



WESTON
CONSULTING
planning + urban design

COMMUNICATION – C122
ITEM 2
Committee of the Whole (Public Hearing)
July 13, 2020

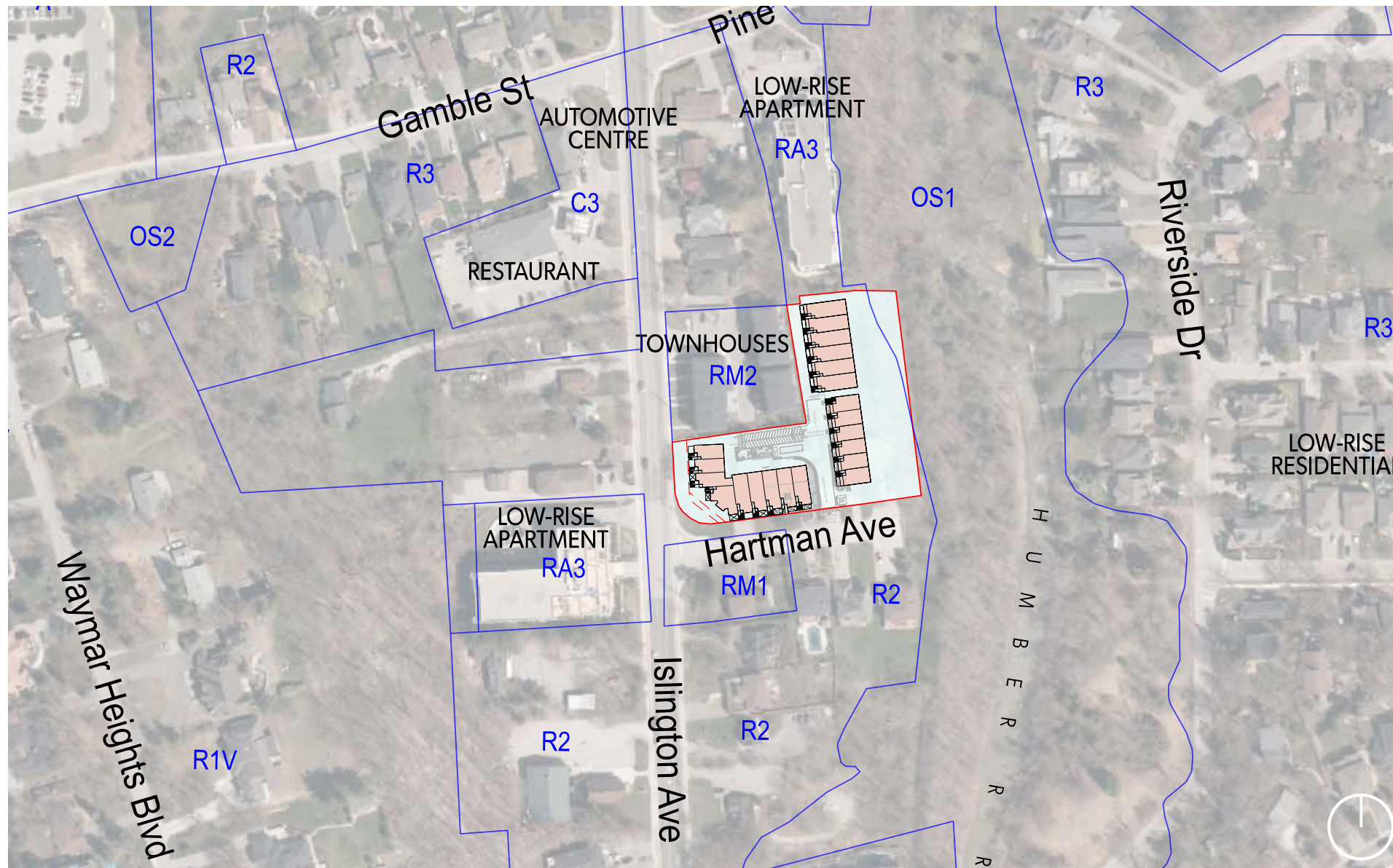
STATUTORY PUBLIC HEARING

NAIMAN CONSULTING
8307 and 8311 Islington Avenue and
4, 6, 10 and 12 Hartman Avenue

