

C1.

Communication

CW(PM) – April 1, 2025

Item No. 5

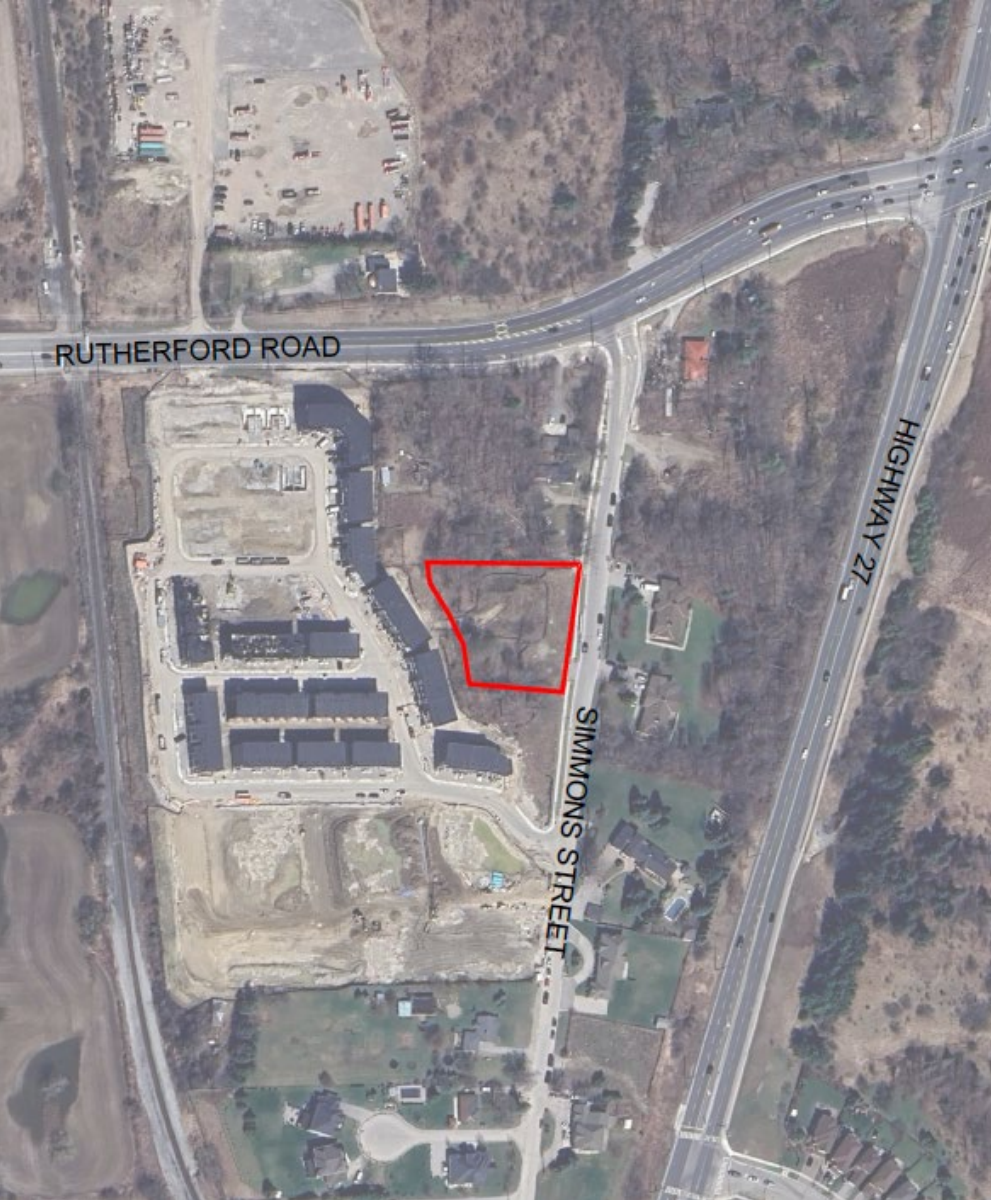
140 Simmons Street **PUBLIC MEETING**

APPLICATION TO AMEND
THE CITY OF VAUGHAN OFFICIAL PLAN & ZONING BY-LAW

Gemini Urban Design Corporation

- Official Plan Amendment & Zoning By-law Amendment
- April 1, 2025





 SUBJECT LANDS

Site Area: 3,690 sq. m / 0.369 ha / 0.912 ac

Frontage: 64.2 m / 204.72 ft


Lot Depth: 45.54 – 99.95 m / 149.41 – 327.92 ft



LEGEND

 Subject Property

 Rutherford Heights Inc.

 Gemini Urban Design (W) Corp.

