

7818 DUFFERIN STREET

COMMITTEE OF THE WHOLE MEETING

JUNE 14th, 2021

Communication : C17
Committee of the Whole (PM)
June 14, 2021
Item # 4



SITE & CONTEXT

SITE AREA (m2)	14,577
FRONTAGE (m)	
DUFFERIN STREET	142.95
CENTRE STREET	125.75

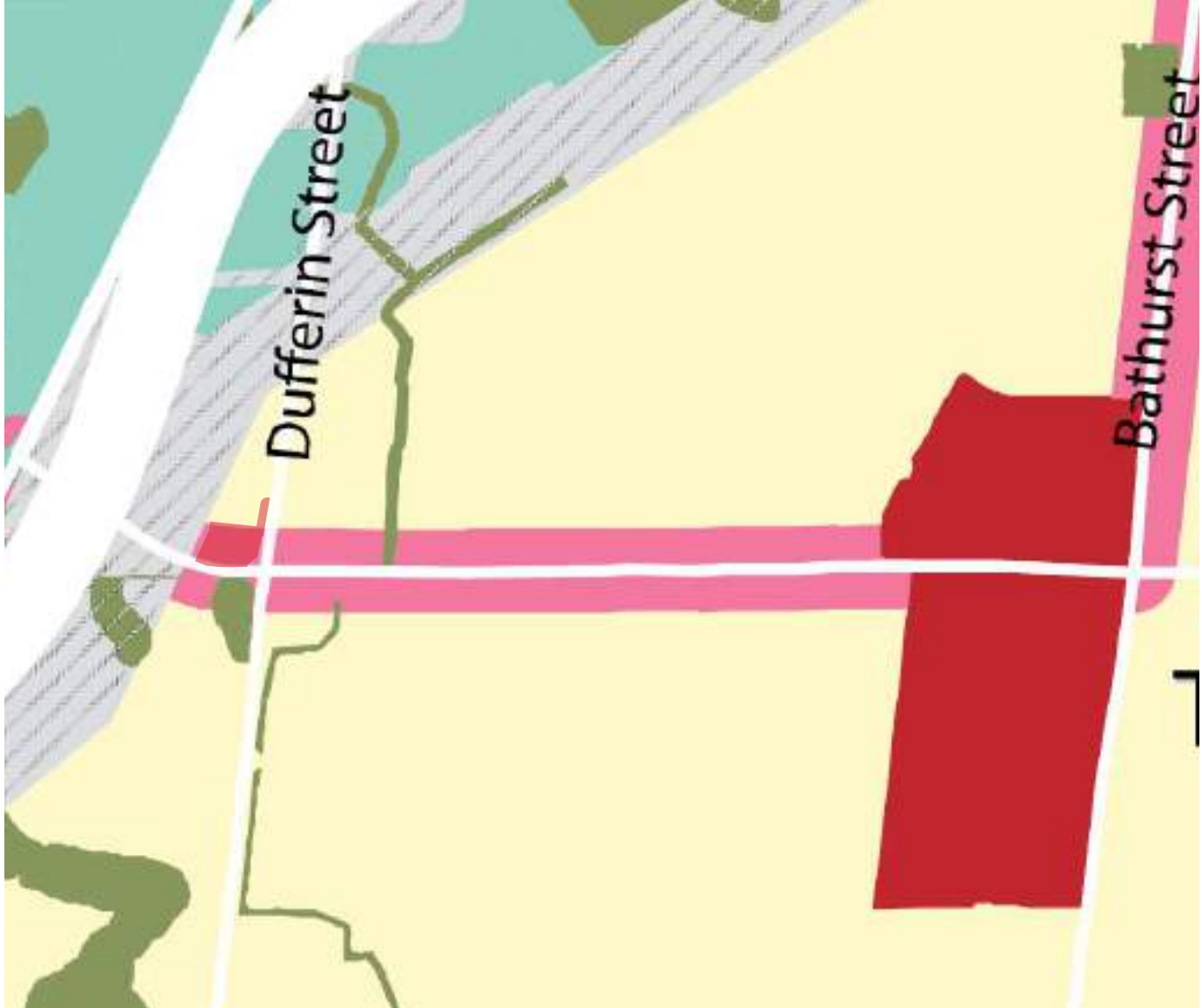


Aerial view of subject site



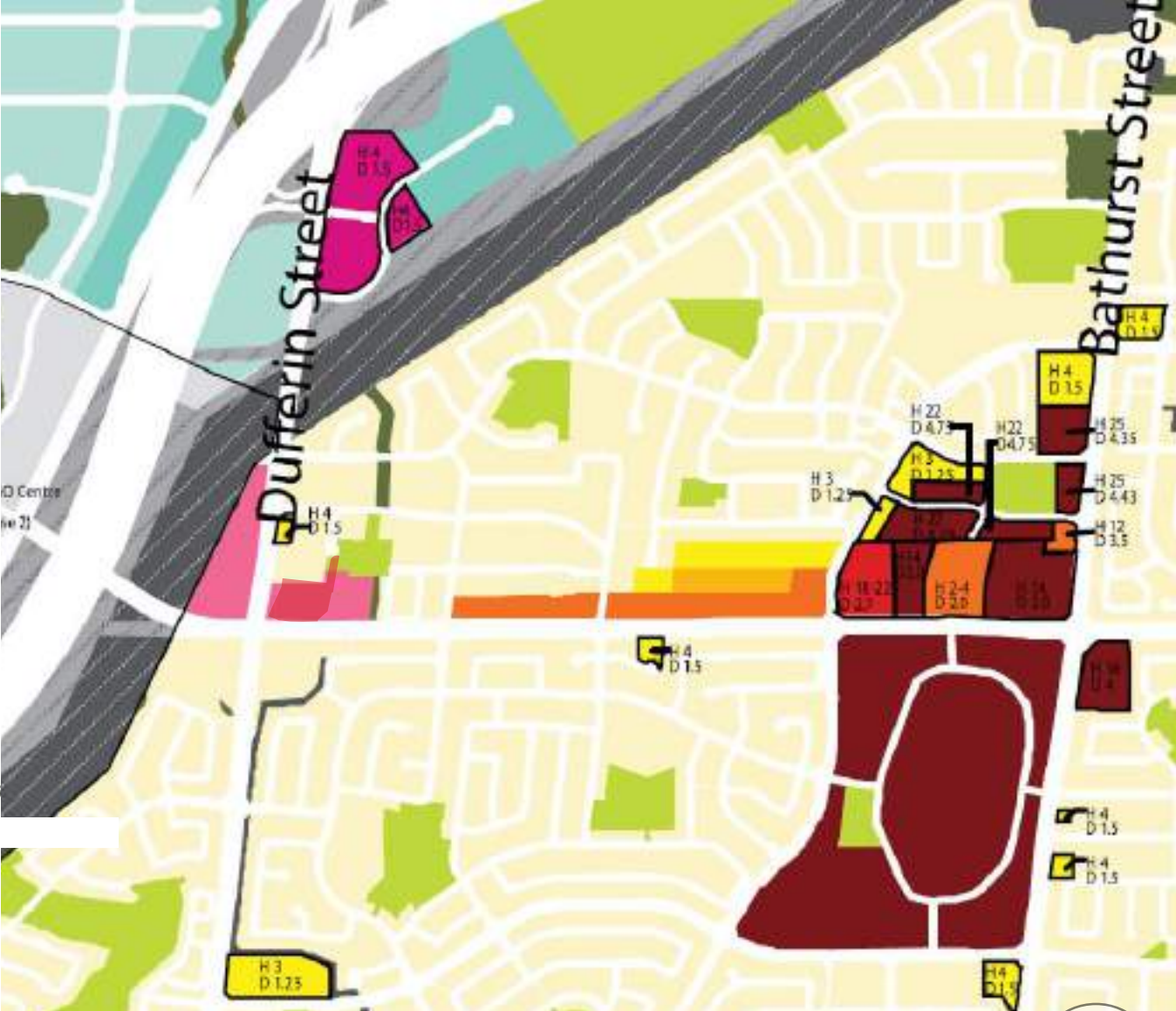
MTSA Map_Dufferin BRT Station
(Source: York Region MTSA MAP, March 2019)

- Urban Boundary
- Urban Growth Centre Boundary
- Stable Areas
 - Natural Areas and Countryside
 - Community Areas
 - New Community Areas
 - Employment Areas
 - Rail Facilities
- Intensification Areas
 - Vaughan Metropolitan Centre (Regional Centre)
 - Primary Centres
 - Local Centres
 - Regional Intensification Corridors
 - Regional Intensification Corridors within Employment Area
 - Primary Intensification Corridors
 - Primary Intensification Corridors within Employment Areas
- Parkway Belt West Lands
- Railway
- Subway Extension
- Proposed Subway Extension
- GO Transit Network
- Greenbelt Plan Area¹
- Oak Ridges Moraine Conservation Plan Area¹
- Urban Growth Centre Boundary
- Hamlet
- See Minister's Decision on ORMCP Designation
- Municipal Boundary



Urban Structure Map (Source: City of Vaughan Office Plan, 2019 Office Consolidation)

- Natural Areas
- Parks
- Private Open Spaces
- Agricultural
- Rural
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- High-Rise Residential
- High-Rise Mixed-Use
- Community Commercial Mixed-Use
- Employment Commercial Mixed-Use
- General Employment
- Prestige Employment
- Major Institutional
- New Community Areas
- Theme Park and Entertainment
- Parkway Belt West Lands
- Infrastructure and Utilities
- Lands Subject to Secondary Plans (see Schedules 1&4)
- Roads
- Railway
- Greenbelt Plan Area & Oak Ridges Moraine Cons
- Oak Ridges Moraine Natural Cor
- Oak Ridges Moraine Natural Linkage
- Oak Ridges Moraine Countryside
- Hamlet
- See Minister's Decision on ORMCP Designation
- Municipal Boundary



