

COMMUNICATION C13

ITEM NO. 5

COMMITTEE OF THE WHOLE
(PUBLIC MEETING)

October 5, 2021



1150 Centre Street

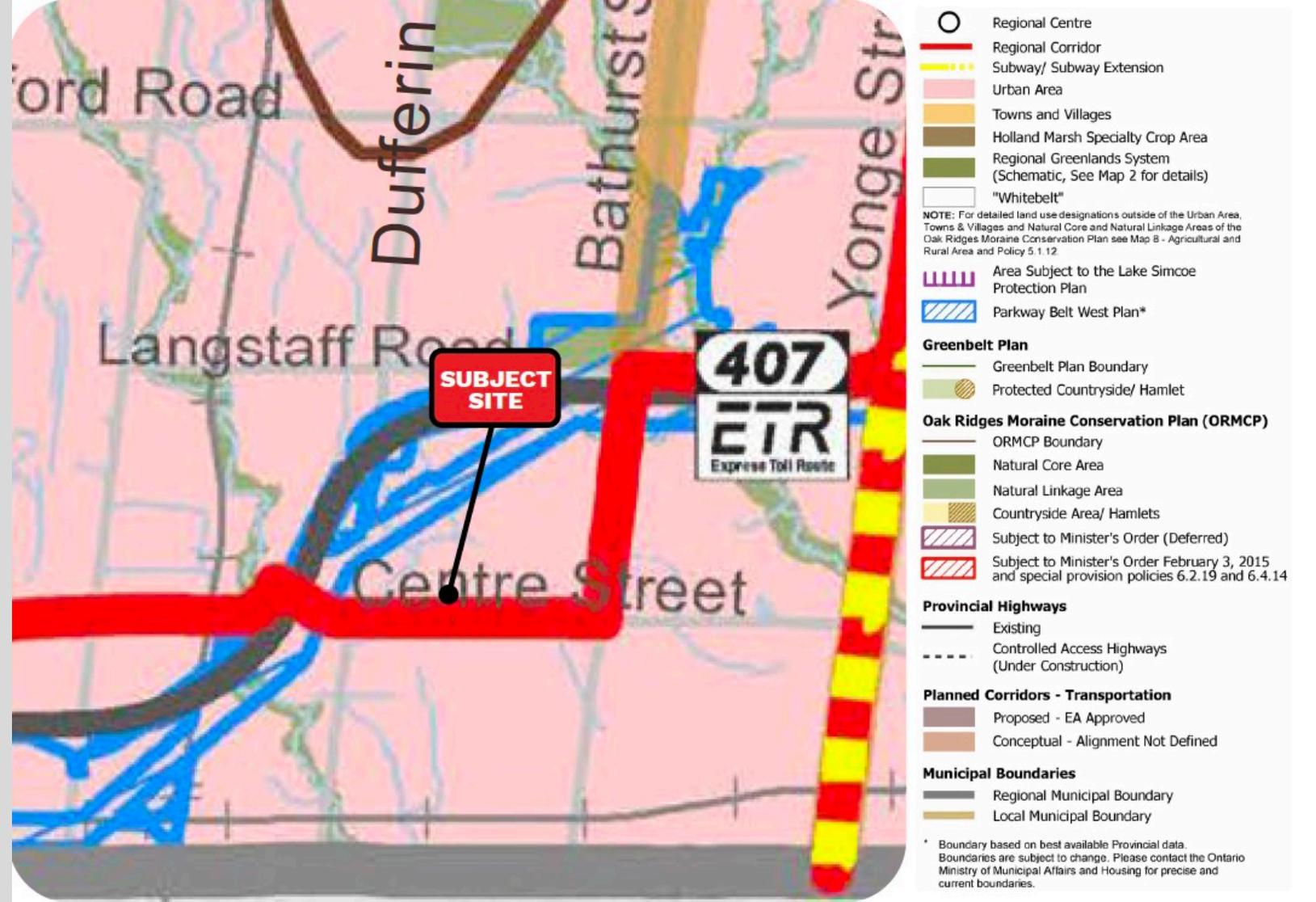
Committee of the Whole –
Public Hearing
File: Z.21.028

