



C46.
Communication
CW(PM) – September 10, 2024
Item No. 7

**PUBLIC MEETING FOR OFFICIAL
PLAN AND ZONING BY-LAW
AMENDMENTS**

Location: 7386 Islington Avenue
Applicant: 7386 Islington Avenue Ltd.

SEPTEMBER 10, 2024

SUBJECT LANDS – 7386 Islington Avenue, Vaughan

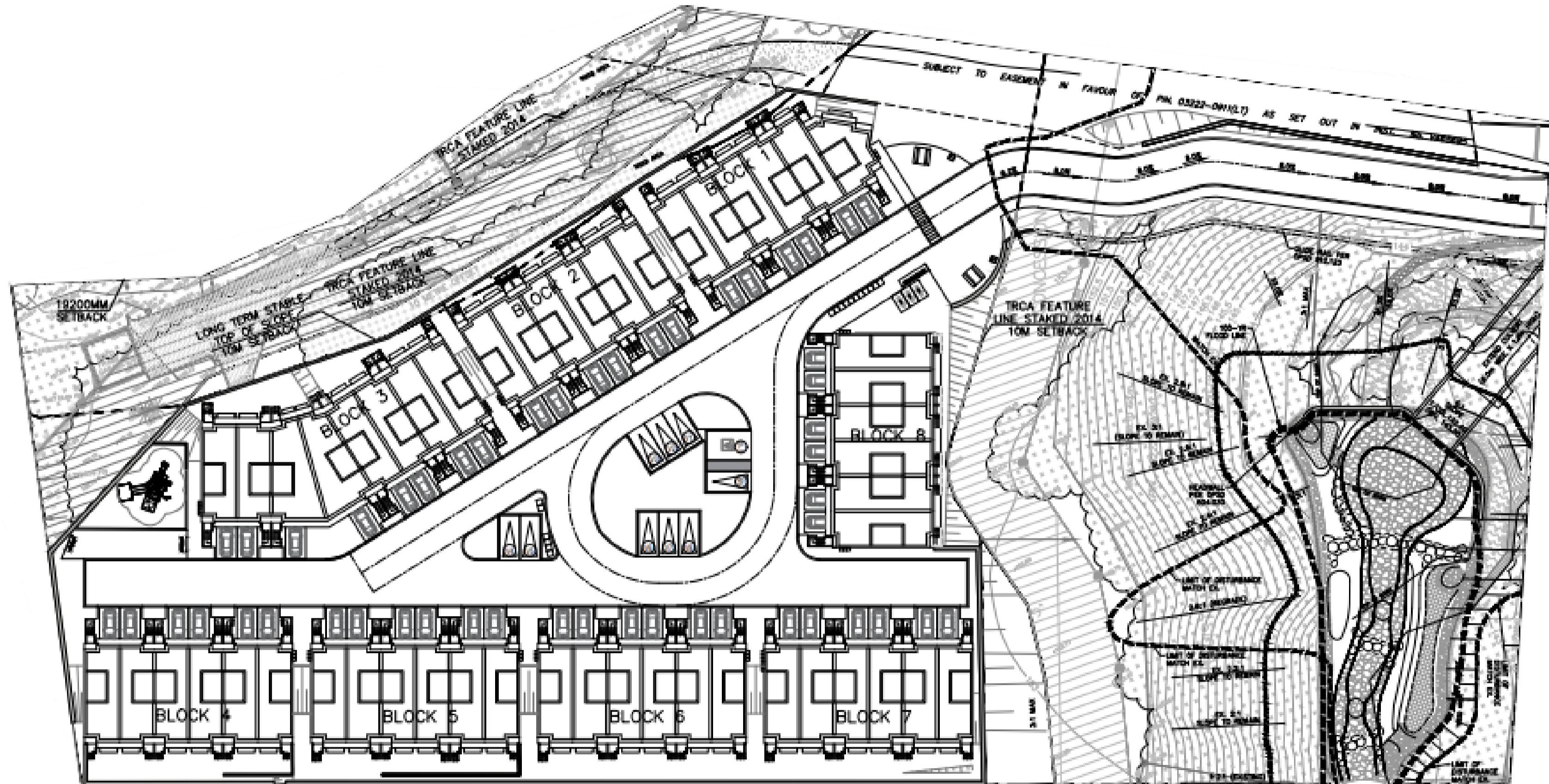


 Subject Lands

APPLICATION HISTORY

- Formal Official Plan and Zoning By-law Amendment Applications were submitted April 13, 2018, and were reviewed by City Departments and External Agencies.
- Following the Formal submission, a Public Meeting was held for the Applications September 17, 2018.
- Project was on hold due to technical and other reasons.
- The application was reinitiated with further discussions occurring to resolve technical matters.
- A resubmission was made for the Official Plan and Zoning By-law Amendment Applications in July 2024 which are currently under review by City Departments and External Agencies.

