

PUBLIC CONSULTATION MEETING #2 – VAUGHAN COW

8307 and 8311 Islington Avenue and
4, 6, 10 and 12 Hartman Avenue

Official Plan Amendment & Zoning By-law Amendment
(OP.19.011 and Z.19.033)

June 4th, 2024

City of Vaughan
Council Chamber

C32.
Communication
CW(PM) – June 4, 2024
Item No. 1



WESTON
CONSULTING



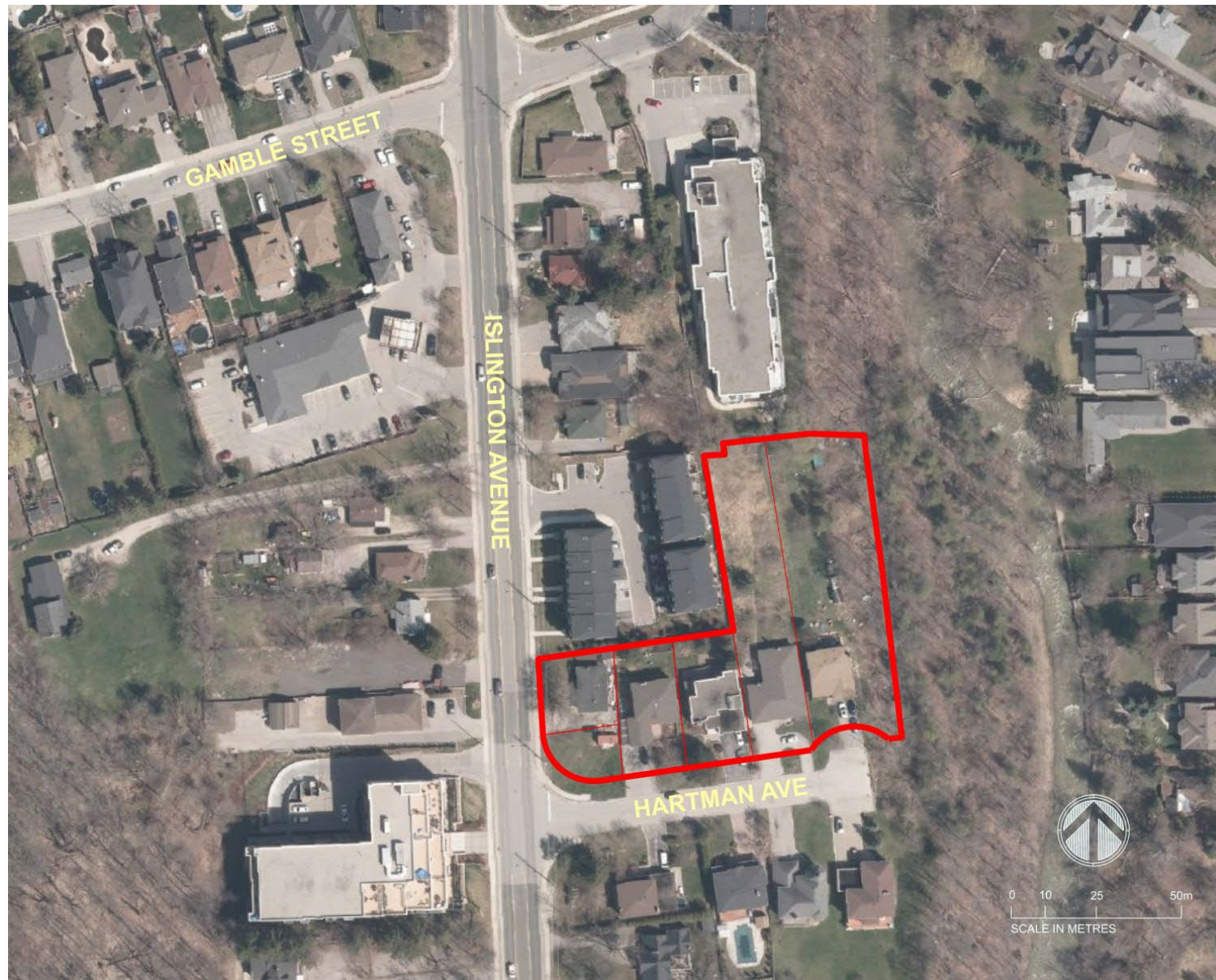
SURROUNDING CONTEXT



Aerial Photo of the Subject Lands and Surrounding Context

