

2871 HIGHWAY 7

Public Meeting:
OP.21.007 & Z.21.010

Owner: 1930328 Ontario Inc.

June 1st, 2021

Revised May 31, 2021

C5

Communication

CW (PM) – June 1, 2021

Item# - 1



SITE CONDITIONS & LOCATION



 Subject Lands



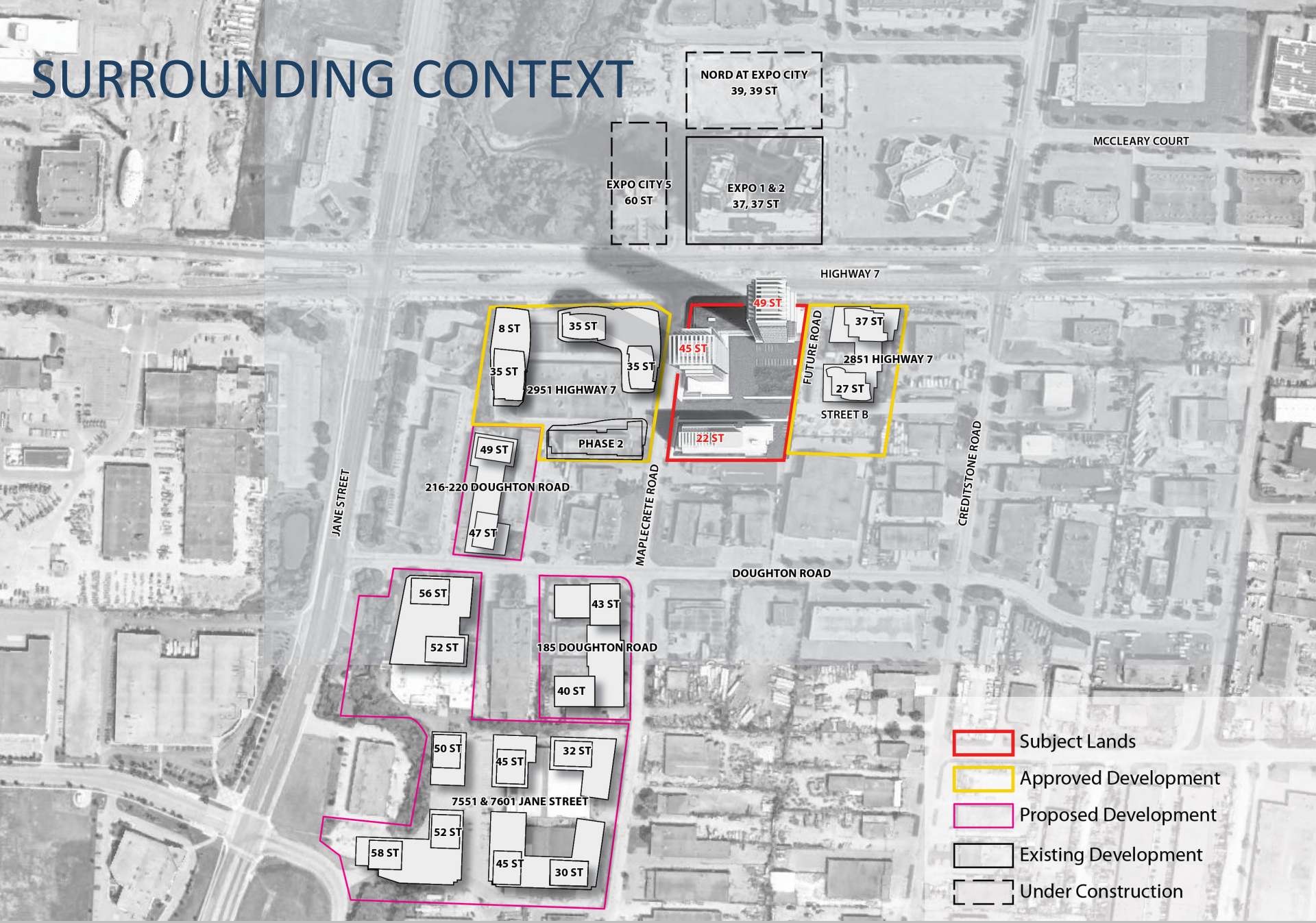
Site Stats:

- Approx. 3.58 acres (1.45 ha).
- Currently vacant.
- Frontage along Highway 7 and Maplecrete Road.

