

Committee of the Whole

**PUBLIC MEETING
September 13, 2021**

**Official Plan Amendment File OP.21.009
Zoning By-law Amendment File Z.21.012
7551 & 7601 Jane Street**



COMMUNICATION C9

ITEM NO. 4

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

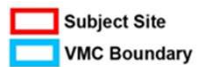
September 13, 2021



LANDS SUBJECT TO APPLICATIONS

Location:

- ❑ Situated along the east side of Jane Street
- ❑ Approximately 450 m south of Highway 7 and 300 m north of Highway 407
- ❑ Within the VMC

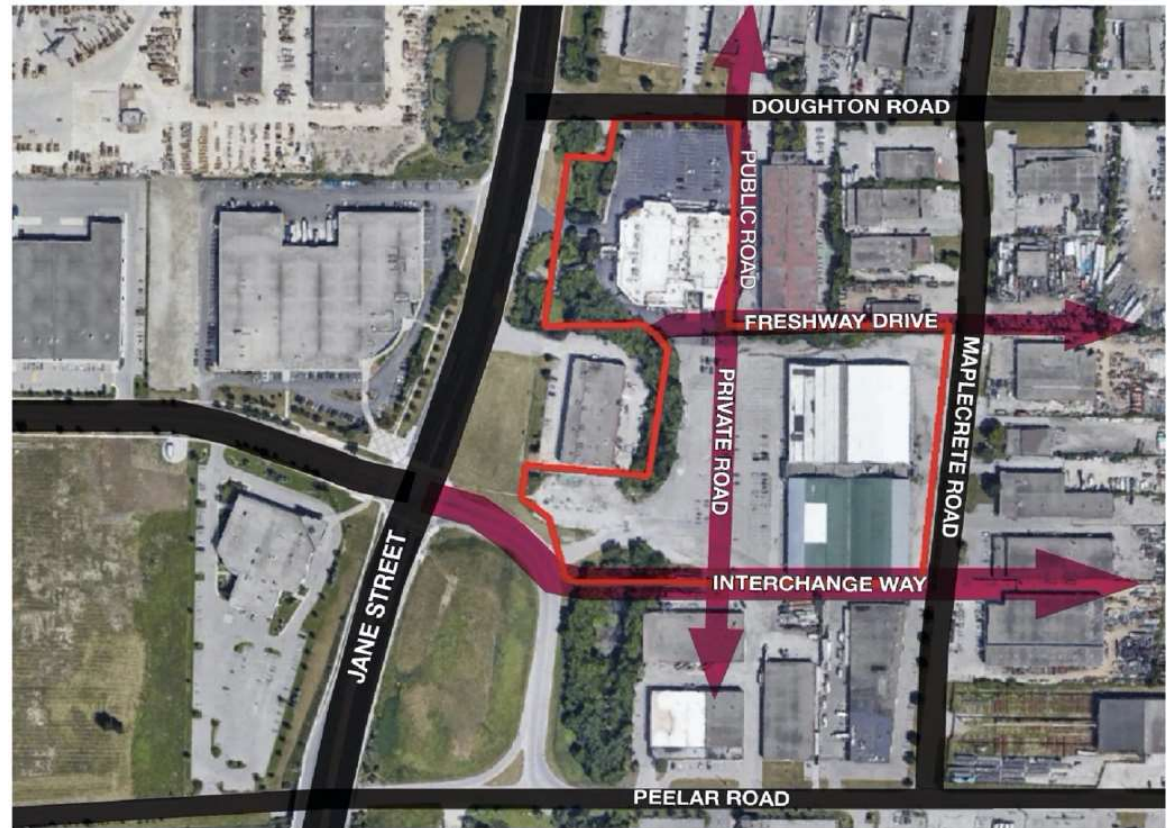


7551 & 7601 JANE STREET

LANDS SUBJECT TO APPLICATIONS

Location:

- Frontages along Doughton Road, Maplecrete Road, and Interchange Way
- Facilitates extension of interchange way
- Creates network of new public & proposed private streets



