

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

SITE CONTEXT



Abutting Mid-rise Development to the North



Nearby Mid-rise Development to the South

SITE CONTEXT CONTINUED



Existing Church on Subject Property

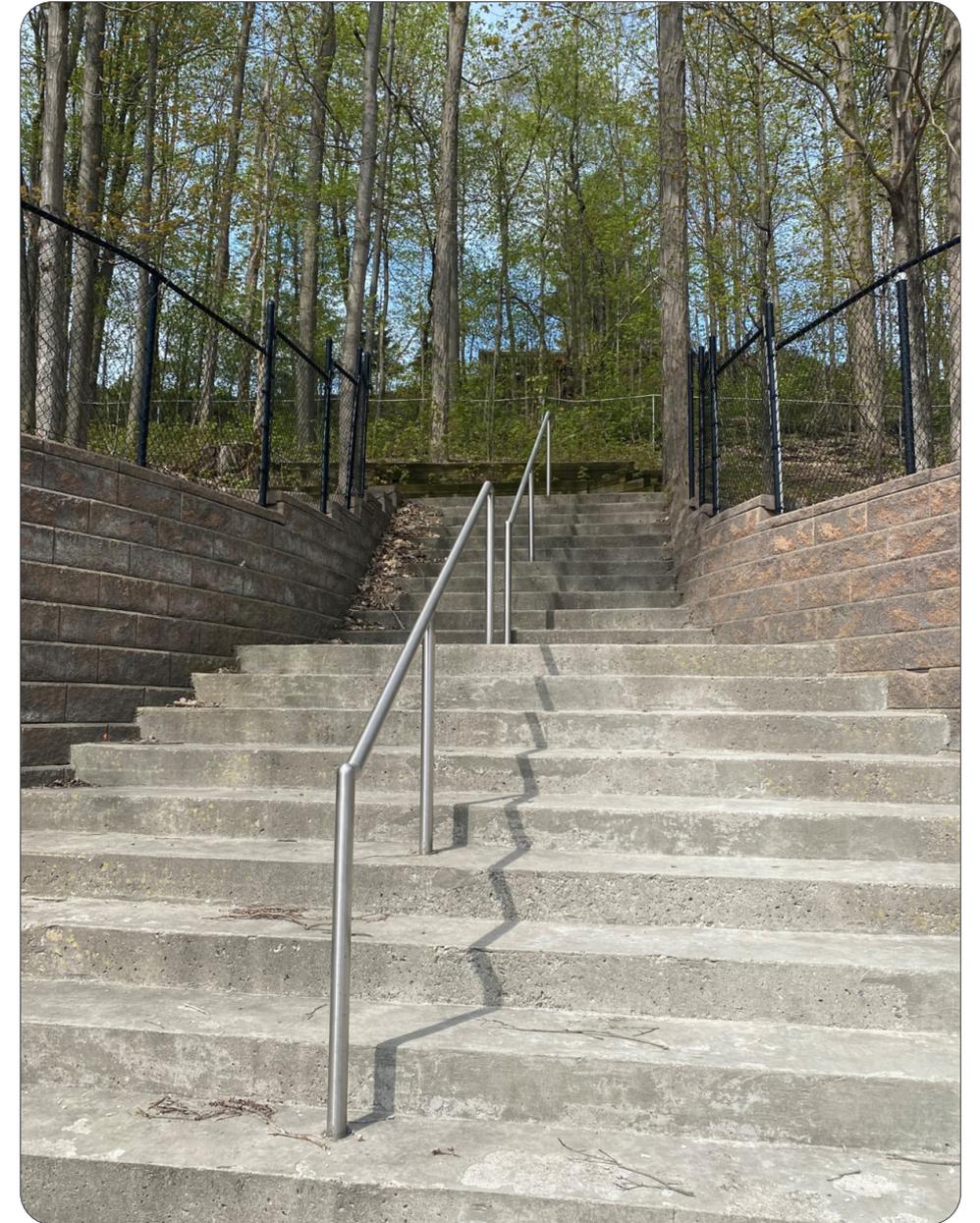


Existing Daycare on Subject Property

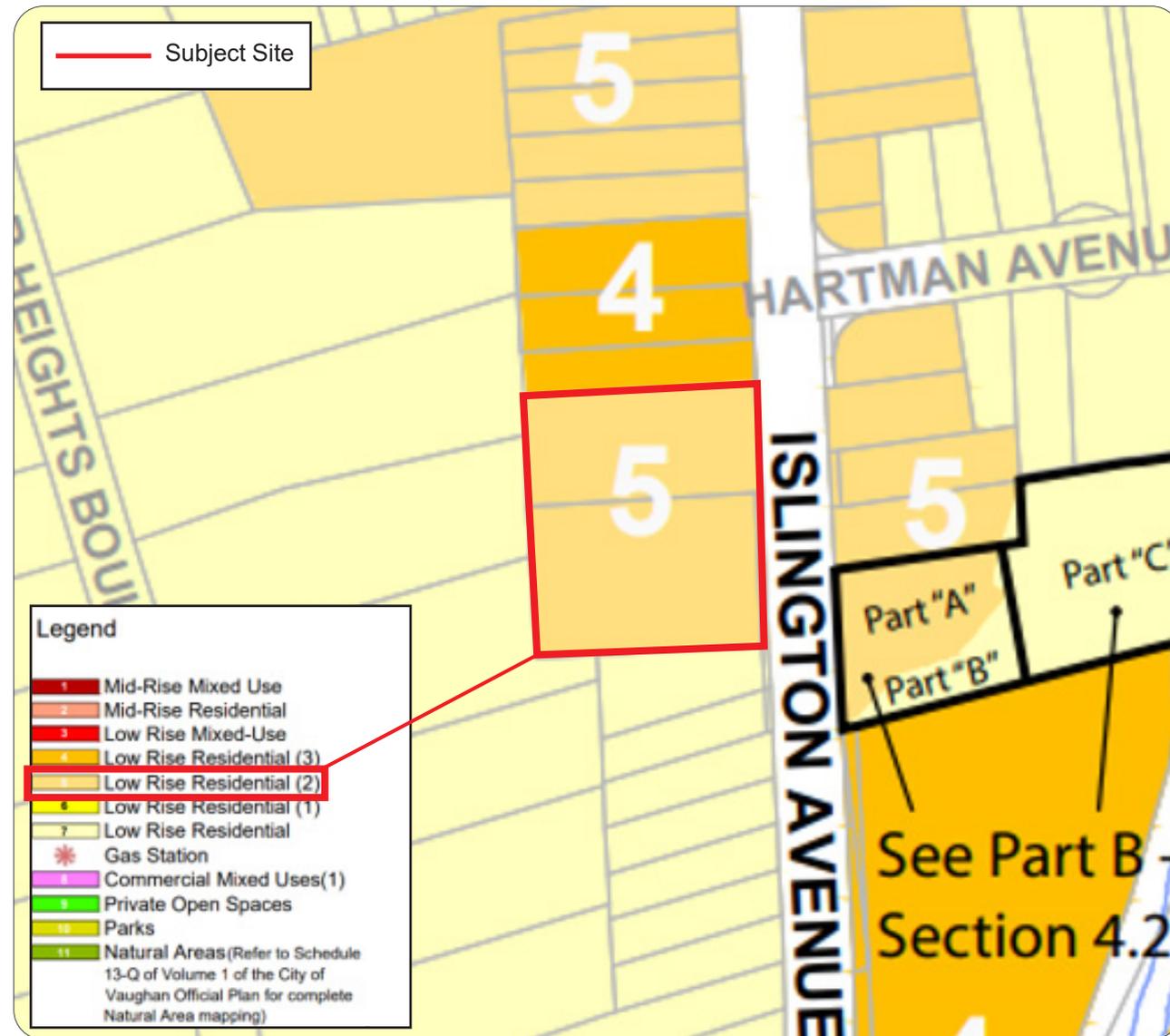
ON SITE PHOTOS



ON SITE PHOTOS (AMENITY SPACE)



