

PUBLIC MEETING ***July 7th, 2020***

C15
COMMUNICATION
CW (Public Hearing) - July 7, 2020
Item #4

9630 Islington Avenue

9630 Islington Inc.

Block 6, Registered Plan 65M-3467

Zoning By-law Amendment Z.20.001

Site Plan Approval Application DA.20.002

Aerial Overview & Site Characteristics



Lot Area:
3,925.45m²

Frontage:
(Islington)
39.10m

Depth:
(Napa Valley)
90.79m

Site and Surrounding Area Photographs



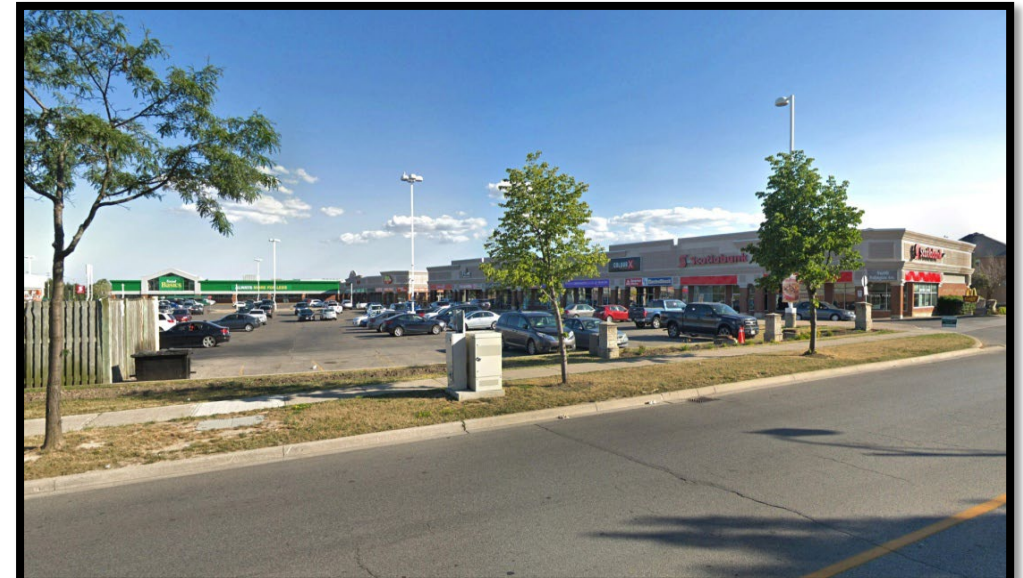
1. Looking West from Islington Ave



2. Looking North West From Napa Valley

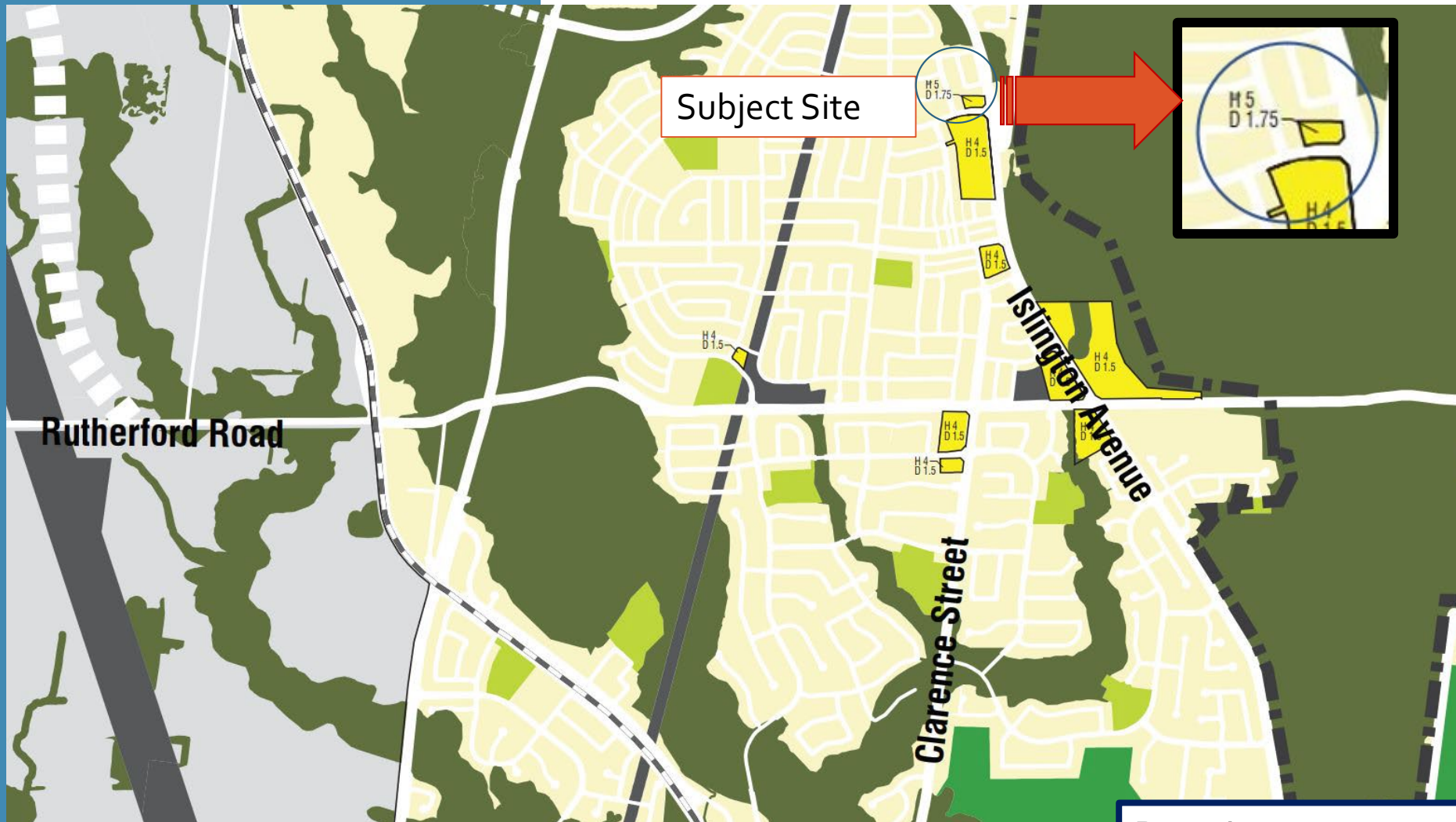


3. Looking North West from Islington Ave



4. Looking South from Napa Valley

City of Vaughan Official Plan

