

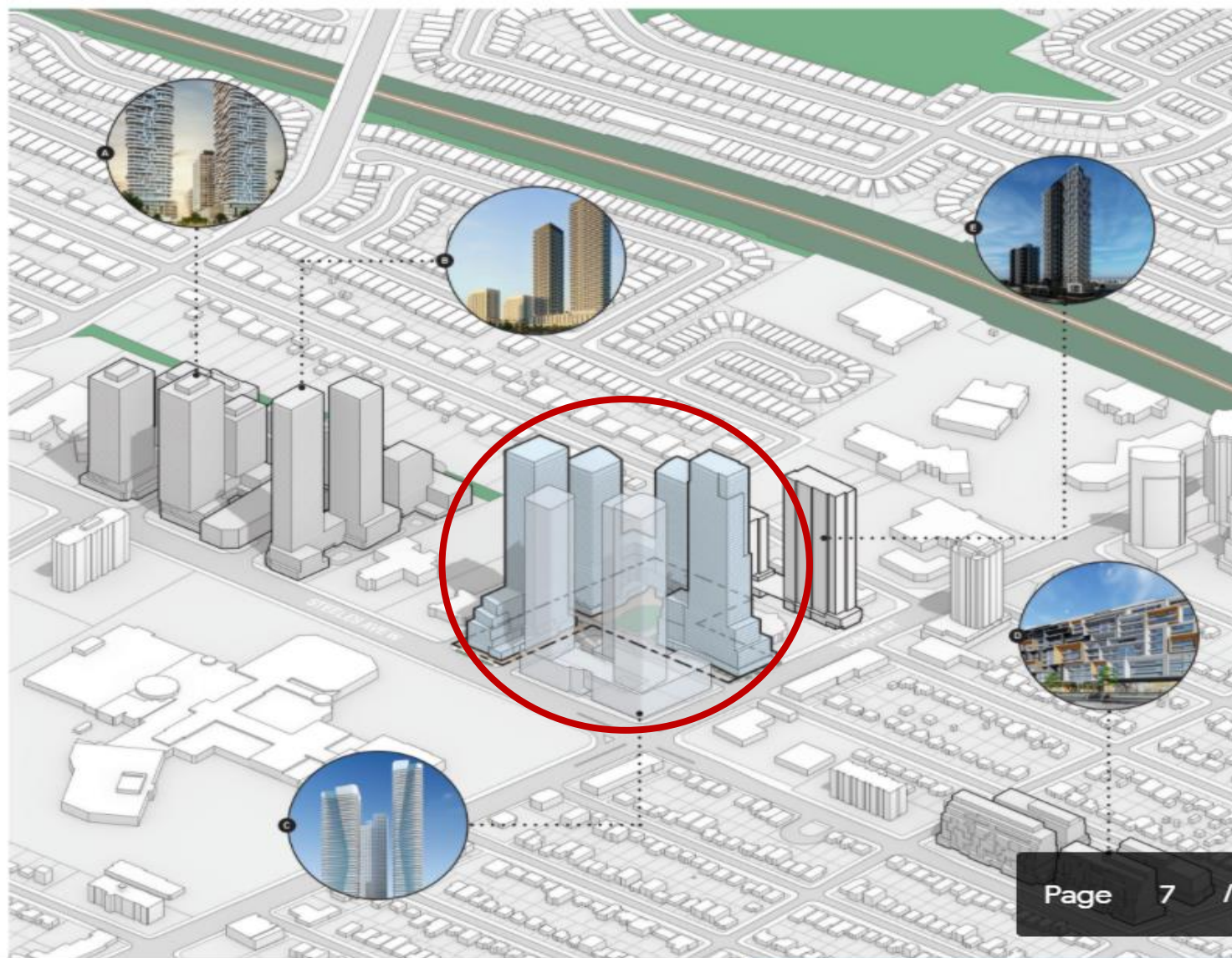


COMMUNICATION – C28
ITEM 5
Committee of the Whole (Public Meeting)
