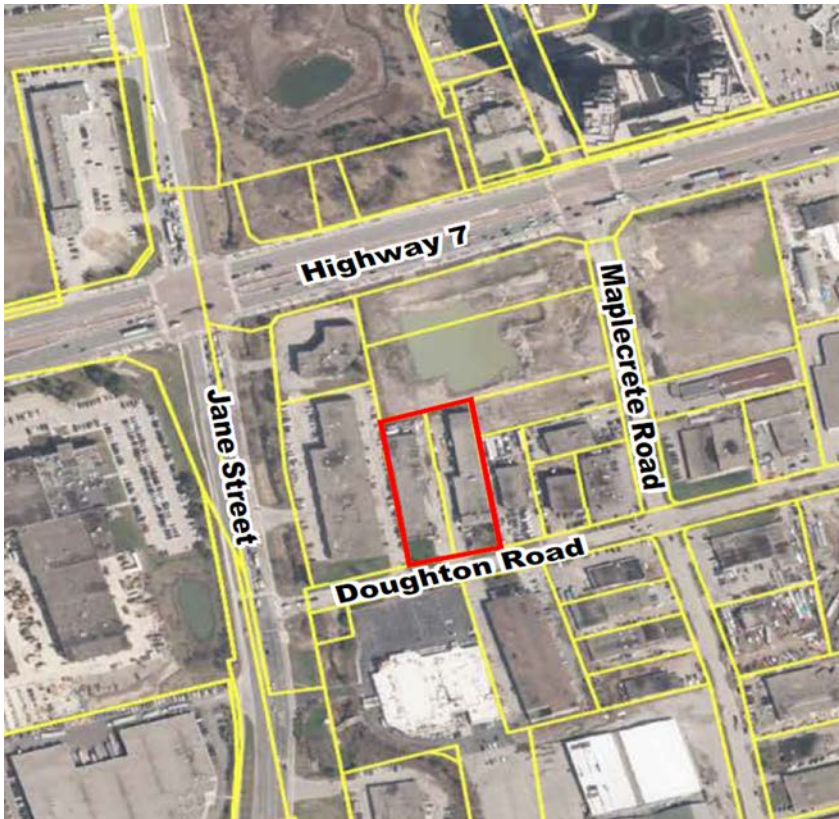


Looking North West on Doughton Road towards the Subject Lands: Existing Triple Touch Moulding Ltd and surface parking.



Looking North East on Doughton Road towards the Subject Lands: Existing City Kitchens Inc and surface parking.

SURROUNDING LAND USES



North: Lands immediate north have been re-designated for mixed use development. Further north is Highway 7 and the two (2) recently constructed mixed-use residential tower development.

South: Paradise Banquet and Convention Centre and industrial lands with existing two-storey industrial/office buildings. These lands have been designated for future mixed use development.

East: Industrial operations with existing two-storey industrial/office buildings and an adult entertainment lounge. These lands have been designated for future mixed use development. Further east is Maplecrete Road.

West: Commercial lands with an existing two-storey building and Jane Street. These lands have been designated for future mixed use development as well as for the Black Creek realignment.

PROPOSAL

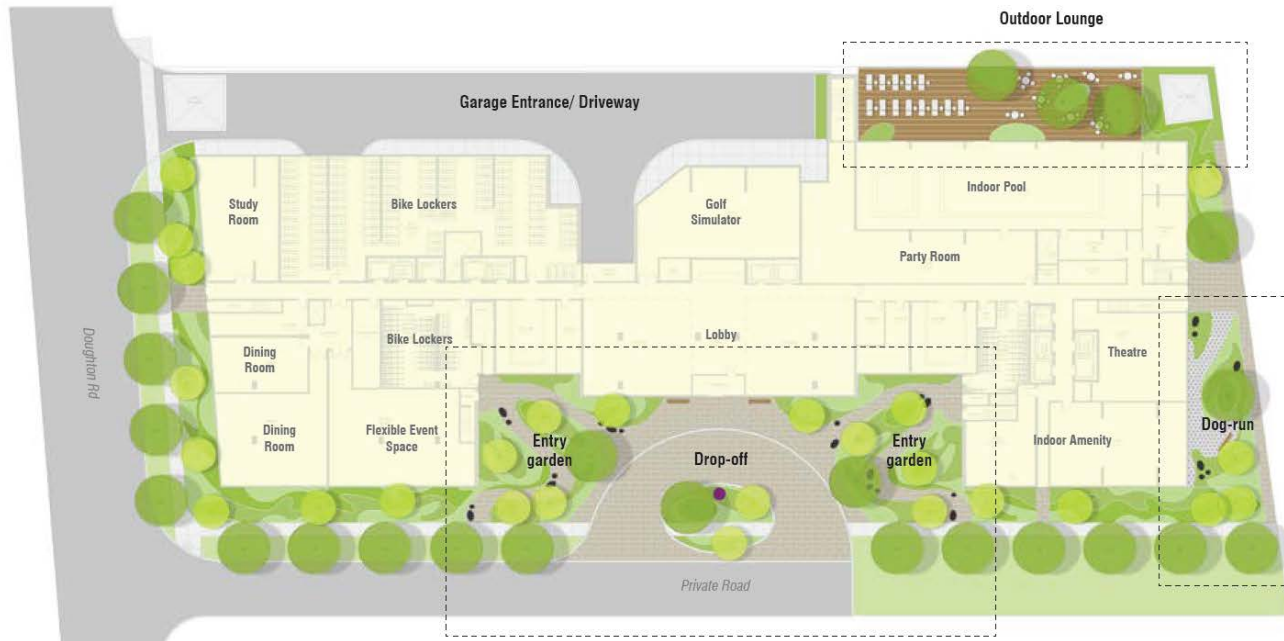
An architectural rendering of two proposed skyscrapers in an urban setting at night. The buildings are illuminated with warm, golden-yellow lights, contrasting with the cool blue tones of the surrounding city and sky. The building on the left is taller and has a more complex, stepped profile, while the one on the right is slightly shorter and more rectangular. They are situated next to a wide road with traffic and a pedestrian plaza. The overall style is modern and futuristic.

