

C12.

Communication

CW(PM) – March 31, 2026

Item No. 7

WESTON
CONSULTING 

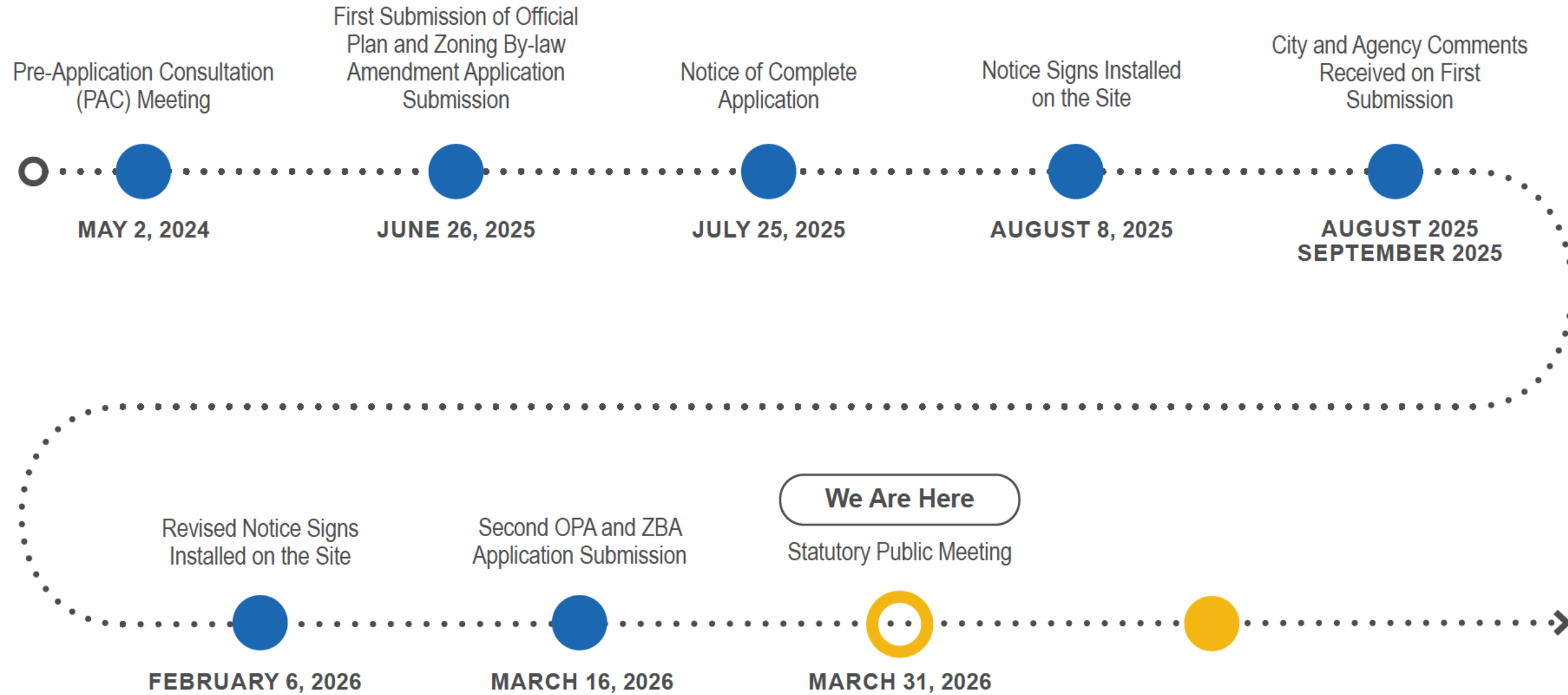
STATUTORY PUBLIC MEETING

OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT
OP.25.012 & Z.25.026

7065 and 7067 Islington Avenue, CITY OF VAUGHAN

MARCH 31, 2026

APPLICATION TIMELINE



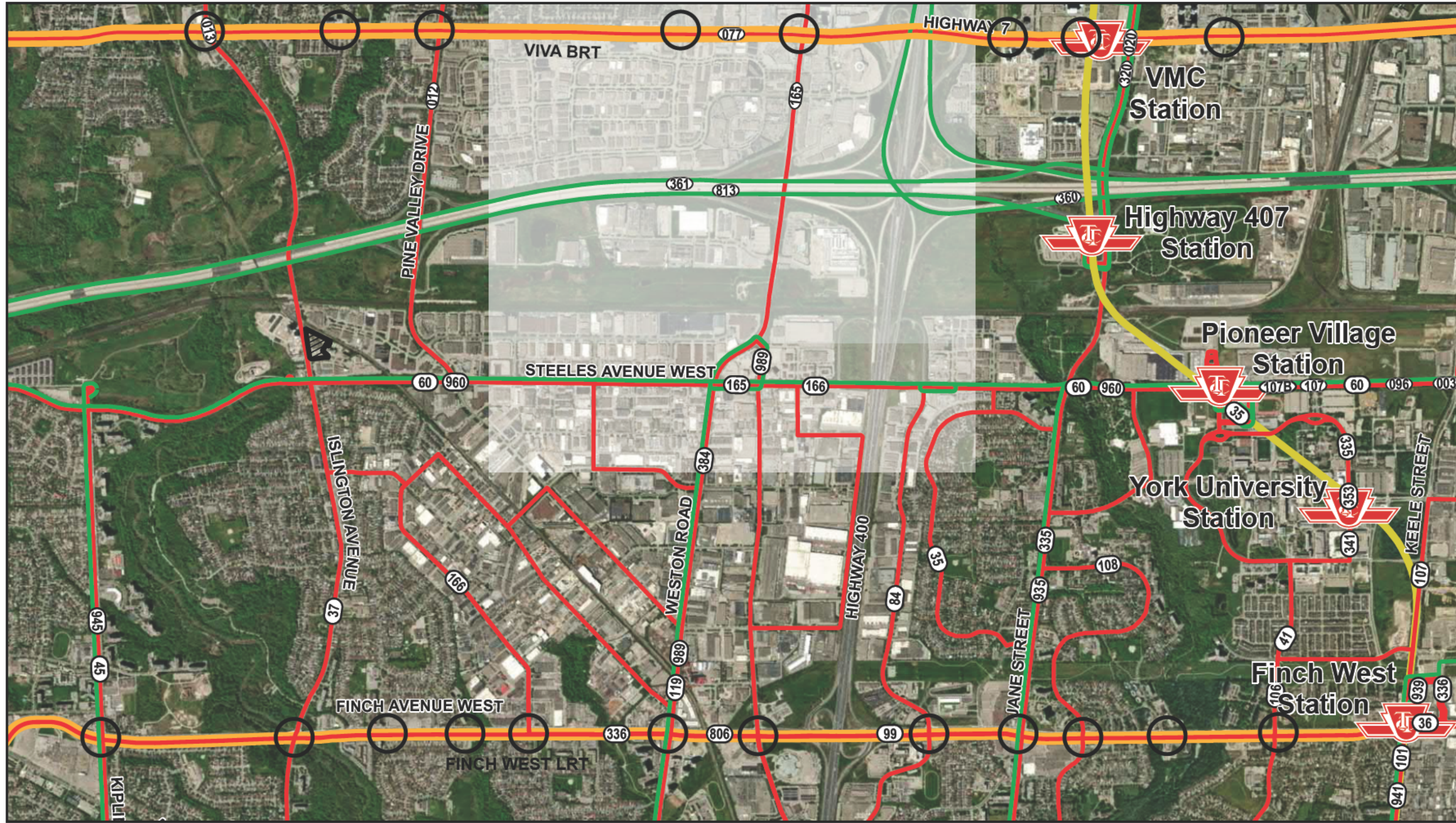
THE SITE



- ➔ **Location:** Northeast corner of Islington Avenue and Friuli Court, north of Steeles Avenue
- ➔ **Area:** 1.62 hectares (3.99 acres)
- ➔ **Frontage:** 100.55 metres along Islington Avenue and 105.07 metres along Friuli Court
- ➔ **Current Use:** FF North Event Centre, Woodbrige Building Supplies and Garden Centre and surface parking