Surrounding Development Plan



NEW RESIDENCE
140 Simmons St,
Vaughan, Ontario

18-140 3/16"x1'0" December, 2019

JANIS GOSWAMI



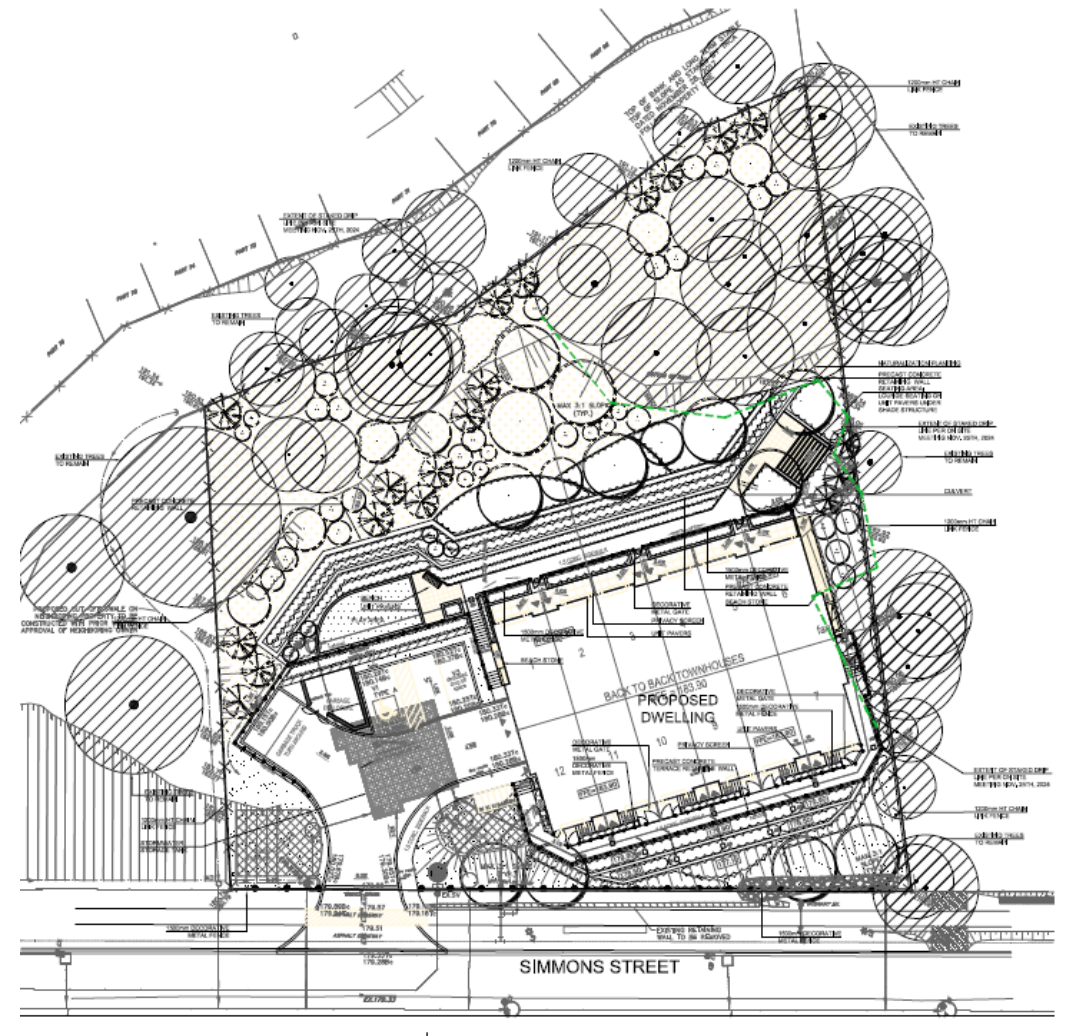
Previous Approval – Single Detached Dwelling