Transit Routes:

- Within 300 m VIVA BRT Creditstone Station.
- Within 500 m VMC Subway Station.

SURROUNDING CONTEXT



- Subject Lands
- Approved Development
- Proposed Development
- Existing Development
- Under Construction

APPROVED PROPOSAL

The subject lands received approval of an Official Plan Amendment (040-2019) and Zoning by-law Amendment (039-2019) in 2019.

The amendments permitted a maximum building height of:

- 40-storeys (Building A);
- 34-storeys (Building B);
- and
- 7-storeys (Building C)

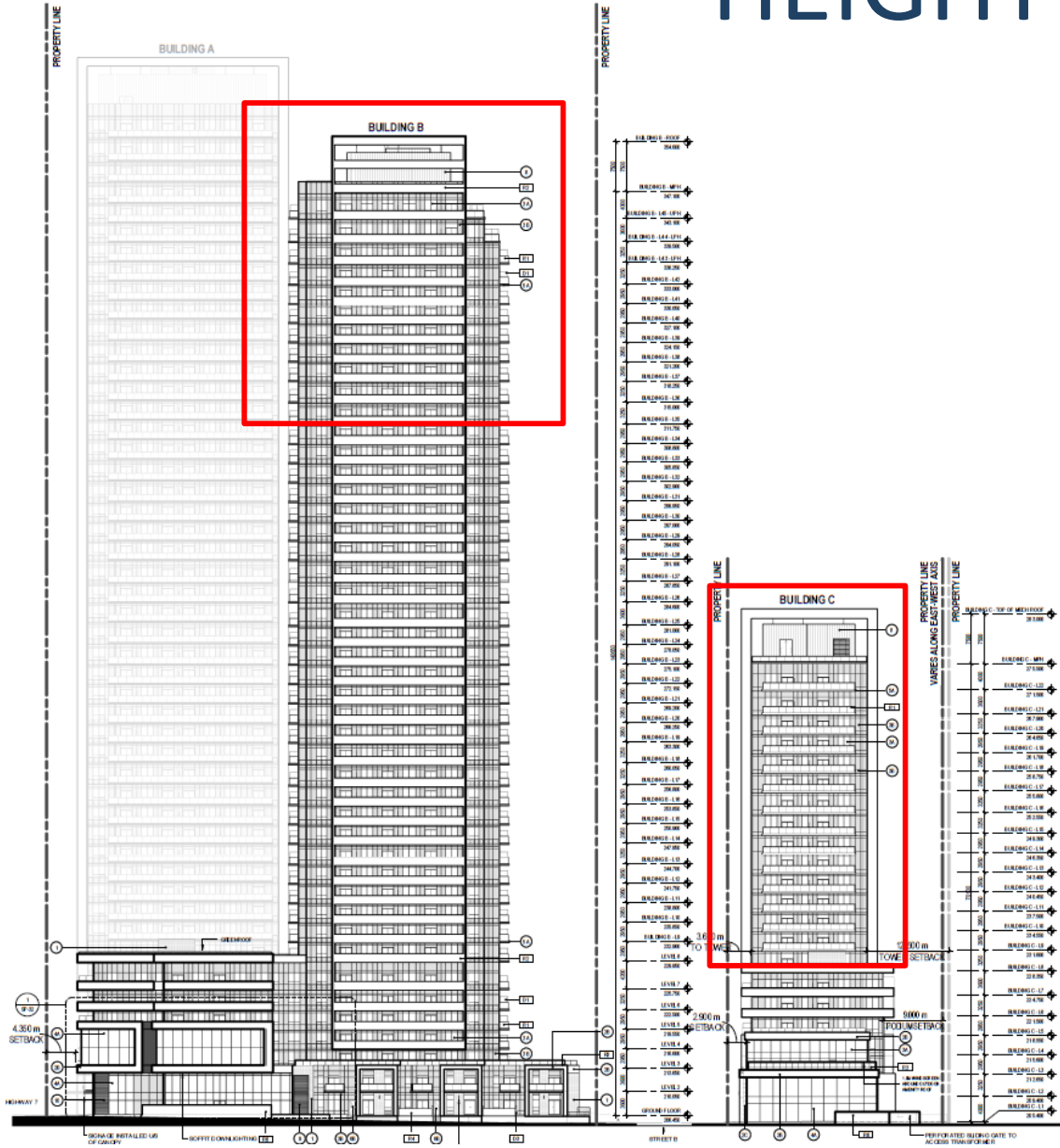
The amendments permitted a maximum Floor Space Index of 5.66 times the lot area .