Land Use Map (Source: City of Vaughan Office Plan, 2019 Office Consolidation)

SITE PLAN

HYDRO
CORRIDOR



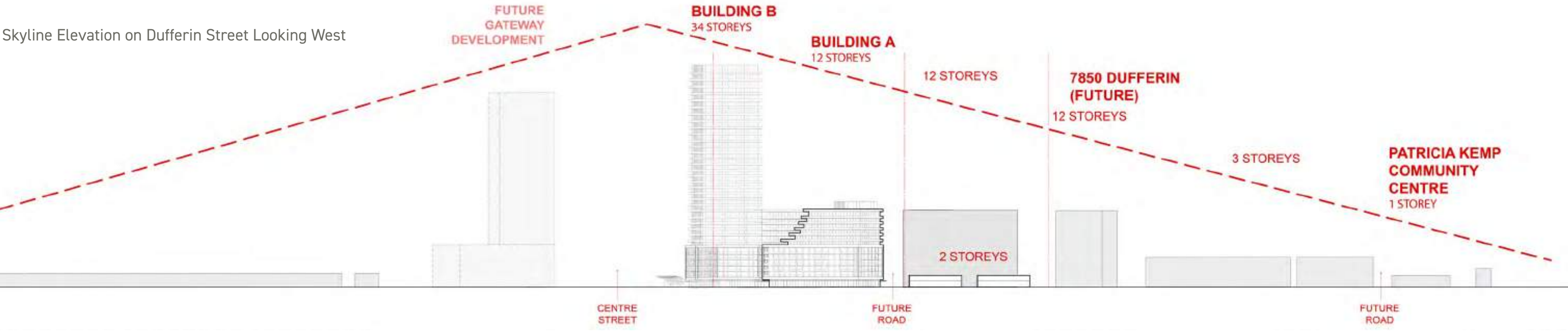
DUFFERIN
STREET

CENTRE
STREET

SITE AREA (m2)							
TOTAL AREA	14,577						
UNIT COUNT							
	BACH	1B	1B+D	2B	2B+D	3B	TOTAL
BUILDING A	12	66	73	0	146	0	297
BUILDING B	15	88	220	0	233	0	556
TOWNHOUSES	-	-	-	-	-	10	10
TOTAL/UNIT	27	154	293	0	379	10	863
GROSS FLOOR AREA (GFA)							
	RESIDENTIAL (m ²)	NON-RES (m ²)		TOTAL (m ²)			
BUILDING A	23,954.15	166.50		24,120.65			
BUILDING B	44,244.98	195.37		44,440.35			
TOWNHOUSES	1,518.88	-		1,518.88			
TOTAL	69,918.01	361.87		70,279.88			
AMENITY SPACE							
	TOTAL (m ²)						
TOTAL BUILDING A+B (INDOOR)	12,201.28						
TOTAL BUILDING A+B (OUTDOOR)	5,579.80						
PARKING							
TOTAL PROVIDED	731						
BICYCLE PARKING							
	LONG-TERM	SHORT-TERM		TOTAL			
	0.68/UNIT	0.68/UNIT					
TOTAL PROVIDED	517	104		621			
BUILDING HEIGHT (m)							
BUILDING A	39.50						
BUILDING B	105.50						
FLOOR SPACE INDEX (FSI)							
	4.82						