March 2, 2021

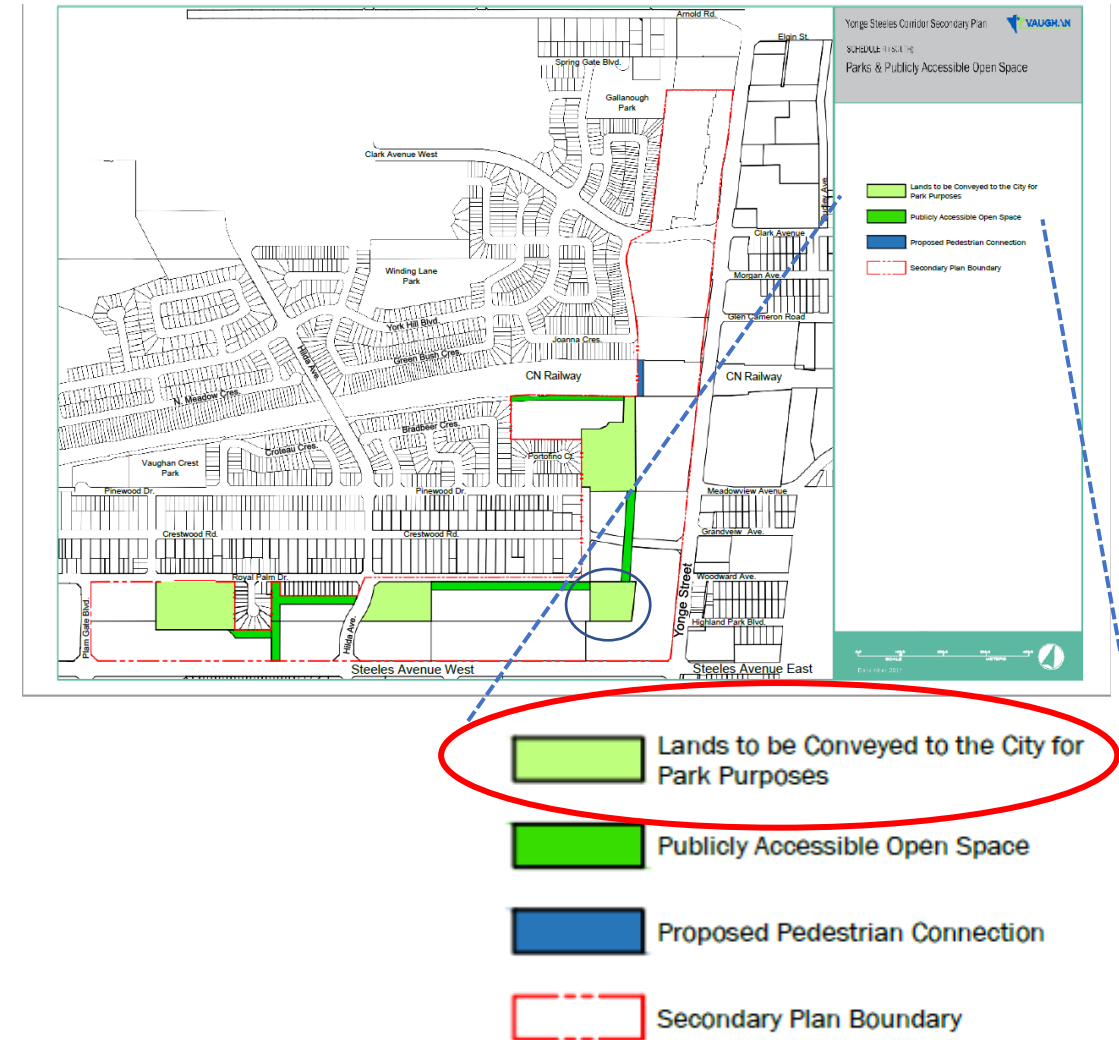
72 Steeles Ave W/7040 Yonge SFRA Deputation

