

8473, 8477, and 8487 Islington Avenue

Fifth Avenue Homes (Woodbridge) Inc.

Proposed Official Plan Amendment,
Zoning By-law Amendment,

Draft Plan of Subdivision, and Site Plan

Applications: OP.22.021, Z.22.042, 19T-22V017, DA.22.070

SITE DESCRIPTION AND CONTEXT

- Block 45, City of Vaughan
- Currently occupied by detached dwellings and related accessory structures, driveways and landscaped areas
- Surrounding uses include:
 - North – single-family homes with natural areas associated with the Humber River beyond.
 - East – natural areas associated with the Humber River with predominantly single-family homes beyond.
 - South – townhouse developments with a long-term care residence and retirement residence beyond.
 - West – single-family homes and a Roman Catholic Church with a Catholic Elementary School beyond.

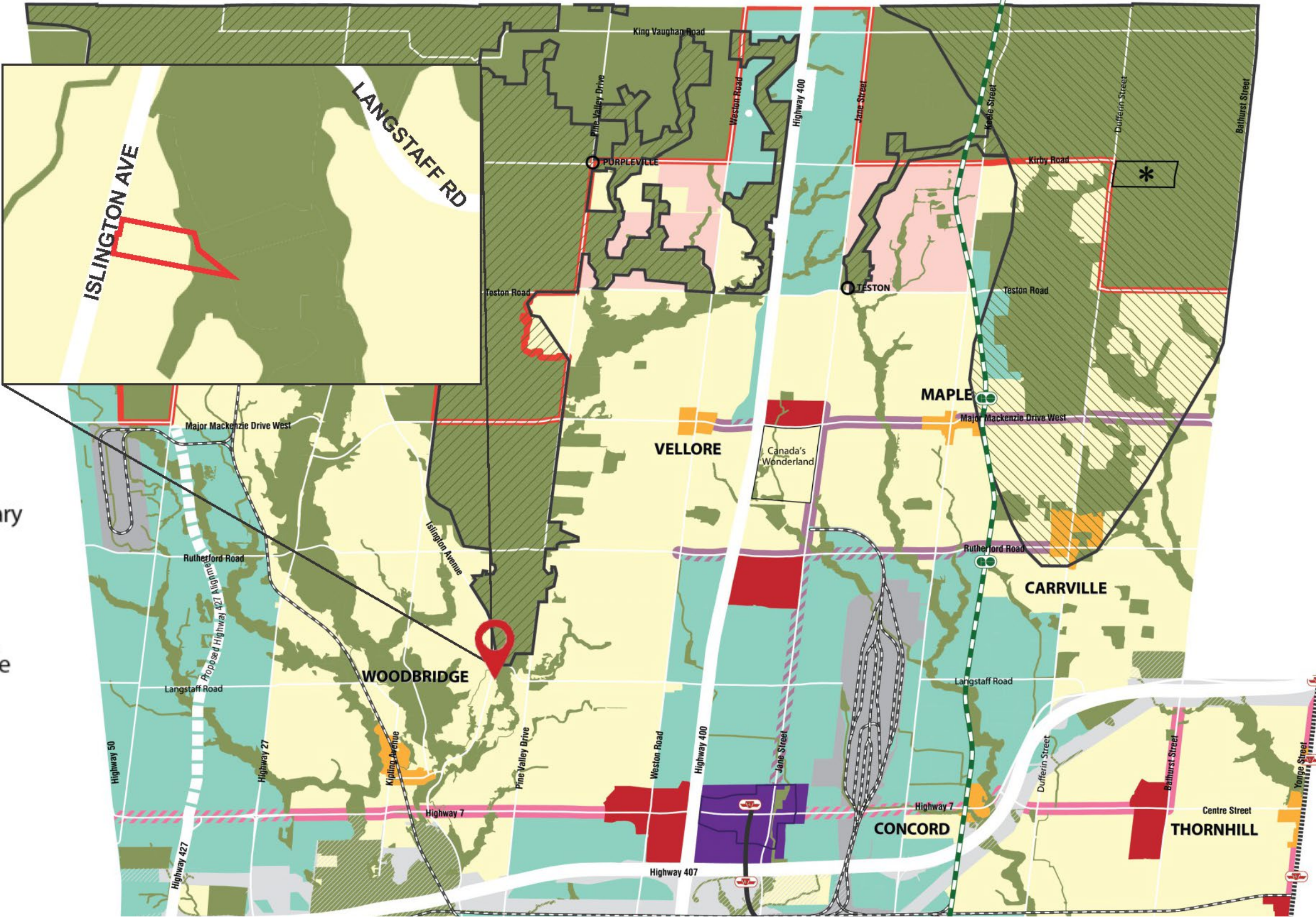


 SUBJECT LANDS

CITY OF VAUGHAN OFFICIAL PLAN (2010)

