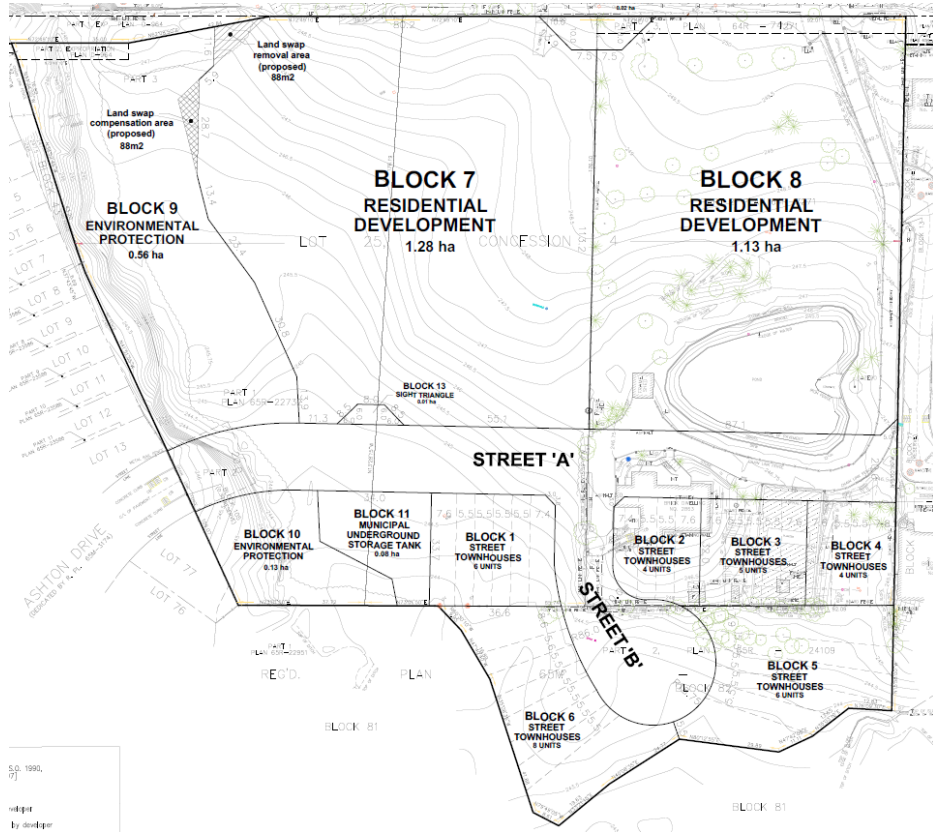


2863, 2889 & 2901 Teston Road

The Teston Road Landowners Group Inc.

C16.
Communication
CW(PM) – November 1, 2023
Item No. 2



PUBLIC MEETING
November 1, 2023

HUMPHRIES PLANNING GROUP INC.

OP.23.008 & Z.23.016

SITE LOCATION & AREA CONTEXT



- Subject Site
 - Proposed Mixed Use Mid-Rise Development
 - Approved Mid-Rise Development
 - Bus Stop
- Block 27 Secondary Plan Area
 - Bartley Smith Greenway Trail

Figure 2: Context Map (York Maps, 2023)

EXISTING CONTEXT

Legal Description:

Part of Lot 25, Concession 4

Municipal Address:

2863 Teston Road
2889 Teston Road
2901 Teston Road

Site Area (Lands subject to Application):

Total Area: 4.64 ha
Developable Area: 3.21 ha

Lot Frontage:

268 m – Teston Road

Existing Uses:

