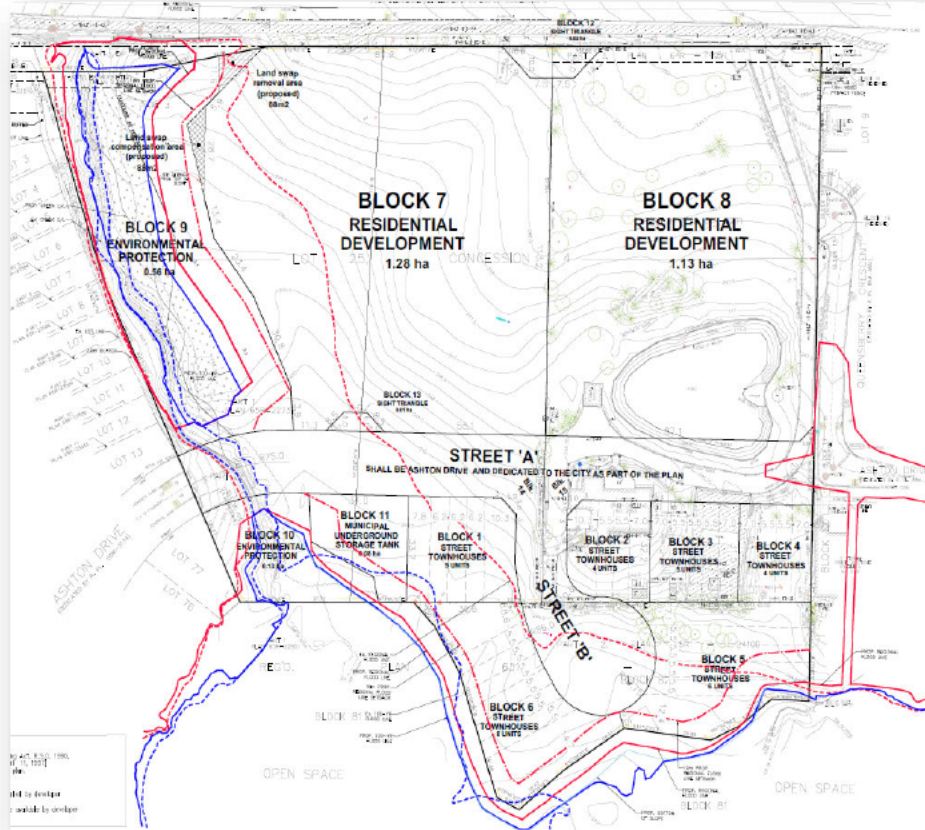


2863, 2889 & 2901 Teston Road

Teston Road Landowners Group Inc.

C16.
Communication
CW(PM) – March 31, 2026
Item No. 2



PUBLIC MEETING
March 31, 2026

HUMPHRIES PLANNING GROUP INC.

OP.23.008 & Z.23.016 Related File: 19T-23V003

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, 2026)

SITE LOCATION & AREA CONTEXT



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

Figure 2: Context Map (York Maps, 2026)

PROPOSED LAND USE

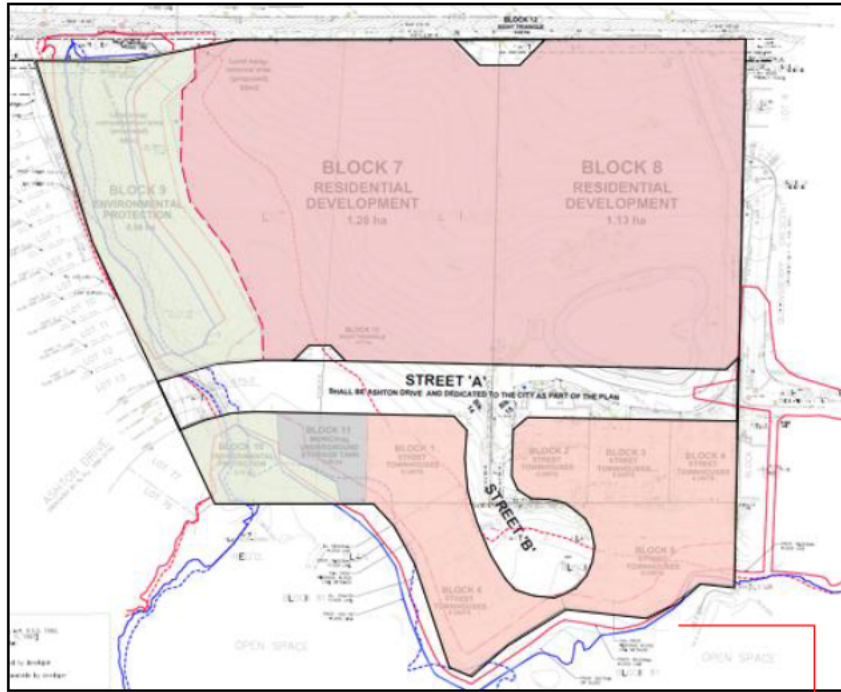



Figure 4: Related Draft Plan of Subdivision Application (19T-23V003)


Summary of Proposed Land Use

Residential Development: Stacked Back-to-Back Townhouses (337 Units)	2.41 ha
Street Townhouses (32 Units)	0.80 ha
Environmental Protection: Natural Areas	0.69 ha
Municipal Underground Storage Tank	0.08 ha
Roads	0.62 ha
Sight Triangles	0.03 ha
0.3m Reserves	0.01 ha
TOTAL	4.64 ha



 Emergency Access Only

 Private Road

 Public Road

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.

