



WESTON  
CONSULTING  
planning + urban design

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COREARCHITECTS

CONSTANTINE

COMMUNICATION - C117  
CW (PH) - July 13, 2020  
ITEM # 5

# STATUTORY PUBLIC HEARING

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

JULY 13<sup>th</sup>, 2020  
CITY OF VAUGHAN

COMMITTEE OF THE WHOLE - PUBLIC MEETING  
LIVE STREAMING HEARING, 7:00 PM





# Subject Property and Context

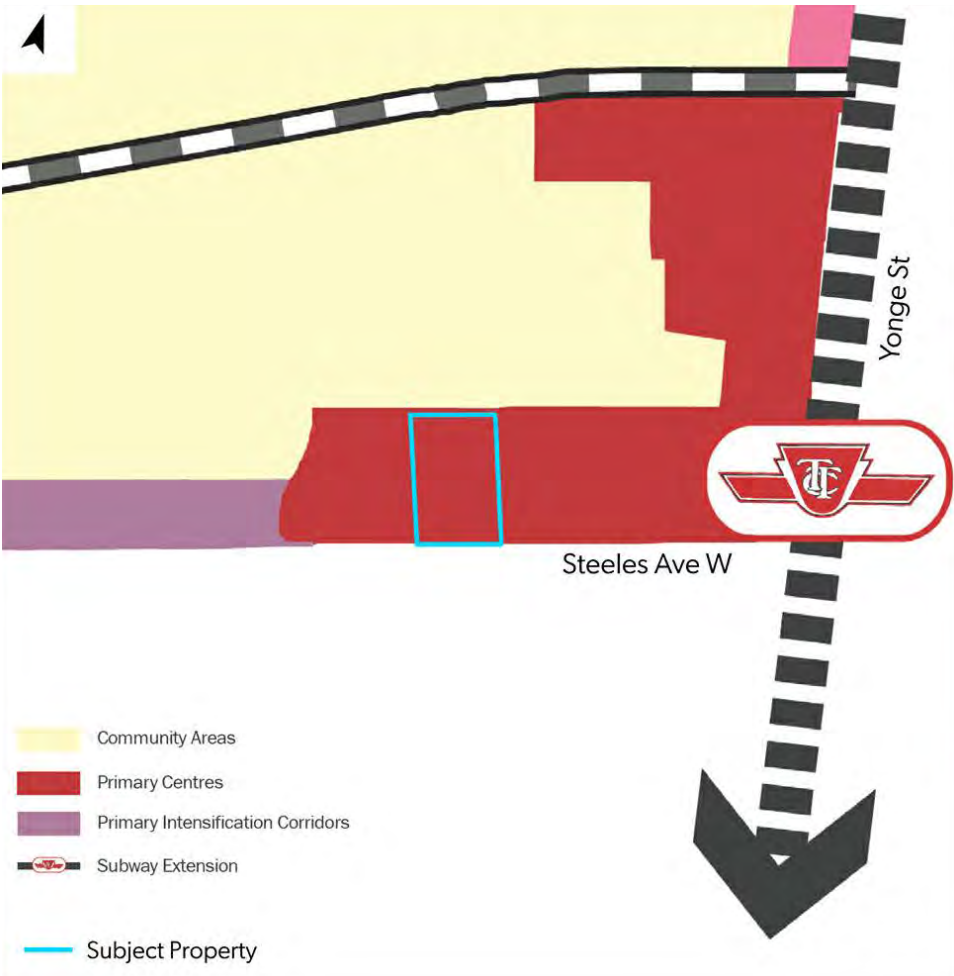


