



STATUTORY PUBLIC MEETING

REZONE FOR COMMON ELEMENT CONDOMINIUM
300 ATKINSON INC.

APRIL 5TH, 2022
CITY OF VAUGHAN

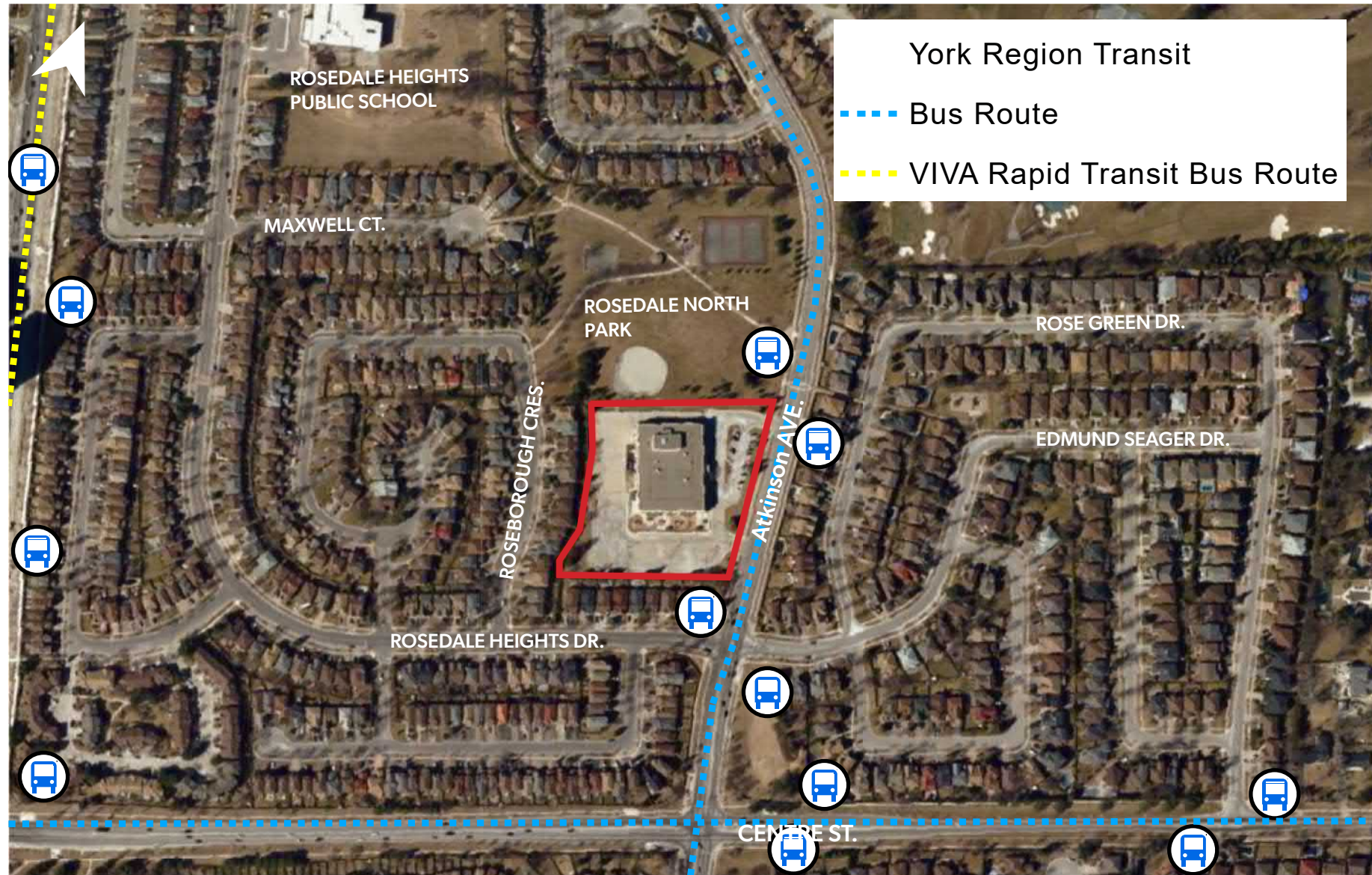
COMMITTEE OF THE WHOLE - PUBLIC MEETING
Z.19.028



300 Atkinson Inc. Approved Development



Subject Lands



- Site area - 1.7 ha (4.2 acres)
- A school building occupies the site and is surrounded by parking and outdoor play areas
- Frontage of 140 m along Atkinson Avenue
- Change in grade from west to east
- Existing vehicle access from Atkinson Avenue
- Abuts Rosedale North Park to the north
- Serviced by a number of local YRT transit stops along Atkinson Avenue, with higher order facilities along Bathurst Street, Centre Street and at Promenade Mall

Zoning Change



Existing Zones

Multiple Residential Zone 'RM2'

