

**Communication : C 26
Committee of the Whole (Public Meeting)
May 30, 2022
Agenda Item # 4**

80 GLEN SHIELDS AVE. DEPUTATION

Jean-François Obregón

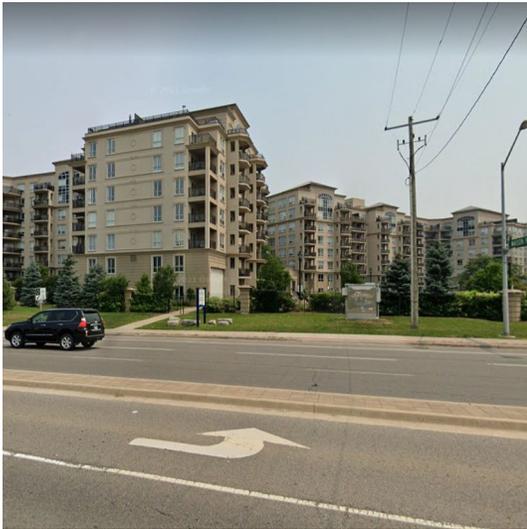
May 30, 2022

Committee of the Whole – City of Vaughan

DENSITY

- 4 storeys instead of 7 and 9-storeys
- 1.50 FSI instead of 2.50 FSI
- Low-Rise Mixed-Use instead of Mid-Rise Mixed-Use

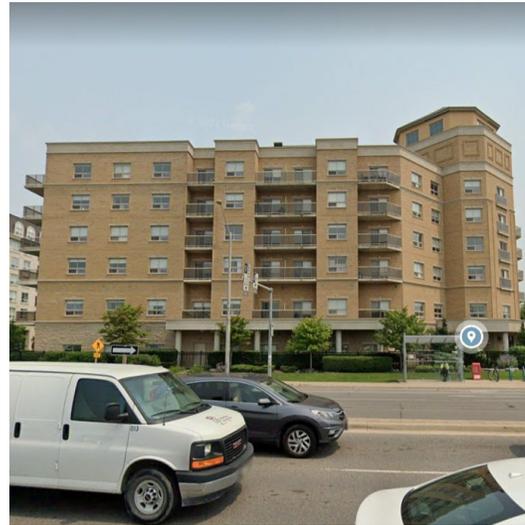
COMPARISONS



2 and 8 Maison Parc
Court

Vaughan

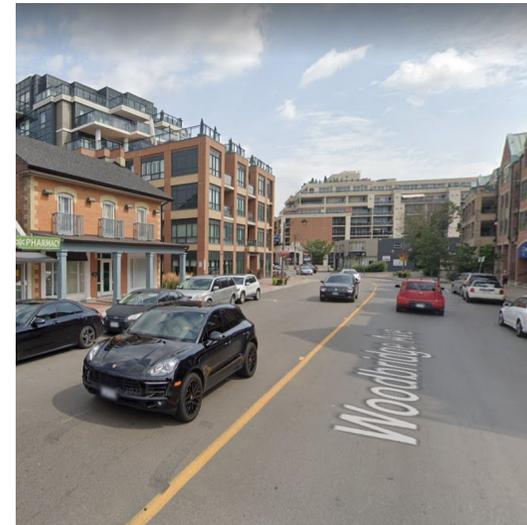
500 m



1500 Steeles Ave. W.

Vaughan

700 m



112-116
Woodbridge Ave.

Vaughan

9.2 km



221-245 Wilmington Ave.

Toronto

3.5 km

2 AND 8 MAISON PARC COURT (ALONG DUFFERIN ST.)



2 and 8 Maison Parc Crt.		80 Glen Shields Ave.
203 units/ha.		244 units/ha.
182 units (Phase 1)		198 units

- 20% less than what is proposed at 80 Glen Shields Ave.

FOUR ELMS RETIREMENT RESIDENCE 1500 STEELES AVE. WEST



LOCAL CENTRE – VAUGHAN OFFICIAL PLAN



112-116 WOODBRIDGE AVE.



221-245 WILMINGTON AVE.



221-245 Wilmington Ave.	80 Glen Shields Ave.
203 units/ha. 71 units/ha	244 units/ha.
394 units	198 units

- Originally, 30% less density than what is proposed at 80 Glen Shields Ave.
- Most recent proposal is 71% less density than what is proposed at 80 Glen Shields Ave.

