

STATUTORY PUBLIC MEETING

OFFICIAL PLAN AND ZONING BY
LAW AMENDMENT

(CITY FILE OP.21.014 & Z.21.024)

7034 & 7040 ISLINGTON AVENUE

CITY OF VAUGHAN

JANUARY 17, 2023

Communication: C18
Committee of the Whole (PM)
January 17, 2023
Item #2

WESTON
CONSULTING



PURPOSE OF MEETING

- Required Statutory Public Meeting held October 21, 2021
- Staff identified incorrect calculation of Density (Floor Space Index)
- Oct. 2021:
 - 34 Storeys , 6 Storey Podium, 285 units, No Retail,
 - FSI of 12.83 (with podium parking area), 8.40 without
- Jan. 2023:
 - 28 Storeys , 5 Storey Podium, 220 units, 205 sq.m of Retail,
 - FSI of 8.19 (with podium parking area), 5.63 without

PURPOSE OF MEETING

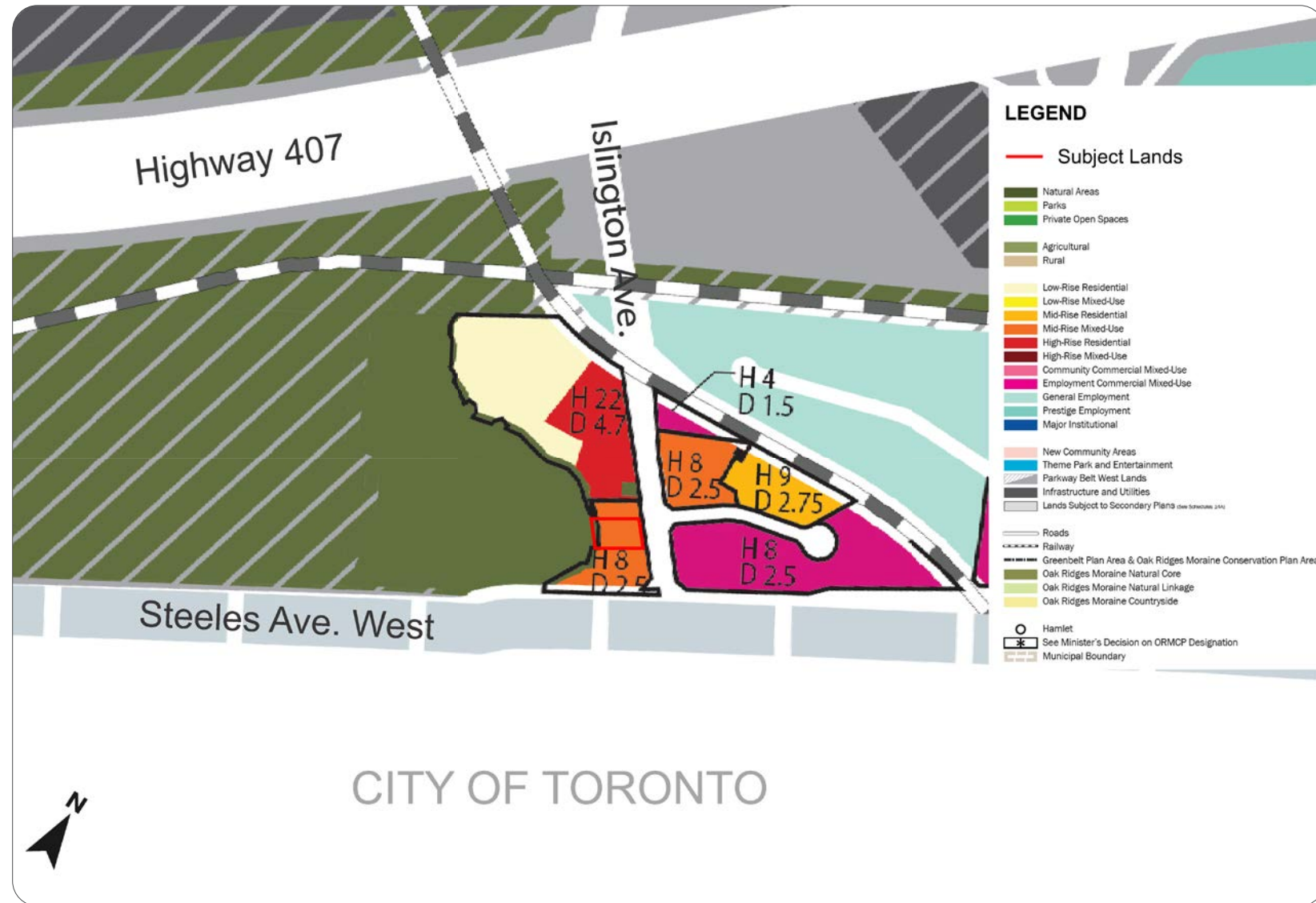
- Official Plan Definition (FSI):
 - The ratio of gross floor area to the net developable area of the site. The **gross floor area** means the total area of all of the floors in a building above grade measured from the outside of the exterior walls, but excluding bicycle parking within a building. Net developable areas means the area of the site excluding any lands to be conveyed for public purposes such as public streets, valley lands, street widenings, parks and schools. FSI 8.19
- Zoning By law Definition (GFA):
 - Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but **not including the areas of any cellar, or car parking area above or below grade** within the building or within a separate structure. FSI 5.63