Vaughan Council Committee of the Whole (Public Meeting), item 5
March 2, 2021

Jordan Max, SFRA President



Secondary Plan—Height/Density, Green Space

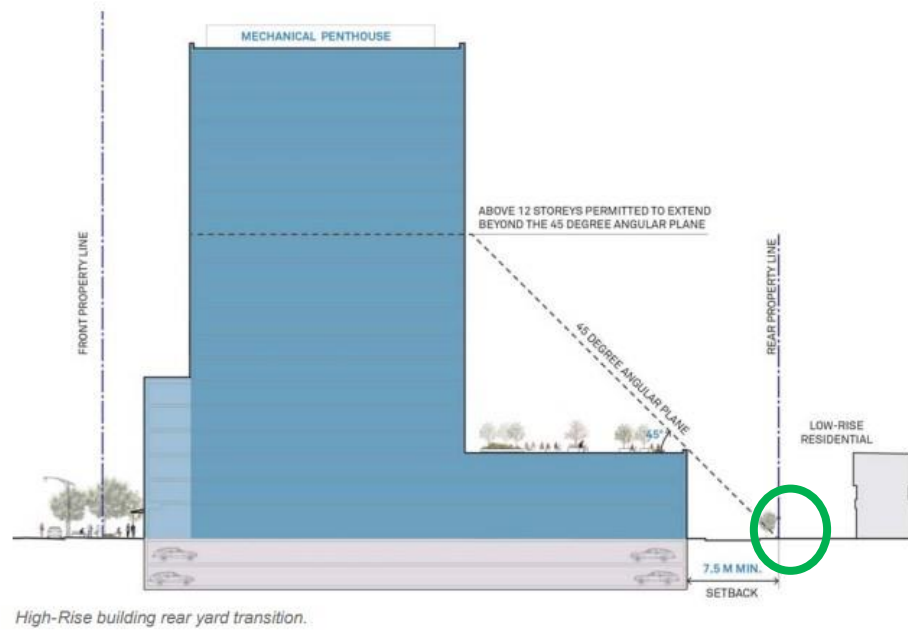


Appropriation of Public Park Space

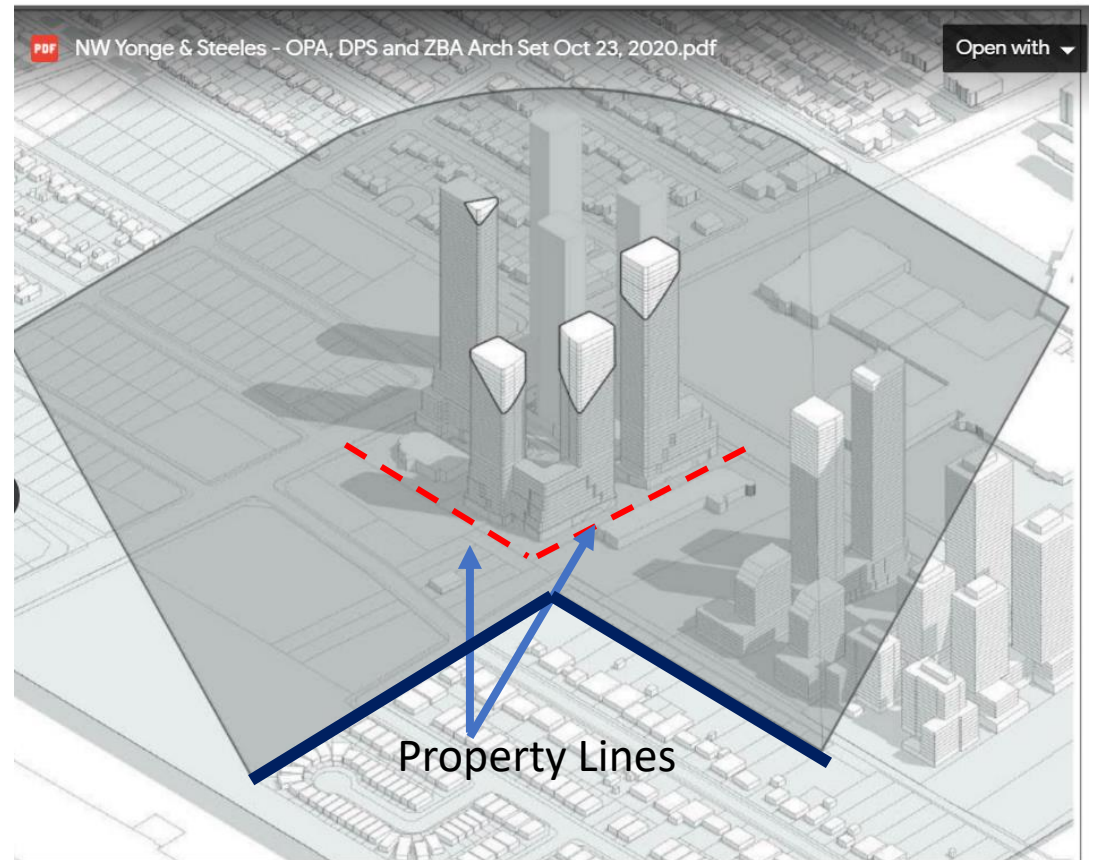


Mislocation of 45-degree Angular Plane

