

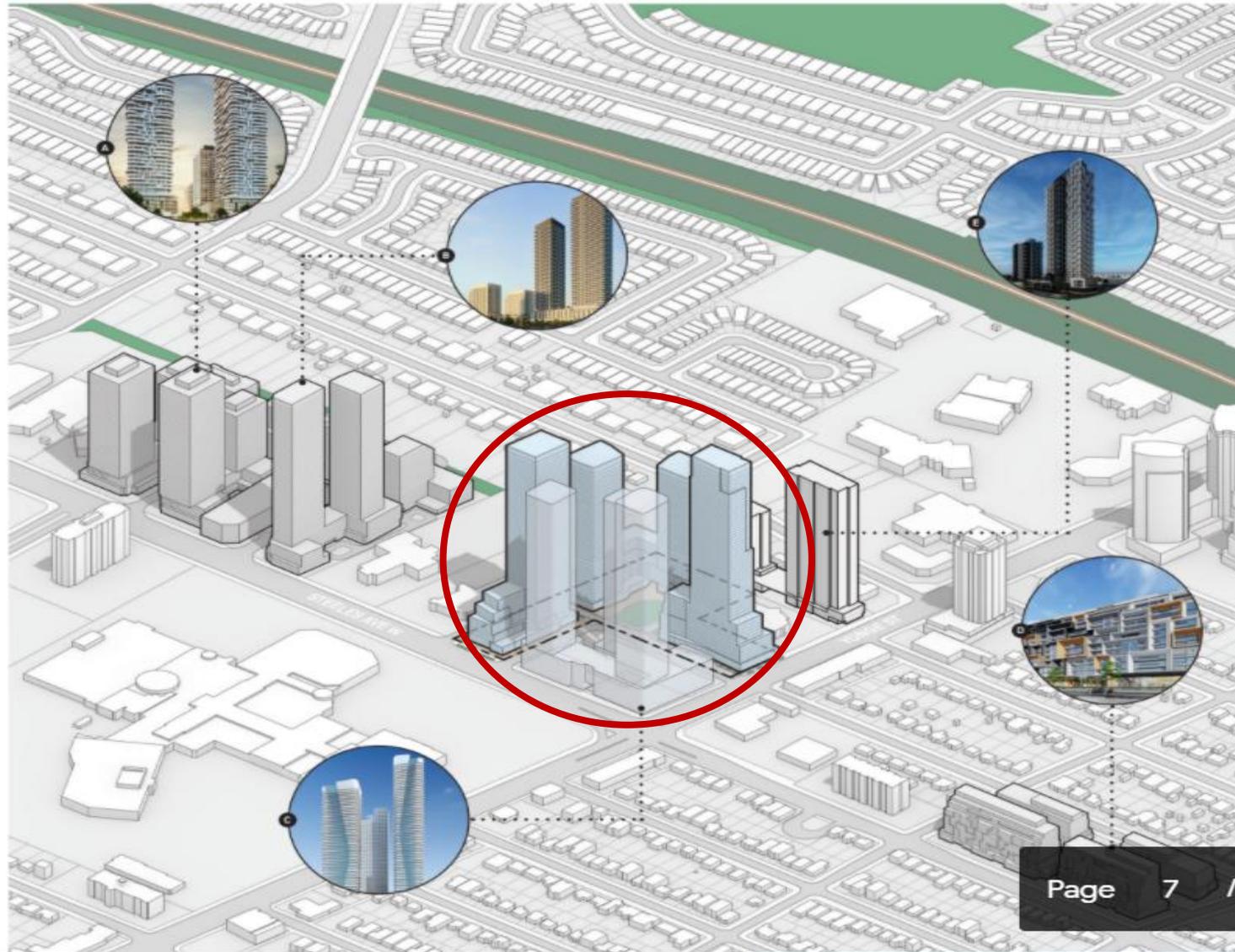


COMMUNICATION – C28  
ITEM 5  
Committee of the Whole (Public Meeting)  
March 2, 2021