2901 Teston Road is currently vacant of any structures, a watercourse is located on the west side of the property.

2889 Teston Road is vacant land.

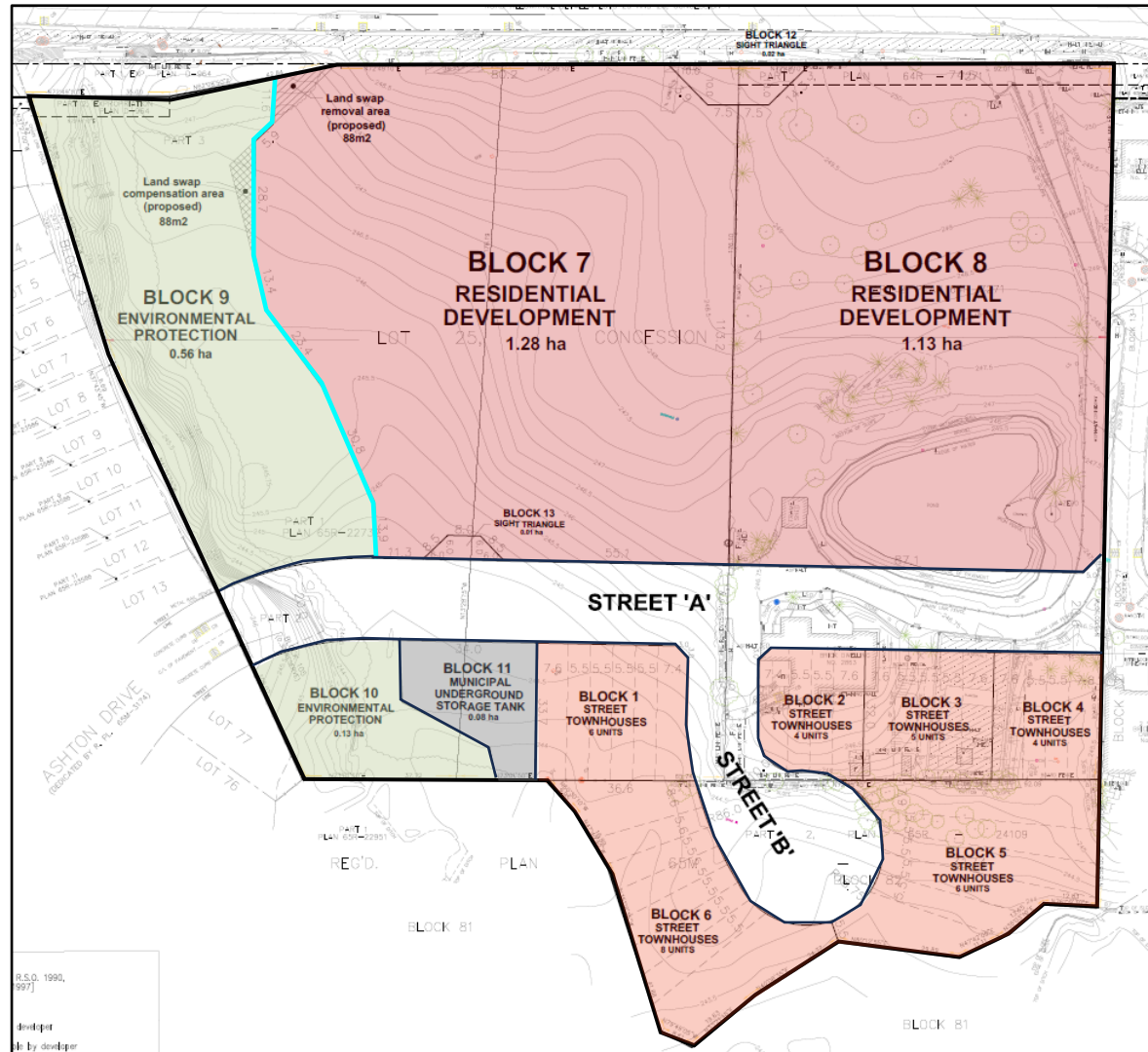
2863 Teston Road is currently occupied by a one-storey dwelling with associated accessory uses such as a gazebo in addition to a man-made pond.

Part of Block 82, Registered Plan 65M is currently vacant of any structures.



Figure 1: Aerial Map (York Maps, 2023)

PROPOSED LAND USE



Summary of Proposed Land Use	
Residential Development: Stacked Back-to-Back Townhouses	2.41 ha
Street Townhouses	0.81 ha
Environmental Protection: Natural Areas	0.69 ha
Municipal Underground Storage Tank	0.08 ha
Roads	0.62 ha
Sight Triangles	0.03 ha
TOTAL	4.64 ha

Figure 4: Related Draft Plan of Subdivision Application (19T-23V003)

POLICY FRAMEWORK

■ City of Vaughan Official Plan, 2010

- Subject Site is designated “Low-Rise Residential” and “Natural Areas”, per Schedule 13 – Land Use, which permits buildings with a maximum building height of 3-storeys.
- Application proposes to:
 - include the stacked back-to-back townhouse building typology 4 storeys within the “Low-Rise Residential” designation.
 - remove the Subject Site from the Large-Lot Neighbourhood designation per Schedule 1B as it does not meet the criteria of a Large-Lot Neighbourhood.