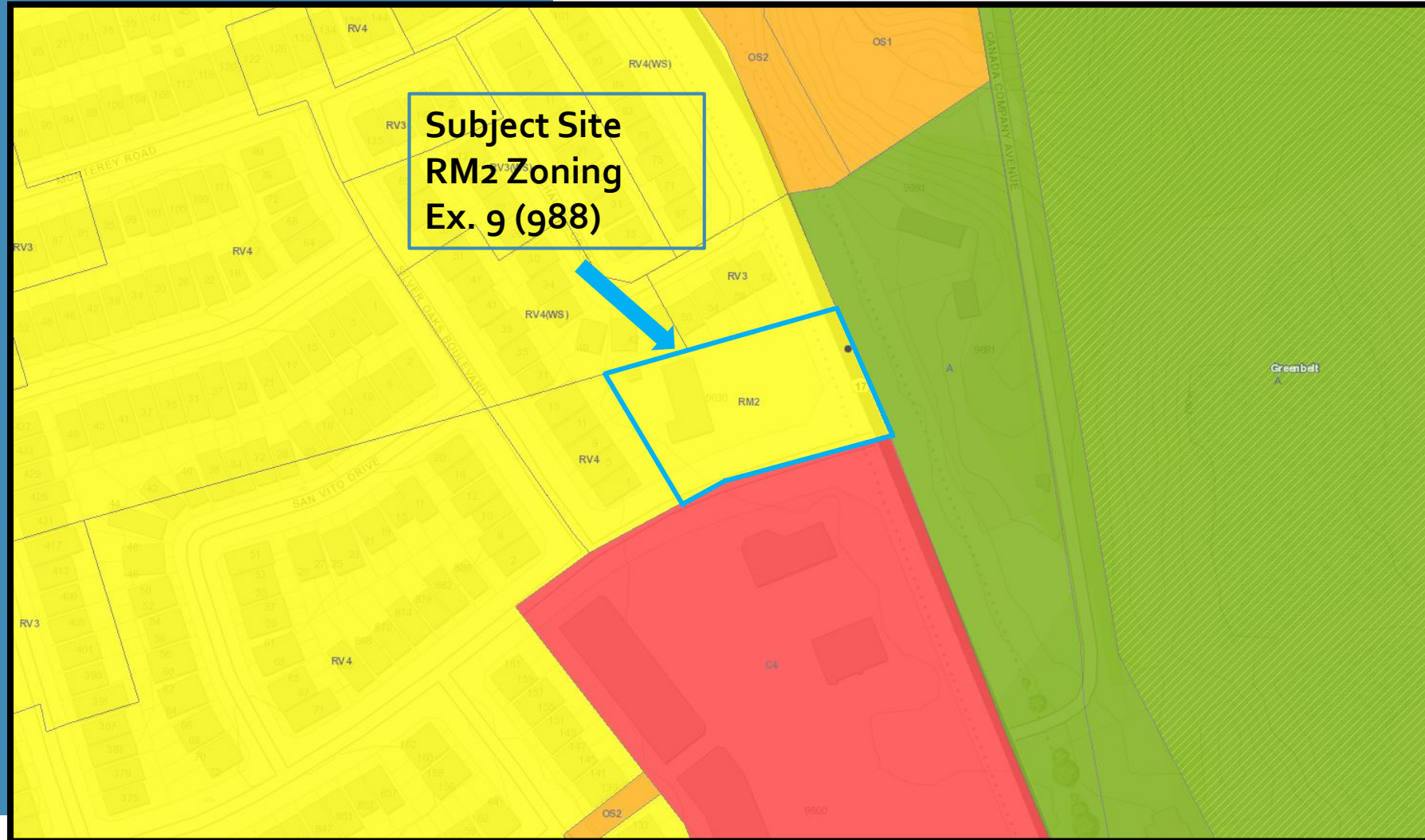


SCHEDULE 13 Land Use

- Natural Areas
- Parks
- Private Open Spaces
- Agricultural
- Rural
- Low-Rise Residential
- Low-Rise Mixed-Use**
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- High-Rise Residential
- High-Rise Mixed-Use
- Community Commercial Mixed-Use
- Employment Commercial Mixed-Use
- General Employment
- Prestige Employment
- Major Institutional
- New Community Areas
- Theme Park and Entertainment
- Parkway Belt West Lands
- Infrastructure and Utilities
- Lands Subject to Secondary Plans (See Schedules 14A)

Permits:
- Height: 5 storeys
- Density: 1.75 FSI

Zoning- By-law 1-88



RM2 Current Permitted Uses:

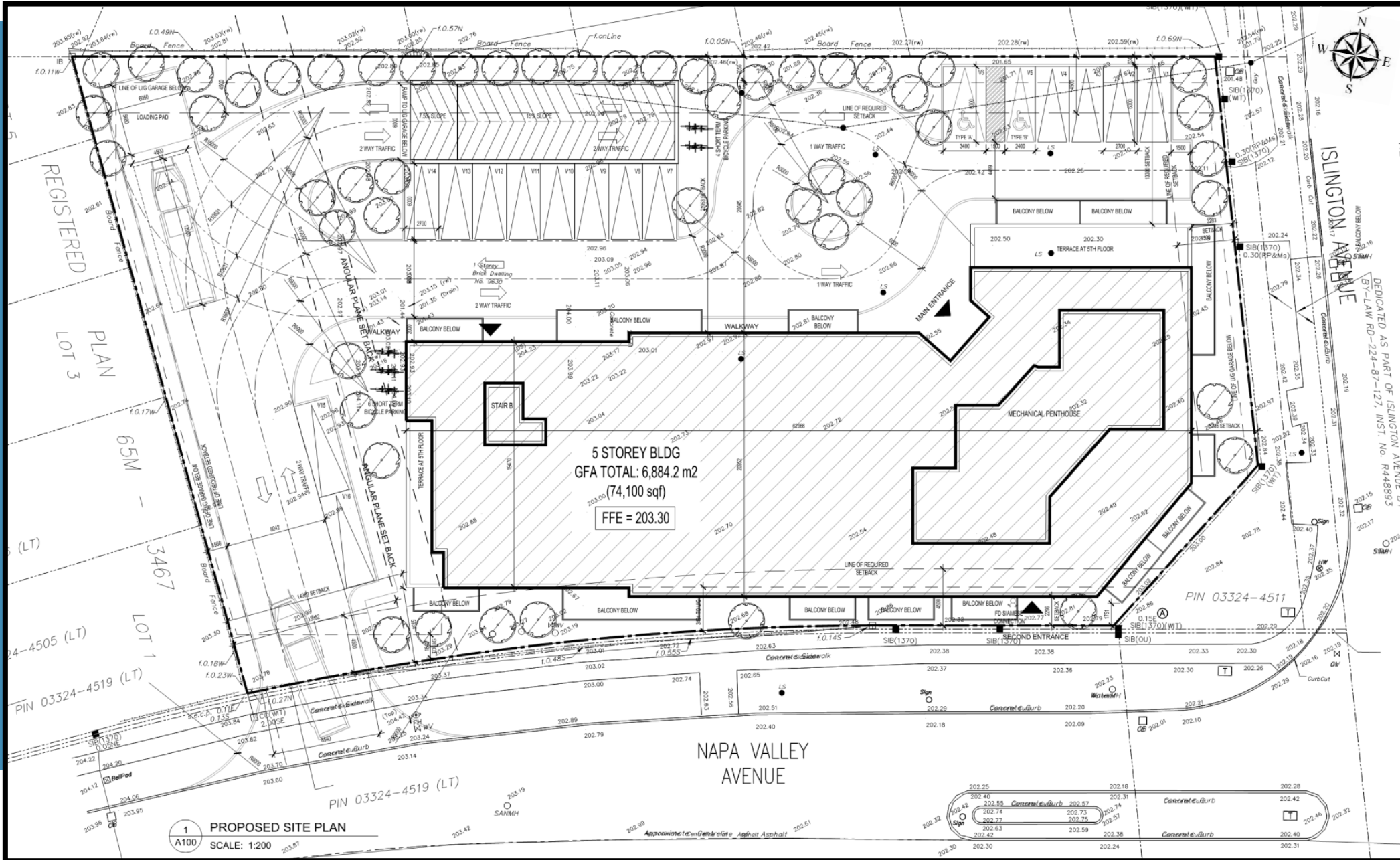
- Apartment Dwelling
- Multiple Family Dwelling
- Block Townhouse Dwelling
- Day Nursery

Ex. 9 (g88):

Additional Uses Permitted:

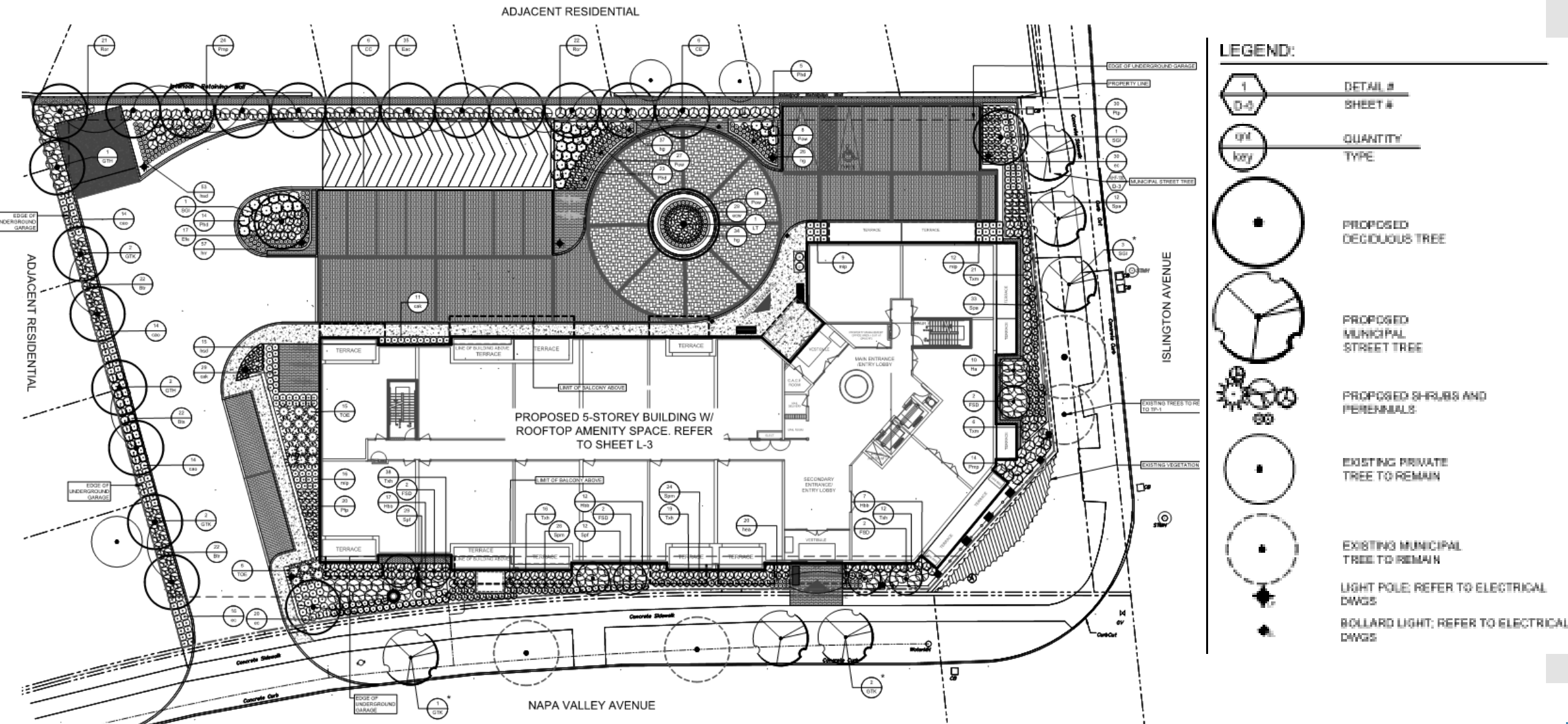
- Bank or Financial Institution
- Retail Store
- Business or Professional Offices
- Personal Service Shop
- Photography Studio
- Eating Establishment*