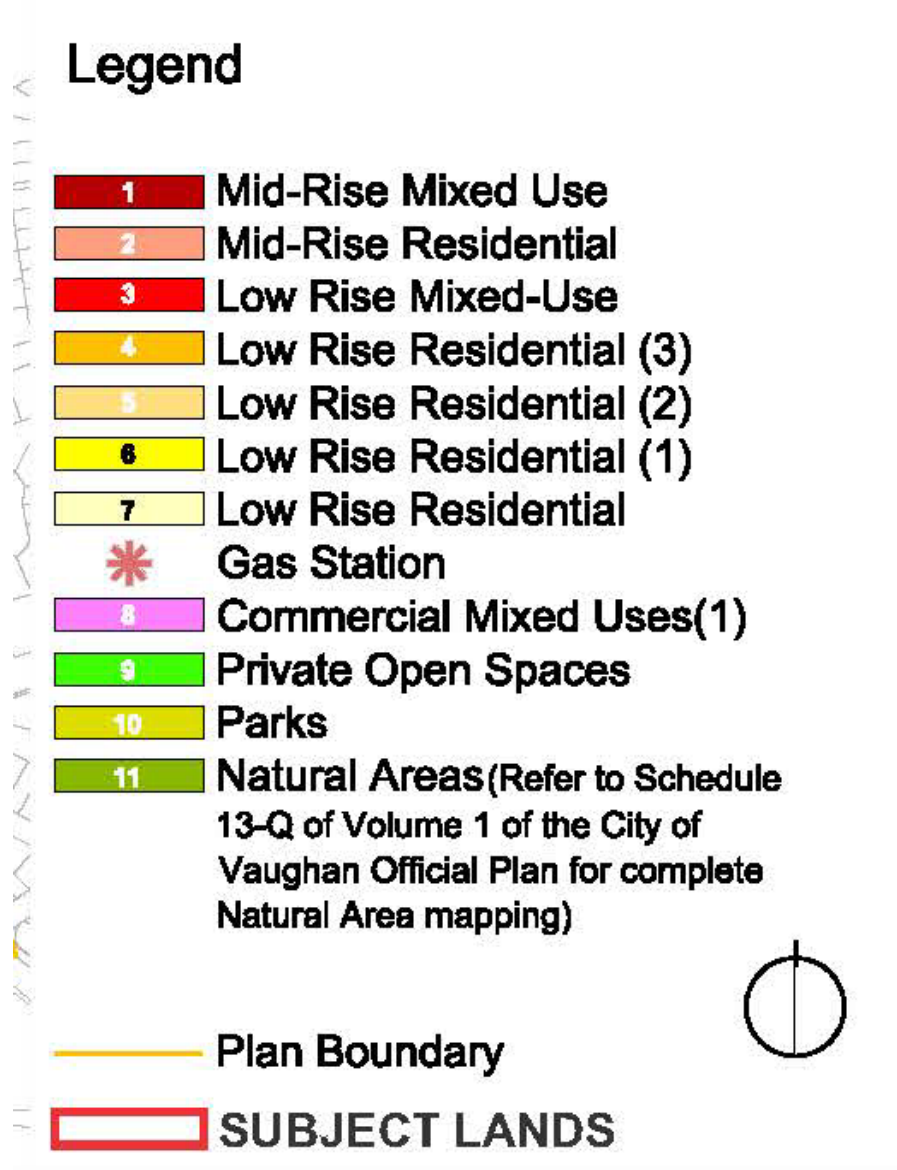
SCHEDULE 1

- Community Areas
- Natural Areas and Countryside



WOODBIDGE CENTRE SECONDARY PLAN

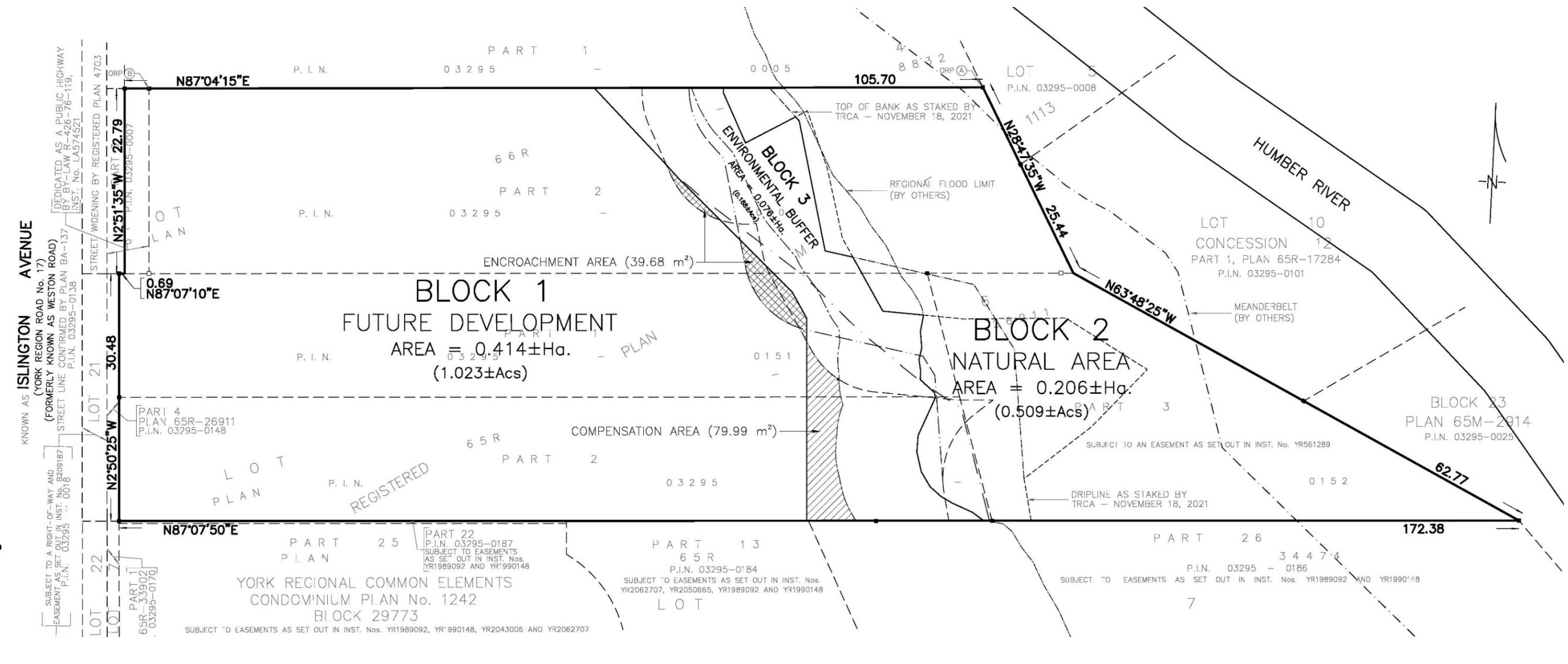
- Low Rise Residential



PROPOSED DRAFT PLAN OF SUBDIVISION

- Future Development
(0.414 ha / 1.023 ac.)
- Natural Area
(0.206 ha / 0.509 ac.)
- Environmental Buffer
(0.076 ha / 0.188 ac.)

