

STATUTORY PUBLIC MEETING

SHAREWELL INVESTMENTS INC.
(TRINITY POINT DEVELOPMENTS)

OFFICIAL PLAN AMENDMENT (OP.20.016)
ZONING BY-LAW AMENDMENT (Z.20.043)

9929 KEELE STREET

April 7th, 2021 at 7:00 pm
CITY OF VAUGHAN

COMMUNICATION - C17
ITEM 5
Committee of the Whole (Public Meeting)

April 7, 2021



WESTON
CONSULTING



PROJECT TEAM

WESTON
CONSULTING



SCHAEFFERS
CONSULTING ENGINEERS



WJ Canada
Expert in Water Management

GBCA
ARCHITECTS



the mbtw group



KUNTZ
FORESTRY
CONSULTING Inc.

GRAZIANI
+
CORAZZA
ARCHITECTS

AREA CONTEXT



Image: Air Photo

LOCATION

- Located within the Community of Maple
- Located in proximity of the Keele Street and Major Mackenzie Drive intersection

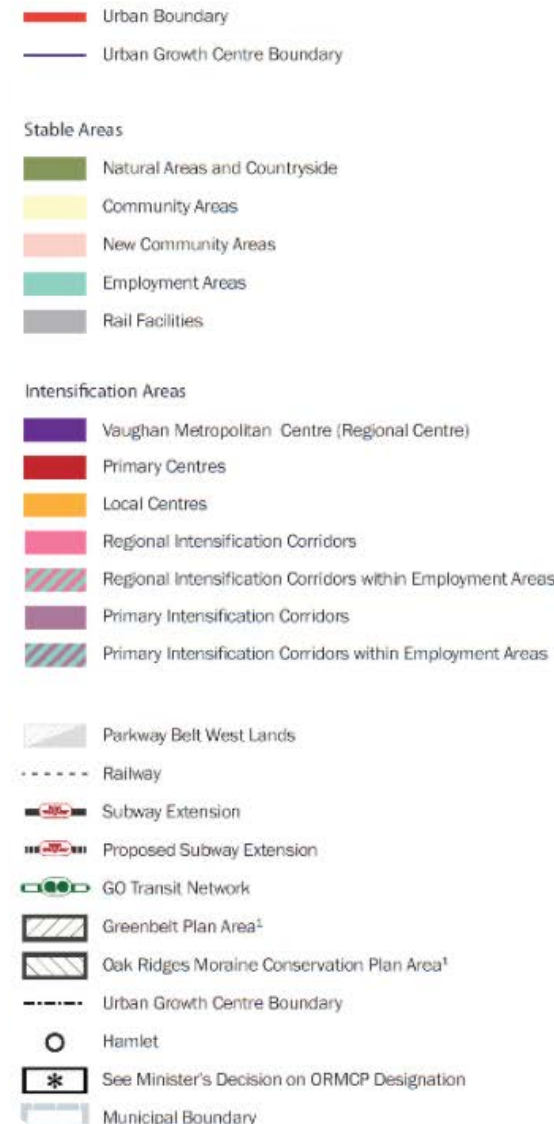
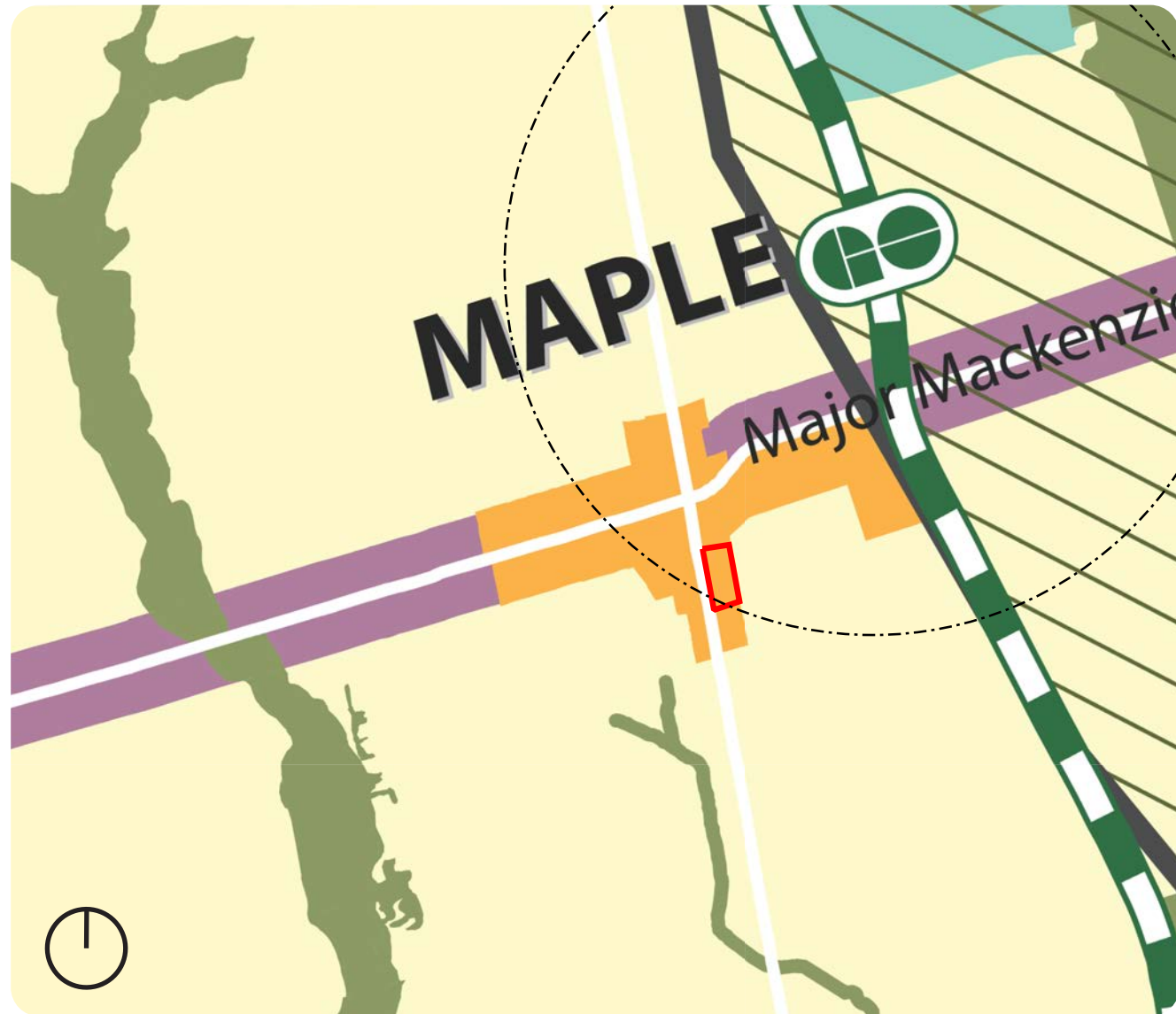
SITE AREA