**Site Location:** 180 Steeles Ave., Vaughan;  
**Site Area:** Approximately 5.57 Acres (2.25 hectares);

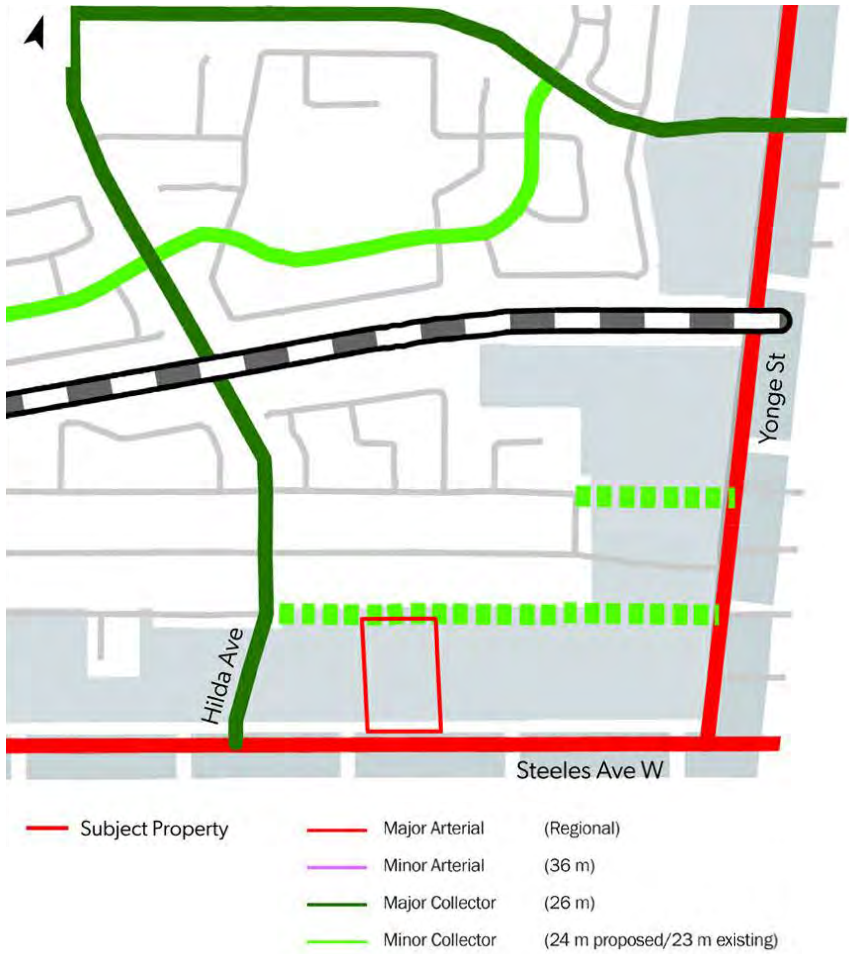
- The proposal consists of four (4) towers and two (2) mid-rise buildings ranging in height from 16 storeys to 45 storeys atop 5 storey podiums which will include retail uses at-grade.



# Urban Structure and Transit



VOP Schedule 1 - Urban Structure



VOP Schedule 9 - Future Transit Network

- 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;