Notice



3 Storeys
13 Metres

164 Residences

248 Cars
16 Bikes

A change is proposed for this site.
The City has received an application to amend the Zoning By-law to allow the construction of 12 blocks of back-to-back townhomes containing 164 units along with a new public road.

Applicant: Killbarry Holding Corp.
Address: 221-245 Wilmington Avenue

For more information about this application or to tell us what you think:

COMMUNITY PLANNING
Victoria Fusz
416-395-7172
victoria.fusz@toronto.ca

APPLICATION INFORMATION CENTRE
www.toronto.ca/aic

PUBLIC MEETING

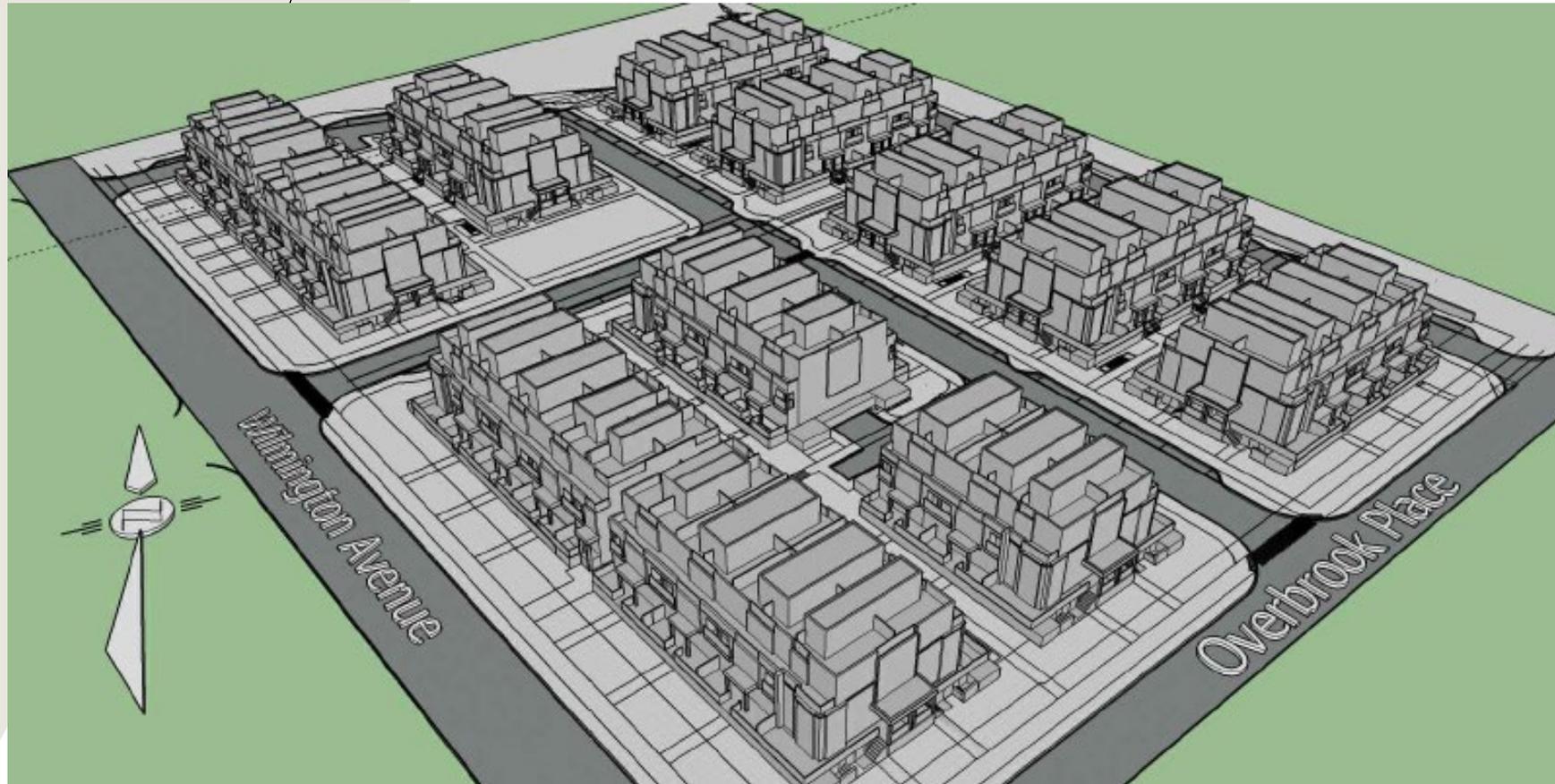
Public meeting information will be posted on this sign when available.