JULY 13th, 2020
CITY OF VAUGHAN

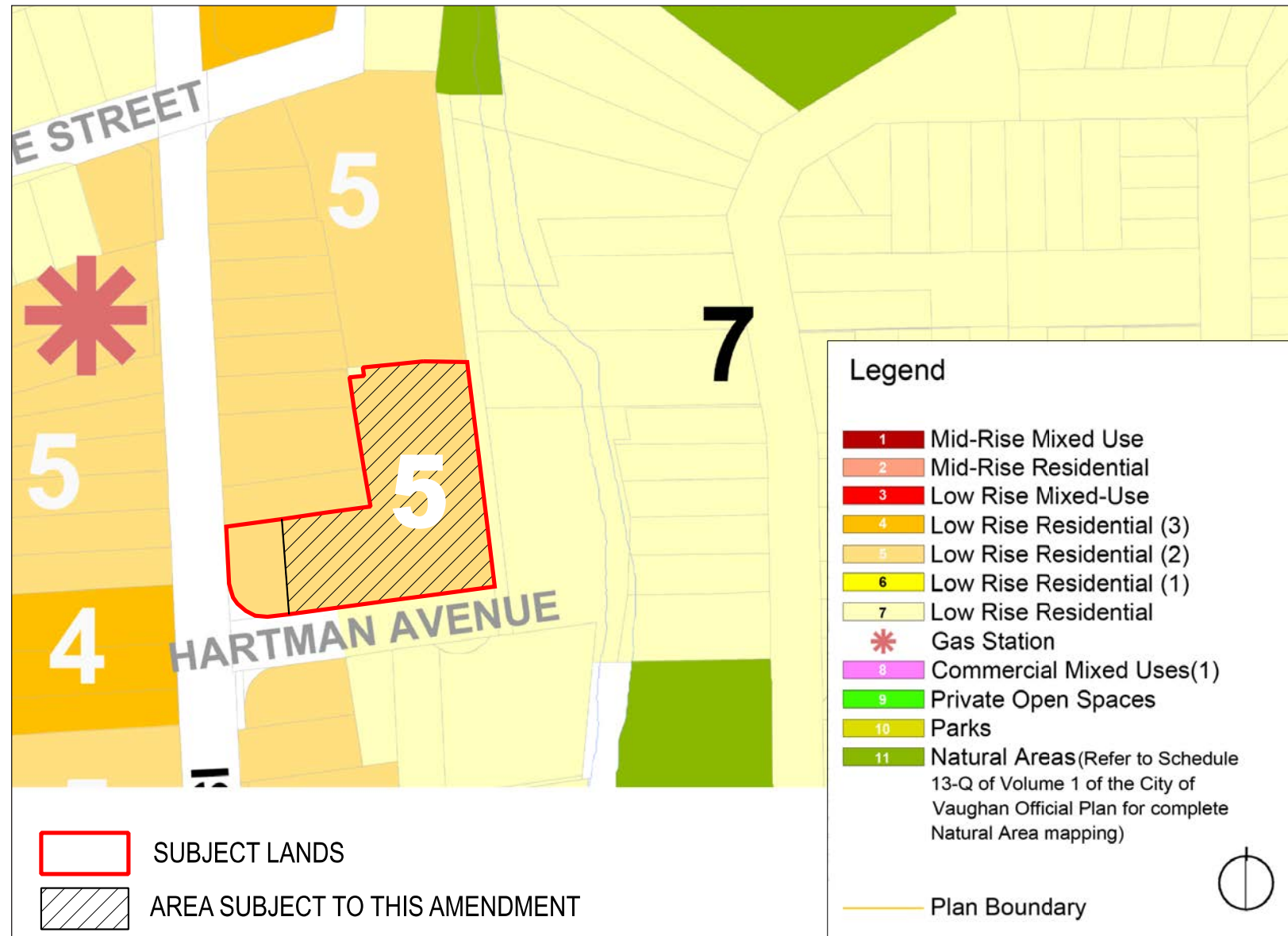
COMMITTEE OF THE WHOLE - PUBLIC MEETING
LIVE STREAMING HEARING, 7:00 PM

Stacked Townhouse Development



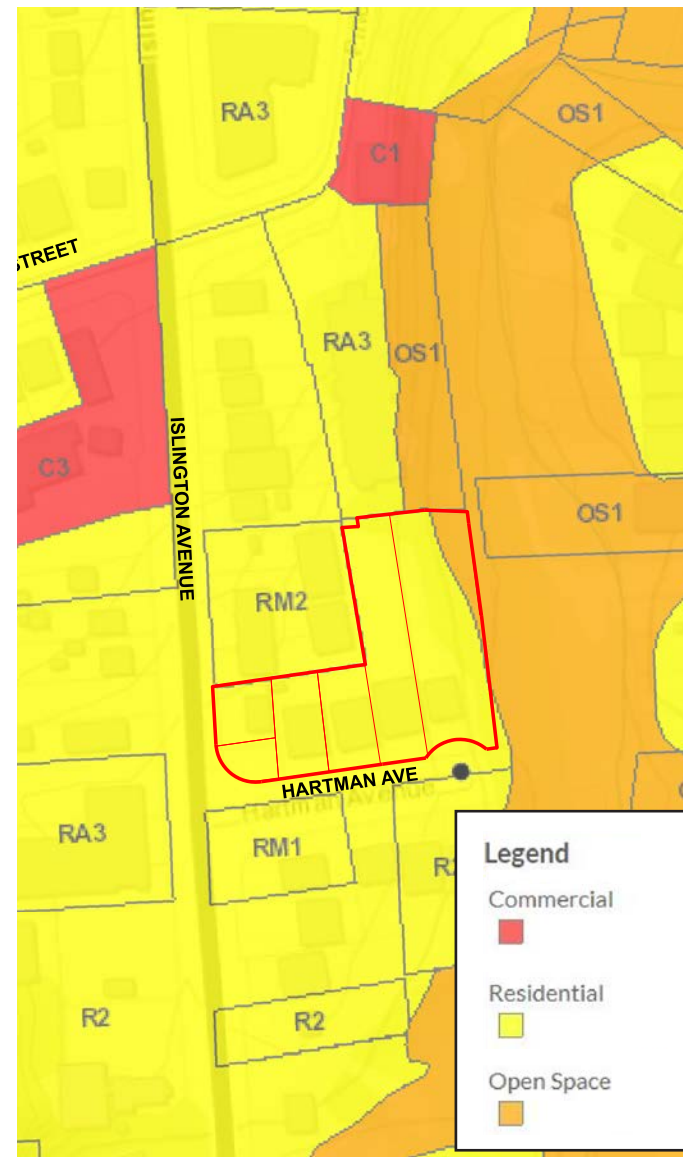
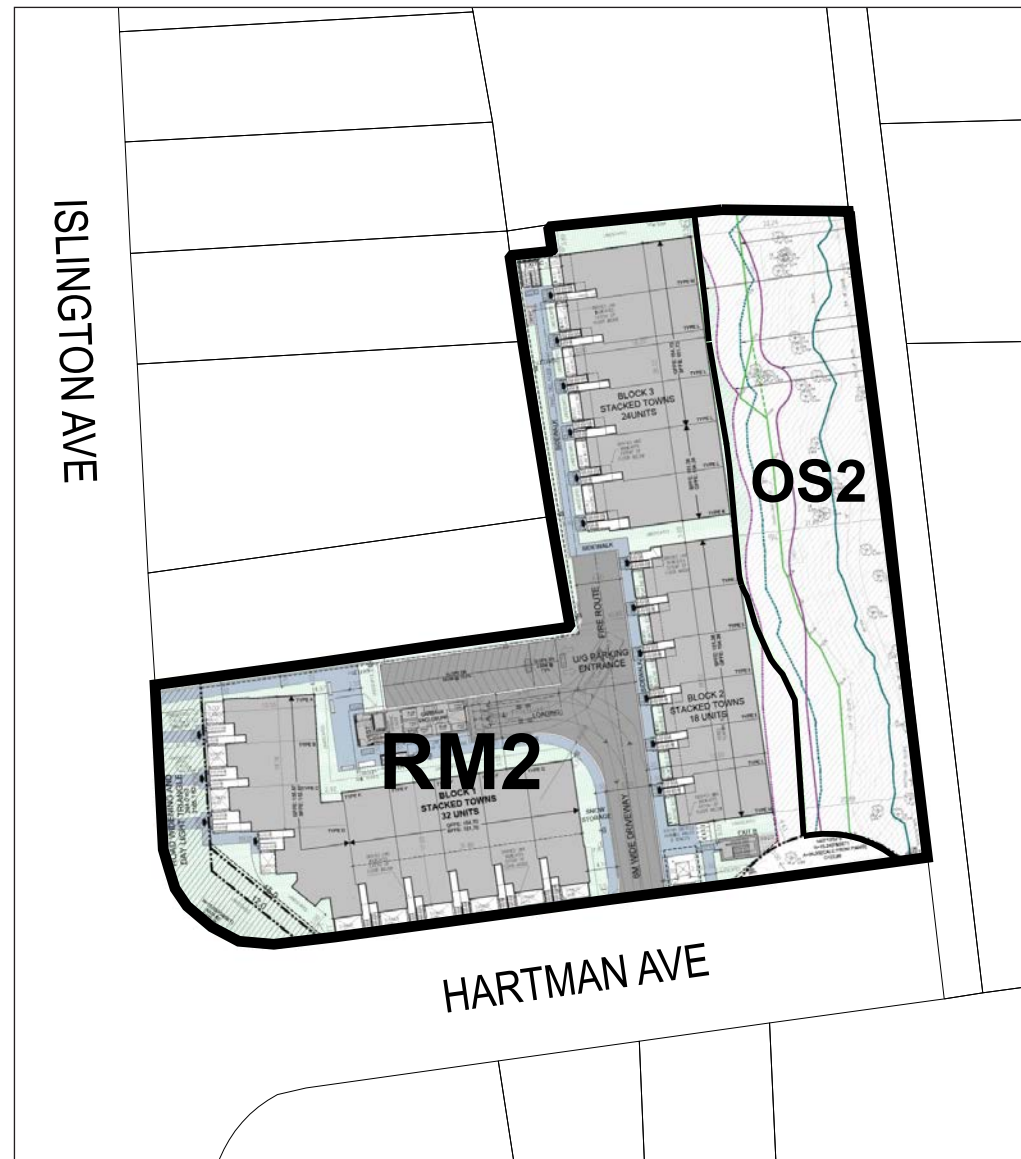
- Located at intersection of Islington Avenue and Hartman Avenue;
- 6 parcel assembly (1 vacant and 5 with single family detached dwellings);
- Proposed three blocks of three-storey stacked townhomes fronting Islington Avenue;
- Two applications – Official Plan Amendment and Zoning By-law Amendment – Site Plan Control Approval to follow;