PROPOSED BUILT FORM

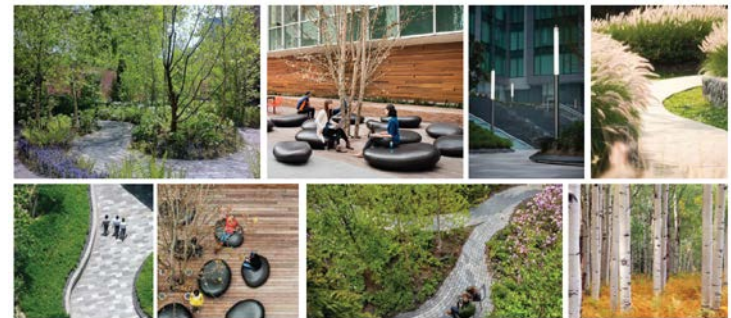


- Proposed 47-storey (145 m) and 49-storey (152 m) residential towers with 4-storey podium residential development.
- Total Residential GFA of 76,124 sq. m.
- 1,151 Units:
 - 14 Bachelor units (1%).
 - 202 1-bedroom units (17.5%).
 - 560 1-bedroom + Den units (48.7%)
 - 367 2-bedroom and/or 2-bedroom + Den units (31.9%).
 - 8 3-bedroom units (0.7%).
- 686 Parking spaces:
 - 571 residential parking spaces.
 - 115 visitor parking spaces.
- 691 Bicycle Parking Spaces:
 - 585 Long Term Bicycle Parking Spaces.
 - 115 Short Term Bicycle Parking Spaces.

LANDSCAPE PLAN

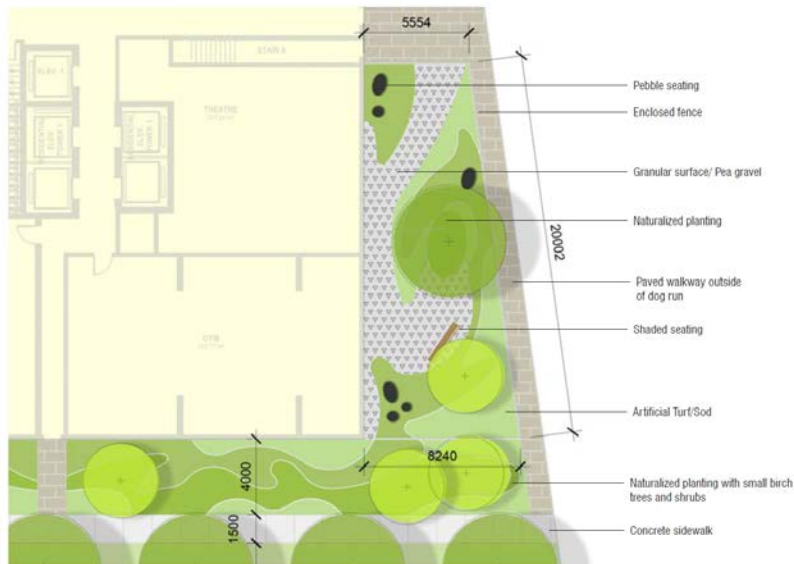


- 4,448 sq. m. of Amenity Space:
 - 2,146 sq. m. of Outdoor Amenity Space:
 - Entry Gardens, Dog-Run, Outdoor Lounge and Roof-top Patio.
 - 2,302 sq. m. of Indoor Amenity Space:
 - Study Room, Dining Rooms, Flexible Event Space, Party Room, Indoor Pool and Golf Simulator.