PROPOSED SITE PLAN



PROJECT STATISTICS



Density

Floor Space Index
0.66

Units per Hectare
28.27



Floors

Storeys
3 to 4

Height (m)
12.18 to 15.66



Typology

Townhouse Units
50

Blocks
8



Amenity (sq m)

Total Space
2,999

Private Amenity
2,713.4

Private Amenity
285.6



Parking

TOTAL
110

Residential
100

Visitor
10

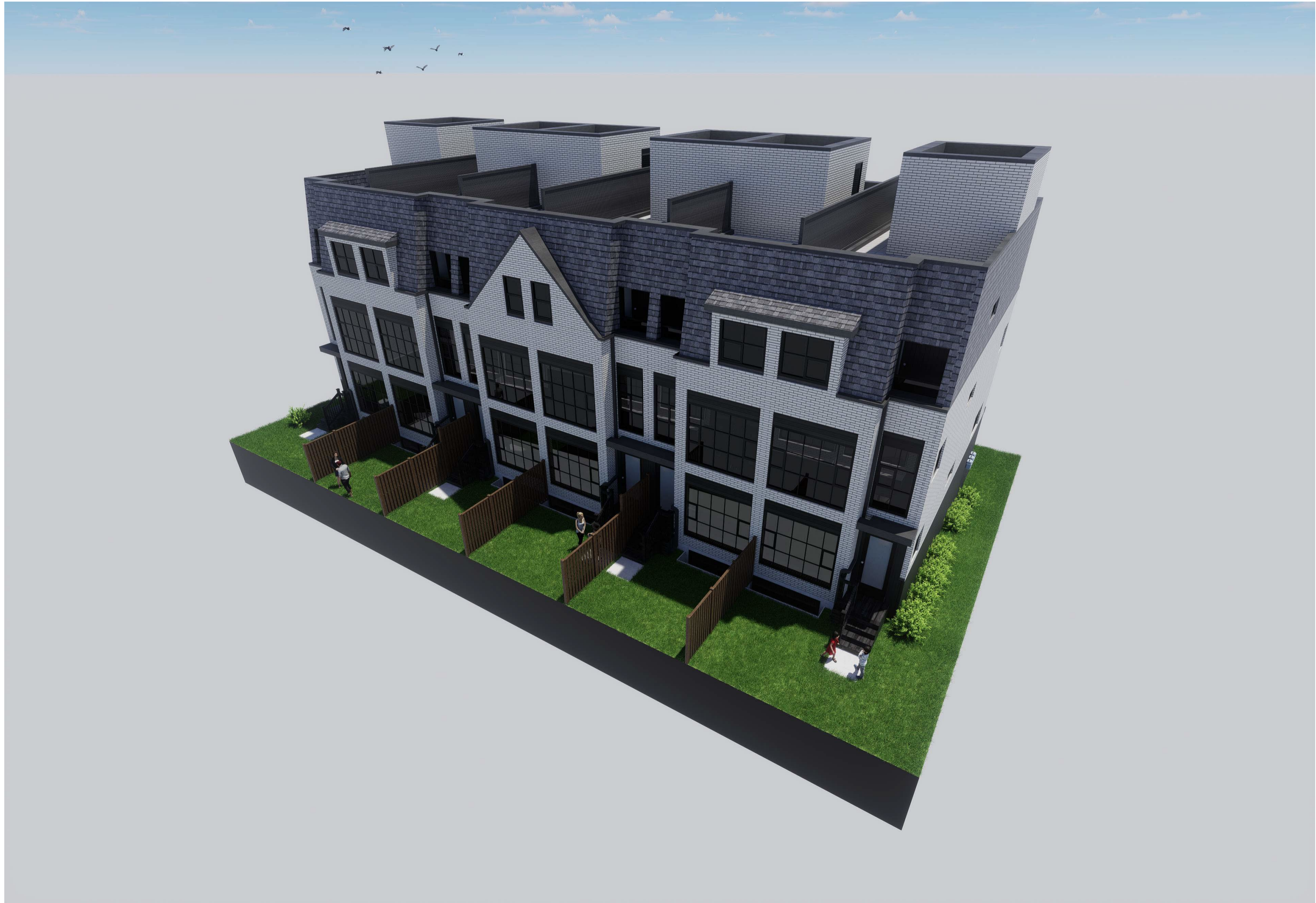
Accessible Space
1

Bicycle Parking
6

FRONT AERIAL VIEW (TYPICAL TYPE 1)