- 0.76 hectares (1.88 ac.)

FRONTAGE

- 132.91 metres (436 ft.)

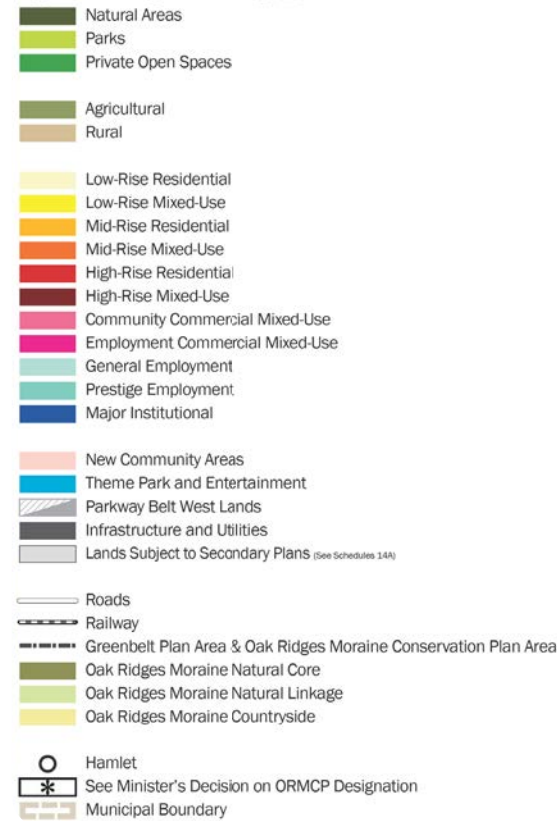
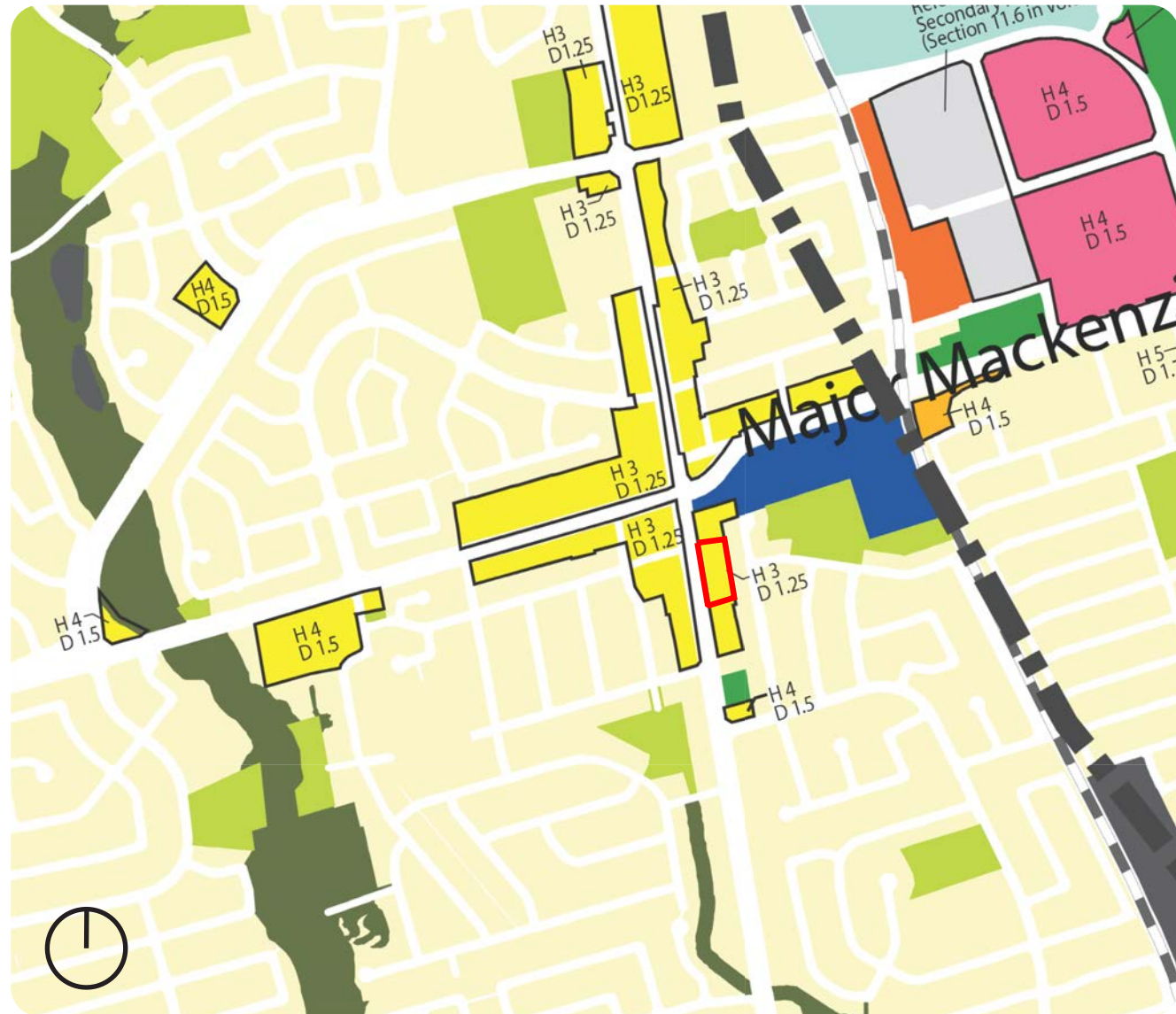
POLICY CONTEXT



