

COMMUNICATION C4

ITEM NO. 2

**COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

September 13, 2021

Chelsea Eagle Point

**Official Plan Amendment
Zoning By-law Amendment**

10000 Dufferin Street
City of Vaughan

Subject Lands

- 10000 Dufferin Street;
- North-east of Major Mackenzie Drive W & McNaughton Road E;
- Rectangular in shape and follow the curve of McNaughton Road East and have an area of approximately 2.506 hectares (6.19acs.); and,
- Currently part of the existing Eagles Nest Golf Club (“ENGC”) and are located at the southwest corner of that facility.



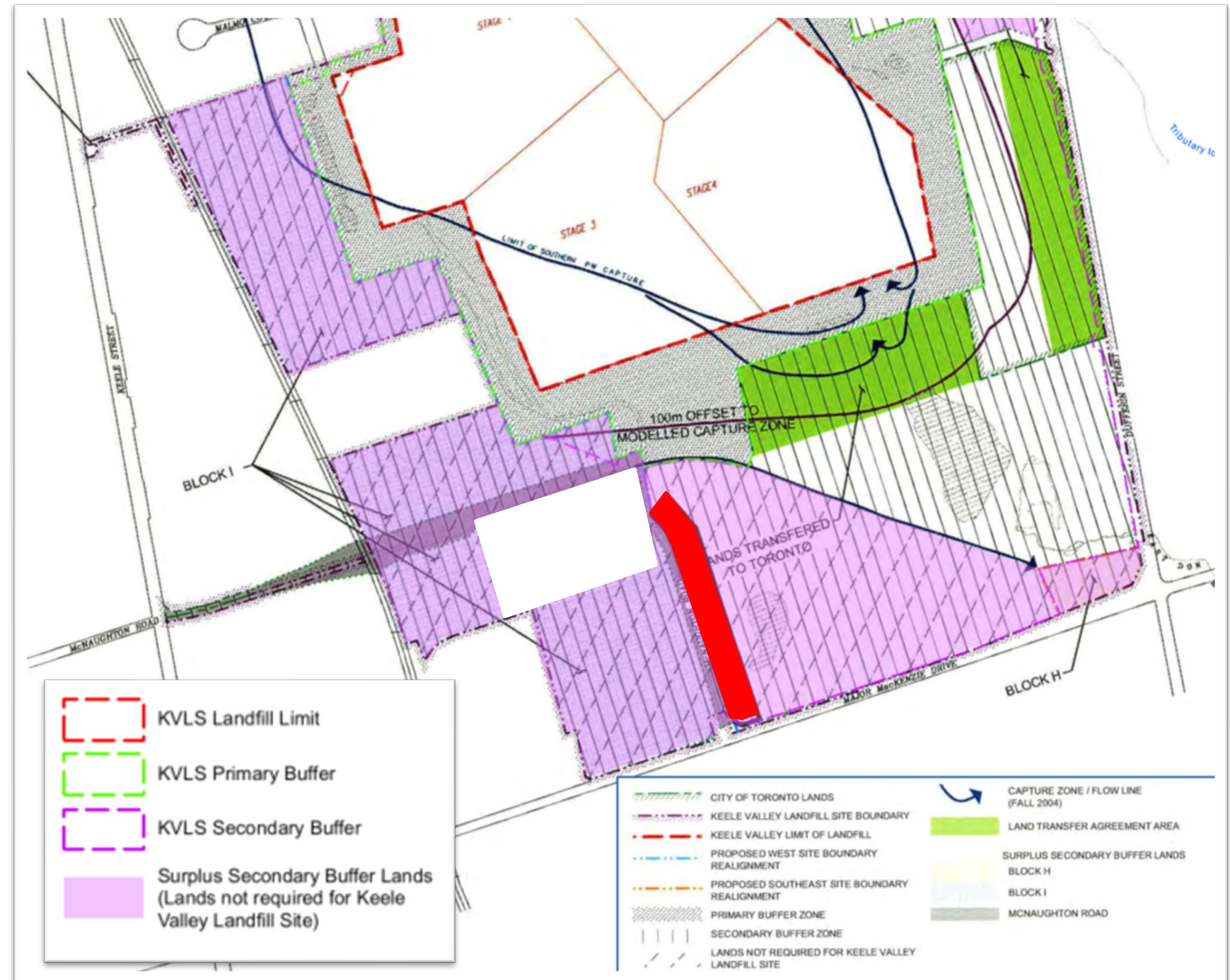
Maple GO Station

- The Subject Lands have been included within Maple GO Station Major Transit Station Area (the "MTSA").
- Proposed development providing increased residential density +/- 600 metres from the Maple GO Station.
- Service between Barrie and Toronto and currently part of the Metrolinx Regional Express Rail Expansion which will see all-day, two-way service on this line.