BUILDING IN CONTEXT

Skyline Elevation on Dufferin Street Looking West



Aerial View Looking North-West

GROUND FLOOR PLAN

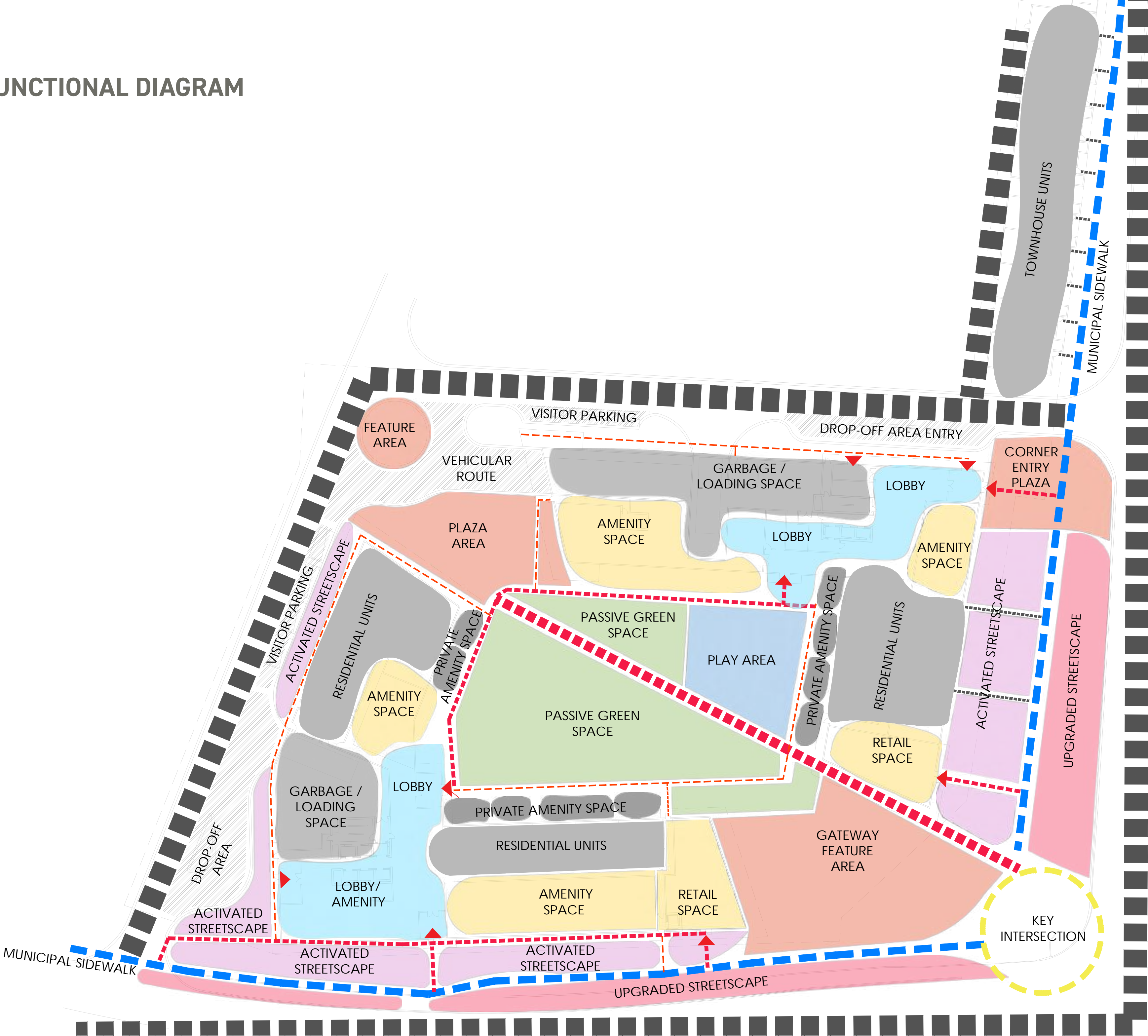
HYDRO
CORRIDOR



DUFFERIN
STREET