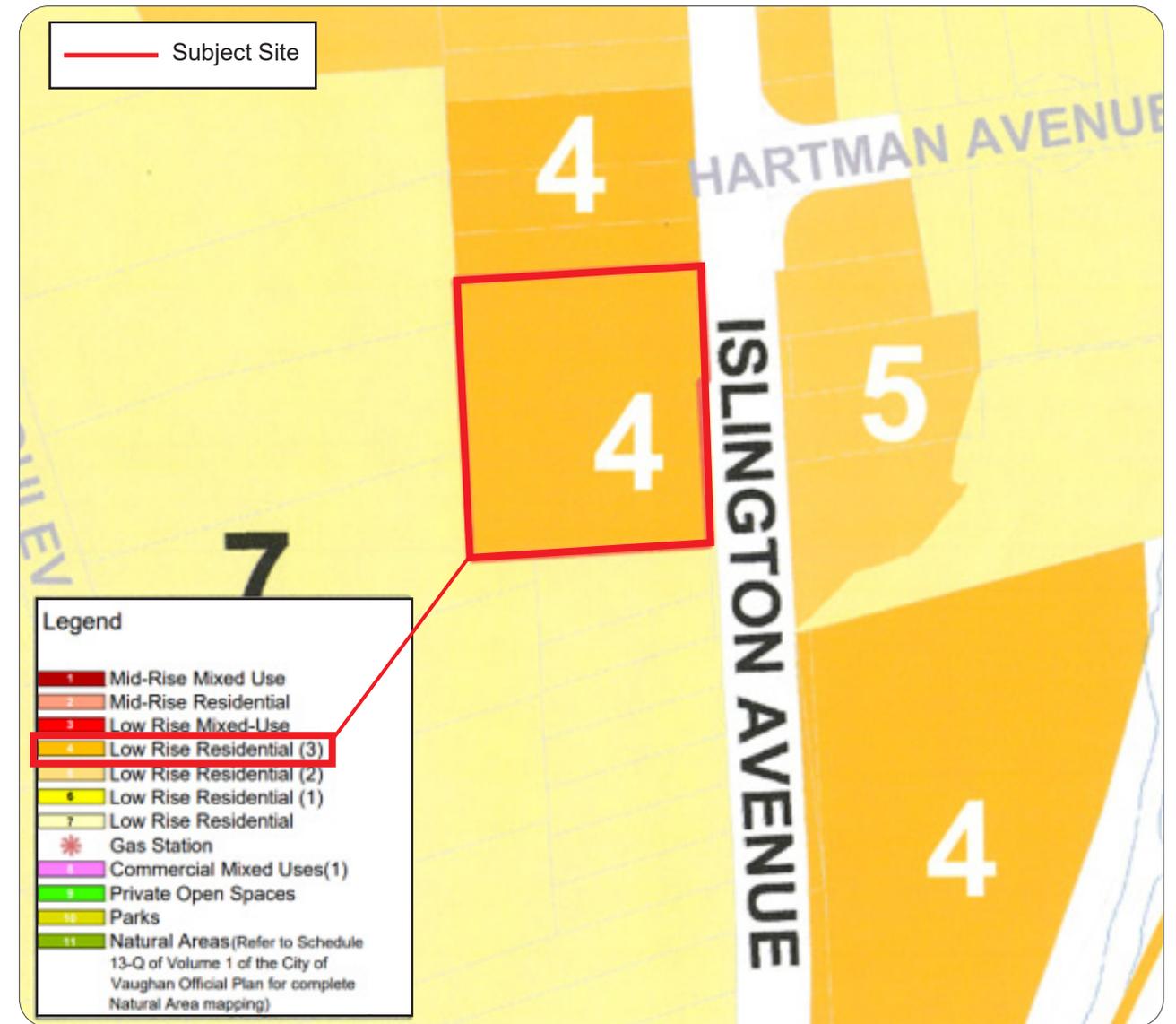
WOODBIDGE CENTRE SECONDARY PLAN



Woodbridge Centre Secondary Plan - Land Use Schedule 2 Existing

Existing Land Use Designation:

Low Rise Residential (2)