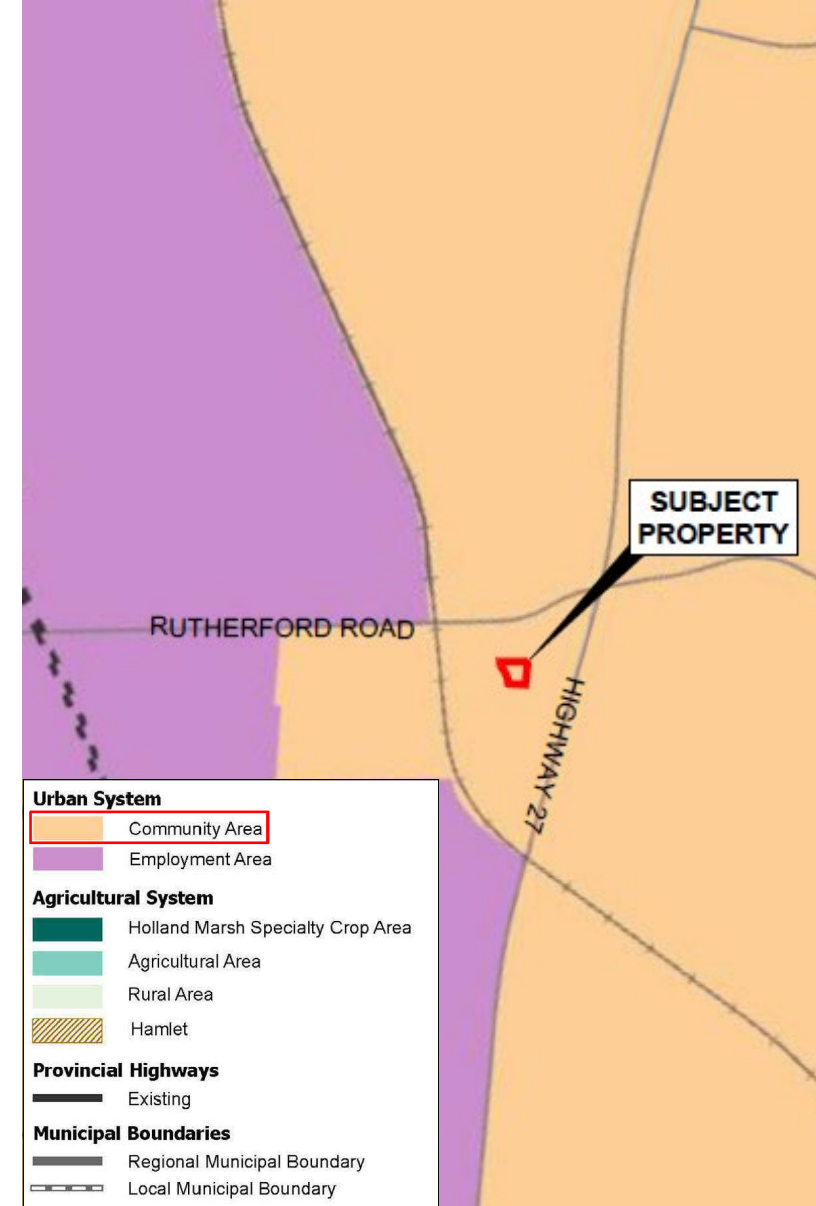
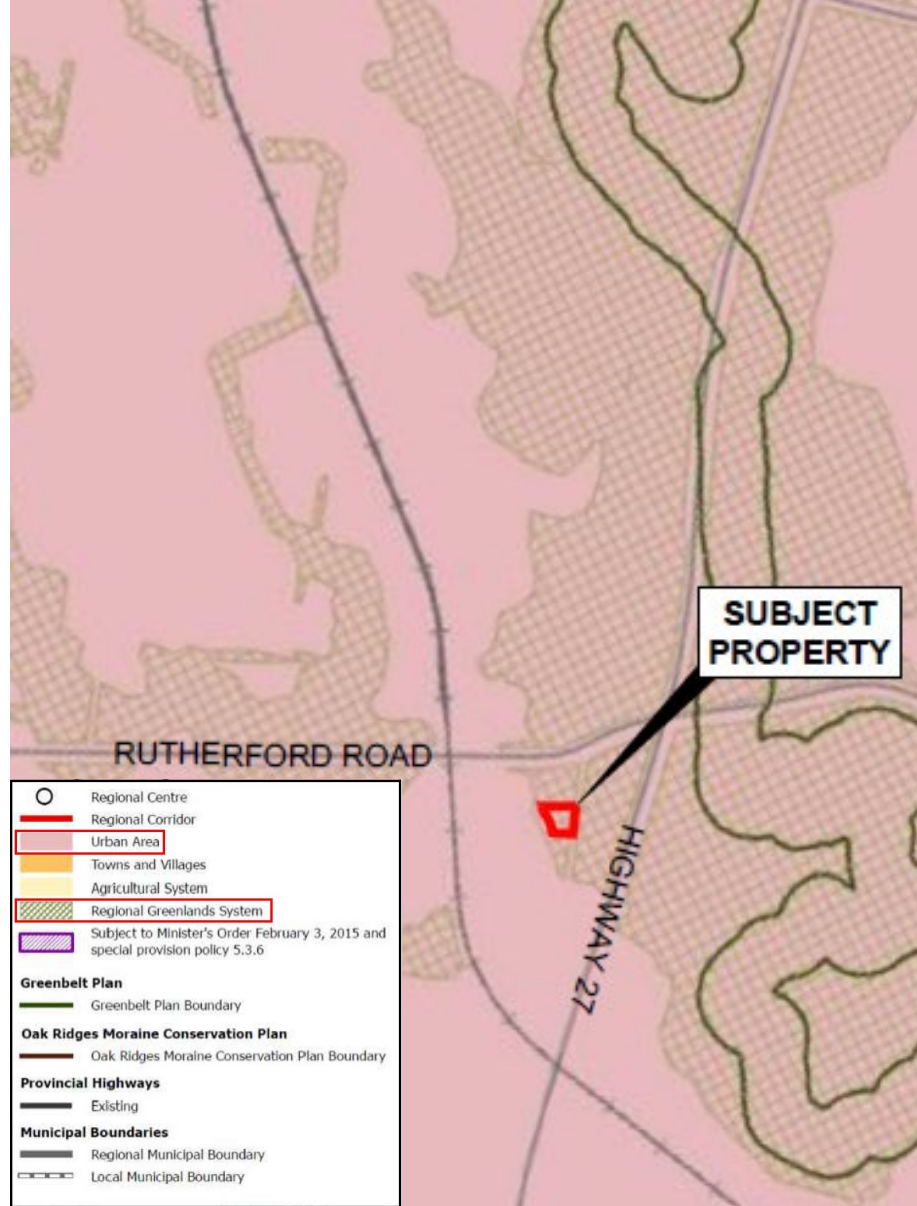
STATISTICS TABLE