APPROVED PROPOSAL VS. UPDATED PROPOSAL

	APPROVED PROPOSAL	UPDATE PROPOSAL
HEIGHT	7, 34 and 40-storeys	22, 45 and 49-storeys
DENSITY	5.66 times the lot area	7.5 times the lot area
TOTAL GROSS FLOOR AREA	82,038.5 sq. m	108,819.90 sq. m.
RESIDENTIAL GROSS FLOOR AREA	80,120.9 sq. m.	108,025.3 sq. m.
NON-RESIDENTIAL GROSS FLOOR AREA	762.2 sq. m.	794.14 sq. m.
PARKING SPACES	1,007	1,072
BICYCLE PARKING SPACES	582	830
FLOOR PLATE SIZE	852.5 sq. m.	852.4 sq. m.
NUMBER OF UNITS	935	1,318

HEIGHT



Building B East Elevation

	APPROVED PROPOSAL	UPDATED PROPOSAL
STOREYS	34-storeys	45-storeys
METRES	104 m	147 m

Building C East Elevation

	APPROVED PROPOSAL	UPDATED PROPOSAL
STOREYS	7-storeys	22-storeys
METRES	25 m	70 m



HEIGHT & DENSITY

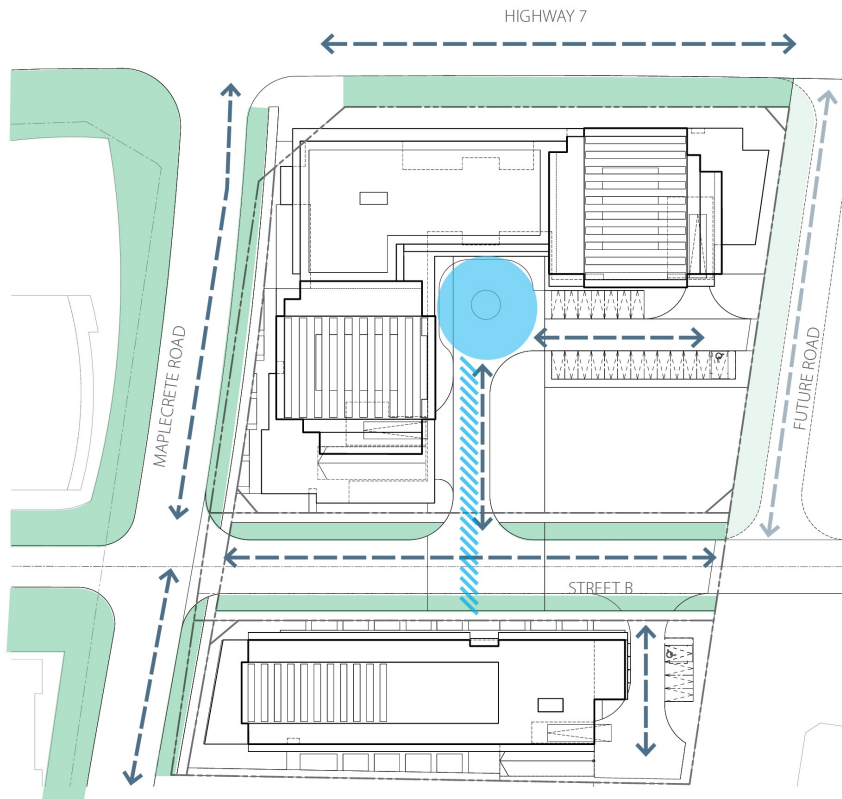
ADDRESS	APPLICATION STATUS	PROPOSED FSI	PROPOSED HEIGHT
175 Millway Ave (East Block Phase 2)	In progress (filed October 2020)	8.6 times the lot area	7 to 64-storeys
CG Tower	Approved May 2017	6.5 times the lot area	60-storeys
7800 Jane Street	In progress (filed March 2020)	10.0 times the lot area	50 and 60-storeys
3301 Highway 7 (Block 3N)	Approved 2020	7.8 times the lot area	40 to 59-storeys