Air Photo - Prepared by Weston Consulting

SITE CONTEXT - TRANSIT FACILITIES



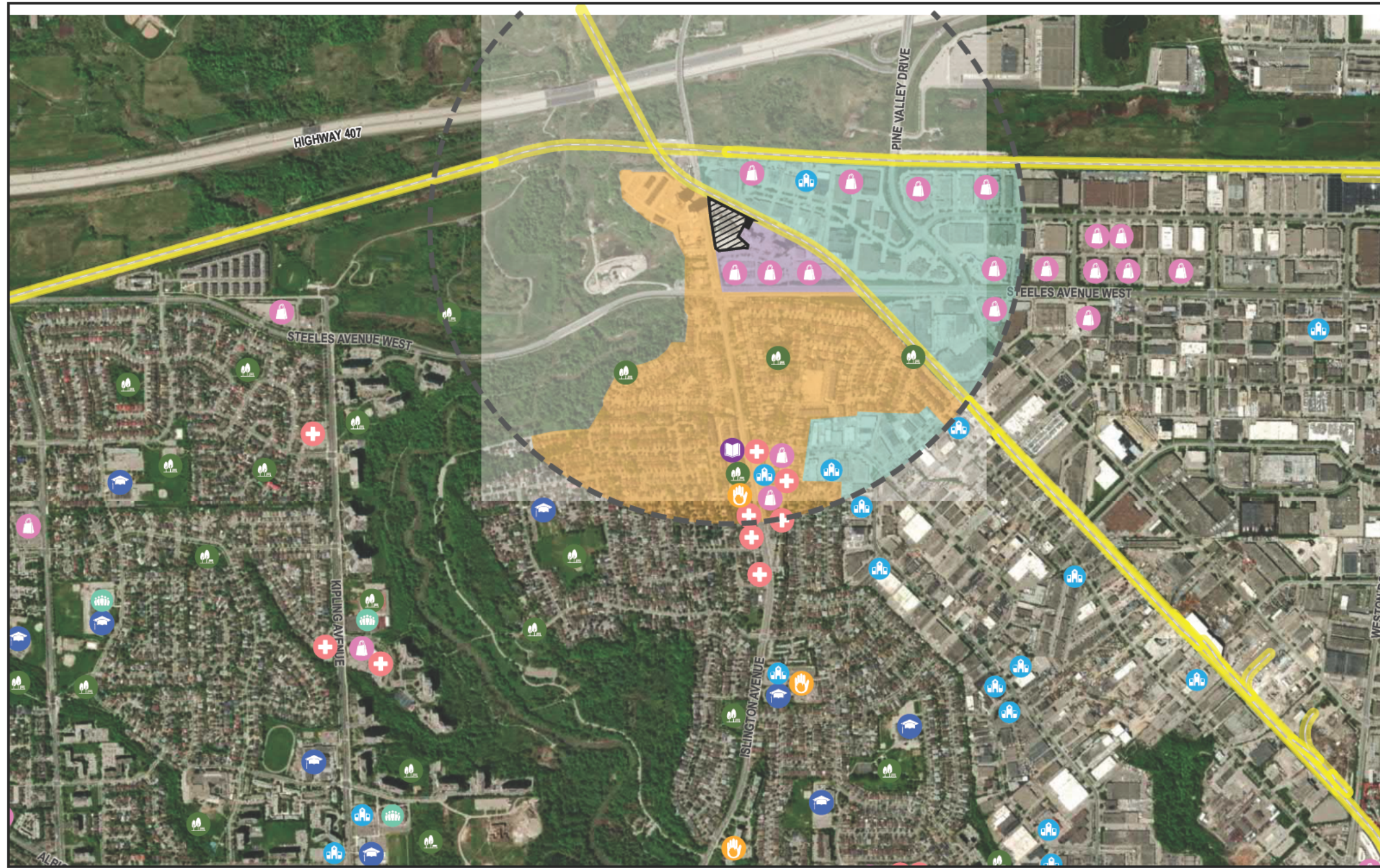
- Legend**
- Subject Lands
 - Transit Network**
 - Blue Night Network
 - Express Network
 - Regular Service
 - LRT & BRT Routes
 - Subway Lines**
 - Line 1 (Yonge-University)
 - LRT & BRT Stations



Transit Context Map - Prepared by Weston Consulting



SITE CONTEXT - COMMUNITY AMENITIES



Legend

- Subject Lands
- 1km Radius
- Railway
- Community Centres, Pools, & Arenas
- Libraries
- Healthcare Facilities
- Child Care Facilities
- Park
- Places of Worship
- Schools
- Retail

Land Use

- Residential Areas
- Employment Areas
- Mixed-Use Areas



Community Amenities Context Map - Prepared by Weston Consulting

SITE CONTEXT



① 6 and 10 Flavelle Trail

- Height:
 - Tower 1: 23 Storeys
 - Tower 2: 33 Storeys
 - Tower 3: 31 Stores
 - Tower 4: 23 Storeys
- Unit Count: 1,037 condo units & 103 Townhouse Units

