

C11.
Communication
CW(PM) – March 31, 2026
Item No. 1

89 Simmons Street **PUBLIC MEETING**

APPLICATION TO AMEND THE CITY OF VAUGHAN
OFFICIAL PLAN (OP.25.006) & ZONING BY-LAW (Z.25.016)

March 31, 2026



 SUBJECT LANDS

Site Area: 1,646.61 sq. m / 17,723.96 sq. ft

Frontage: 36.72 m / 120.47 ft

Lot Depth: 48.02 m / 157.55 ft



SUBJECT LANDS



32 condominium townhouse dwellings.



73 townhouse dwellings.



111 condominium townhouse dwellings combined.

Surrounding Developments

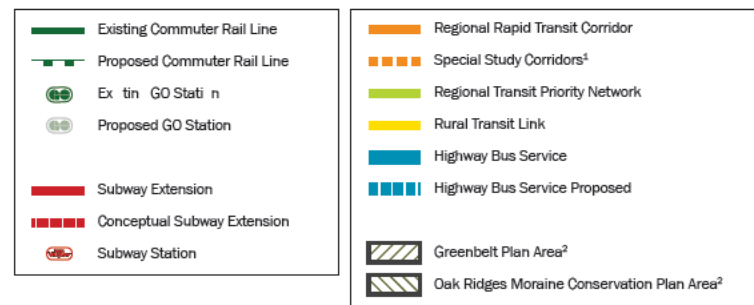
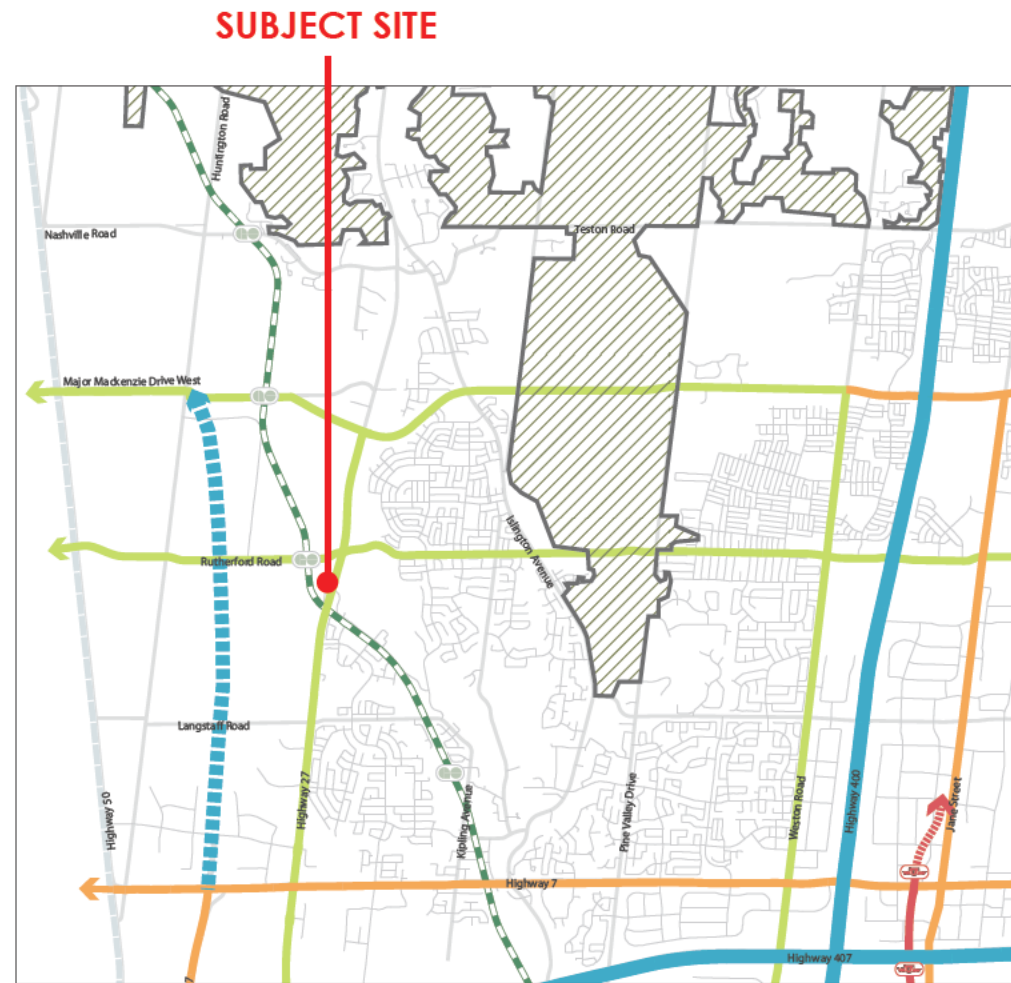


