



# PUBLIC MEETING

JOHN J ZIPAY

8274-8286 ISLINGTON AVENUE

CITY OF VAUGHAN

MAY 30, 2022

Communication : C 28  
Committee of the Whole (Public Meeting)  
May 30, 2022  
Agenda Item # 3



# AIR PHOTO: LOCATION AND LAND USE CONTEXT



Aerial map showing neighbouring uses



# SITE CONTEXT



Abutting Mid-rise Development to the North



Nearby Mid-rise Development to the South



# SITE CONTEXT CONTINUED



Existing Church on Subject Property



Existing Daycare on Subject Property

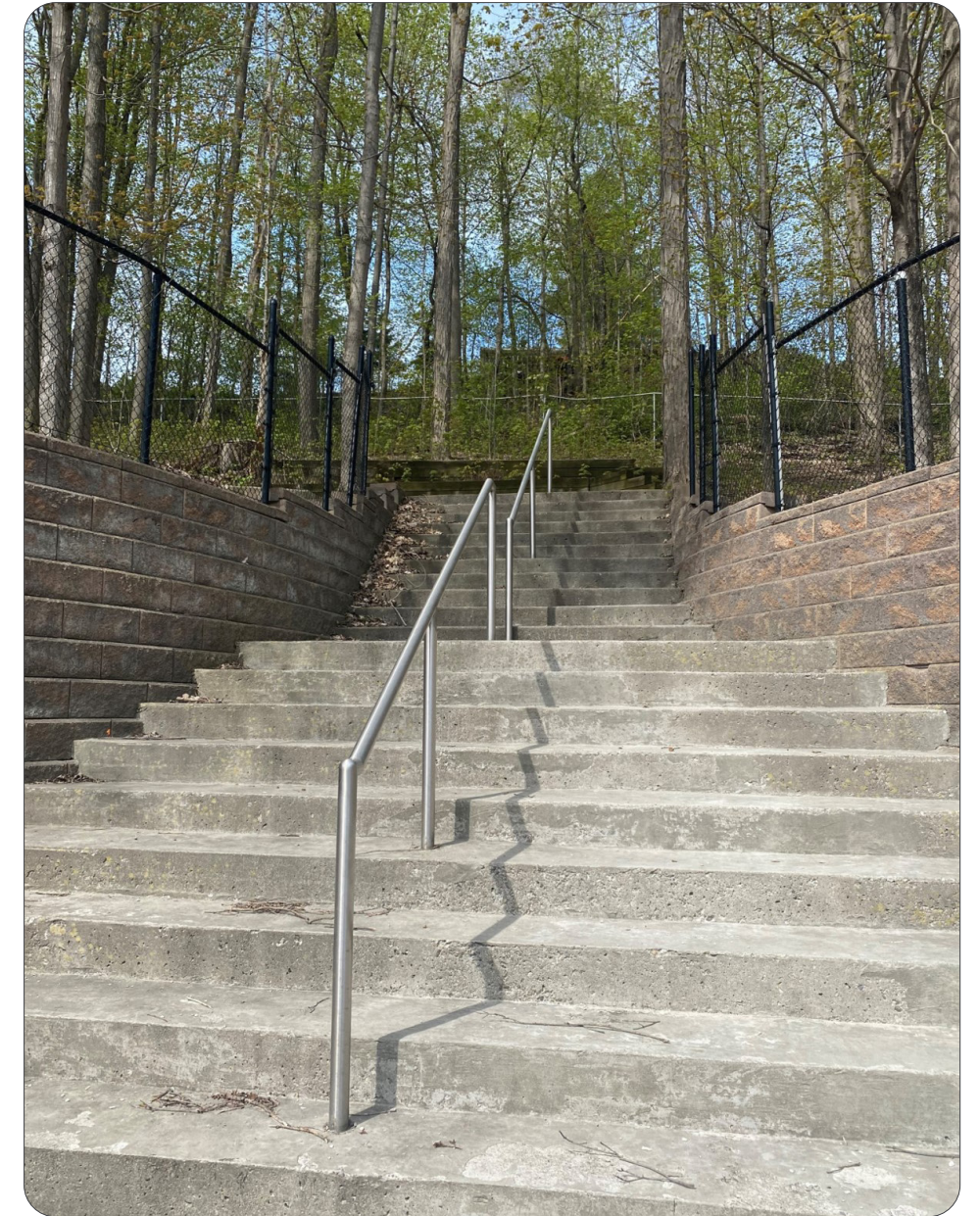