3300 Highway 7	In progress (filed October 2019)	11.5 times the lot area	55 and 58-storeys
7551 & 7601 Jane Street	In progress (filed April 2021)	10.6 times the lot area	30 to 58-storeys
NE Corner of Highway 7 and Commerce Street (Block E2)	In progress (filed December 2020)	8.1 times the lot area	48 and 56-storeys
Transit City 1 & 2	Approved June 2017	8.64 times the lot area.	55-storeys
Transit City 3	Approved 2018	12.7 times the lot area	55-storeys
175 Millway Ave (East Block Phase 1)	Approved 2019	7.1 times the lot area	36 to 50-storeys
216-220 Doughton Road	In progress (filed April 2020)	11.4 times the lot area	47 and 49-storeys
2871 Highway 7 (Proposal)	In progress (filed March 2021)	7.5 times the lot area	22, 45 and 49-storeys
185 Doughton Road and 108- 112 Maplecrete Road	In progress (filed April 2021)	8.2 times the lot area	40 and 43-storeys
Expo 3 & 4	Approved May 2017	6.5 times the lot area	37 to 39-storeys
101 Edgeley Boulevard	In progress (filed November 2020)	4.72 times the lot area	4 to 38-storeys
2851 Highway 7	Approved December 2020	5.42 times the lot area	27 and 37-storeys