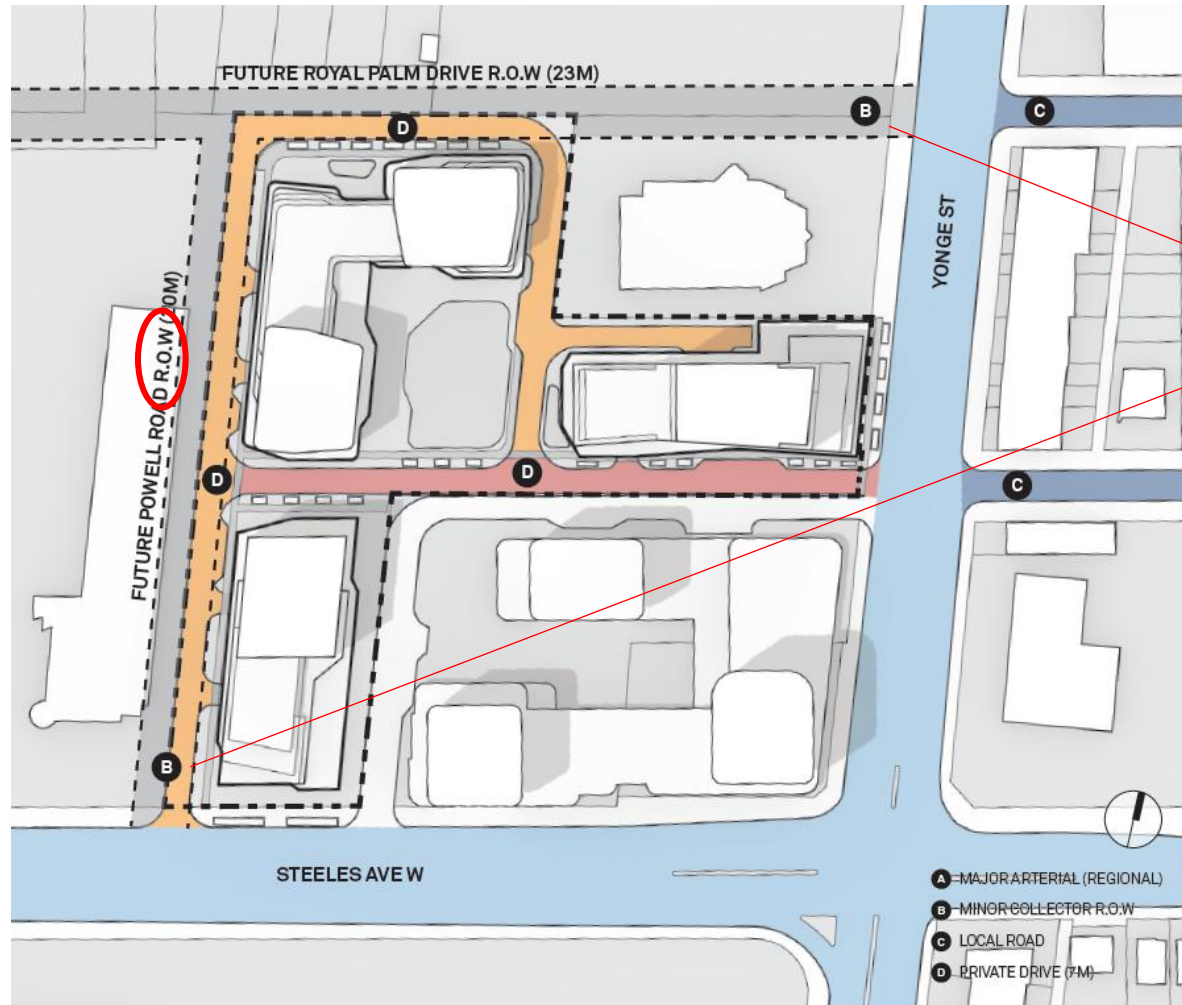
VUDG Standard 5.3.6



Humboldt Rendering



Road Plan

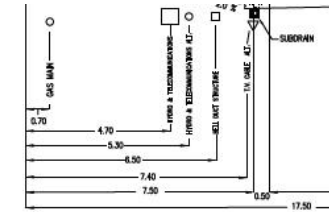


ERIAL MINOR COLLECTOR R.O.W. LOCAL ROADS INTERIM CIRCULATION MID-BLOCK MEW

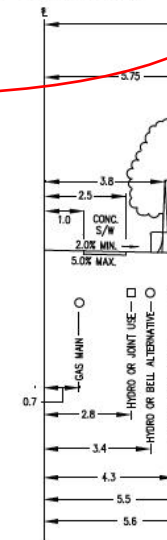
ocks
o. 4.3.1

Lot Sizes and Variety
Performance Standard No. 4.3.2