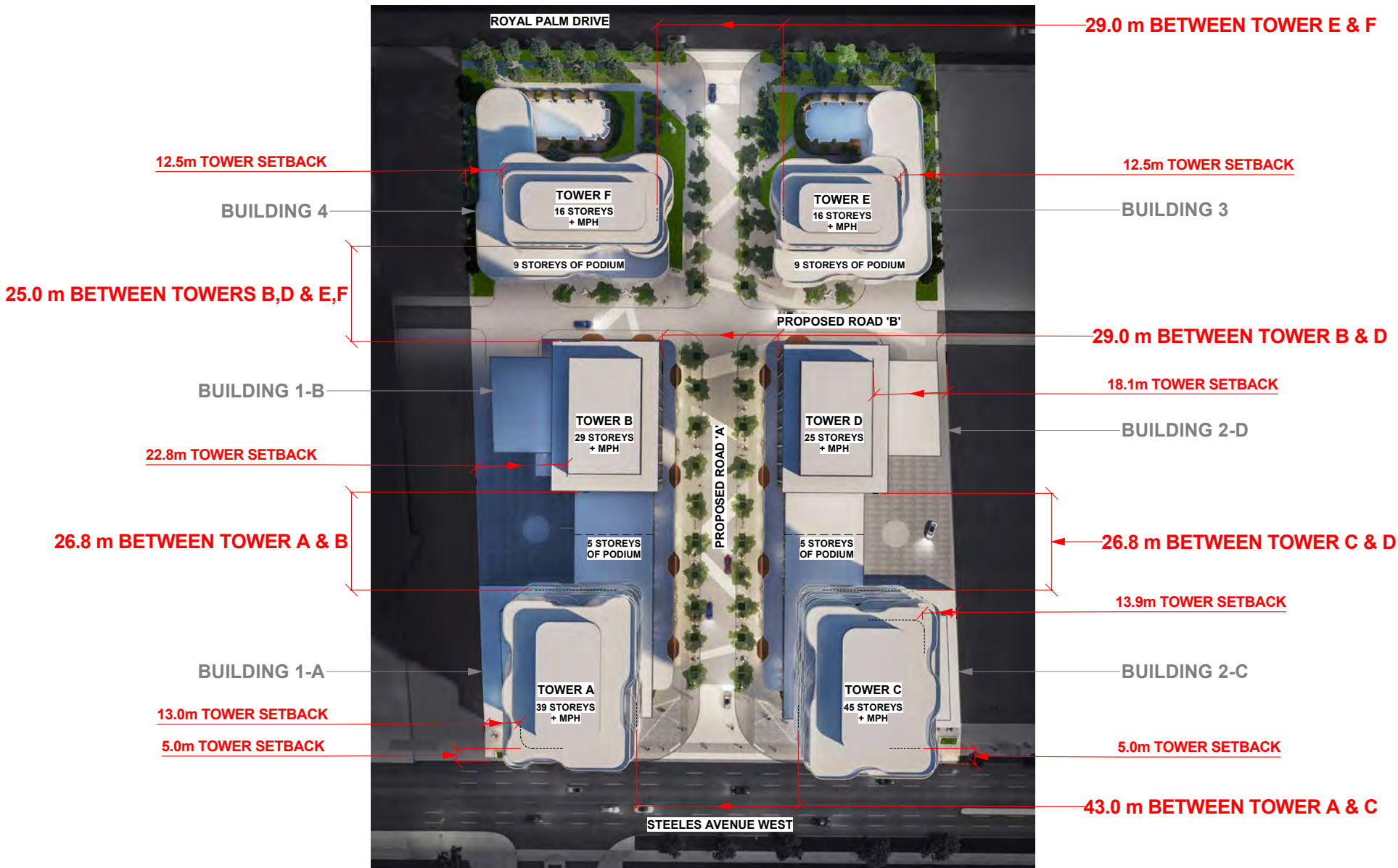
- February 13th, 2018 - Initial introduction of Mizrahi to SFRA
- June 11th, 2018 - Pre-meeting with SFRA
- June 25th, 2018 - Spring Farm - Annual General Meeting - Presentation on who Mizrahi is to the general assembly
- September 17th, 2019 - Pre-submission discussion and collaboration session. Drawings 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	Proposed
Site Area	22,489 m <sup>2</sup>
Building Heights	B1 Tower A: 126.45m + 6.0m MPH B1 Tower B: 95.85m + 6.0m MPH B2 Tower D: 83.55m + 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 m <sup>2</sup> Residential: 141,993 m <sup>2</sup> Retail: 3,620 m <sup>2</sup>
FSI	6.46
Amenity Space	Indoor: 4,585 m <sup>2</sup> Outdoor: 3,883 m <sup>2</sup>
Landscaped Area	3,620 m <sup>2</sup>
Parking	<b>Vehicle</b> Resident: 1,562 Visitor: 314 Total: 1,876  <b>Bike</b> Residential Short Term: 215 Residential Long Term: 1,041 Retail Short Term: 12



