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COMMUNICATION – C24

ITEM 4

Committee of the Whole (Public Meeting)

October 6, 2020

STATUTORY PUBLIC MEETING

7700 BATHURST STREET
TORGAN GROUP

OCTOBER 6TH, 2020
CITY OF VAUGHAN

VAUGHAN CITY HALL, COUNCIL CHAMBERS
OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT APPLICATIONS
OP.16.006 & Z.20.019

Subject Property



Aerial View of Subject Property

- The subject property forms the western portion of the lands located at 7700 Bathurst Street.
- The lands in their entirety are irregular shape and has a total land area of approximately 3.3 hectares (33,000 square metres).
- The site is currently occupied by three single storey commercial and retail buildings where the feature portion of the buildings is two storeys at the Centre Street and Bathurst Street intersection. The remainder of the site is occupied by at-grade parking to service the retail and commercial establishments.
- Phase 1 has a total land area of 0.93 hectares (9,295.24 square metres).
- The subject property has variable topography and is generally higher at the north east portion and gradually slopes downward in a westerly direction through the site to be at grade with Promenade Circle.

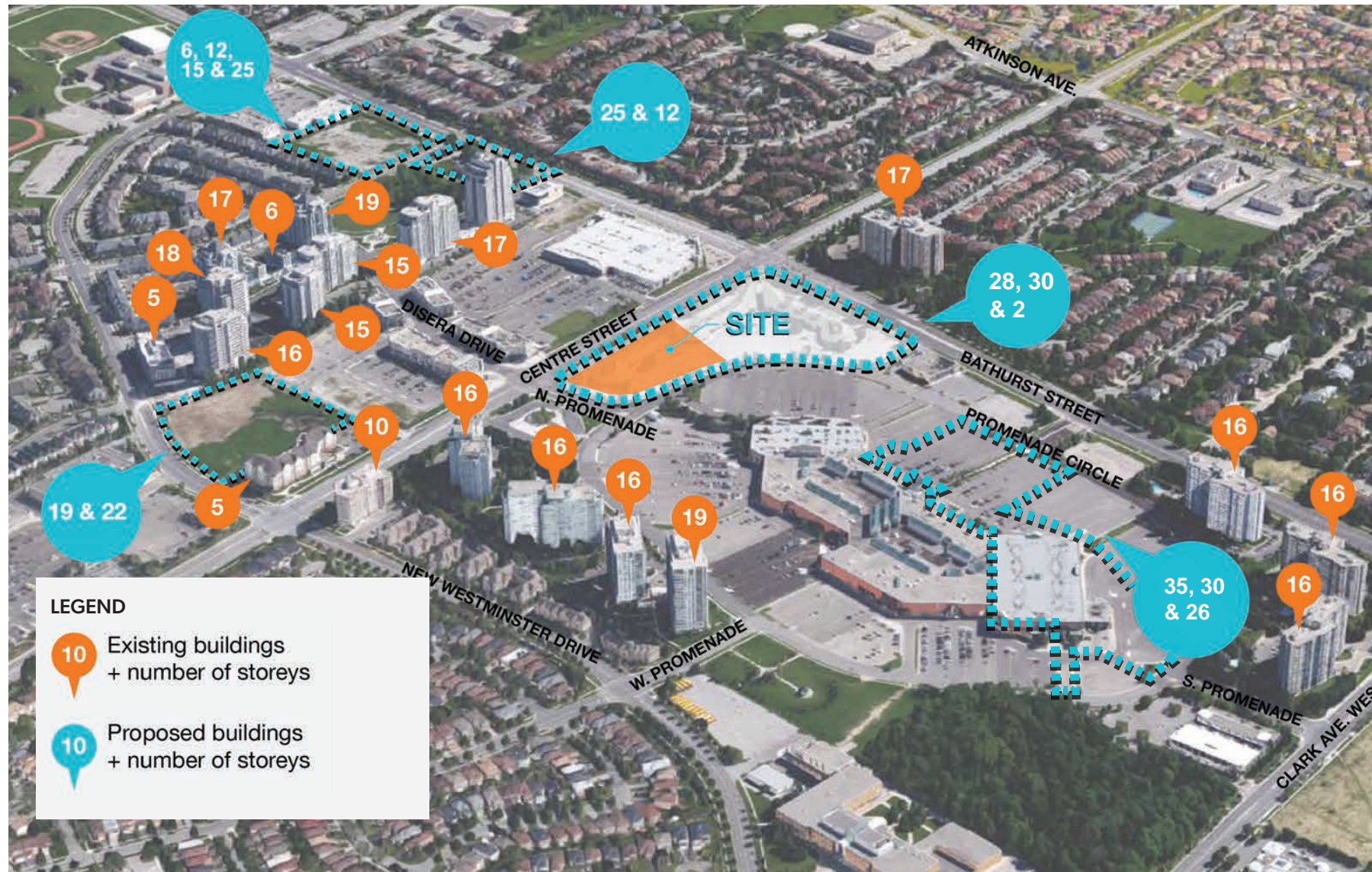
Surrounding Context



Surround Context of Subject Property

- The subject property is bound by two major arterial roads and surrounded by major retail and commercial establishments as well as surrounding residential uses.
- North:
A large scale commercial establishment exists to the north of the subject property along with smaller scale retail/commercial uses and at grade parking.
- East:
A high-rise residential building is located to the east of the subject property with some at-grade parking.
- South:
Promenade mall is located to the immediate south of the subject property.
- West:
The York Region Transit and VIVA Promenade Terminal bus station is located immediately west of the subject property.