- Region of York Official Plan designates Keele Street as a 'Regional Transit Priority Network' and Major Mackenzie Drive as a 'Regional Rapid Transit Corridor'
- City of Vaughan Official Plan Designations
 - Located within 'Local Centre' Intensification Area
- Within 800 metres of the Maple Go Station and draft MTSA

Image: Vaughan Schedule 1

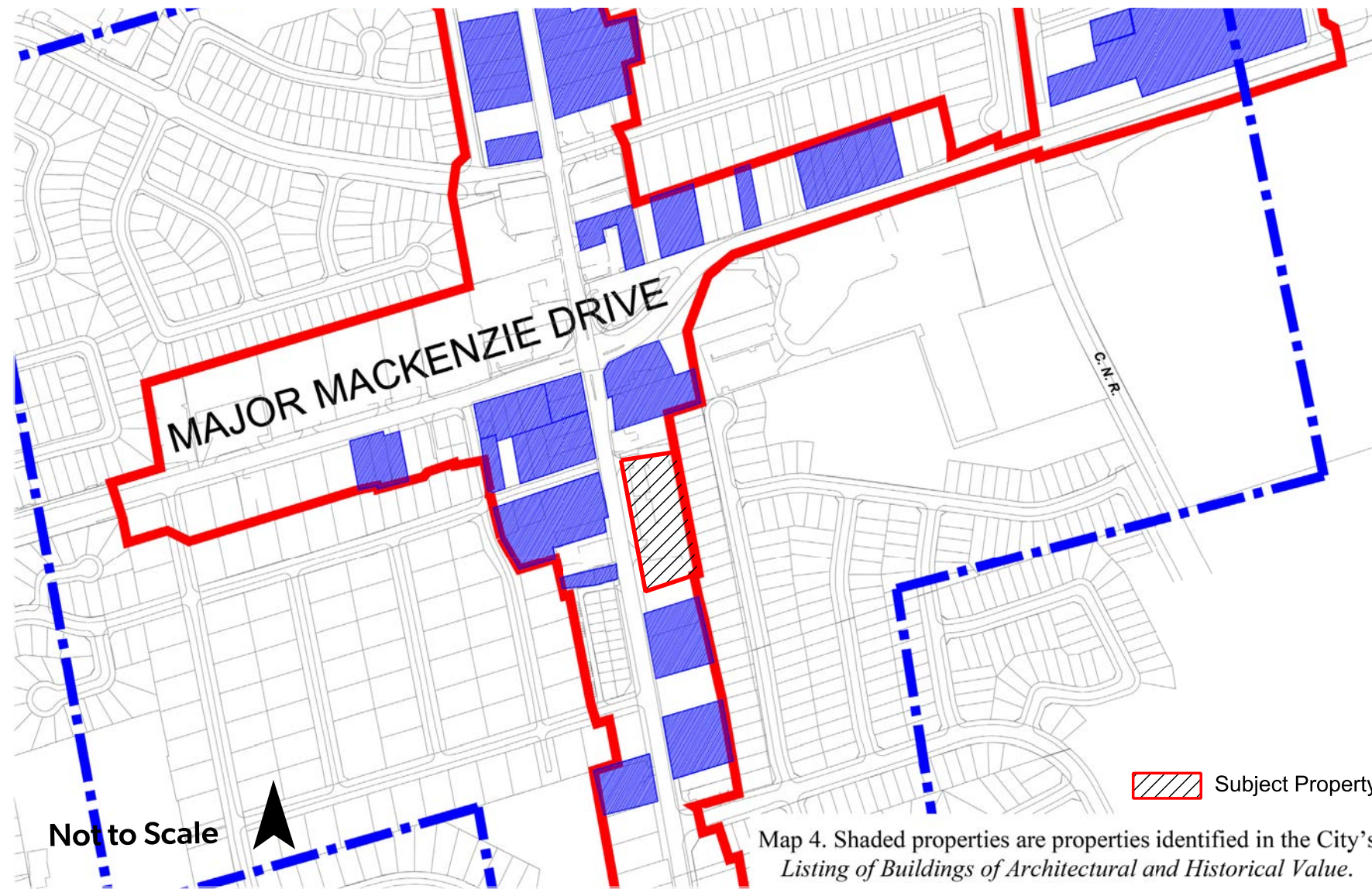
POLICY CONTEXT



- City of Vaughan Official Plan designates ‘*Low-Rise Mixed Use*’
 - Storeys: 3
 - Floor Space Index: 1.25
 - Permits apartment buildings and at-grade commercial use

