

# STATUTORY PUBLIC MEETING

My Place on 7 Inc.

Applications for Official Plan Amendment and  
Zoning By-law Amendment (Files OP.21.015 & Z.21.026)

4850 Highway 7 and 79 Arrowhead Drive

Tuesday October 5, 2021 – 7pm

CITY OF VAUGHAN

COMMUNICATION C12

ITEM NO. 3

COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)

October 5, 2021

WESTON  
CONSULTING





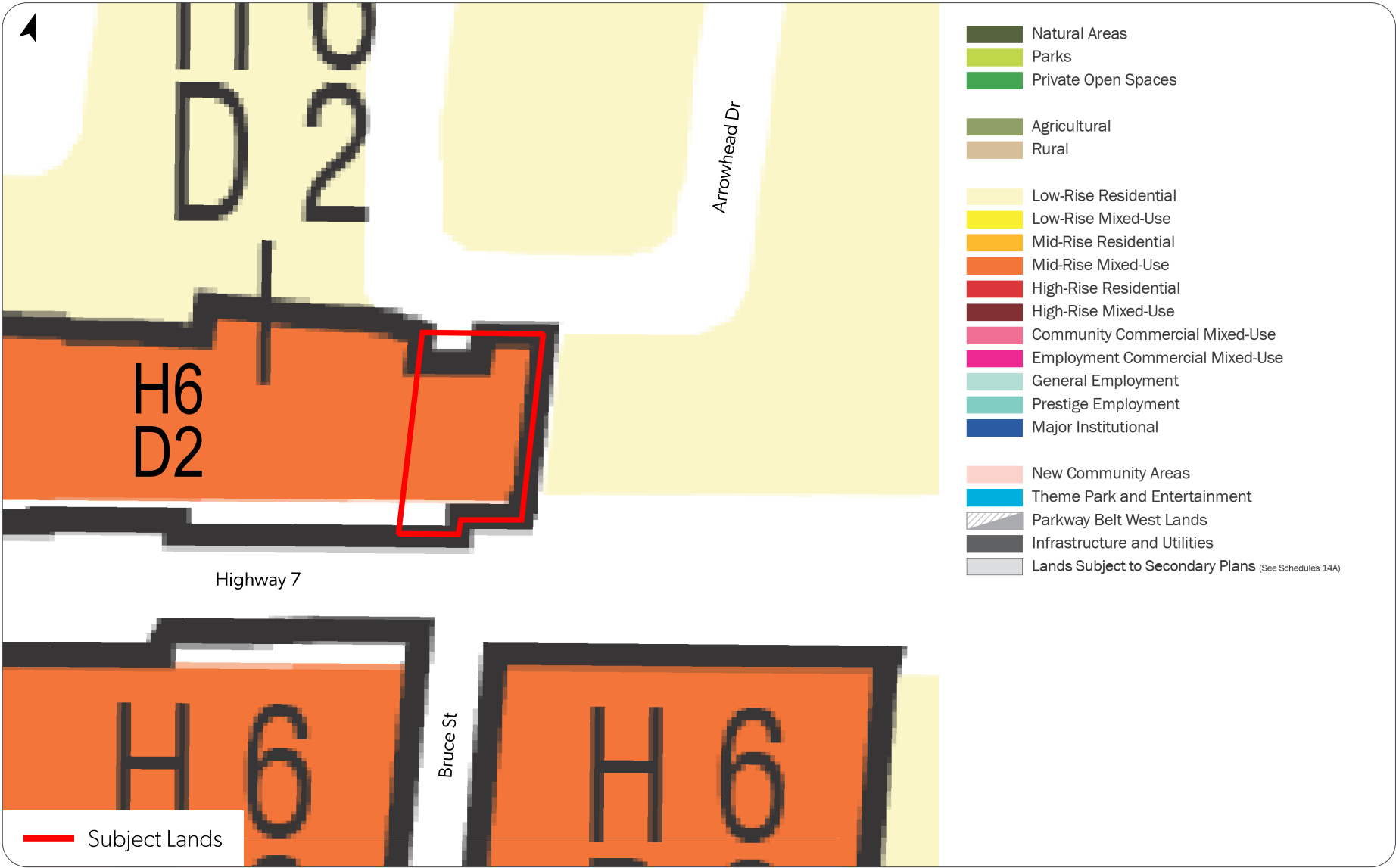
# SUBJECT PROPERTY & CONTEXT



Aerial Photography: 4850 Highway 7 and 79 Arrowhead Drive

- **Address:** 4850 Highway 7 and 79 Arrowhead Drive
- **Total Area:** 1,390m<sup>2</sup>
- **Total Lot Frontage:** 30.4m on Highway 7
- Located directly north of the Bruce Street and Highway 7 intersection.
- Currently consist of two single detached dwellings.
- Currently accessed from both Highway 7 and Arrowhead Drive.