File # 17 278259 NNY 10 SB
17 278258 NNY 10 OZ
17 278262 NNY 10 SA

*This drawing represents the applicant's proposal as submitted and may change. The City of Toronto's 3D Mapping Model is available for free at <http://open.toronto.ca/data/3D/mapping>

221-245 WILMINGTON AVE.

Current Proposal

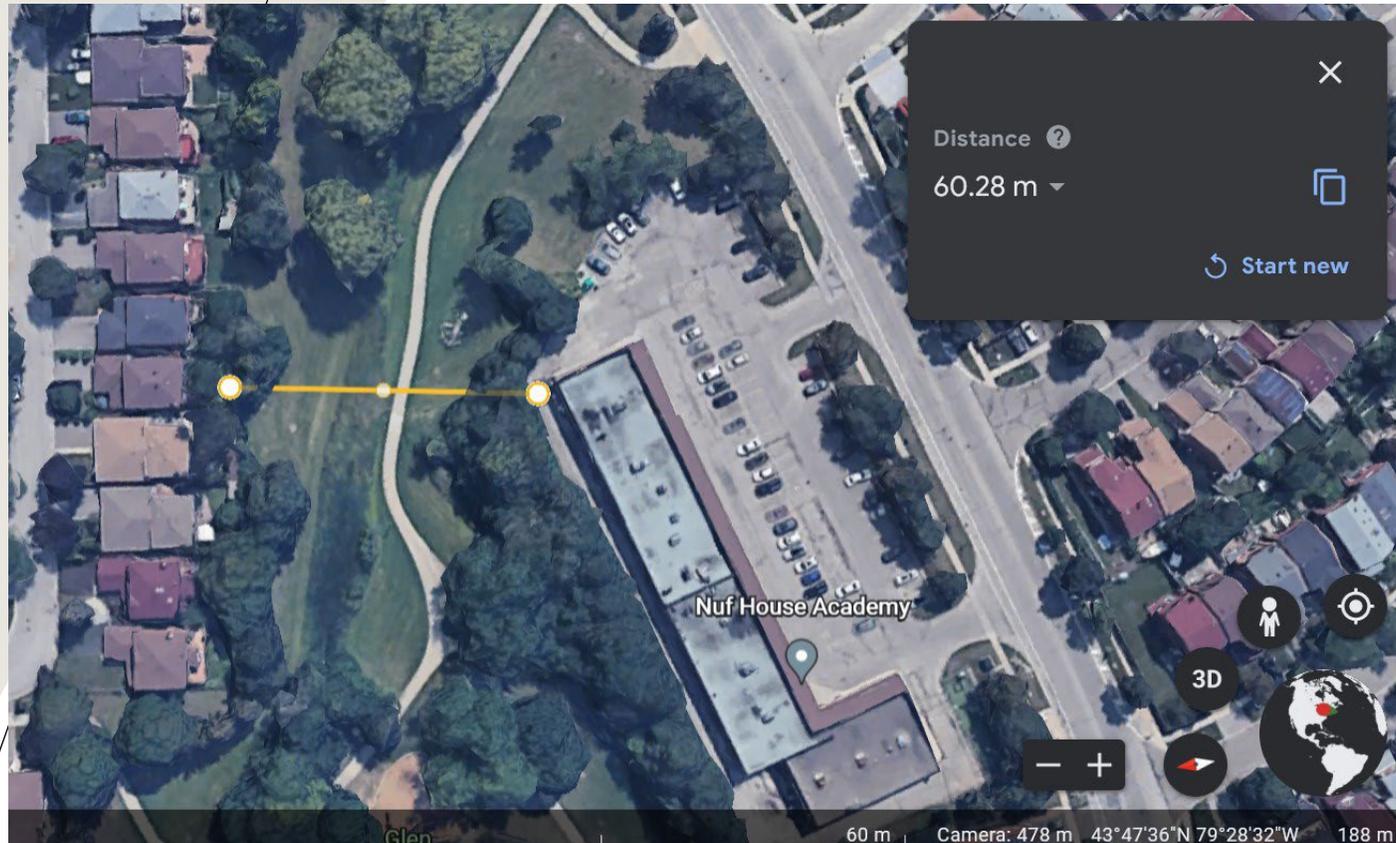