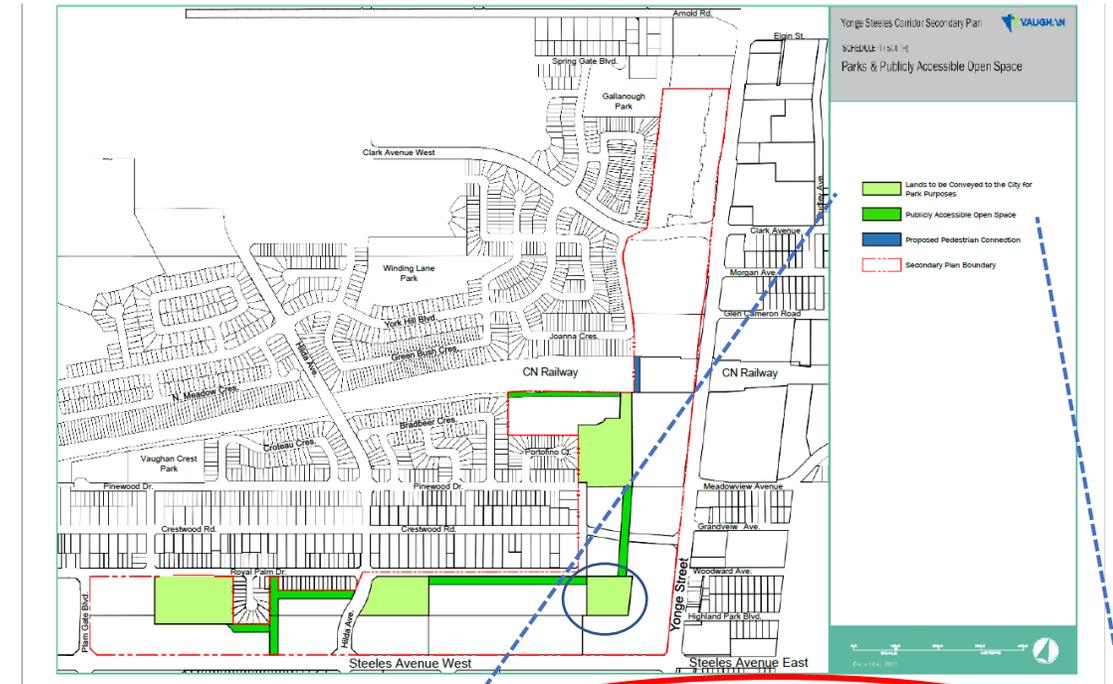
# 72 Steeles Ave W/7040 Yonge SFRA Deputation