Site Plan

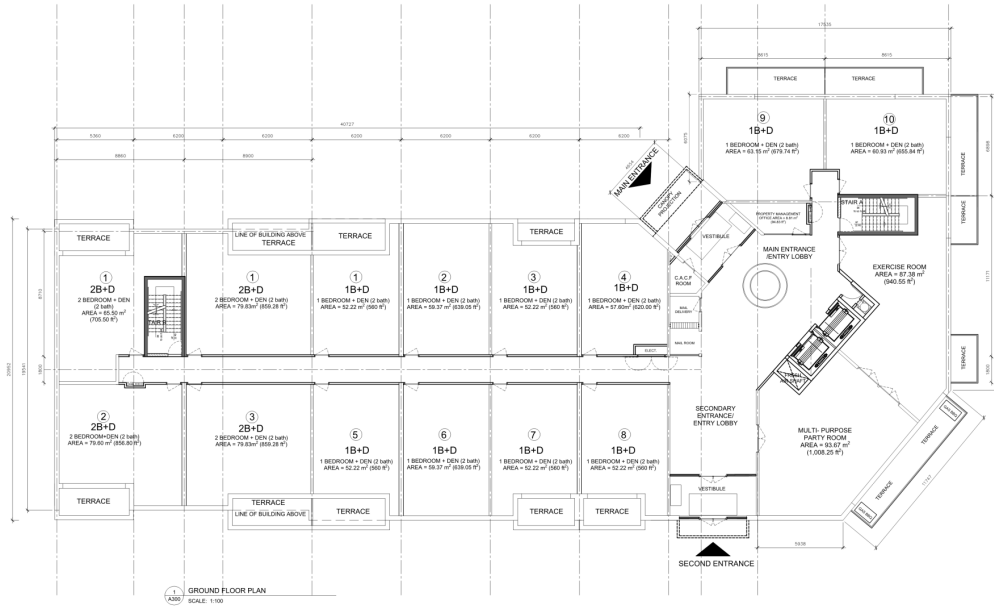


- 5 Storeys
- 89 Units
- 1 Level U/G Parking
- Rooftop Amenity Area
- Gross Floor Area (GFA) 6,884.2m²
- Floor Space Index (FSI) = 1.75