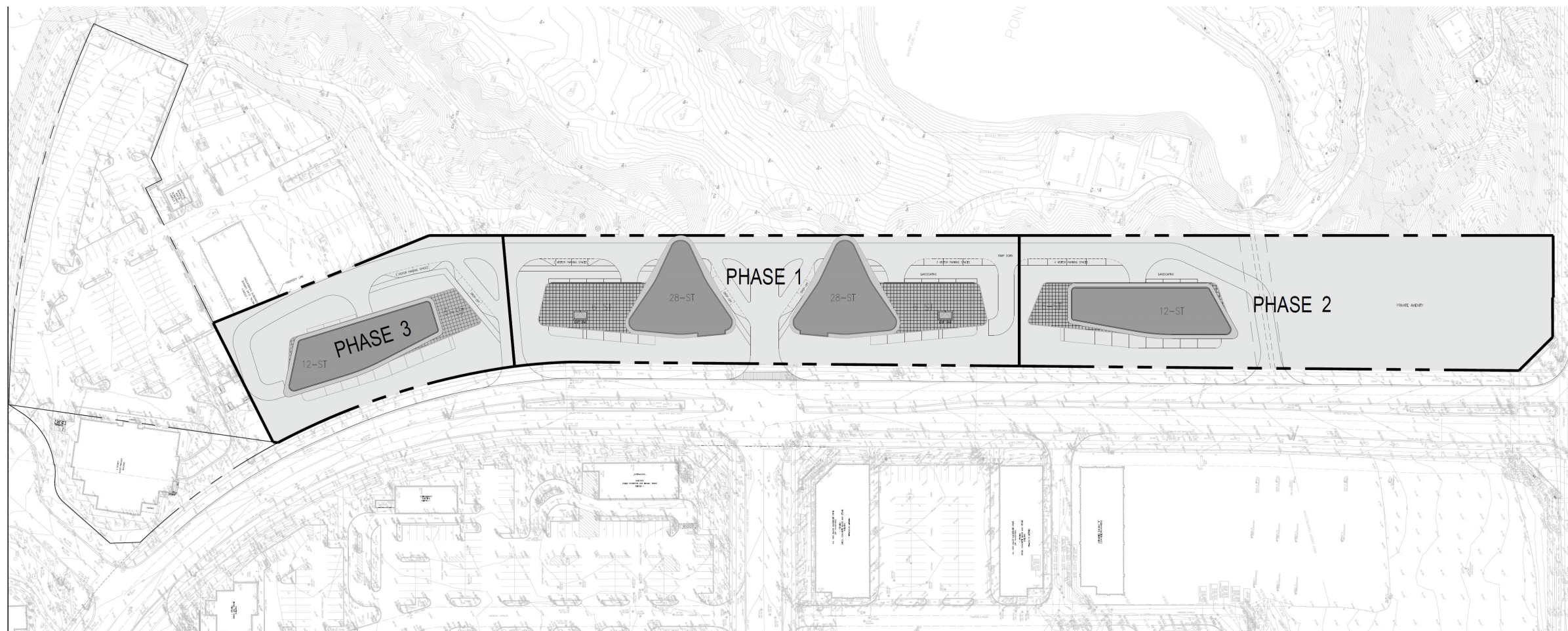
Closed Keele Valley Landfill and Secondary Buffer

- The Subject Lands are located in the Secondary Buffer for the closed Keele Valley Landfill Site.
- The Secondary Buffer constitutes a monitoring easement associated with the post closure care of the closed landfill.
- A 2006 report prepared by Conestoga Rovers Associates determined the lands in purple were not required for long term monitoring (incl. subject lands).
- Eagles Nest Golf Course is not being closed and will remain an 18-hole golf course owned by YMHI.



Development Proposal

- Two (2) 28-storey and two (2) 12-storey; residential
- 1,006 residential units;
- Gross Floor Area ("GFA") of 78,012 sm;
- Floor Space Index ("FSI") of 3.11;
- 1240 parking spaces within a three-level underground parking garage and accessory short-term surface parking; and,
- 0.53Ha. (1.31 acs.) private amenity space featuring walking trails and seating to serve the residents.



