

PUBLIC MEETING

WOODBIDGE PARK LIMITED
5390 STEELES AVENUE WEST
(CORNER OF GIHON SPRINGS DRIVE AND STEELES AVENUE WEST)
CITY OF VAUGHAN

OFFICIAL PLAN AMENDMENT (OP.21.012)
ZONING BY-LAW AMENDMENT (Z.21.019)

SEPTEMBER 14TH, 2021

COMMUNICATION C23

ITEM NO. 3

COMMITTEE OF THE WHOLE
(PUBLIC MEETING)

September 14, 2021

WESTON
CONSULTING



AREA CONTEXT



Context Aerial Photo of the Subject Lands

Location

- Steeles Avenue West and Kipling Avenue
- Located at the northeast corner of Gihon Springs Drive and Steeles Avenue West
- Border of the City of Vaughan and City of Toronto

AREA CONTEXT



Aerial Photo of the Subject Lands

Site Area

- 59,973.36 Square Metres (Site Area)
- 6,148.28 Square Metres (Development Area)

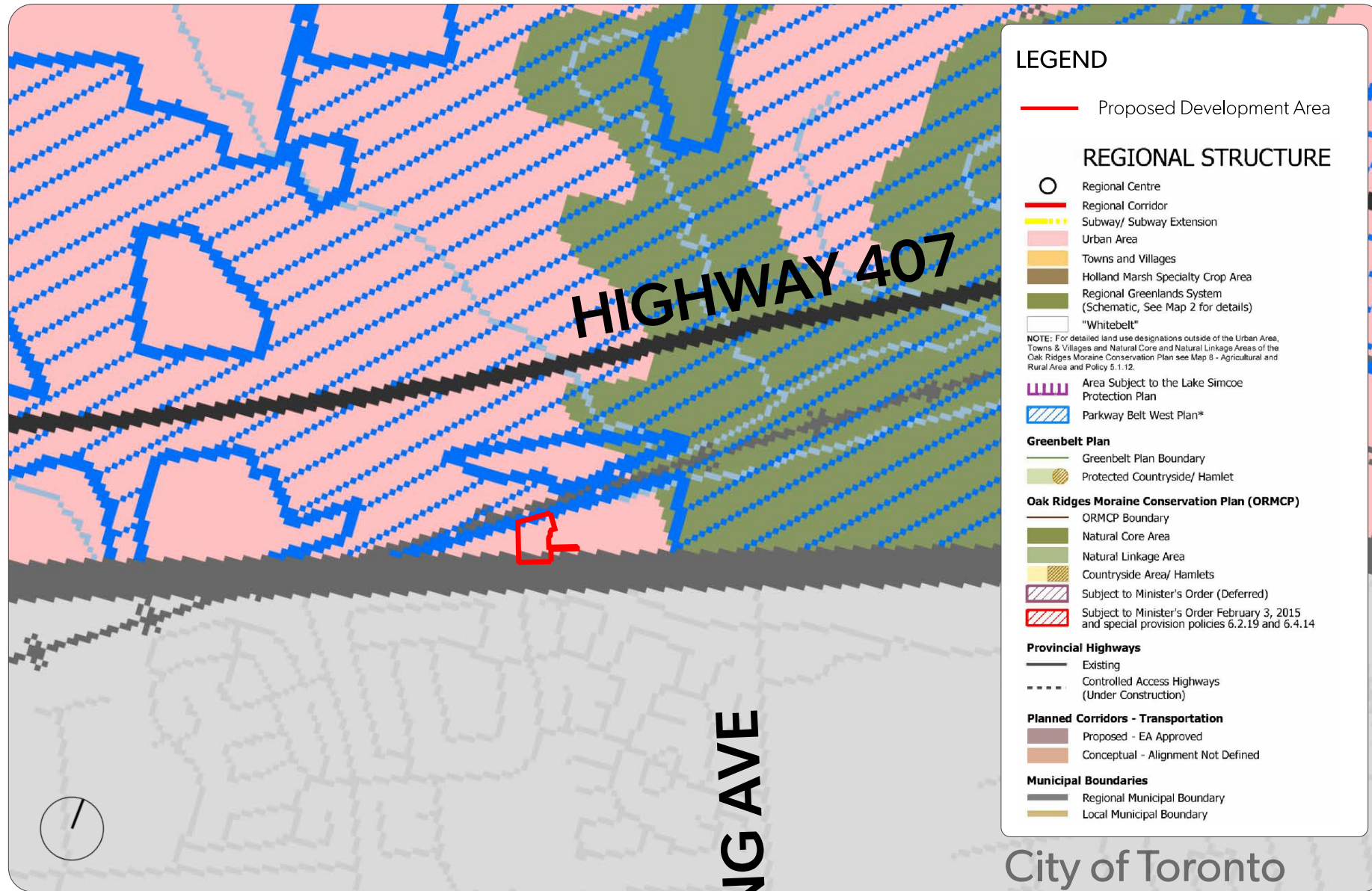
Frontage

- 45.70 Metres

Previous Approvals

- ZBA / OPA / Plan of Subdivision:
 - 249, three-storey townhouse dwelling units
 - 2, three-storey mixed use buildings
 - Public Municipal Park

POLICY CONTEXT

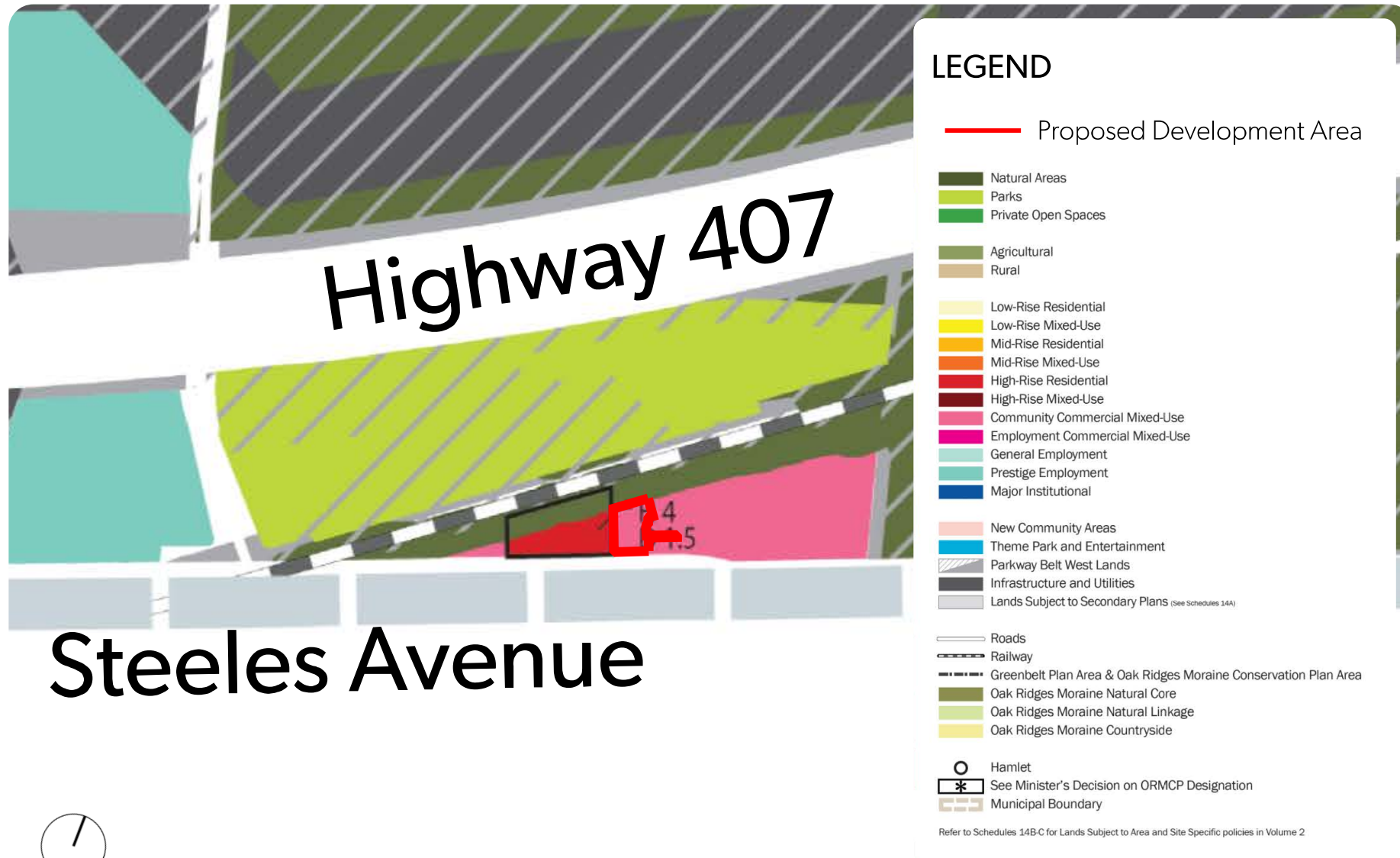


York Region Official Plan

- Designated as an "Urban Area"
- 577,000 residents, 234,000 households, 318,000 jobs by 2031 to be accommodated within Urban Areas