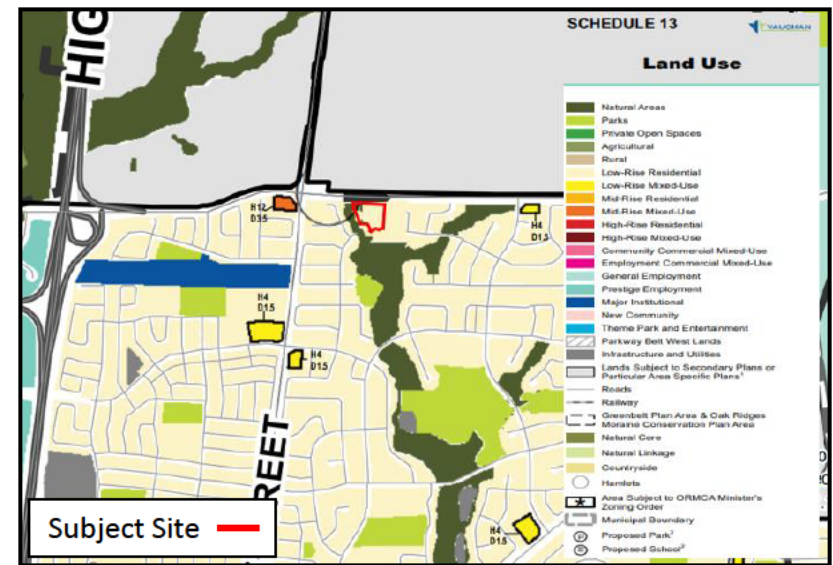


Figure 5: Schedule 13 – Land use (City of Vaughan Official Plan, 2010)

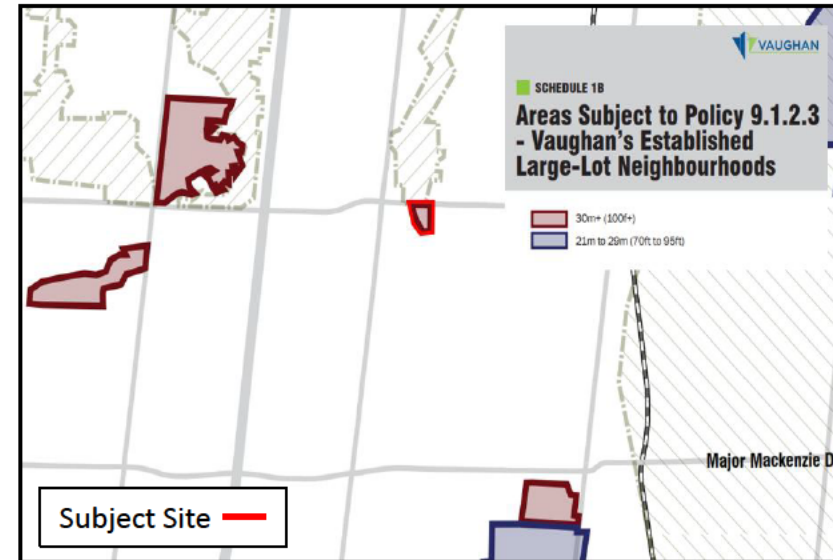


Figure 6: Schedule 1B – Areas Subject to Policy 9.1.2.3(City of Vaughan Official Plan, 2010)

POLICY FRAMEWORK

City of Vaughan Zoning By-law 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.