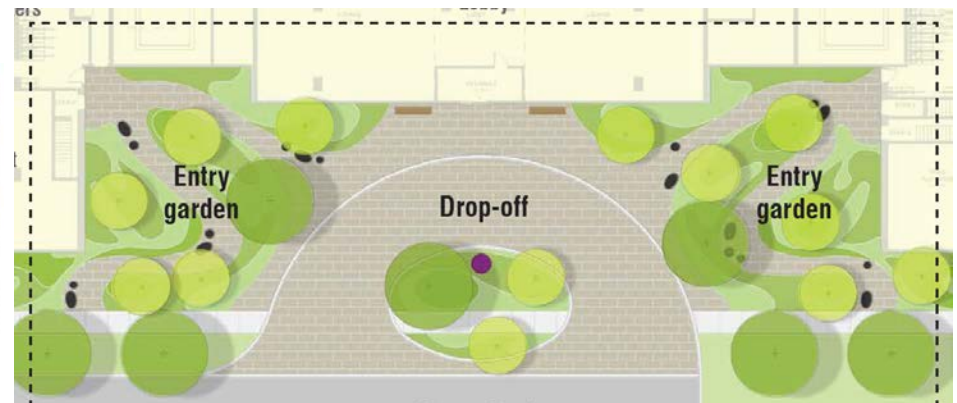


OUTDOOR AMENITIES

Dog Run

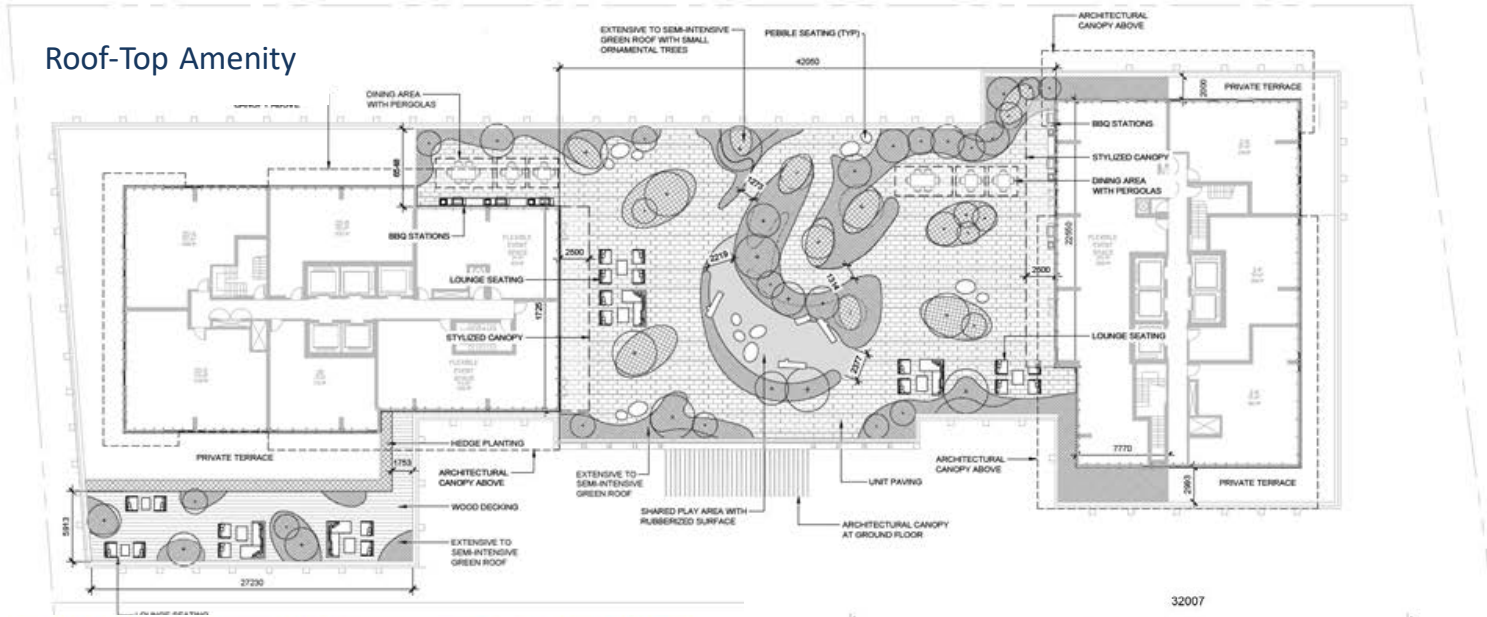


Drop-Off



OUTDOOR AMENITIES

Roof-Top Amenity



Outdoor Lounge



MAIN ENTRANCE



LOOKING NORTHWEST



LOOKING NORTHEAST



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THANK-YOU
ANY QUESTIONS?