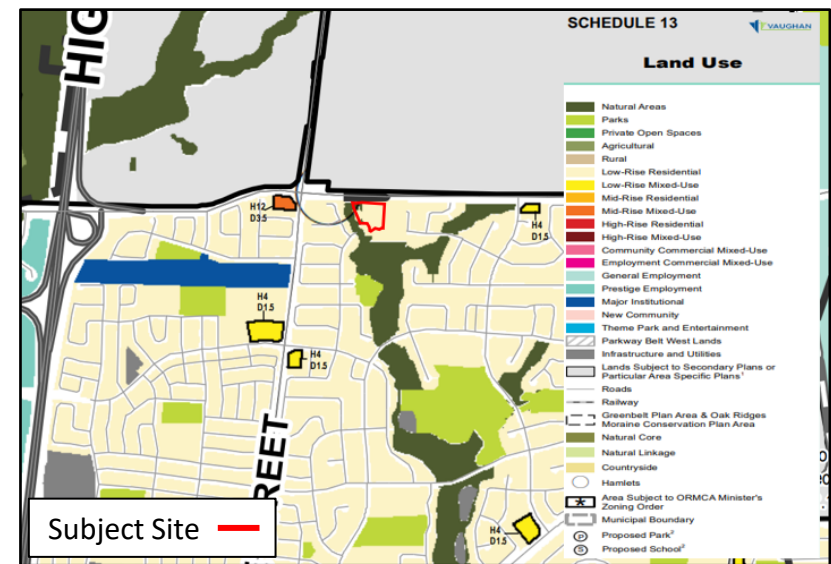


Figure 5: Schedule 13 – Land use (City of Vaughan Official Plan, 2010)