Image: Vaughan Official Plan Land Use Map - Schedule 13

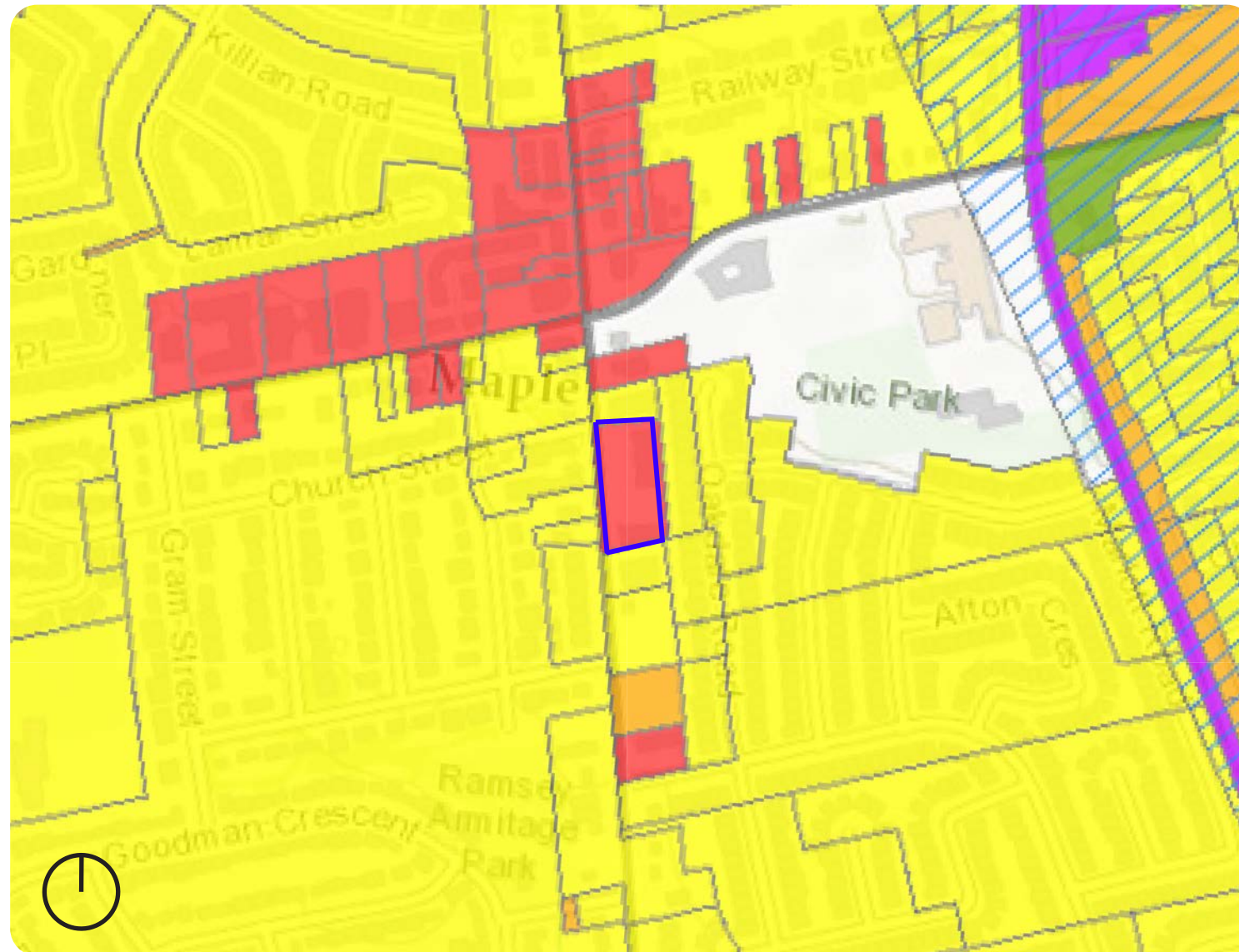
POLICY CONTEXT



- Located within the Village of Maple Heritage Conservation District
- The existing structure is not designated as a Heritage resource

Image: Maple Heritage Conservation District Area Map

POLICY CONTEXT



- Zones
- Oak Ridges Moraine Area
 - Greenbelt Area
 - Agricultural
 - Commercial
 - Commercial/Residential
 - Employment
 - Industrial
 - Open Space
 - Parkway Belt
 - Residential
 - Shopping Centre District
 - Oak Ridges Moraine

- City of Vaughan Zoning By-law 1-88
 - ‘Restricted Commercial Zone with Exception 162 (C1-E162)’
 - Residential uses not permitted
- City-Wide Draft Comprehensive Zoning By-law (Third Draft)
 - Permits residential and commercial uses
 - ‘Main Street Mixed-Use - Maple Zone (MMS)’ with exception 72
 - Permits FSI: 1.8
 - Lot Coverage: 50%