# PLANNING FRAMEWORK



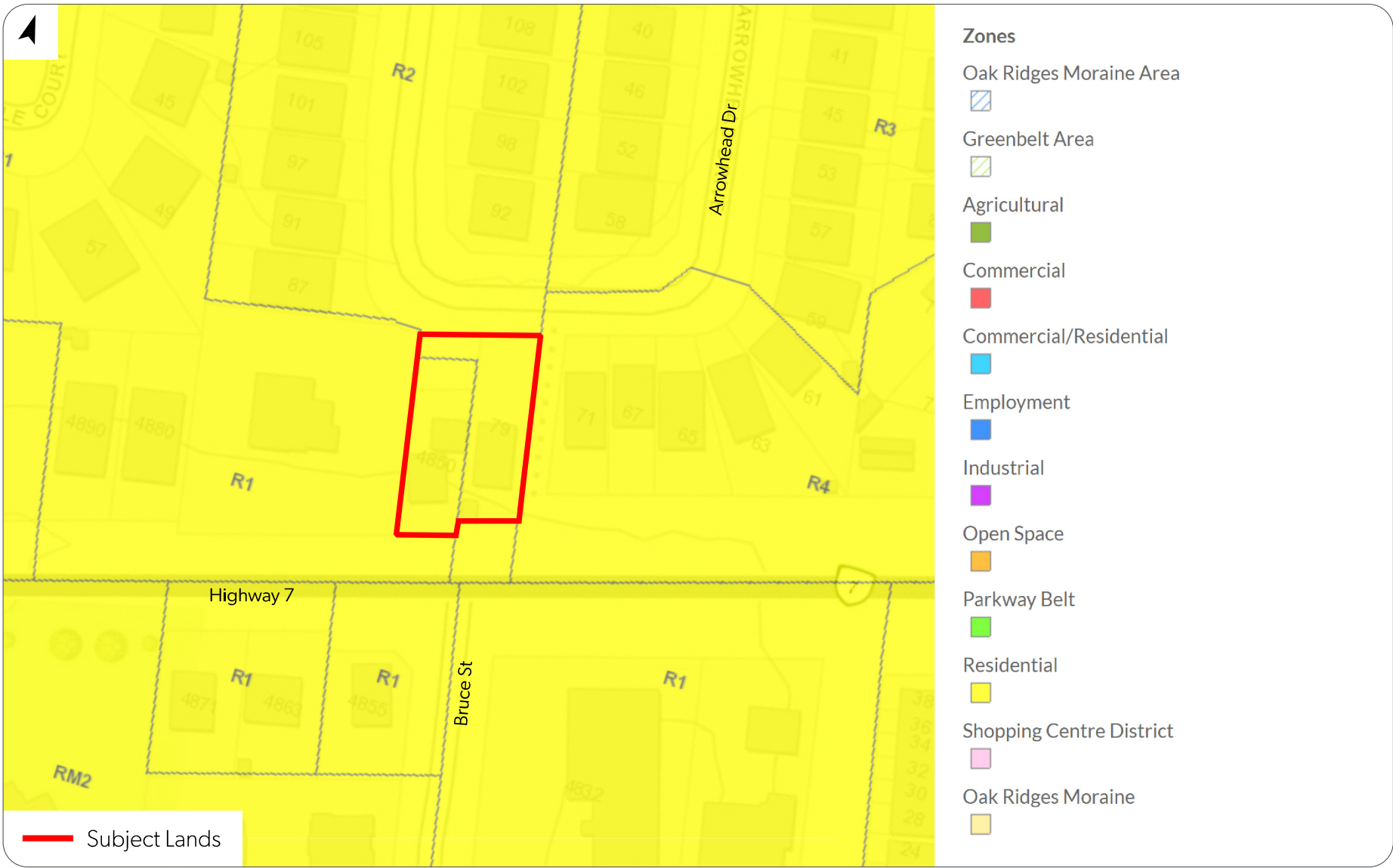
## CITY OF VAUGHAN OFFICIAL PLAN

- **Designated:** Mid-Rise Mixed Use
- Permits a building height of 6 storeys and 2 FSI.
- Site is located along a “Regional Intensification Corridor” and a “Regional Rapid Transit Corridor”.