TOTAL AREA: 0.696 ha / 1.719 ac.

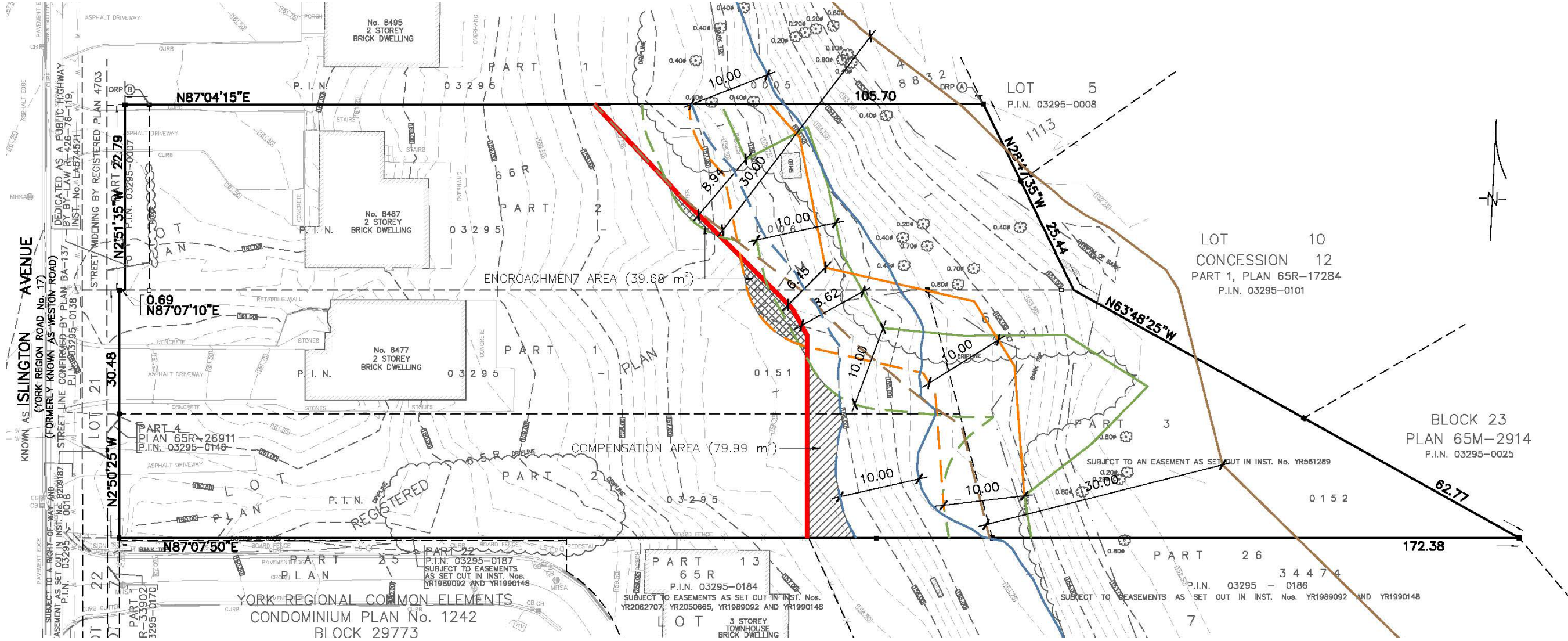


DEVELOPMENT LIMITS SKETCH



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LEGEND:

- REGIONAL FLOOD LIMIT
- STAKED TOP OF BANK
- STAKED DRIPLINE
- MEANDER BELT
- PROPOSED LIMIT OF DEVELOPMENT
- PROPOSED ENCROACHMENT AREA (39.68 m²)
- PROPOSED COMPENSATION AREA (79.99 m²)
- REGIONAL FLOOD LIMIT + 10m
- STAKED TOP OF BANK + 10m
- STAKED DRIPLINE + 10m
- MEANDER BELT + 30m



