



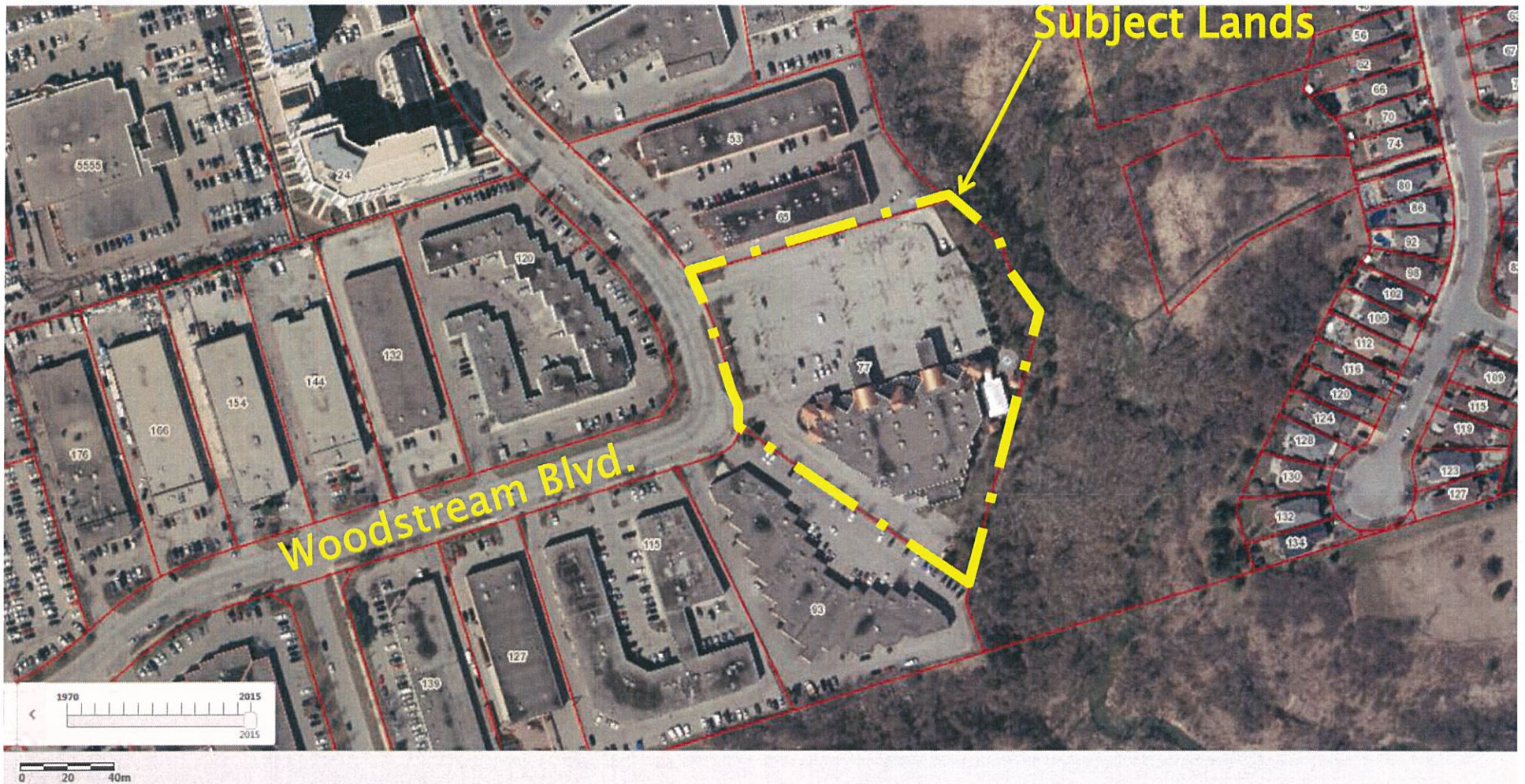
77 Woodstream

COW – May 3, 2016

Humphries Planning Group Inc.