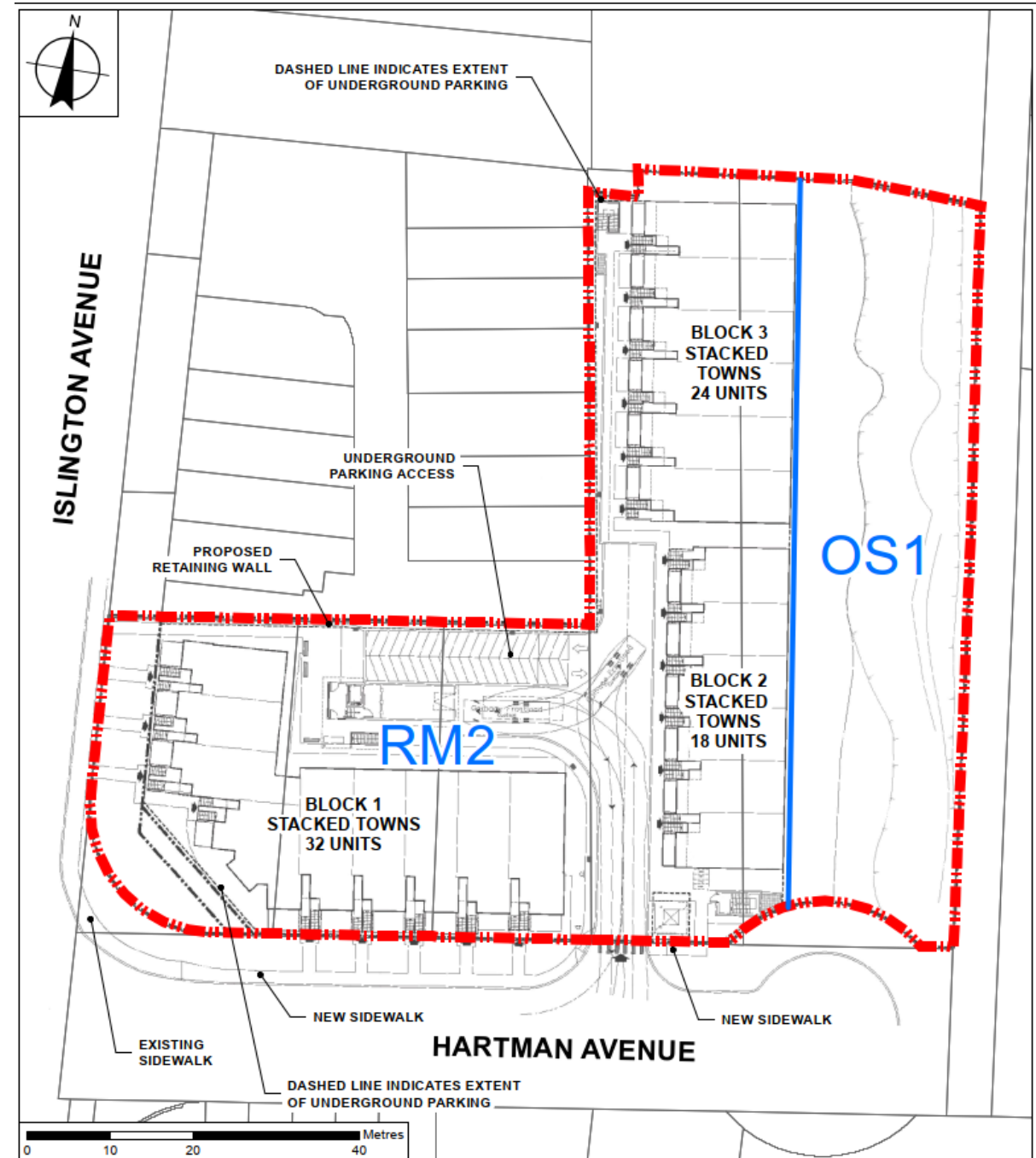
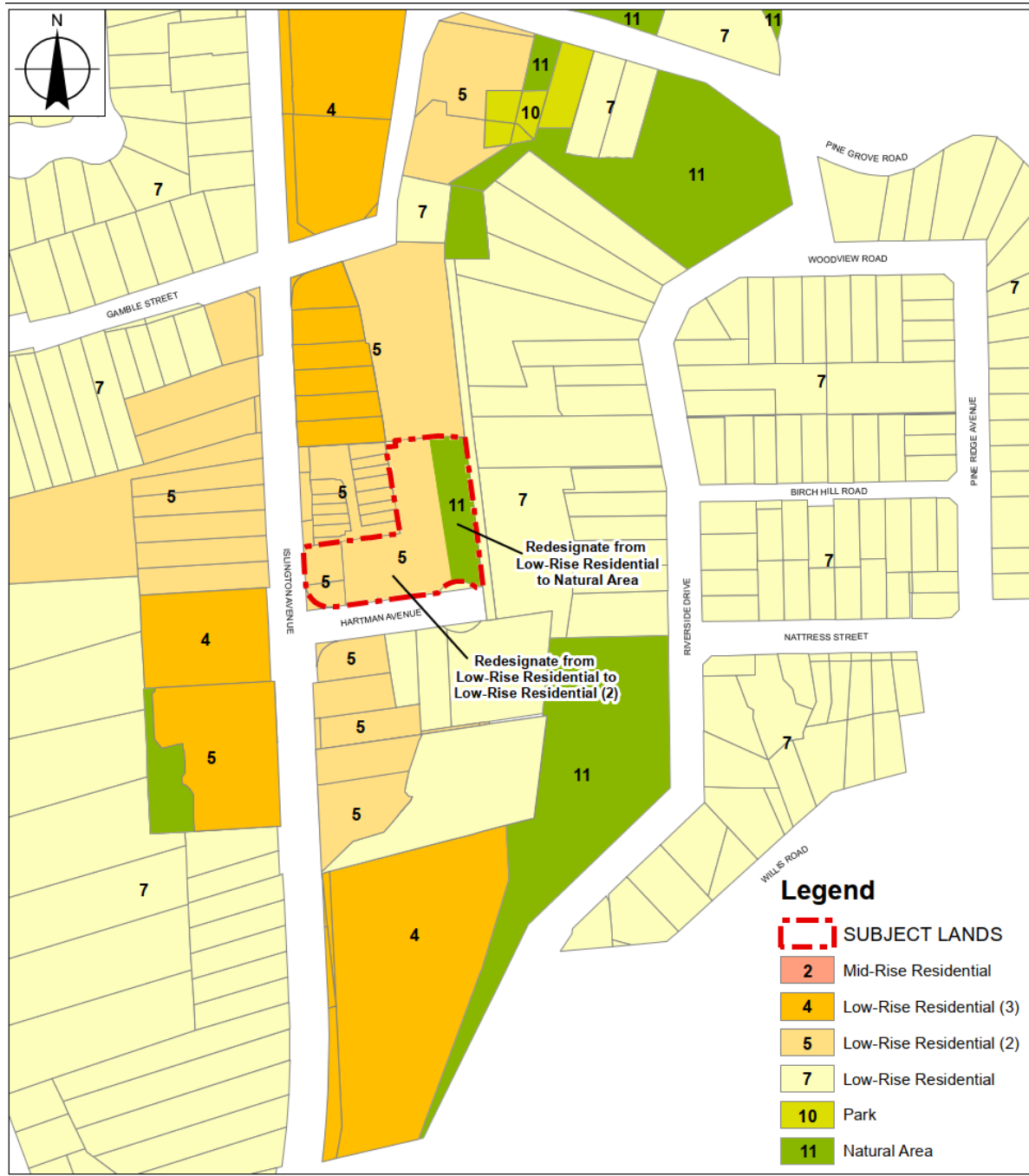
- Neighbourhood context is mixed-use with a range of residential and non-residential uses;
- The buildings proposed and existing surrounding the subject lands are generally categorized as low- to mid-rise typologies, with detached, semi-detached, traditional and stacked / back-to-back towns, low-rise and mid-rise apartment buildings;
- The area is planned to for context-sensitive intensification with adjacent sites evidenced as its ongoing transition and evolution to a mixed-use community, with proposals for 6 and 7-storey apartment buildings in proximity; and,
- Located within a neighbourhood with planned and existing pedestrian and active transit infrastructure, and community services and facilities.