York Region Official Plan - Regional Structure

POLICY CONTEXT



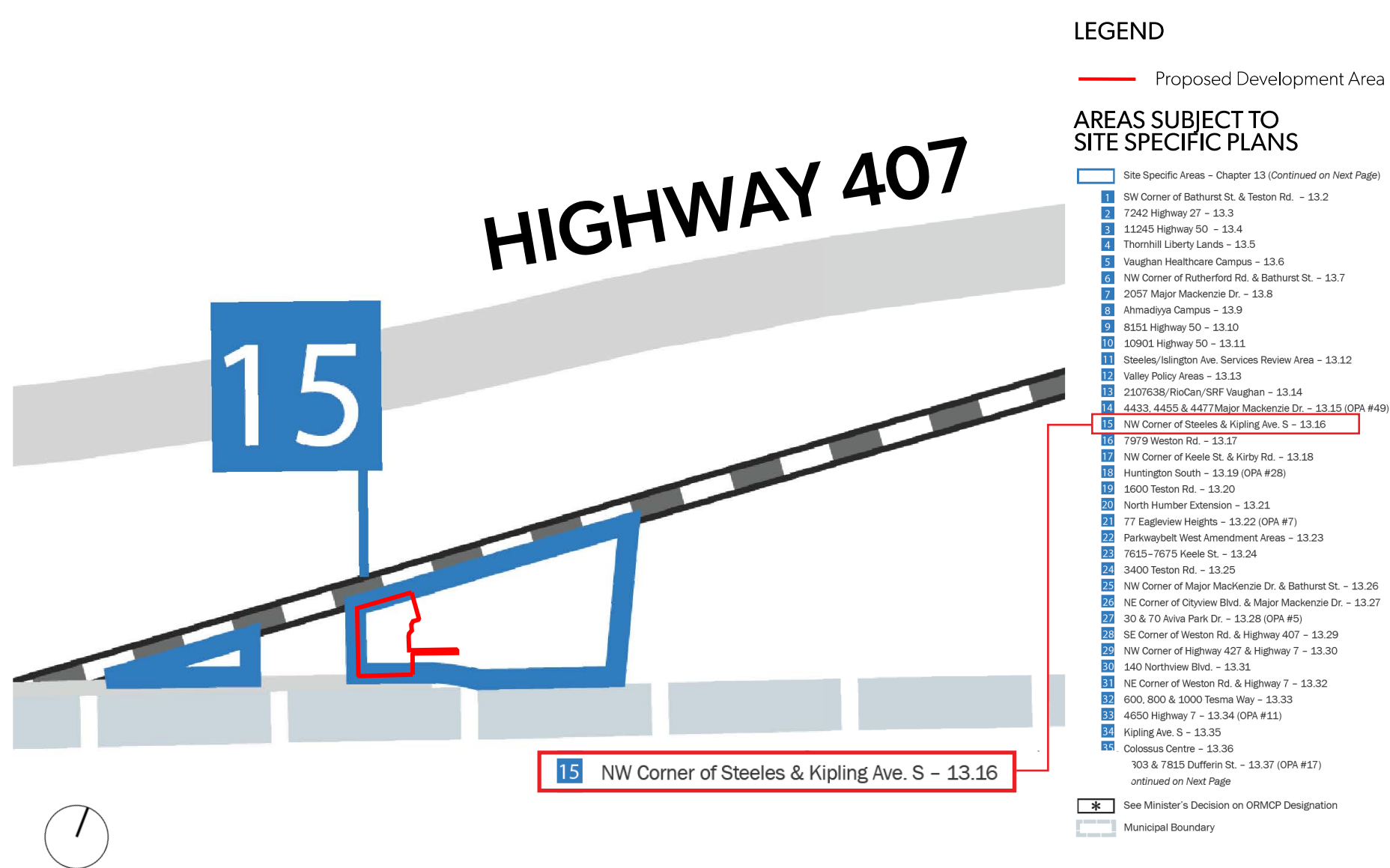
Vaughan Official Plan

- Designated as an “Community Commercial Mixed-Use” on Schedule 13

Vaughan Official Plan - Land Use Plan



POLICY CONTEXT



LEGEND

— Proposed Development Area

AREAS SUBJECT TO SITE SPECIFIC PLANS

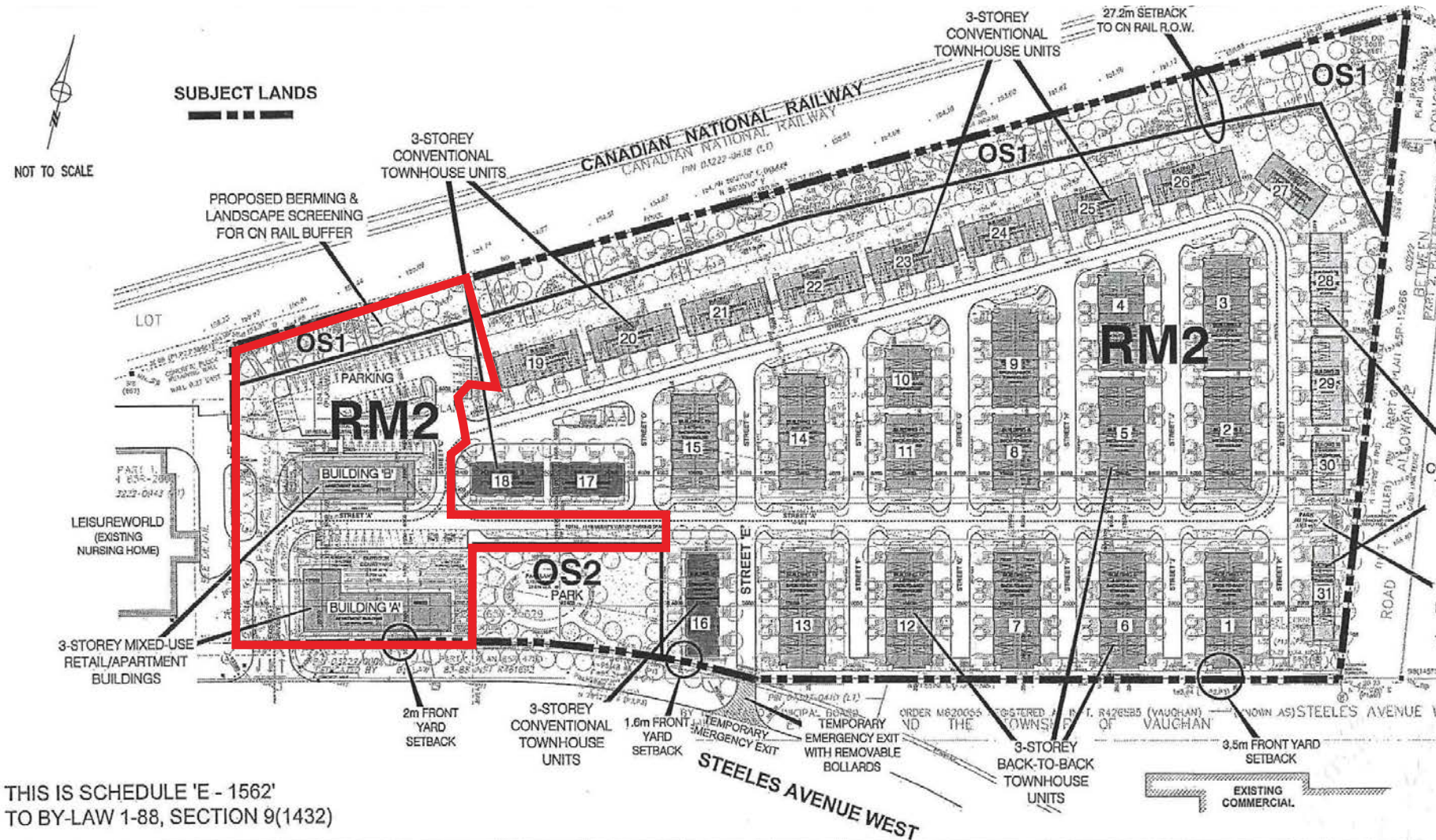
- Site Specific Areas - Chapter 13 (Continued on Next Page)
- 1 SW Corner of Bathurst St. & Teston Rd. - 13.2
- 2 7242 Highway 27 - 13.3
- 3 11245 Highway 50 - 13.4
- 4 Thornhill Liberty Lands - 13.5
- 5 Vaughan Healthcare Campus - 13.6
- 6 NW Corner of Rutherford Rd. & Bathurst St. - 13.7
- 7 2057 Major Mackenzie Dr. - 13.8
- 8 Ahmadiyya Campus - 13.9
- 9 8151 Highway 50 - 13.10
- 10 10901 Highway 50 - 13.11
- 11 Steeles/Islington Ave. Services Review Area - 13.12
- 12 Valley Policy Areas - 13.13
- 13 2107638/RioCan/SRF Vaughan - 13.14
- 14 4433, 4455 & 4477 Major Mackenzie Dr. - 13.15 (OPA #49)