Image: Zoning By-law 1-88 Zoning Map

PROPOSED DEVELOPMENT

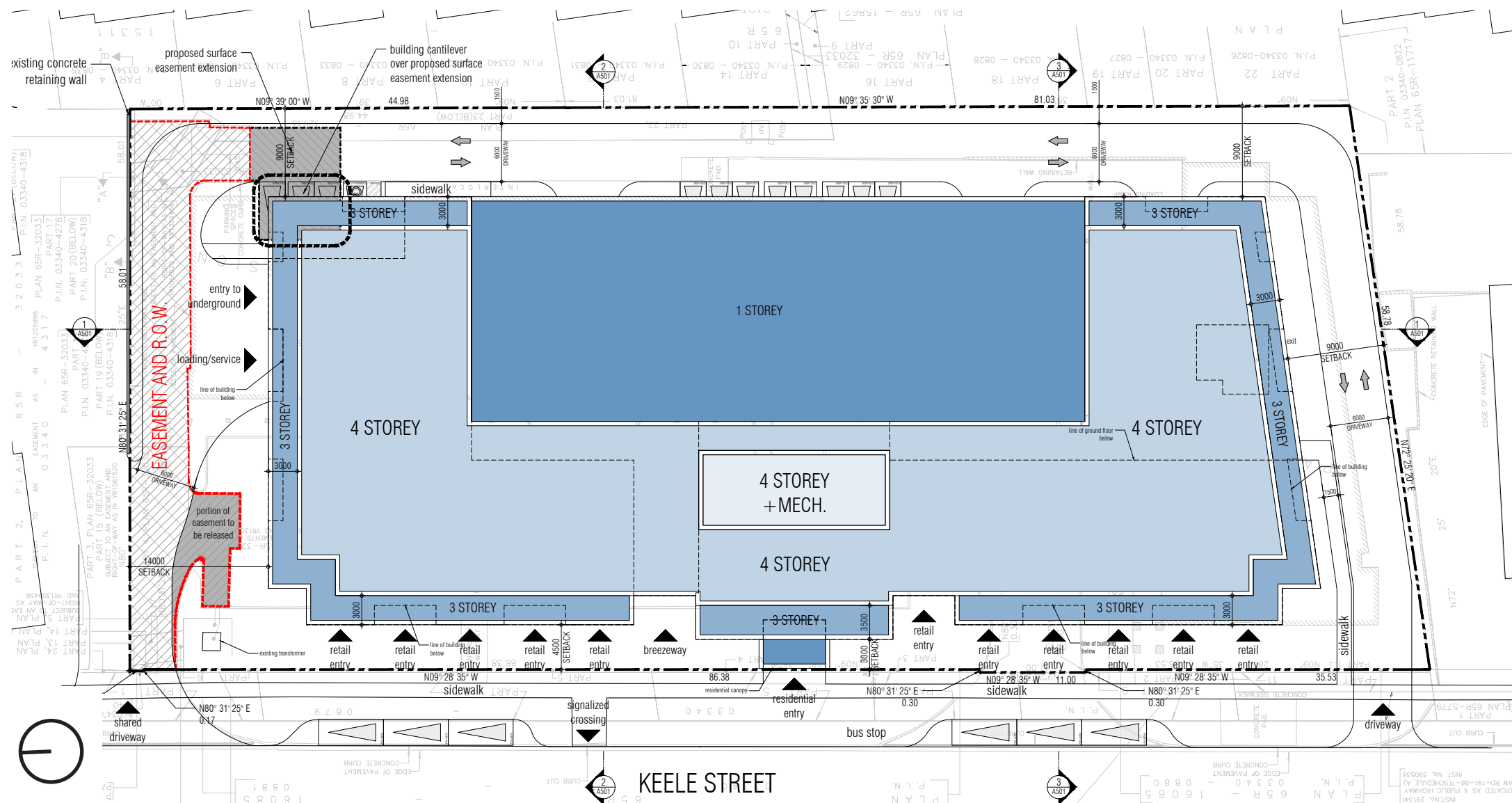


Image: Site Plan

MIXED-USE BUILDING

- Commercial GFA: 1,422 m² (15,306.28 ft²)
- Residential GFA: 9,482 m² (102,063.40 ft²)

HEIGHT

- 4 storeys (17 m from established grade to roof)

FSI

- 1.4

LOT COVERAGE

- 42.09%

UNIT BREAKDOWN

- 46 - 1-bedroom