EXISTING CONDITIONS & OVERVIEW OF PLANNING APPLICATIONS



Aerial Photo of the Subject Lands

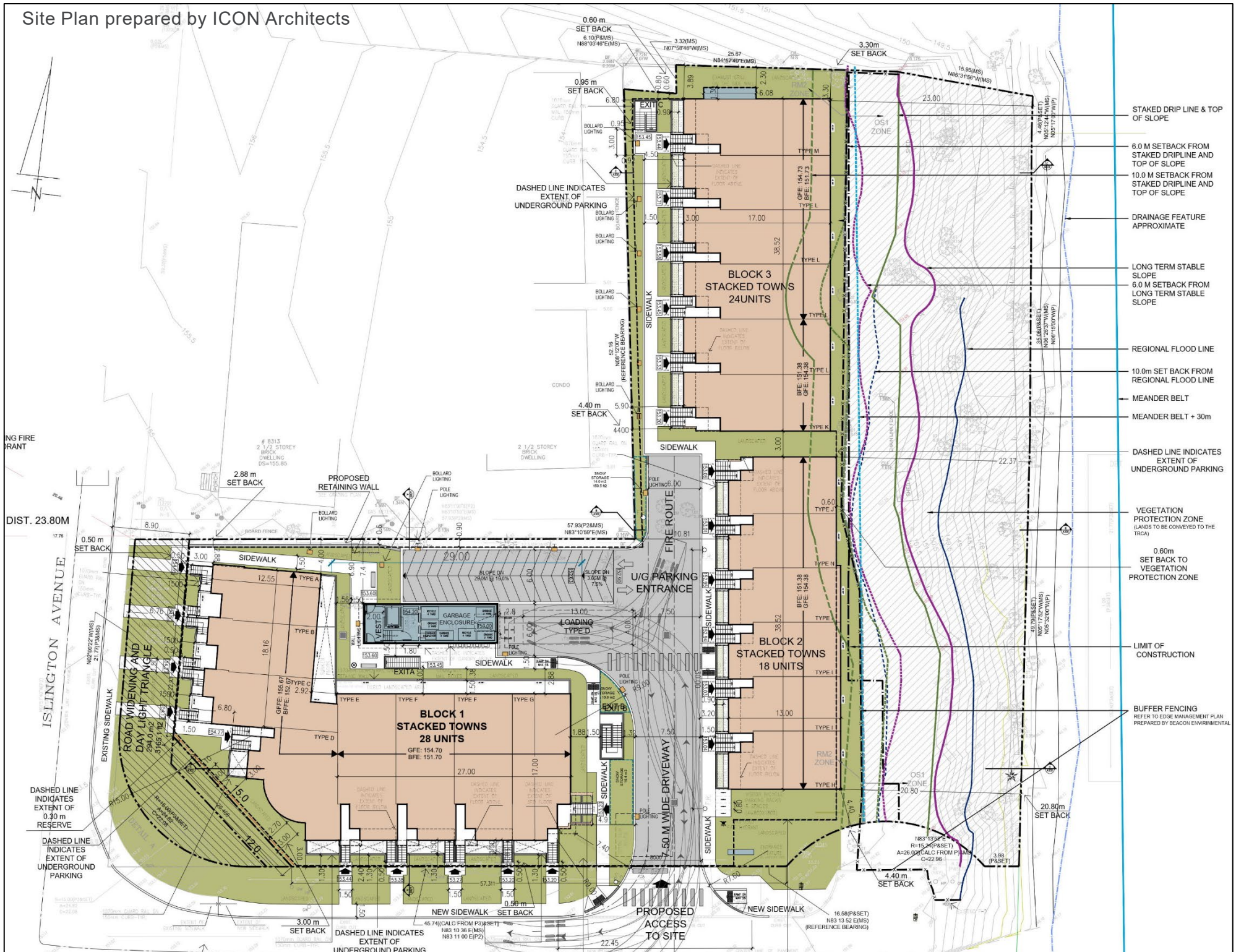
- Lands are currently occupied by five (5) detached single-family buildings with frontage along Hartman Avenue (~85-metres) and Islington Avenue (~42-metres);
- Official Plan Amendment, Zoning By-law Amendment and Site Plan Control Applications were submitted to facilitate the proposed stacked townhouse development on the subject lands;
- An initial Public Consultation Meeting was held on July 13, 2020 (Committee of the Whole). The public was in attendance and provided written and oral correspondence / commentary on the applications / proposed development.
- Comments from the City of Vaughan, York Region, TRCA and external agencies were received on the OPA, ZBA and SPC Applications, and were substantially addressed by the applicant and their consulting team through multiple re-submissions and technical meetings with Staff.



PROPOSED DEVELOPMENT

Development Parameter	Proposed
No. of Dwelling Units	70
Maximum Height	4-storeys 11.34 m
Density (FSI)	1.86 FSI (based on net site area)
Lot Coverage	34.50% (gross) – 52% (net)
Vehicle Parking Supply	95 total spaces 77 resident & 18 visitor
Bike Parking Supply	64 total spaces 56 long term & 8 short term