CENTRE STREET

FUNCTIONAL DIAGRAM



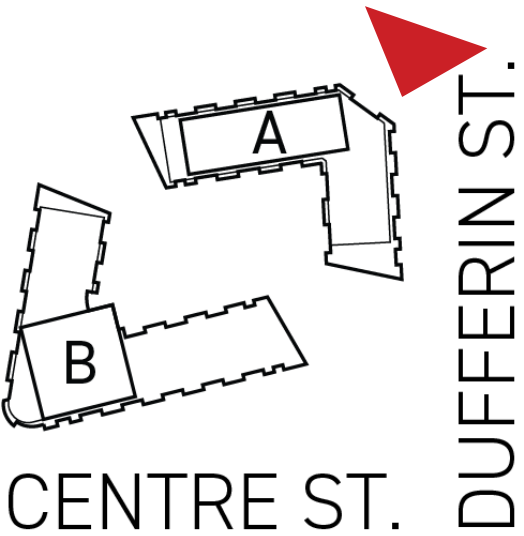
PUBLIC SQUARE



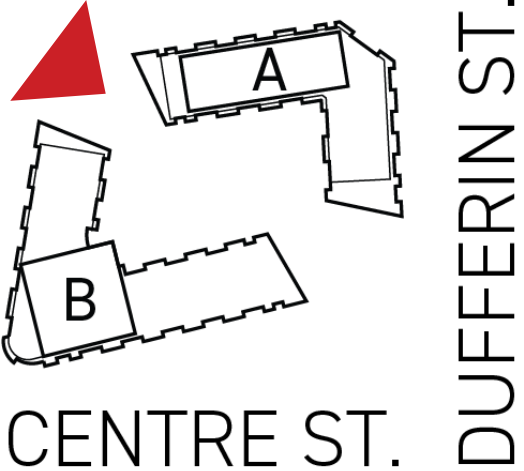
BUILDING IN CONTEXT



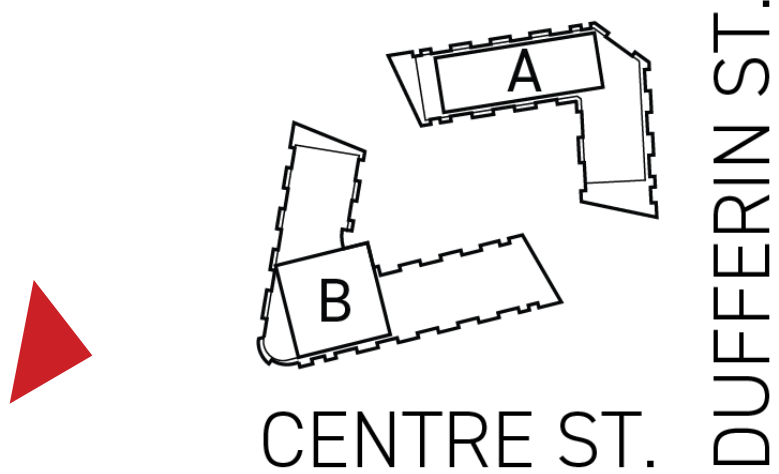
BUILDING IN CONTEXT