Policy Framework Review - Vaughan Official Plan



- The lands have a split designation, Low Rise Residential at the rear and Low Rise Residential (2) along Islington Avenue.
- An OPA is being considered for 3-storey stacked townhomes at 1.39 FSI;
- An Amendment to Volume 2, designating all parts of lands Low-Rise Residential (2) within the Woodbridge Centre Secondary Plan;
- OPA 15 policies shall not apply to the development of the subject lands.

Policy Framework Review - Zoning By-law No. 1- 88



Zoning Map

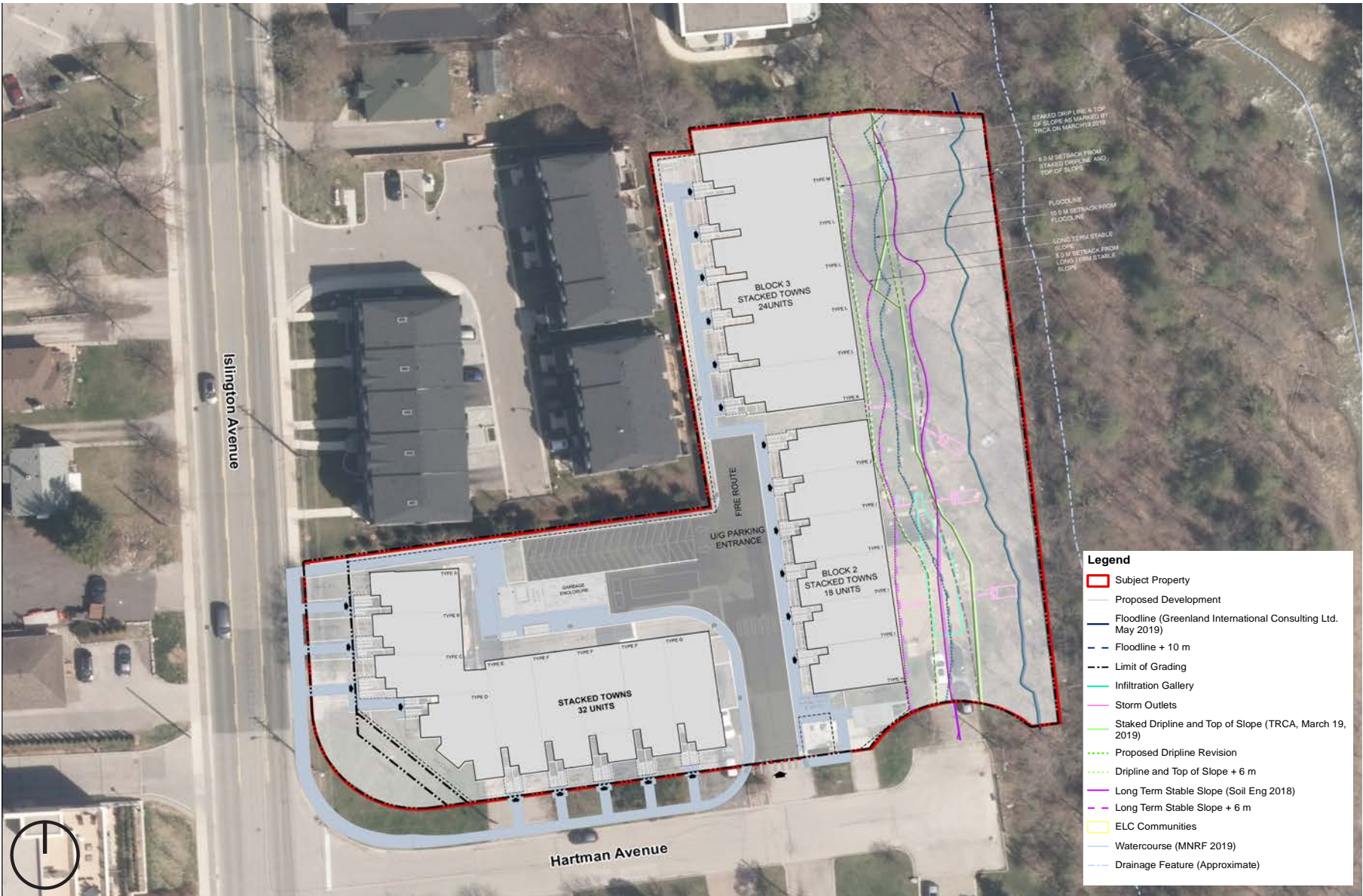
- The subject property is currently zoned as Residential Zone 2 (R2) and Open Space Conservation Zone (OS1)