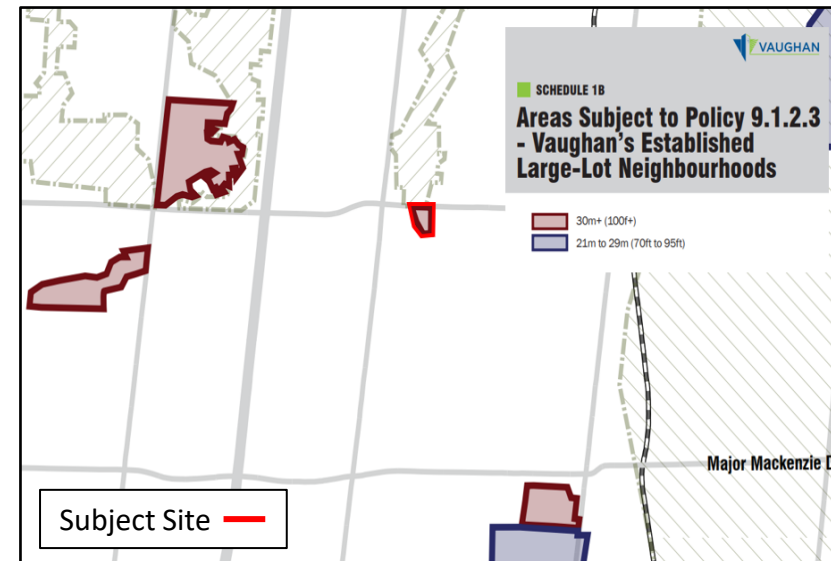
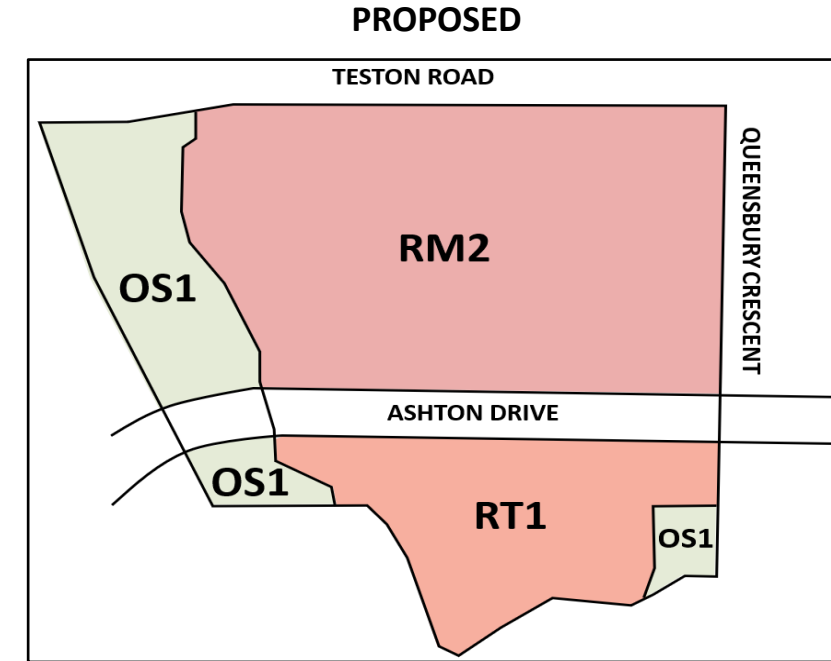
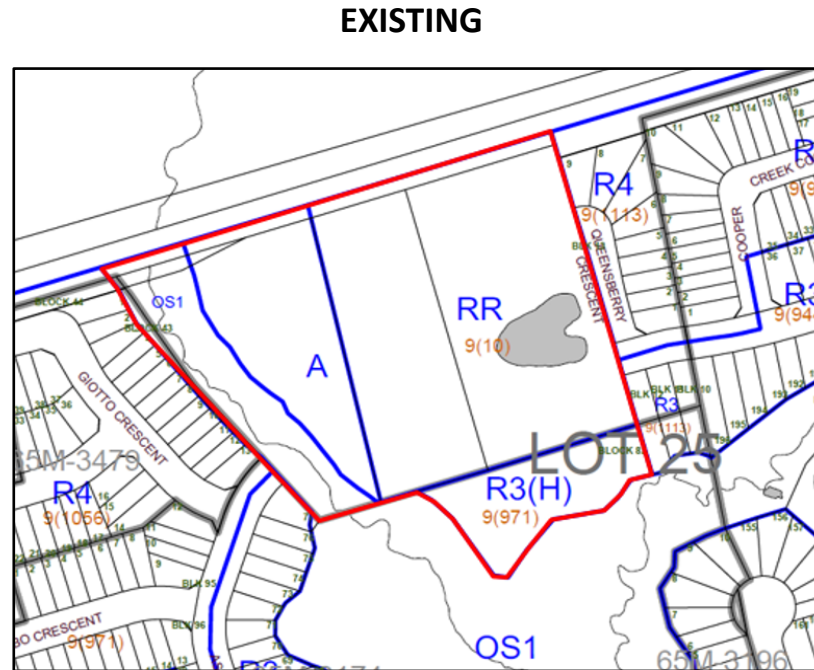


Figure 6: Schedule 1B – Areas Subject to Policy 9.1.2.3(City of Vaughan Official Plan, 2010)