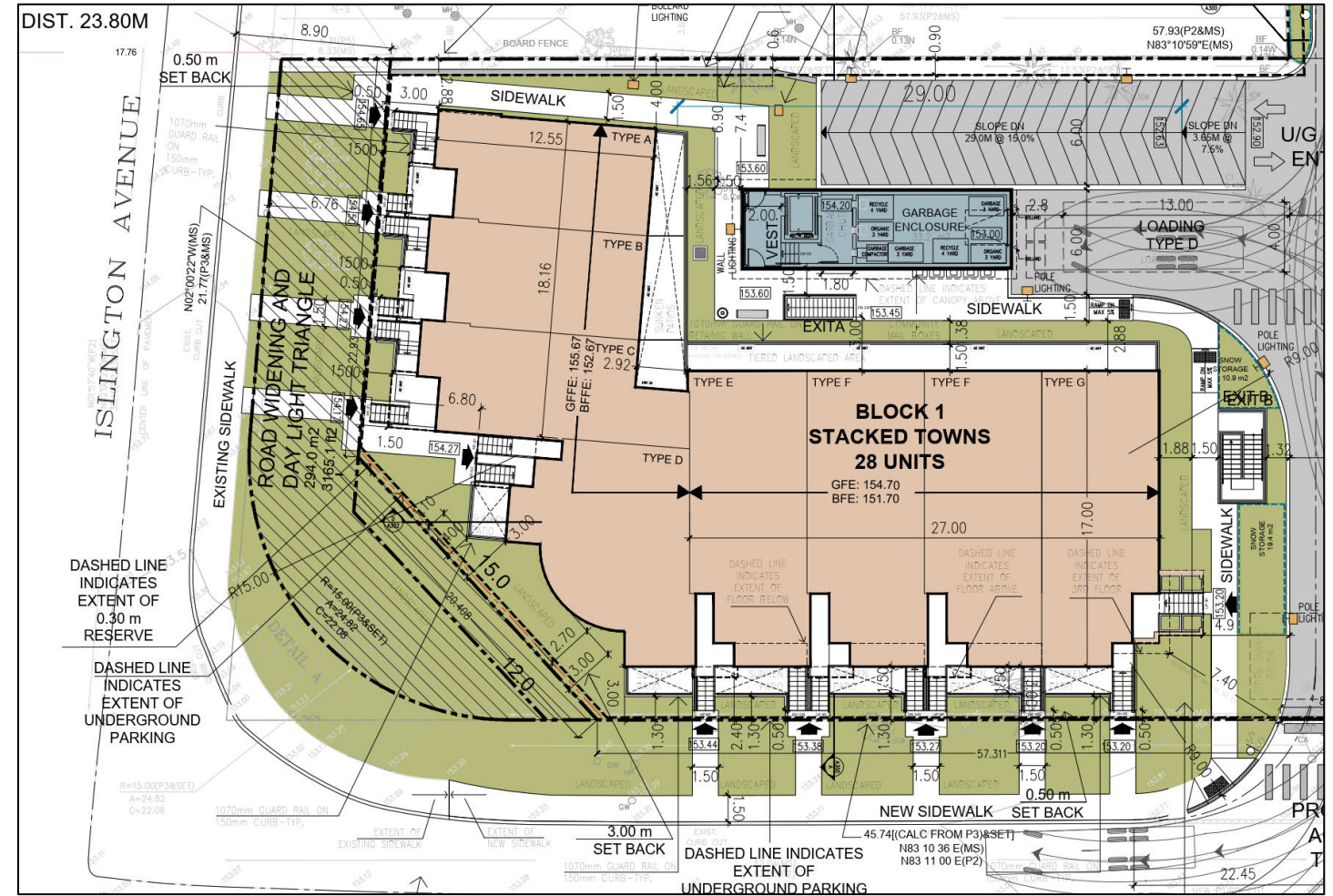
Site Plan prepared by ICON Architects



VIEW FROM NORTHWEST



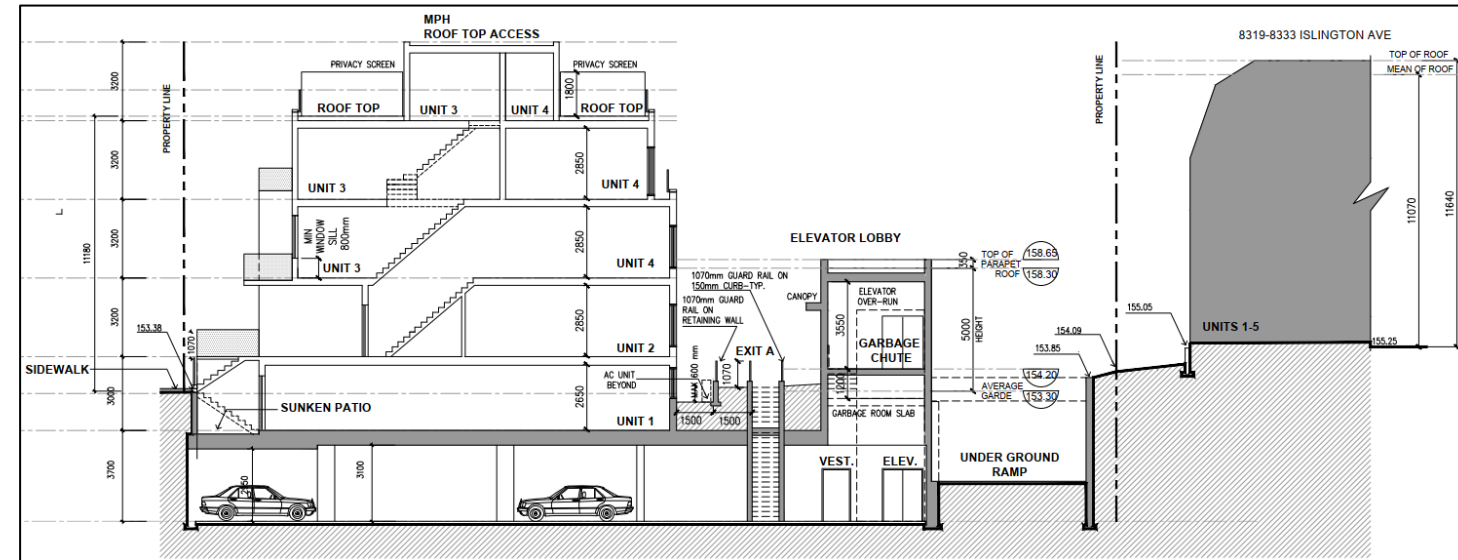
Northwest View of the Subject Lands prepared by ICON Architects