PROPOSAL



CIRCULATION

Vehicular Circulation

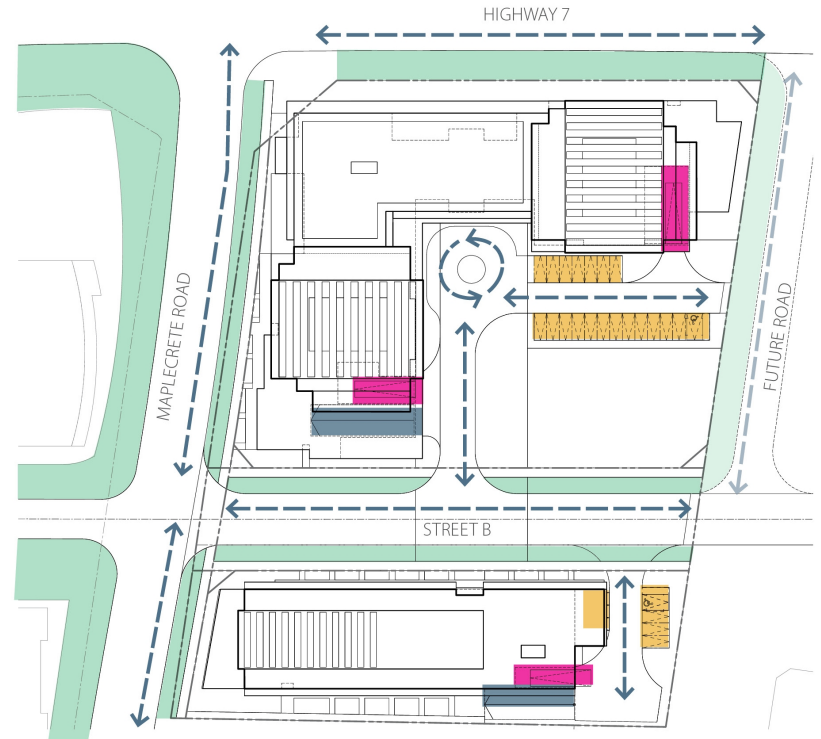


-  VEHICULAR ACCESS
-  MID-BLOCK CONNECTION / AREA OF DECORATIVE PAVING
-  VEHICULAR ROUNDABOUT

 STREETSCAPING



