

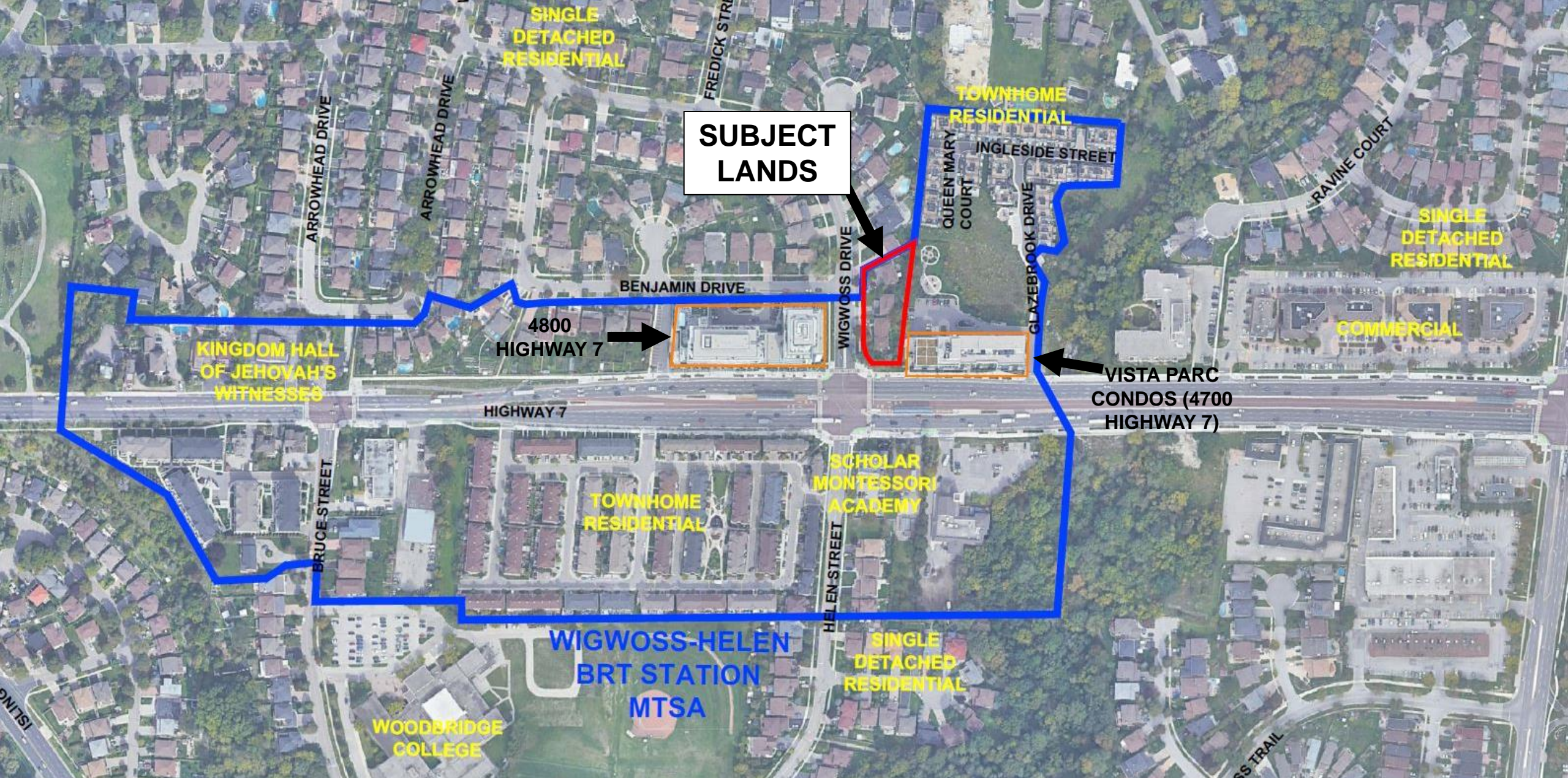
Communication: C26
Committee of the Whole (PM)
February 7, 2023
Item #2

10, 20 AND 24 WIGWOSS DRIVE
CITY OF VAUGHAN
PUBLIC MEETING
FEBRUARY 2023

APPLICATIONS TO AMEND THE CITY OF VAUGHAN'S
OFFICIAL PLAN AND ZONING BY-LAW

WIGWOSS INVESTMENTS INC.