# ON SITE PHOTOS



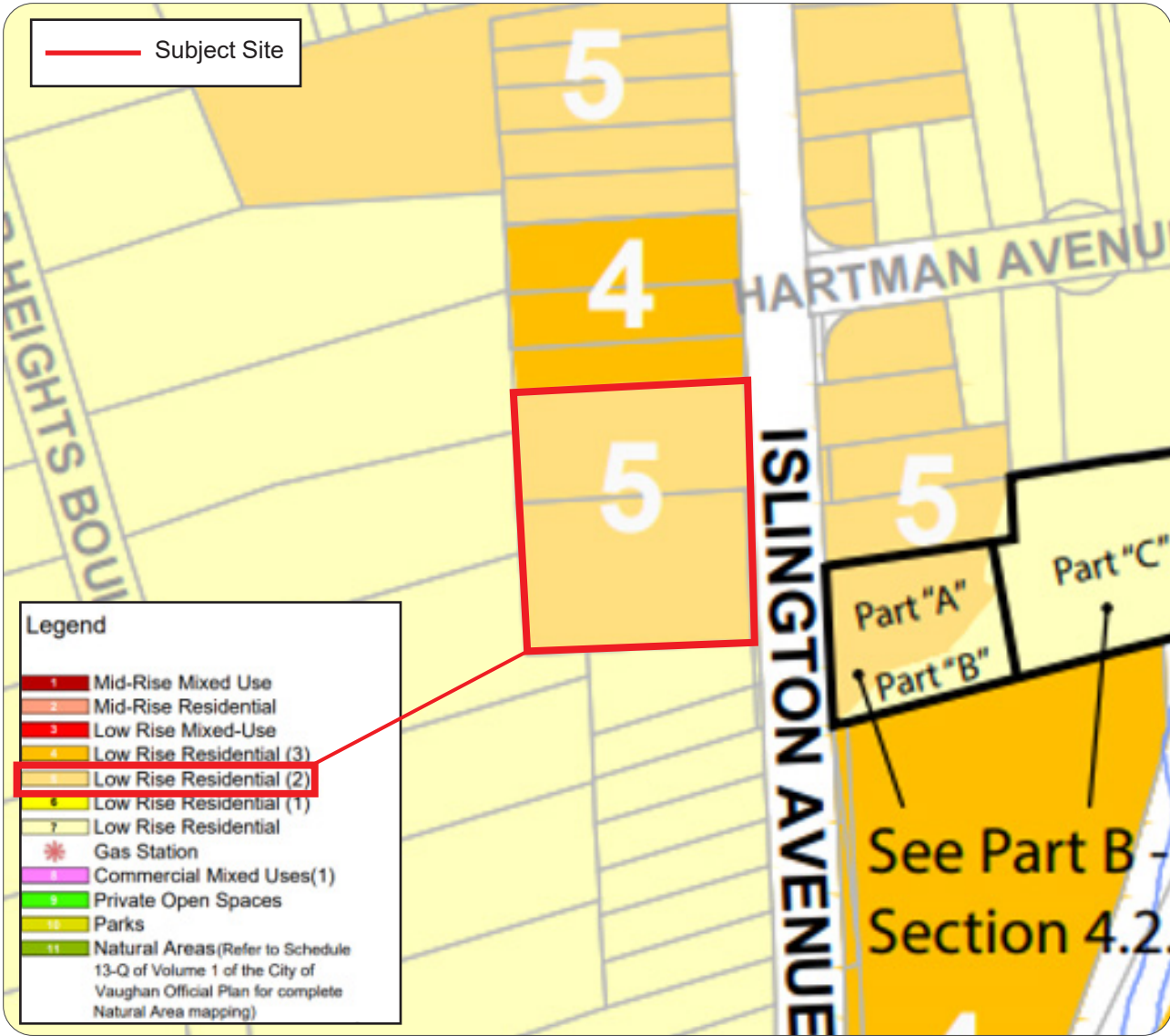


# ON SITE PHOTOS (AMENITY SPACE)





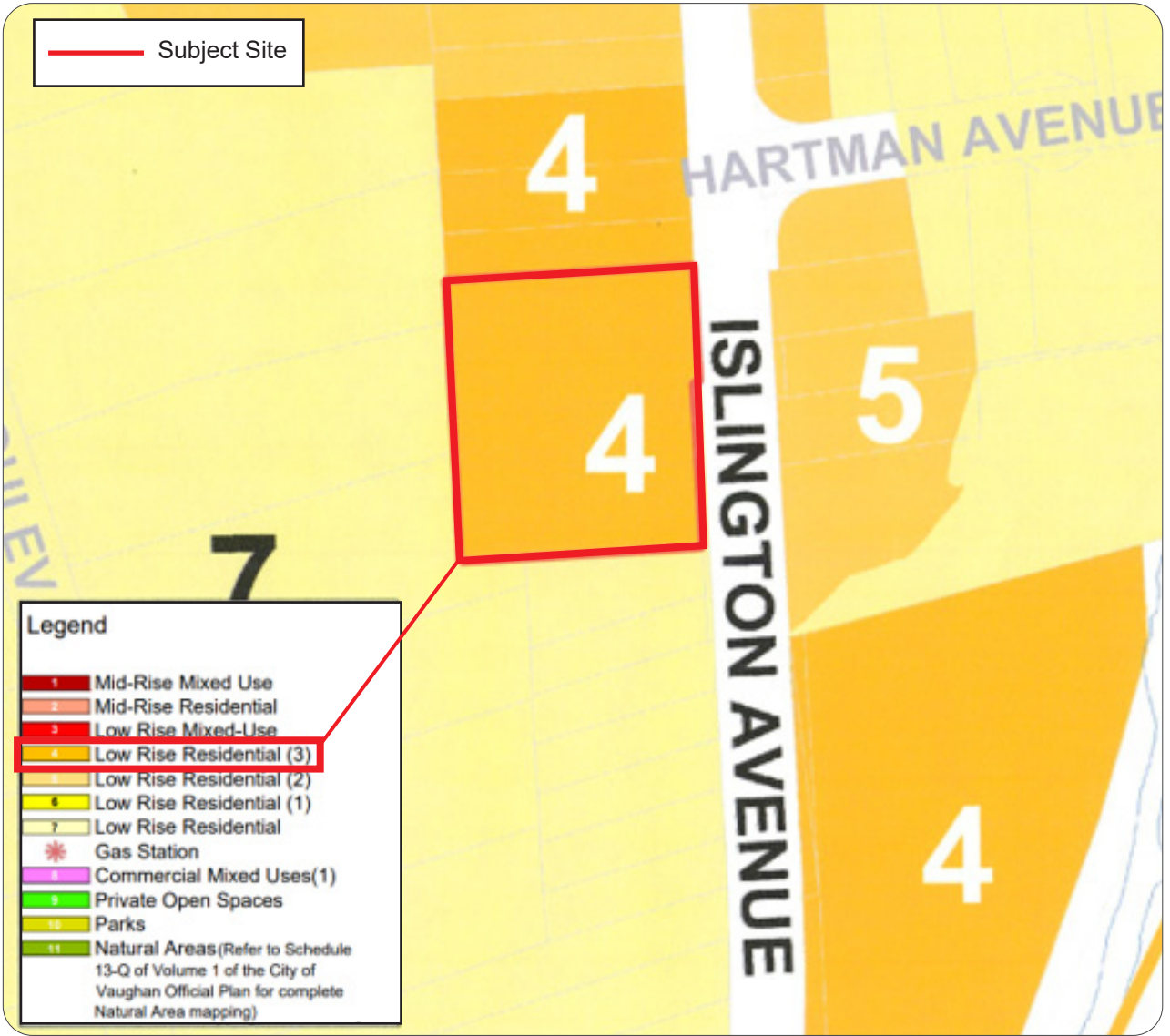
# WOODBIDGE CENTRE SECONDARY PLAN



Woodbridge Centre Secondary Plan - Land Use Schedule 2 Existing

**Existing Land Use Designation:**

Low Rise Residential (2)