**Site Plan + Official Plan/Zoning By-law Amendment Applications
(City Files OP.11.003, Z.11.009 & DA.15.072)
77 & 87 Woodstream Blvd.**

Site Location



Site Surroundings

- Mid-rise/mixed-use building at Highway 7 and Woodstream
- Low-rise residential to the north and east
- 250m south of Highway 7 and related public transit
- Rainbow creek to the immediate east and south
- Employment uses to the immediate west+north



Site Surroundings



Development Statistics

- 456 units
 - One 15 storey building
 - One 13 storey building
 - Two 4 storey buildings
 - One 3 storey podium
- 989m² of commercial space
- FSI 2.74
- Parking:
 - below grade parking
 - 506 spaces for residents
 - 91 for visitors
 - 23 for commercial users
 - 253 bike spaces



Massing

- Height reduction towards the valley lands
- Podium provides street presence on Woodstream
- Minimum 25m separation between towers



North-West View



South-East View



North-East View



South-West View

Amenities & Landscaping

- 841 m² of indoor amenity space
- 5 outdoor amenity areas totaling 3482 m²
- Green Roof on Podium
- Sustainable features:
 - Rainwater used for Car wash bay and Irrigation system
 - Green roof
 - Permeable pavers



Supporting Studies

- Traffic & Parking
 - limited traffic impact
 - Sufficient Parking (bike/car)
- Environmental Report
 - No potentially significant environmental concerns
- Stormwater and Servicing
 - Development can be accommodated by existing infrastructure
- Pedestrian Wind Study
 - Wind conditions at grade will be acceptable
- Sun and Shadow Study
 - No impact on residential uses to the east
- Noise Report
 - Noise impact of employment uses not an issue

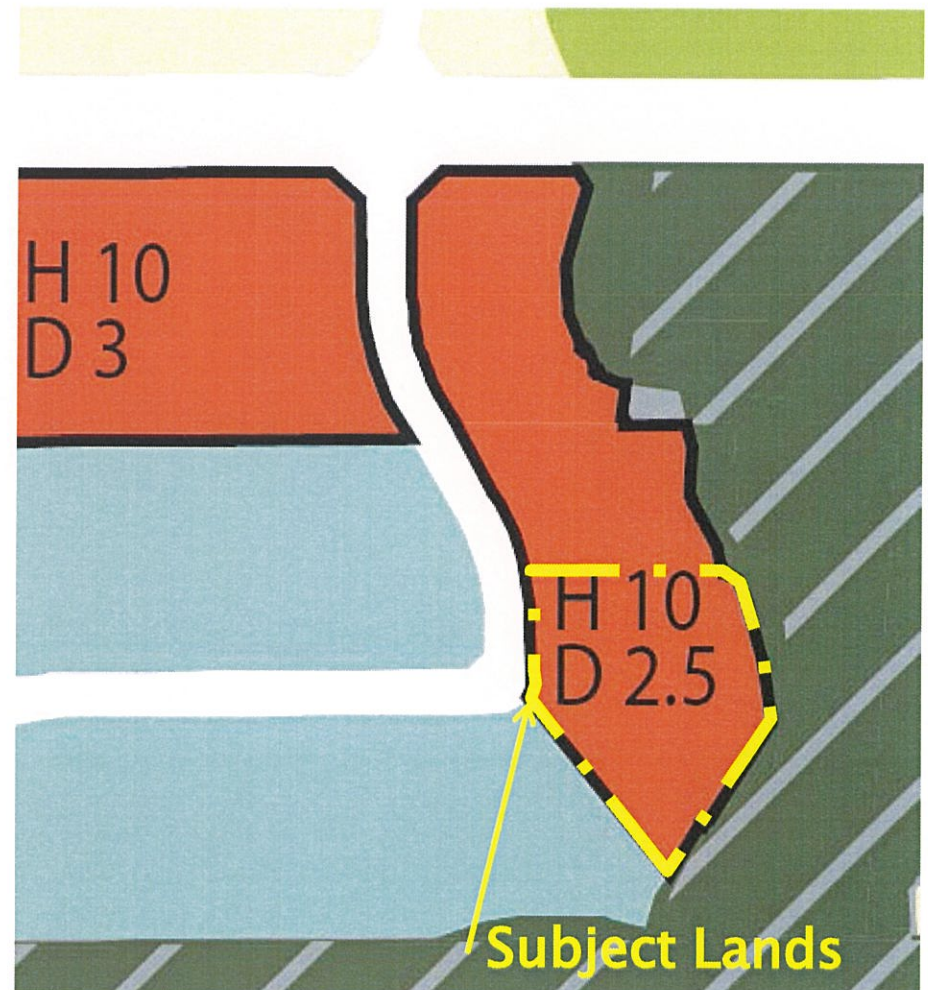
Official Plan Amendment

OP Designation – 2010 Vaughan Official Plan

- Designated
Mid-Rise / Mixed-Use
- Density 2.5 FSI
- Height 10 storeys

Amendments Required

- Density 2.75
- Height 15 storeys
- Conforms to the intent of
all other policies in the
Official Plan



