



STUDIO



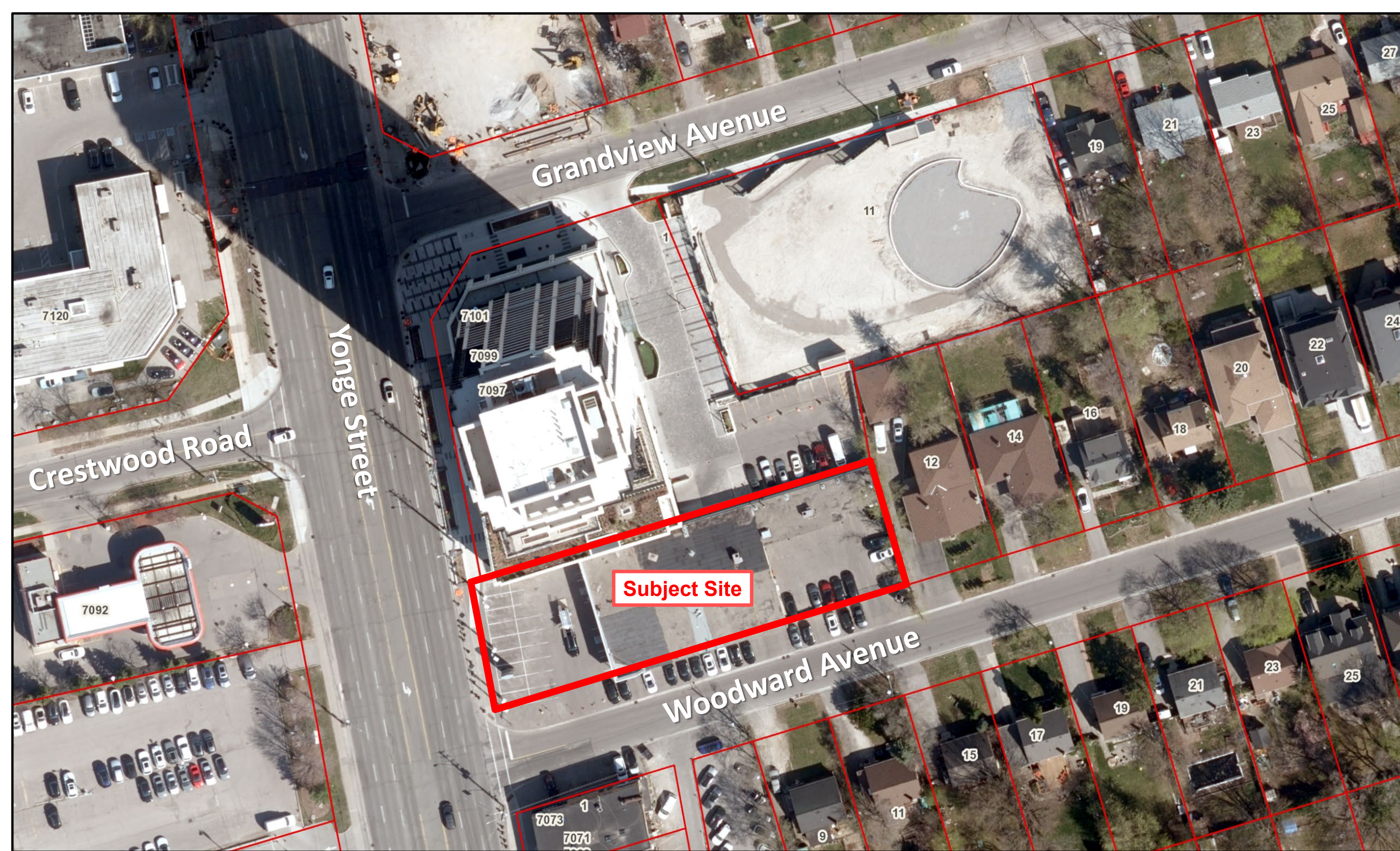
DIALOG[®]