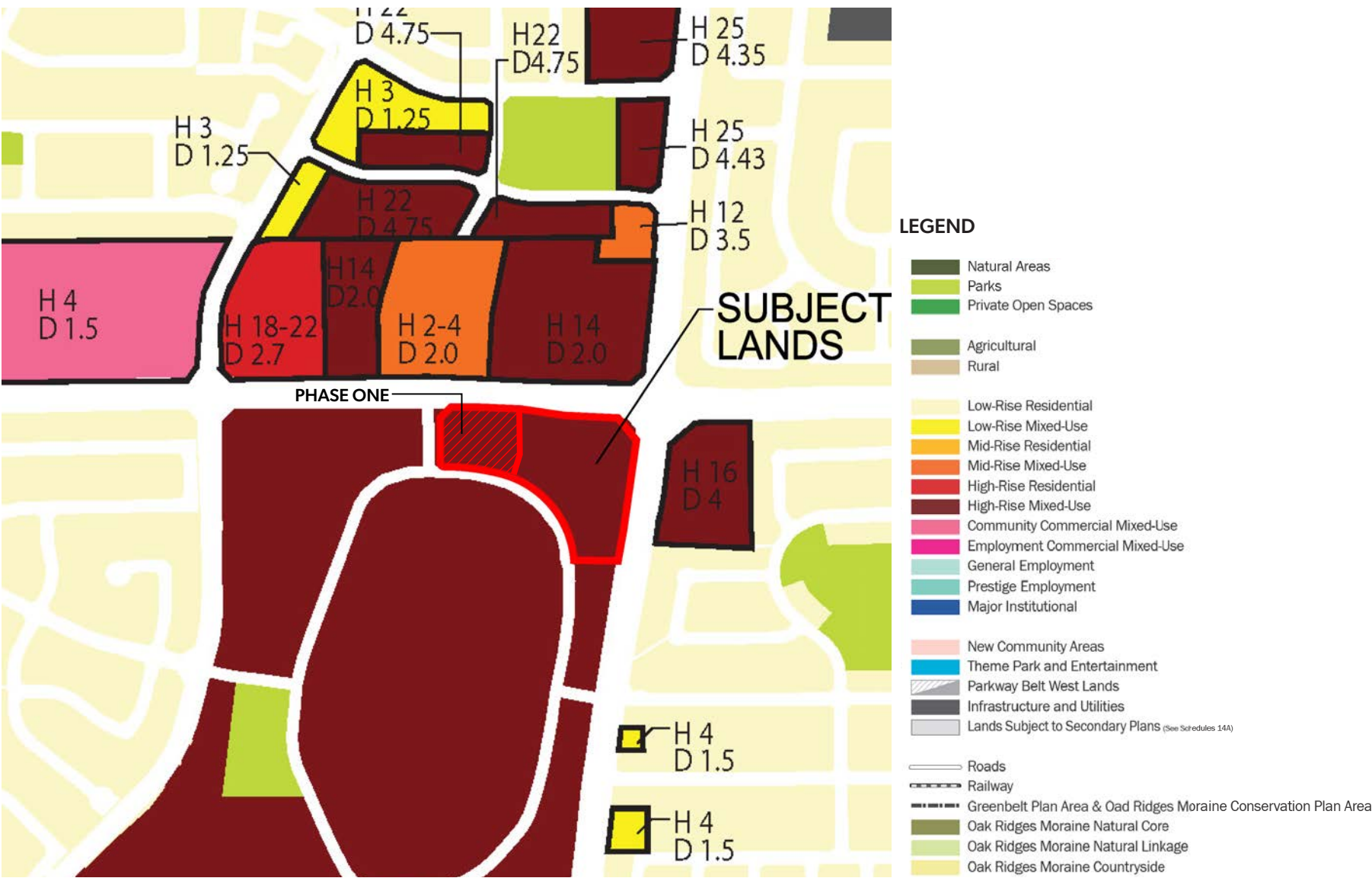
Surrounding Development



City of Vaughan Schedule 13, Land Use Plan

- Within a greater area context, the subject property is surrounded by the proposed and approved developments.
 - A. 1 & 180 Promenade Circle, Blocks 1, 2, 3, 4 and 10 (Promenade Limited Partnership) – Official Plan Amendment, Zoning By-law Amendment and Site Plan Applications
 - B. South side of Clark Avenue & West of Bathurst Street (Wycliffe Clark Limited) – Zoning By-law Amendment, Site Plan Approval, Draft Plan of Subdivision and Draft Plan of Condominium