Site Location & Context

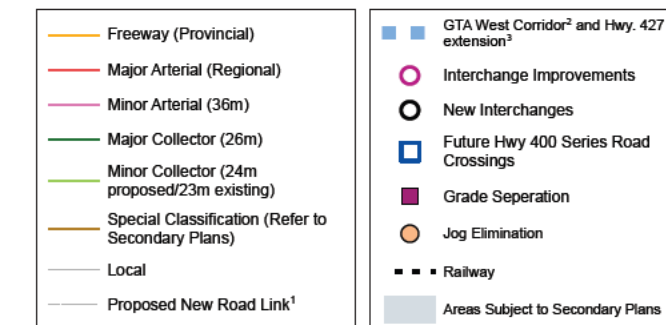
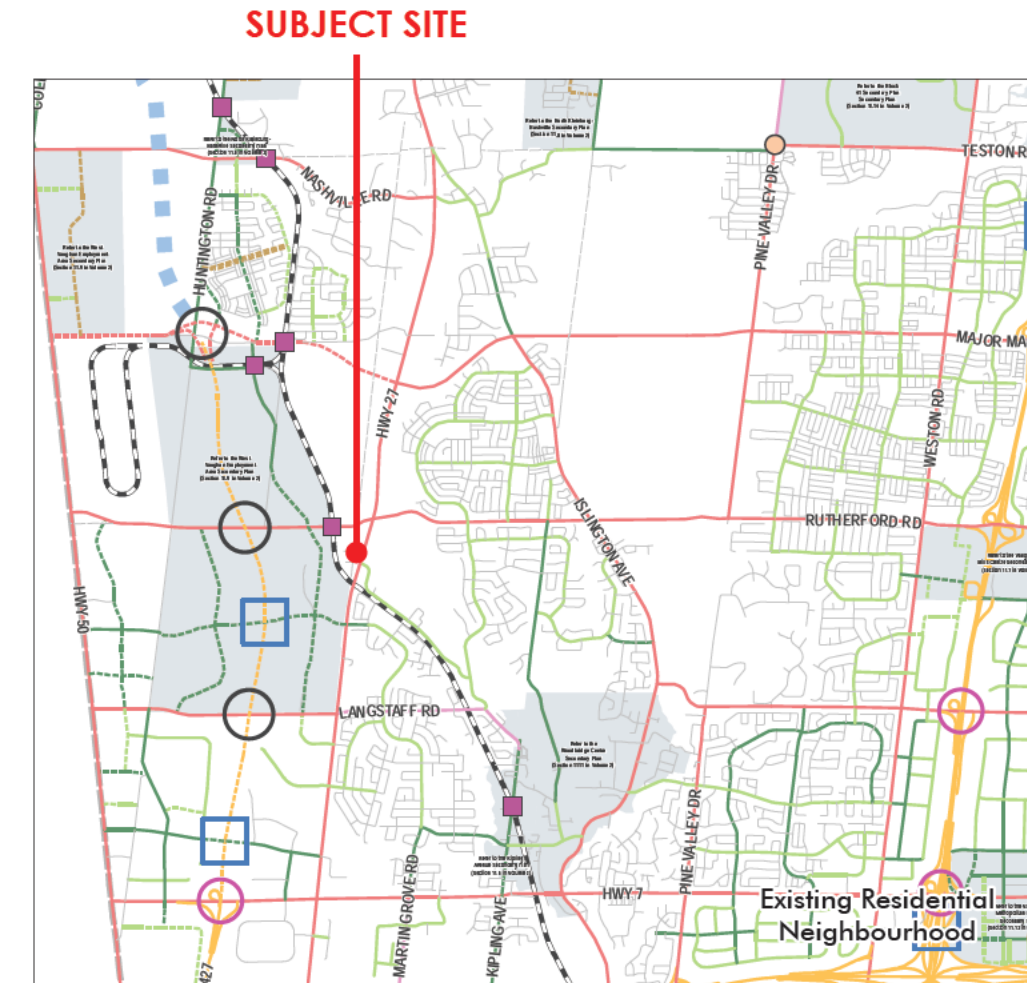