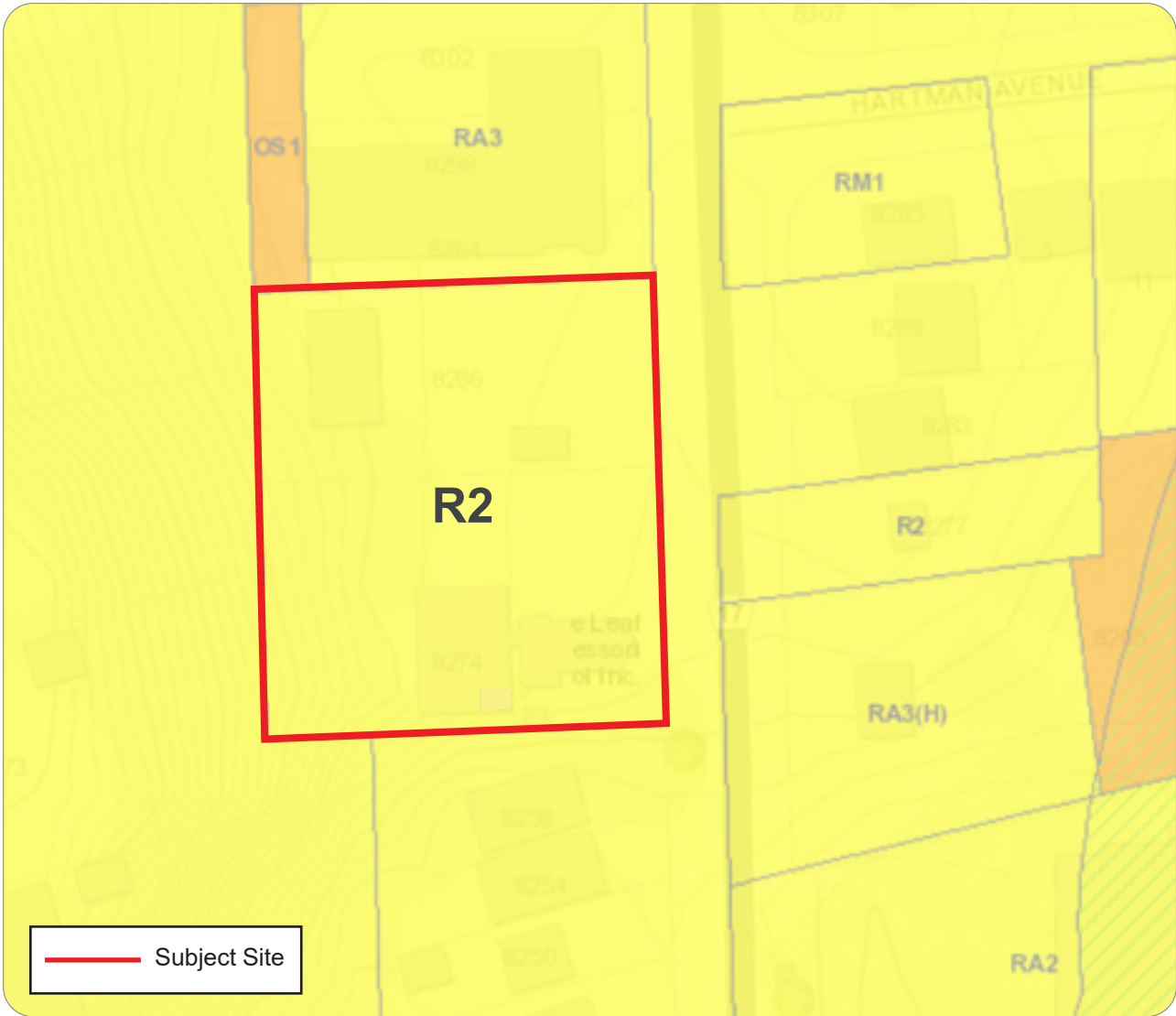
Woodbridge Centre Secondary Plan - Official Plan Amendment Schedule 2

**Proposed Land Use Designation:**

Low Rise Residential (3)