Key Parking and Loading Areas

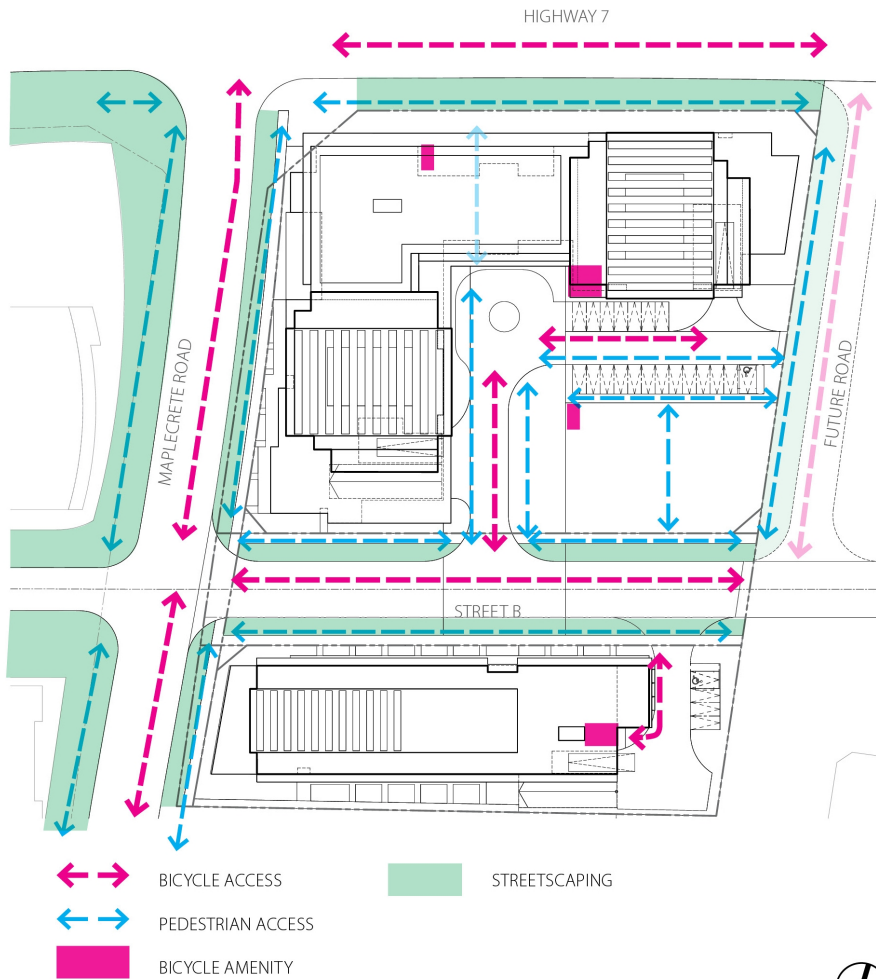


-  LOADING AREA
-  SURFACE PARKING
-  STREETSCAPING
-  RAMP TO UNDERGROUND
-  VEHICULAR ACCESS

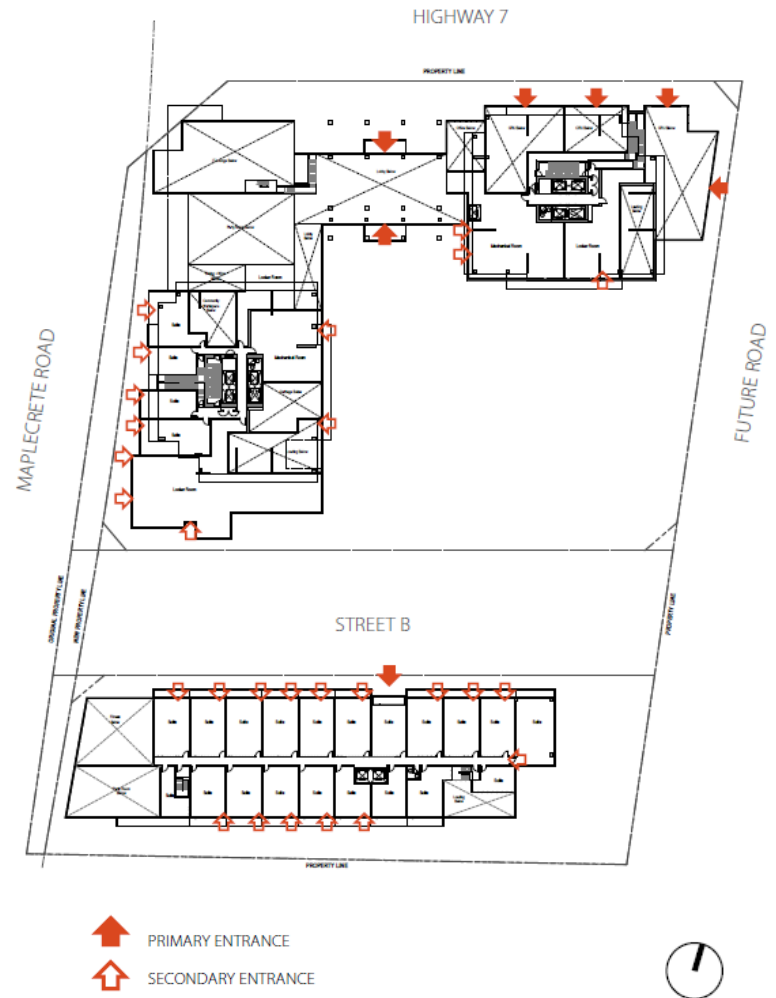