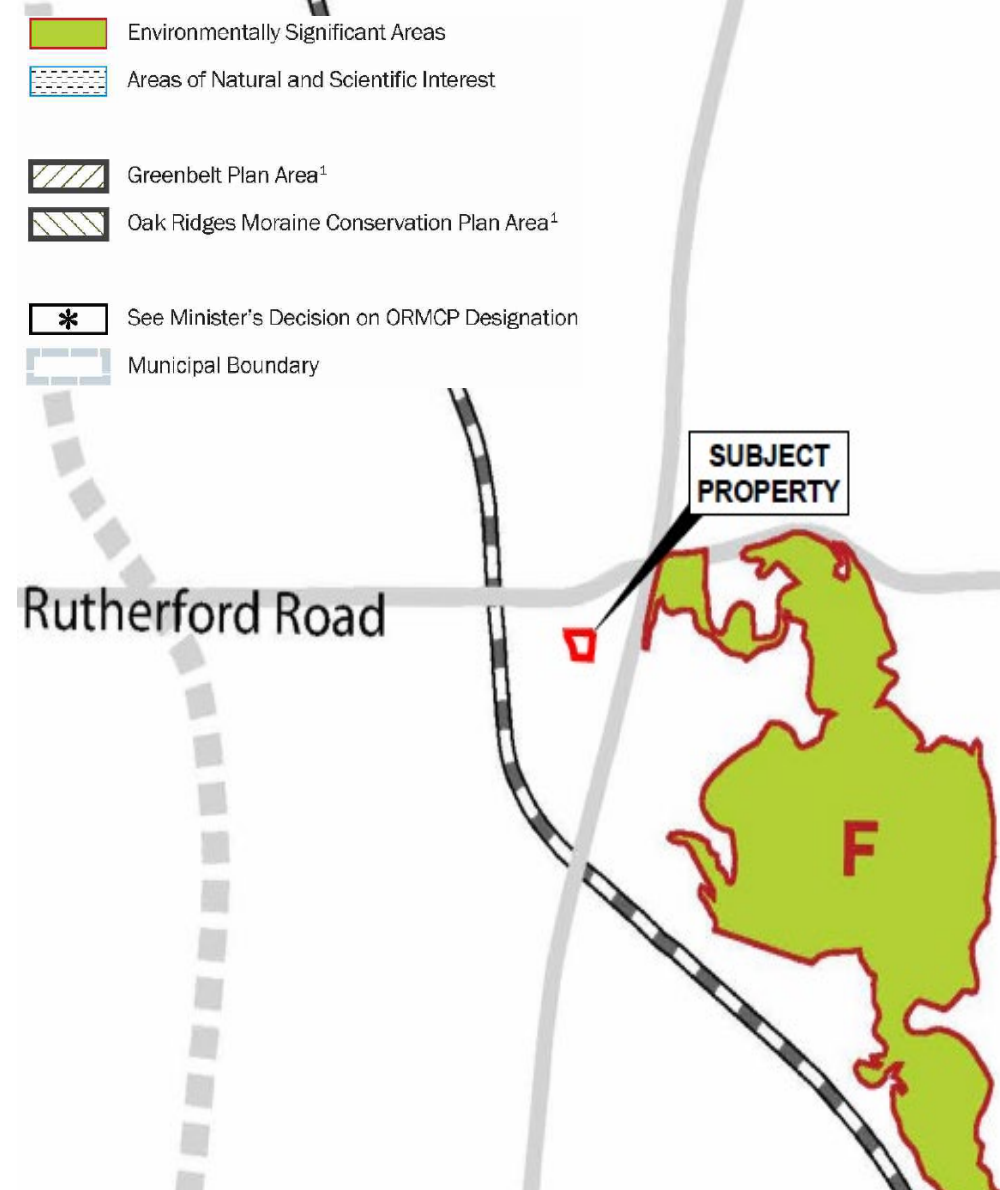
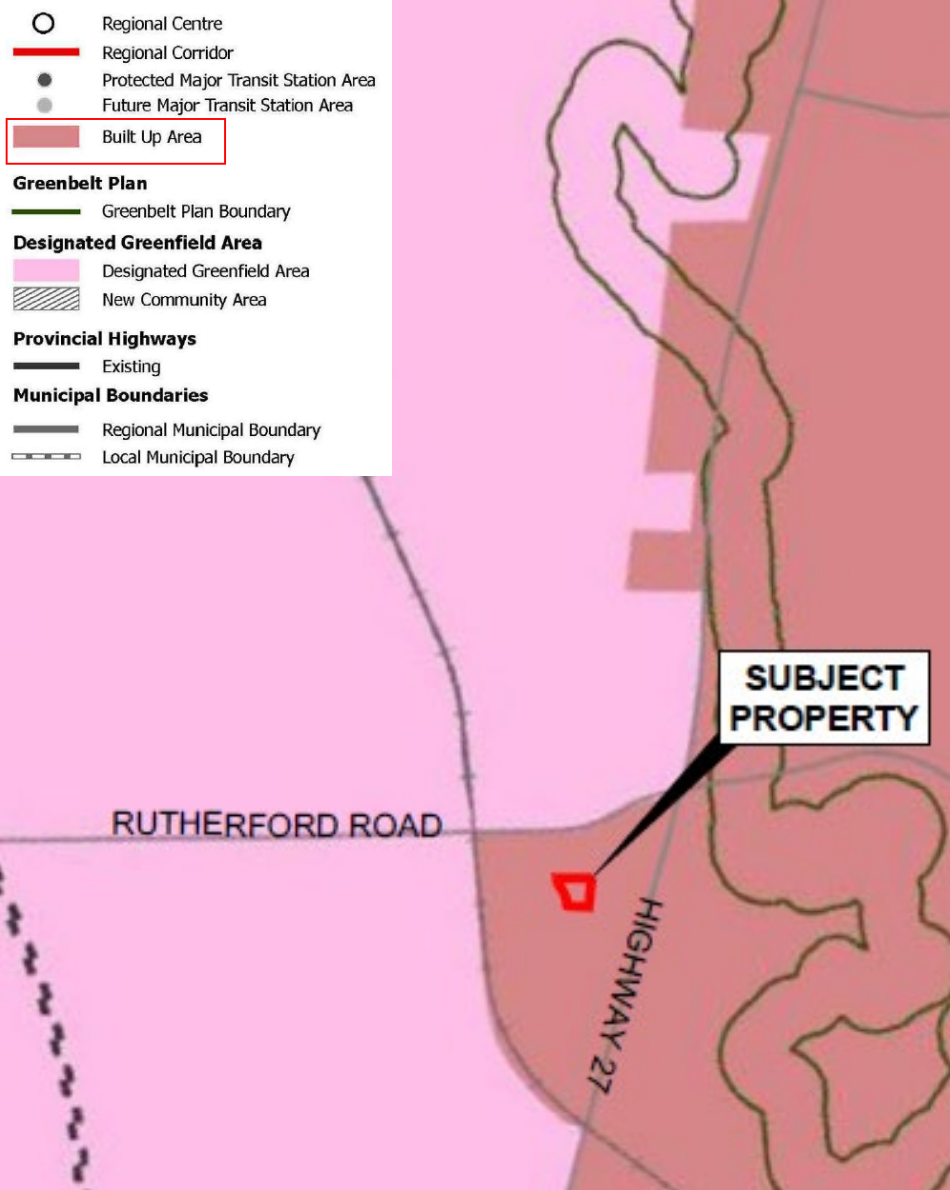
SITE AREA	0.37 hectares (0.91 acres)
NATURAL AREA	2519.73 sq m (68.27%)
DEVELOPABLE AREA	1,170 sq m (31.73%)
NO. OF UNITS	12
HEIGHT	3 storeys
NO. OF PARKING SPACES	15 spaces, 18 bicycle