7551 & 7601 JANE STREET

PROPOSED CONCEPT MASTER PLAN



Key Proposed Development Statistics

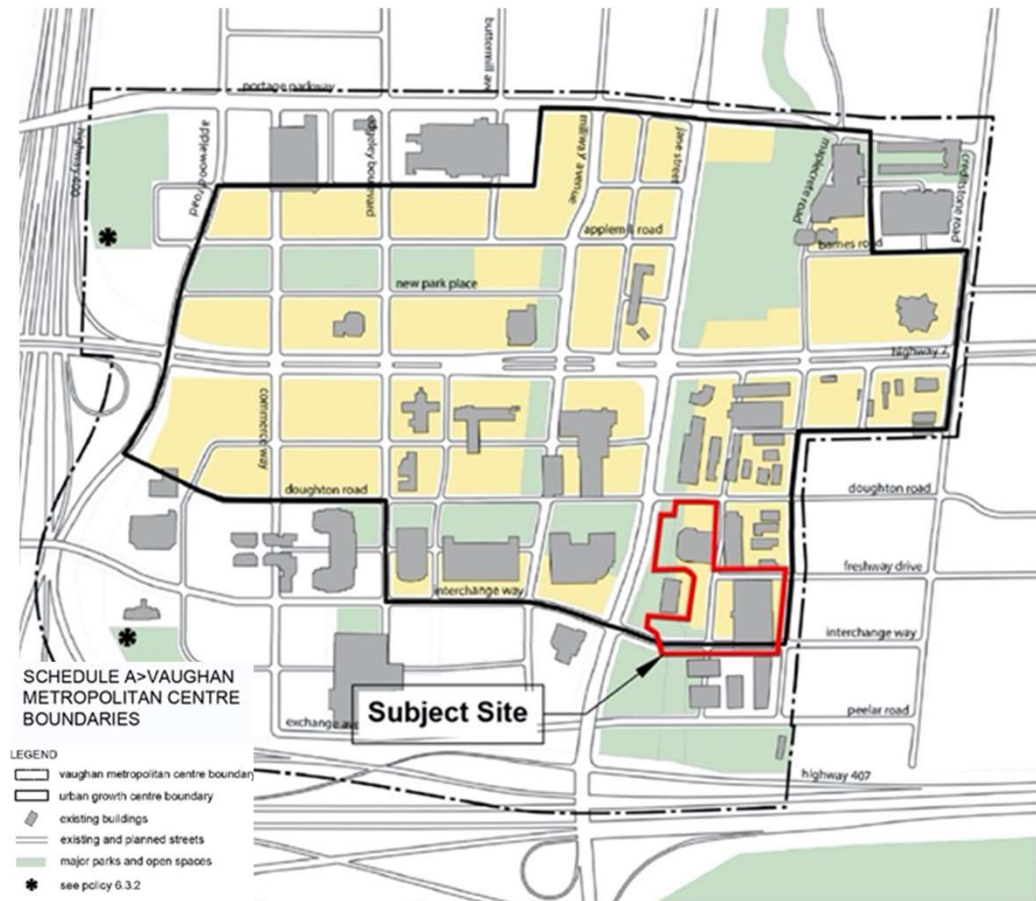
Site Area (ha)	4.72
FSI	10.6
Maximum Building Height (Storeys)	30 - 58
<ul style="list-style-type: none"> ○ 9 towers in 6 buildings 	
Total GFA (m2)	366,699
Non-Residential GFA (m2)	2439
Total Residential Units	4563
Residential Suite Breakdown	
Studio	3%
1-Bedroom	46%
2-Bedroom	40%
3-Bedroom	11%

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EXISTING LAND USE PERMISSIONS

City of Vaughan Official Plan:

- Vaughan Metropolitan Centre (VMC)
- Within the Urban Growth Centre



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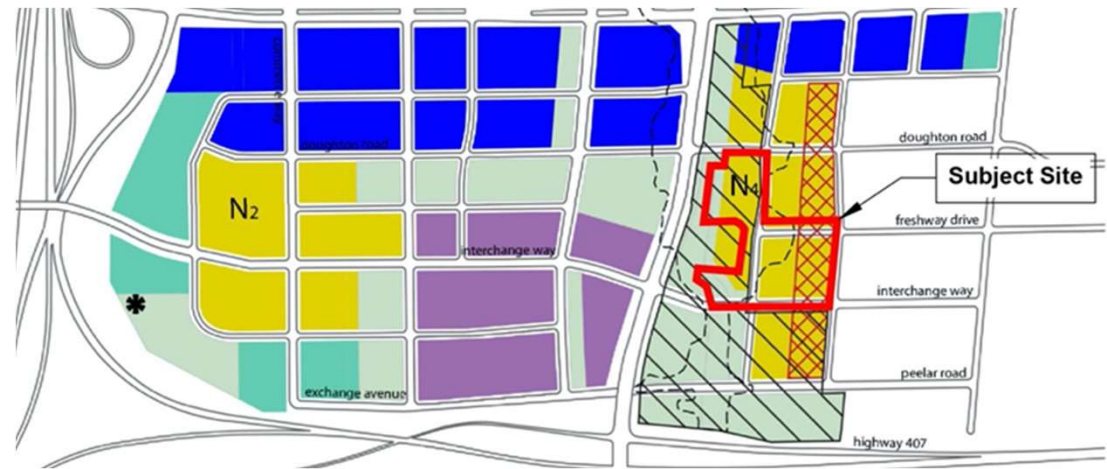
EXISTING LAND USE PERMISSIONS

VMC Secondary Plan:

- Neighbourhood Precincts & Major Parks and Open Spaces (VMC Black Creek Renewal EA)
- Maximum heights of 30-storeys with a maximum Floor Space Index (FSI) of 5.0 permitted on west side of Subject Lands
- Maximum heights of 25-storeys with maximum FSI 4.5 permitted on east side of Subject Lands

City of Vaughan Zoning By-law:

- Prestige Employment Area (EM1) Zone



SCHEDULE F > LAND USE PRECINCTS

LEGEND

- station precinct
- south precinct
- neighbourhood precincts
- west and east employment precincts
- major parks and open spaces
- land use designations are subject to the results of the VMC Black Creek Renewal EA (Stages 3 & 4) (see also schedules D and J, and policies 5.6.4 - 5.6.10, 8.1.6, 8.2.4 & 8.4.2)
- existing floodplain (see policies 5.6.4 - 5.6.10)
- office uses permitted (see policy 8.4.3 & 8.5.3)
- * see policy 6.3.2

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PROPOSED AMENDMENTS

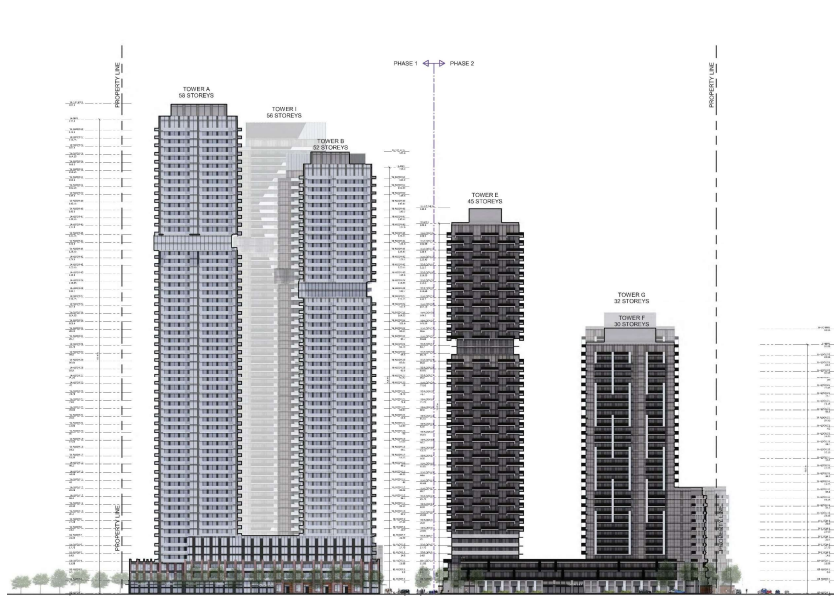
Official Plan Amendment:

- Maximum heights of 30 to 58-Storeys
- Maximum density of 10.6 FSI
- North/South Local Road extending from Freshway Drive to Interchange Way to be a Private Road.

