

COMMUNICATION – C19
ITEMS 5
Committee of the Whole (Public
Meeting)
January 19, 2021



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STATUTORY PUBLIC MEETING

**7080 YONGE STREET
CITY OF VAUGHAN**

JANUARY 19, 2021 - 7PM

7080 Yonge Limited
Official Plan Amendment (File: OP.20.011) &
Zoning By-law Amendment (File: Z.20.026)

Project Team



KIRKOR ARCHITECTS + PLANNERS



BA Group

STUDIO



25 YEARS • 1994-2019



HGC ENGINEERING

**THEAKSTON
ENVIRONMENTAL**

Area Context

Location

- Southeast corner of City of Vaughan, in proximity to the City of Toronto and City of Markham municipal boundaries.
- Located in the northwest quadrant of Yonge Street and Steeles Avenue West intersection.

Site Area

- 5,018.00 m² (1.23 acres)

Frontage

- 35 m on west side of Yonge Street



Policy Context

- *Official Plan Amendment 210: Thornhill-Vaughan Community Plan.*
 - Designated “General Commercial.”
- Vaughan Official Plan (2010) partially in effect.

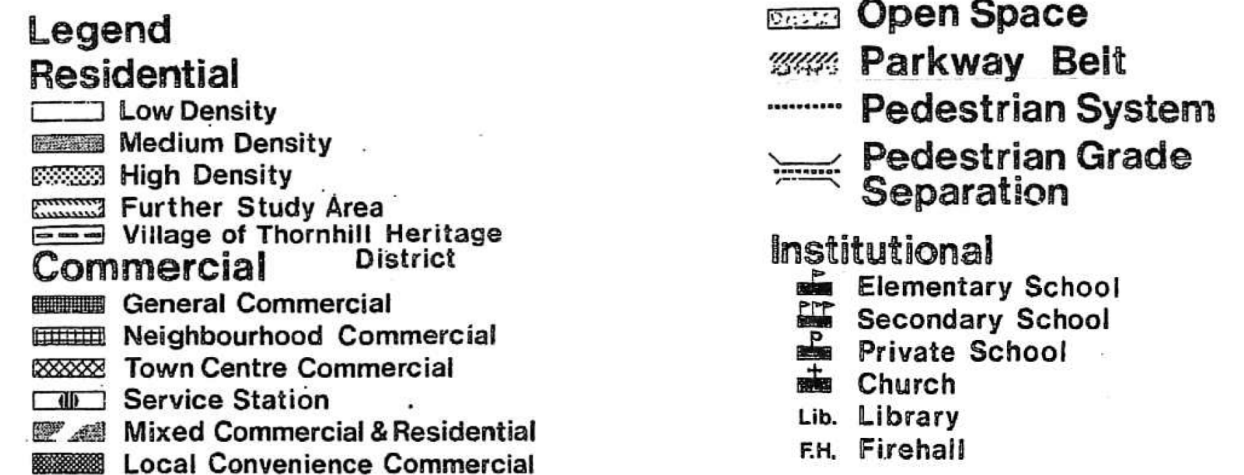
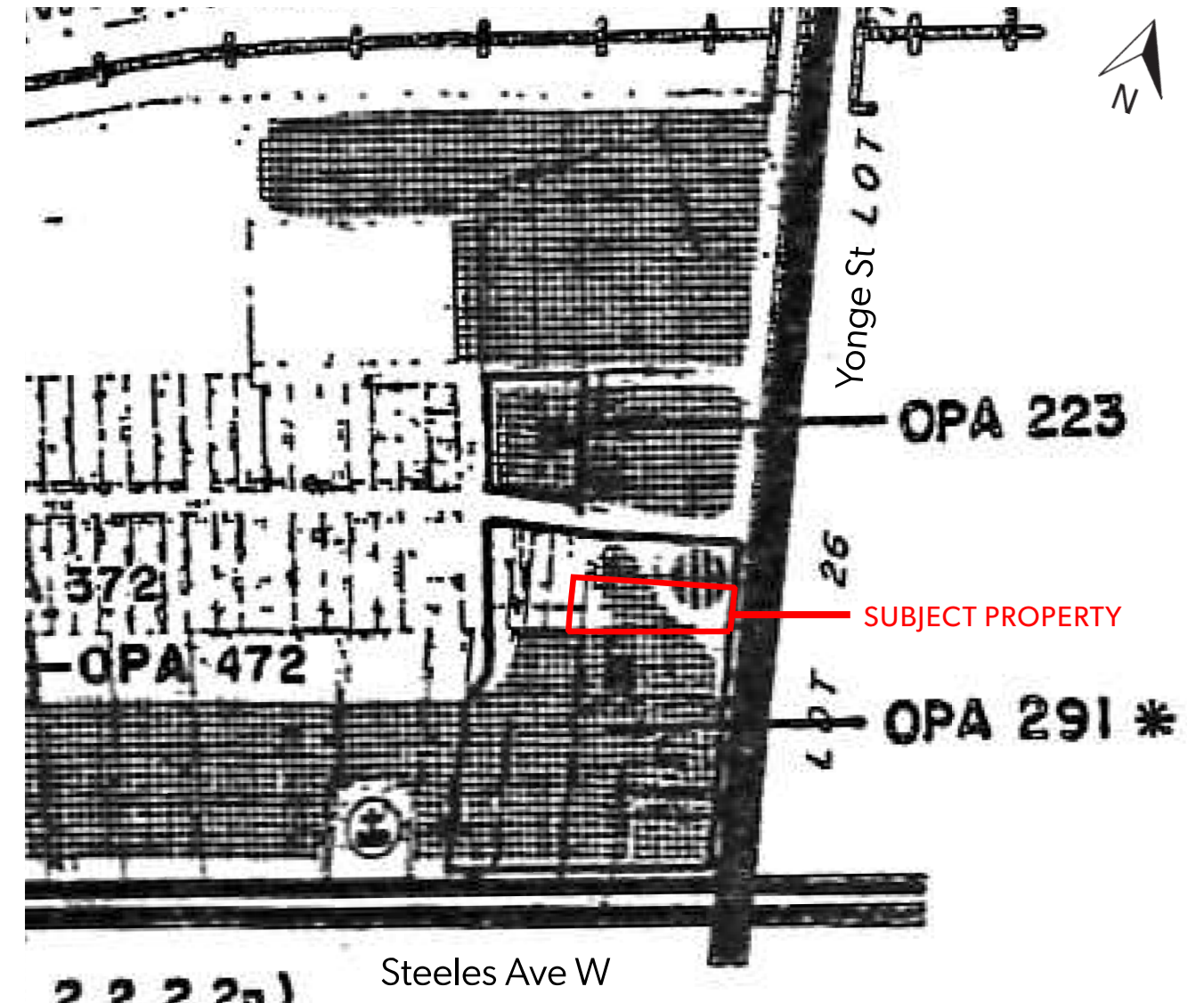