Date: October 5, 2021



York Region Official Plan – Urban Structure

- Urban Area
- Regional Corridor



1150 Centre Street – site and surrounding uses



1150 Centre Street – Subject Site



1150 Centre Street –Surrounding Area



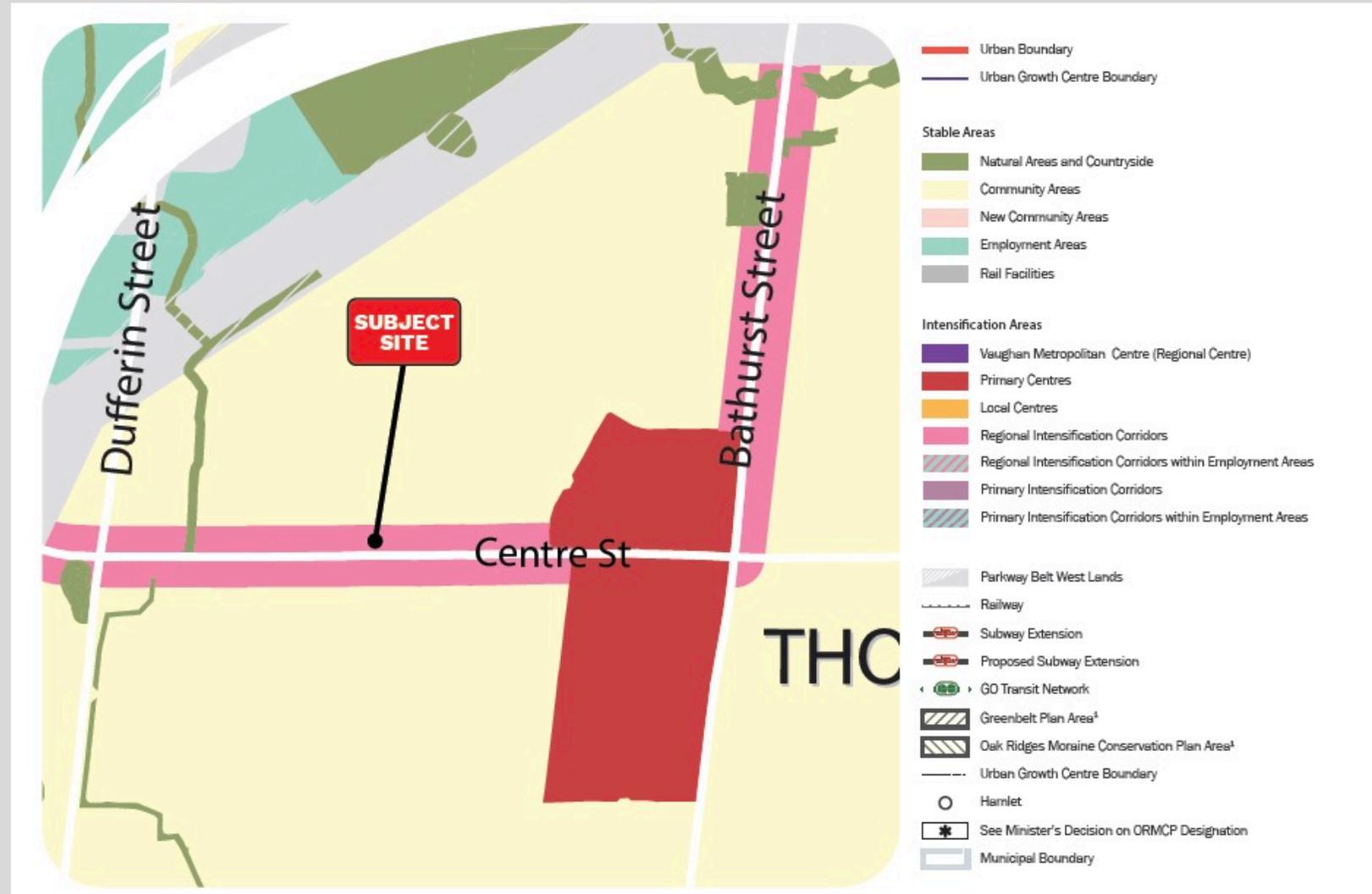
Vaughan Official Plan – Urban Structure

Intensification Area -
Regional Intensification
Corridor on Schedule I

To the east - Primary
Centre