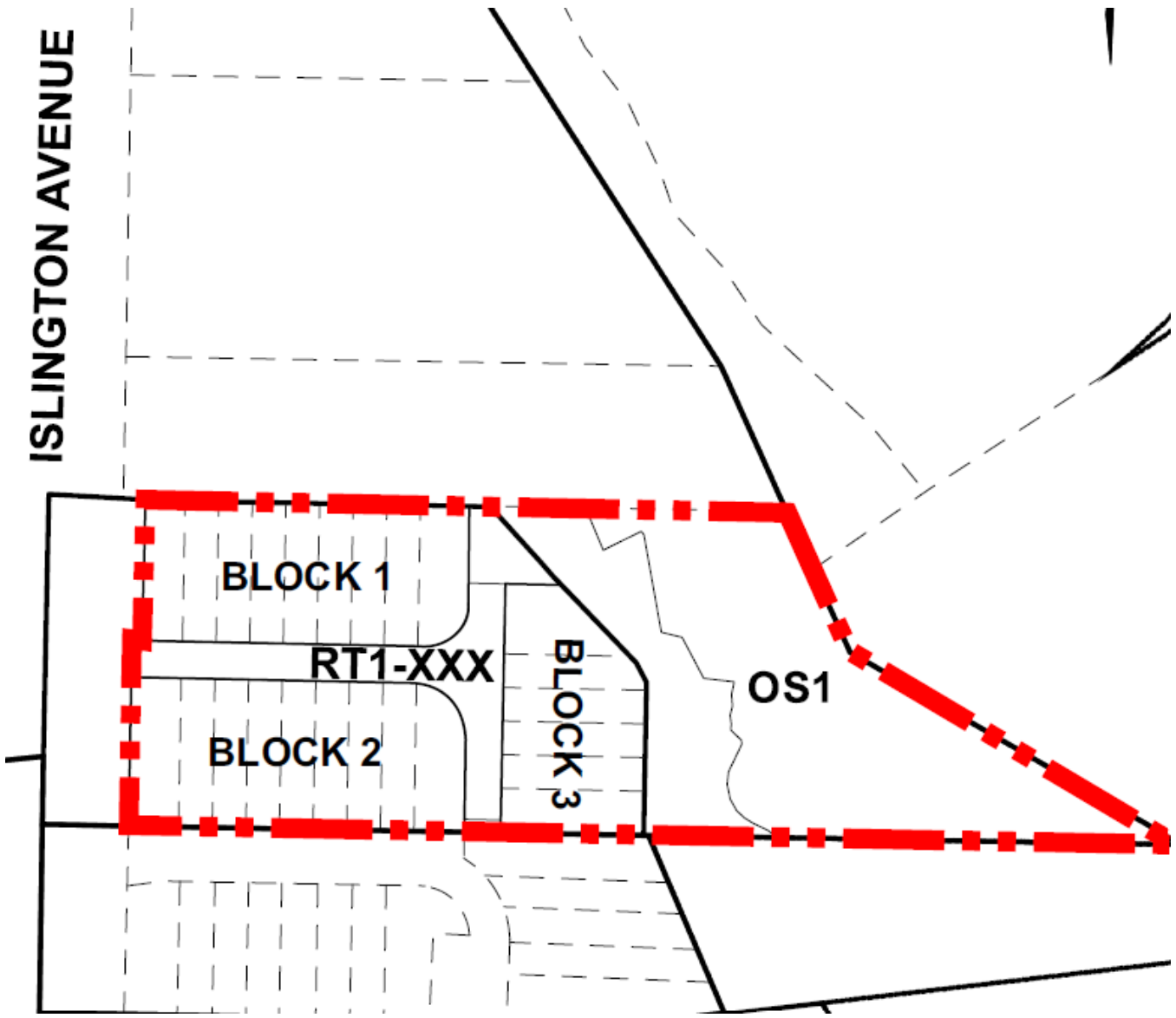
REGIONAL GREENLANDS SYSTEM LIMITS

-  Existing Greenlands System Limits
-  Lands to be added to the Greenlands System Limits