CIRCULATION

Pedestrian and Bicycle Circulation

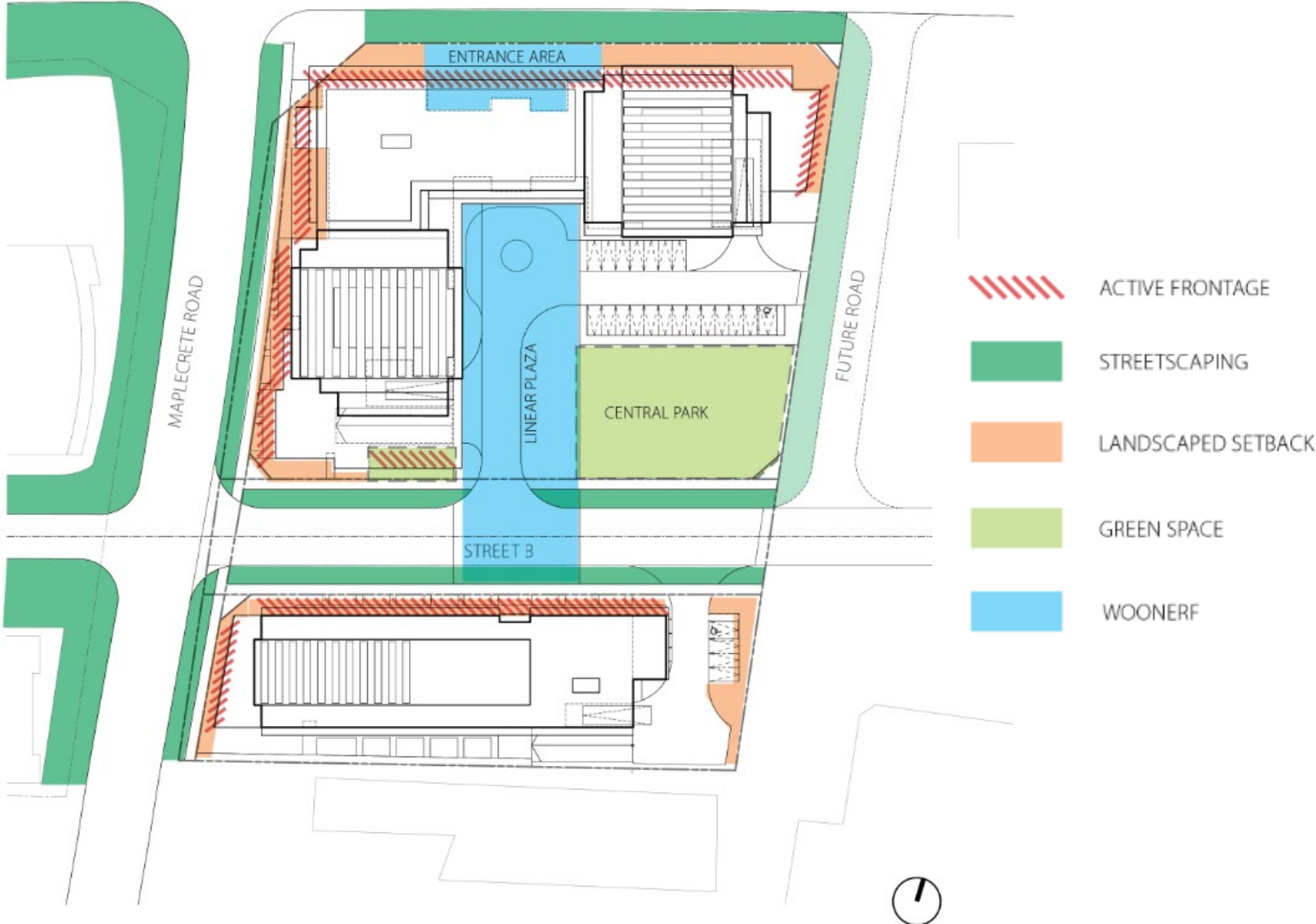


Pedestrian Entrances

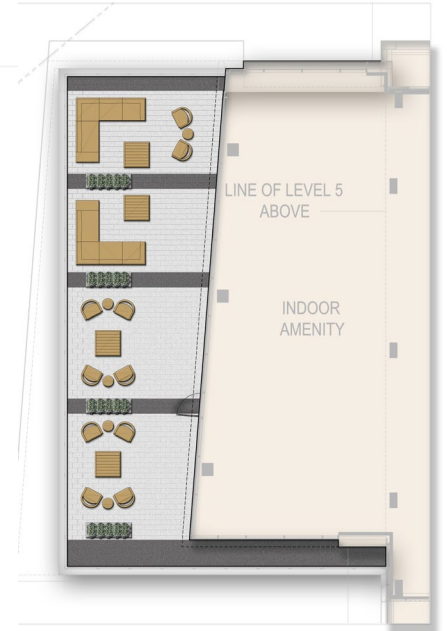


PUBLIC REALM

HIGHWAY 7



LANDSCAPE PLAN



THANK YOU