**GOLDBERG
GROUP**

7079 YONGE STREET

PLAN 24 197157

MARCH 4, 2025



Subject Site

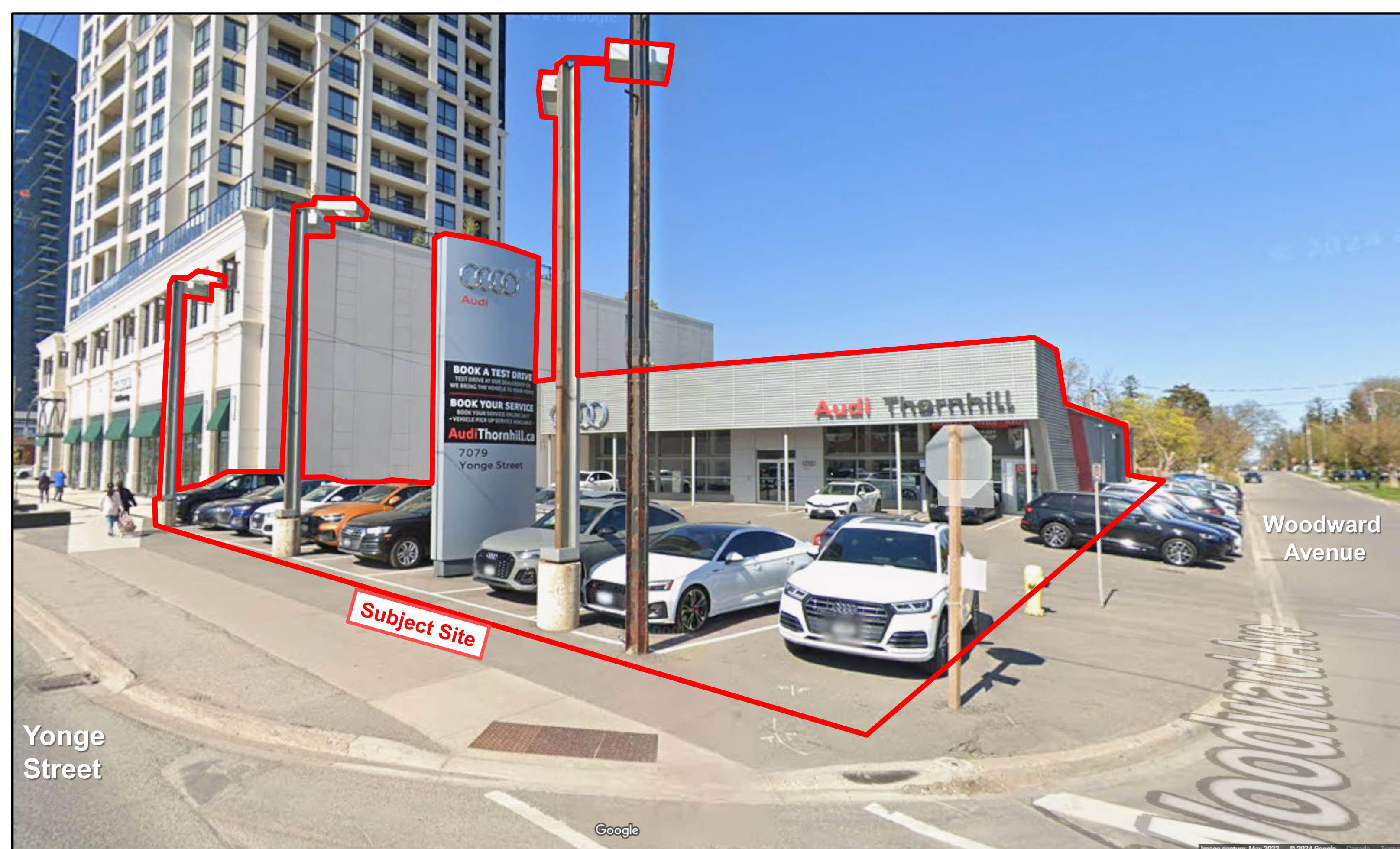
SUBJECT SITE | AERIAL PHOTOGRAPH



GOLDBERG
GROUP



Source: google.com/maps. 2024



Yonge
Street

Woodward
Avenue

Subject Site

SUBJECT SITE | STREET VIEW



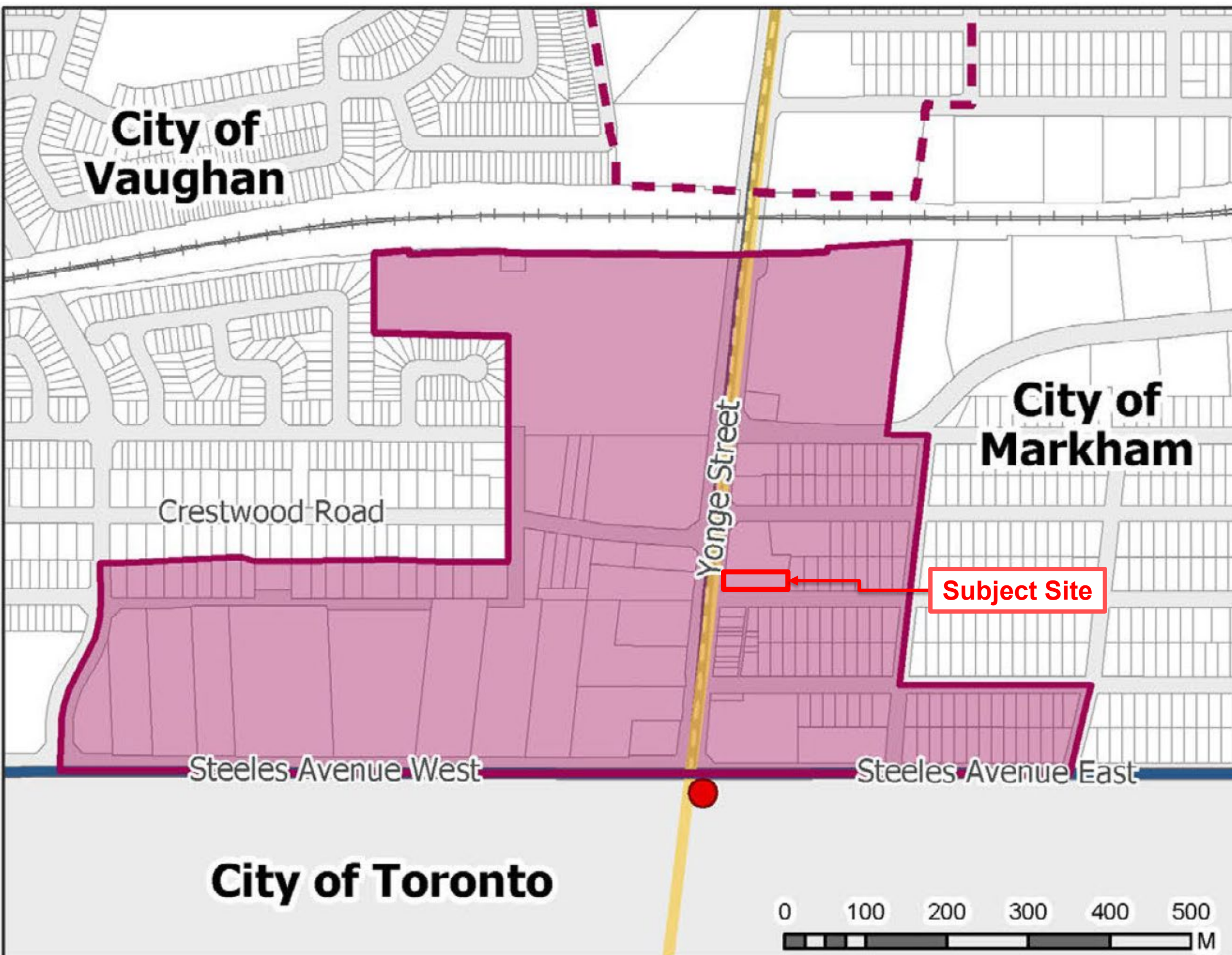
Source: Google Street View, 2022



York Region Major Transit Station Areas

PMTSA 17 - 20

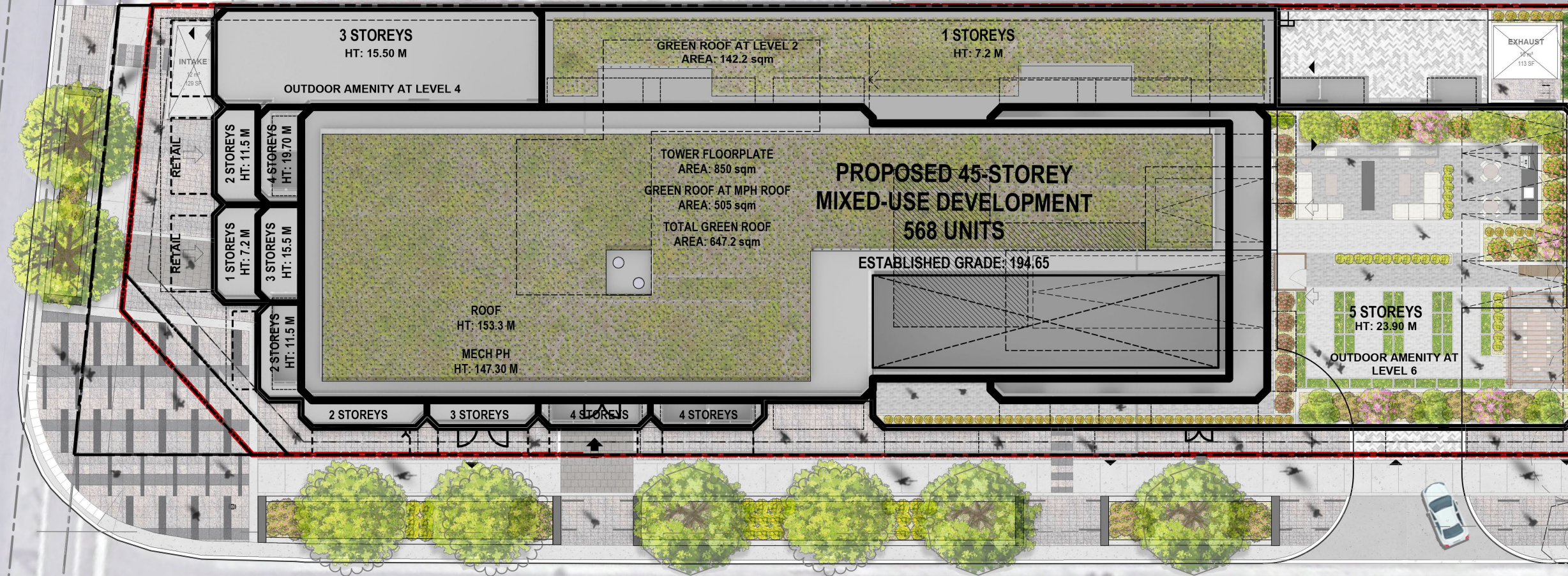
-  Major Transit Station Area
 -  Adjacent Major Transit Station Area
 -  Parcels
- Transit Station**
-  Subway Station
 -  GO Rail
 -  Bus Rapid Transit
- Transit Corridor**
-  Subway
 -  GO Rail
 -  Bus Rapid Transit
- Municipal Boundaries**
-  Regional Municipal Boundary
 -  Local Municipal Boundary



PMTSA 20 - Steeles Subway Station Density Target: 300 (Markham), 300 (Vaughan)
People and Jobs Per Hectare