POLICY FRAMEWORK

City of Vaughan Zoning By-law 1-88

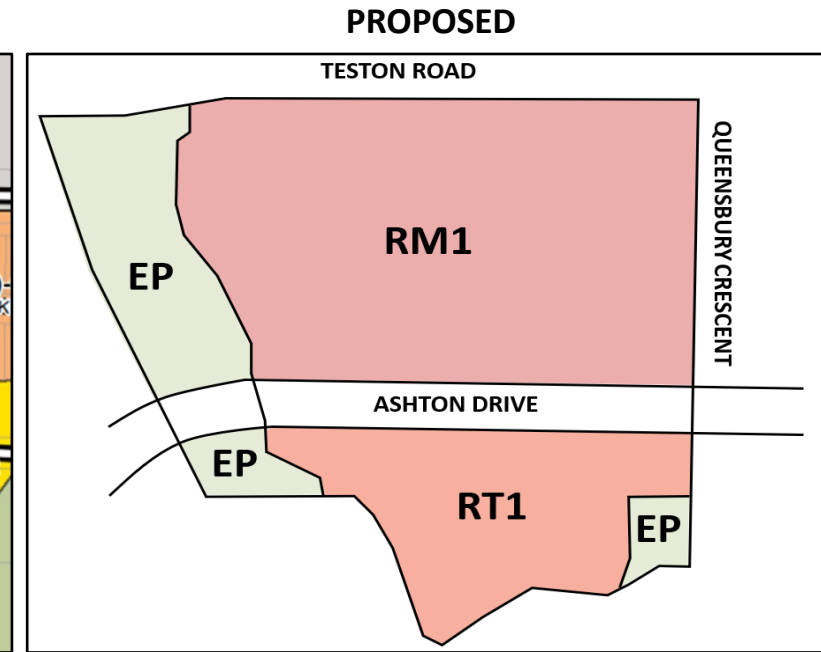
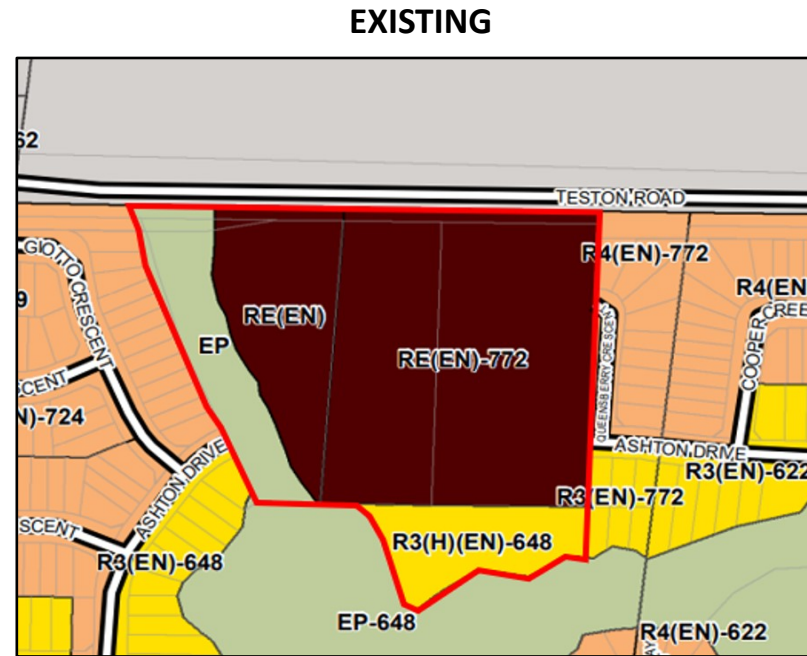
- Zoned “OS1 – Open Space Conservation” Zone, “A – Agricultural” Zone, “RR 9(10) – Rural Residential” Zone and “R3(H) 9(971) – Residential” Zone.
- Application proposes to rezone to “RT1 – Residential Townhouse” Zone, “RM2 – Multiple Residential” Zone and “OS1 – Open Space Conservation” Zone, with site-specific exceptions, to permit the proposed development.