# Traffic and Circulation

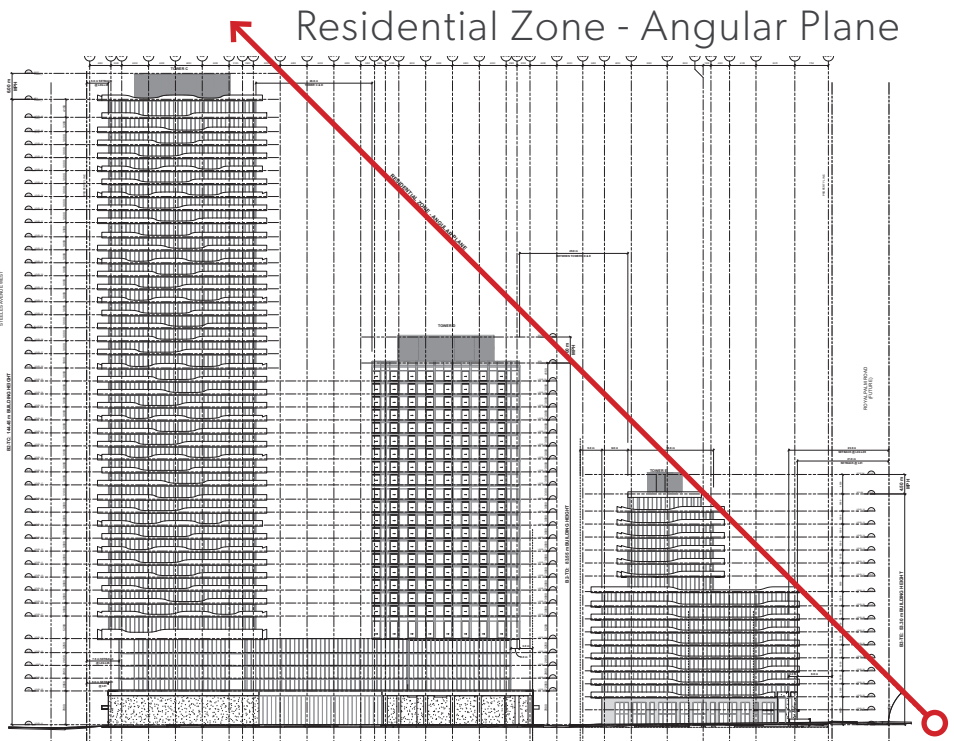


- The development proposes two new private local streets which will bisect the site which will reduce the overall mass of the block and provide improved access to and circulation.
- This will increase the efficiency of the road network and improve walkability, building on the City's goals of improving 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.

Circulation Diagram



# Land Use Compatibility





# Landscape Design



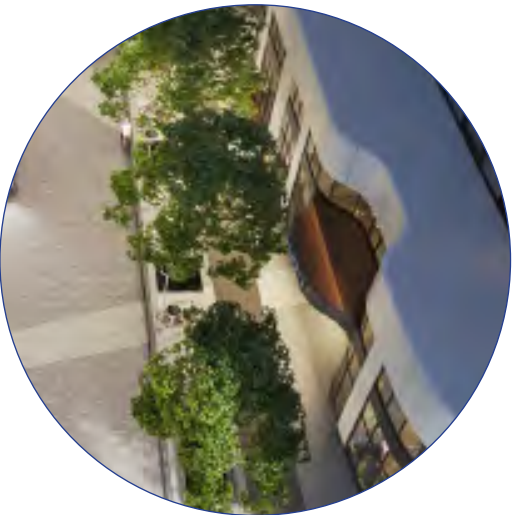
Proposed street trees in the tree pit



Proposed vehicular concrete unit pavers



Proposed ornamental trees and mixed shrub planting bed



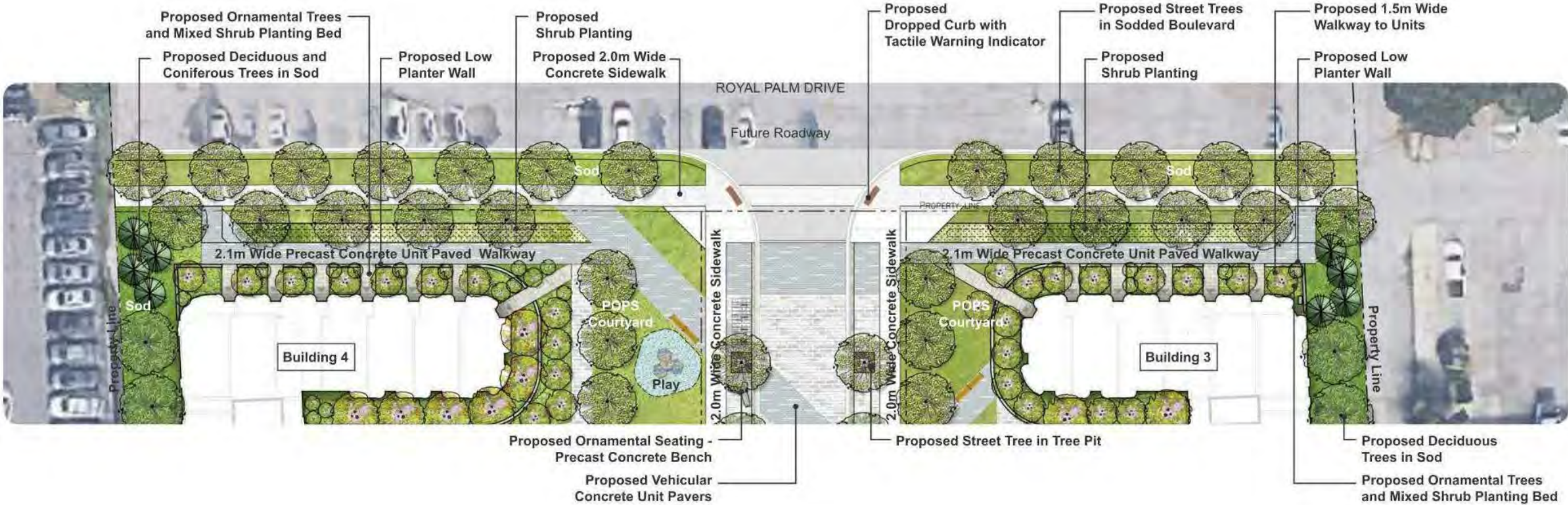
Projected awnings enhance public realm providing weather protection