Lot Area	2,027 m ²
Height	153.3 m (including MPH) 45-storeys
Unit Mix	568 Units (100%) Studio 30 (5.3%) 1 Bedroom 359 (63.2%) 2 Bedroom 129 (22.7%) 3 Bedroom 50 (8.8%)
Amenity Area	1,704.04 m² (+/- 18,342 ft²) - 3 m²/unit Indoor 1,008.99 m ² (+/- 10,861 ft ²) – 1.77 m ² /unit Outdoor 695.05 m ² (+/- 7,481 ft ²) – 1.22 m ² /unit
Gross Floor Area	40,241.22 m² (+/- 433,153 ft²) Commercial 380.52 m ² (+/- 4,096 ft ²)
Floorspace Index	18.8
Vehicular Parking	111 spaces Resident 95 spaces Visitor 12 spaces Pick-up/Drop-off 2 spaces Car Share 2 spaces
Bicycle Parking	654 spaces Long-Term 518 spaces Short-Term 136 spaces

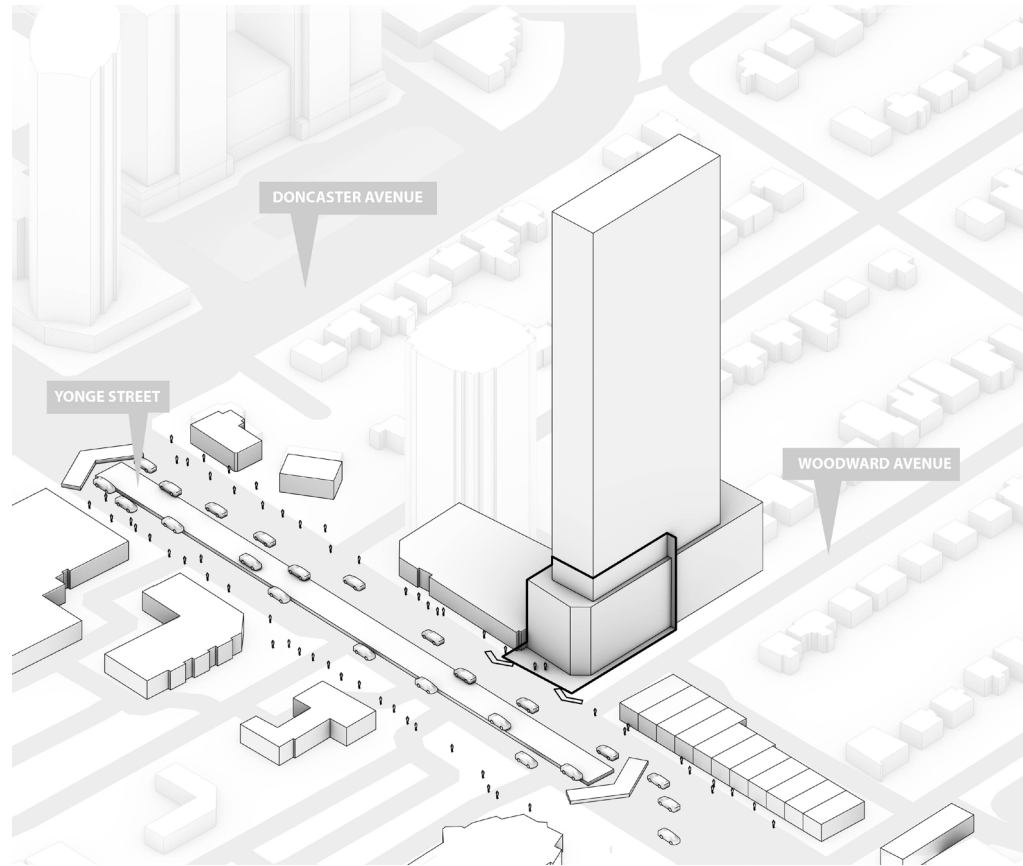
Yonge St.



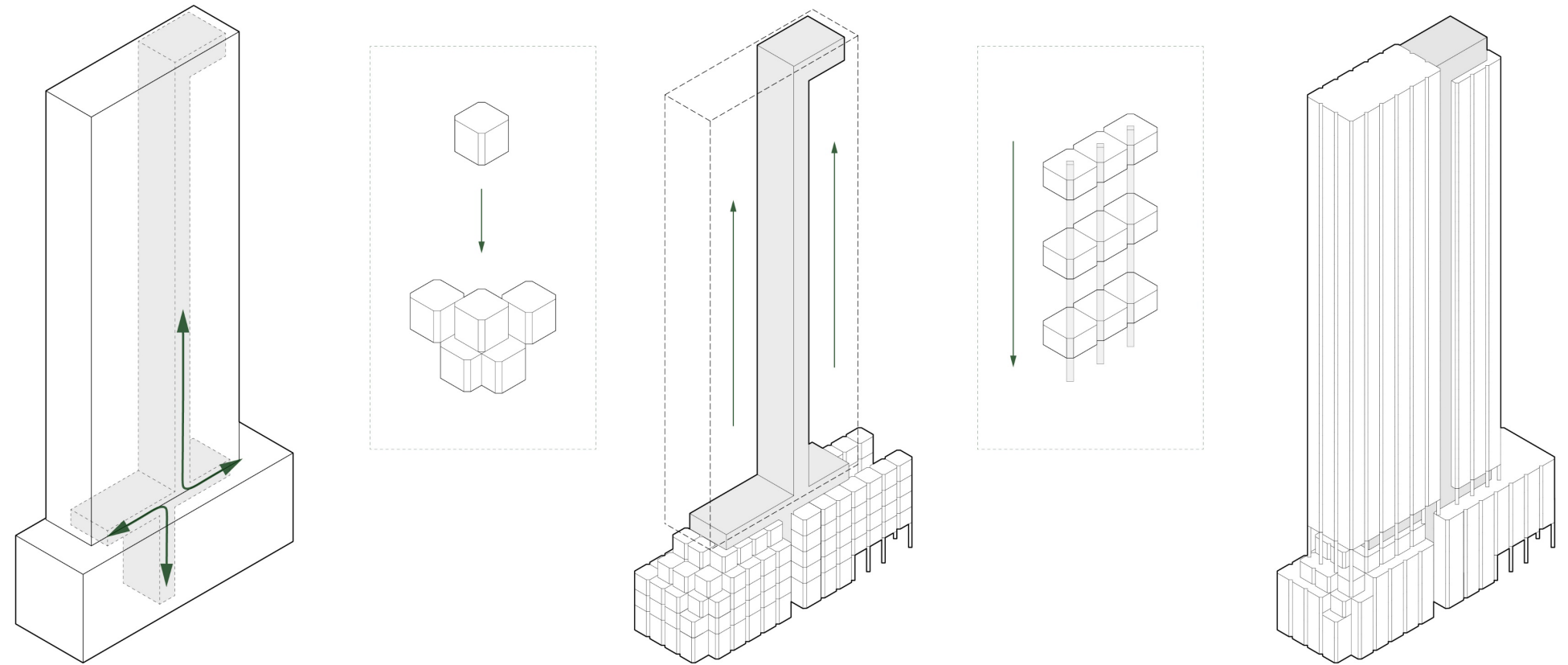
Woodward Ave.