Draft Plan of Standard Condominium Permitted

Residential Zone 'R3'

The permitted uses are: Single Family Detached Dwelling

Proposed Zone

Townhouse Residential Zone 'RT1'

Draft Plan of Standard Condominium Permitted

Common Element Condominium Permitted

1. Finalize zoning on Block 16 to recognize townhouse uses (formerly approved was a synagogue/place of worship).

2. Common Element Condominium tenure provides for the creation of Parcel of Tied Land (POTLs).

Site Plan and Statistics

Built Form Statistics

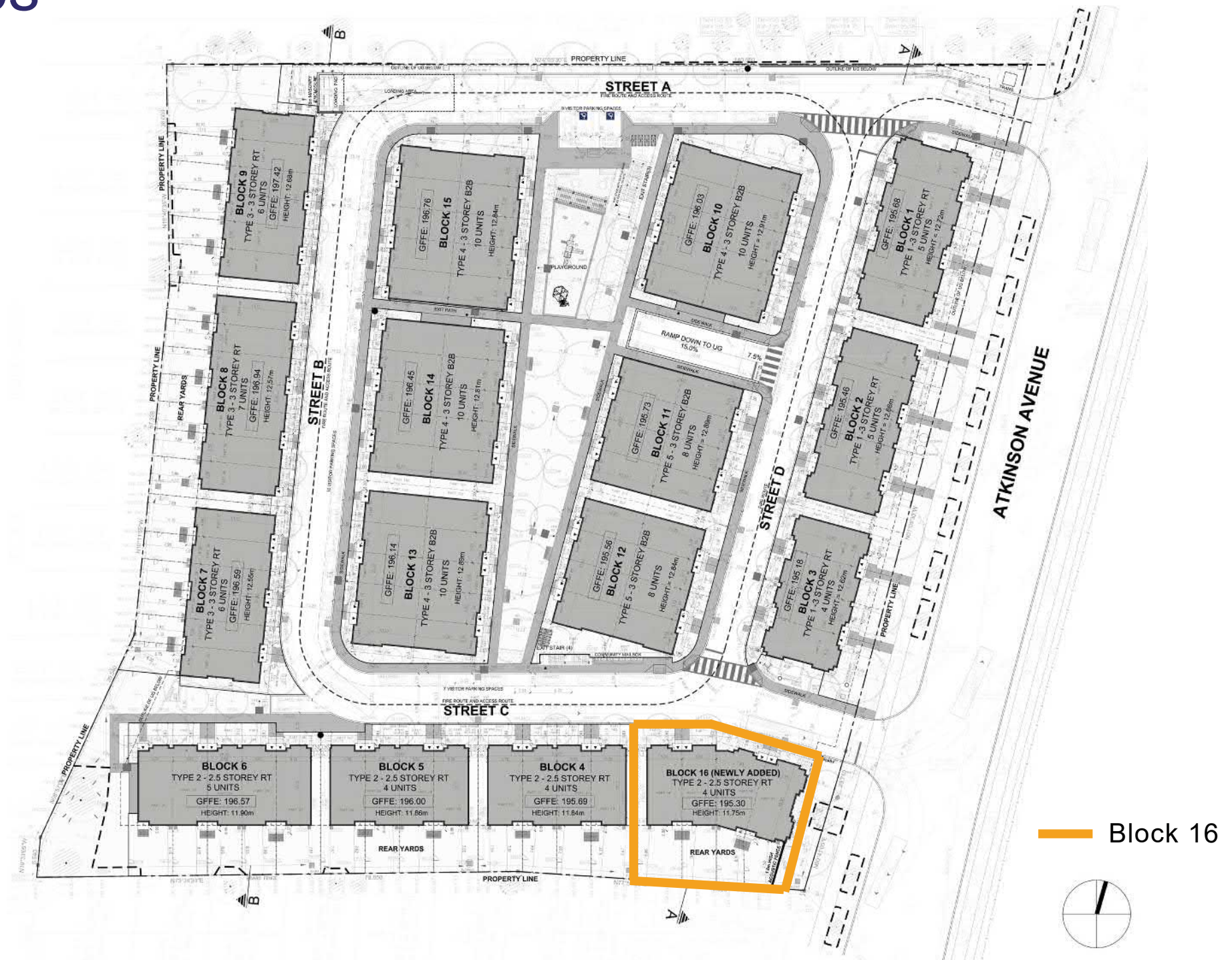
- Total GFA: 19,100.1 m²
- Net FSI: 1.12
- Net Coverage: 37% (6,271 m²)
- Number of Units: 106

Parking Statistics

- Residential Parking Spaces: 224 (surplus of 10 spaces)
- Visitor Parking Spaces: 26 (surplus of 26 spaces)
- Total Spaces: 250

Bicycle Parking Statistics

- Short Term Spaces: 14 spaces at grade
- Long Term: 82 spaces below grade



Bird's Eye View