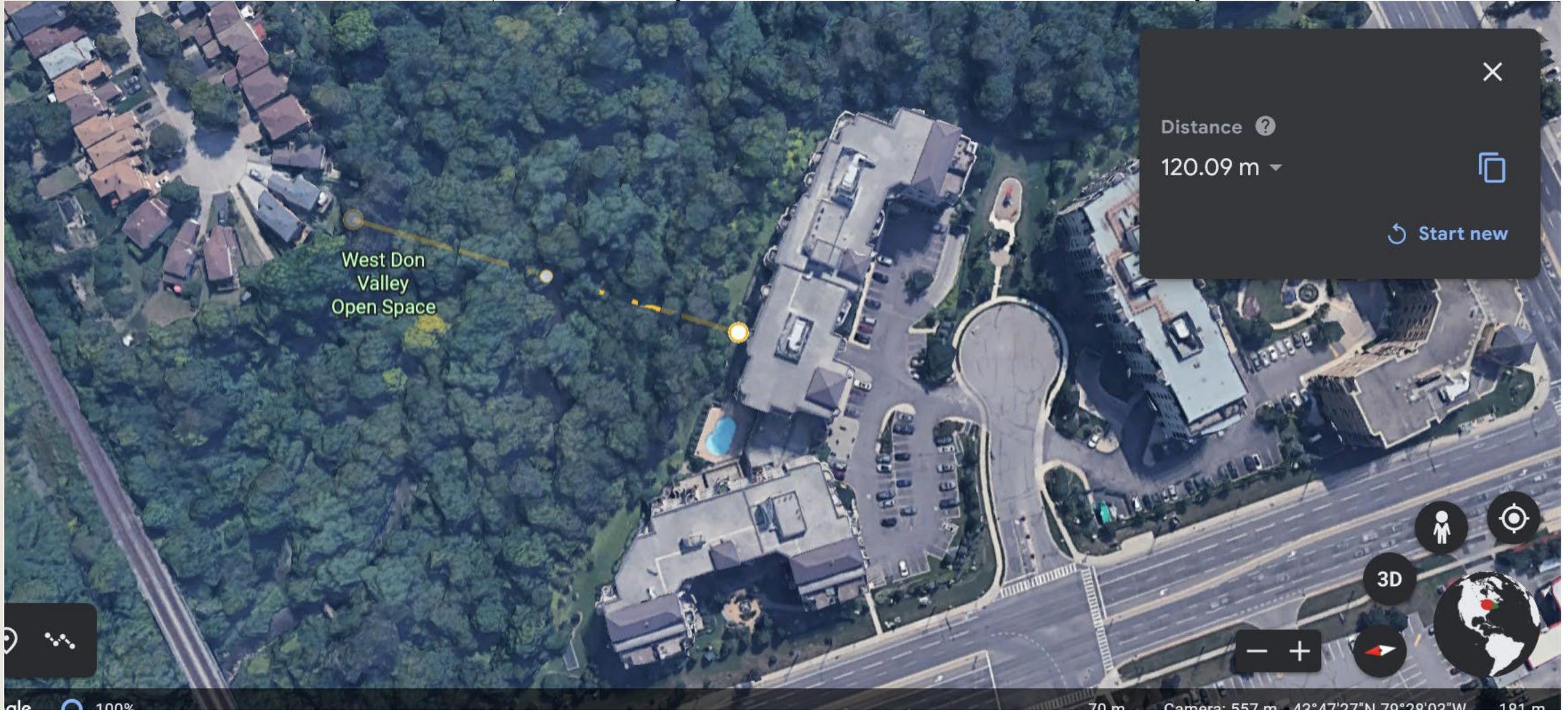
THANK YOU

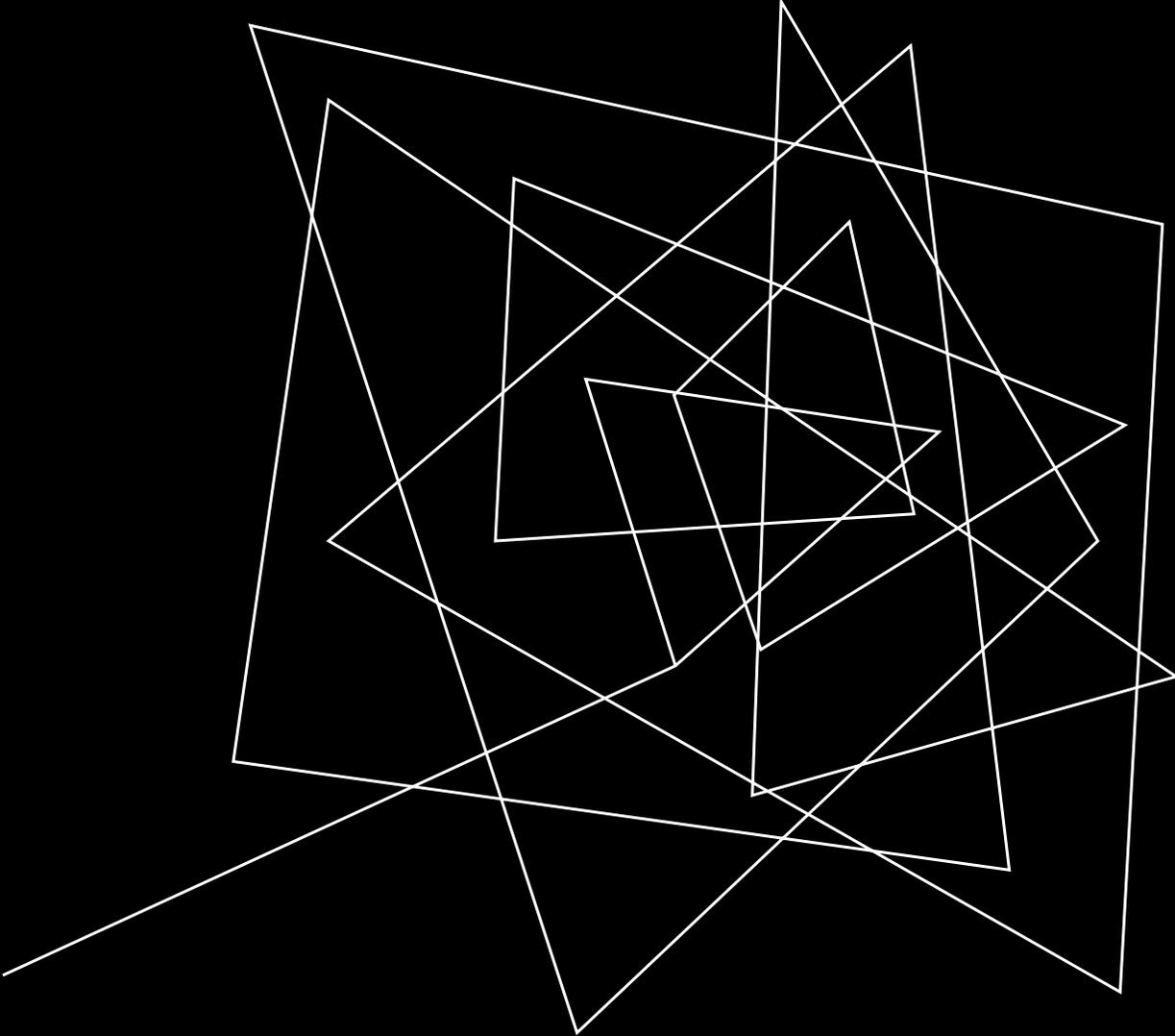
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2 AND 8 MAISON PARC COURT (ALONG DUFFERIN ST.)