To the north - Community
Areas

To the south - Community
Areas

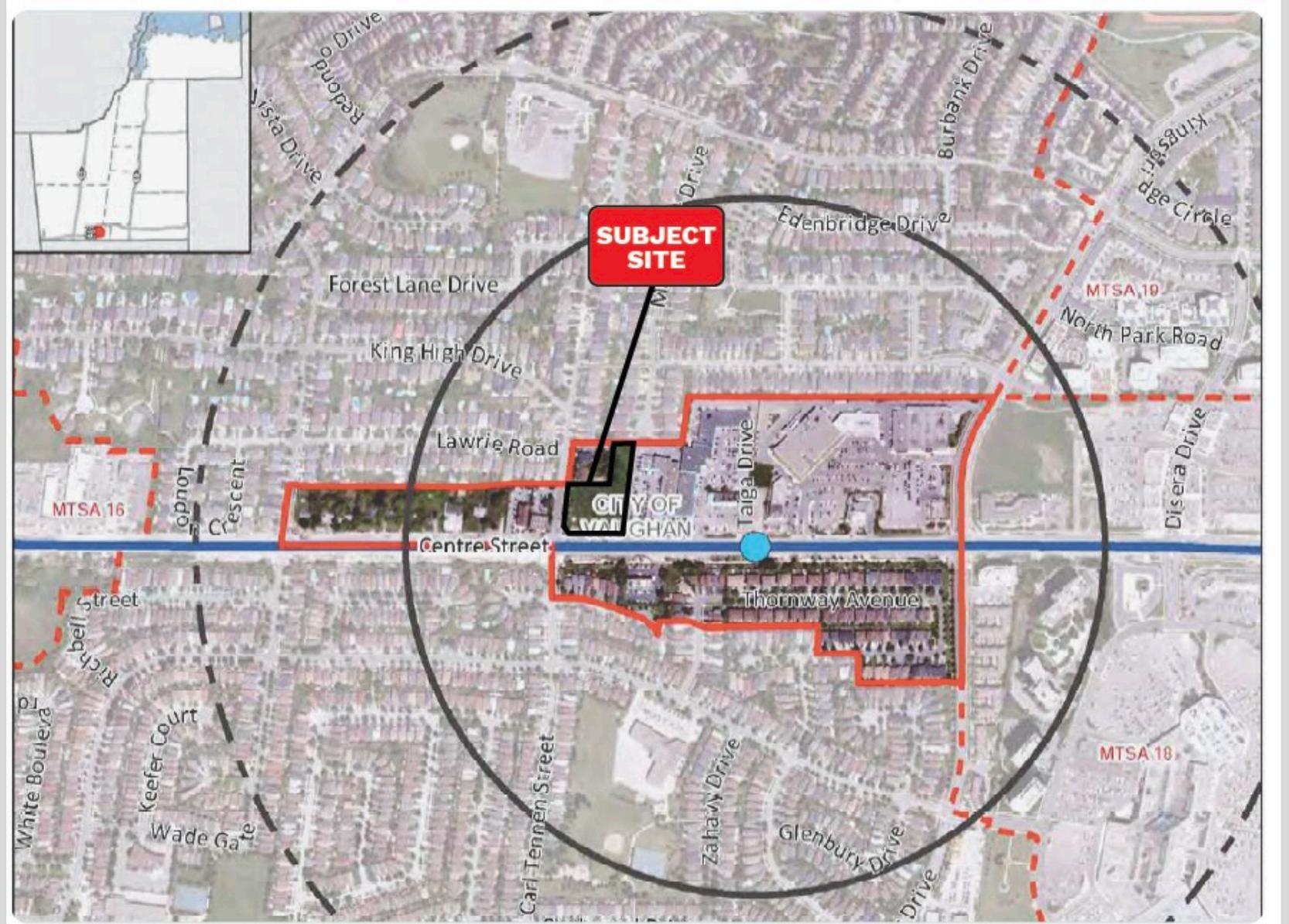


Taiga BRT- Major Transit Station Area

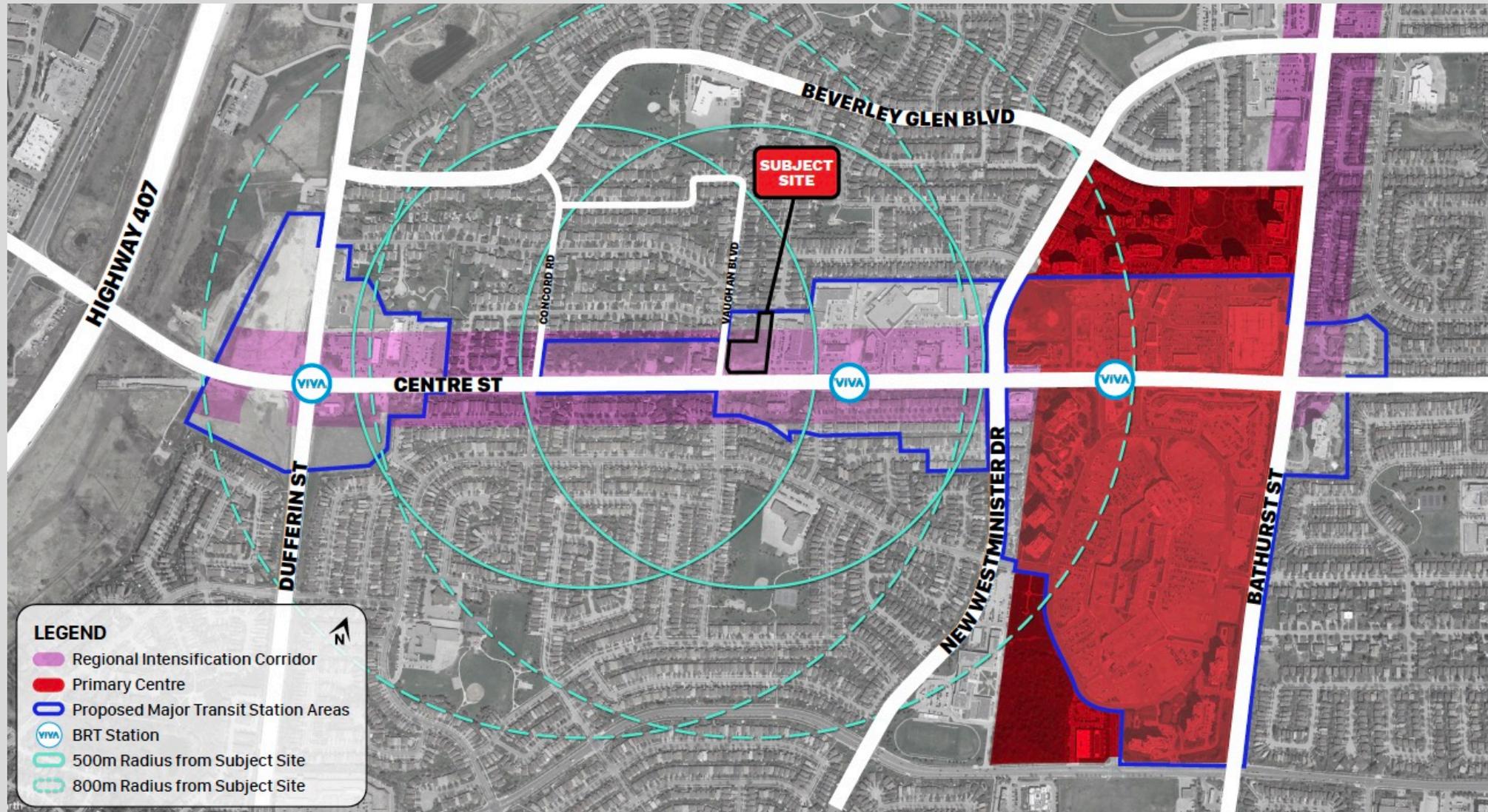
187 metres from the subject site.