- 15 NW Corner of Steeles & Kipling Ave. S - 13.16
- 16 7979 Weston Rd. - 13.17
- 17 NW Corner of Keele St. & Kirby Rd. - 13.18
- 18 Huntington South - 13.19 (OPA #28)
- 19 1600 Teston Rd. - 13.20
- 20 North Humber Extension - 13.21
- 21 77 Eagleview Heights - 13.22 (OPA #7)
- 22 Parkwaybelt West Amendment Areas - 13.23
- 23 7615-7675 Keele St. - 13.24
- 24 3400 Teston Rd. - 13.25
- 25 NW Corner of Major Mackenzie Dr. & Bathurst St. - 13.26
- 26 NE Corner of Cityview Blvd. & Major Mackenzie Dr. - 13.27
- 27 30 & 70 Aviva Park Dr. - 13.28 (OPA #5)
- 28 SE Corner of Weston Rd. & Highway 407 - 13.29
- 29 NW Corner of Highway 427 & Highway 7 - 13.30
- 30 140 Northview Blvd. - 13.31
- 31 NE Corner of Weston Rd. & Highway 7 - 13.32
- 32 600, 800 & 1000 Tesma Way - 13.33
- 33 4650 Highway 7 - 13.34 (OPA #11)
- 34 Kipling Ave. S - 13.35
- 35 Colossus Centre - 13.36
- 303 & 7815 Dufferin St. - 13.37 (OPA #17)
- continued on Next Page
- * See Minister's Decision on ORMCP Designation
- Municipal Boundary