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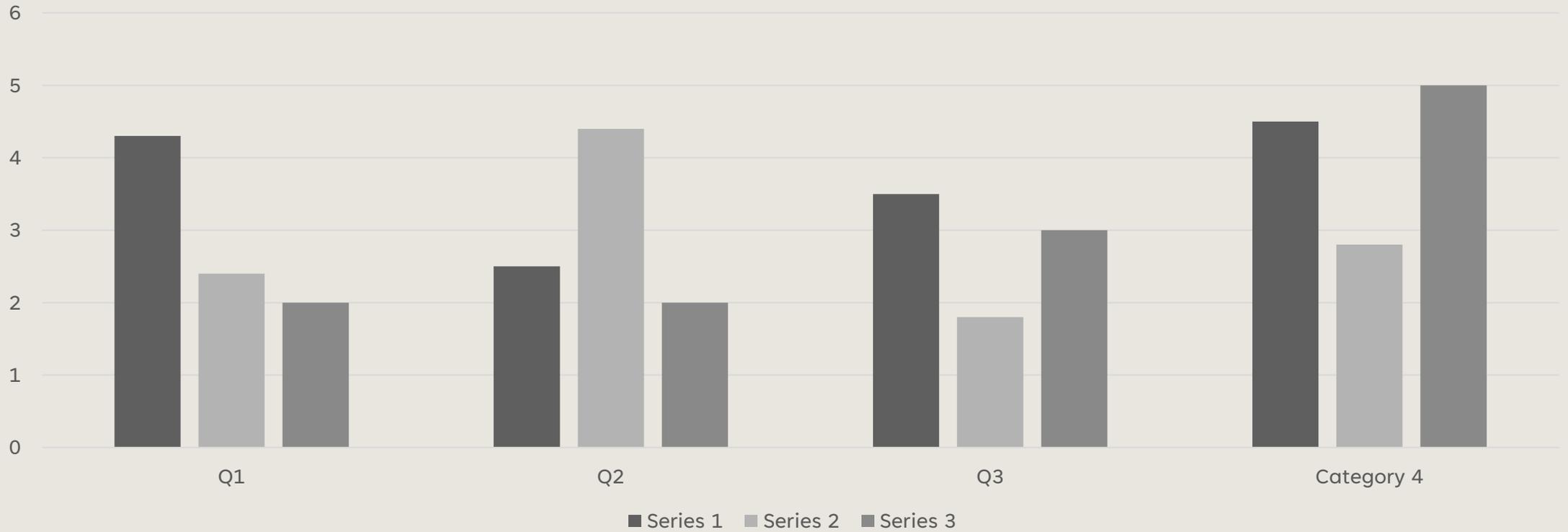




PRIMARY GOALS

Annual revenue growth

QUARTERLY PERFORMANCE



AREAS OF GROWTH

	CATEGORY 1	CATEGORY 2	CATEGORY 3	CATEGORY 4
Q1	4.5	2.3	1.7	5.0
Q2	3.2	5.1	4.4	3.0
Q3	2.1	1.7	2.5	2.8
Q4	4.5	2.2	1.7	7.0

MEET OUR TEAM



TAKUMA HAYASHI
President



MIRJAM NILSSON
Chief Executive Officer



RAJESH SANTOSHI
Chief Operations Officer



RAJESH SANTOSHI
VP Marketing



GRAHAM BARNES
VP Product



ROWAN MURPHY
SEO Strategist



ELIZABETH MOORE
Product Designer



ROBIN KLINE
Content Developer

PLAN FOR PRODUCT LAUNCH

PLANNING	MARKETING	DESIGN	STRATEGY	LAUNCH
Synergize scalable e-commerce	Disseminate standardized metrics	Coordinate e-business applications	Foster holistically superior methodologies	Deploy strategic networks with compelling e-business needs

Q1 — Synergize scalable e-commerce

Q2 — Coordinate e-business applications

Q3 — Deploy strategic networks with compelling e-business needs

Q4 — Disseminate standardized metrics

TIMELINE



AREAS OF FOCUS

B2B MARKET SCENARIOS

Develop winning strategies to keep ahead of the competition

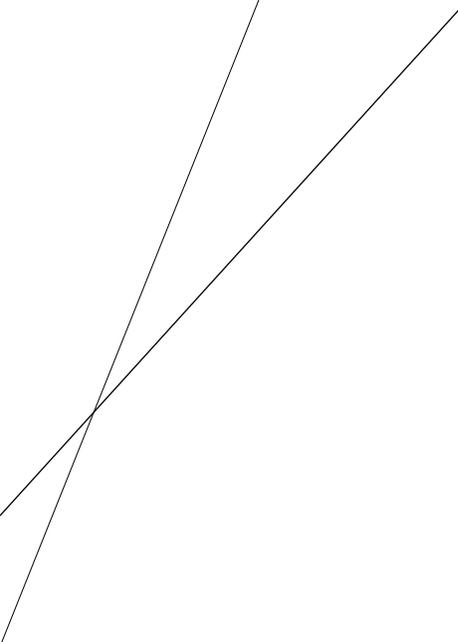
Capitalize on low hanging fruit to identify a ballpark value