# ZONING BY-LAW 1-88, AS AMENDED



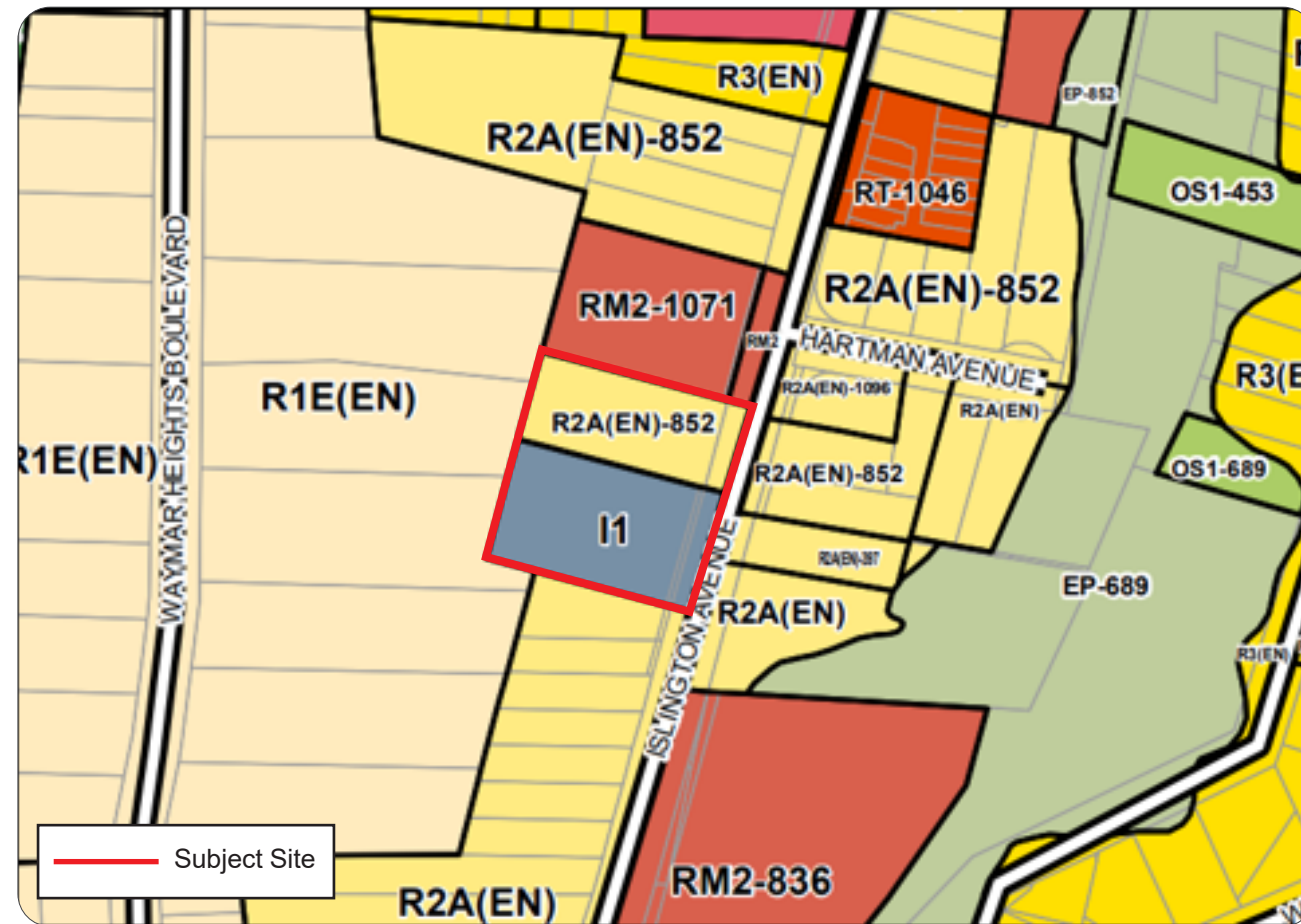
Zoning By-law 1-88  
**Existing Zoning:**  
Residential Zone - (R2)



Zoning By-law Draft Amendment Schedule 2  
**Proposed Zoning:**  
Open Space Conservation Zone 1 (OS1)  
Apartment Residential 3(H) - (RA3 H)