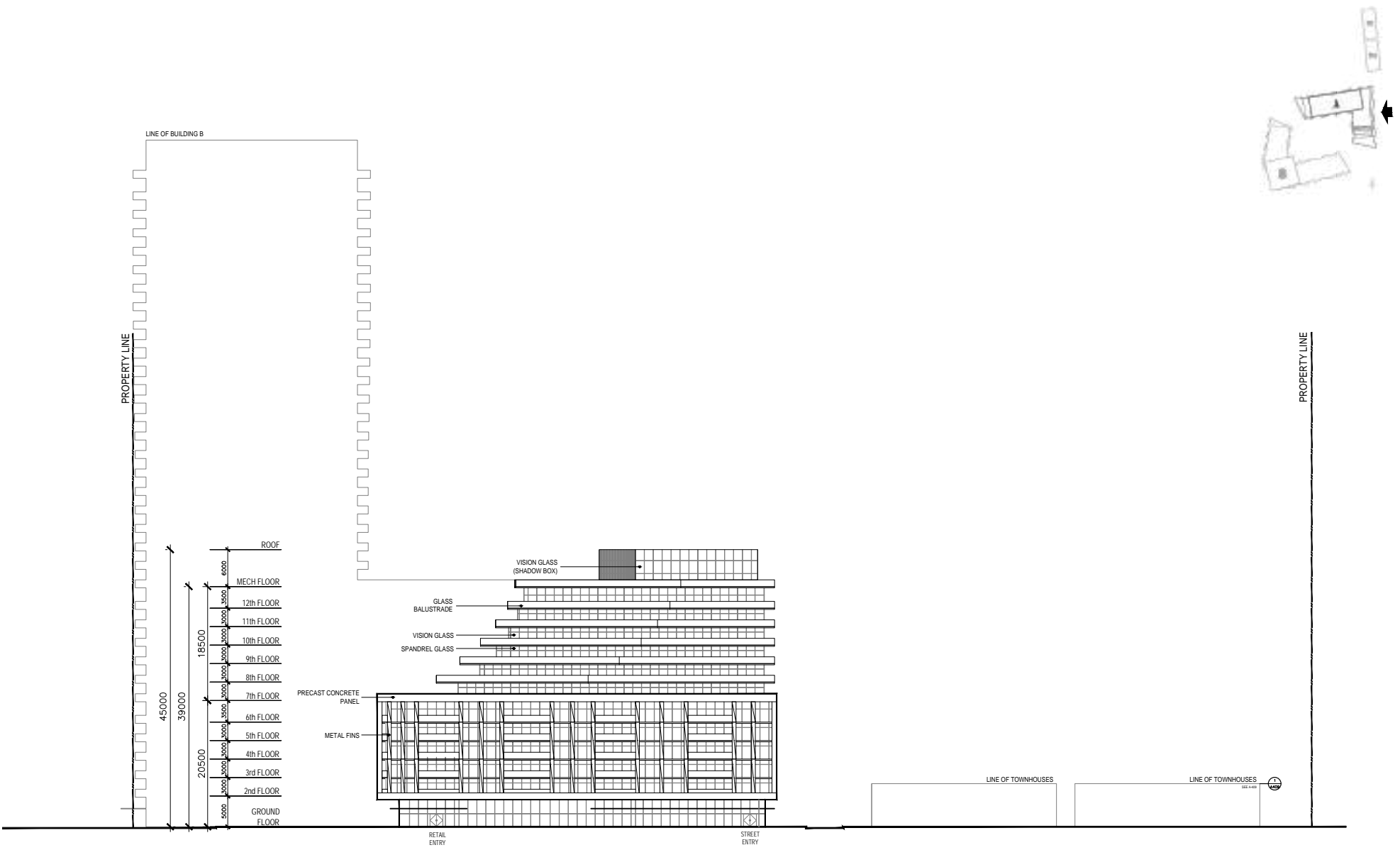
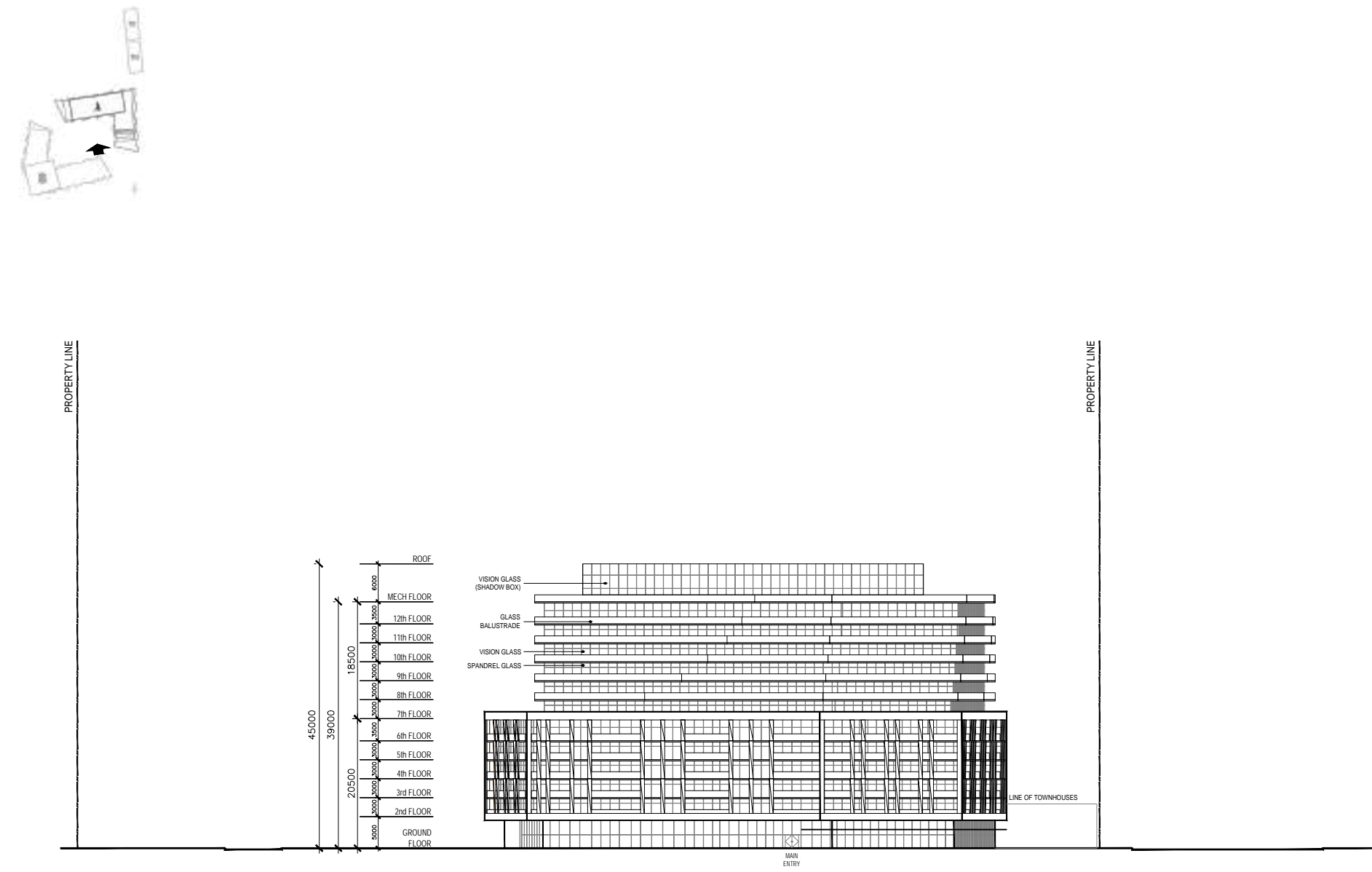
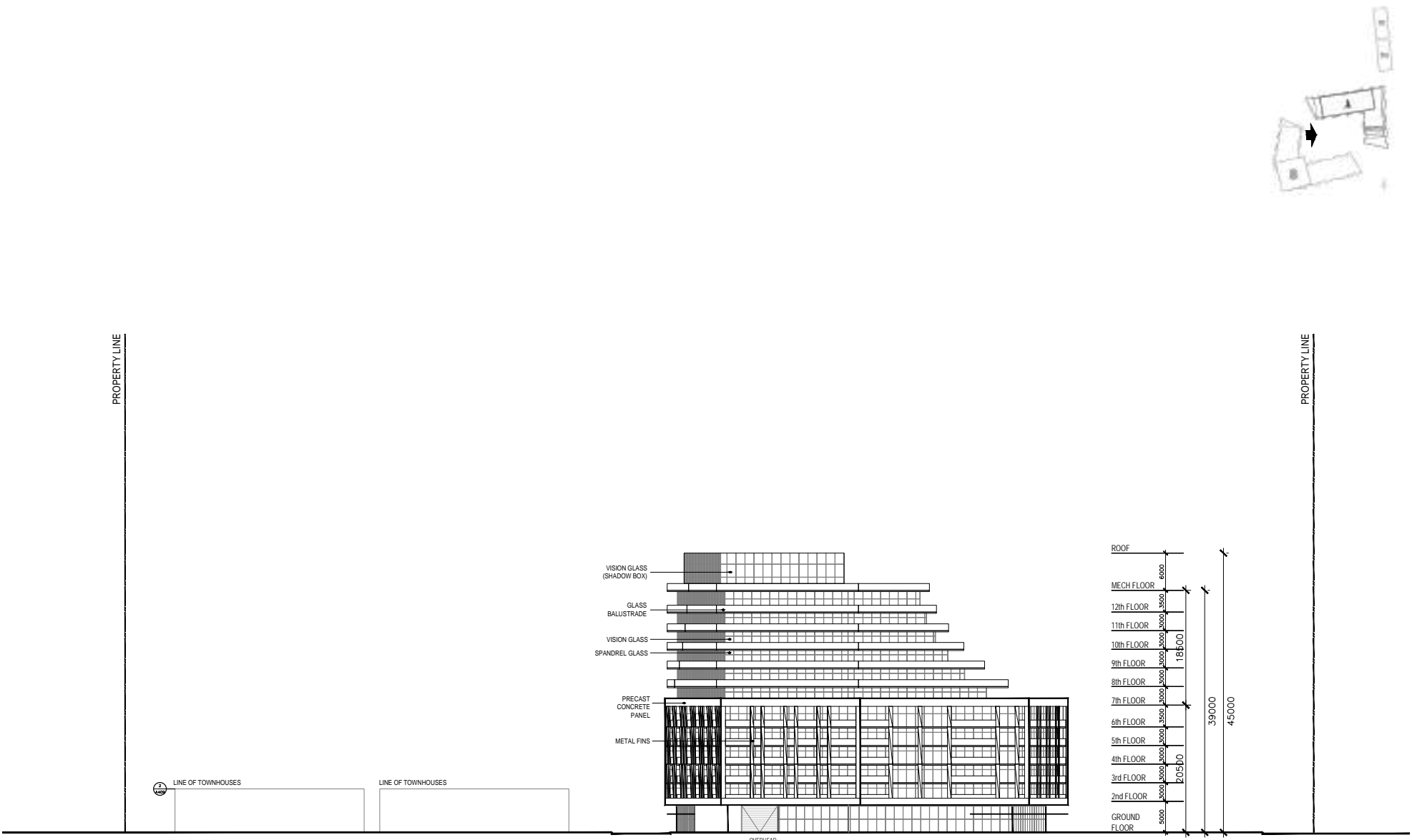
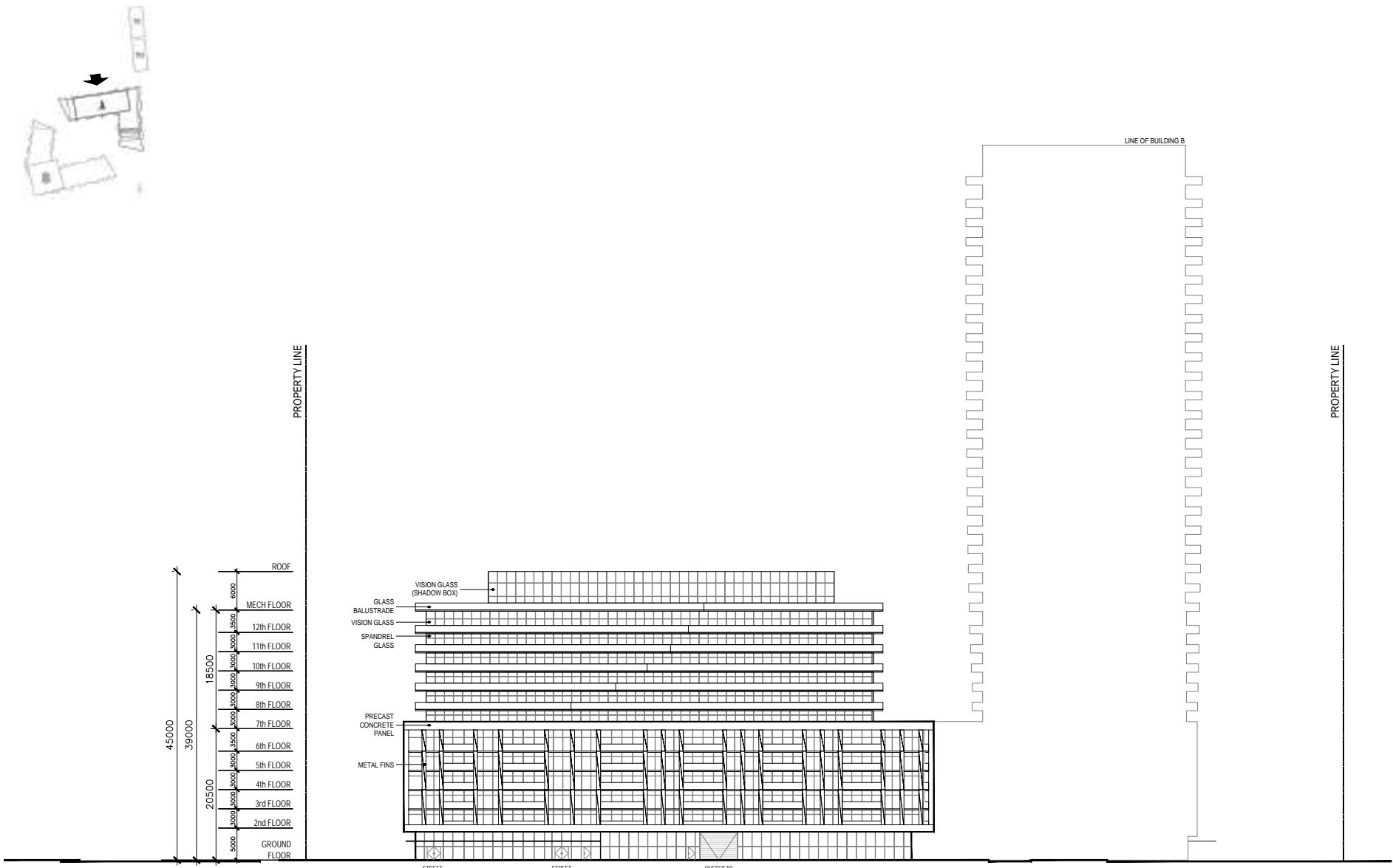
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