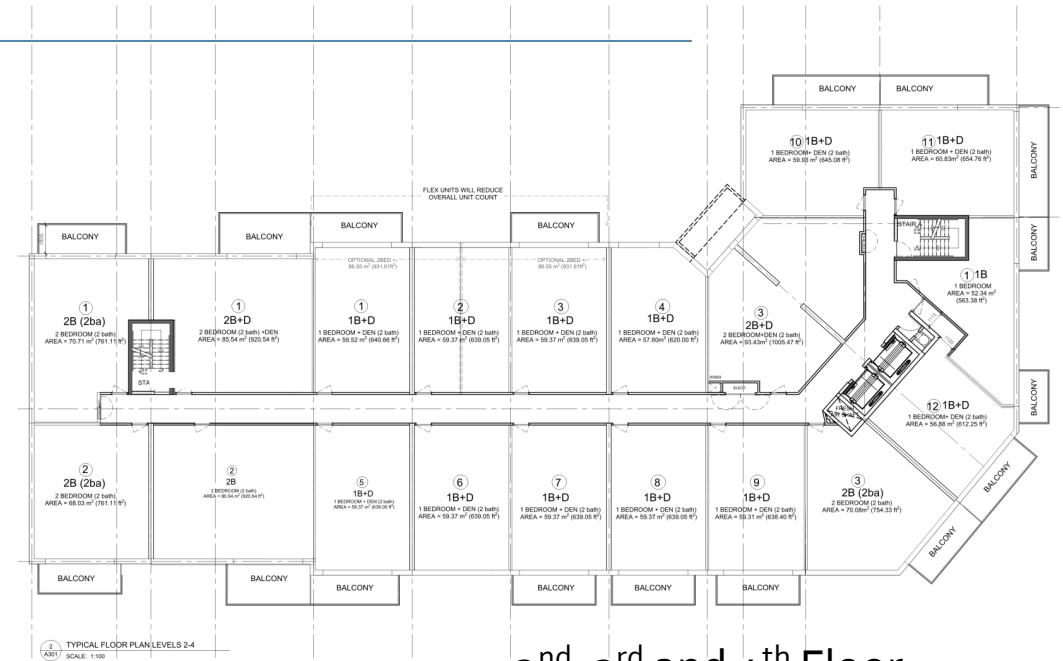
Landscape Plan



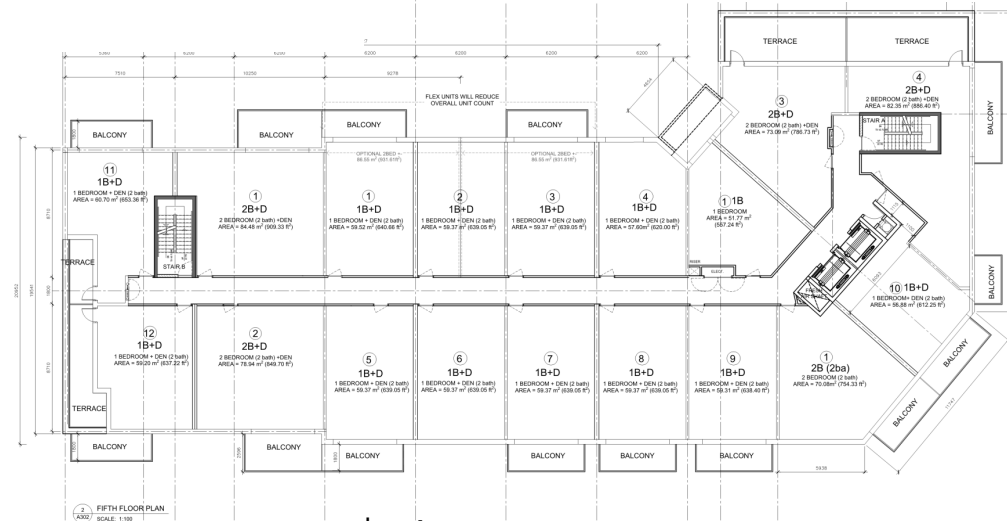
Floor Plans



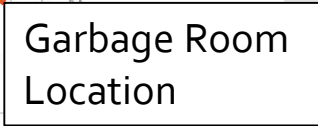
Ground Floor Plan



2nd, 3rd and 4th Floor



5th Floor



Colour Elevations



View looking North
from Napa Valley
Avenue



View Looking West
from Islington Avenue

Streetscape Elevations



1 NAPA VALLEY AVENUE STREETSCAPE ELEVATION
A400 SCALE: NTS



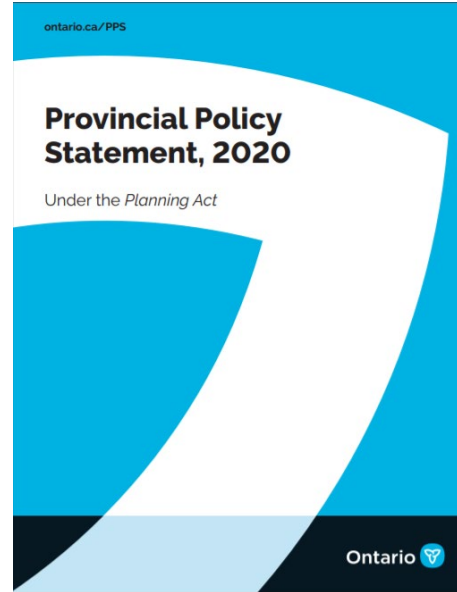
2 ISLINGTON AVENUE STREETSCAPE ELEVATION
A400 SCALE: NTS



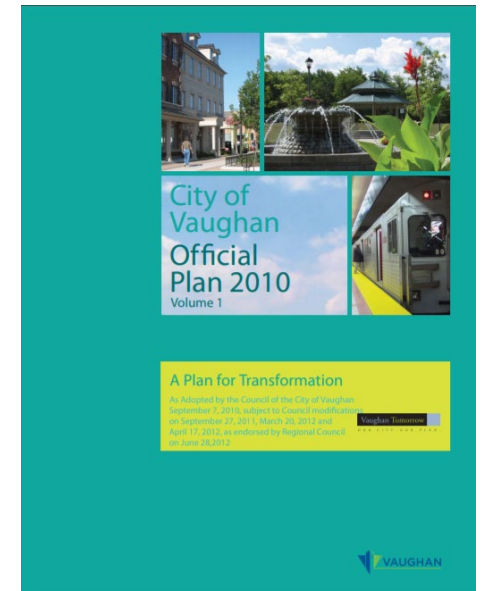
3D Architectural Rendering



Regulatory Framework



- The proposal demonstrates compliance with Provincial, Regional and Local Statutes



Supporting Technical Documentation

Studies and Drawings submitted in support of the application to determine the overall feasibility of development.



- *Topographic and Boundary Survey*
- *Site Plan and Architectural Details*
- *Planning Justification Report*
- *Community Services & Facilities Report*
- *Urban Design & Sustainability Brief*
- *Site Servicing , Grading Plan & Erosion & Sediment Control Plan*
- *Functional Servicing Brief & SWM Report*
- *Landscape Plans and Details*
- *Transportation and Parking Study*
- *Exterior Lighting & Photometric Plan*
- *Geotechnical Study*
- *Hydrogeological Report*
- *Water Balance Report*
- *Tree Inventory & Preservation Study*
- *3D Renderings*