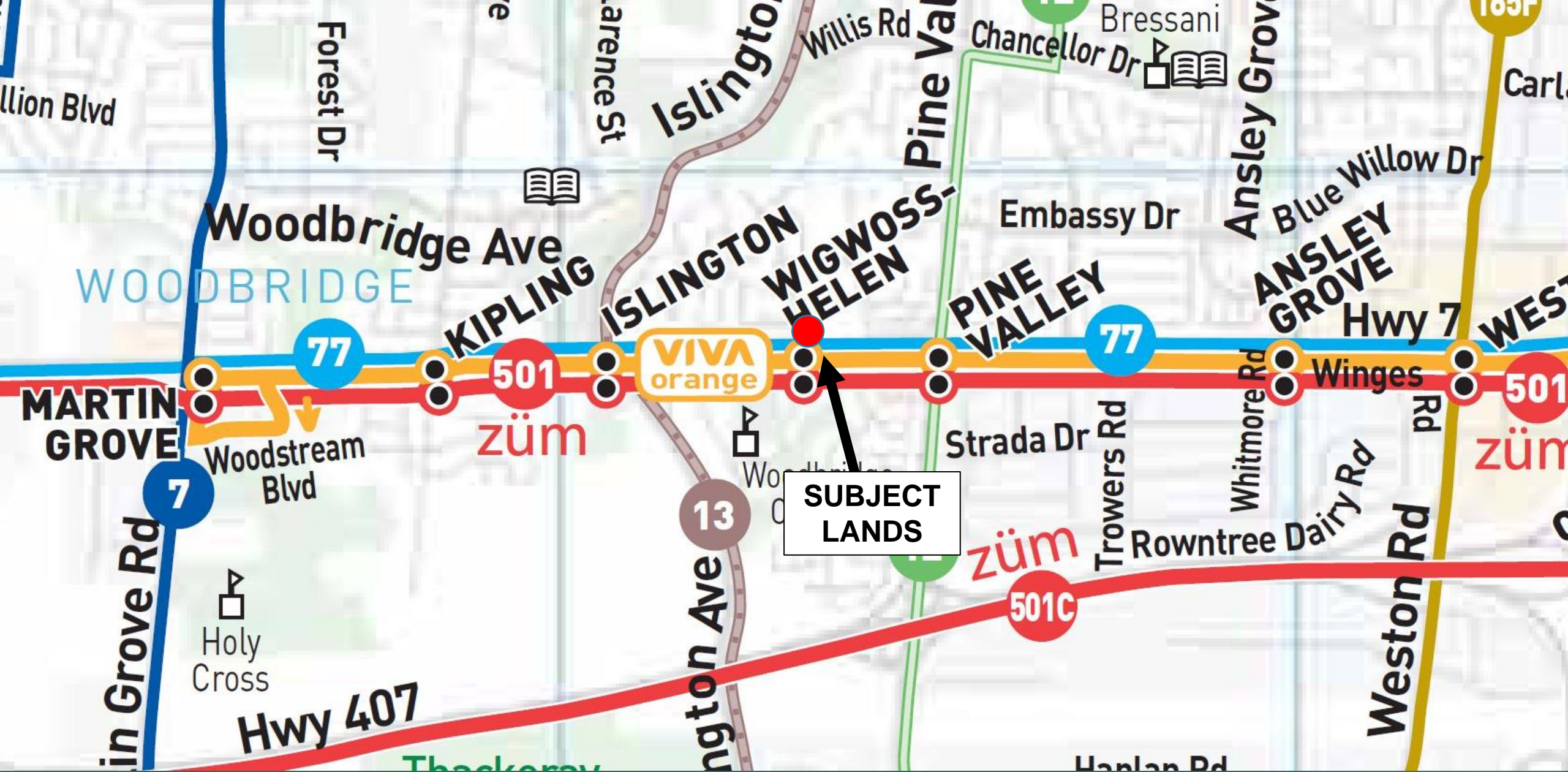
- OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT
- CITY FILE NOS.: OP.22.016 & Z.22.036
- FEBRUARY 2023



AERIAL CONTEXT

FILE: OP.22.016 & Z.22.036





YORK REGION TRANSIT (YRT) MAP

FILE: OP.22.016 & Z.22.036



- Natural Areas
- Parks
- Private Open Spaces
- Agricultural
- Rural
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- High-Rise Residential
- High-Rise Mixed-Use
- Community Commercial Mixed-Use
- Employment Commercial Mixed-Use
- General Employment
- Prestige Employment
- Major Institutional
- New Community Areas
- Theme Park and Entertainment
- Parkway Belt West Lands
- Infrastructure and Utilities
- Lands Subject to Secondary Plans or Particular Area Specific Plans¹
- Roads
- Railway
- Greenbelt Plan Area & Oak Ridges Moraine Conservation Plan Area
- Natural Core Area
- Natural Linkage Area

VAUGHAN OFFICIAL PLAN LAND USE MAP

FILE: OP.22.016 & Z.22.036

PROPOSED DEVELOPMENT

- 12-storey residential building.
- 106 residential condominium units:
 - 13 one bedroom units.
 - 81 two bedroom units.
 - 12 three bedroom units.
- 128 parking spaces provided – 106 for residents and 22 for visitors.
- 630 square metres (6781 square feet) of shared amenity space.