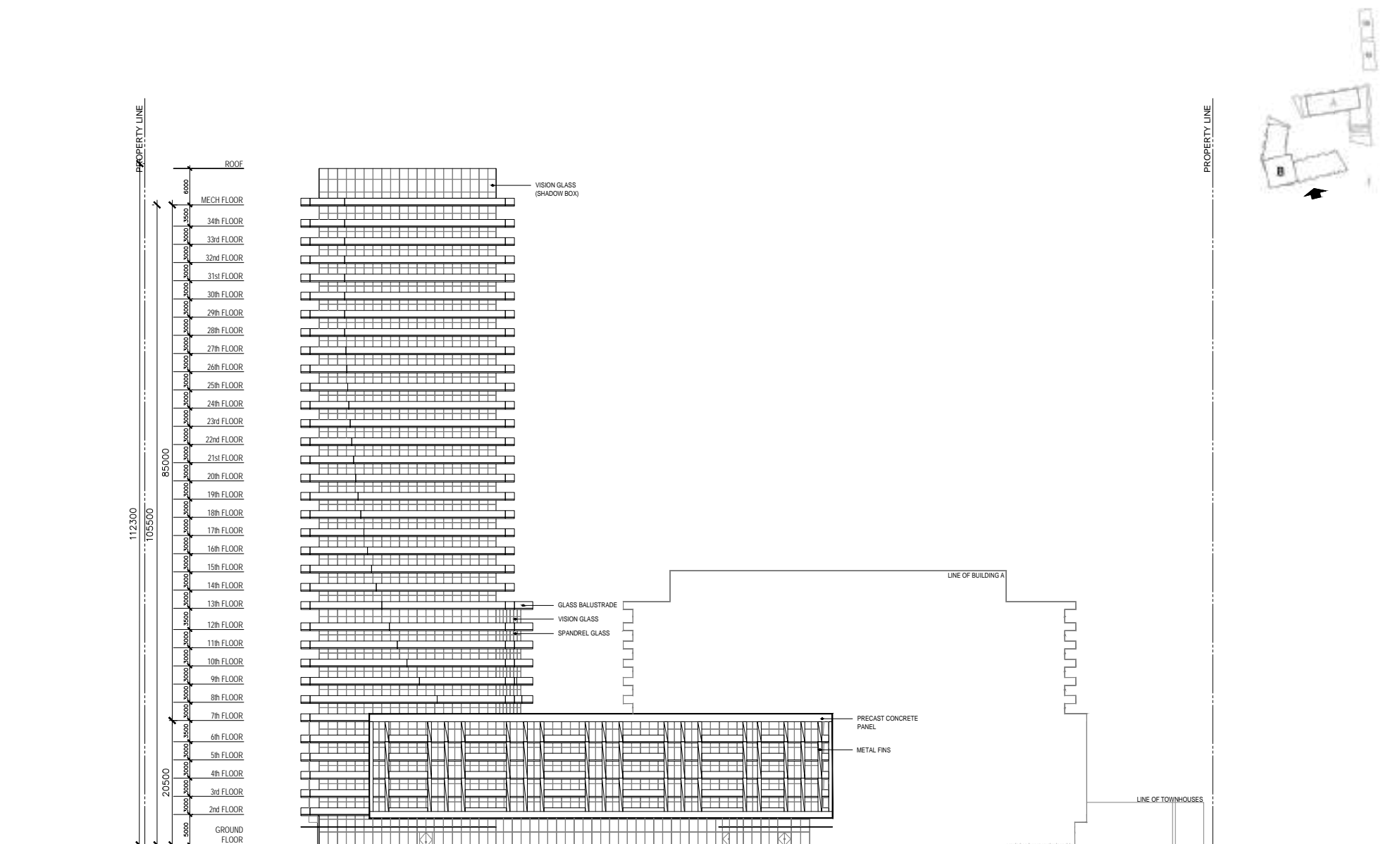
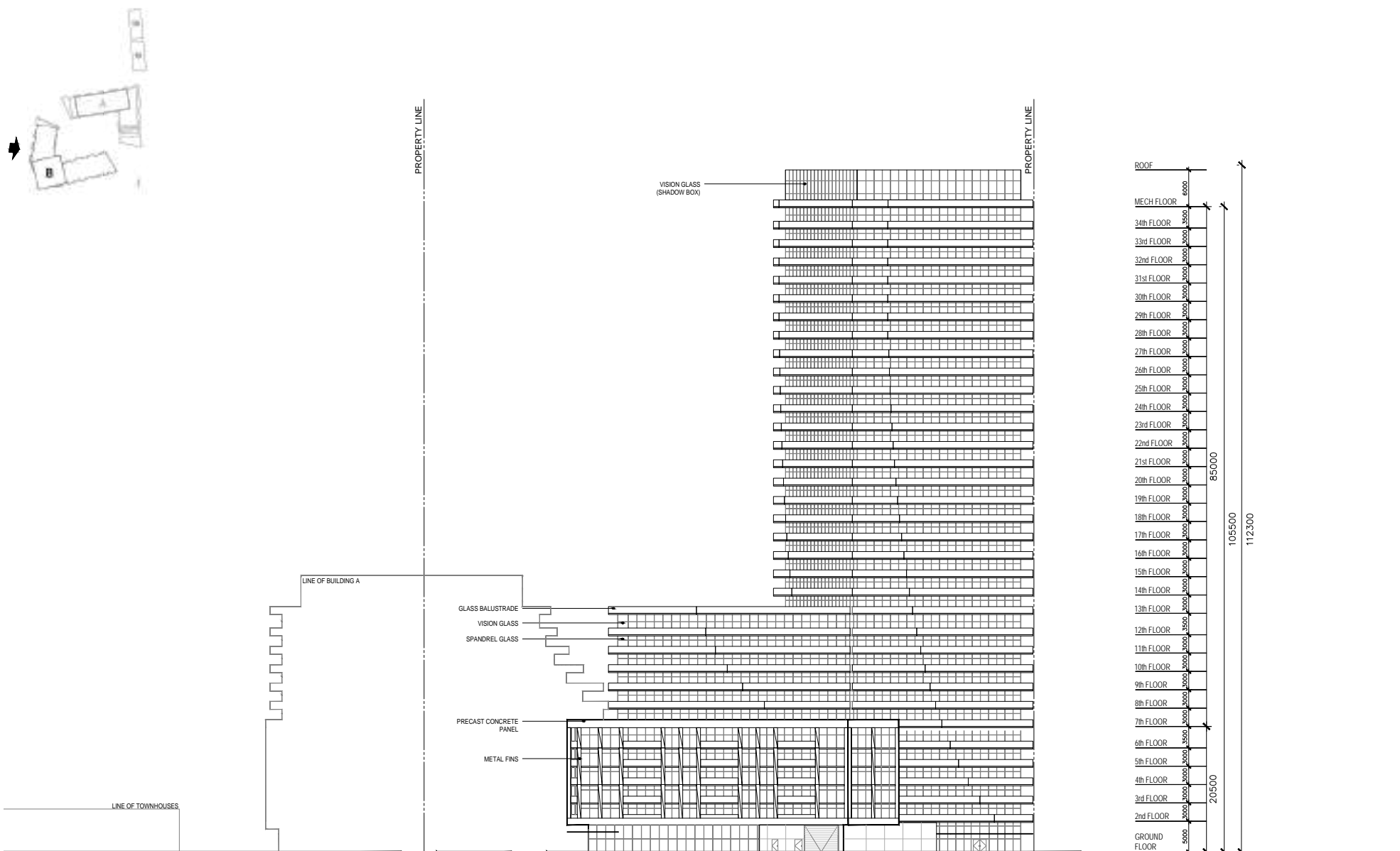
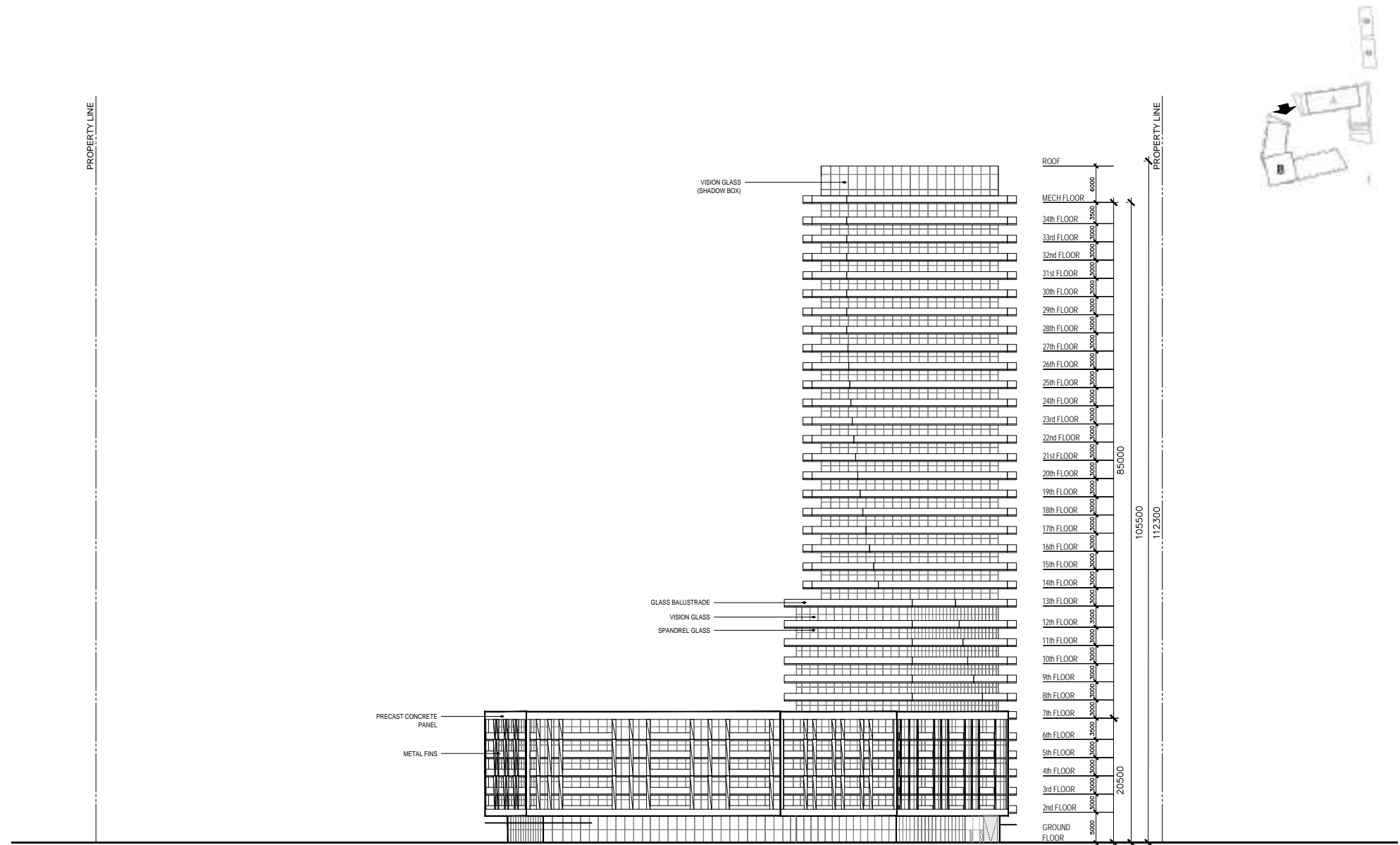
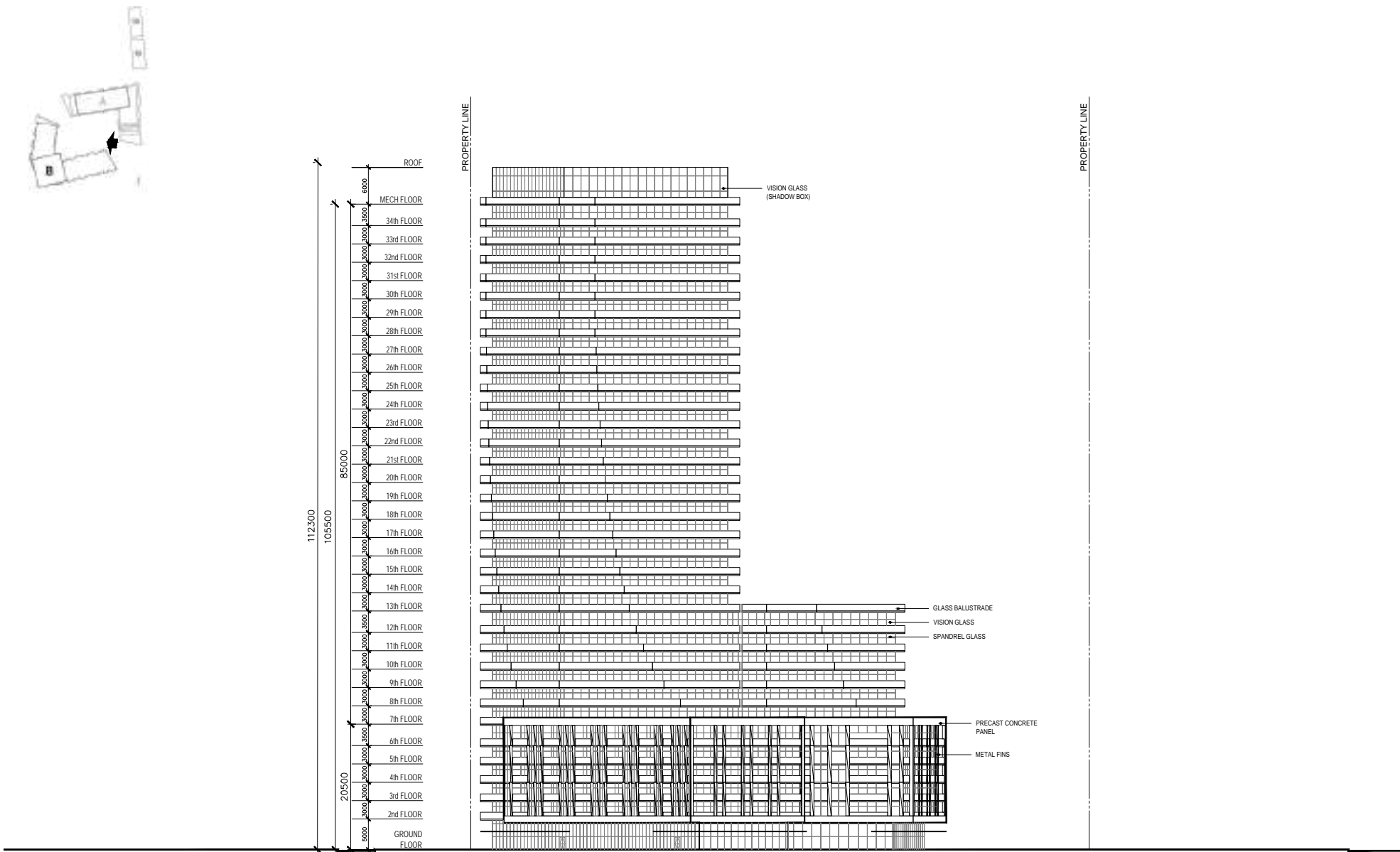
BUILDING IN CONTEXT