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

Jordan Max, SFRA President



# Secondary Plan—Height/Density, Green Space

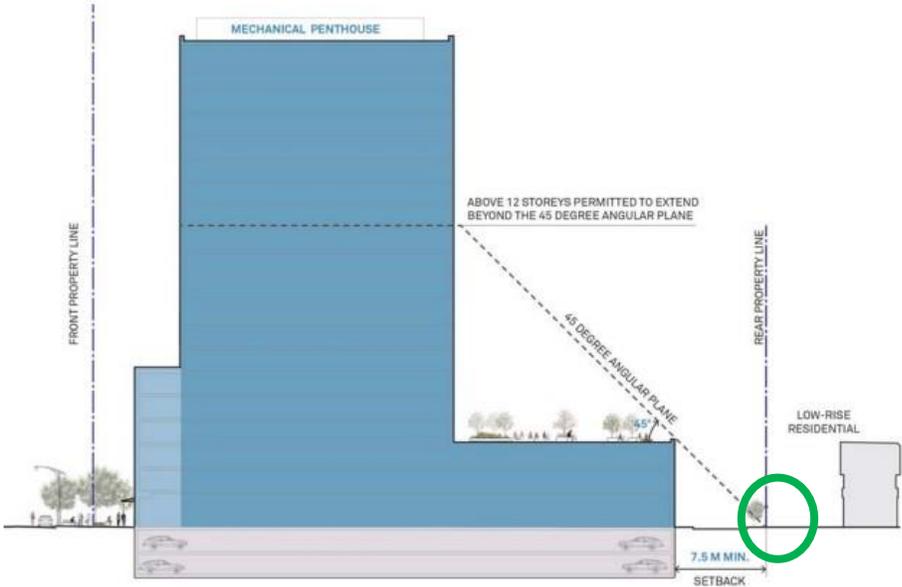


# Appropriation of Public Park Space



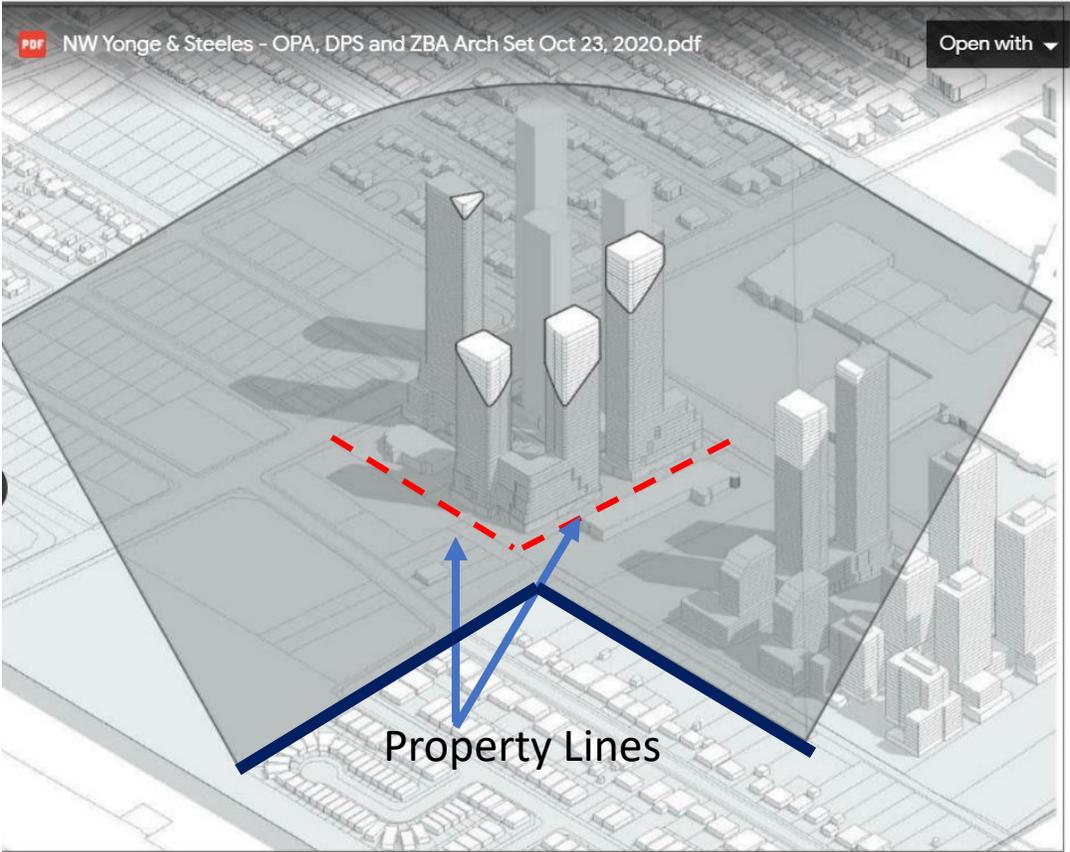
# Mislocation of 45-degree Angular Plane