② 7034 and 7040 Islington Avenue

- Height: 28 storeys
- Unit Count: 220

Surrounding Developments Context Map - Prepared by Weston Consulting

PROPOSED DEVELOPMENT

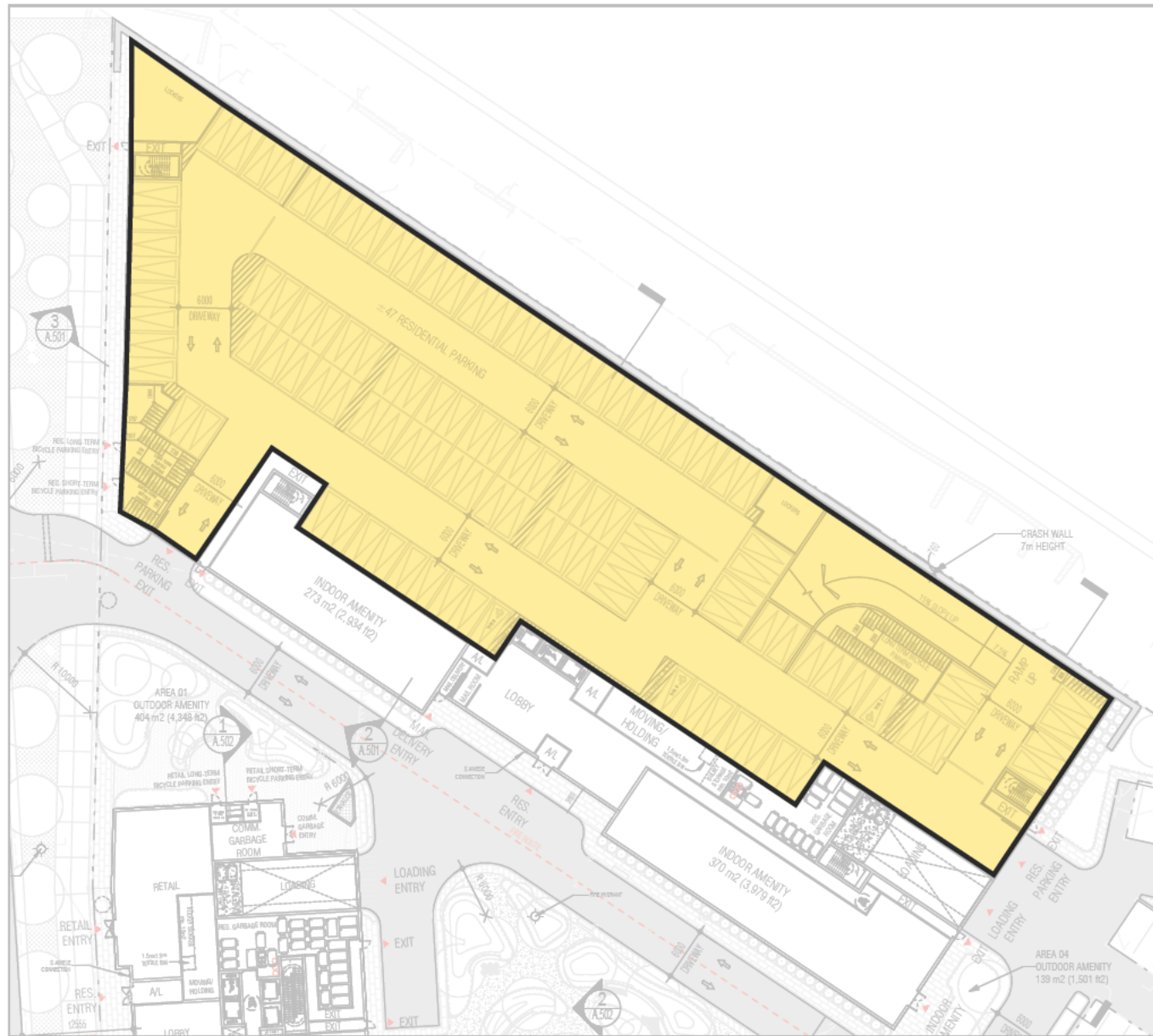


Site Plan - Prepared by Graziani + Corazza Architects Inc (dated March 6, 2026)

PROPOSED SITE STATISTICS BASED ON LAST SUBMISSION

- ➔ **Total GFA:**
 - Residential: ±89,000 m²
 - Retail: ±770 m²
 - ➔ **Units: ±1,106**
 - ➔ **Amenity Space: ±24,000 m²**
 - ➔ **Density: ±5.57 FSI**
 - ➔ **Height:**
 - Building A: 13 storeys
 - Building B: 45 storeys
 - Building C: 35 storeys
 - ➔ **Parking: ±997 spaces**
 - ➔ **Bicycle Parking: ±1,113 spaces**
- * Project statistics subject to change.