Figure 1: Thornhill Community Plan Map

Policy Context

- Located within the *Yonge-Steeles Corridor Secondary Plan (YSCSP)* area.
- Secondary Plan remains under appeal before the LPAT.
- Designated “*High-Rise Mixed-Use*” with maximum FSI of 6.0 and a maximum height of 30 storeys within the Regionally adopted YSCSP.

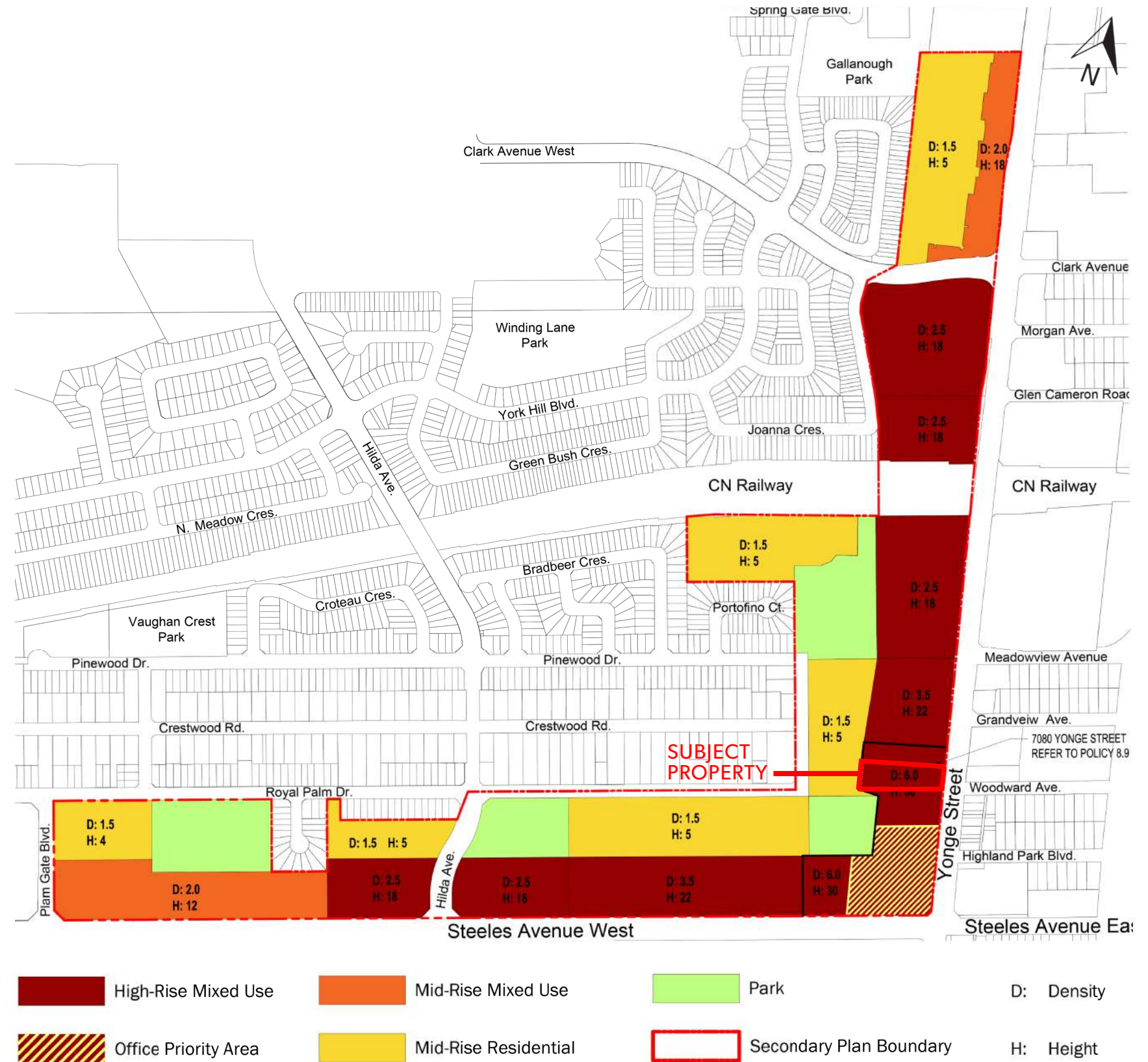


Figure 2: Yonge Steeles Corridor Secondary Plan

Zoning

Zoning By-law 1-88

- *Restricted Commercial 1 (C1) 9(802) - Exception 882*
- Zoning By-law Amendment required to permit residential uses and site specific building standards.

Vaughan Draft Zoning By-law

- *High-Rise Mixed Use - HMU - S (22), D(3.5) – H.*
- Zoning not yet approved or in effect.