VIEW FROM SOUTH-EAST



Southeast View of the Subject Lands prepared by ICON Architects

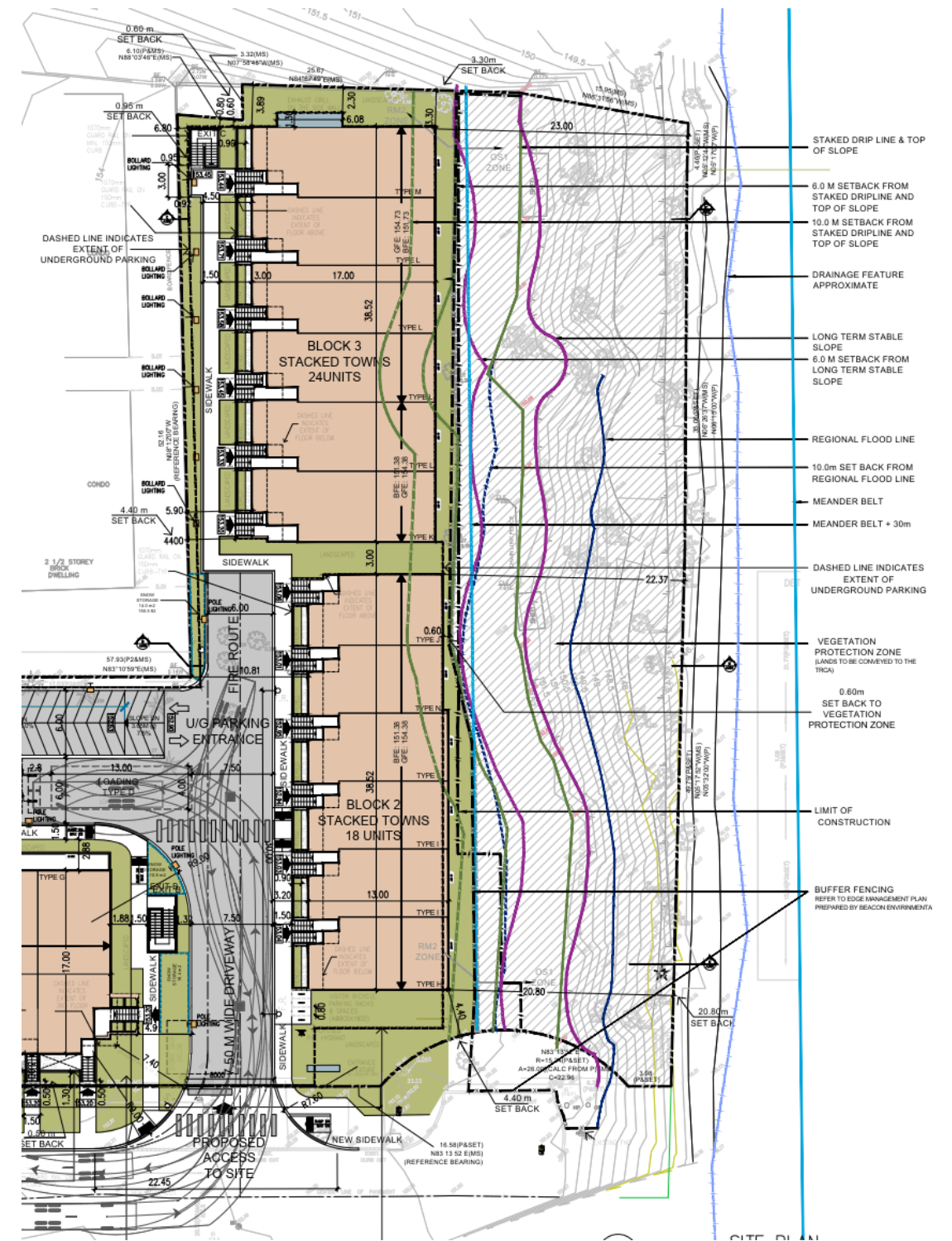


Section A-A prepared by ICON Architects