Vaughan Official Plan – Site Specific Policy Area 13.16

- Implemented through OPA 12 for the northwest corner of Steeles Avenue and Kipling Avenue
- Part of previous approval on Subject Lands
- Low-Rise Residential Uses Permitted

Vaughan Official Plan - Site Specific Policy Area 13.16

PLANNING CONTEXT



Schedule E-1562 to By-law 1-88, Section 9 (1432)

Vaughan Zoning By-law

- Zoned RM2, OS1 per by-law 1-88, Section 9 (1432)
- Part of previous approval on Subject Lands
- RM2 Zone permits Apartment Dwellings and a range of at-grade commercial uses

PROPOSED DEVELOPMENT



Building A Rendering, prepared by Kirkor Architects

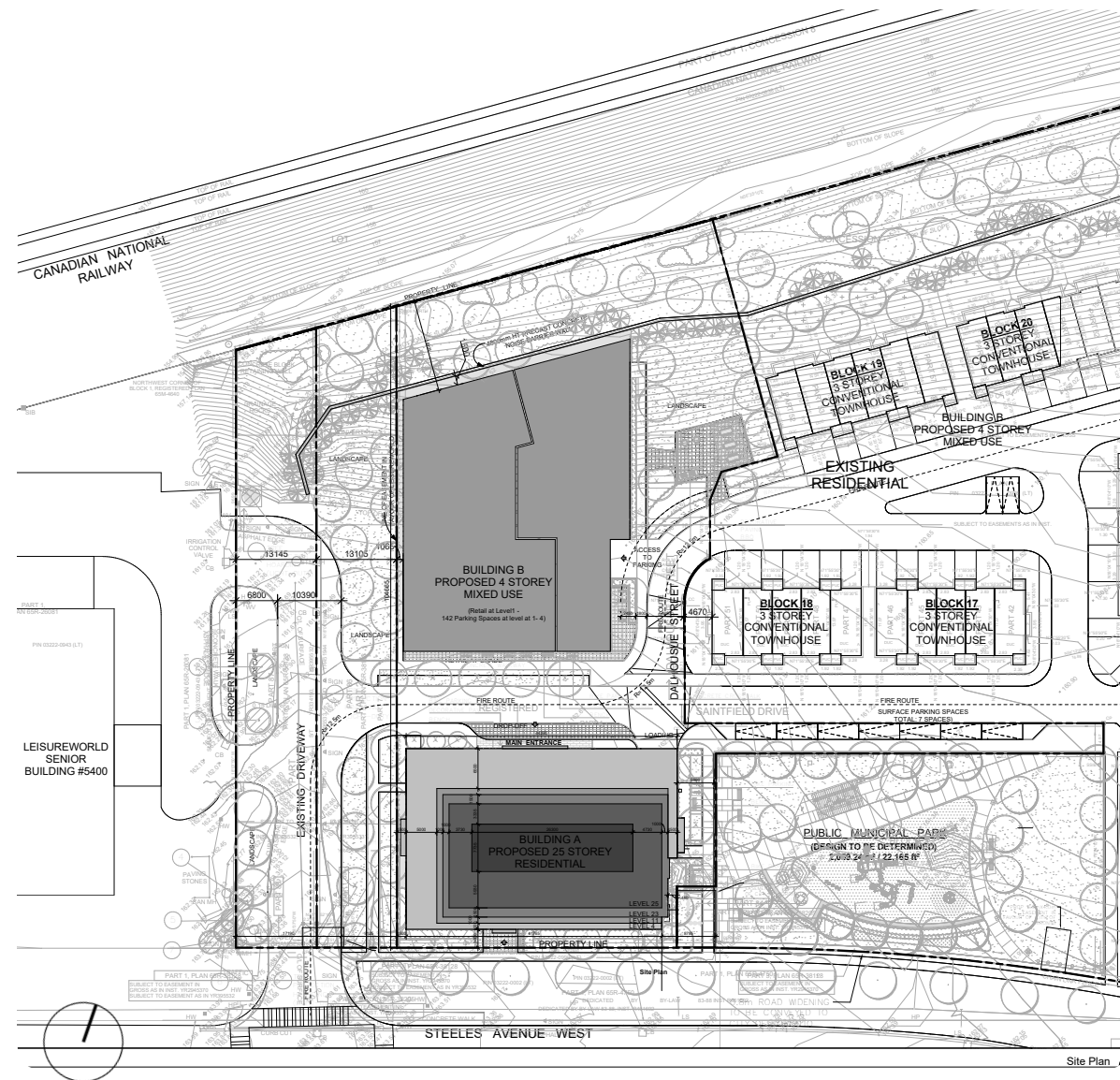
Building “A”

- Residential Apartment Building
- 25 Storeys (75.7 Metres)
- 226 Rental Units
- 3.2 FSI
- 84 Bicycle Parking Spaces

Amenity Space

- 2,000 square metres of amenity space
- Mix of shared and private spaces
- Common amenity area at 4th floor terrace
- Indoor amenity space at ground level
- At-grade outdoor amenity spaces
- Private outdoor spaces provide through terrace and balconies

PROPOSED DEVELOPMENT



Site Plan, prepared by Kirkor Architects

Building “B”

- 4 Storey Mixed-Use Parking Structure
- 427.5 square metres of retail at grade
- 149 Parking Spaces
- 2 accessible visitor spaces, 2 accessible residential spaces