1

Pedestrian Scale



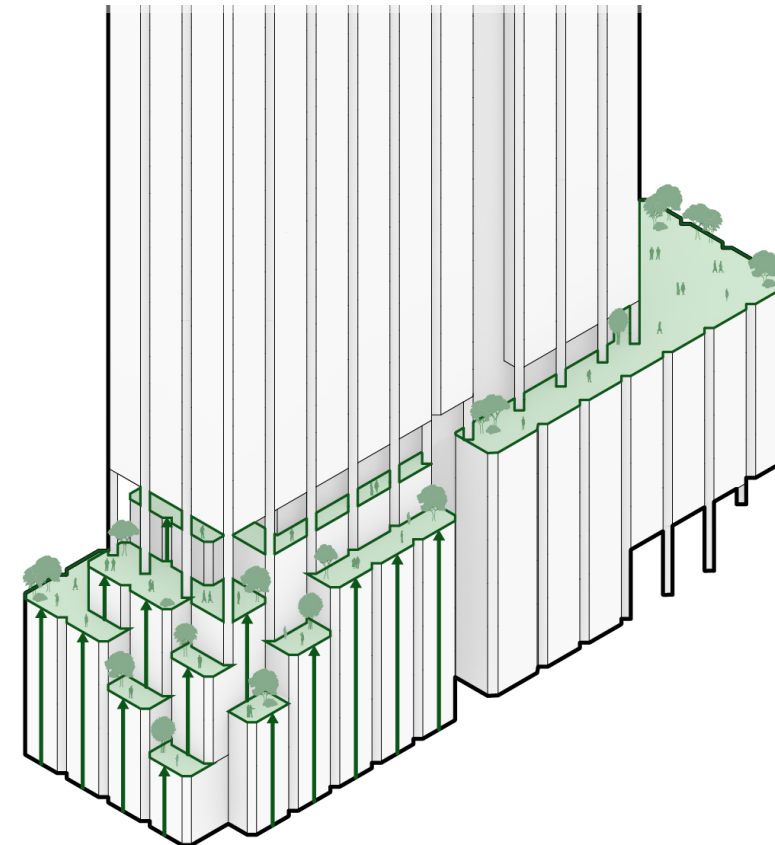
Modular Design Language

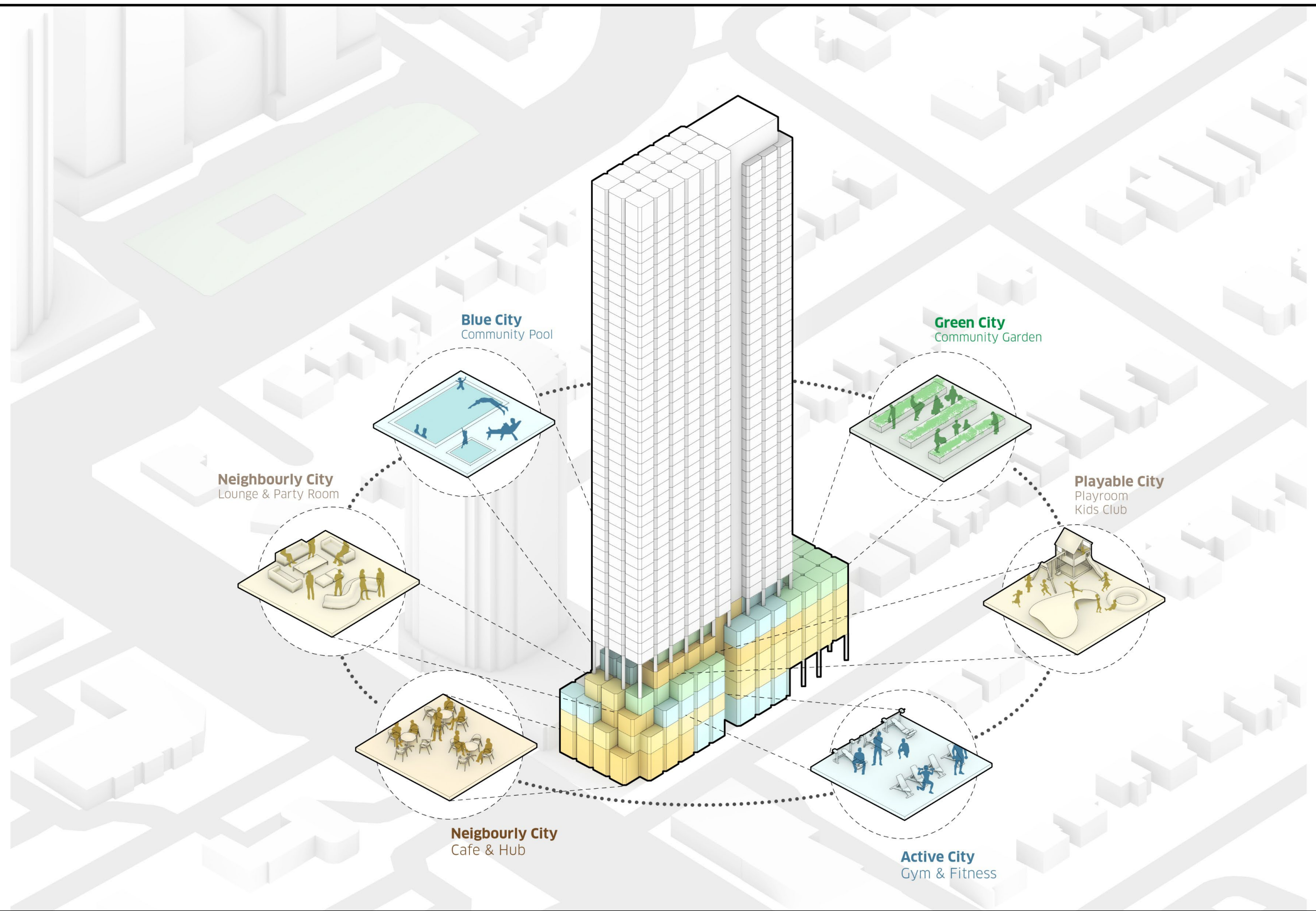


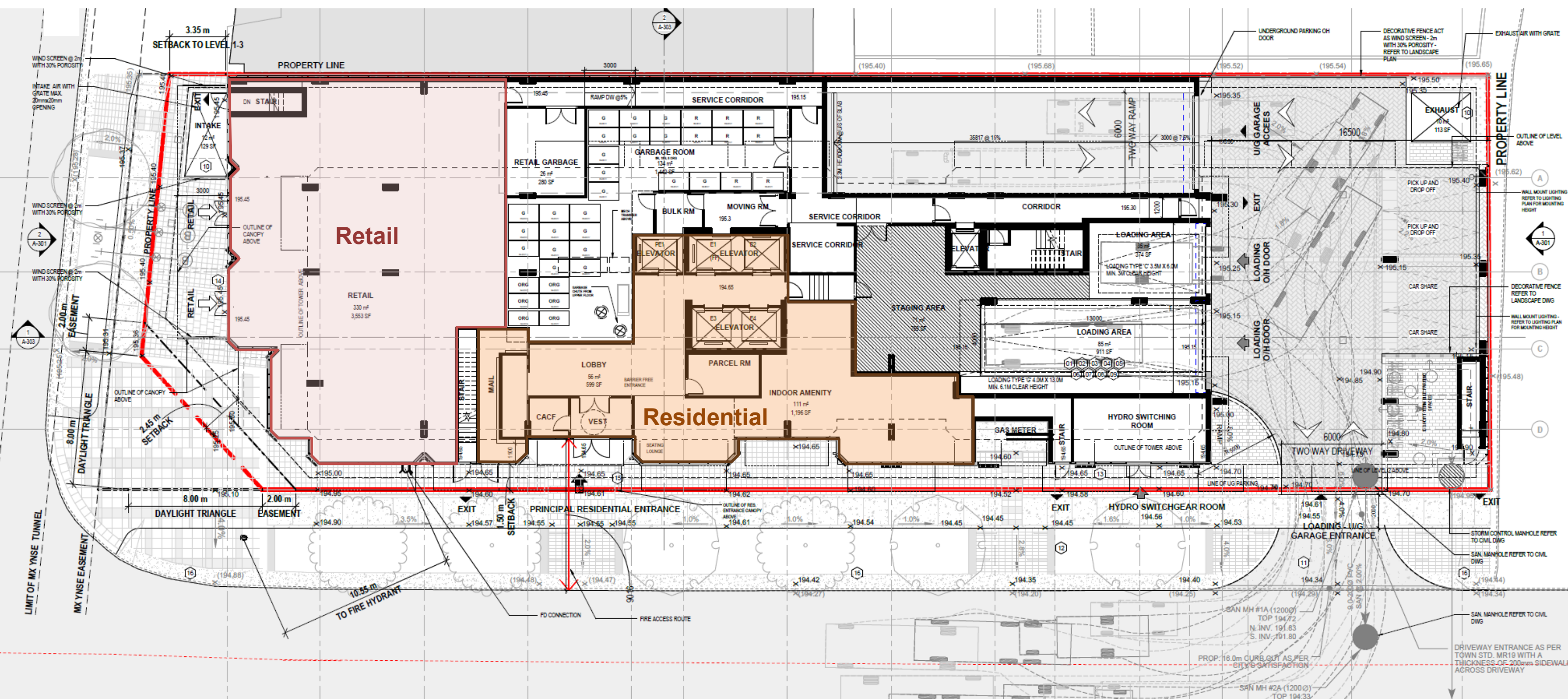
Sculpted Transition to Intersection



Distributed Outdoor Amenity Areas