SITE CONTEXT



- **Location:** North side of Islington Avenue, north of Steeles Avenue West
- **Lot Area:** 3,326 sq.m
- **Current Use:**
 - Vacant Restaurant (7034 Islington Avenue)
 - Vacant Residential Dwelling (7040 Islington Avenue)

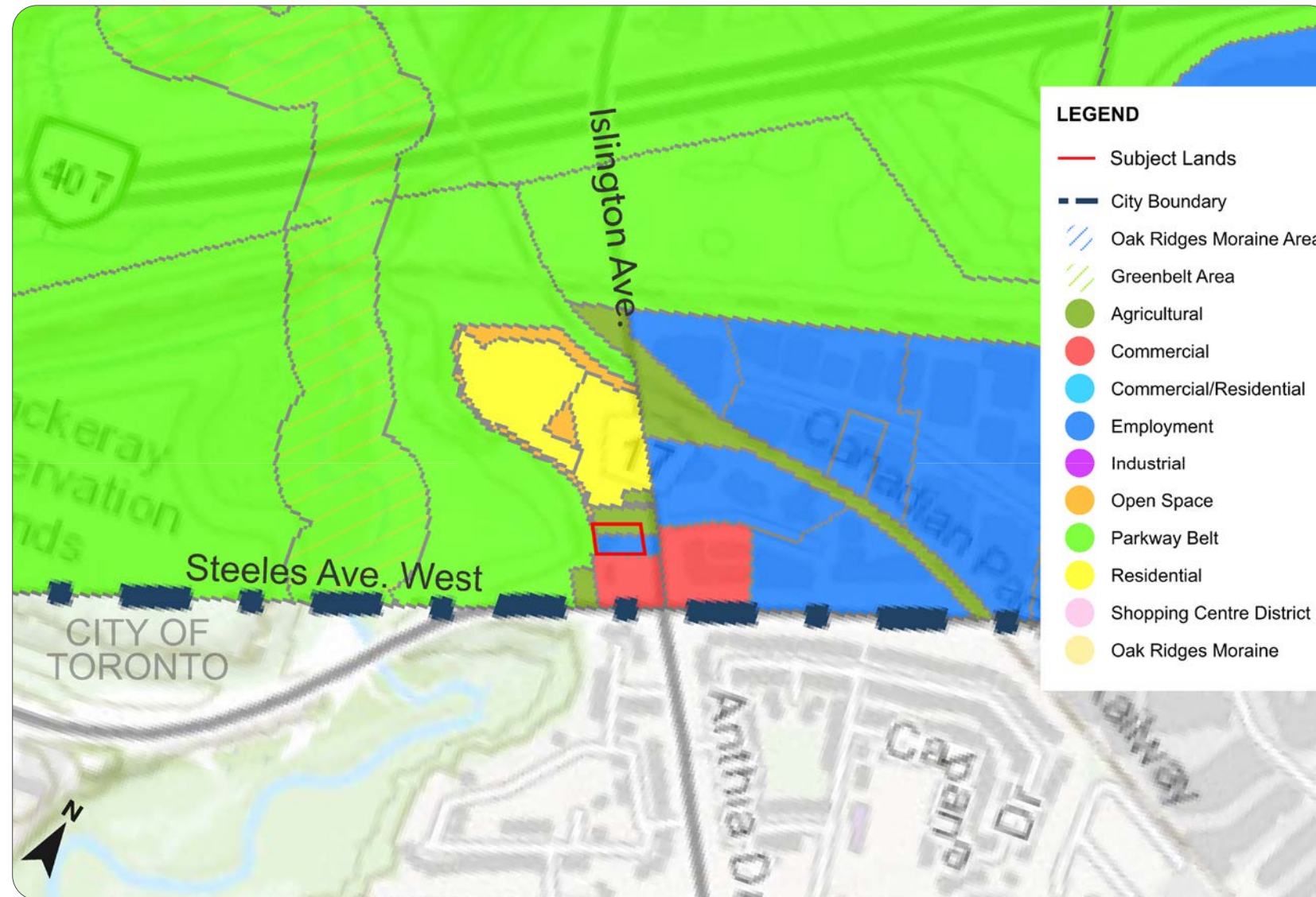
PLANNING CONTEXT: CITY OF VAUGHAN OFFICIAL PLAN (2020 CONSOLIDATION)