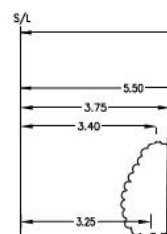
Streets and Blocks & Lot Sizes and Variety
Design Response No. 4.3.1 & 4.3.2



B MINOR COLLECTOR 23M R.O.W.



C LOCAL ROAD 17.5M R.O.W



Inadequate Road allowances

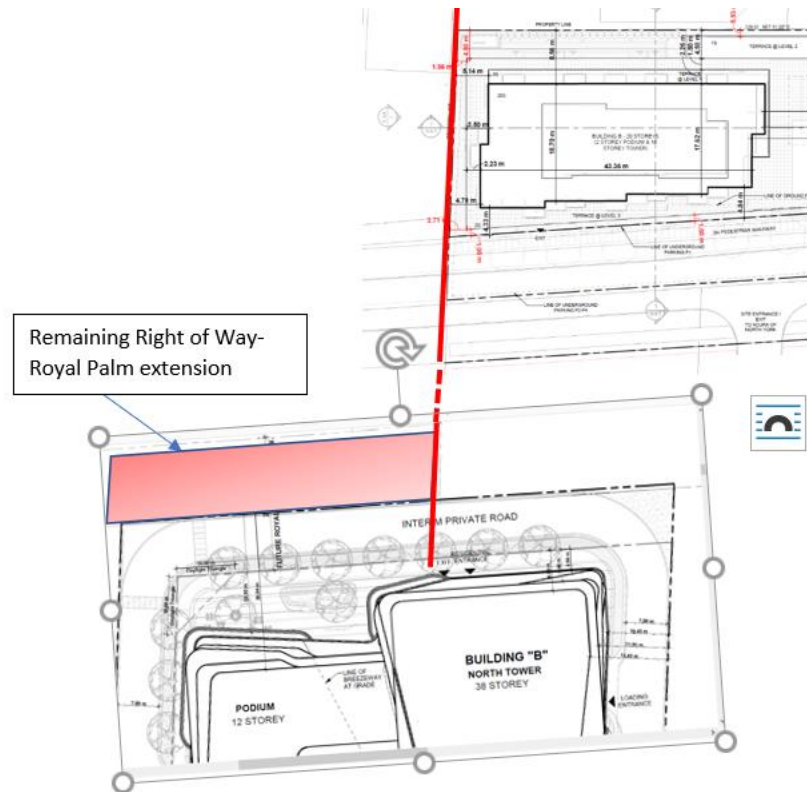


Figure 16: Composite illustration of overlap between 7080 Yonge and 72 Steeles Ave W sites