YONGE STREET

Screening

PROPOSED 45-STOREY
MIXED-USE DEVELOPMENT

Public Realm Pavers

Planters

Driveway Pavers

Bike Parking



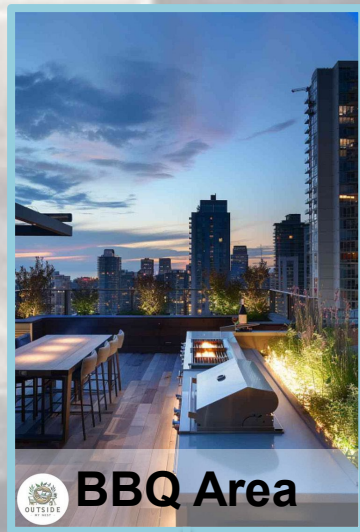
Children's Play Area



Lounge Area



Lounge Area



BBQ Area



Edge Lounge



Community Garden



Community Garden

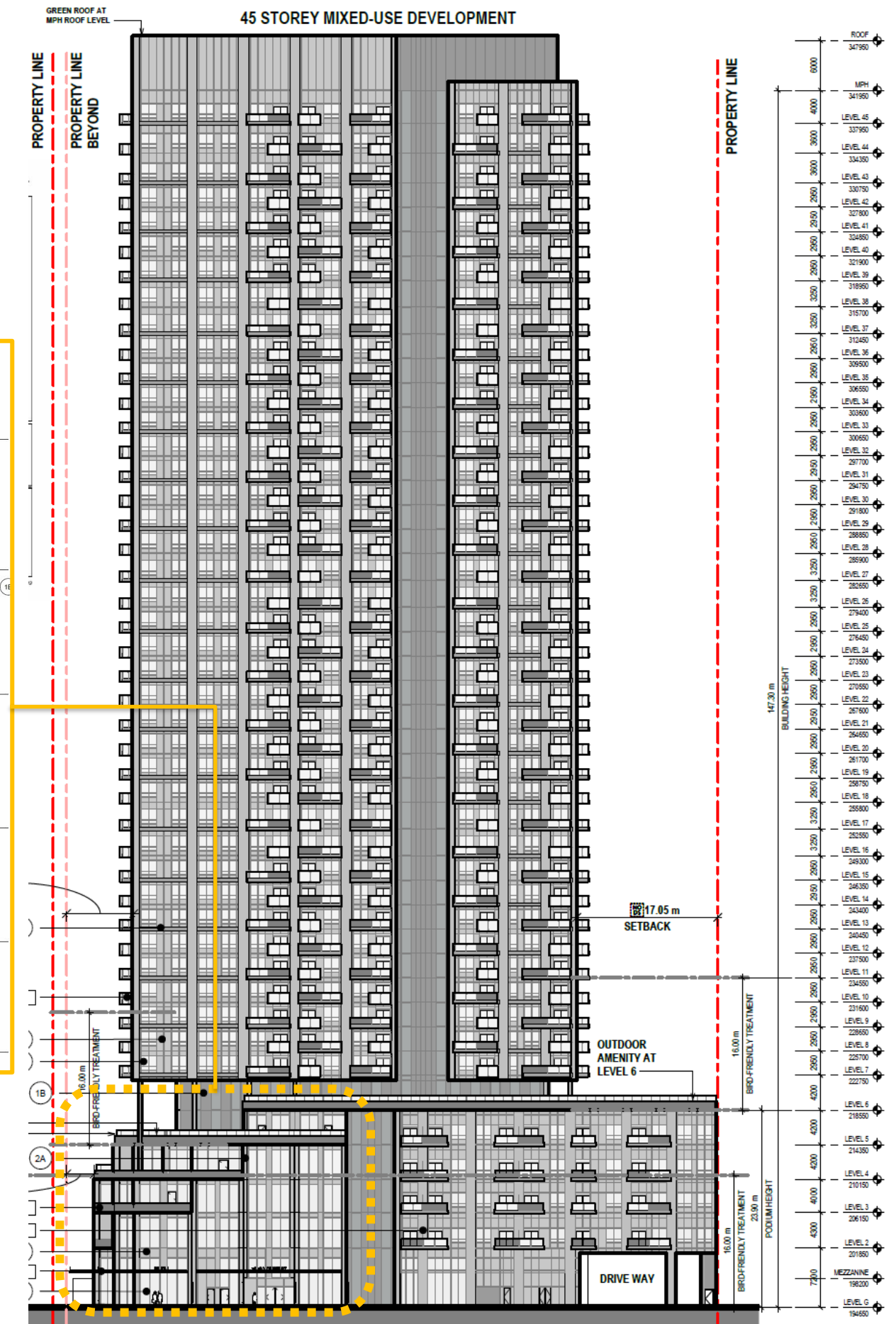


Workstations

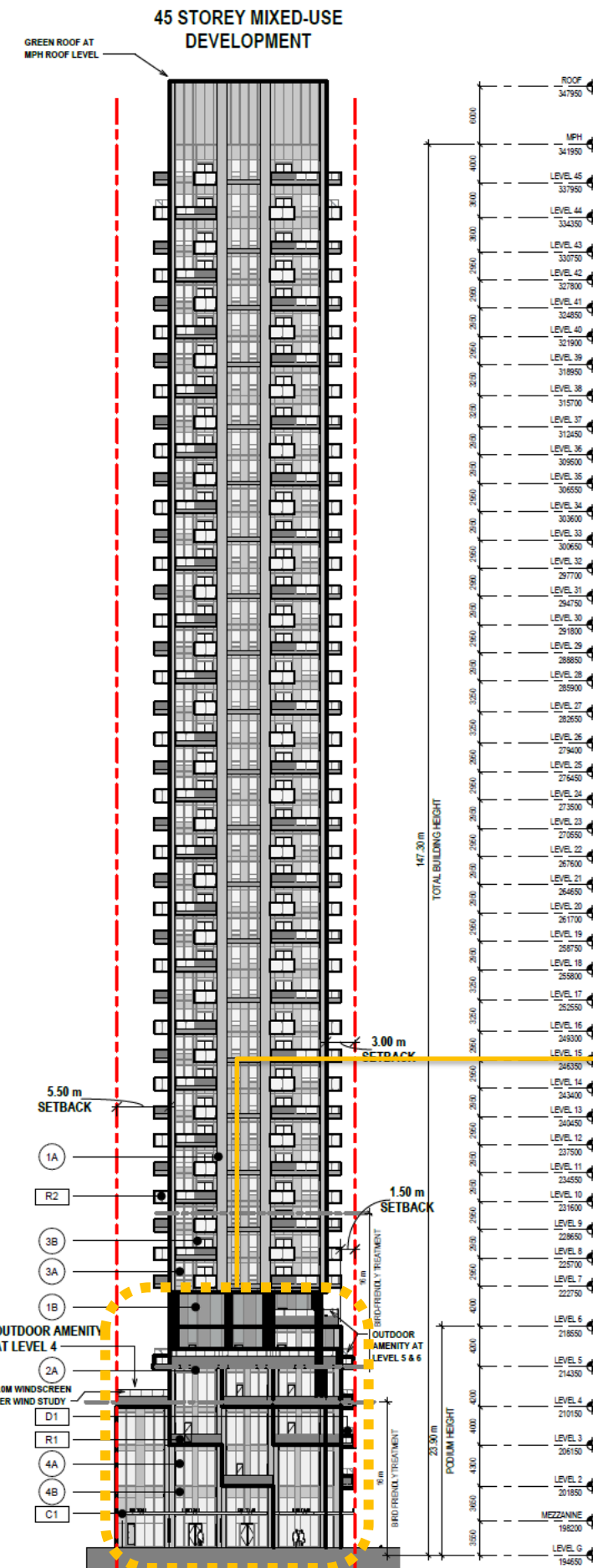
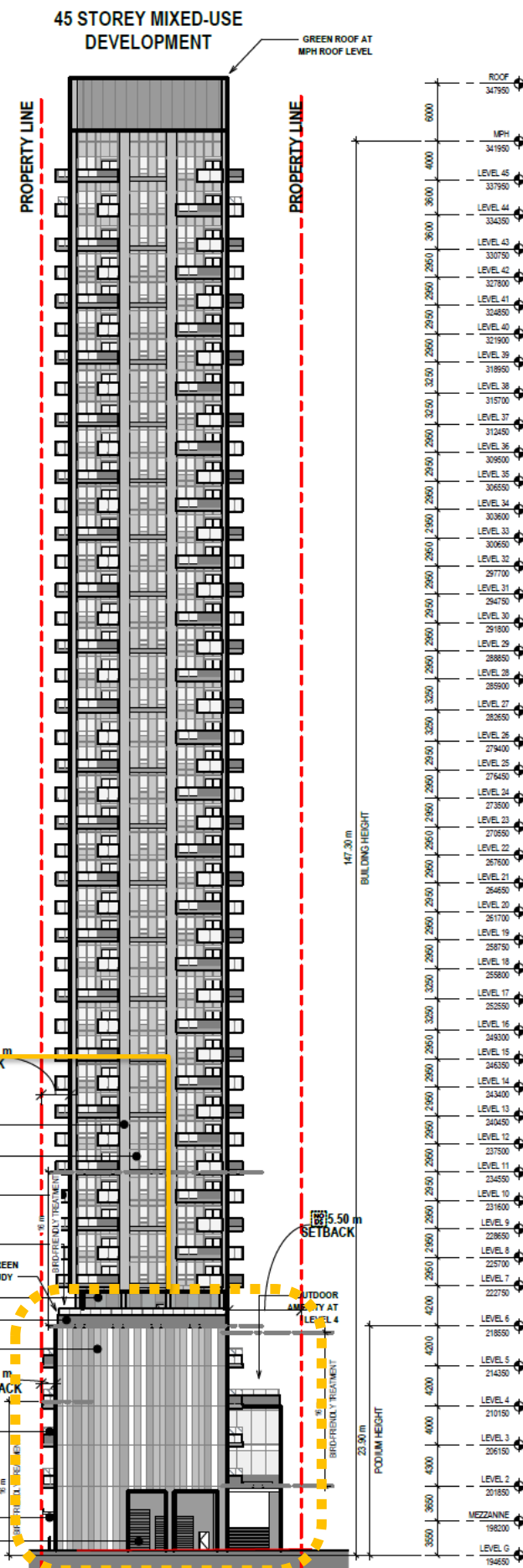
YONGE STREET