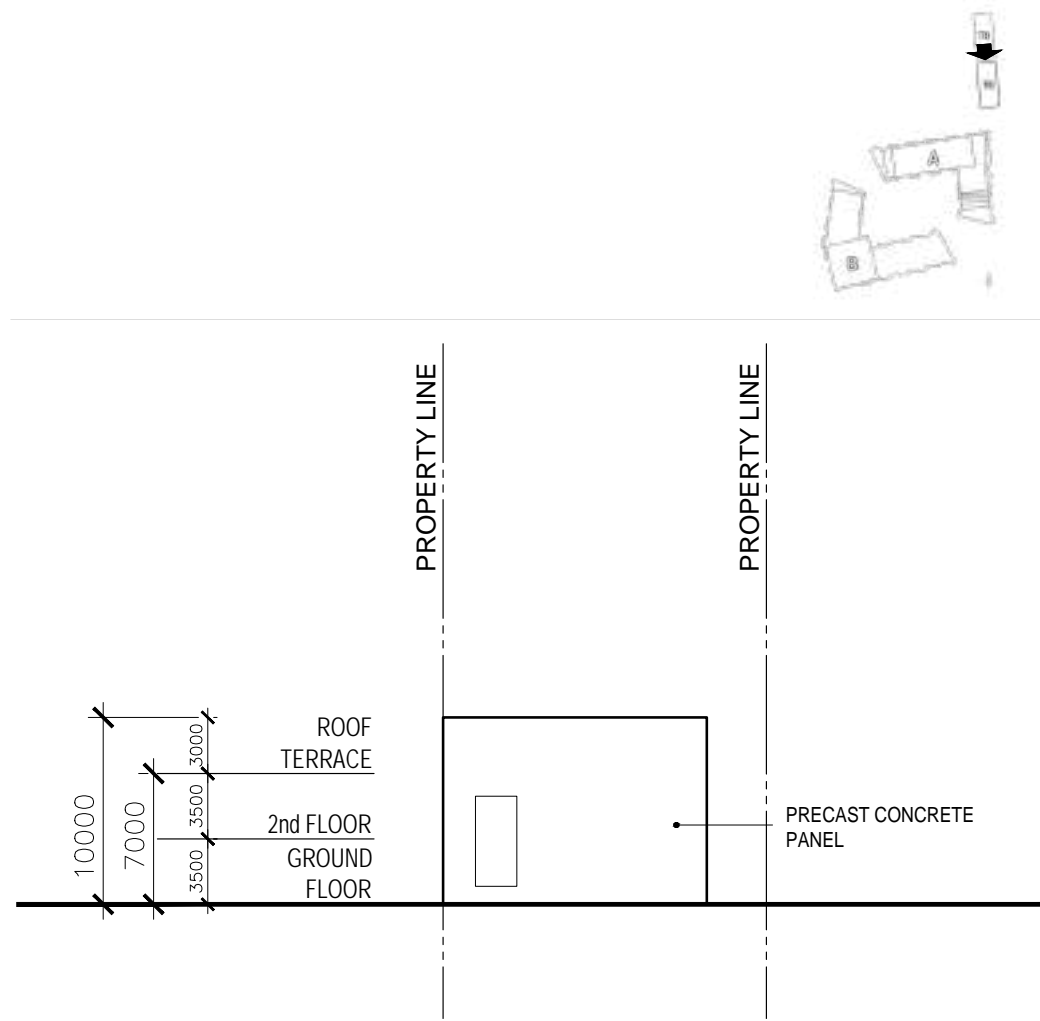
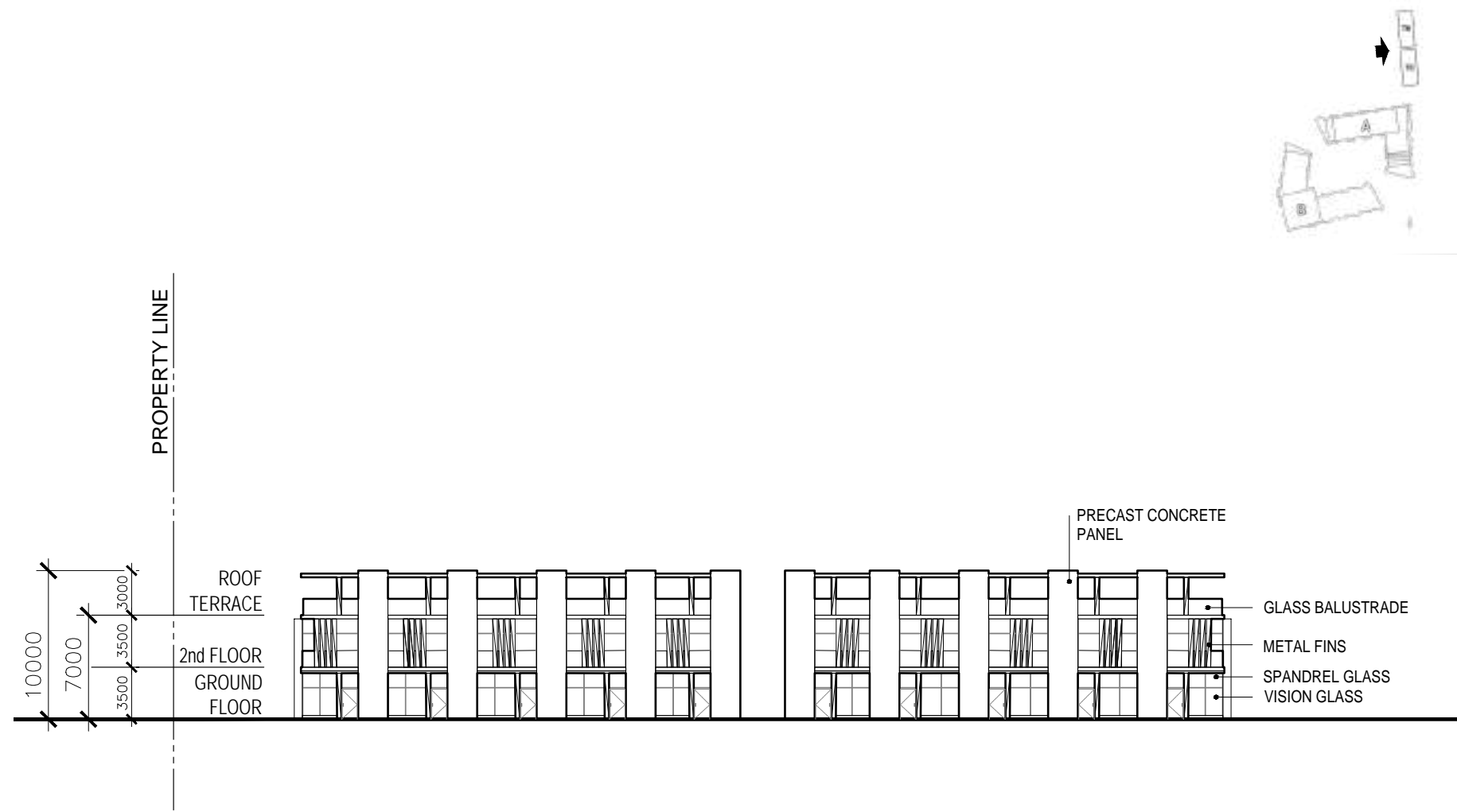
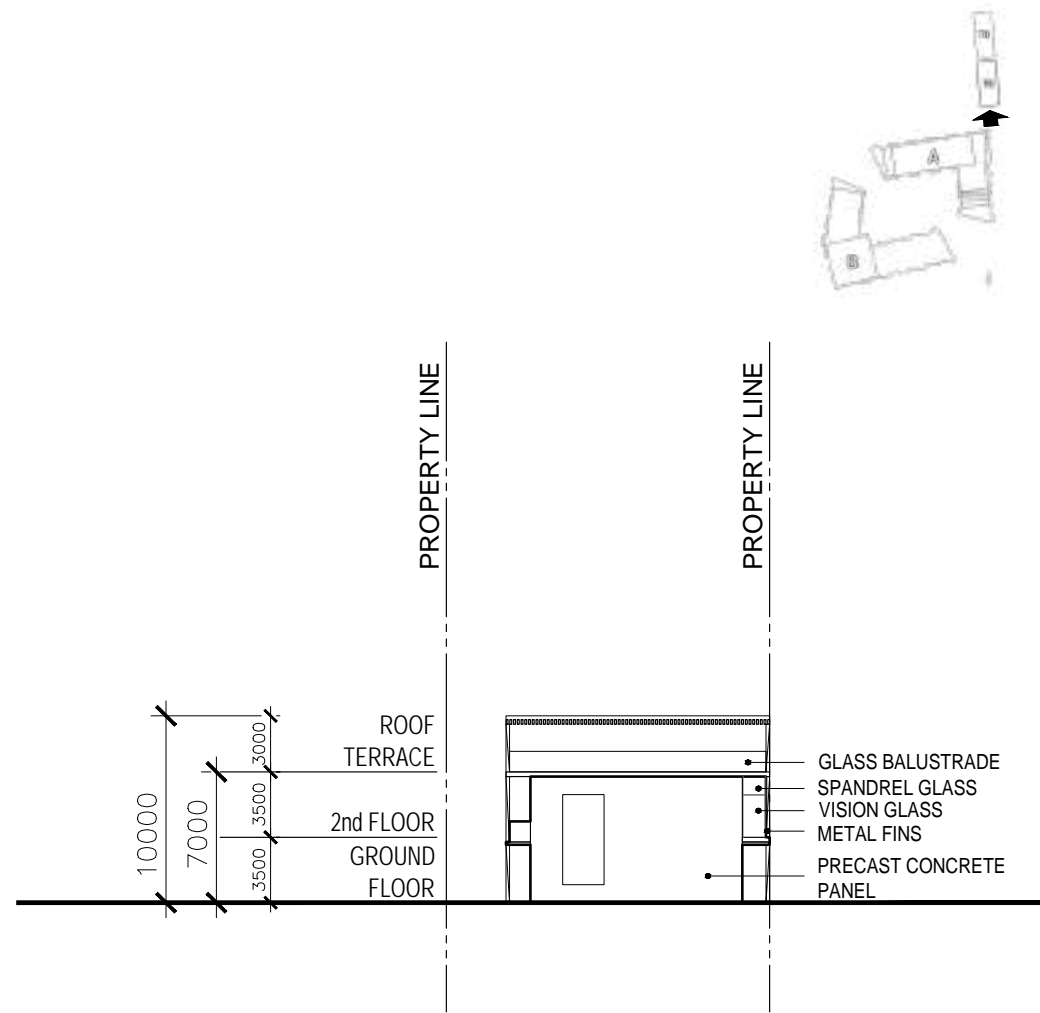
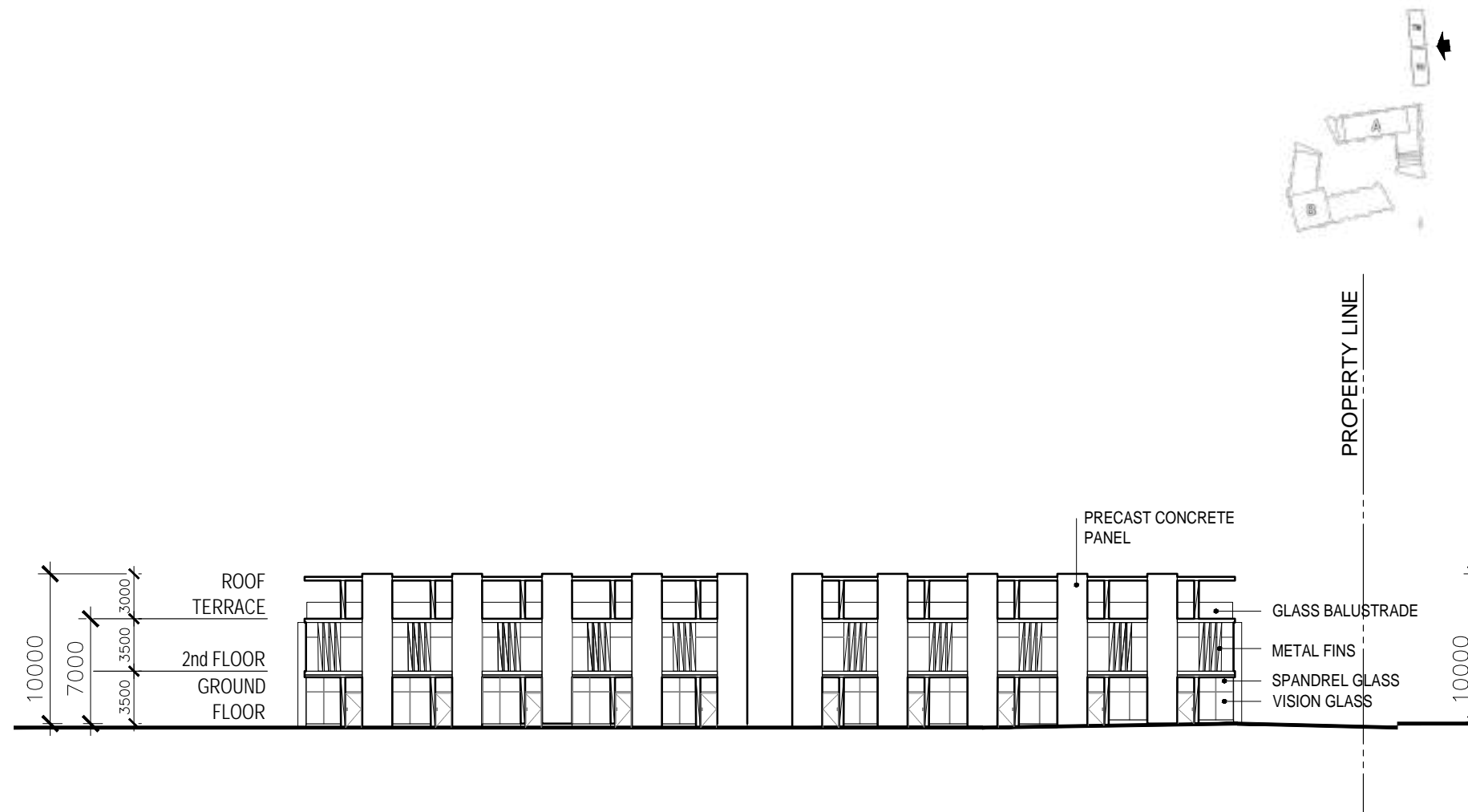
ELEVATIONS