On a Priority Transit Corridor

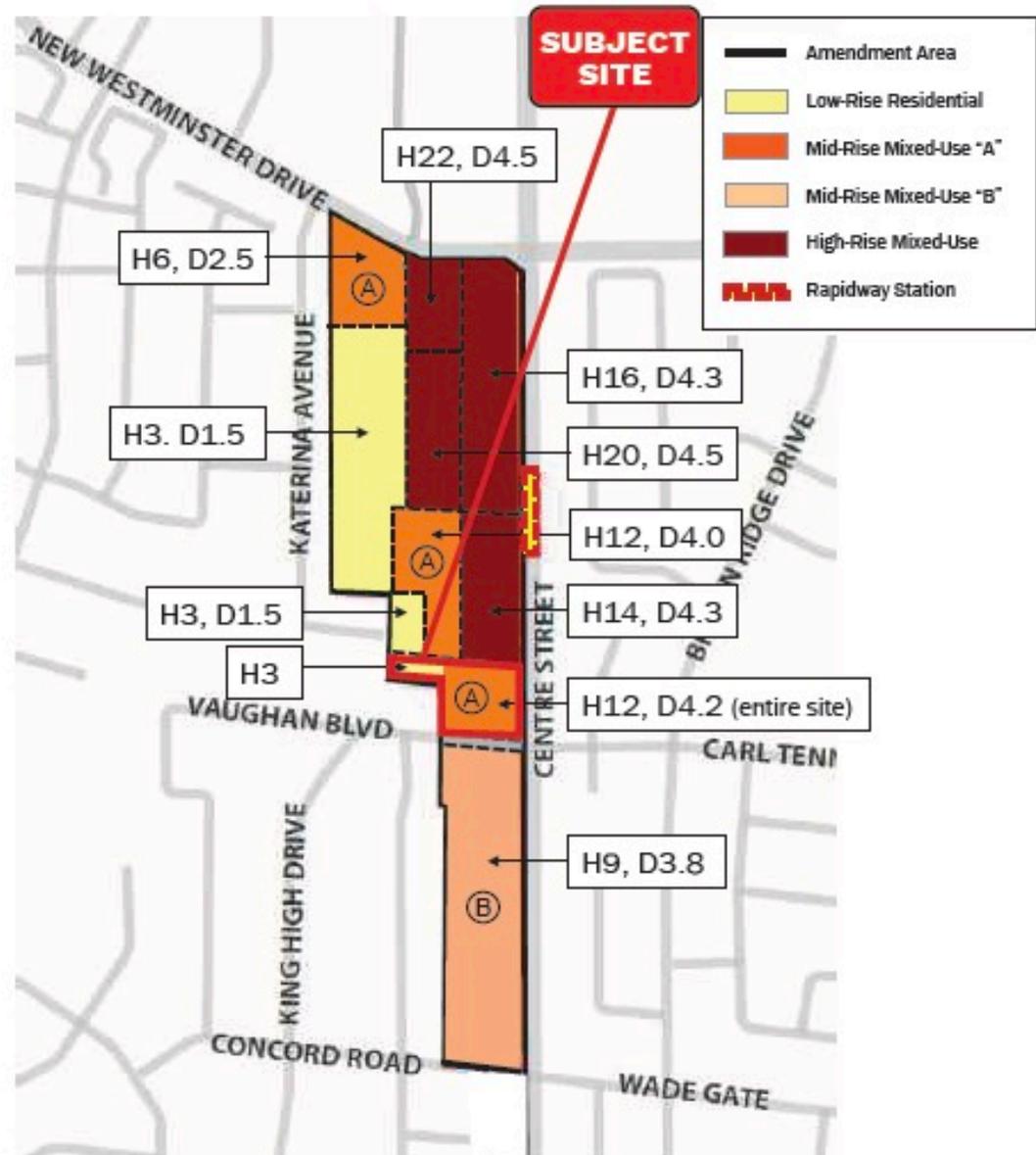
minimum density target of 160 residents and jobs per hectare.