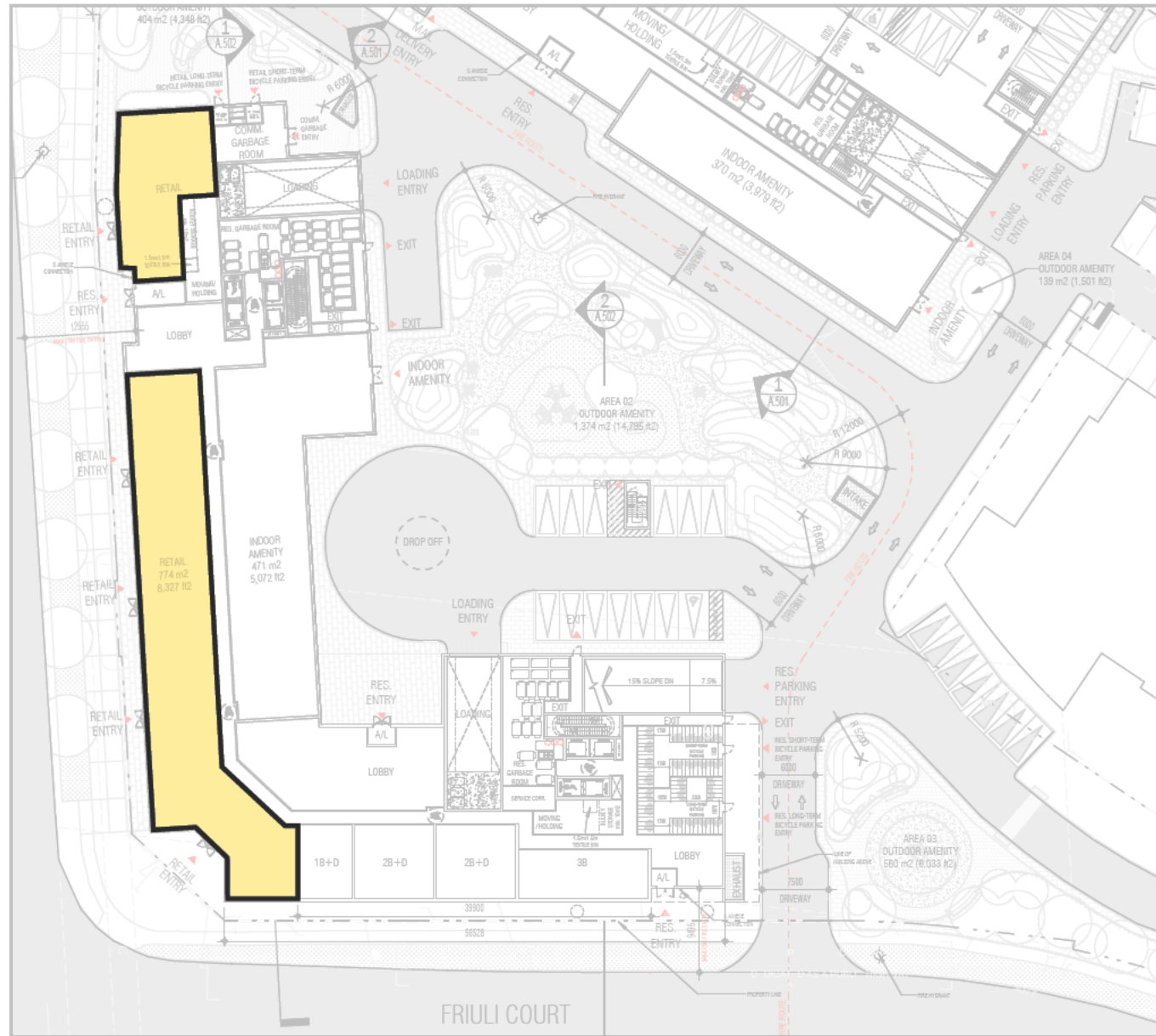
PRECEDENT: ABOVE GRADE PARKING INTEGRATION



Ground Floor Plan - Prepared by Graziani + Corazza Architects Inc (dated March 6, 2026)