VIEW FROM SOUTHWEST



WEST ELEVATION



EAST ELEVATION



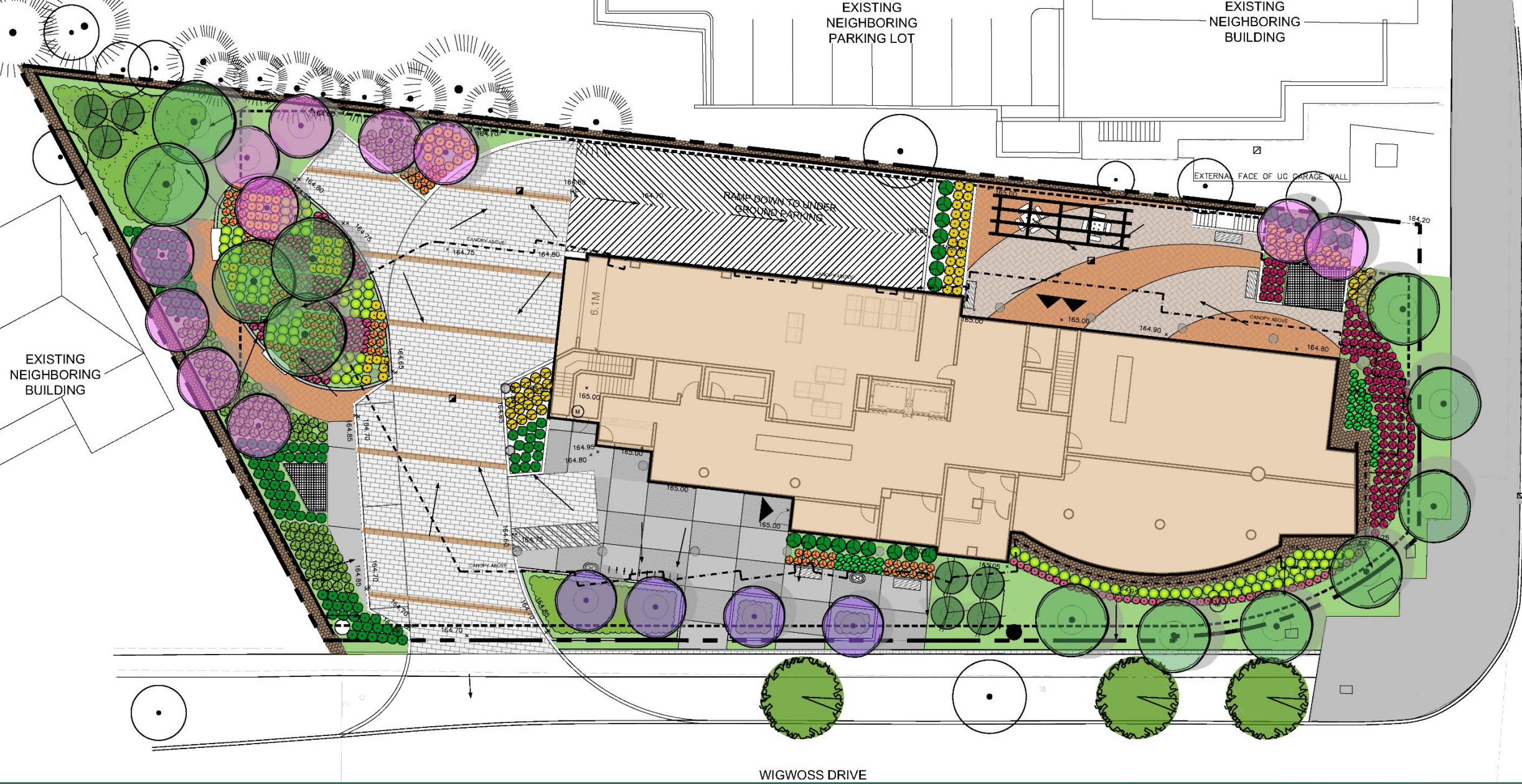
NORTH ELEVATION



SOUTH ELEVATION

ARCHITECTURAL RENDERINGS

FILE: OP.22.016 & Z.22.036



SITE AND LANDSCAPE PLAN

FILE: OP.22.016 & Z.22.036

- **PLANNING JUSTIFICATION REPORT**
Glen Schnarr & Associates Inc.
- **FUNCTIONAL SERVICING AND STORMWATER MANAGEMENT REPORT**
Skira and Associates Ltd.
- **TRANSPORTATION STUDY**
CGE Transportation Consulting
- **NOISE FEASIBILITY ASSESSMENT**
Valcoustics Canada Ltd.
- **GEOTECHNICAL REPORT AND HYDROGEOLOGICAL ASSESSMENT**
Canada Engineering Services Inc.
- **SUN/SHADOW STUDY**
Tregobov Cogan Architecture
- **PEDESTRIAN WIND ASSESSMENT**
RWDI Inc.
- **ARBORIST REPORT**
Landscape Planning Landscape Architects
- **VARIOUS ARCHITECTURAL, LANDSCAPE, AND CIVIL ENGINEERING DRAWINGS**
and other supporting documents

STUDIES UNDERTAKEN

FILE: OP.22.016 & Z.22.036

Pre-Application Consultation Meeting (January 14, 2022)

Submission of Application (October 28, 2022)

Notice of Complete Application (December 20, 2022)

Public meeting (February 7, 2023)

Collect & Review Public, Technical and Other Comments

Resubmission and Further Review from Staff and Agencies

Recommendation/Final Report

Appeal period

WE ARE
HERE

PLANNING PROCESS

FILE: OP.22.016 & Z.22.036



QUESTIONS?