- Zoning By-law Amendment submitted to re-zone Multiple Residential Zone (RM2) with site specific exceptions to permit the proposed residential development
- The Open Space Conservation Zone (OS1) will be maintained on the subject lands. The lands are planned to be conveyed to the Toronto and Region Conservation Authority (TRCA).

Surrounding Context



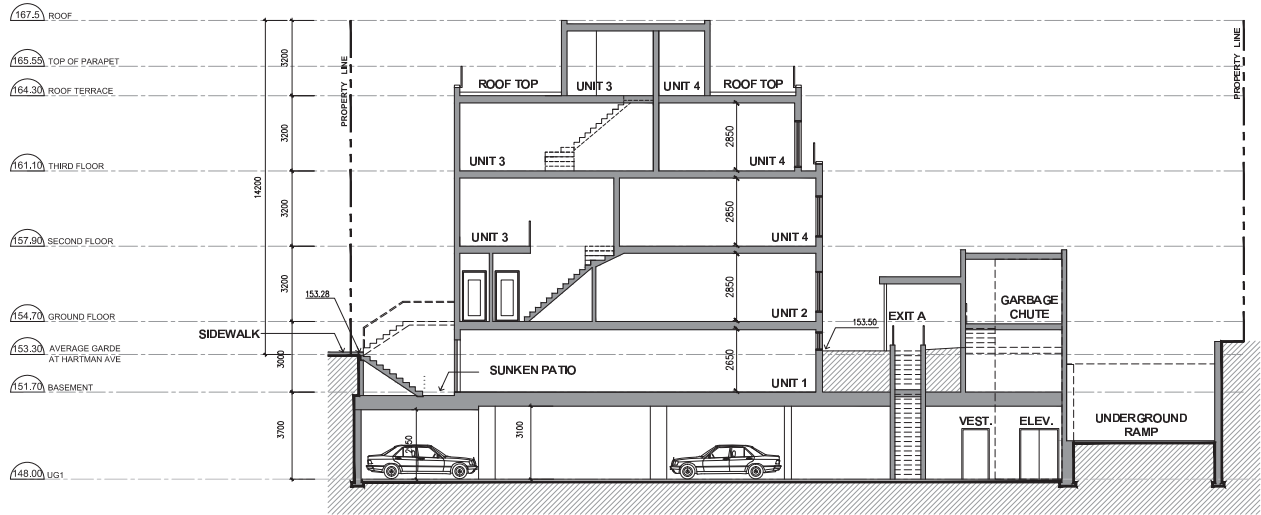
- The Woodbridge Centre Secondary Plan identifies strategies and policies to guide the future development of an area in transition;
- The neighbourhood context can be described as a predominantly residential area;
- The buildings are generally low-rise consisting of single detached residential dwellings, townhouses and low-rise apartments;
- Undergone transition from single-family to multi-family townhouse.