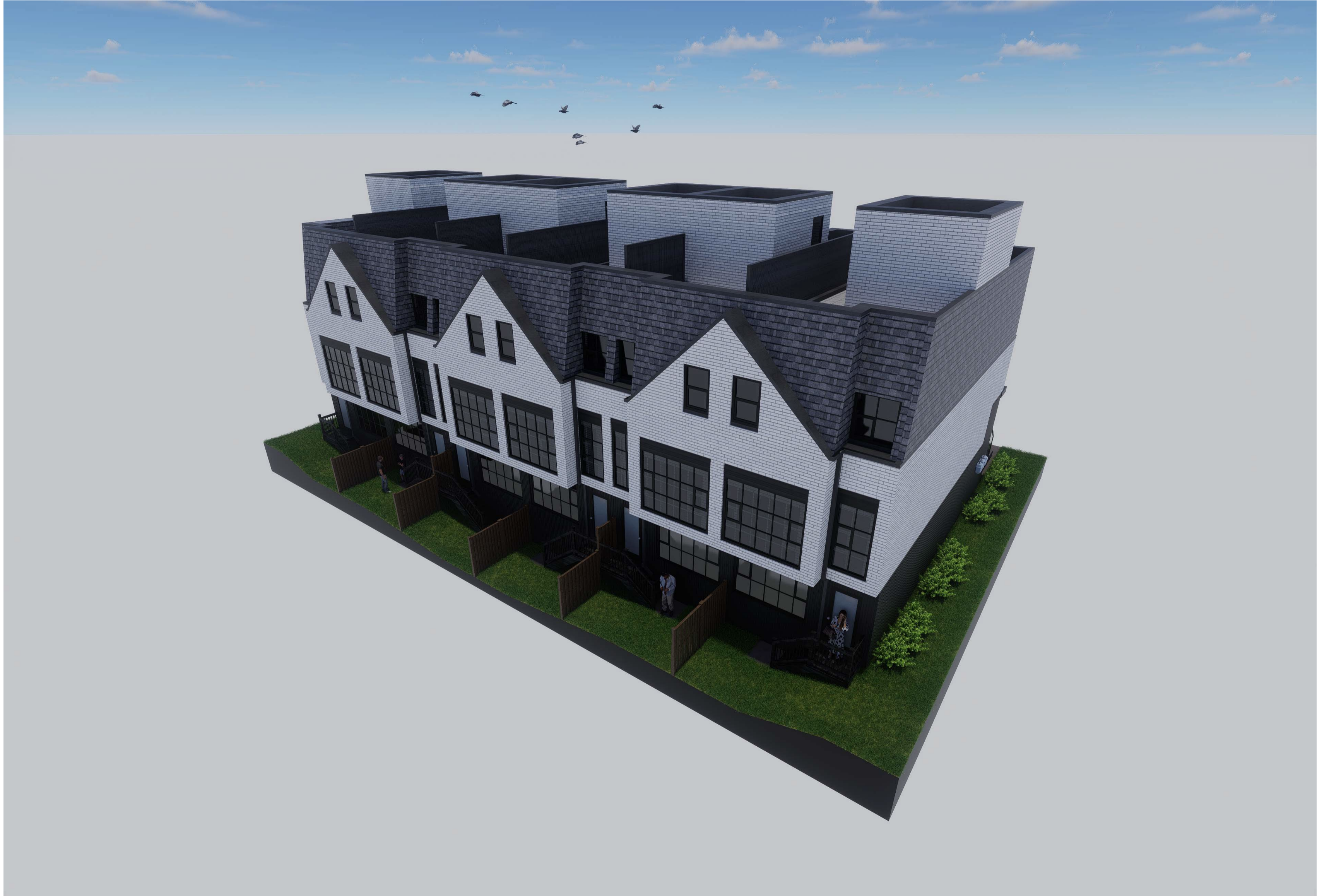
REAR AERIAL VIEW (TYPICAL TYPE 1)



FRONT PERSEPECTIVE VIEW (TYPICAL TYPE 2)



REAR AERIAL VIEW (TYPICAL TYPE 2)



JERSEY CREEK RESTORATION AND SLOPE READJUSTMENT

Jersey Creek

- The Jersey Creek is conveyed under Islington Avenue through a concrete box culvert. The culvert flows from the northeast through to a valley of the Humber River.
- Watercourse erosion was identified on the east bank, adjacent to and impacting Islington Avenue.
- The proposed restoration involves the extension of the Jersey Creek culvert to mitigate the erosion of the east bank and Islington Avenue Right-of-Way, improving the proposed entrance to the Site and providing the Region of York access to the improved culvert.
- The restoration will also result in a planting plan for the channel to implement native and site-appropriate trees and shrub species, to be planted at appropriate densities and locations.

Slope Readjustment

- The valley slope adjacent to the access road and along the Islington Avenue Right-of-Way will be regraded with compacted earth fill/gentler gradients.
- Parts of the valley by the west bank will also be regraded.

QUESTIONS AND COMMENTS



For more information, please contact:

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