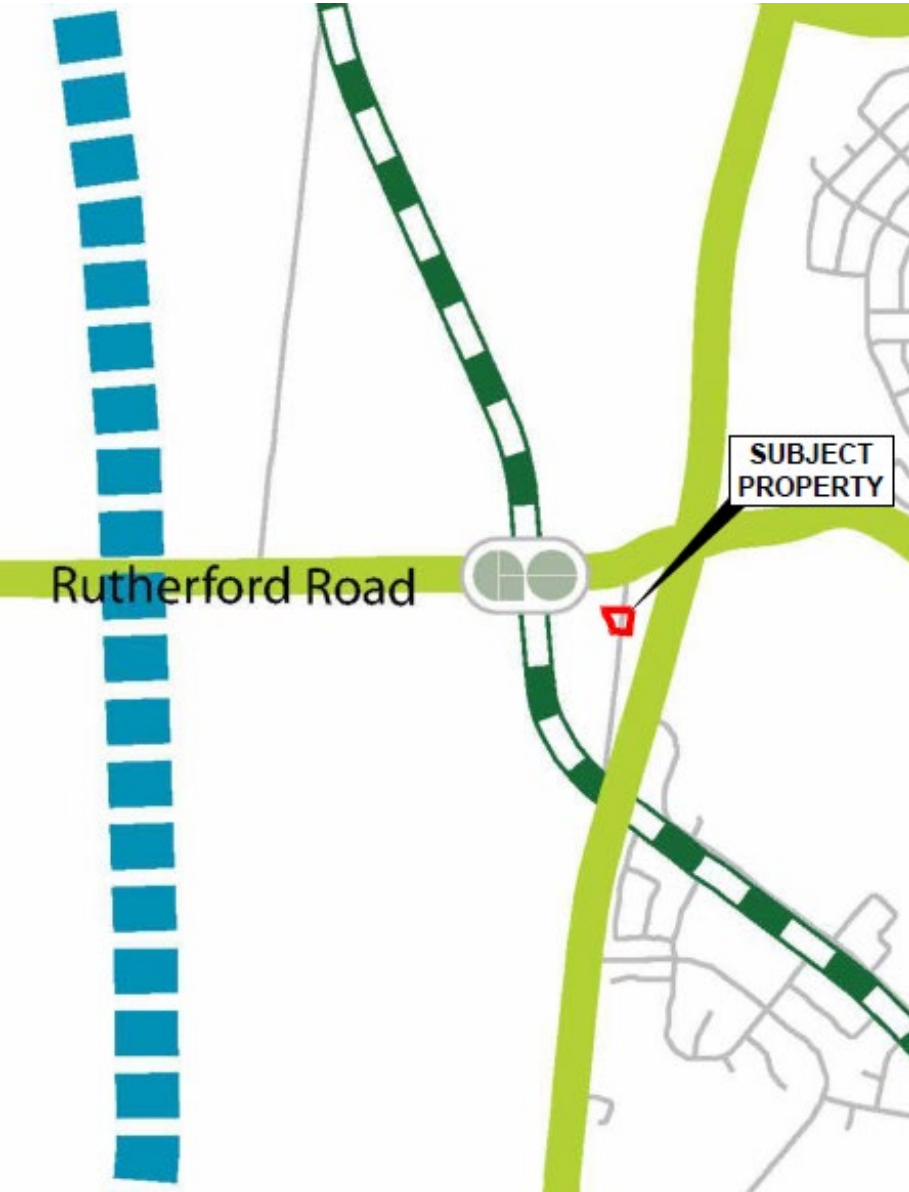
Proposed Development



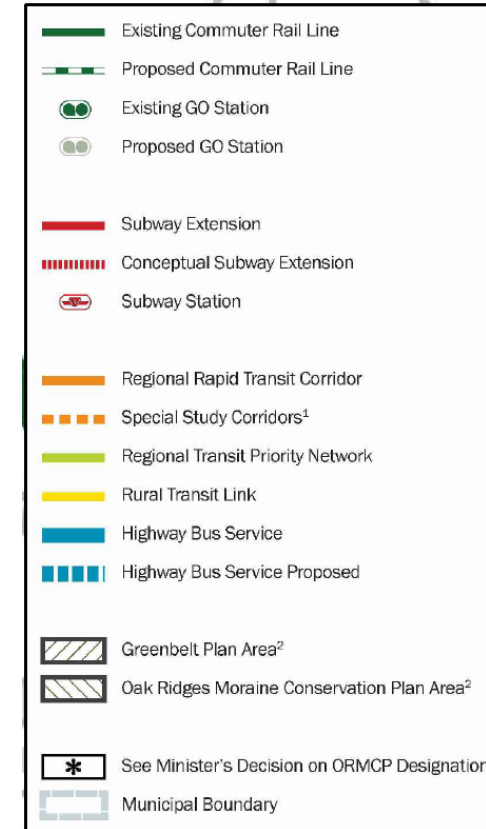