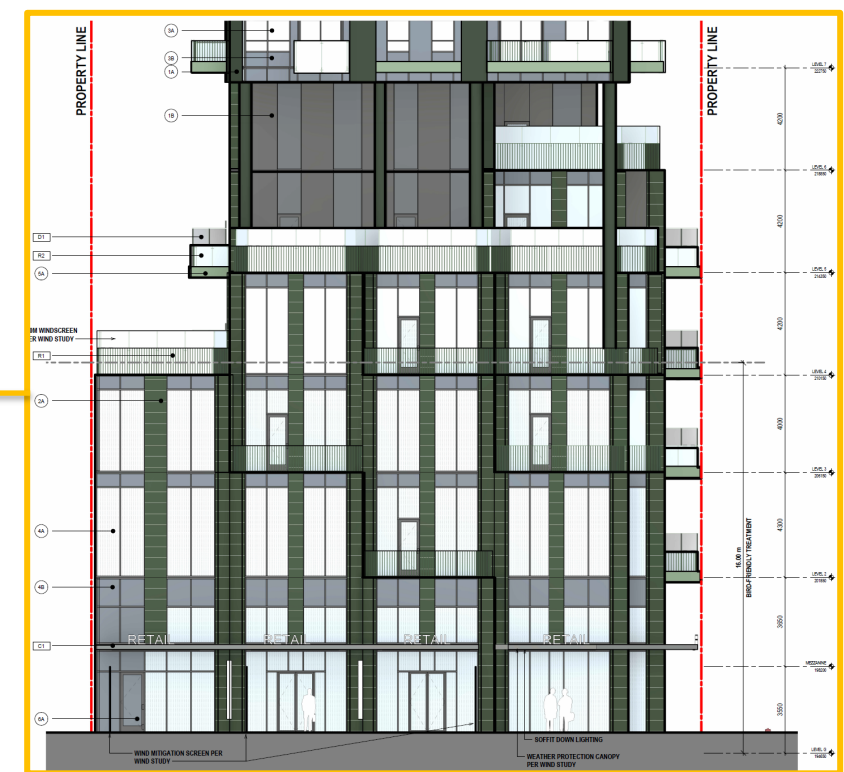
LANDSCAPE PLAN | AMENITY LEVEL

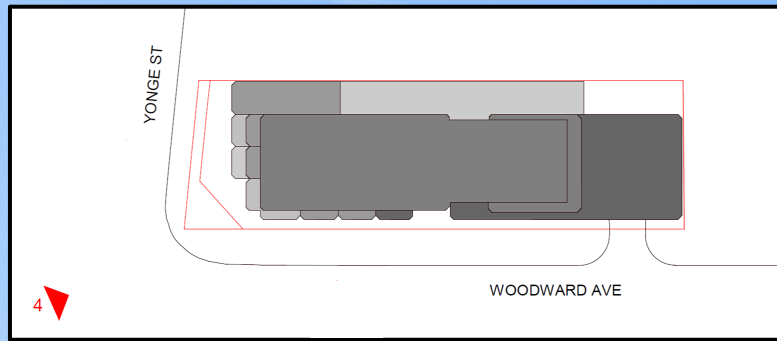


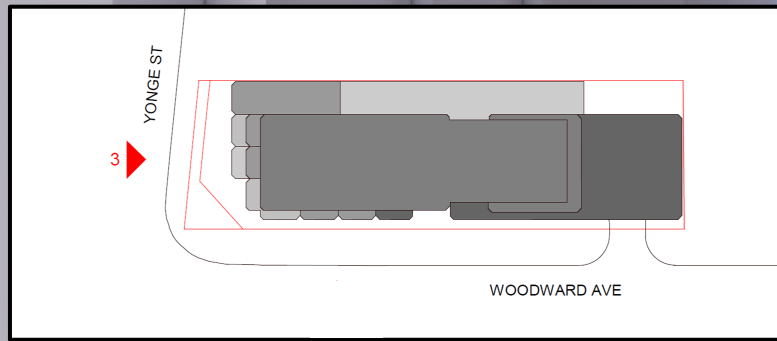
EAST ELEVATION

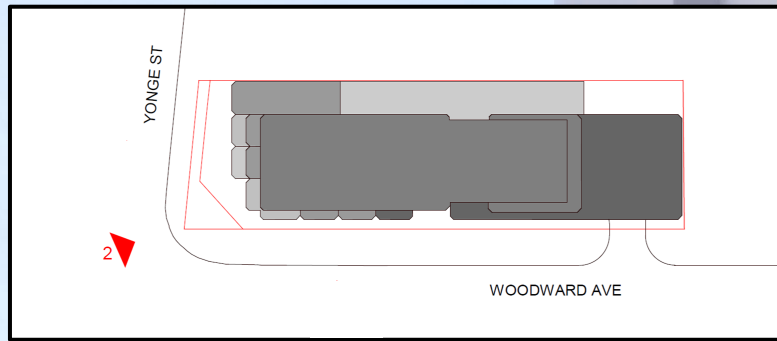


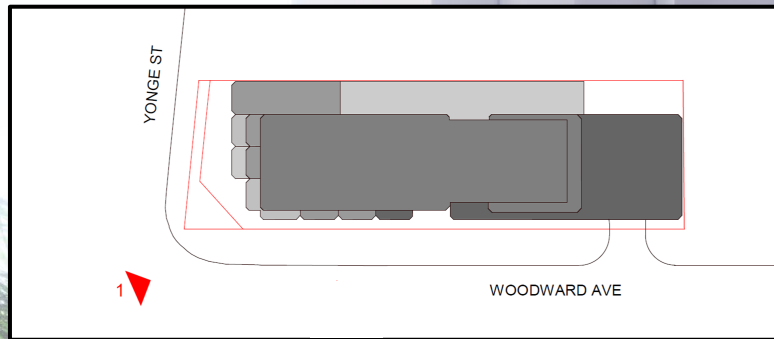
WEST ELEVATION (YONGE)

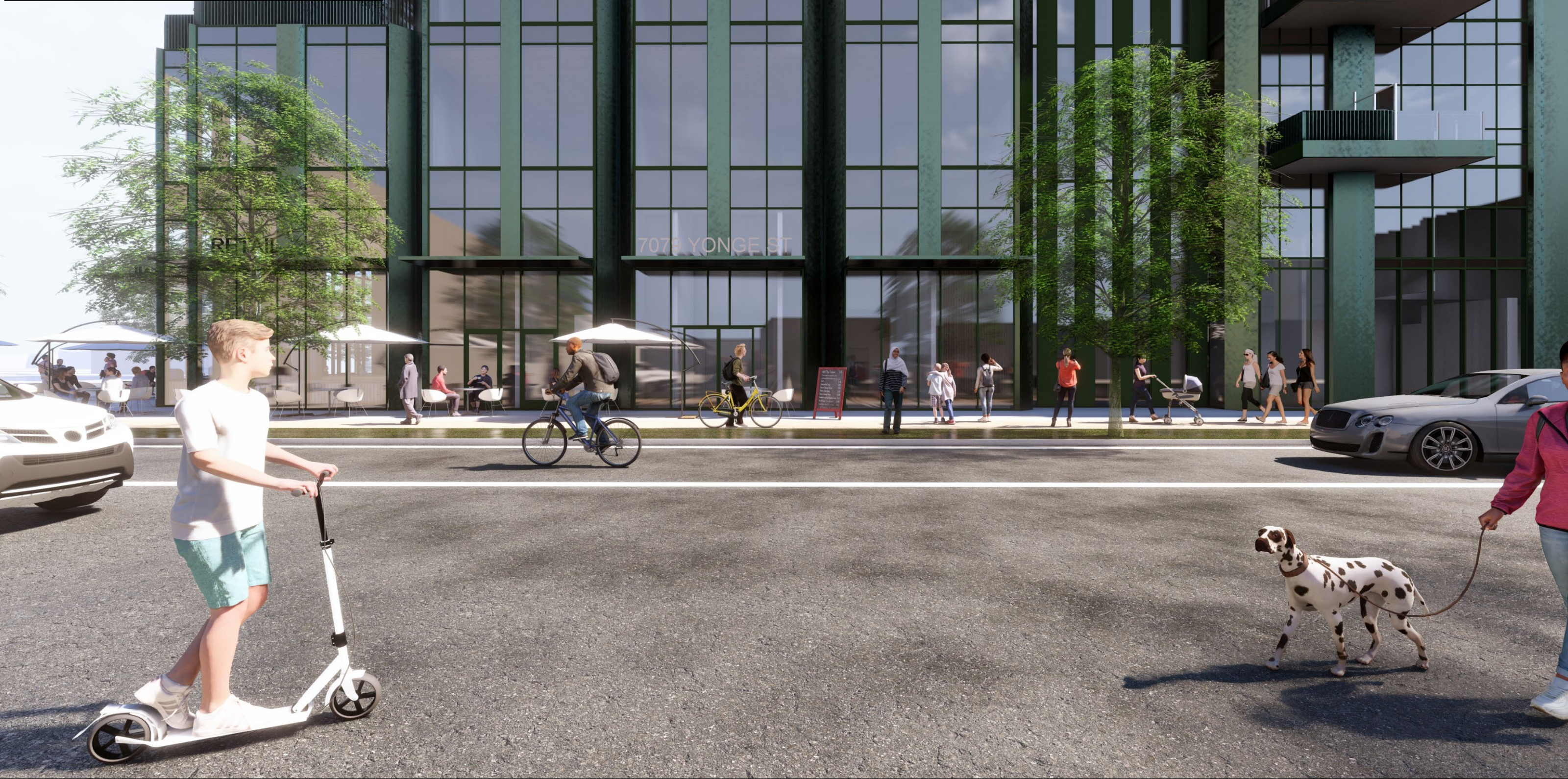
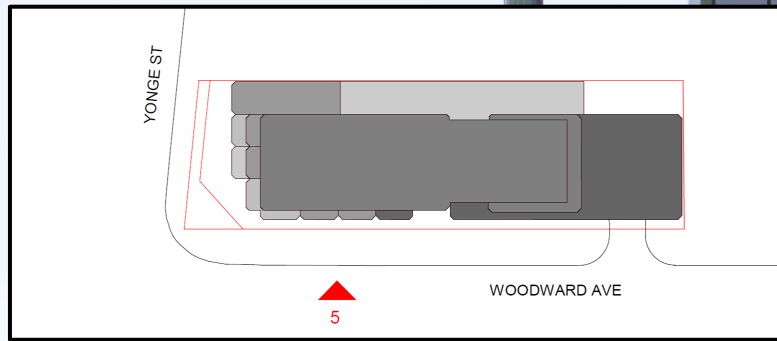