City of Vaughan Official Plan: Mid-Rise Mixed Use



# PLANNING FRAMEWORK



## CITY OF VAUGHAN ZONING BY-LAW 1-88

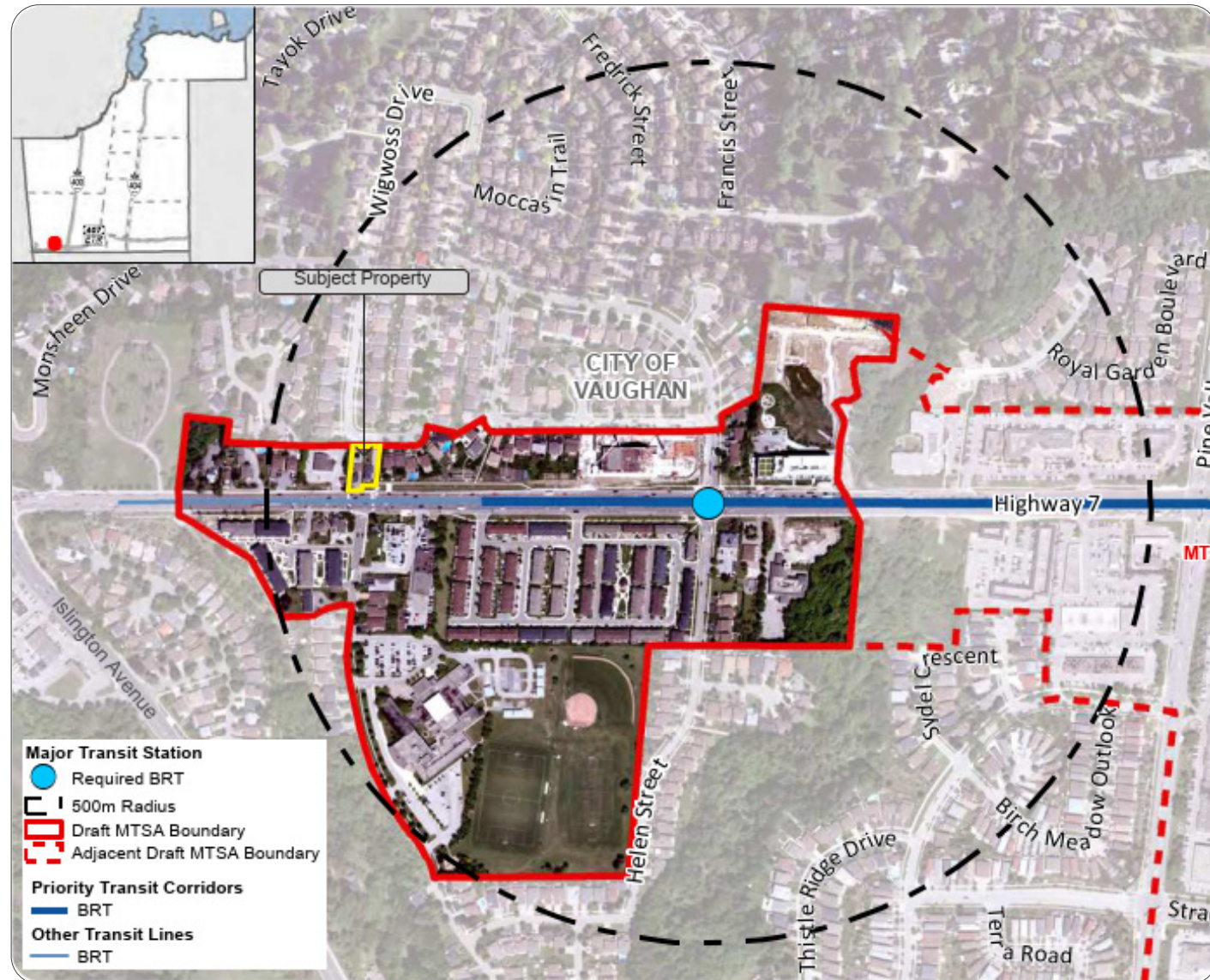
- 4850 Highway 7 - Residential Zone 1 (R1)
- 79 Arrowhead Drive - Residential Zone 2 (R2)

City of Vaughan Official Plan: Zoning By-law 1-88





# MAJOR TRANSIT STATION AREAS



City of Vaughan Major Transit Station Areas

## WIGWOSS-HELEN MTSA

- Subject lands are located with the Wigwoss-Helen MTSA, which was endorsed by York Region Council.
- MTSA In-effect once the York Region Draft Official Plan is approved, to be presented to Council in November 2021.
- The MTSA is targeted for a minimum density of 160 residents and jobs combined per hectare.