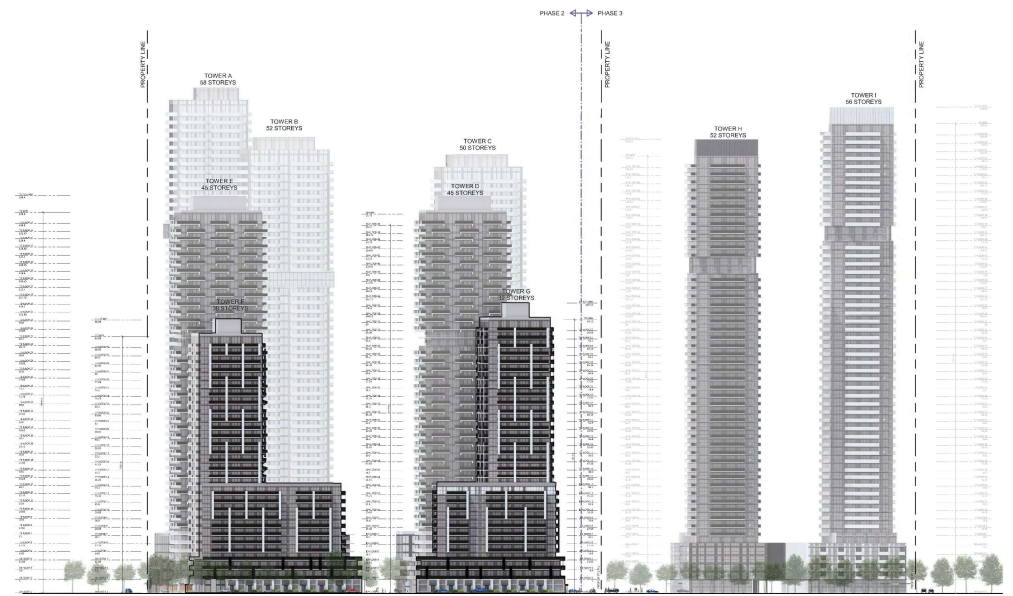
Zoning By-law Amendment:

- Corporate Centre Zone
- Site-Specific provisions for parking, setbacks, maximum building heights and maximum density.