Development Proposal



Development Proposal



Development Proposal



View from Eagle Rock Way and McNaughton Road East - Looking Northeast

Development Proposal

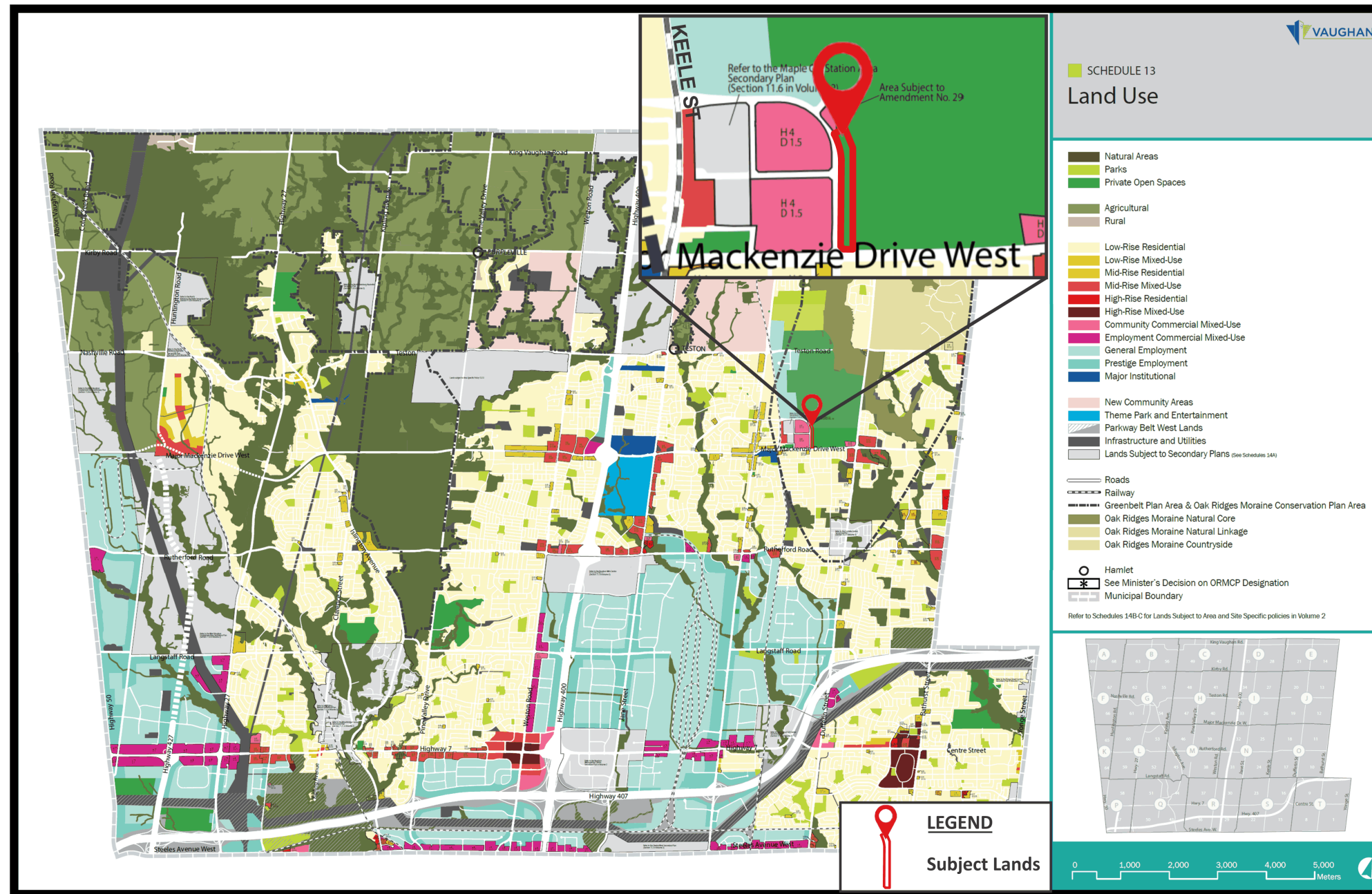
BUILDING ELEVATION AND MASSING DESIGN FROM MCNAUGHTON ROAD EAST



Landscape Plan



Vaughan Official Plan, 2010



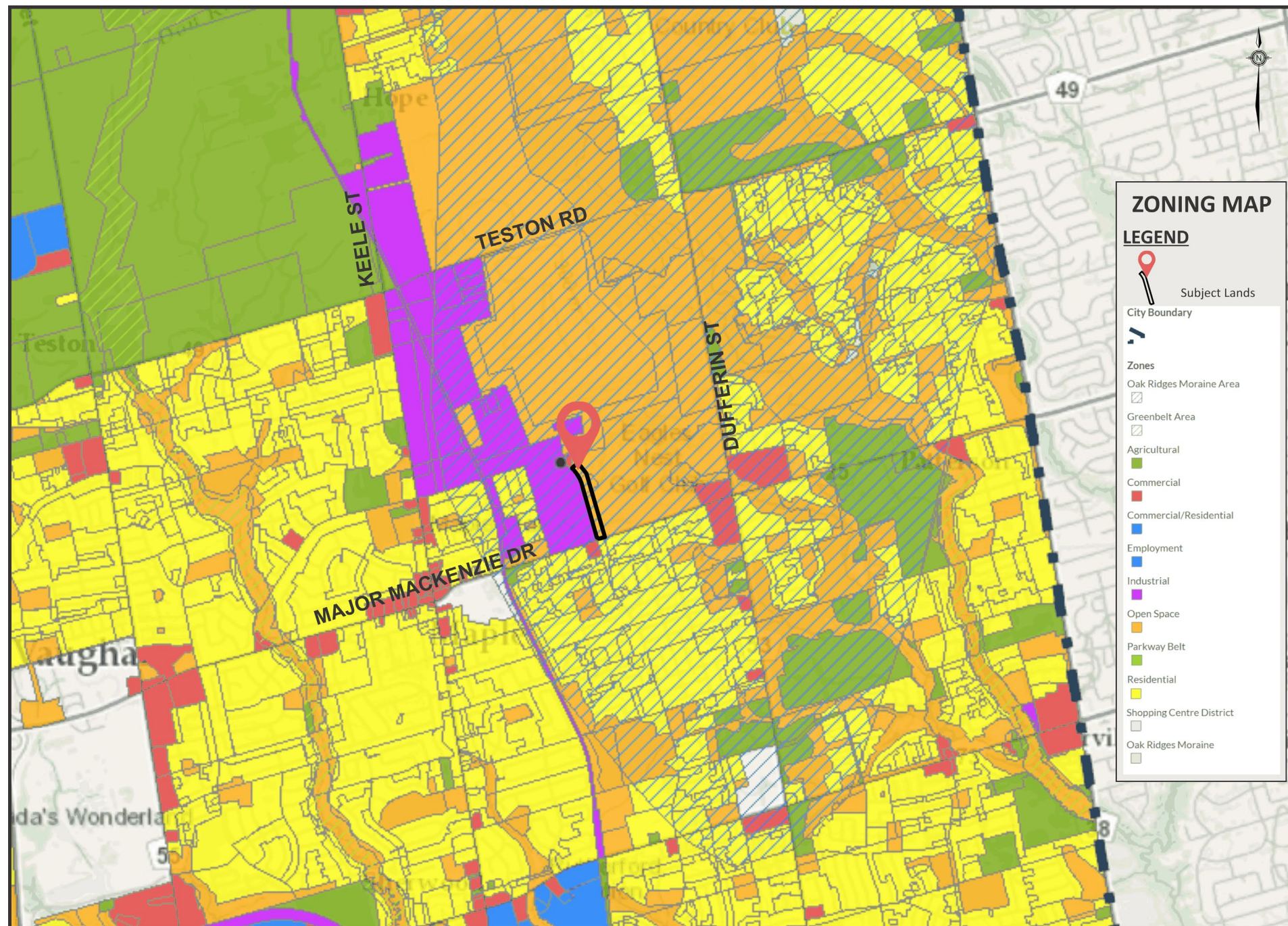
The Subject Lands are currently designated “Private Open Spaces”, within the Community Areas and Oak Ridges Moraine Conservation Plan Area and are within the Urban Boundary.

Official Plan Amendment

- Private Open Space designation does not permit the proposed high-rise residential use; and,
- Seeking to redesignate as “High-Rise Residential” with a maximum height of 28 storeys to permit the proposed residential use, along with site specific policies.