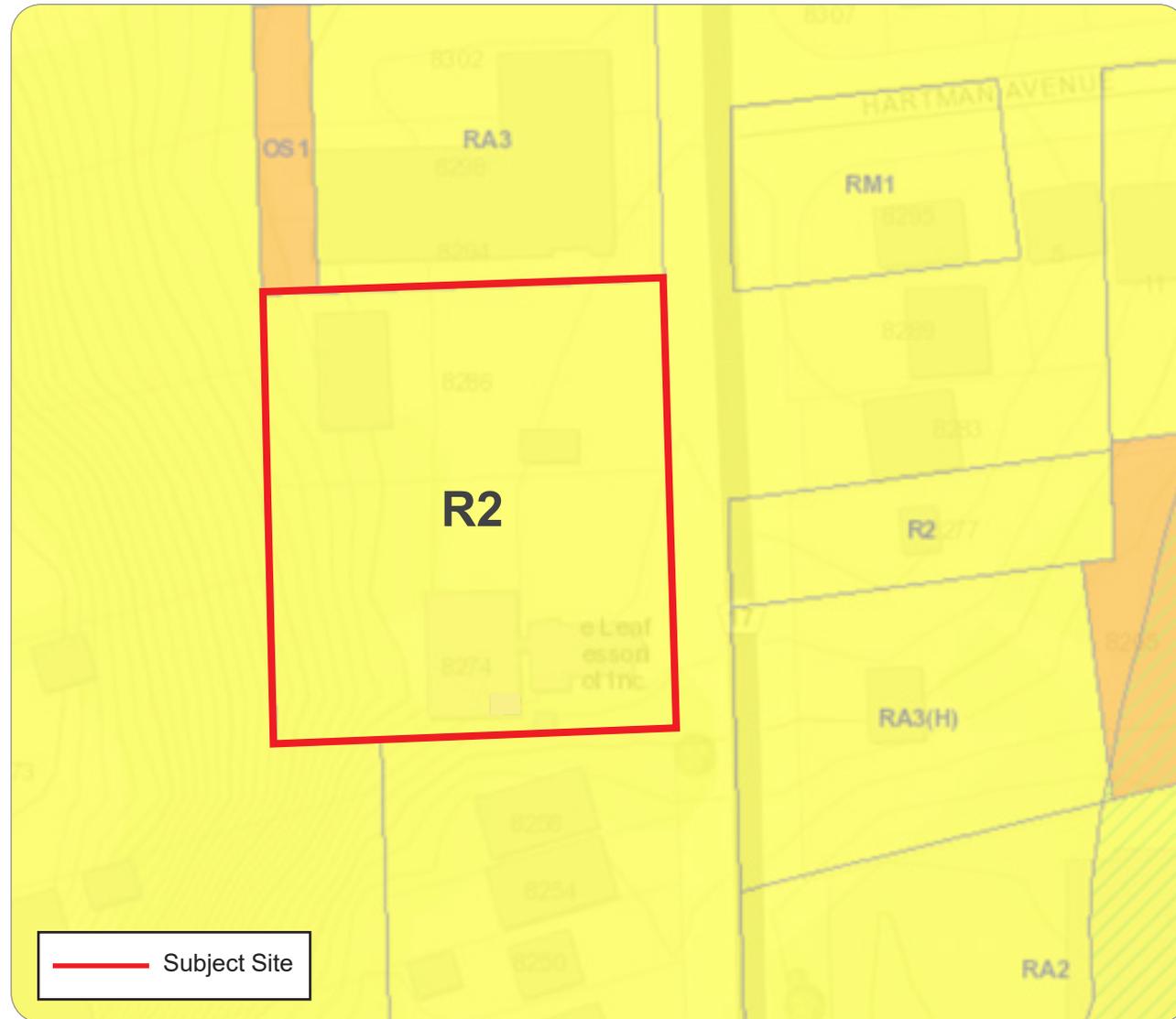


Woodbridge Centre Secondary Plan - Official Plan Amendment Schedule 2

Proposed Land Use Designation:

Low Rise Residential (3)