# PROPOSED DEVELOPMENT



- 14-storey residential building
- 101 dwelling units; consisting of 22 studio units, (50) 1-bedroom units, and (29) 2-bedroom units
- Floor Space Index: 5.19
- Total Gross Floor Area: 8,576m
- Underground Vehicular Parking Spaces: 77

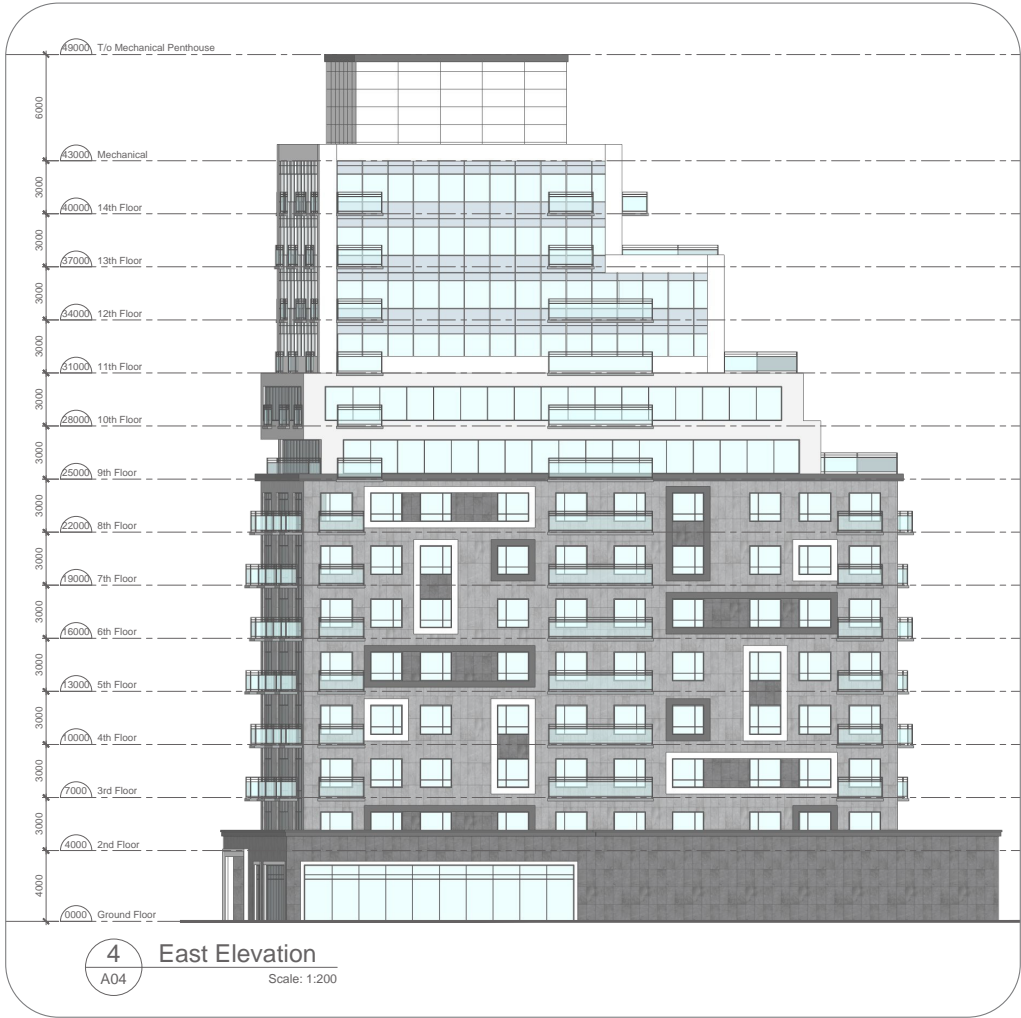
City of Vaughan Official Plan: Proposed Development