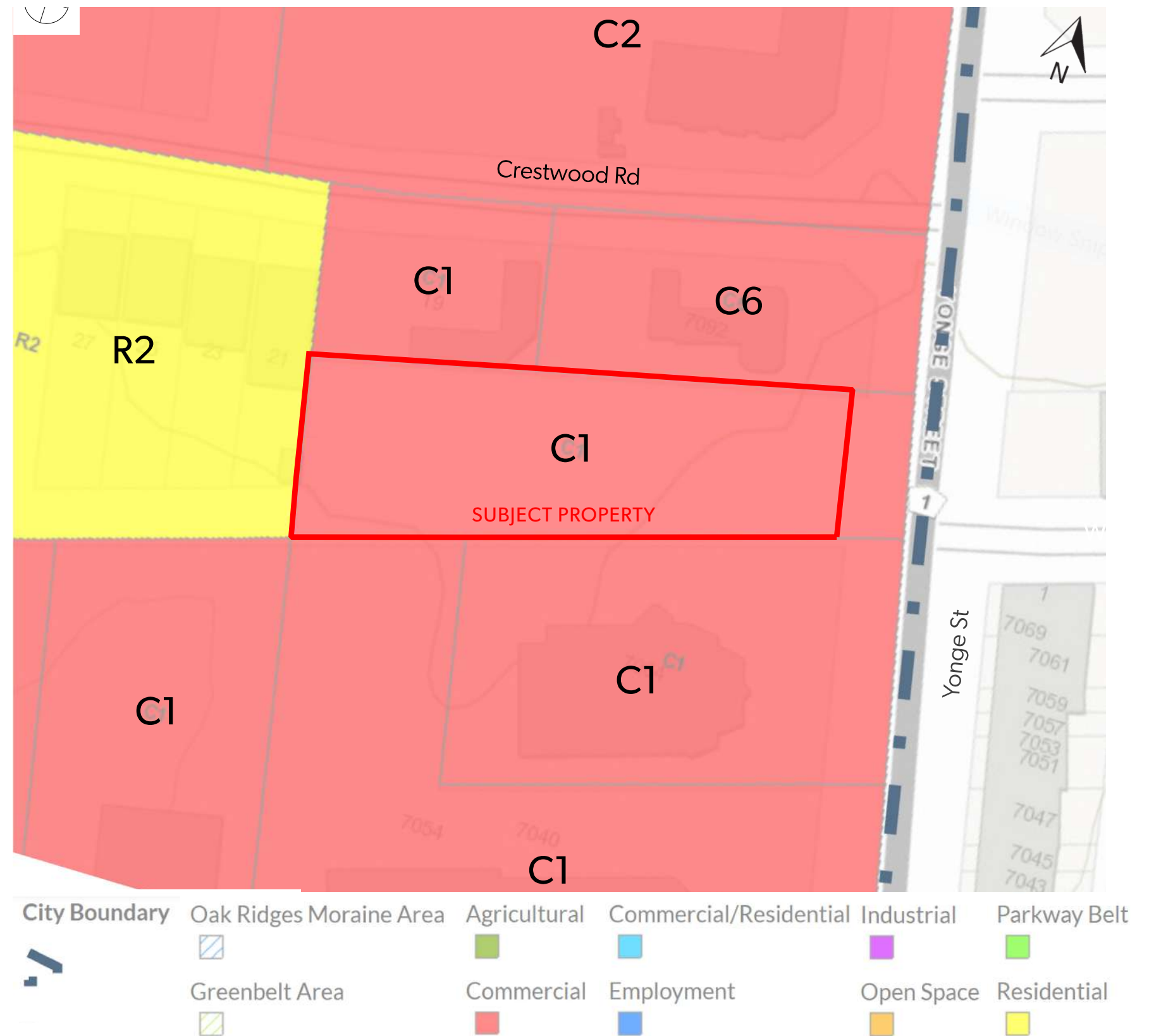


Figure 3: Zoning By-law 1-88

Proposed Development



Mixed-Use Building

- Commercial GFA: 1,794.8 m²
- Residential GFA: 49,946.20 m²

FSI

- 9.84 (Gross FSI)
- 0.35 (Commercial FSI)

Unit Breakdown

- 652 Total Units
 - (6) Live/work units
 - (38) Studios
 - (335) 1-Bedrooms
 - (177) 2-Bedrooms
 - (89) 3 Bedrooms
 - (7) Two-storey grade level units