Proposed Site Plan and Landscape Plan

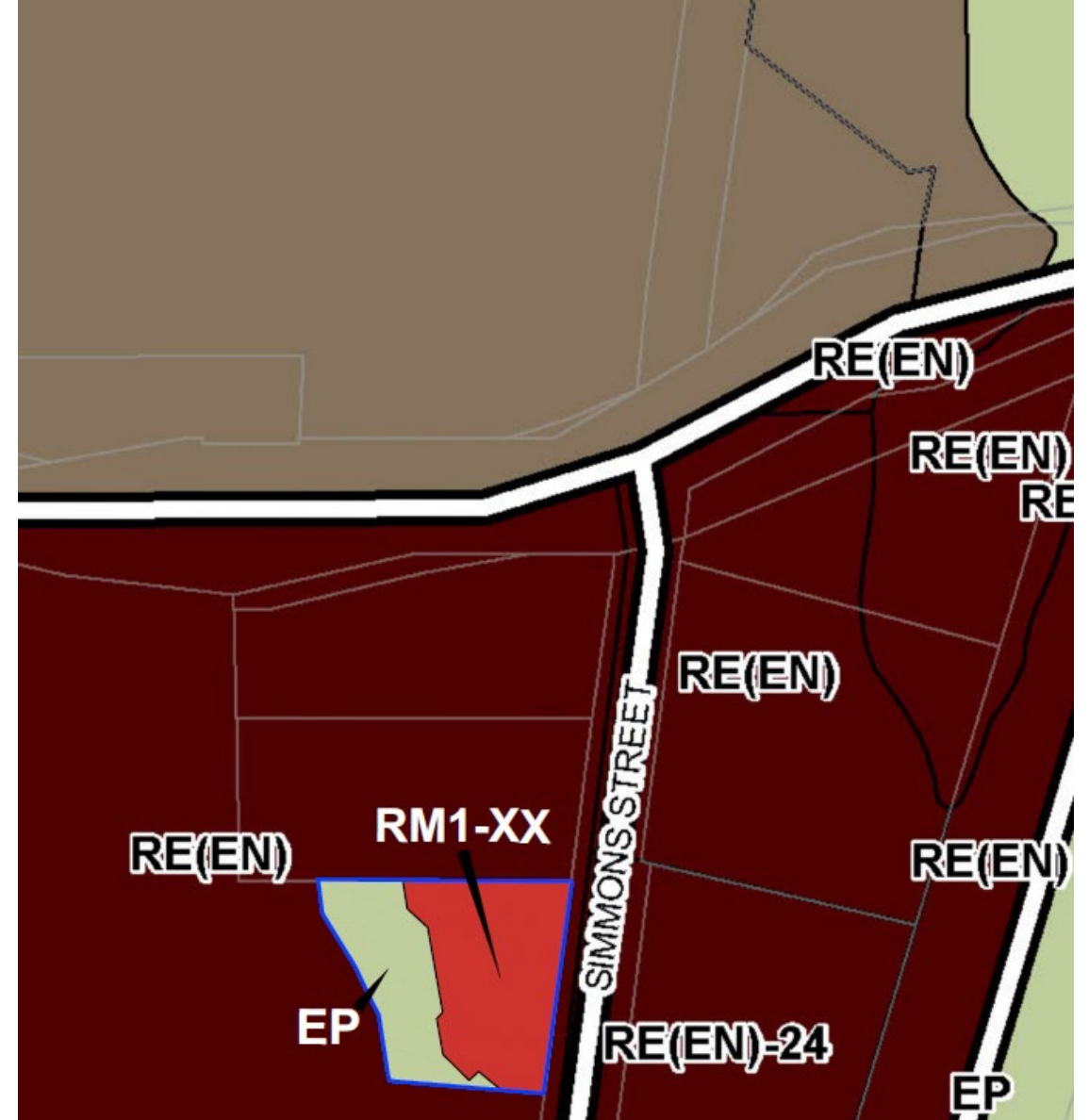
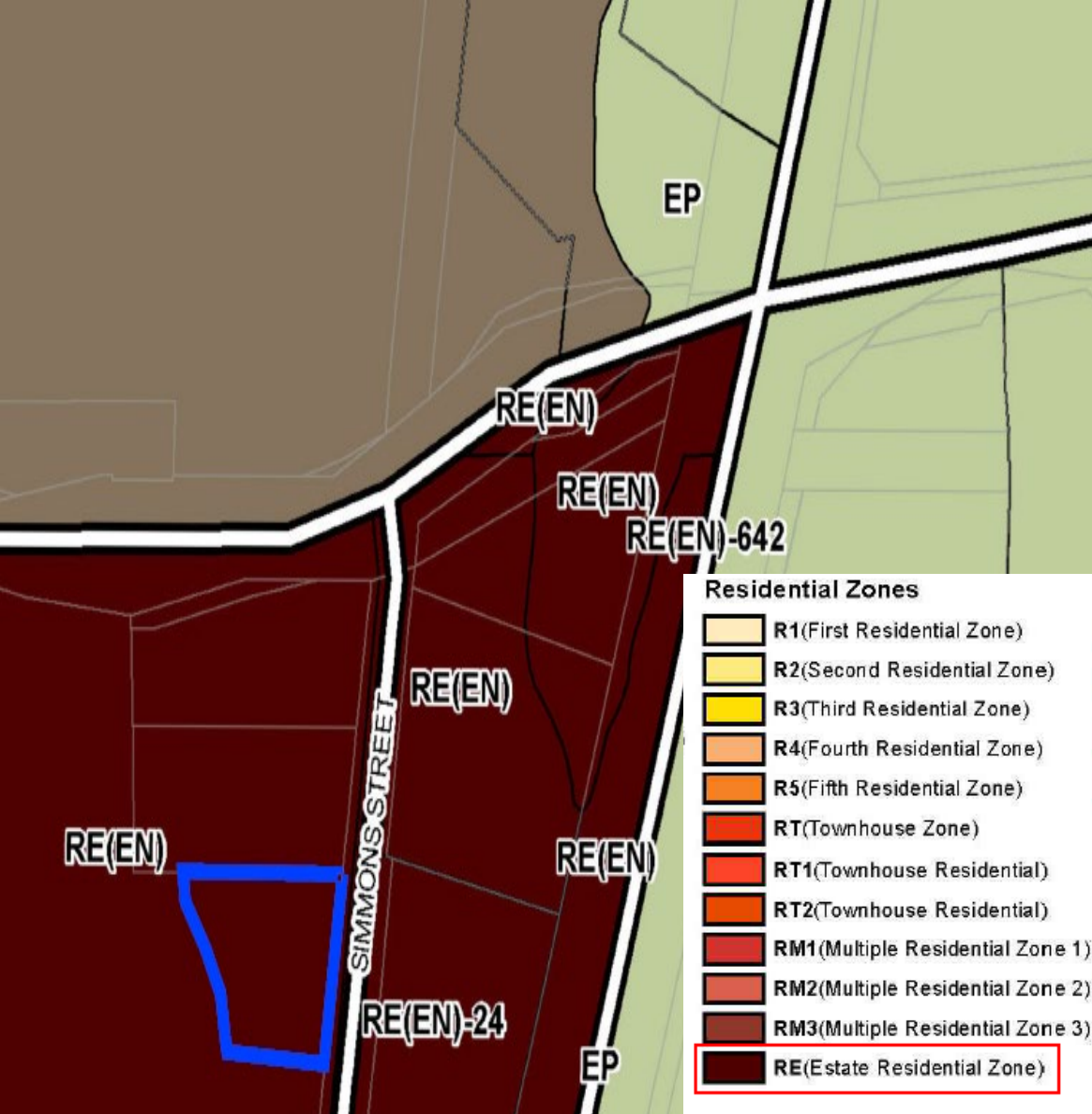