## VUDG Standard 5.3.6

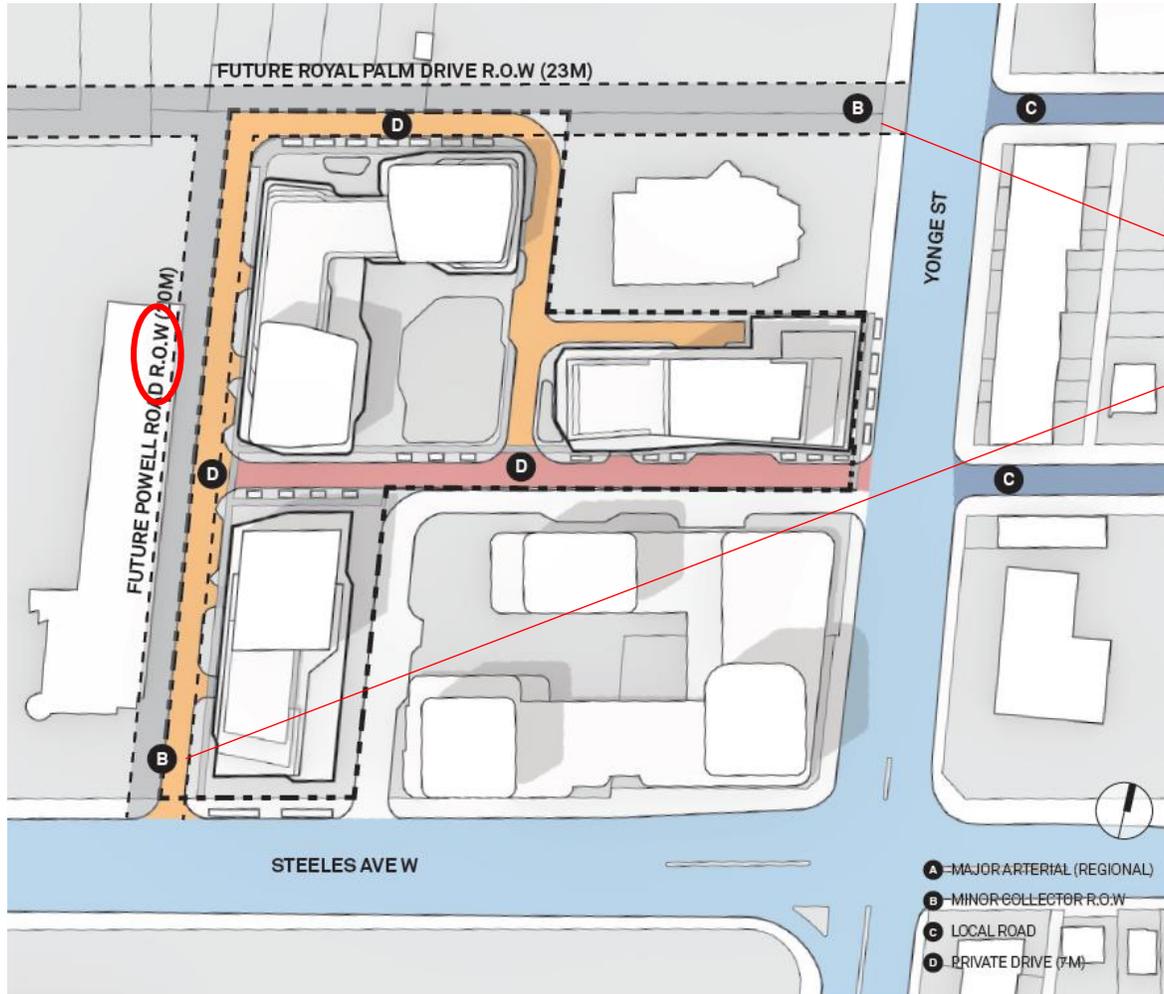


High-Rise building rear yard transition.

## Humboldt Rendering



# Road Plan

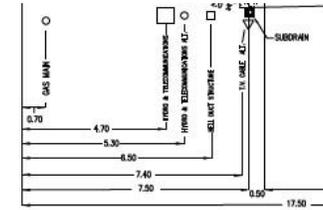


ERIAL    MINOR COLLECTOR R.O.W.    LOCAL ROADS    INTERIM CIRCULATION    MID-BLOCK MEW

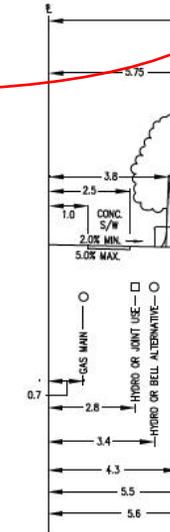
ocks  
o. 4.3.1

Lot Sizes and Variety  
Performance Standard No. 4.3.2

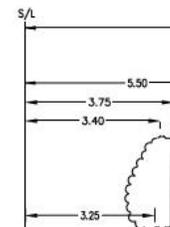
Streets and Blocks & Lot Sizes and Variety  
Design Response No. 4.3.1 & 4.3.2