Proposed Development



Height

- 40 Storey – 129 m
- 20 Storey – 69 m



Parking

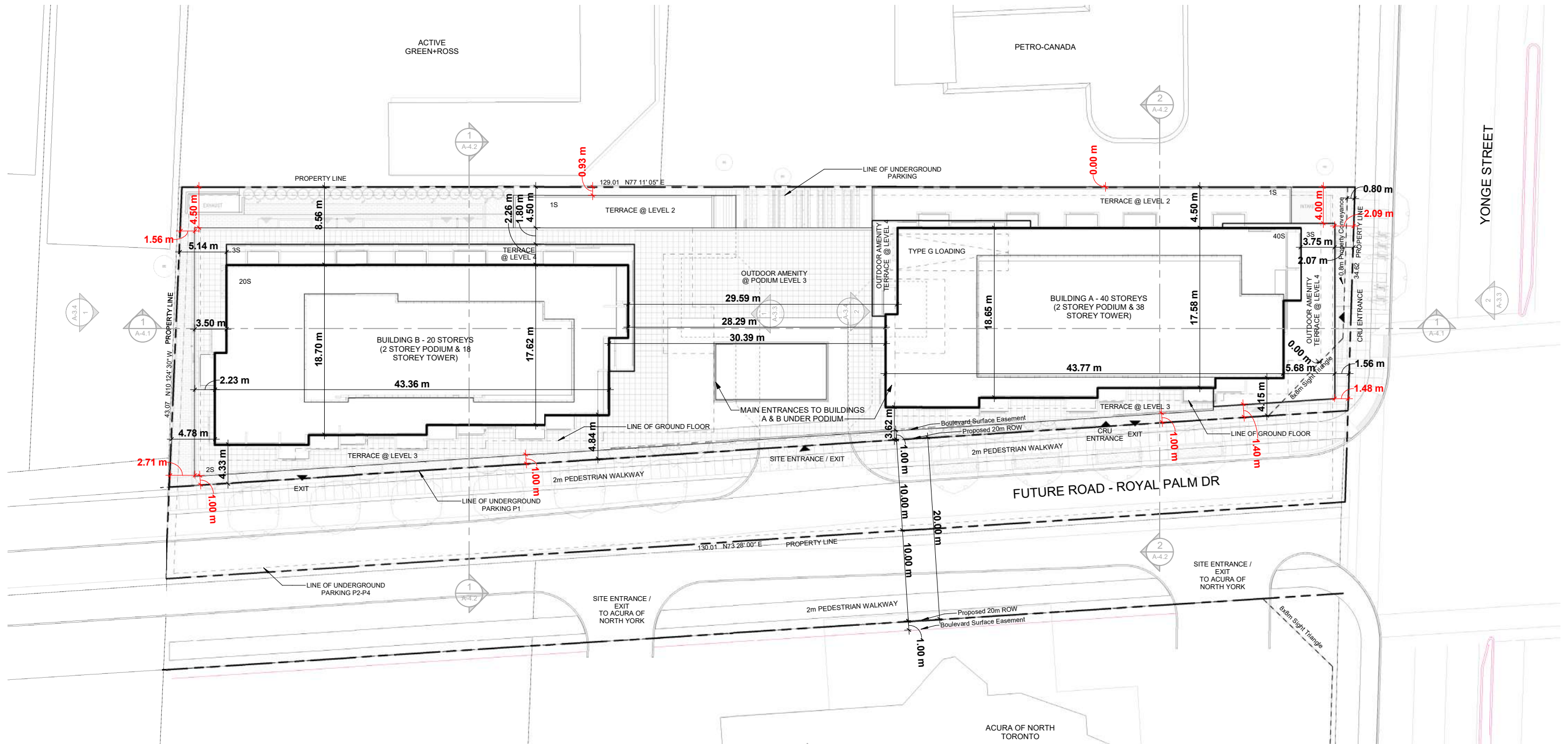
- Total Spaces 450
(351 residential vs. 99 visitor)
- 4 Underground levels
- Stratified parking proposed
under Royal Palm Extension



Amenity

- Indoor (2,020 m²)
- Outdoor (1,190 m²)
- Total Amenity
(3,210 m² - 4.92m²/unit)