SUBJECT LANDS





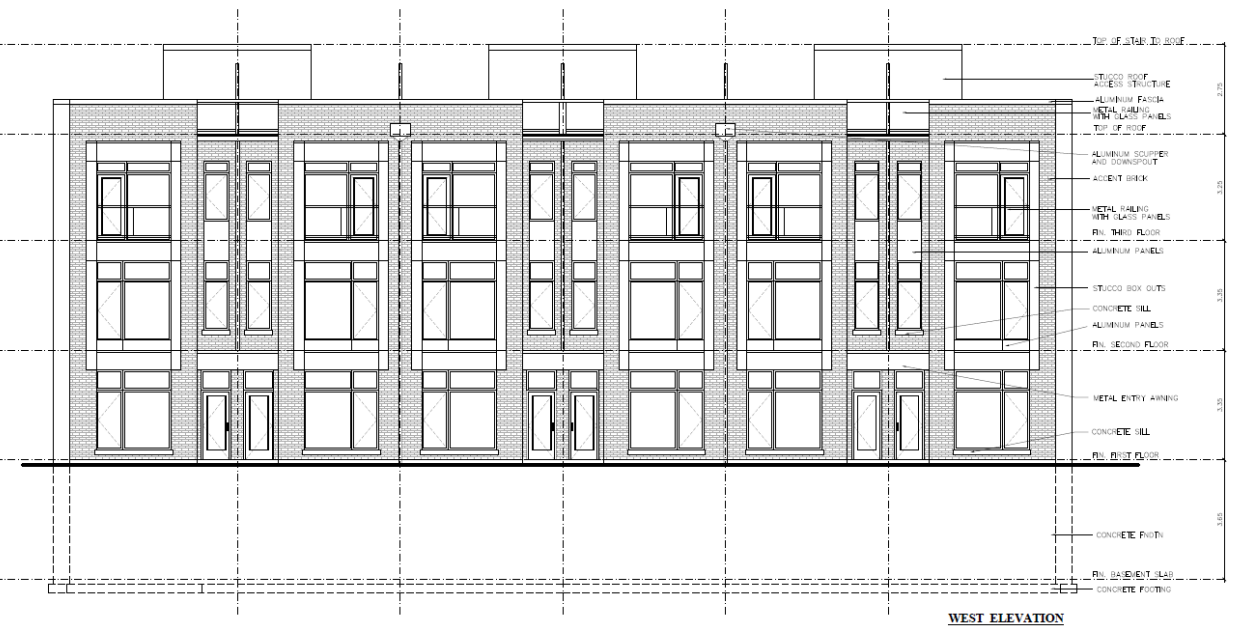


FBP architects inc.
70 Silver Road Unit 100, Woodbridge, Ontario L4L 8B9
T4 (905) 261-2688