 - C. 927 Clark Avenue West (Reena Battle Centre) – Site Plan Approval
 - D. 2 Beverley Glen Boulevard (Baif Developments Limited) – Official Plan Amendment and Zoning By-law Amendment
 - E. 7890 Bathurst Street (Liberty Developments) – Official Plan Amendment, Zoning By-law Amendment and Site Development
 - F. 784 Centre Street (Blue Water Ranch Developments Inc.) – Zoning By-law Amendment and Site Plan Approval

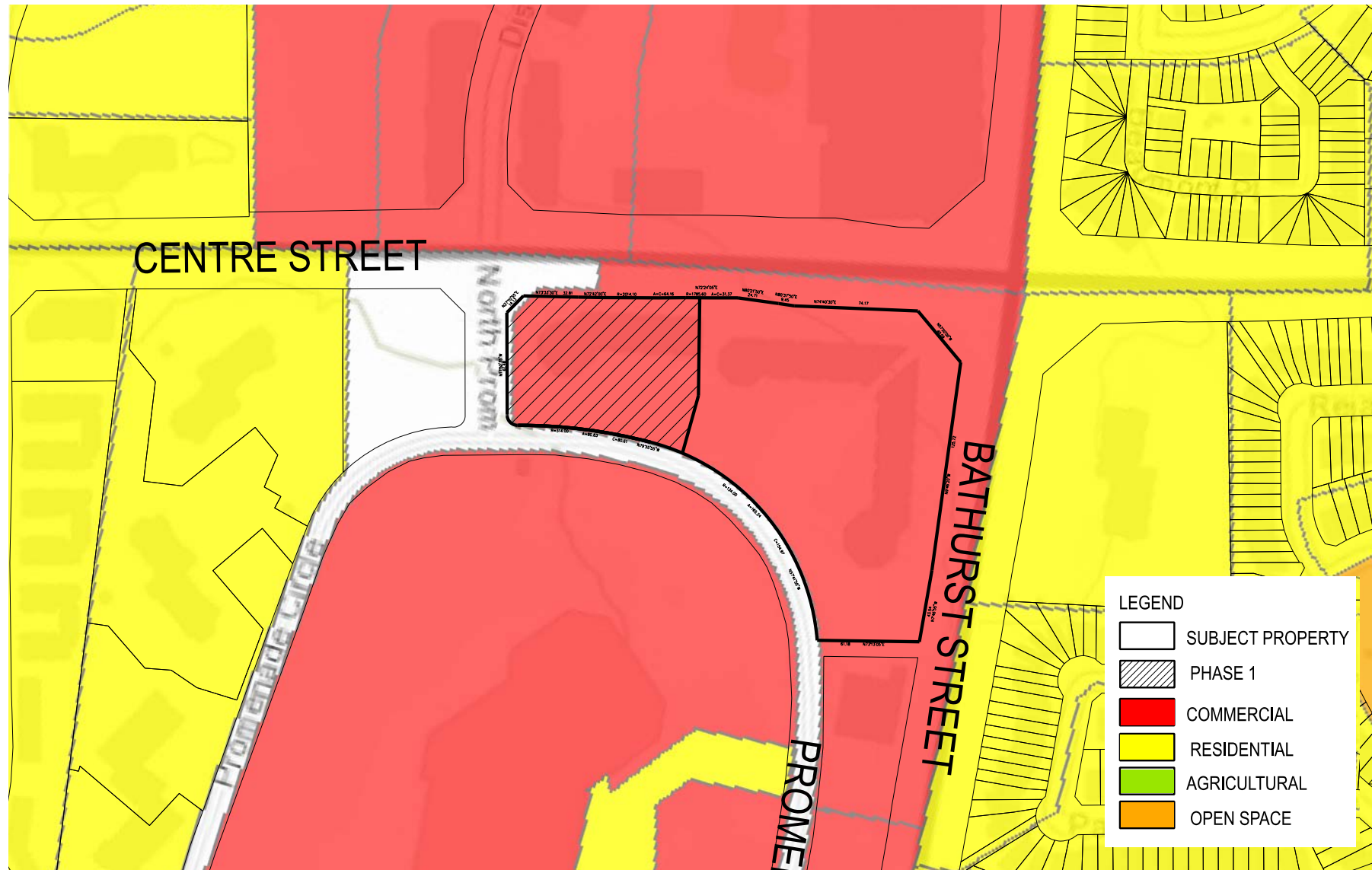
Planning Framework - City of Vaughan Official Plan, 2010