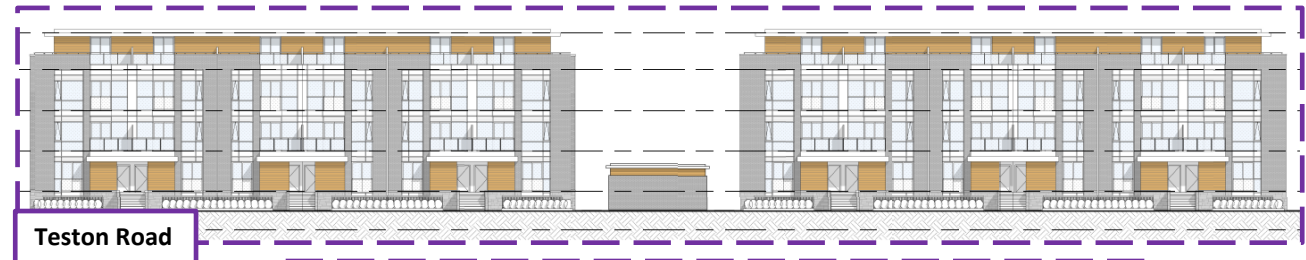
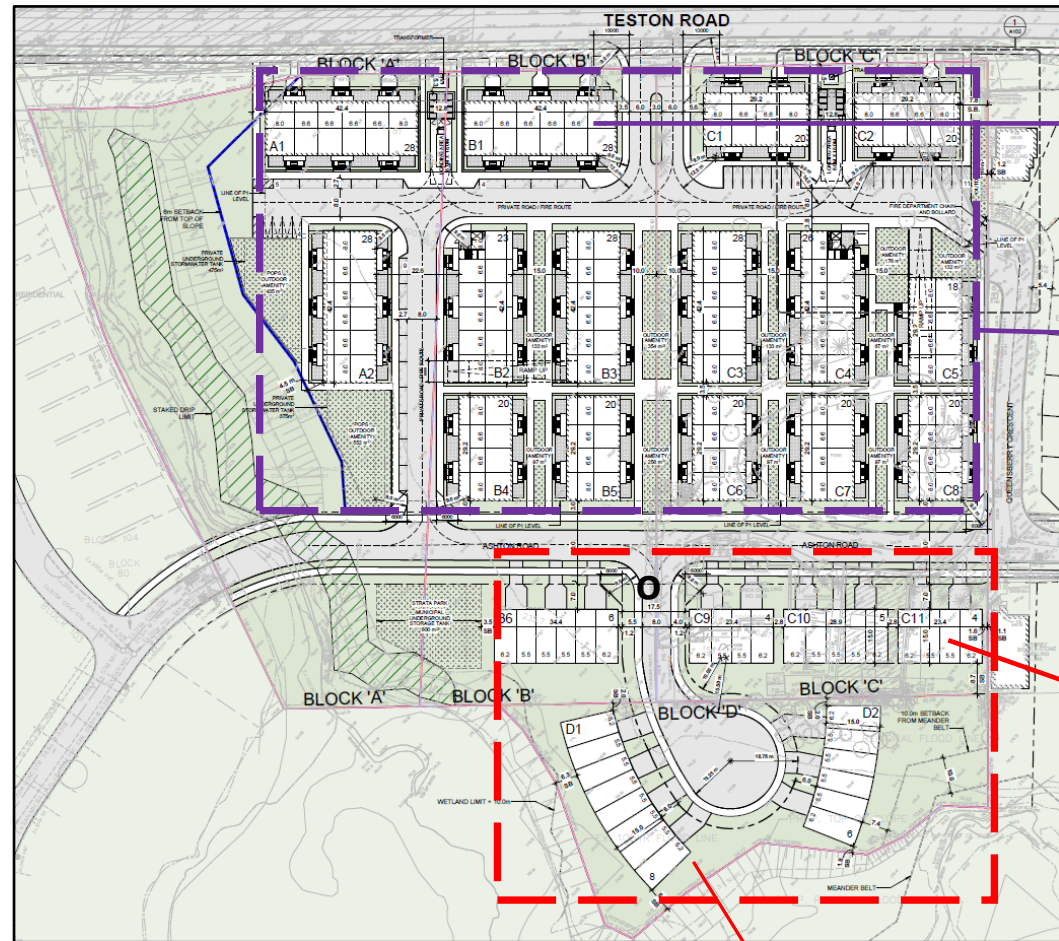
POLICY FRAMEWORK