PROPOSED DEVELOPMENT DESIGN



SOUTH ELEVATION

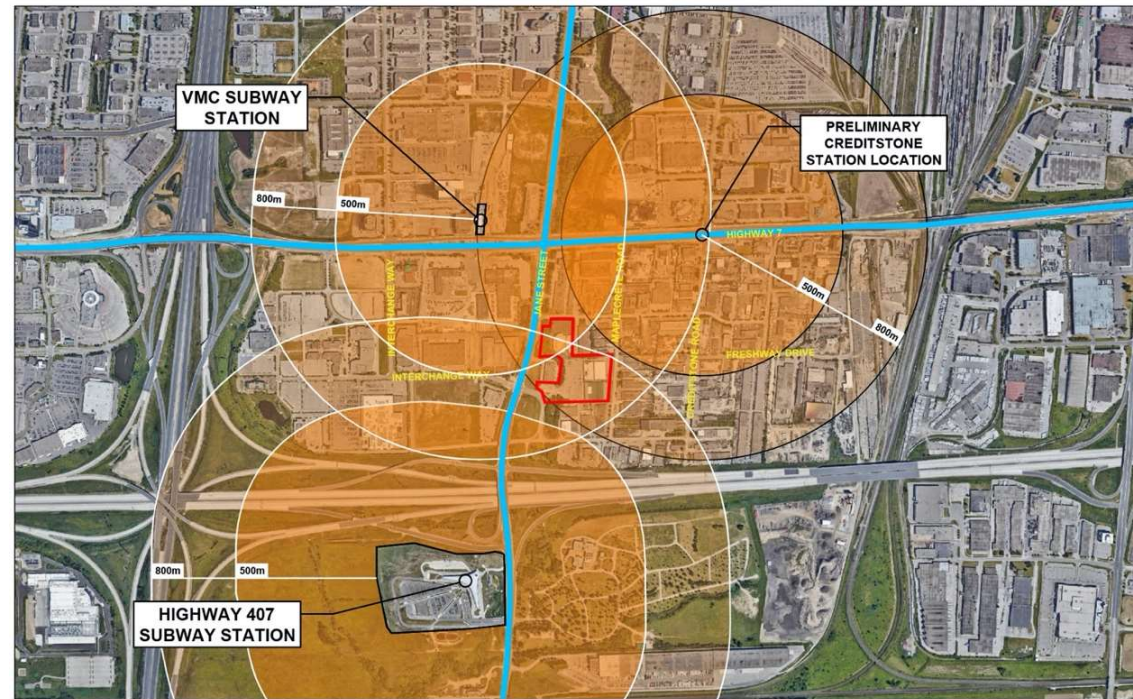


EAST ELEVATION

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LOCATIONAL FEATURES

- ❑ The subject site is located within a walkable distance to three key transit stations:
 - ❑ Vaughan Metropolitan Centre (TTC Subway)
 - ❑ Highway 407 (TTC Subway)
 - ❑ Highway 7/Creditstone Road (Viva BRT)
- ❑ Located along the planned Jane Street Viva BRT corridor

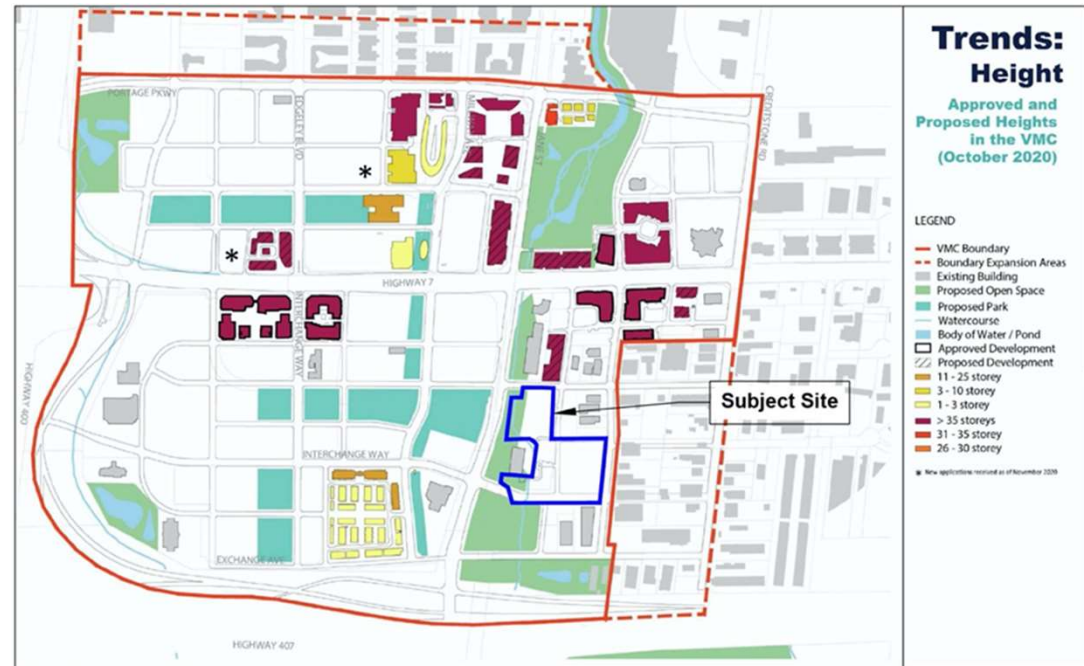


 Subject Site
 Viva Bus Rapid Transit

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TRENDS IN HEIGHTS

- ❑ Emerging high-rise context within the VMC.
 - ❑ Multiple developments within the VMC have been approved for heights greater than 35 storeys.
 - ❑ Many proposed developments are greater than 35 storeys.
- ❑ The proposed development contemplates a density and heights similar to nearby projects adjacent to the site and within the VMC.