**B MINOR COLLECTOR 23M R.O.W.**



**C LOCAL ROAD 17.5M R.O.W**



# Inadequate Road allowances

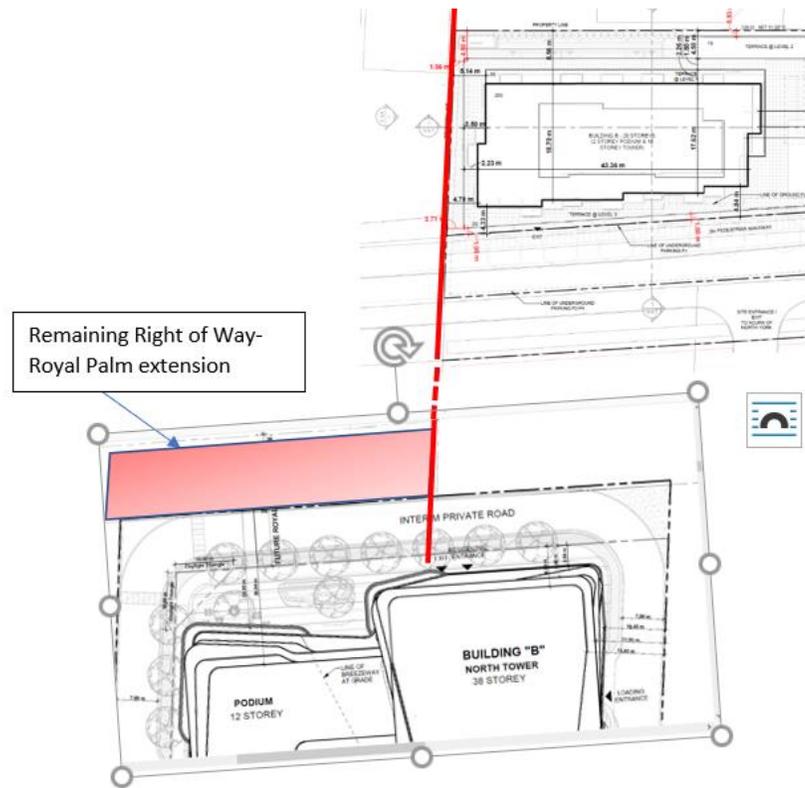


Figure 16: Composite illustration of overlap between 7080 Yonge and 72 Steeles Ave W sites

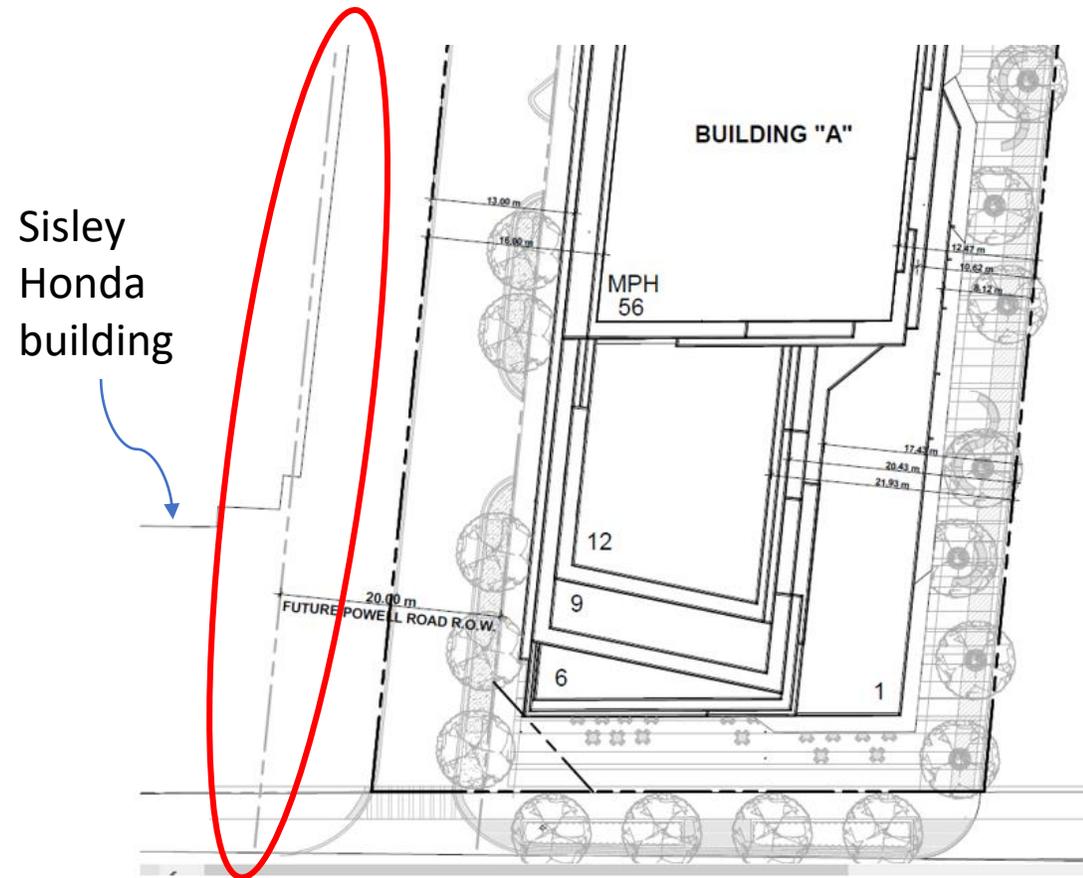


Figure 15: Western boundary setbacks (source: Architectural drawings, p. 29)

# 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