▪ City of Vaughan Zoning By-law 01-2021

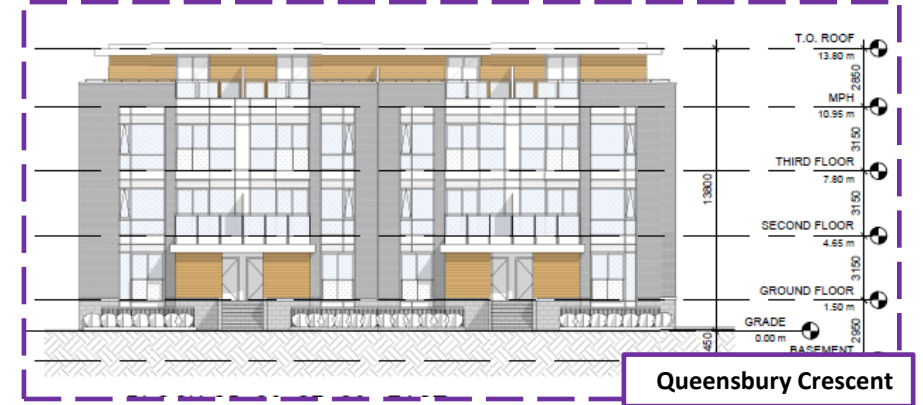
- Zoned “RE(EN) – Estate Residential” Zone, “RE(EN)-772 – Estate Residential” Zone, “R3(H)(E)-648 – Third Residential” Zone and “EP – Environmental Protection”.
- Application proposes to rezone to “RT1 – Townhouse Residential” Zone, “RM1 – Multiple Unit Residential” Zone and “EP – Environmental Protection” Zone, with site-specific exceptions, to permit the proposed development.



BUILDING ELEVATIONS



Teston Road



Queensbury Crescent



Ashton Drive



Cul-de-Sac

OPEN SPACE/AMENITIES/PARKS/TRAILS



LEGEND

- PROPERTY LINE
- DEVELOPMENT LIMIT
- EX. REGIONAL FLOODPLAIN
- PROPOSED REGIONAL FLOODPLAIN
- EX. 100 YEAR FLOOD LINE
- EXISTING RIVER
- PROPOSED STREET TREES
- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED PLANTING
- PROPOSED NATURALIZED BUFFER SHRUB PLANTING
- SOD
- ASPHALT PAVING
- CONCRETE PAVING
- 10m SETBACK FROM STAKED DRIPLINE
- ENTRY FEATURE SIGNAGE
- EXISTING TREE TO REMAIN; REFER TO ARBORIST REPORT BY CANOPY CONSULTING DATED JUNE 22ND 2023

KEYS

- OUTDOOR AMENITY AREA
- NATURALIZED BUFFER PLANTING
- 3m WIDE ASPHALT MULTI-USE PATHWAY (REFER TO TRAIL ENLARGEMENT PLAN)
- PRIVATELY OWNED PUBLIC SPACE (POPS) DEDICATION

STUDIES COMPLETED

- **Planning Justification Report (incl. Housing Options Statement)**, prepared by HPGI
- **Community Services and Facilities Impact Study**, prepared by HPGI
- **Environmental Impact Study (incl. Greenbelt Conformity)**, prepared by Beacon Environmental
- **Geomorphic Assessment (incl. Meander Belt Width Analysis)**, prepared by Beacon Environmental
- **Phase I ESA for 2889 & 2901 Teston Road**, prepared by Soil Engineers Ltd.
- **Phase I ESA for 2863 Teston Road**, prepared by Soil Engineers Ltd.
- **Phase I ESA for Block 82, Registered Plan 65M-3174**, prepared by Soil Engineers Ltd.
- **Geotechnical Investigation**, prepared by Soil Engineers Ltd.
- **Hydrogeological Report**, prepared by Soil Engineers Ltd.
- **Flood Plain Analysis Report**, prepared by Schaeffers
- **Functional Servicing Report (incl. Stormwater Management Report & Water Balance Assessment)**, prepared by Schaeffers
- **Arborist Report**, prepared by Landscape Planning
- **Teston Road Trail Design Brief**, prepared by Landscape Planning
- **Architectural Control Design Guidelines**, prepared by John G. Williams Ltd.
- **Transportation Impact Study (incl. TDM)**, prepared by GHD
- **Noise Feasibility Study**, prepared by HGC Engineering
- **Stage 1-2 Archaeological Assessment for 2901 & 2889 Teston Road**, prepared by Amick Consultants Ltd.
- **Stage 1 & 2 Archaeological Assessment for 2863 Teston Road**, prepared by The Archaeologists Inc.
- **Archaeological Assessment for Block 82, Registered Plan 65M-3174**, prepared by D.R. Poulton & Associates Inc – currently being updated.

THANK YOU