City of Vaughan Schedule 13, Land Use Plan

- The subject property is designated as within a *Primary Centre* and *High-Rise Mixed-Use*.
- The proposed development generally conforms to the current Vaughan Official Plan policies, with the exception of height and density permissions. An Official Plan Amendment application has been submitted to facilitate the proposed development.

Planning Framework - City of Vaughan Zoning By-law 1-88



Current Zone per Zoning By-law 1-88

- Lands are zoned C2 – General Commercial
 - Permits commercial uses, including and among others, eating establishments, office uses, pharmacies and retail stores
- A Zoning By-law Amendment to City of Vaughan Zoning By-law 1-88 was submitted to facilitate the proposed development.

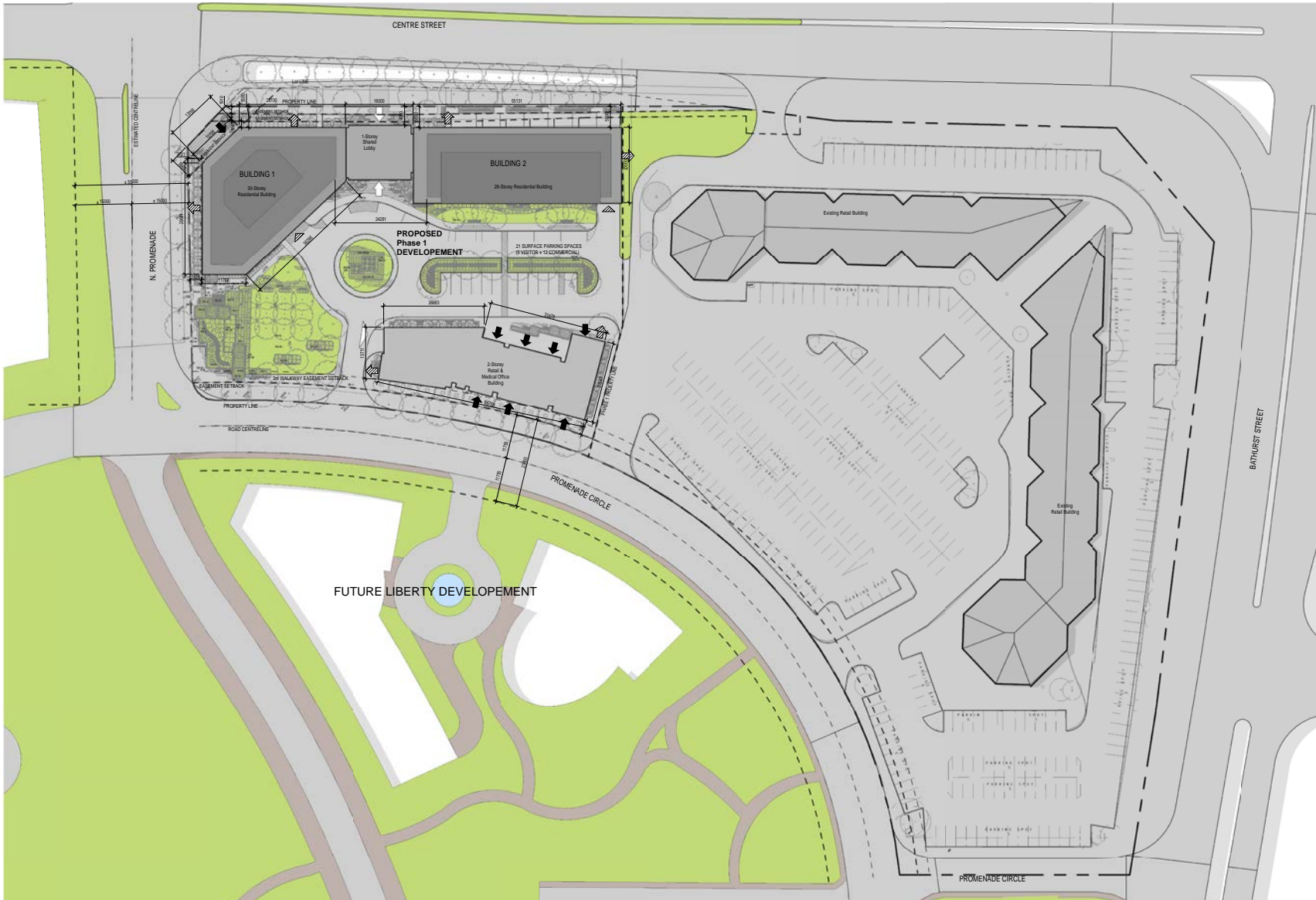
Planning Framework - Draft Promenade Centre Secondary Plan



Secondary Plan Area

- The Promenade Centre Secondary Plan is in its early stages of coordination and is planned to be finalized in the first quarter of 2021.
- We are actively engaged and participating in the Secondary Plan process, however, in advance of a draft of the Secondary Plan or an approved version, the Phase 1 lands are proceeding with site specific applications to facilitate the proposed development at this time.

Proposed Site Plan



| Development Statistics | |
|--|--|
| Phase 1 Lot Area (sq.m.) | 9,295.24 sq.m. |
| Building Height (Storeys and Metres) | Building 1: 30 Building 2: 28 Commercial Building: 2 |
| Parking Levels | 3 levels plus a Mezzanine |
| Total Gross Floor Area (GFA) | 50,941.50 sq.m. |
| Residential GFA | 49,140.80 sq.m. |
| Non-Residential GFA | 1,800.70 sq.m. |
| Density Floor Space Index (FSI) | 5.48 FSI |
| Number of Residential Units | 685 units |
| Provided Vehicular Parking | 705 spaces |
| Bicycle Parking Provided | 300 spaces |
| Total Residential Amenity Space (Indoor and Outdoor) | 9,161.83 sq.m. (1,211.95 sq.m. and 7,949.88 sq.m.) |