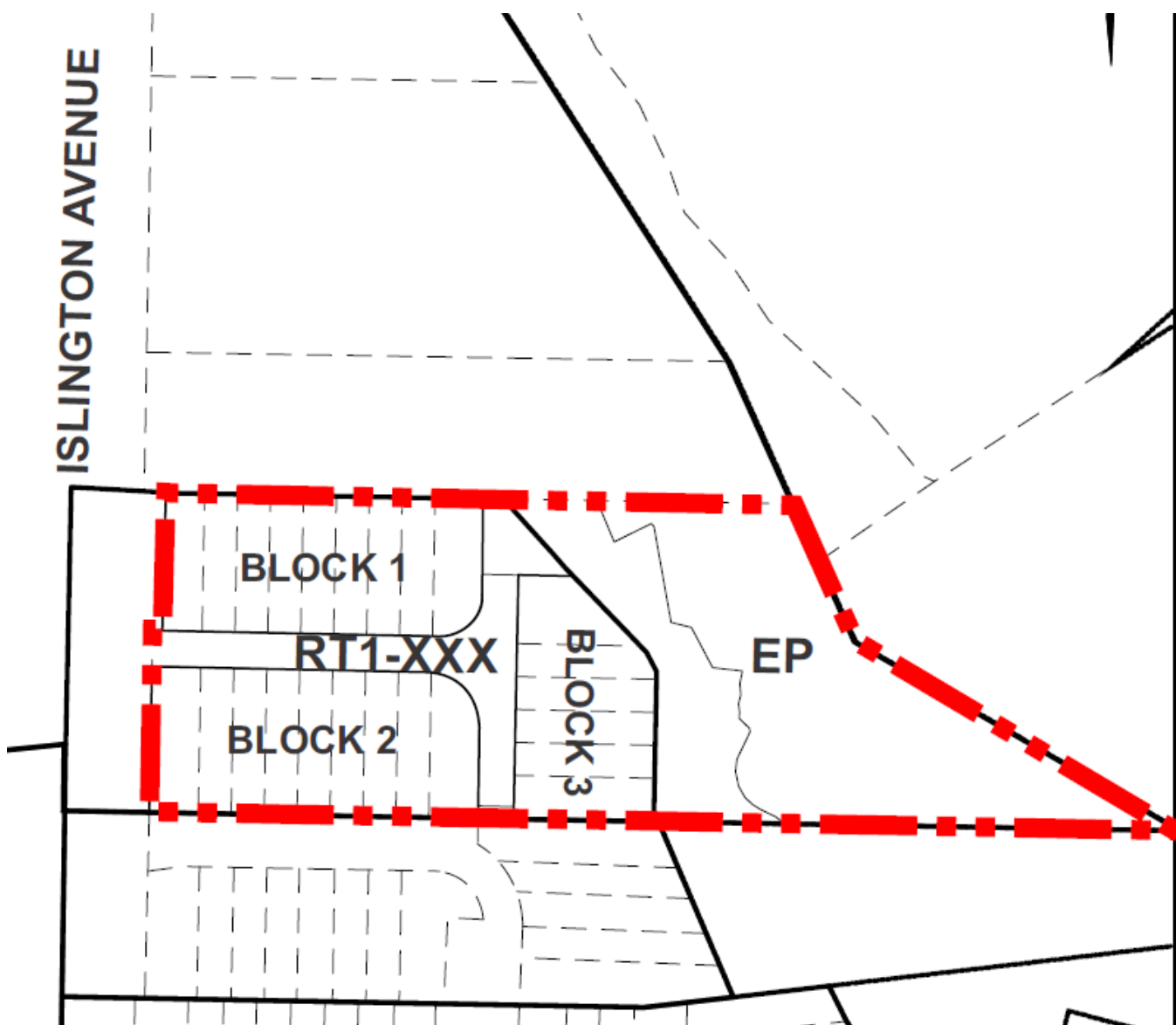
CITY OF VAUGHAN ZONING BY-LAW

Proposed - By-law 1-88



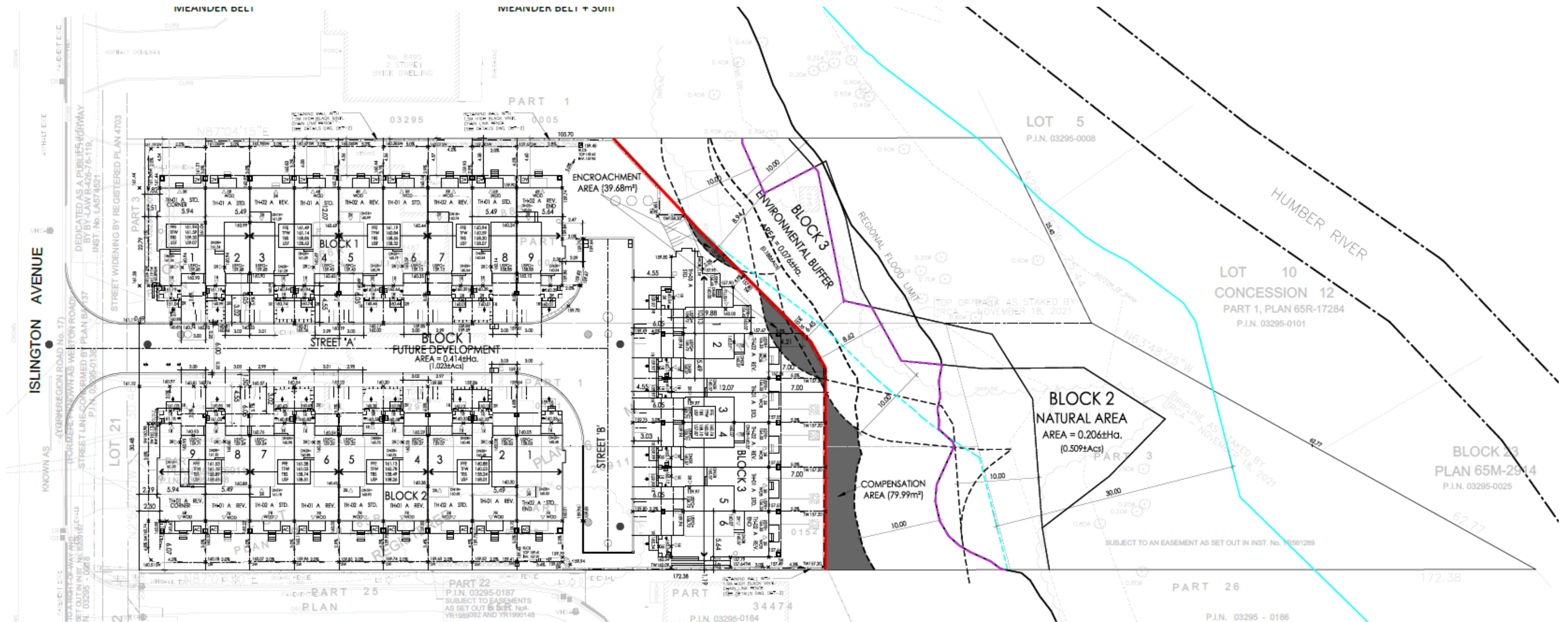
RT1-XXX – Residential Townhouse Zone
OS1 – Open Space Zone

Proposed - By-law 01-2021



RT1-XXX – Residential Townhouse Zone
EP – Environmental Protection Zone

PROPOSED SITE PLAN



SUPPORTING STUDIES

- Geotechnical and Preliminary Hydrogeological Site Investigation
- Noise Feasibility Study
- Stage 1 & 2 Archaeological Assessment
- Tree Inventory and Impact Plan
- Edge Management Plan
- Functional Servicing and Stormwater Management
- Environmental Impact Study
- Urban Design and Sustainability Brief
- Architectural Design Guidelines
- Geomorphic Assessment & Meander Belt Analysis
- Planning Justification Report
- Development Limit Sketch
- Draft Plan of Subdivision





THANK YOU

8473, 8477, 8487 ISLINGTON AVENUE
CITY OF VAUGHAN

FEBRUARY 28, 2023