- Official Plan designation **Mid-Rise Mixed Use** and **Natural Area**
- **Mid-Rise Mixed Use**
 - Permitted heights of 8 storeys
 - Permitted Maximum FSI: 2.5
 - Permitted uses: Residential uses and a variety of service commercial uses
- **Official Plan Amendment:**

Redesignate the lands to **High-Rise Mixed Use** and **Natural Area**. The proposed site specific Official Plan Amendment also seek to permit a height of 28 storeys and an FSI of 8.19

PLANNING CONTEXT: CITY OF VAUGHAN ZONING BY LAW 1-88



- Zoning By-law designation: ***Prestige Employment*** and ***Agriculture Area***
- **Zoning By-law Amendment:** Re-zone the subject lands to Apartment Residential (RA3) and Open Space Conservation (OS1) with site specific standards .
- The RA3 zone will permit the proposed apartments building including height, parking and the addition of commercial uses.
- The OS1 zone will allow the protection of the environmental features located to the west.

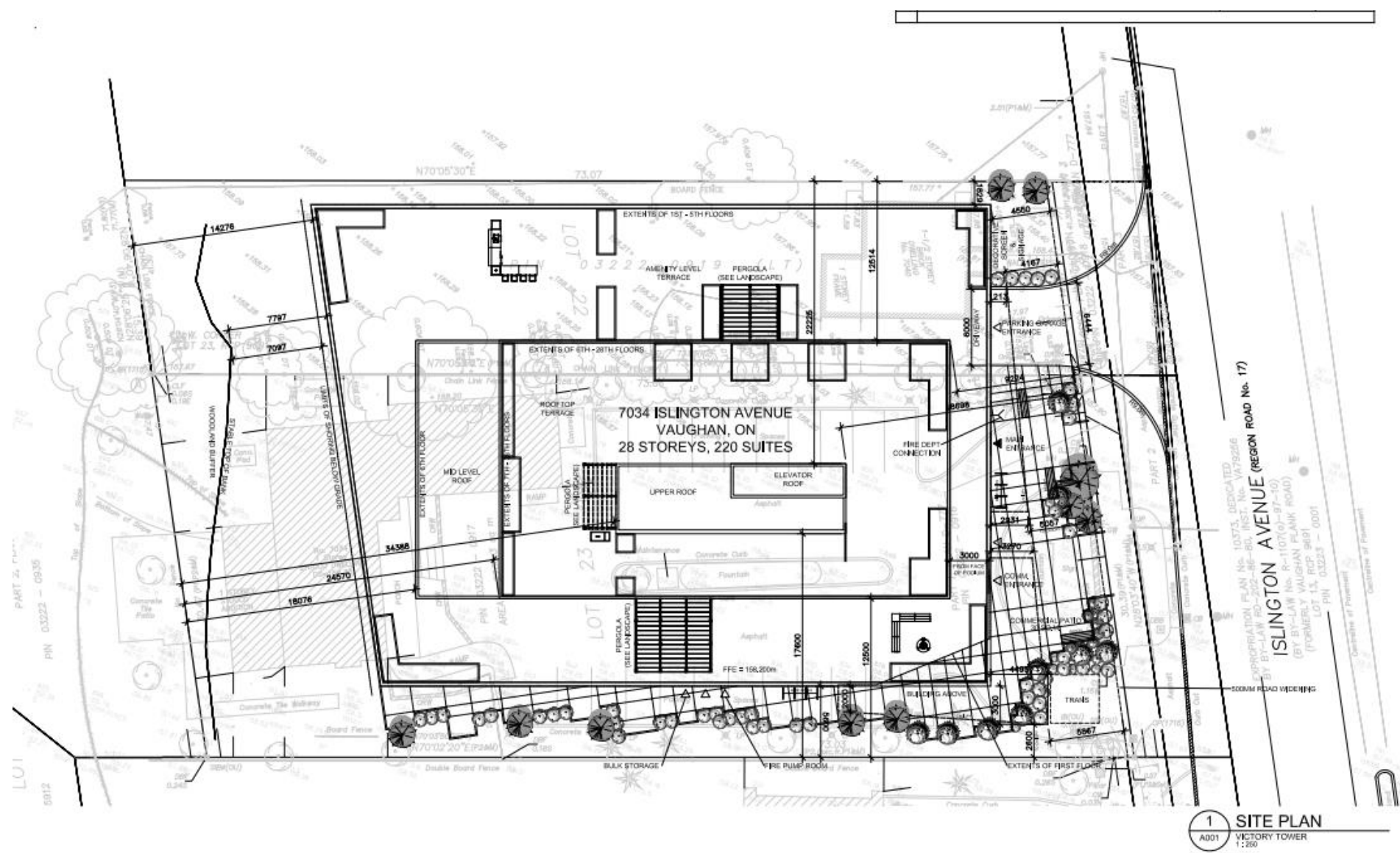
DEVELOPMENT OVERVIEW

Plan and Zoning	Revised Proposed Development
Site Area	3,326 square meters
Floor Space Index (FSI)	8.19 (including podium) 5.63 (not including podium)
Commercial Gross Floor Area (GFA)	205 square meters
Gross Floor Area (GFA)	25,301.33 square meters
Height	28 storey
Parking	248
Total Units	220

The proposed development provided the unit breakdown as follows:

Bedroom Size	Number of Units
One Bedroom	132
Two Bedroom	88
Total Units	220

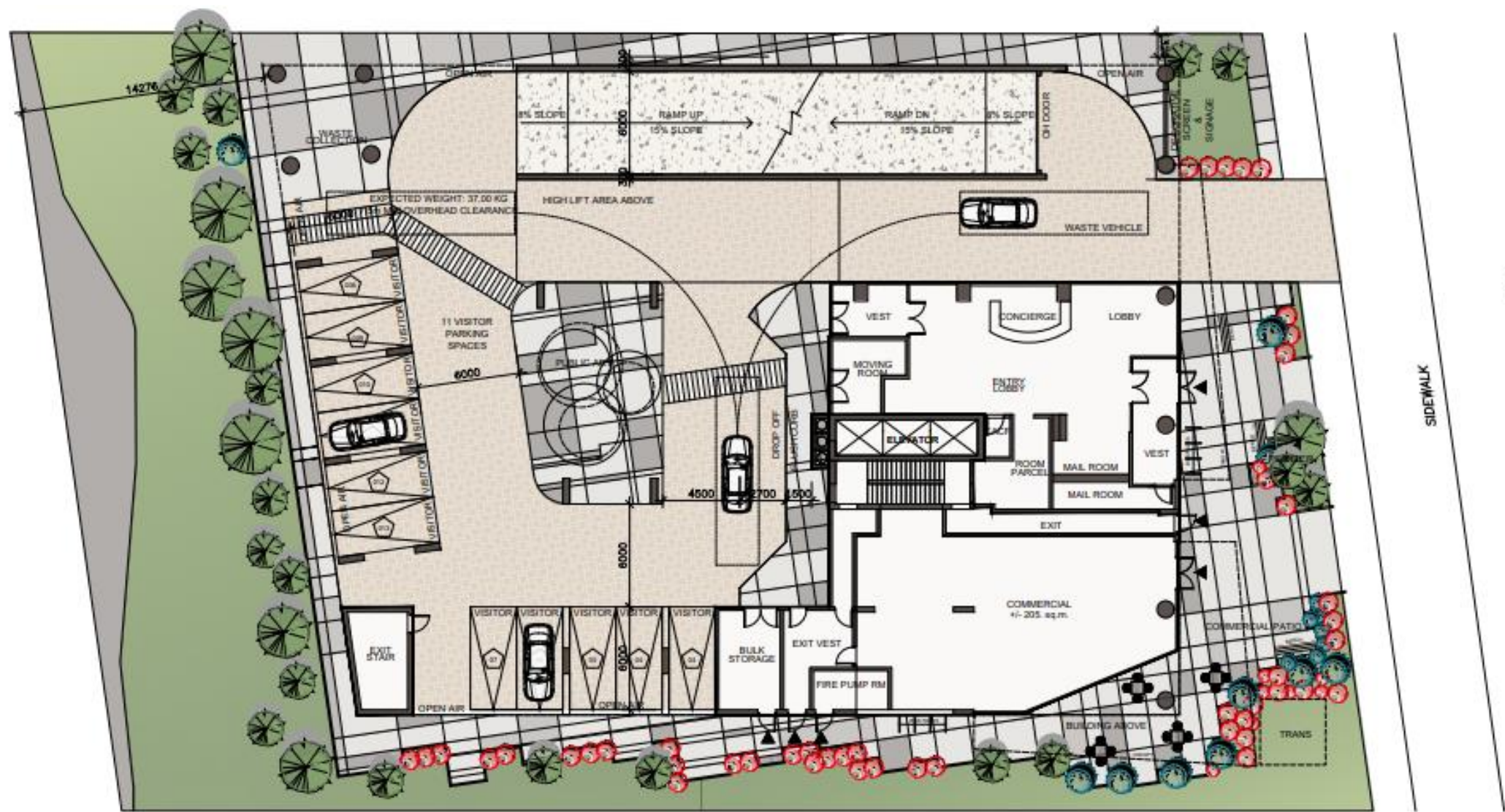
PROPOSED SITE PLAN



Site Plan Prepared by KNYMH Inc.



PROPOSED GROUND FLOOR PLAN



Ground Floor Plan Prepared by KNYMH Inc.



BUILDING ELEVATIONS



Elevations Prepared by KNYMH

PODIUM DESIGN



INTERNAL COURTYARD



NEXT STEPS



- Revise proposal based on comments received by City Staff.
- Have consideration for comments and feedback received today.
- Prepare and resubmit supporting materials.

Thank You

Comments & Questions?

Martin Quarcoopome, BES, MCIP, RPP
Weston Consulting

905-738-8080 (ext. 266)
mquarcoopome@westonconsulting.com