1150 Centre Street- Regional Intensification Corridor and Major Transit Station Area

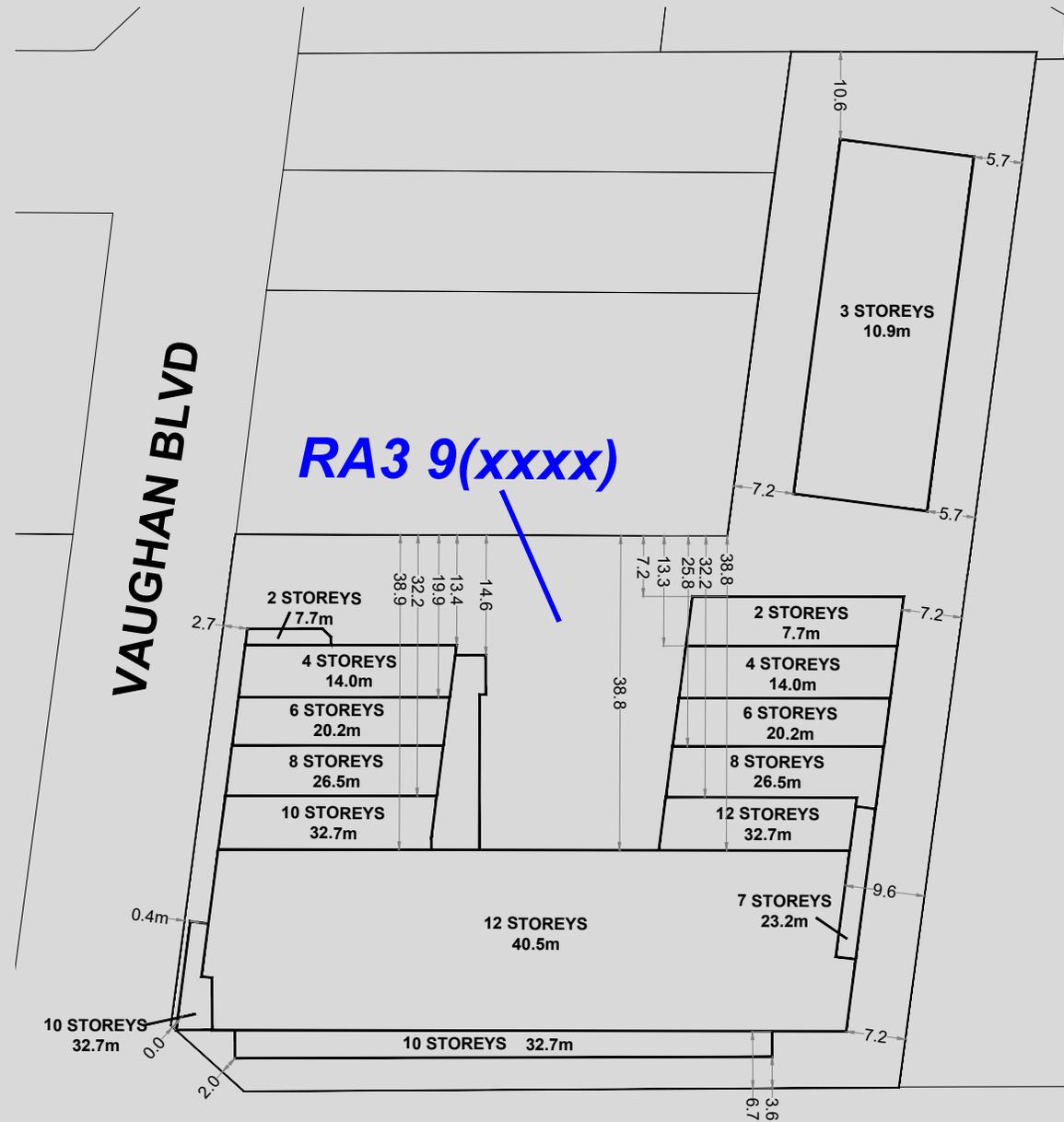


Centre Street Corridor Area Specific Policy



1150 Centre Street – Site Plan

Height	12 storeys (40.03 metres excluding MPH)
Bachelor and 1-bedroom units	219
2-bedroom units	143
3-bedroom units	13
Townhouse units	28
Total units	403
Residential GFA	33,076.1 sqm
Non-residential GFA	820.5 sqm
Total GFA	33,896.6 sqm
Density	4.18 FSI
Indoor Amenity Space	948.60
Outdoor Amenity Space	667.80
Total Amenity Space	1,616.40
Vehicular Parking	353 spaces
Bicycle Parking	404 spaces
Loading	2 spaces



CENTRE STREET

1150 Centre Street – Elevation

Height	12 storeys (40.03 metres excluding MPH)
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1 NORTH ELEVATION
SCALE 1:20



Thank you!