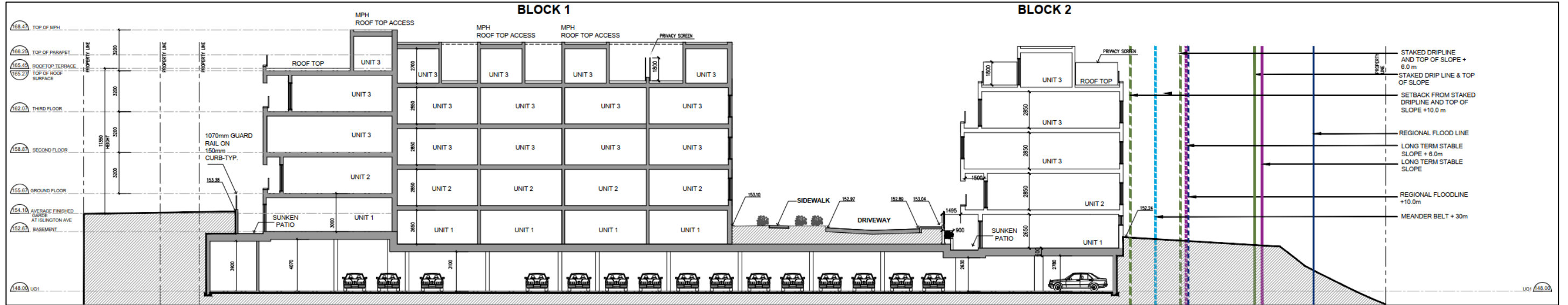
VIEW FROM EAST



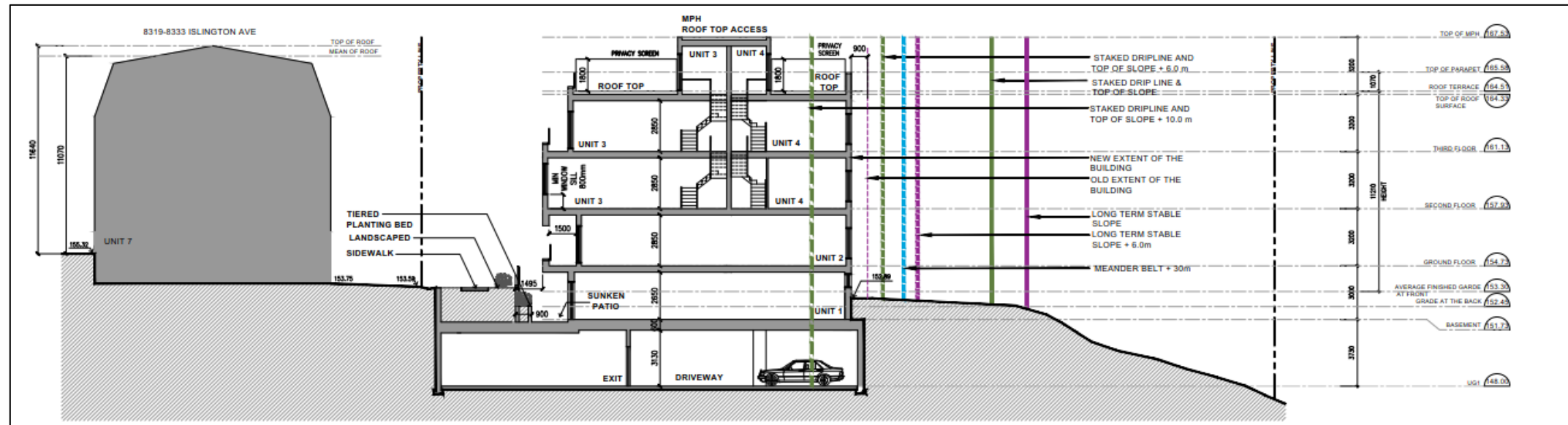
East View of the Subject Lands prepared by ICON Architects