EAST BLOCK ELEVATION
SCALE 1/8" = 1'-0"
DATE AUG. 16 2023
REV. APR. 22 2024
REV. JULY 1 2024
REV. SEPT 15 2024
JOB NO. 23-1528

GEMINI URBAN DESIGN
PROJECT BACK TO BACK TOWNHOUSES
140 SIMMONS ST. VAUGHAN ONTARIO
A- 7

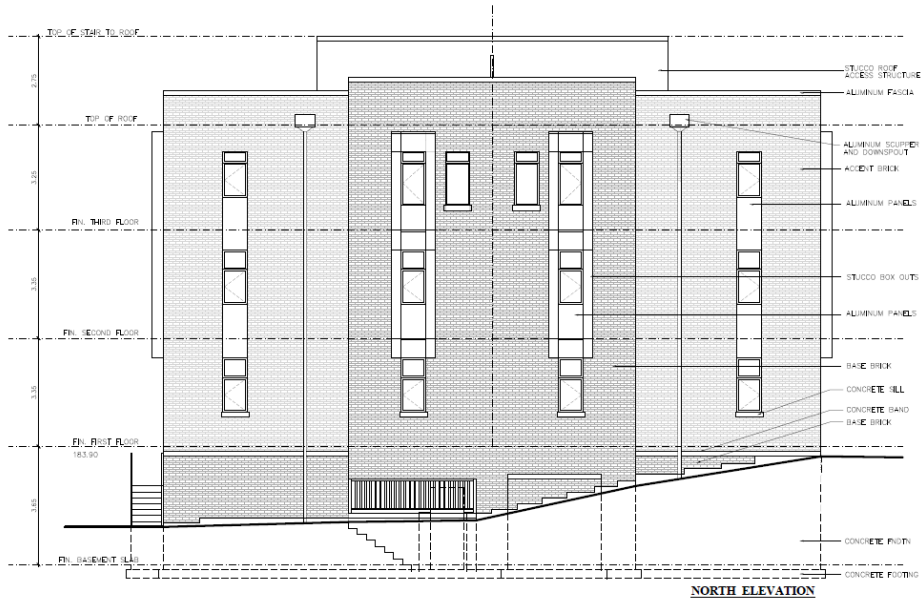
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WEST BLOCK ELEVATION
SCALE 1/8" = 1'-0"
DATE AUG. 16 2023
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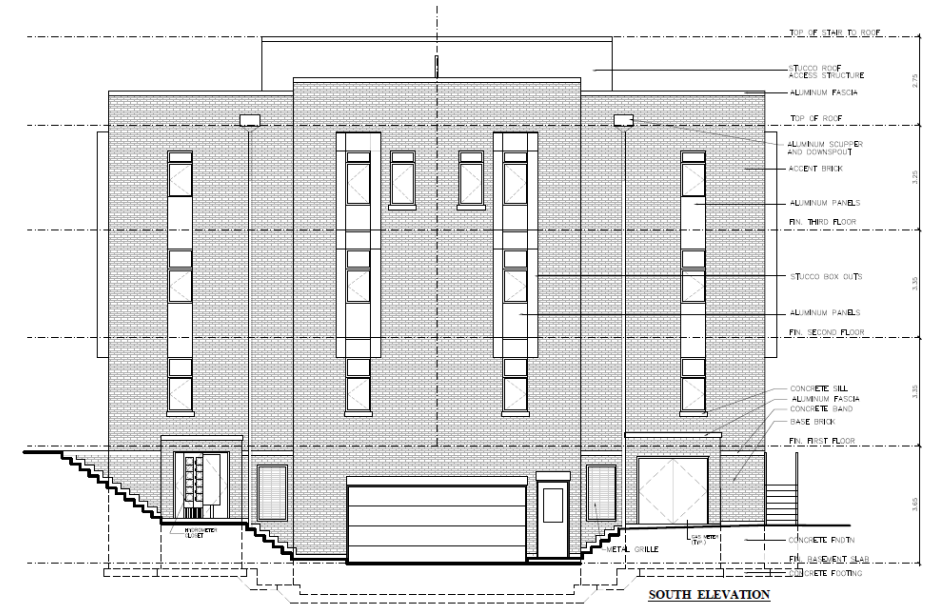
Conceptual East / West Block Elevation Plan



NORTH BLOCK ELEVATION

SCALE 1/8" = 1'-0"
DATE AUG 16 2023
REV APR 22 2024
REV JULY 11 2024
REV SEPT 15 2024
JOB NO. 23-1528

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SOUTH BLOCK ELEVATION

SCALE 1/8" = 1'-0"
DATE AUG 16 2023
REV APR 22 2024
REV JULY 11 2024
REV SEPT 15 2024
JOB NO. 23-1528

CLIENT GEMINI URBAN DESIGN
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A- 10

FOR FURTHER QUESTIONS OR
COMMENT, PLEASE CONTACT:

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THANK YOU