Site Plan Statistics and Relationship to Floodline



Development Statistics	Proposed
Net Site Area	6,022.4 m ² - (64,825.1 ft ²)
Gross Floor Area	8,357 m ² - (89,955 ft ²)
FSI - Gross FSI - Net	1.33 1.39
Lot Coverage - Gross Lot Coverage - Net	39% 36.5%
Units	Block 1 - 32 Units Block 2 - 18 Units Block 3 - 24 Units
Height	3 Storeys Block 1 - 14.47 m Block 2 - 14.18 m Block 3 - 14.23 m
Access	Hartman Avenue
Parking	98 Vehicle Spaces (79 resident and 19 visitor) in 1-level underground garage 45 Bicycle Spaces (underground and at-grade)

Section and Perspectives

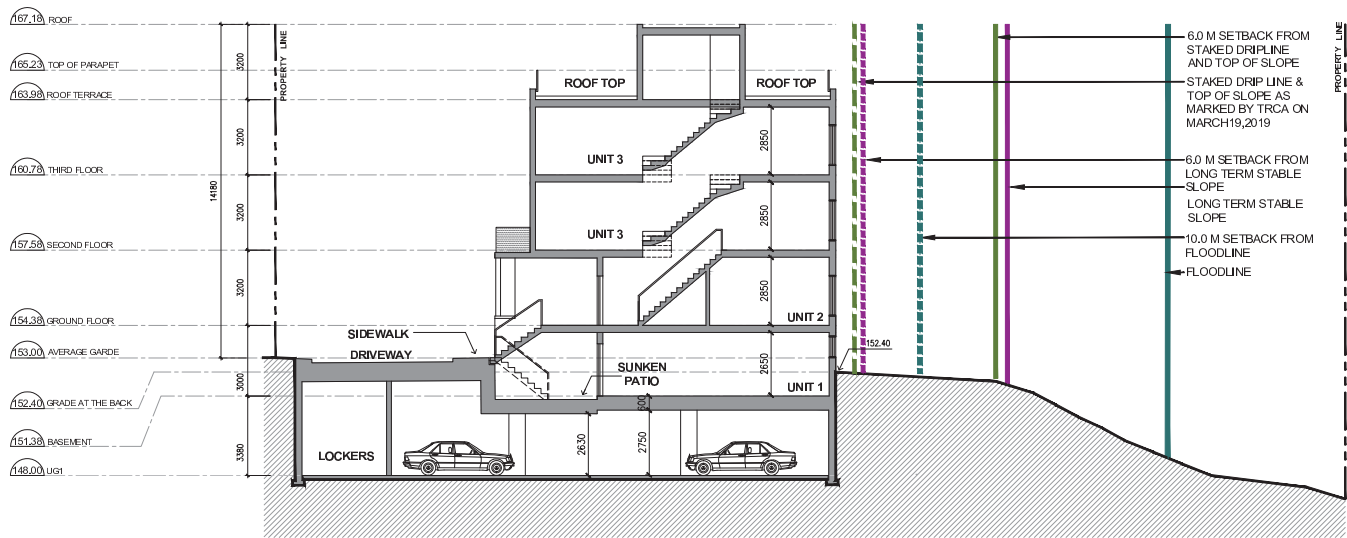


Section - Block One (West)



Perspective - Corner of Hartman Rd. and Islington Ave.

Section and Perspectives



Section - Block Two (north)



Perspective - View from the north east corner, towards Block Two and Three

Thank You Comments & Questions?

Contact

Mathew Halo, Planner
Weston Consulting
905-738-8080 ext. 282
mhalo@westonconsulting.com