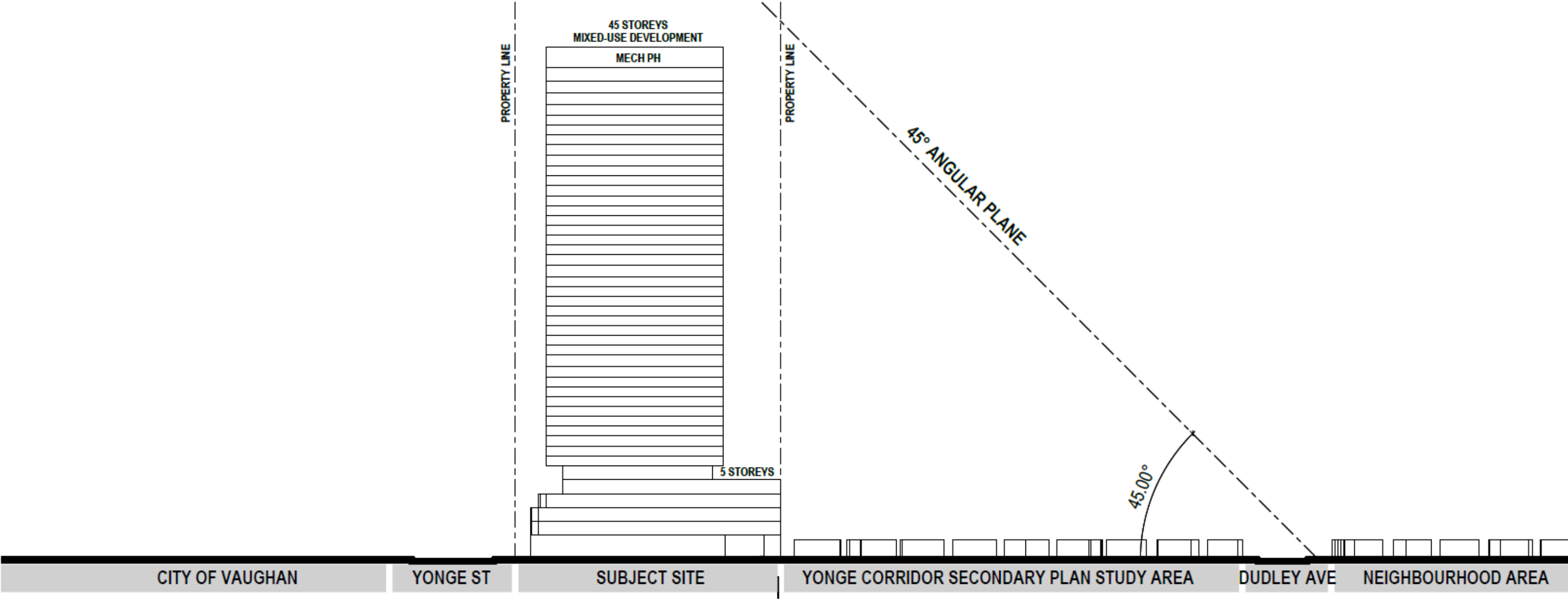












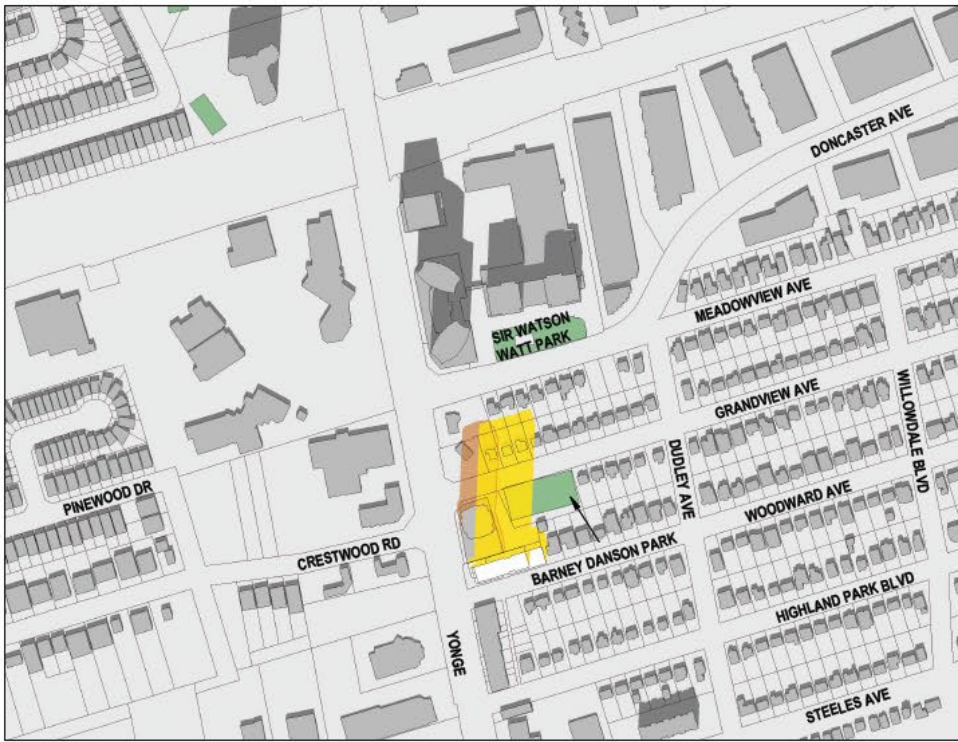
1 ANGULAR PLANE WEST-EAST
A-304 SCALE: 1:500



9:18 AM



11:18 AM



1:18 PM



2:18 PM



3:18 PM



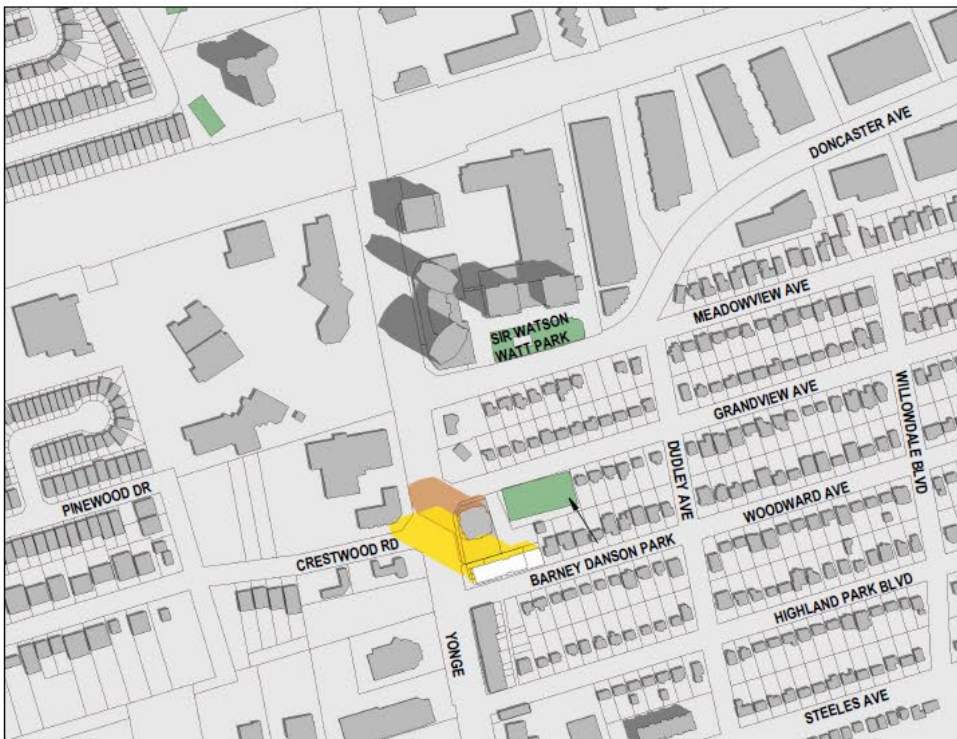
5:18 PM

LEGEND:

- | | | |
|--------------------|------------------------|----------------|
| APPLICANT PROPOSAL | EXISTING MASS | PARKS |
| PROPOSAL SHADOW | EX. NORTH TOWER SHADOW | PROPERTY LINES |



9:18 AM



11:18 AM



1:18 PM



2:18 PM



3:18 PM



5:18 PM

LEGEND:

- | | | |
|--|--|--|
|  APPLICANT PROPOSAL |  EXISTING MASS |  PARKS |
|  PROPOSAL SHADOW |  EX. NORTH TOWER SHADOW |  PROPERTY LINES |

An architectural rendering of a modern, multi-story building with a green facade and cantilevered balconies. The building is set against a bright sky with some trees visible in the background. The image is overlaid with a dark, geometric design consisting of white lines and a green rectangle. The text "THANK YOU | QUESTIONS?" is displayed in white on the dark background.

THANK YOU | QUESTIONS?