ZONING BY-LAW 1-88, AS AMENDED



Zoning By-law 1-88

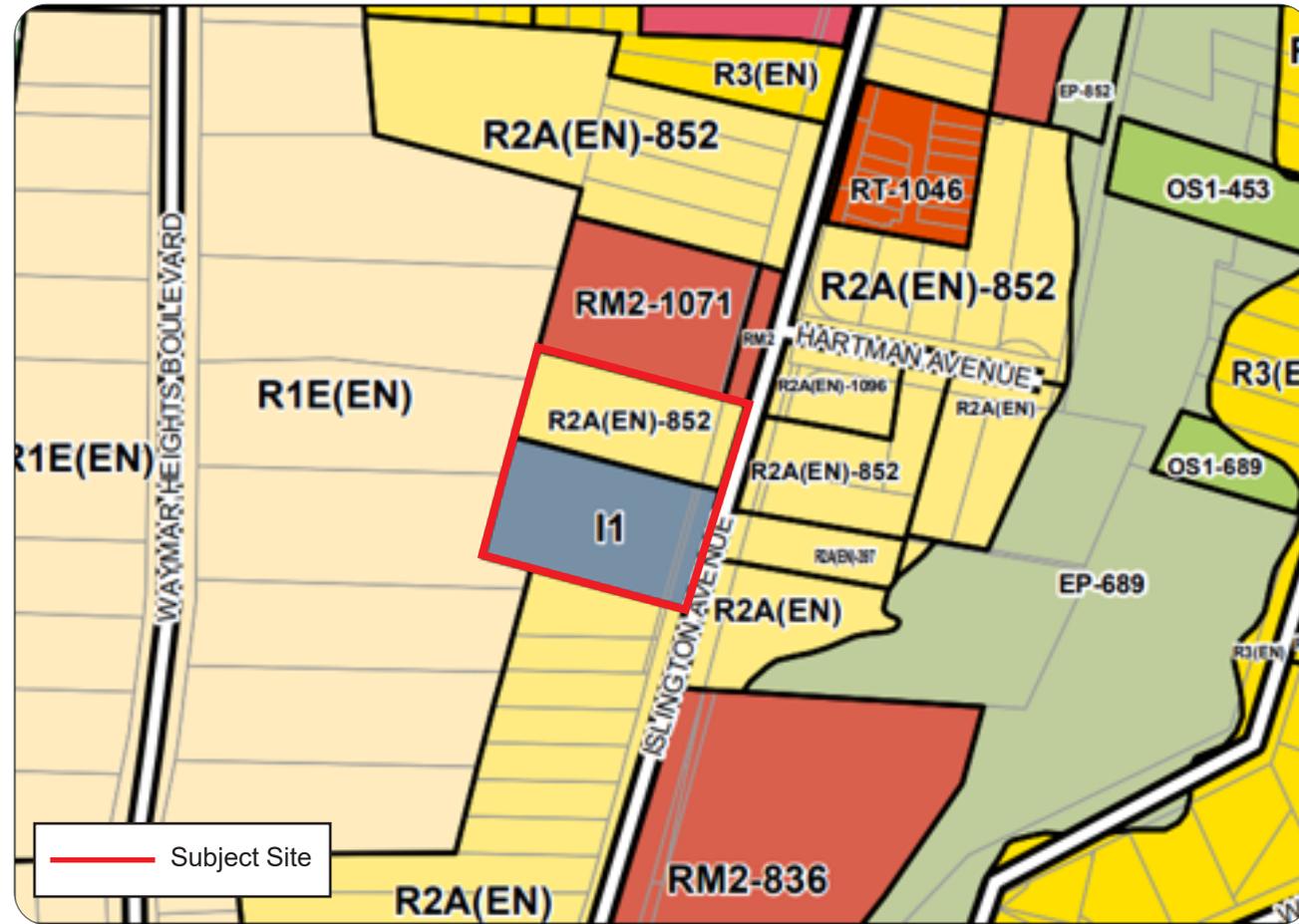
Existing Zoning:
Residential Zone - (R2)



Zoning By-law Draft Amendment Schedule 2

Proposed Zoning:
Open Space Conservation Zone 1 (OS1)
Apartment Residential 3(H) - (RA3 H)