PRECEDENT: MIXED USE CORNER

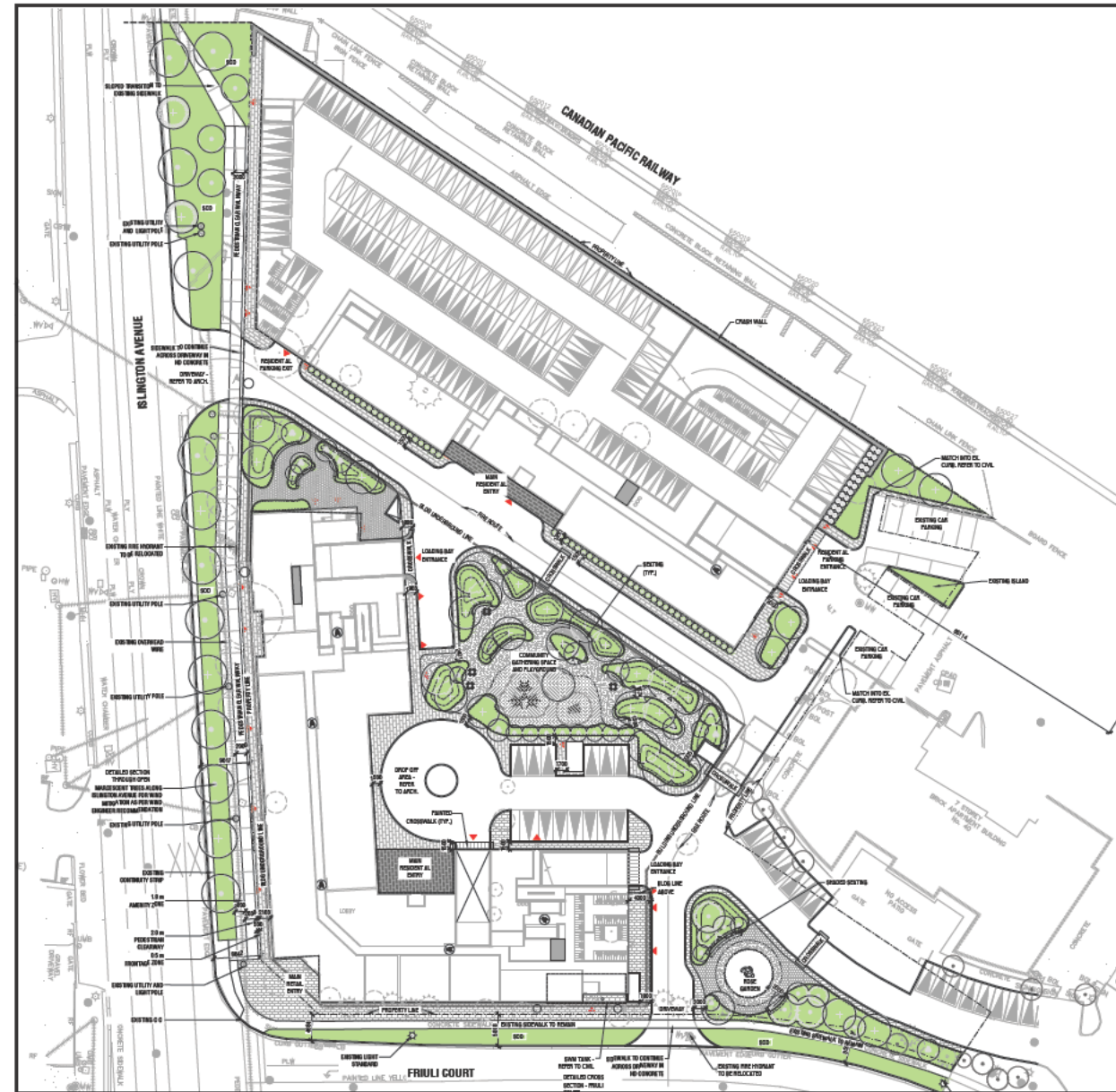


Ground Floor Plan - Prepared by Graziani + Corazza Architects Inc (dated March 6, 2026)



*Precedent images do not suggest design features or materiality.

STREETSCAPE AND INTERNAL AMENITY



Landscape Plan - Prepared by LandArtDesign (dated March 6, 2026)

PROPOSED DEVELOPMENT PERSPECTIVES



Perspectives - Prepared by Graziani + Corazza Architects Inc (dated March 13, 2026)

NEXT STEPS



Receive comments and feedback provided by City Staff, Agencies and the Public



Review and discuss comments with the project team



Implement comments/feedback where feasible



Re-submit development application to the City of Vaughan

THANK YOU!

QUESTIONS?

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