Site Plan



Renderings

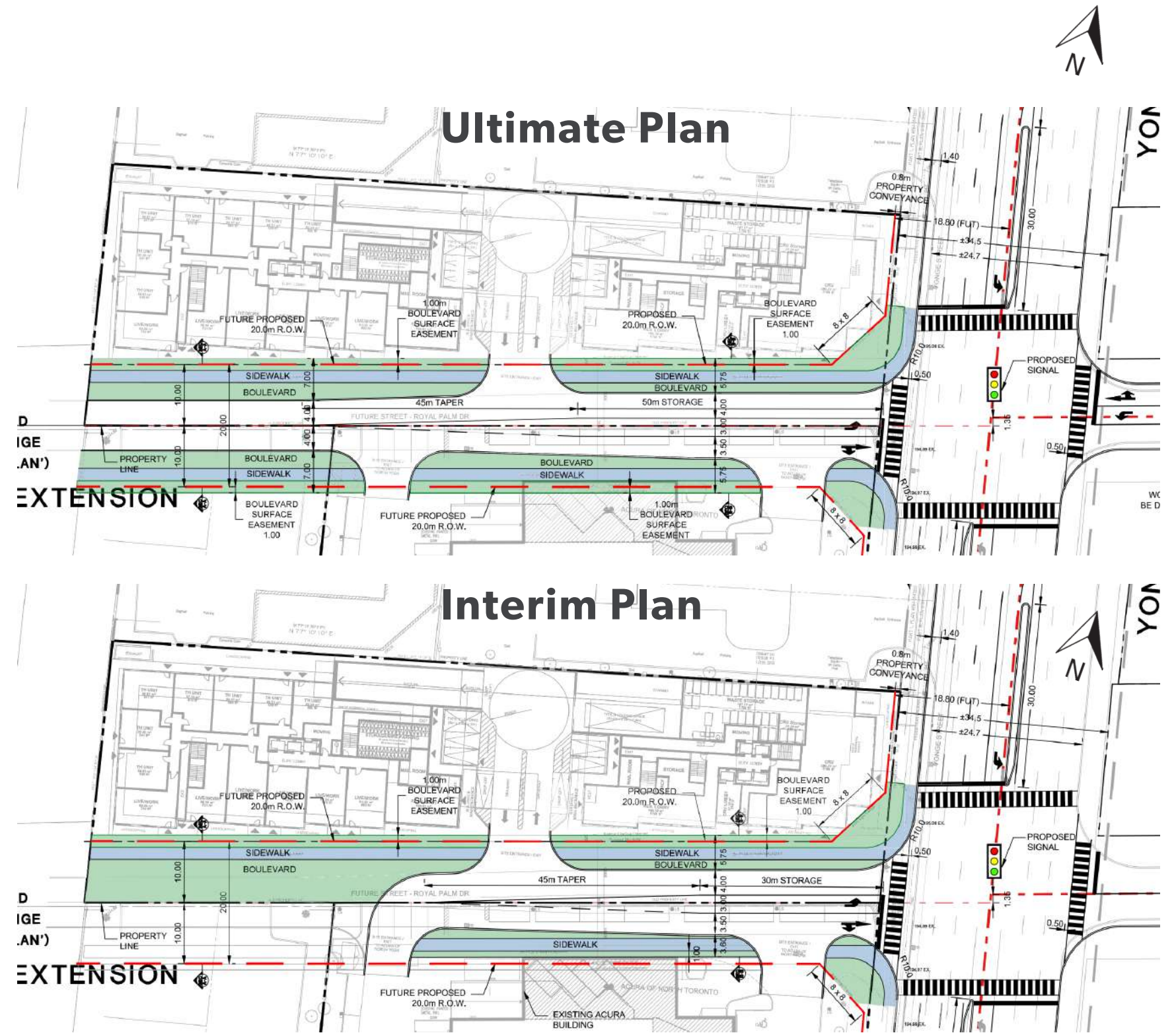


Building Elevation



Streetscape + Road Improvements

- Site development will provide lands required for proposed extension of Royal Palm Drive along southern property limit, delivering a key piece of infrastructure for the YSCSP area.



Planning Applications

1

Official Plan Amendment

- Amend the existing in-force OPA 210 (Thornhill Community Plan) to permit residential uses.
- Further amendments to Yonge-Steeles Corridor Secondary Plan for height and density.

2

Zoning By-law Amendment

- To permit residential uses.
- Add regulations from the current Draft Zoning By-law.
- Amend site specific building standards.





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THANK YOU COMMENTS & QUESTIONS?

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