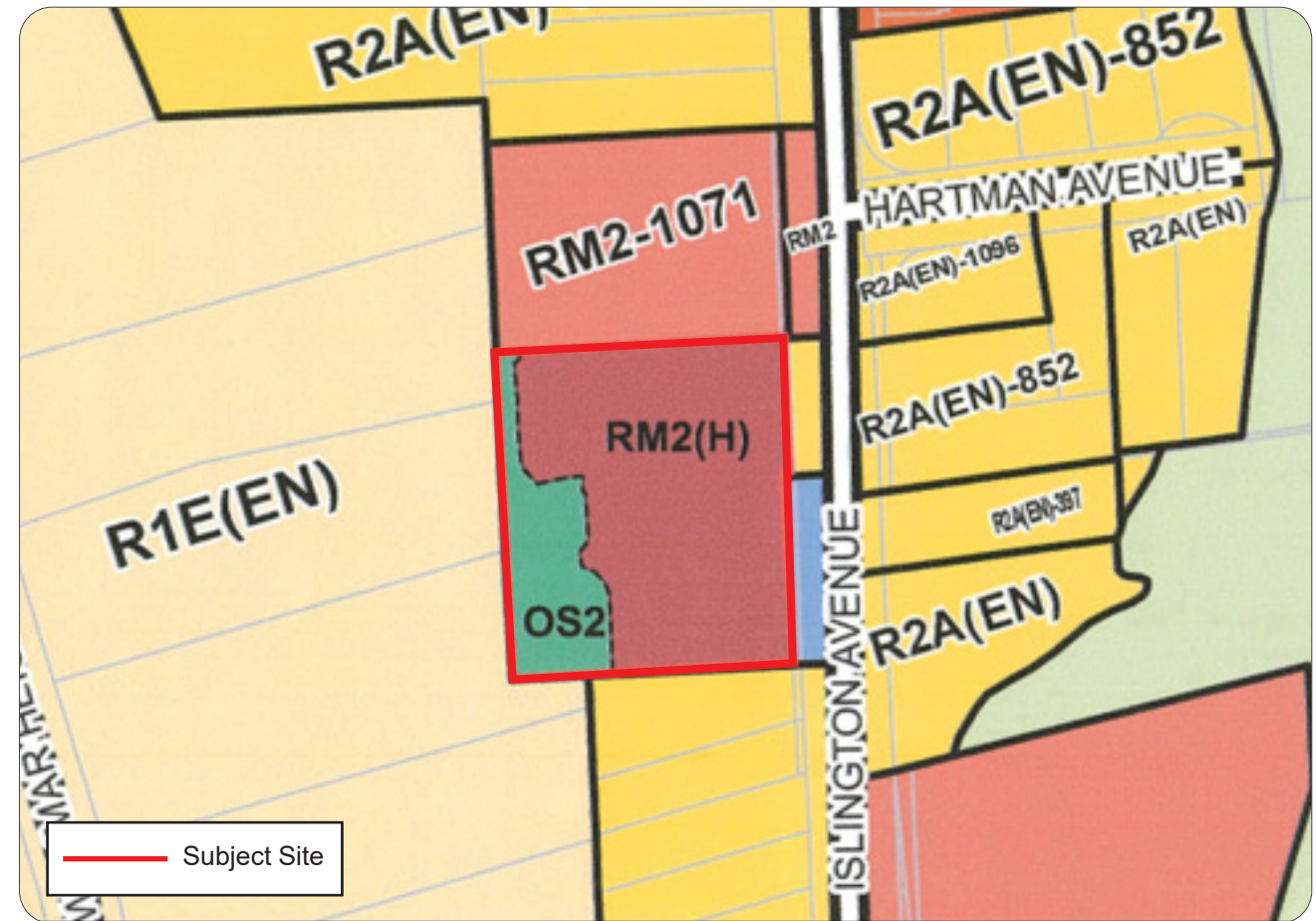
# ZONING BY-LAW 001-2021



Zoning By-law 001-2021

**Existing Zoning:**

General Institutional Zone - (I1)  
Second Density Residential Zone - (R2A EN-852)