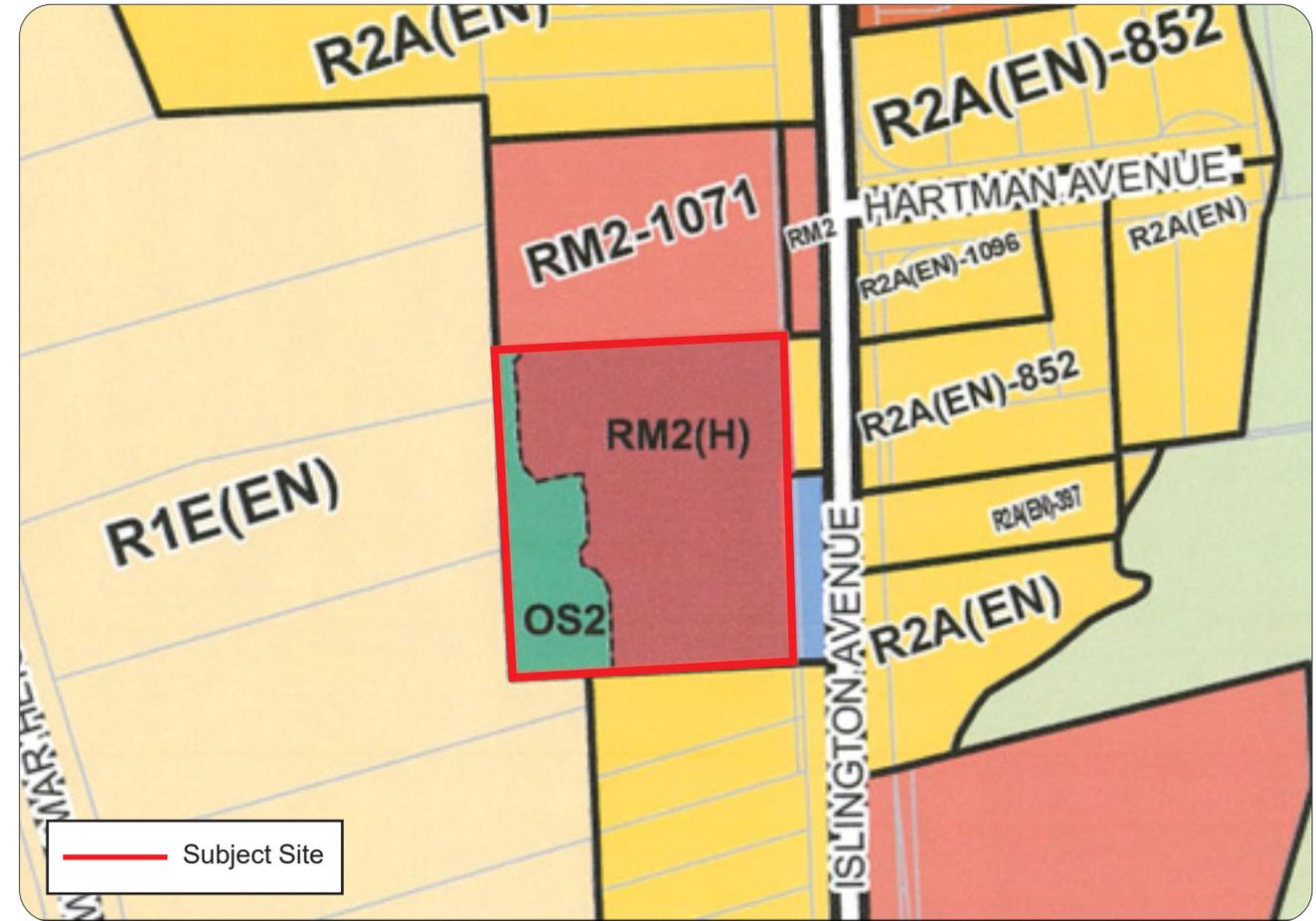
ZONING BY-LAW 001-2021