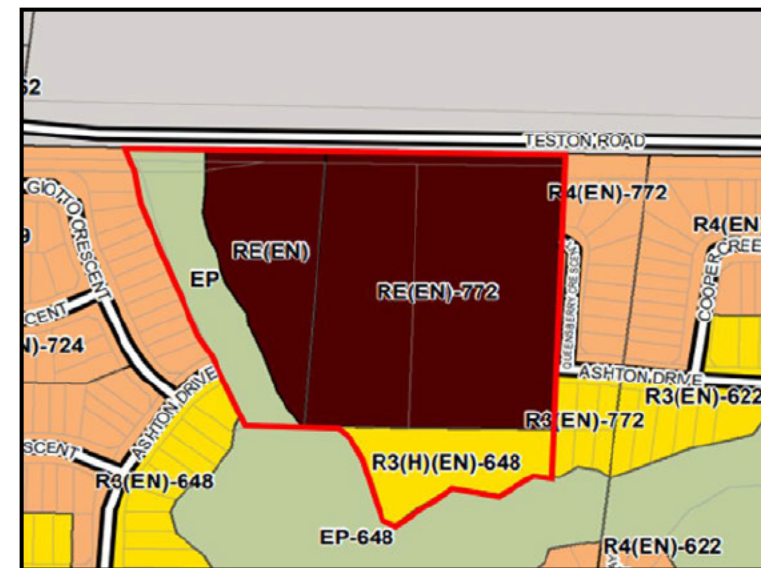
RT1 – TOWNHOUSE RESIDENTIAL

REQUIREMENT	PROPOSED
Min. Lot Frontage – 6 m/unit	5.5 m/unit
Min. Exterior Side Yard – 2.4 m	1.2 m to municipal road and 1.5 m to sight triangle
Min. Interior Side Yard – 3.5 m abutting a greenway	1.5 m abutting a greenway
Min. Rear Yard – 7.5 m	6.3 m

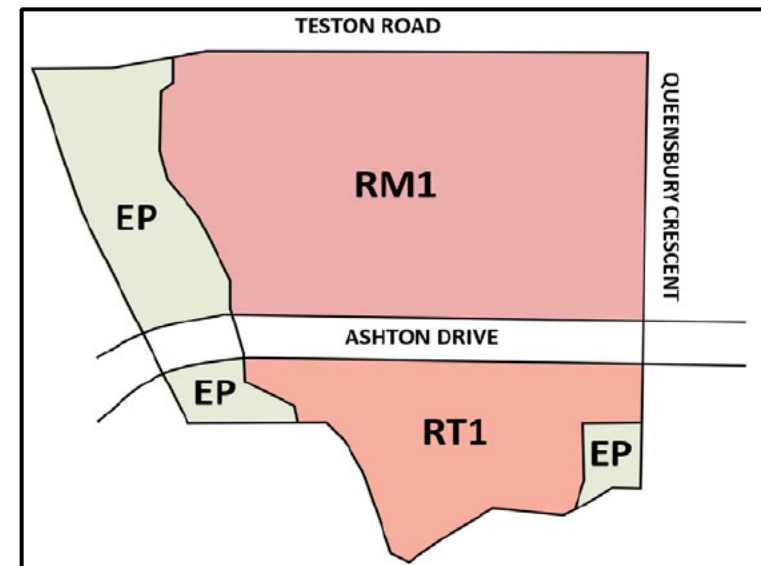
RM1 – MULTIPLE UNIT RESIDENTIAL

REQUIREMENT	PROPOSED
Min. Lot Area – 100 m2/unit	Blocks A + B – 79 m2/unit; Block C – 75.4 m2/unit.
Min. Front Yard – 4.5 m	3.6 m
Min. Rear Yard – 7.5 m	3 m
Min. Interior Side Yard – 7.5 m abutting any other Residential Zone	4 m
Max. Width of Front Main Wall – 40 m	42.4 m
Max. Lot Coverage – 50%	56%
Max. Height – 11 m	14 m
Min. Landscape Strip Abutting a Private Road – 3 m	0 m

EXISTING



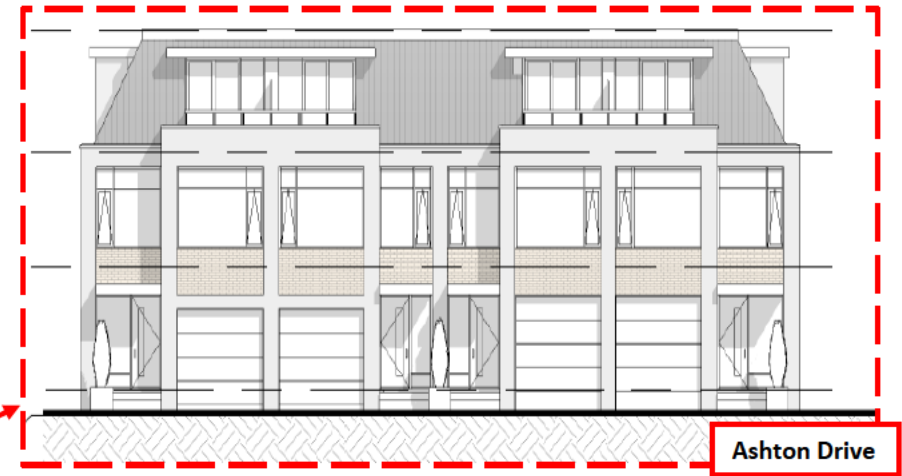
PROPOSED



BUILDING ELEVATIONS – NORTH OF ASHTON



BUILDING ELEVATIONS – SOUTH OF ASHTON



OPEN SPACE/AMENITIES/PARKS/TRAILS



LEGEND

- ① Outdoor Amenity Area
- ② Naturalized Buffer Planting
- ③ 3m Wide Asphalt MUP
- ④ Privately Owned Public Space/Strata Park
- ⑤ Bike Parking Locations

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
- **Proposed Teston Road Signalized Access Memo**, 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.
- **Updated Stage 1 & 2 Archaeological Assessment for Block 82, Registered Plan 65M-3174**, prepared by Irvin Heritage Inc.

THANK YOU