Zoning By-law Draft Amendment Schedule 2

**Proposed Zoning:**

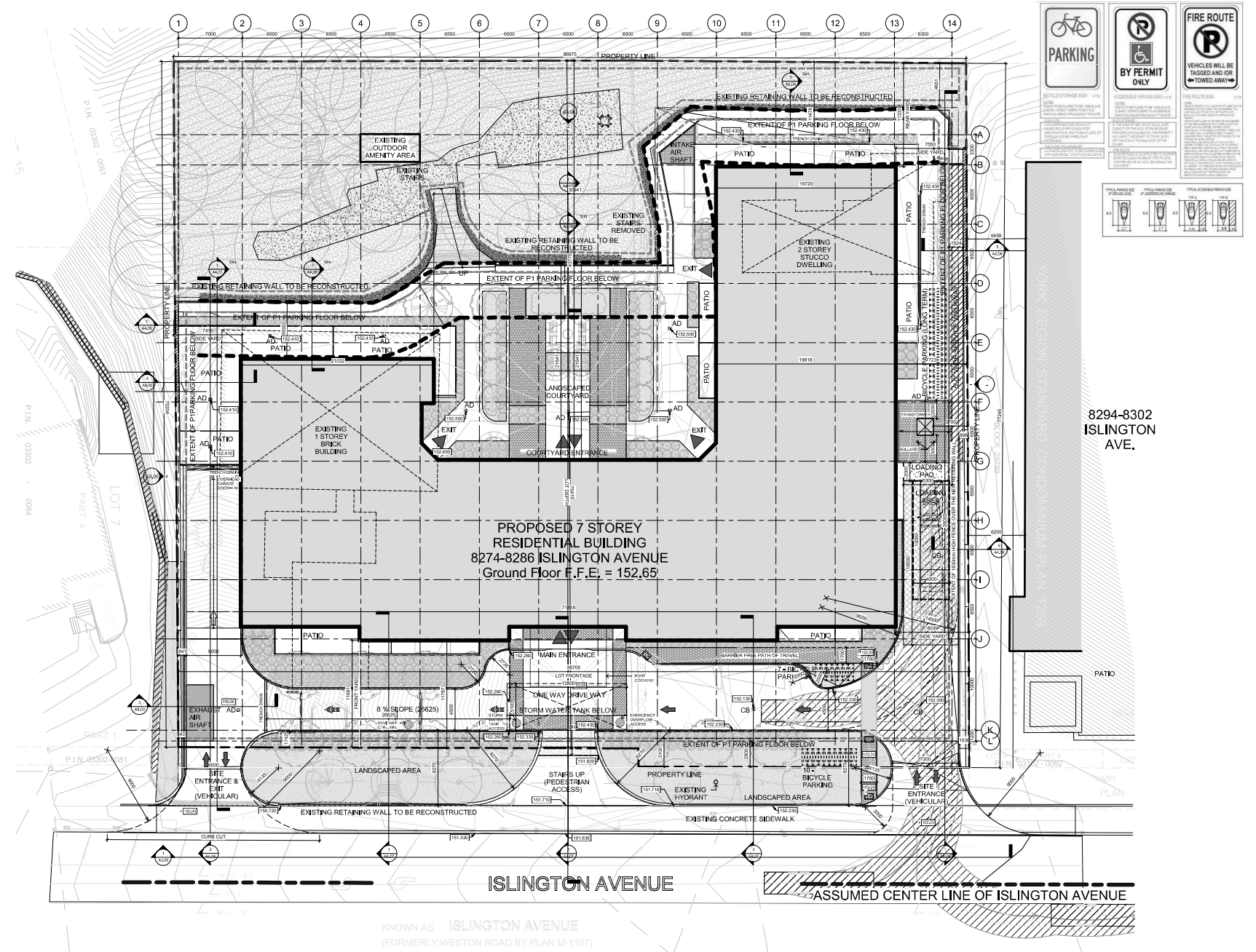
Multiple Unit Residential Zone 2 - (RM2 H)  
Open Space Zone 2 - (OS2)