# ELEVATIONS



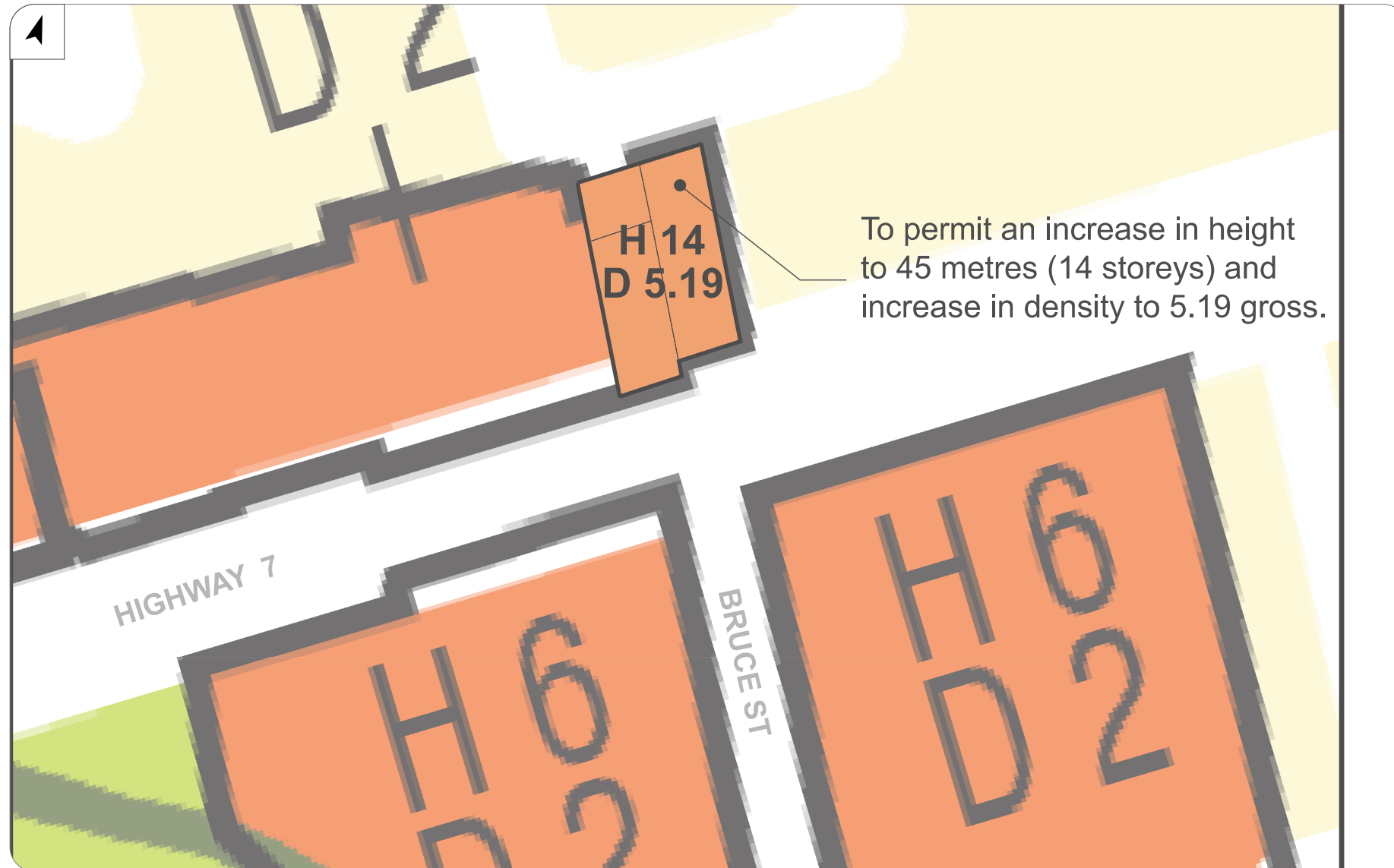
South Elevation



East Elevation



# PLANNING APPLICATIONS



## OFFICIAL PLAN AMENDMENT: MID-RISE MIXED USE

- The application maintains the Mid-Rise Mixed-Use designation and adds site specific development permission to permit an increase in height to 45m (14-storeys) and increase in density to 5.19 FSI.

City of Vaughan Official Plan Amendment: Mid-Rise Mixed Use



# PLANNING APPLICATIONS



## ZONING BY-LAW AMENDMENT

- Proposed rezoning: Apartment Residential Zone (RA3)
- Add various site specific building standard exceptions:
  - Building Setbacks
  - Height
  - Maximum GFA
  - Parking Rate
  - Amenity Space

City of Vaughan Official Plan: Zoning By-law Amendment



# SUPPORTING STUDIES

- Transportation Mobility Plan (IBI Group)
- Functional Servicing and Stormwater Management Plan (IBI Group)
- Arborist Report/Tree Preservation Plan/Tree Inventory (DA White Tree Care)
- Sun and Shadow Study (Michael Spaziani Architect Inc.)
- Environmental Site Assessment Phase 1 & 2 (WSP)
- Preliminary Geotechnical Investigation (WSP)
- Noise Impact Study (Independent Environmental Consultants)
- Pedestrian Level Wind Study (The Boundary Layer Wind Tunnel Laboratory, University of Western)



Thank You

Comments & Questions?