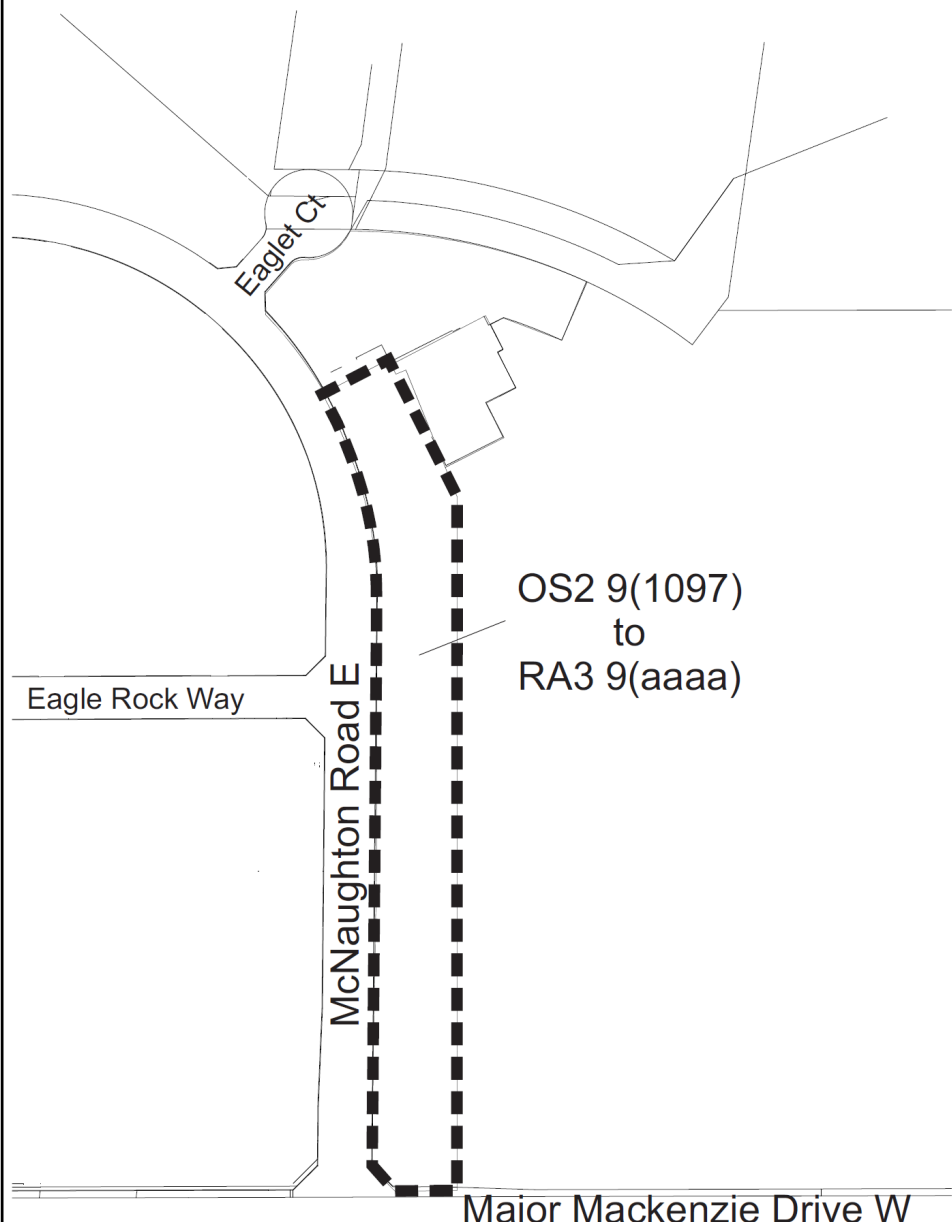
Vaughan Zoning By-law 1-88



The Subject Lands are currently zoned as “Open Space Park (OS2) Zone” within Vaughan Zoning By-law 1-88.


Zoning By-law Amendment

- Open Space Park (OS2) Zone does not permit the proposed high-rise residential use; and,
- Seeking to rezone as 'Apartment Residential (RA3) Zone' with certain site specific provisions.



OS2 9(1097)
to
RA3 9(aaaa)

SCHEDULE '1'
TO BY-LAW _____ - 2021
PASSED THE ____ DAY OF _____, 2021

 SUBJECT LANDS

FILE NO:
LOCATION: PART OF LOT 22, CONC. 3

APPLICANT: CHELSEA EAGLE POINT
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK



Questions?

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