Site Plan
prepared by Quadrangle

Proposed Development



View from Centre Street Looking Southeast
prepared by Quadrangle



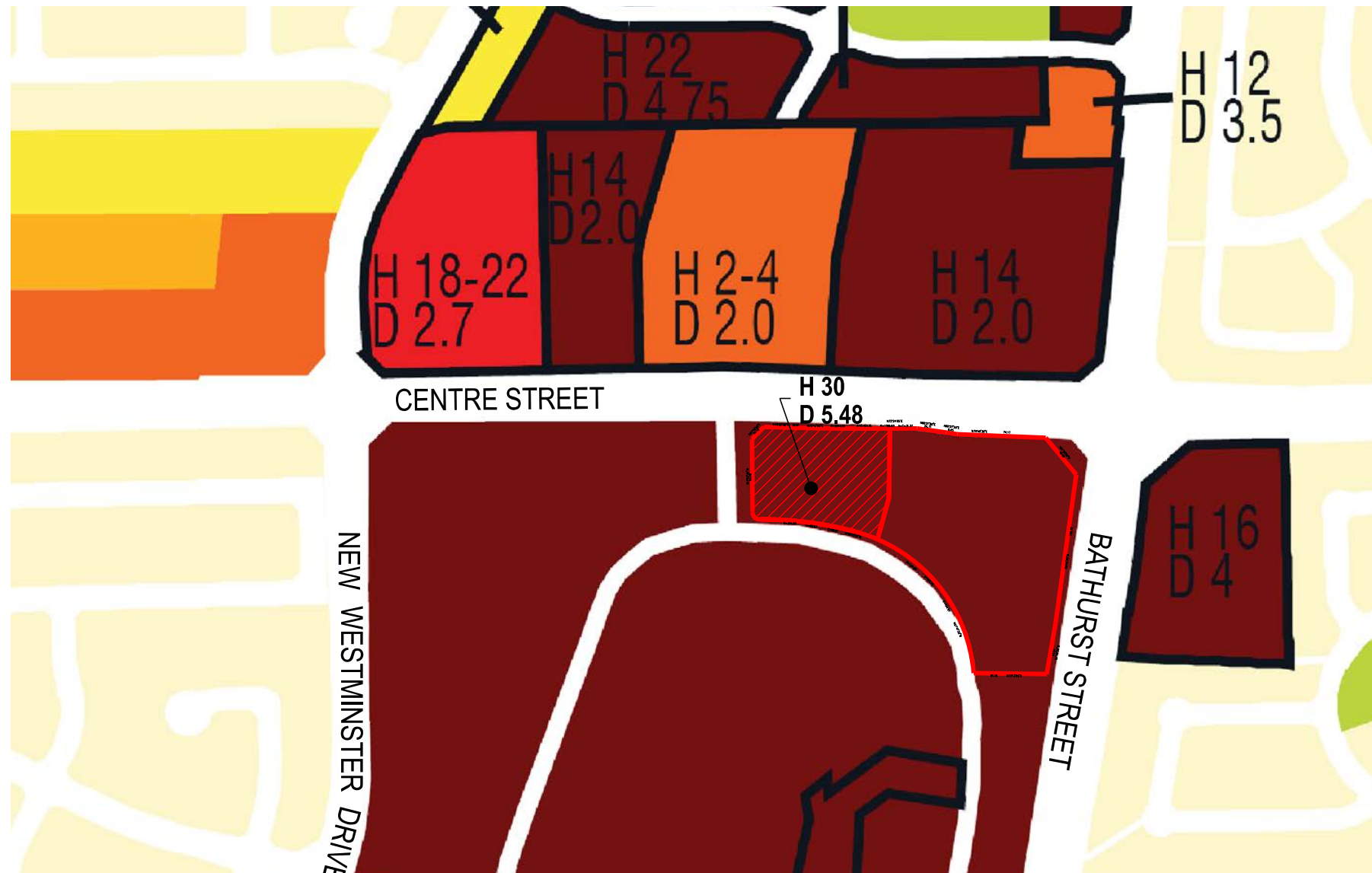
View from Promenade Circle Looking Northeast
prepared by Quadrangle

Proposed Landscape Strategy



Landscape Plan
prepared by Broadie and Associates and rendered by Weston Consulting

Official Plan Amendment



Official Plan Amendment Schedule

- The subject property is proposed to amend the Vaughan Official Plan to permit;
 - a maximum building height of 30-storeys;
 - a maximum density of 5.48 times the lot area;
 - residential uses at-grade along Centre Street and site-specific urban design standards.