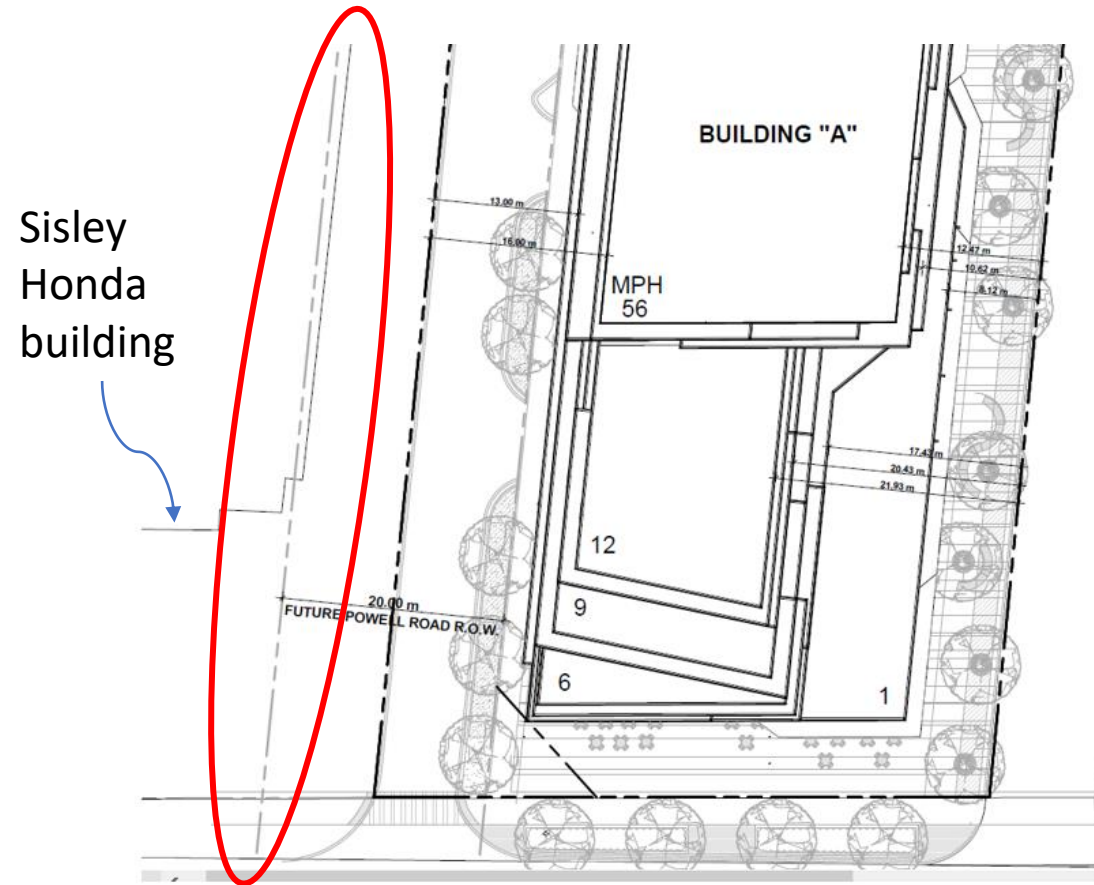


Figure 15: Western boundary setbacks (source: Architectural drawings, p. 29)

In Conclusion...

- Major issues with public green space appropriation, inadequate road allowance, density, lot coverage, height, “mixed use”
- Come back with a proposal that respects and works within the current Yonge-Steeles Corridor Secondary Plan
- Council approval must await:
 - resolution of the LPAT Secondary Plan appeal;
 - integration with the existing neighbourhood and other adjacent projects through the Vaughan-Yonge Centre Working Group; and
 - Steeles Subway station construction