IMPROVED CONDITIONS



Section D-D prepared by ICON Architects

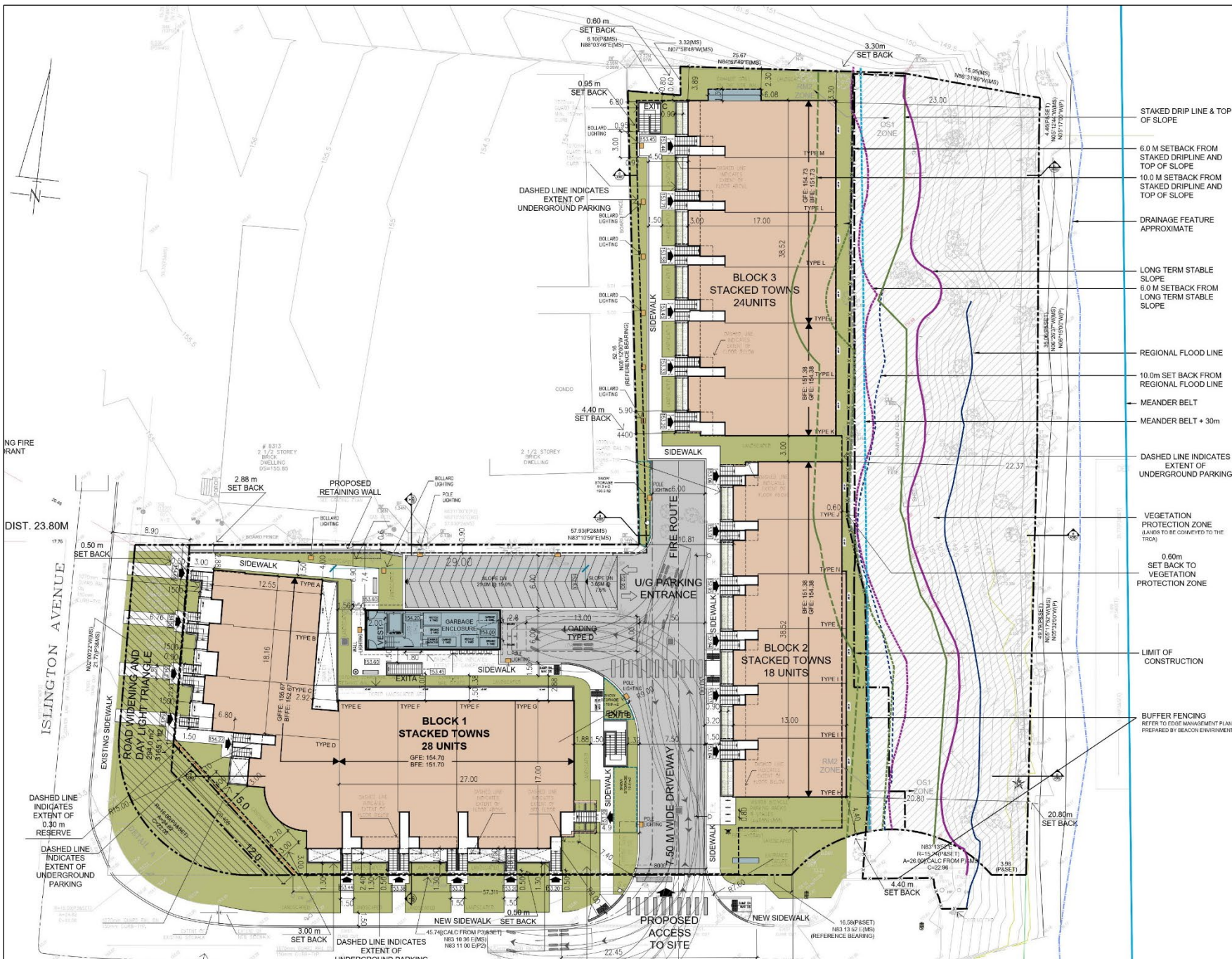


Section B-B (Block 3 and existing townhouses to the west) prepared by ICON Architects

Thank You

Comments & Questions?

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Site Plan prepared by ICON Architects