ELEVATIONS

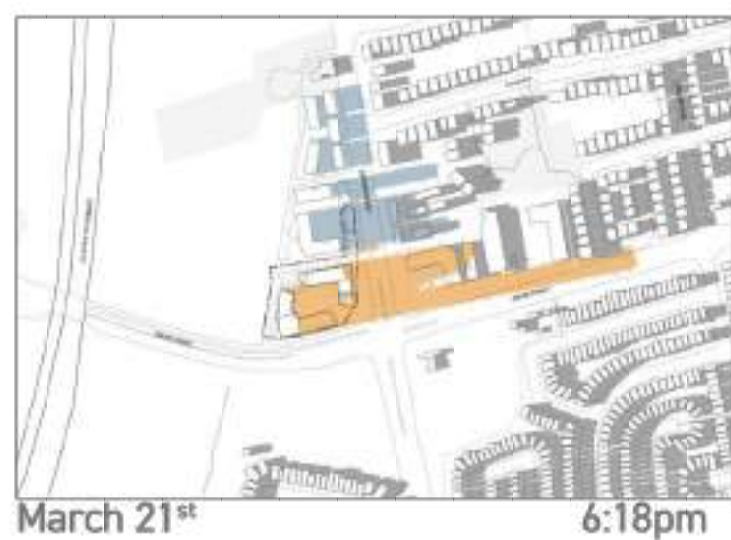
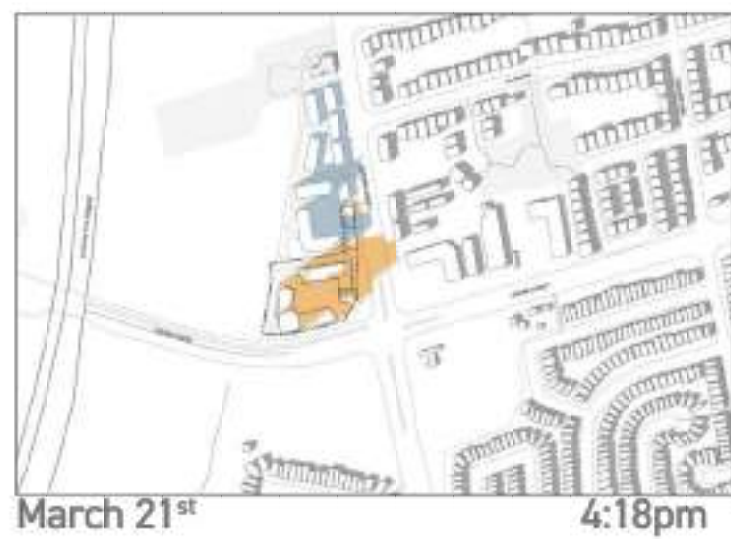
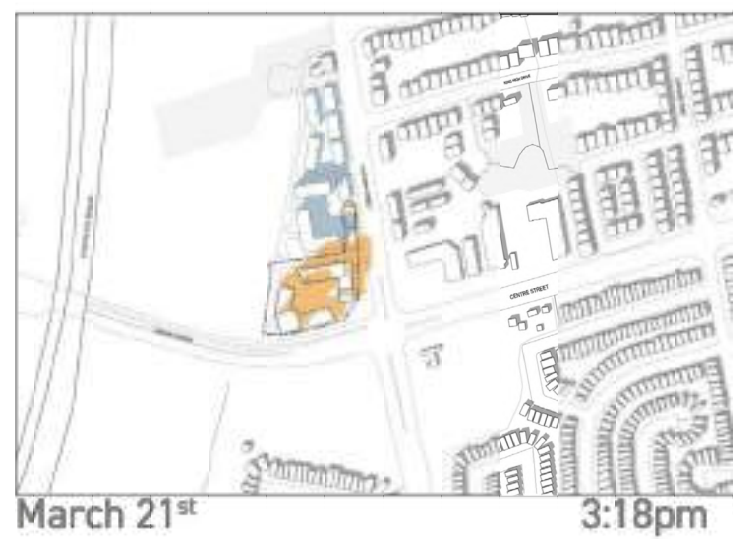
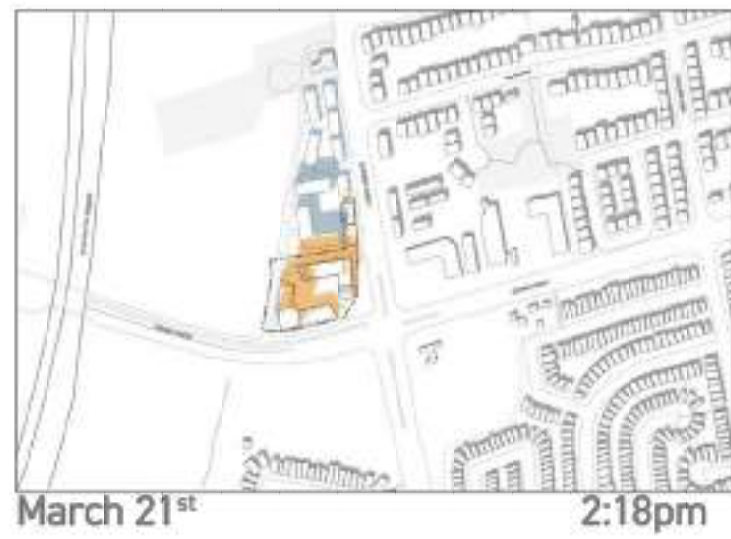
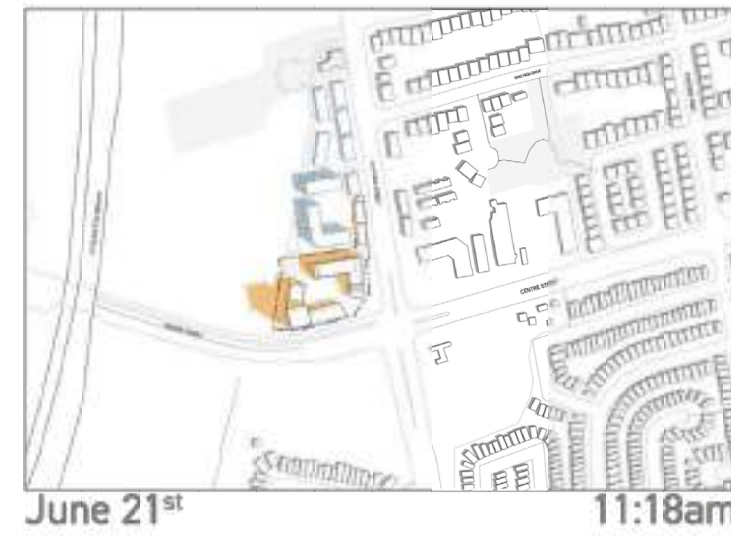
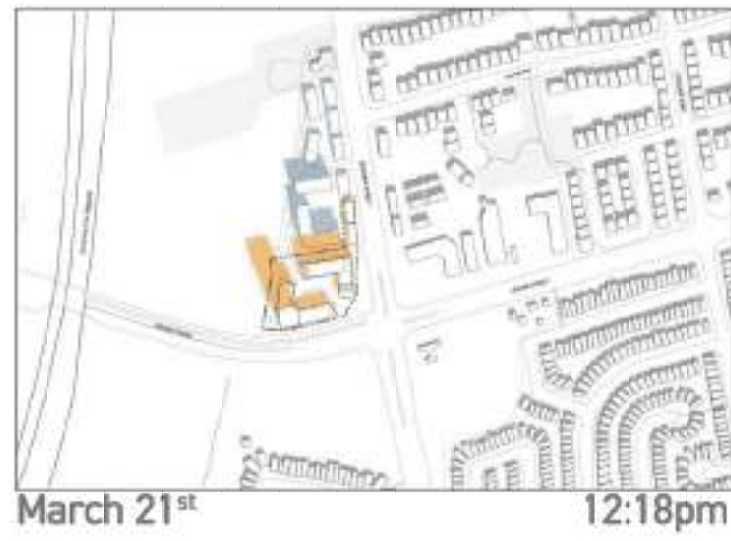
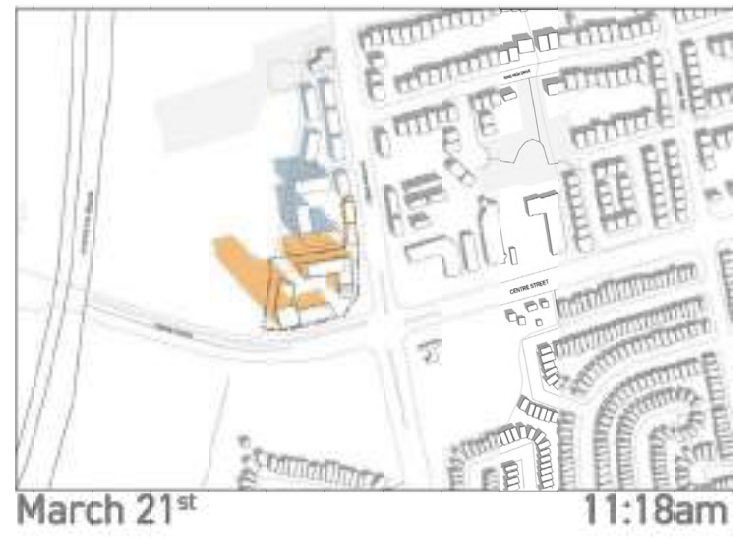
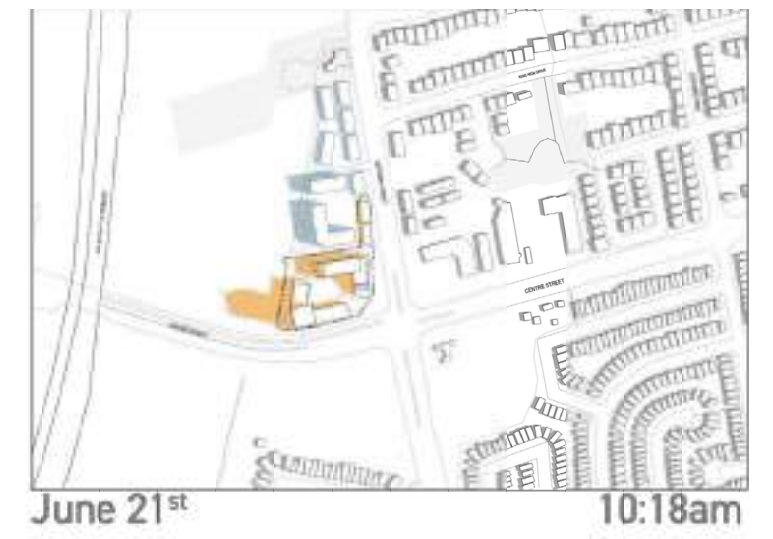
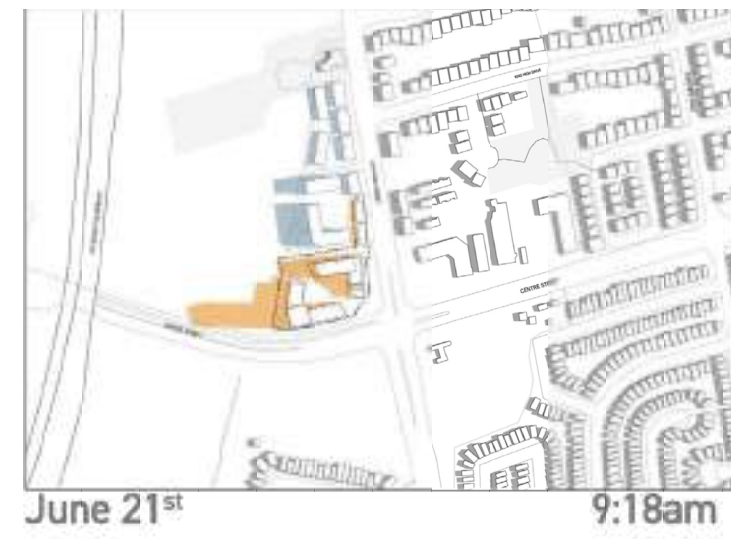
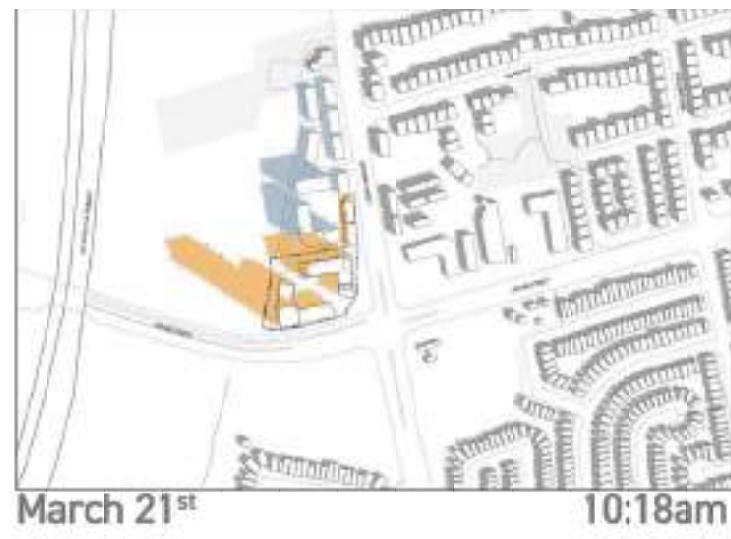


ELEVATIONS



SHADOW STUDIES

7818 DUFFERIN NEW NET SHADOW ■
 7850 DUFFERIN NET SHADOW ■
 EXISTING SHADOW ■



SHADOW STUDIES

7818 DUFFERIN NEW NET SHADOW ■
 7850 DUFFERIN NET SHADOW ■
 EXISTING SHADOW ■