# PROPOSED DEVELOPMENT - SITE PLAN

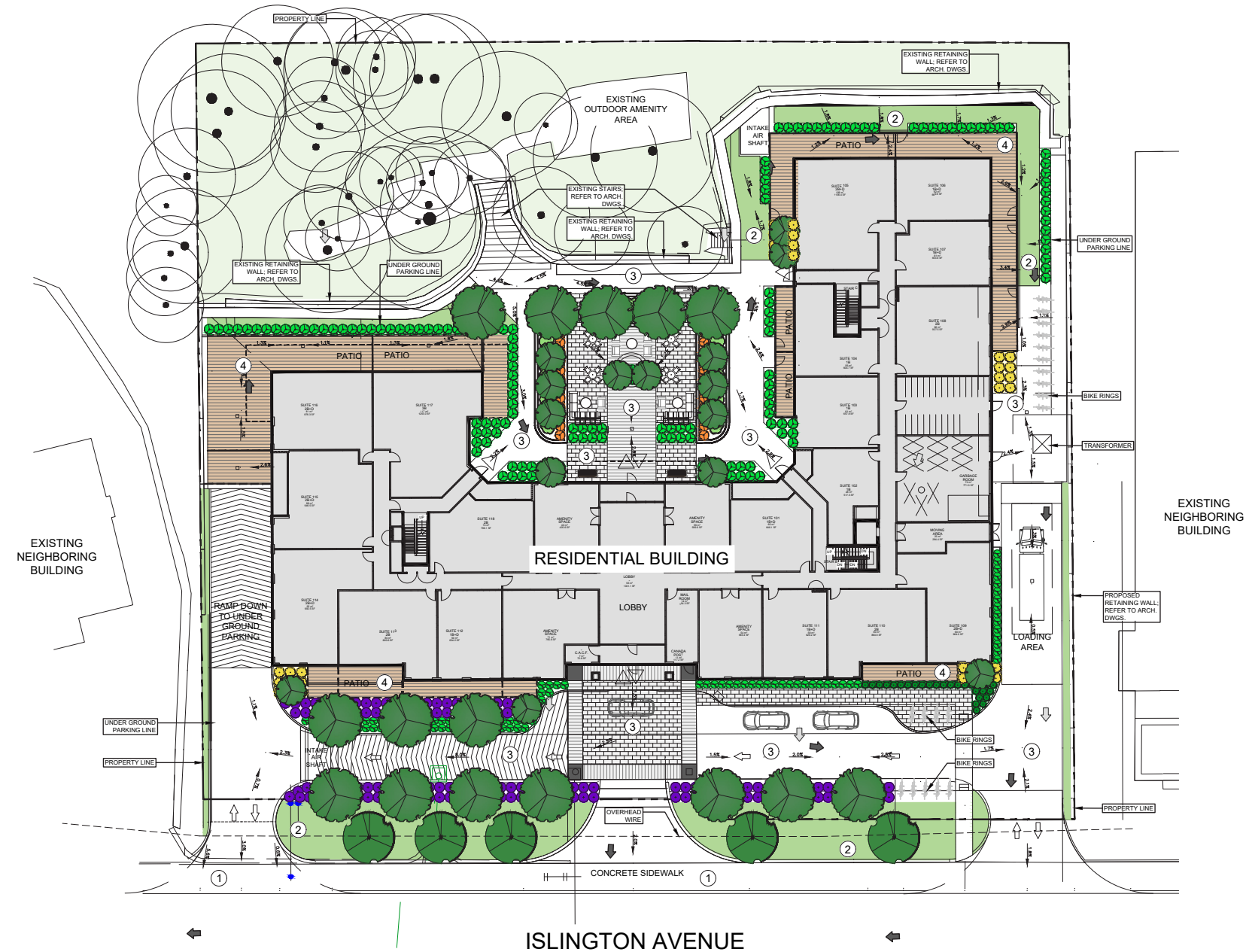
## SITE STATISTICS

- Lot Area: **6,612.37m<sup>2</sup>**
- GFA: **15,008.65m<sup>2</sup>**
- FSI: **2.27**
- Building Coverage: **2,231.00m<sup>2</sup>**
- Height: **23.5m (7-Storeys)**
- Total Number of Units: **168 Units**
  - 1 BED: **33 Units**
  - 1 BED +D: **55 Units**
  - 2 BED: **44 Units**
  - 2 BED +D: **20 Units**
  - 3 BED: **6 Units**
  - Penthouse: **10 Units**
- Total Amenity Area: **5,993.10m<sup>2</sup>**
  - Landscape Area at Grade: **1,058m<sup>2</sup>**
- Parking
  - **204 Parking Spaces (36 Visitors)**
  - **185 Bicycle Parking Spaces**





# LANDSCAPE PLAN





# SITE RENDERING





# SITE RENDERING





# Thank You

## Comments & Questions?

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