Visualize customer directed convergence

CLOUD-BASED OPPORTUNITIES

Iterative approaches to corporate strategy

Establish a management framework from the inside



HOW WE GET THERE

ROI

Envision multimedia-based expertise and cross-media growth strategies

Engage worldwide methodologies with web-enabled technologies

NICHE MARKETS

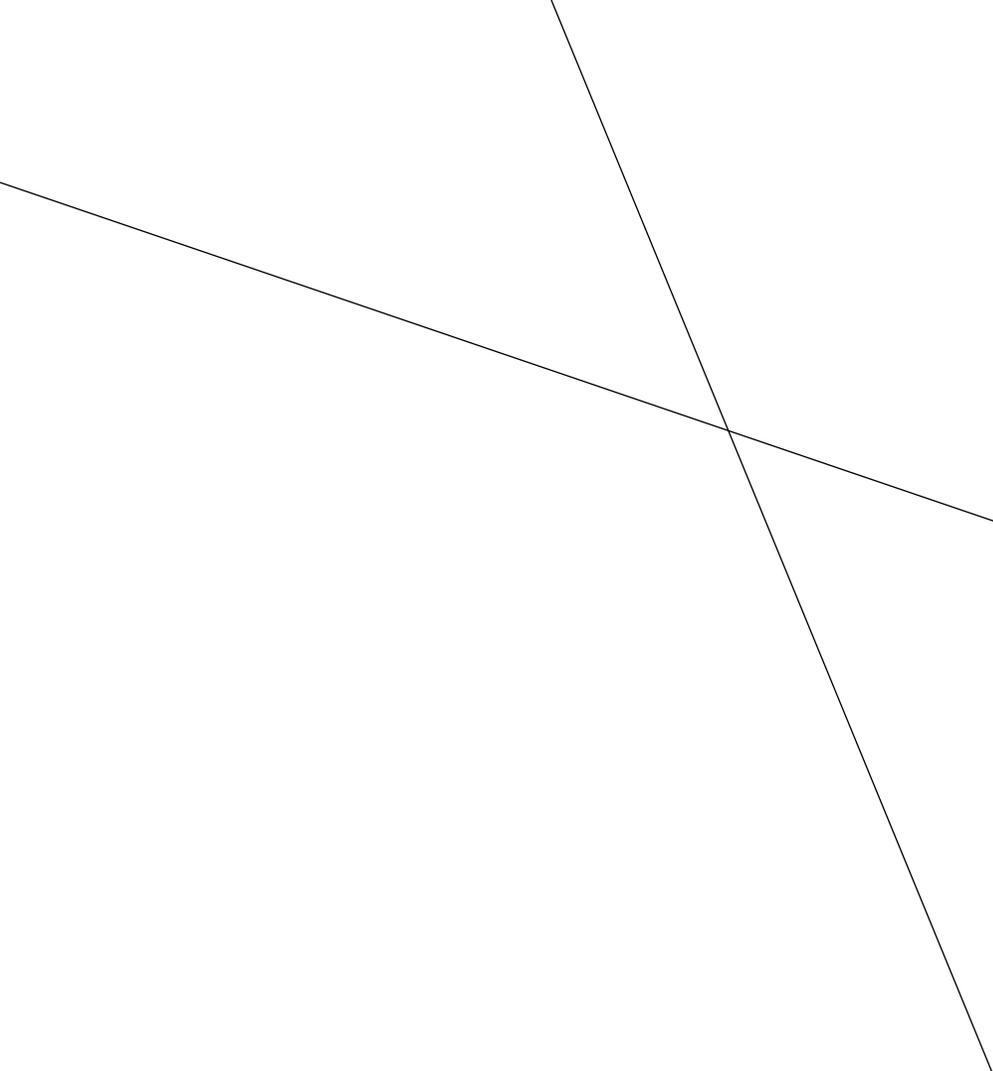
Pursue scalable customer service through sustainable strategies

Engage top-line web services with cutting-edge deliverables

SUPPLY CHAINS

Cultivate one-to-one customer service with robust ideas

Maximize timely deliverables for real-time schemas



SUMMARY

At Contoso, we believe in giving 110%. By using our next-generation data architecture, we help organizations virtually manage agile workflows. We thrive because of our market knowledge and great team behind our product. As our CEO says, "Efficiencies will come from proactively transforming how we do business."