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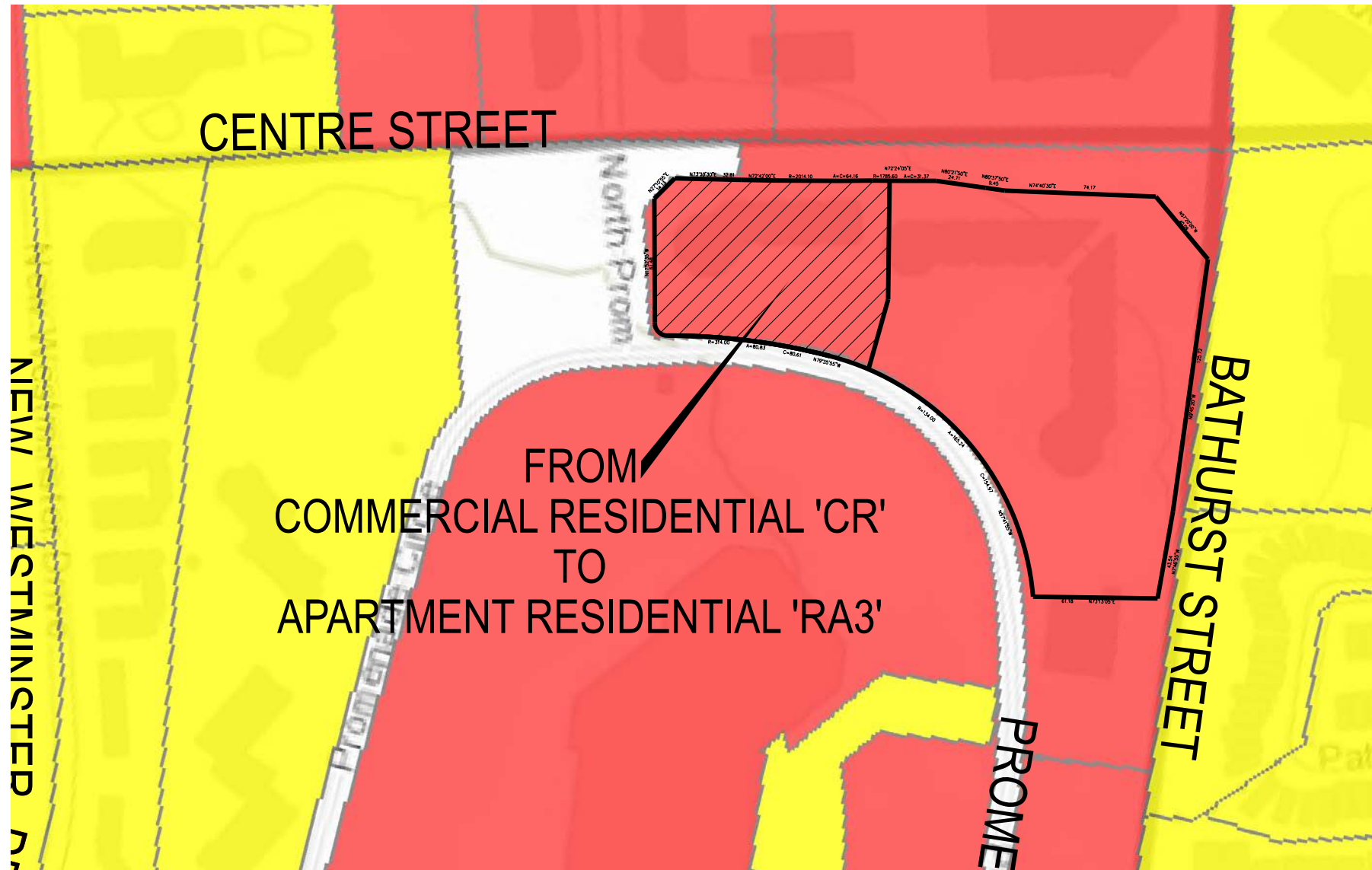
Statutory Public Meeting

7700 Bathurst Street, City of Vaughan

October 6th, 2020

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Zoning By-law Amendment



- The subject property is proposing to rezone the site to 'RA3 – Apartment Residential Zone' with Site Specific Exceptions;
- Site-specific exceptions to permit the proposed heights, building setbacks, FSI, parking, and minimum amenity area.

Zoning By-Law Amendment Schedule

Next Steps



View from Centre Street Looking Southeast
prepared by Quadrangle

- The application is currently under review by the following city departments and external agencies:
 - Planning
 - Urban Design
 - Engineering
 - Transportation
 - Parks
 - Region of York
 - Utilities and Services
- Comments received from the above, as well as this evening will be reviewed and where possible, addressed through a future resubmission.

Thank You Comments & Questions?

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