Proposed Development

MAJOR TRANSIT NETWORK

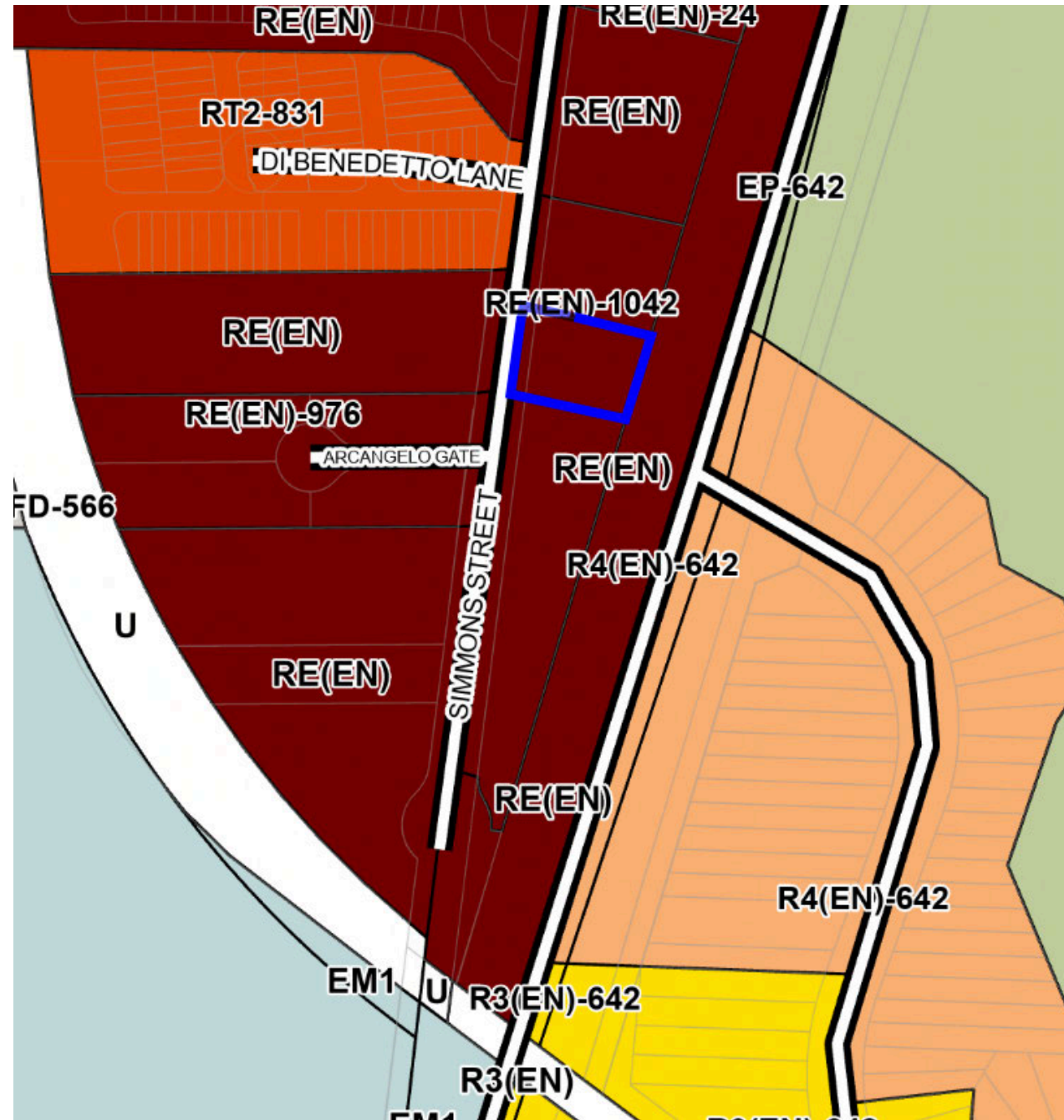


FUTURE TRANSPORTATION NETWORK



OP Schedule 10: Existing & Future Transit Network

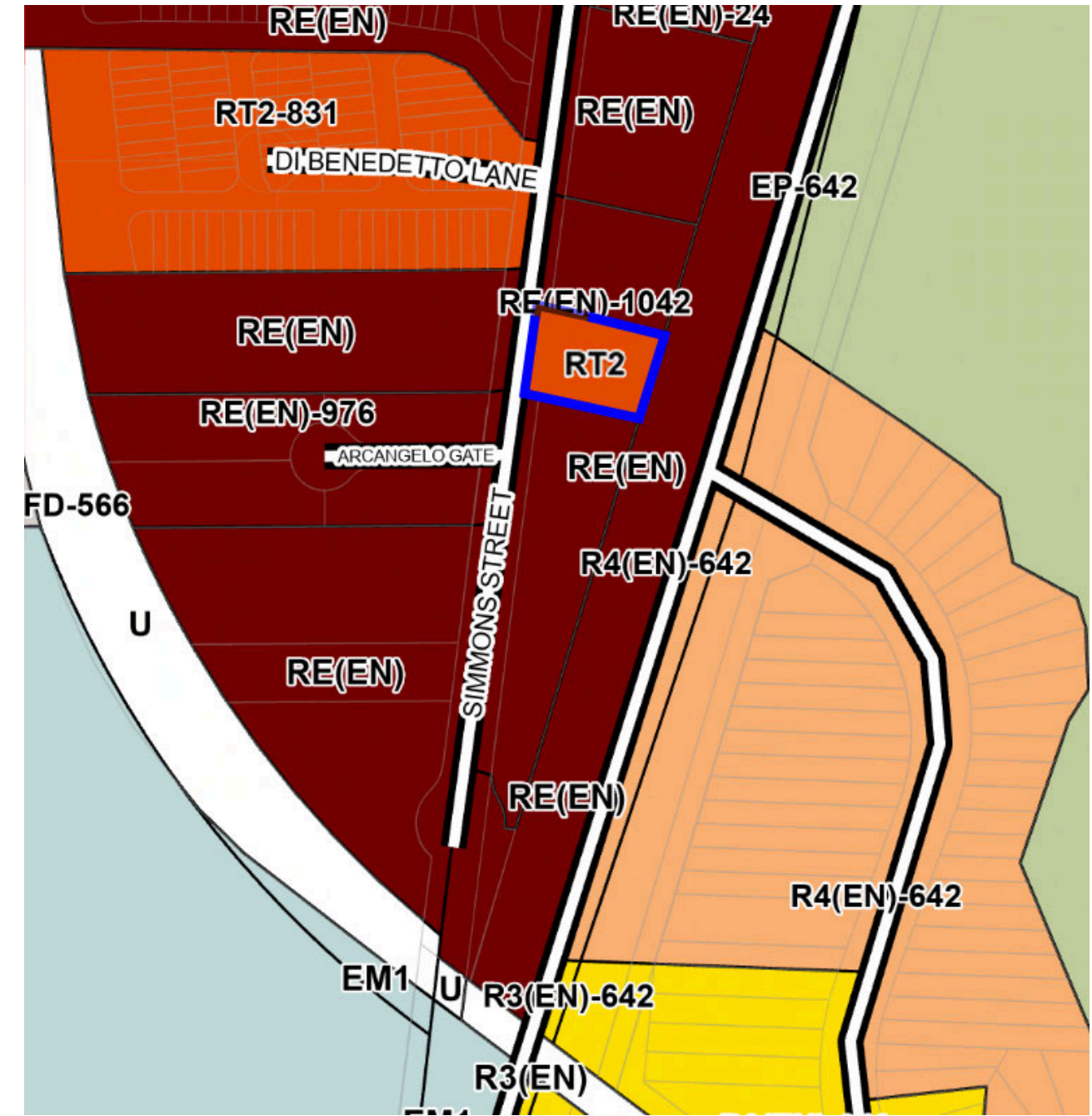
EXISTING ZONE



Residential Zones

- R1 (First Density Residential Zone); R1A(H)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential)
- RT1 (Townhouse Residential Zone)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)
- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- RE (Estate Residential Zone)

PROPOSED ZONE



Conceptual East & West Elevations

Conceptual North & South Elevations



Proposed Perspective

FOR FURTHER QUESTIONS OR
COMMENTS, PLEASE CONTACT:

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THANK YOU