- 40 - 2-bedroom
- 9 - 3-bedroom

PROPOSED DEVELOPMENT

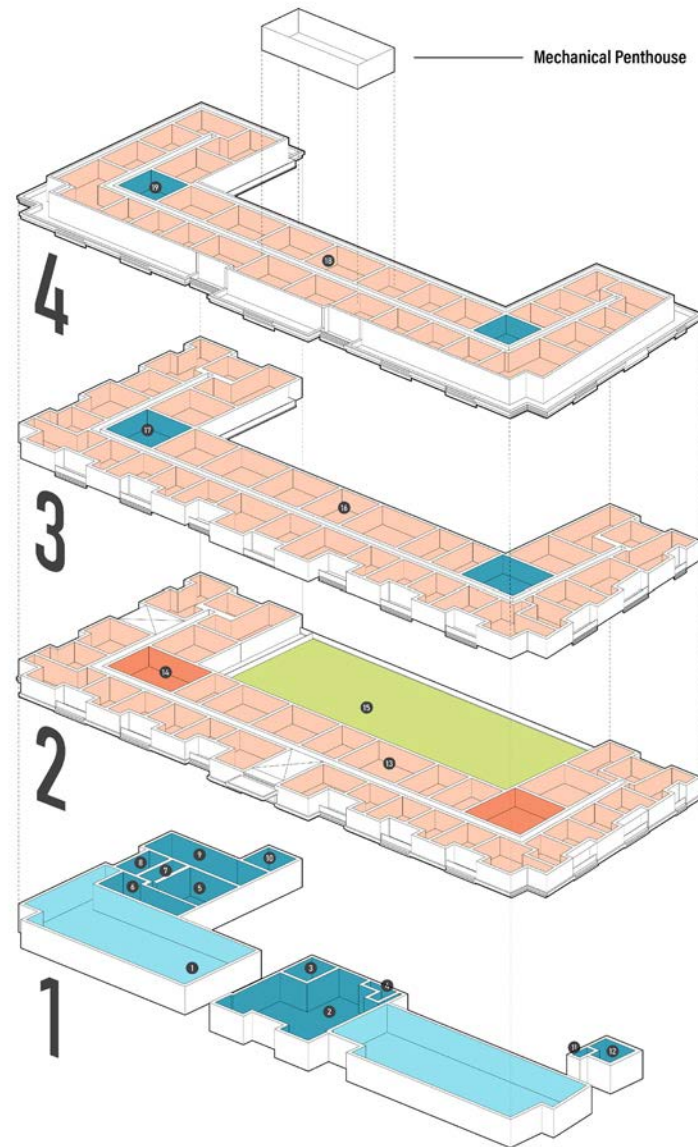


Image: Building Use Diagram

LEVEL 1

- 1 Retail
- 2 Lobby
- 3 Moving/Holding
- 4 Mail Room
- 5 Residential Garbage Room
- 6 Commercial Garbage Room
- 7 Staging Area
- 8 Loading Bay
- 9 Loading Bay
- 10 Bicycle Parking
- 11 Retail Bicycle Parking
- 12 Exit + Stairs