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

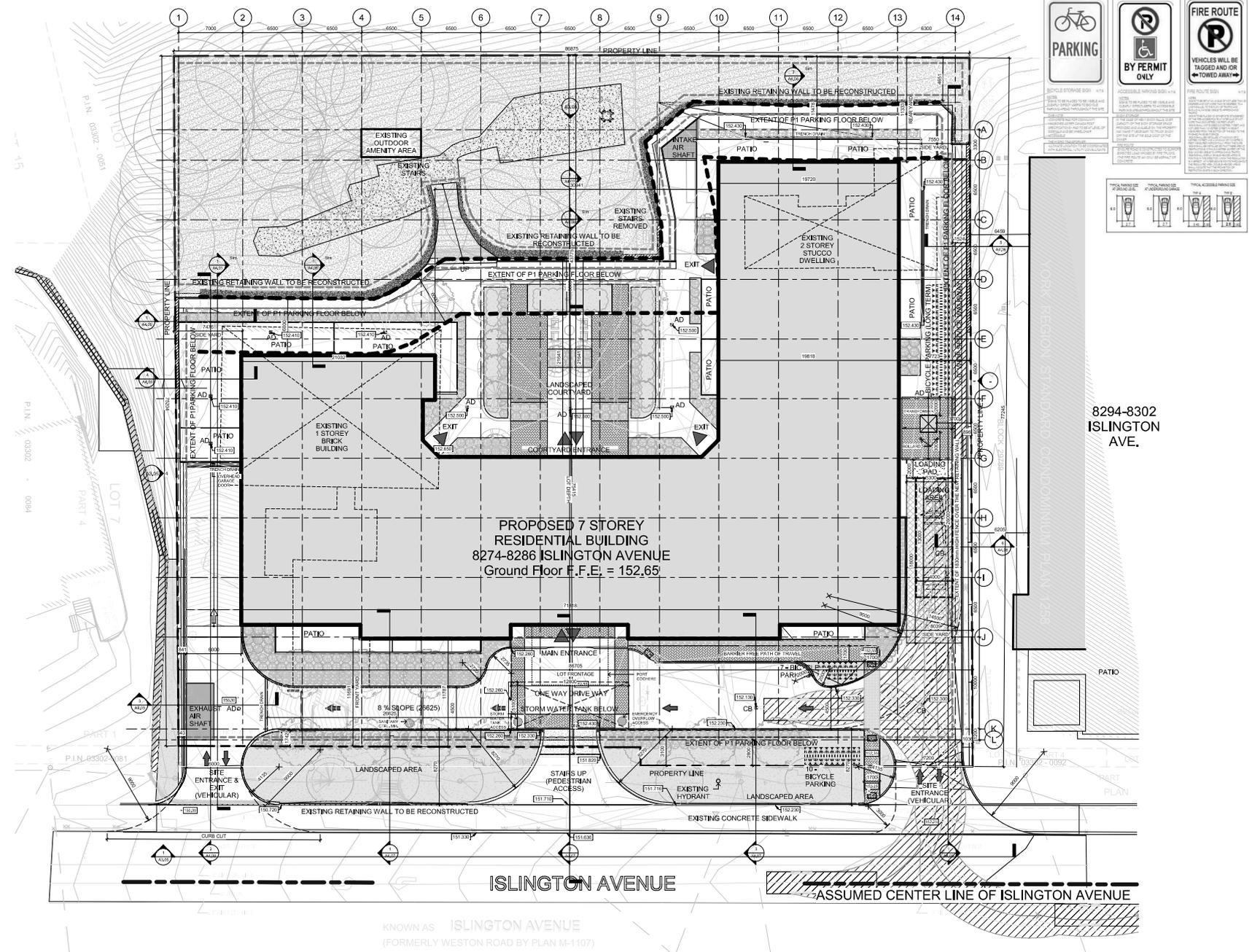
Proposed Zoning:

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

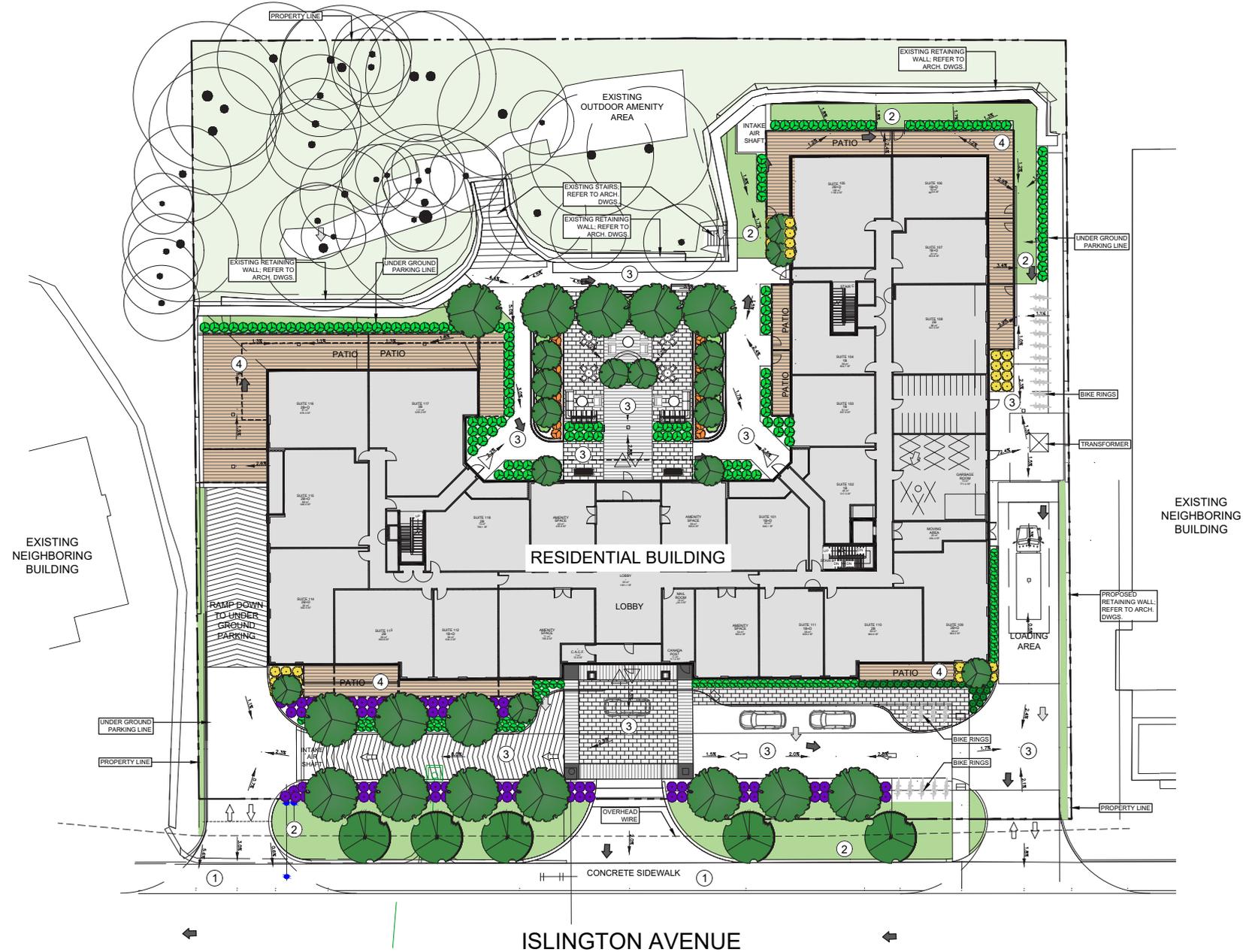
PROPOSED DEVELOPMENT - SITE PLAN

SITE STATISTICS

- Lot Area: **6,612.37m²**
- GFA: **15,008.65m²**
- FSI: **2.27**
- Building Coverage: **2,231.00m²**
- 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: **5,993.10m²**
 - Landscape Area at Grade: **1,058m²**
- Parking
 - **204 Parking Spaces (36 Visitors)**
 - **185 Bicycle Parking Spaces**



LANDSCAPE PLAN



SITE RENDERING



SITE RENDERING



Thank You

Comments & Questions?

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