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PUBLIC REALM CONTRIBUTIONS

- ❑ New public park (“Black Creek Square”)
- ❑ Realigned Black Creek Drive
 - ❑ with multi-use path
- ❑ Outdoor amenity spaces provided at grade and through terraced roof tops
- ❑ A new circulation network prioritizes active modes of movement
 - ❑ Connectivity between Black Creek Corridor, Black Creek Square, Outdoor Amenity Spaces and the proposed street network



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PUBLIC REALM CONTRIBUTIONS

- ❑ At grade retail adjacent to the public park to further animate the space
- ❑ Podiums frame the public realm
- ❑ Terraced design and articulation of each building is intended to provide visual interest to the VMC skyline



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A COMPLETE COMMUNITY

- ❑ Supports an effective mix of residential, retail, and recreational uses:
- ❑ Each podium will provide at grade uses and direct access to the public realm
- ❑ New high-quality streetscapes
 - ❑ Street trees
 - ❑ Enhanced landscaping



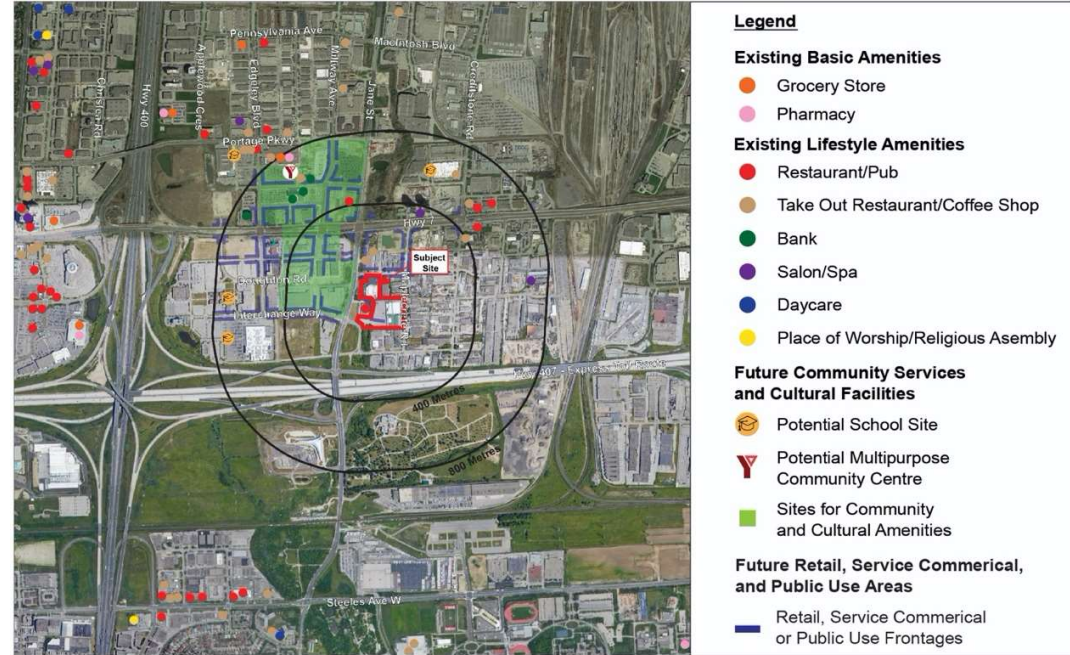
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A COMPLETE COMMUNITY

Existing amenities within walking distance including:

- Restaurants/Pubs
- Take Out Restaurants/Coffee Shops
- Retail stores
- Banks
- Personal services

A multipurpose community centre and three potential school sites are planned within immediate area.



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