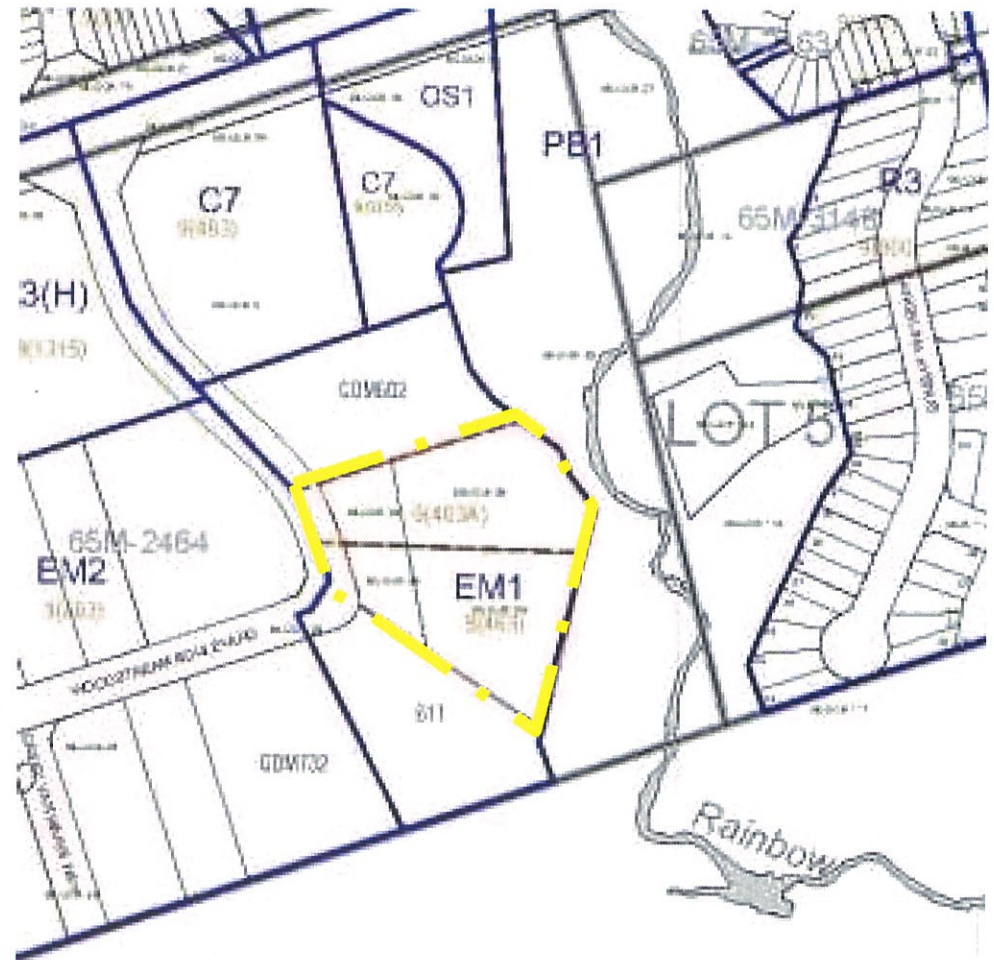
Zoning By-law Amendment

By-law 1-88 Designation

- “EM1”-Prestige Employment

Amendments Required

- Re-zone to “RA3”-Apartment Residential 3
- Add permissions for mixed use development
- Add permissions to reflect street oriented development
- Adjust parking requirements based on proximity of public transit



Comments & Questions



From: miket@humphriesplanning.com
Sent: May-03-16 11:53 AM
To: Clerks@vaughan.ca
Cc: DiGirolamo, Diana
Subject: Power Point Presentation - OP.11.003 + Z.11.009 (HPGI: 10236)
Attachments: Agenda.pdf, Public Meeting Slides - 10236.pdf

Hello,

Please find attached the power point presentation for the above-noted files, being item 6 on the May 3rd Committee of the Whole (Public Hearing) meeting agenda.

Please have presentation pre-loaded onto computer in Council Chambers. Thank you for the help!

Regards,

MICHAEL TESTAGUZZA, HONS. BA, M.P.L.
HUMPHRIES PLANNING GROUP INC.
216 Chrislea Road, Suite 103
Woodbridge, Ontario L4L 8S5
905-264-7678 x. 248 Fax 905-264-8073
miket@humphriesplanning.com