LEVEL 2

- 13 Residential
- 14 Indoor Amenity
- 15 Outdoor Amenity

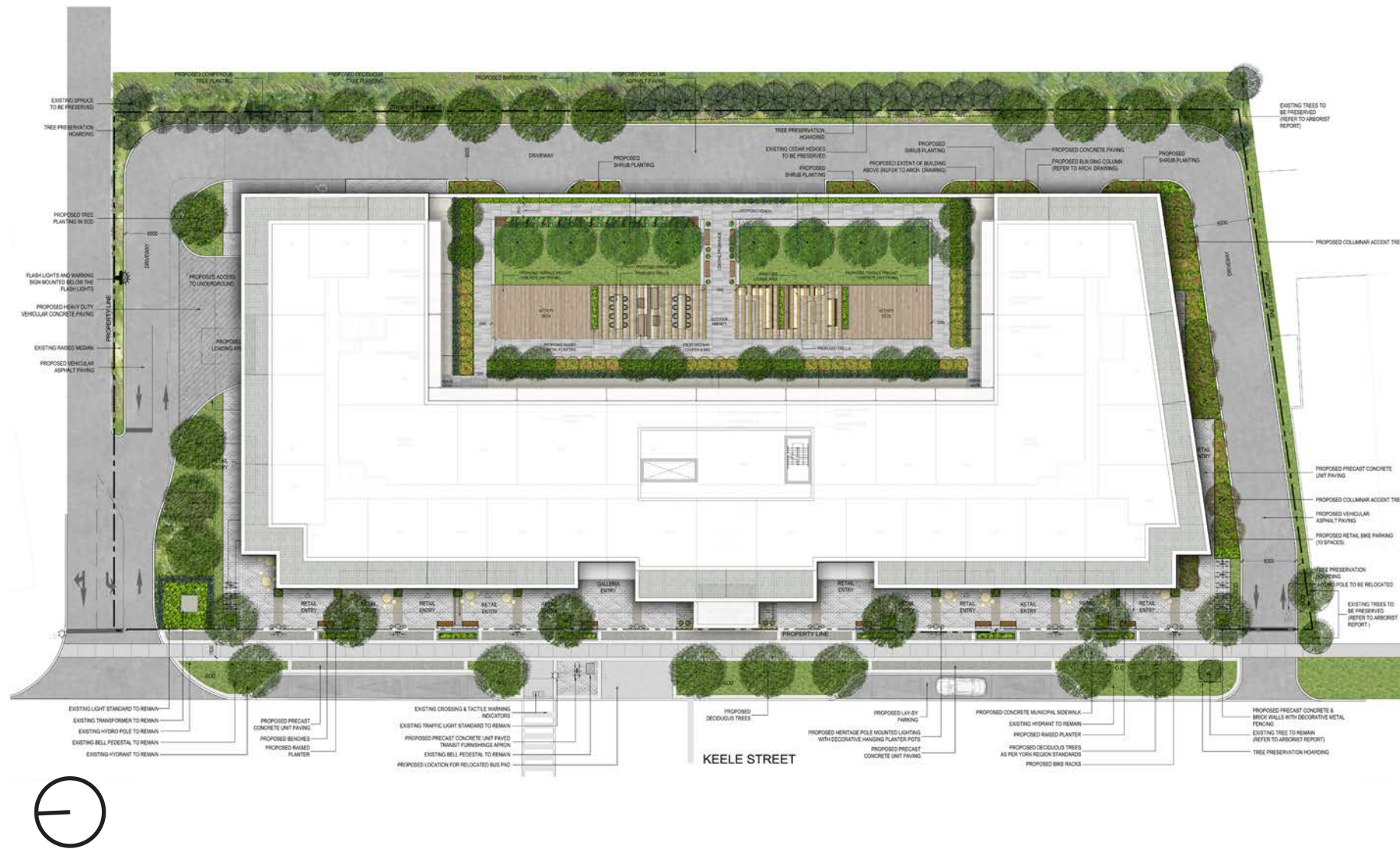
LEVEL 3

- 16 Residential
- 17 Lockers

LEVEL 4

- 18 Residential
- 19 Lockers

PROPOSED DEVELOPMENT



AMENITY SPACE

- Indoor Space (225 m²)
- At-Grade Landscaped Area (398 m²)
- Outdoor Second Floor (1,207 m²)
- Private Balcony Areas (1,355 m²)
- **Total: 3,185 m²**
- Landscaped Area: 29%

PARKING

- One level of underground parking
- Commercial: 44 spaces (at-grade)
- Residential: 110 spaces
- Visitor: 19 spaces
- **Total: 173**
- Proposed parking meets the Vaughan Comprehensive Zoning By-law Draft Rates

Image: Landscape Overlay Render

PROJECT RENDERING - ACTIVE PUBLIC REALM



Image: Streetscape Rendering

PROJECT RENDERING - PERMEABILITY TO AT-GRADE PARKING



Image: Conceptual Rendering of Breezeway and Front of Retail Units

PROJECT RENDERING



Image: Street Frontage Rendering

PROJECT RENDERING



Image: Building Rendering

PROJECT RENDERING



Image: Building Aerial Rendering

ELEVATIONS



Image: South Elevations

ANGULAR PLANE



Image: Angular Plane Analysis - as measured by City of Toronto Standard for Shallow Lots