# Landscape Design

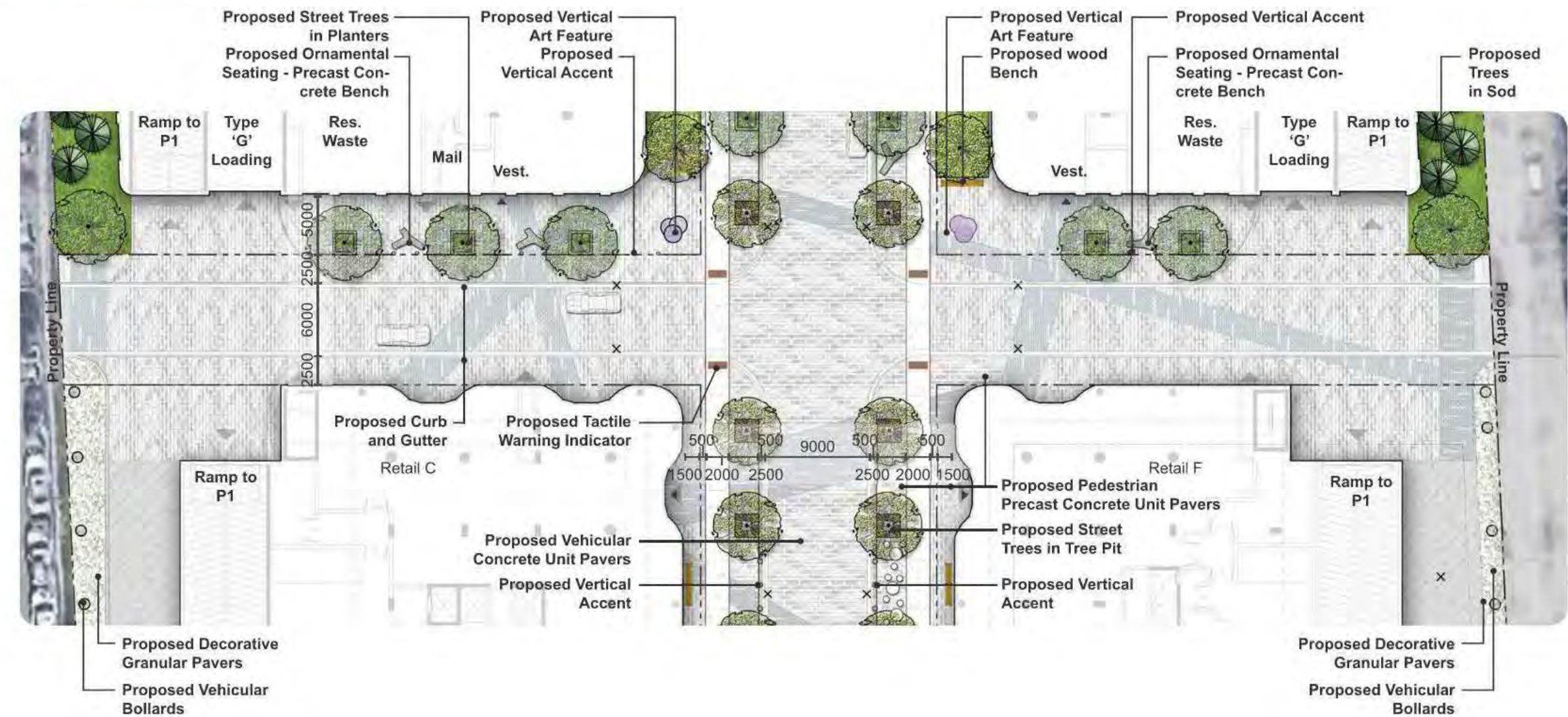


Key Plan





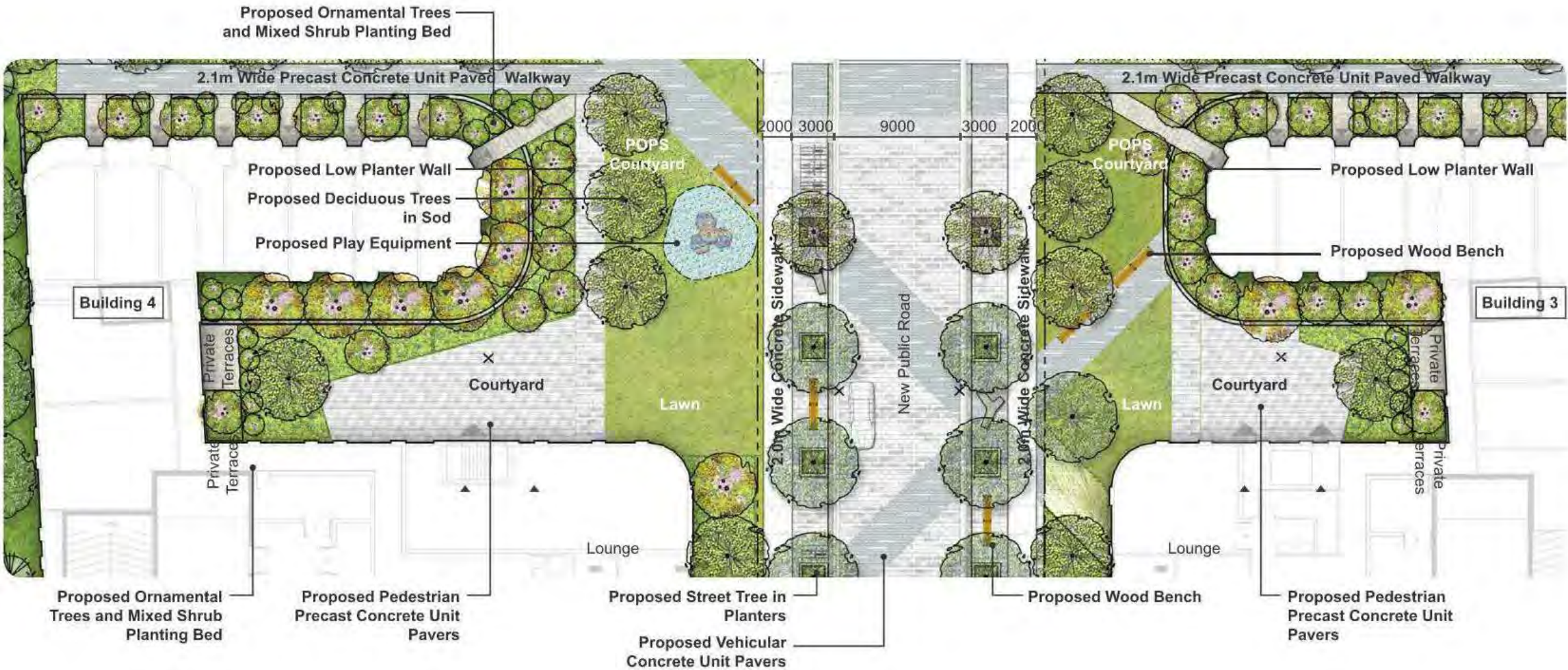
# Landscape Design



Key Plan



# Landscape Design



Key Plan



# Mixed-Use Development





# Mixed-Use Development





# Mixed-Use Development





# Thank You Comments & Questions?

## Contact

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