- 7 outdoor parking spaces

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT

Official Plan Amendment

Amendments to Site Specific Policy 13.16 required to permit:

- High Rise Residential uses
- Retail uses at ground floor of parking structure

Zoning By-law Amendment

Amendments to Section 9 (1432) for Site Specific Building Requirements to permit:

- Apartment Dwellings in a high rise building
- Front yard Setback of 3.0 metres
- Indoor and Outdoor Amenity Area of 2,000 square metres
- Building Height of 76 metres for Building “A”
- Building Height of 14 metres for Building “B”
- 149 Parking Spaces
- 427 square metres of Retail Space
- Lot Coverage of 48%

SUPPORTING PLANS AND REPORTS

- Architectural Drawings – Kirkor Architects
- Sun Shadow Study – Kirkor Architects
- Urban Design Brief – Weston Consulting
- Planning Justification Report – Weston Consulting
- Draft OPA and ZBA – Weston Consulting
- Landscape Materials – SBK
- Pedestrian Level Wind Study – Gradient Wind
- Civil Engineering Materials – Valdor Engineering
- Noise and Vibration Study – Valcoustics
- Phase 1 and 2 Environmental Site Assessment – Soil Engineers



Thank You!

Comments and Questions?

Jane McFarlane, BAH, MES (PI.), MCIP, RPP

Vice President

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