PLANNING APPLICATIONS

1. OFFICIAL PLAN AMENDMENT

- Maintain 'Low-Rise Mixed-Use'
- Amend the permitted maximum FSI to 1.4
- Amend the permitted maximum storeys to 4

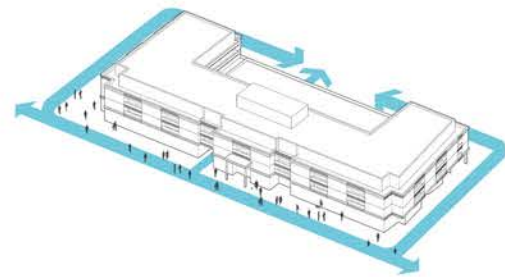
2. ZONING BY-LAW AMENDMENT

- To permit residential uses in conformity with *Low-Rise Mixed Use* designation
- Amend site specific building standards

SUPPORTING PLANS AND REPORTS

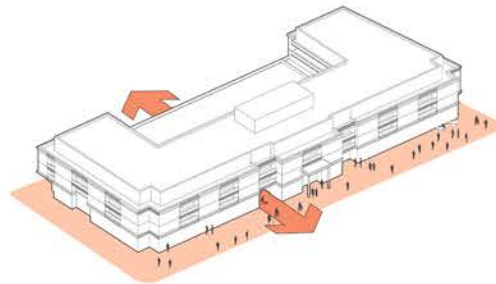
- Urban Design Brief – Weston Consulting
- Community Services & Facilities Study – Weston Consulting
- Planning Justification Report – Weston Consulting
- Pedestrian and Bicycle Circulation Plan – Weston Consulting
- Draft OPA and ZBA – Weston Consulting
- Transportation Study – LEA Consulting
- Landscape Plan – MBTW Landscaping
- Cultural Heritage Impact Assessment – GBCA Architects
- Tree Inventory and Preservation Plan– Kuntz Forestry
- Environmental Site Assessment Phase 1 & 2 - Exp
- Functional Servicing and Stormwater Management Plan & Maple Heritage Sanitary Servicing Memo – Schaeffer's

TRINITY POINT'S 5 CORE VALUES



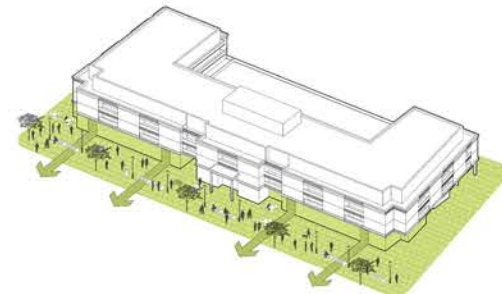
1

CONNECTIVITY



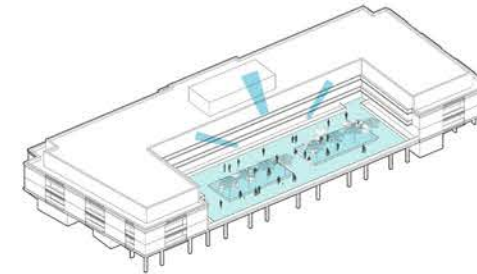
2

PERMEABILITY



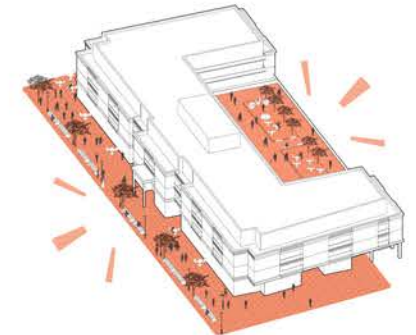
3

ACTIVE PUBLIC REALM
+
TARGETED RETAIL



4

CURATED AMENITIES



5

PLACEMAKING

SUMMARY



Image: Street Frontage Rendering

- Consistent with and conforms to PPS (Provincial Policy Statement) and Growth Plan
- Conforms with the YROP
- Conforms with the general intent of the VOP and the Maple HCD policies
- Appropriately addresses the City-Wide Urban Design Guidelines
- Achieves numerous planning and urban design objectives including:
 - Intensification of under-utilized site within a Local Centre
 - Focuses on Regional Transit Priority Network and Regional Rapid Transit Corridor
 - Context appropriate transit supportive densities
 - Creation of a pedestrian friendly-place
 - Animates the site's Keele Street frontage
 - Porosity at-grade with commercial parking at rear
 - New housing options with convenient access to transit

NEXT STEPS

- Receive the balance of outstanding comments from the City of Vaughan
- Respond to comments from the City, residents and external agencies through an OPA/ZBA resubmission package
- Attend the City of Vaughan Urban Design Panel
- Attend Heritage Vaughan Committee, should it be required

Thank You

Comments & Questions?



Ryan Guetter, BES, MCIP, RPP
Weston Consulting
rguetter@westonconsulting.com



Gabriel DiMartino, MCIP, RPP
Trinity Point Developments
gdimartino@trinitypoint.com