

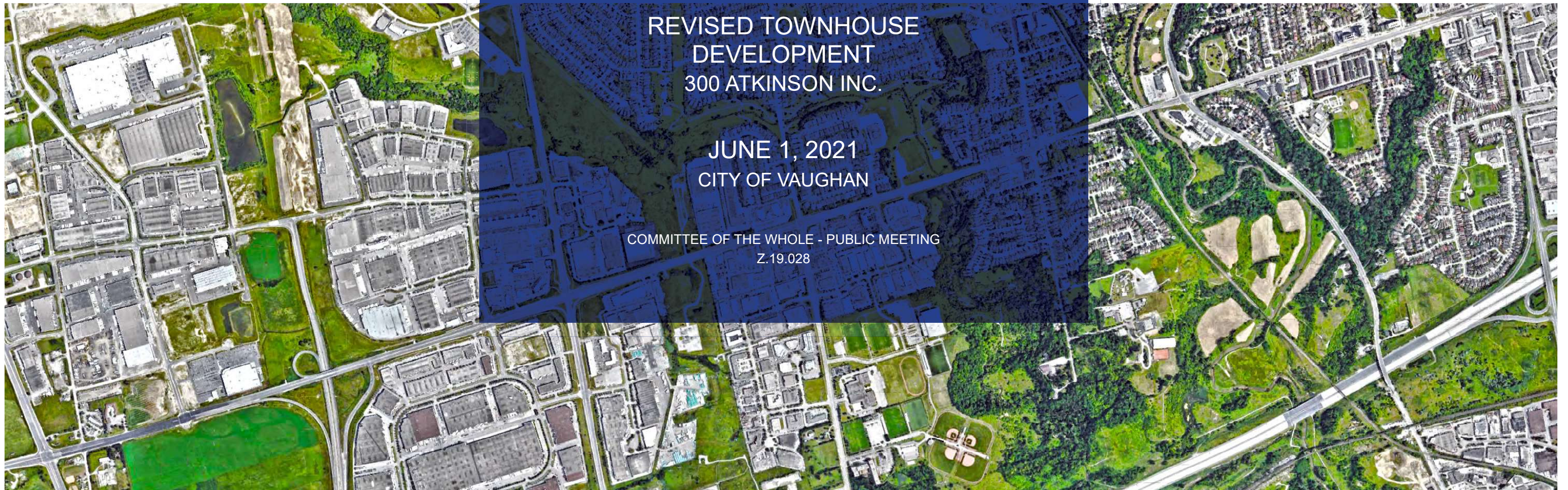


# STATUTORY PUBLIC MEETING

REVISED TOWNHOUSE  
DEVELOPMENT  
300 ATKINSON INC.

JUNE 1, 2021  
CITY OF VAUGHAN

COMMITTEE OF THE WHOLE - PUBLIC MEETING  
Z.19.028



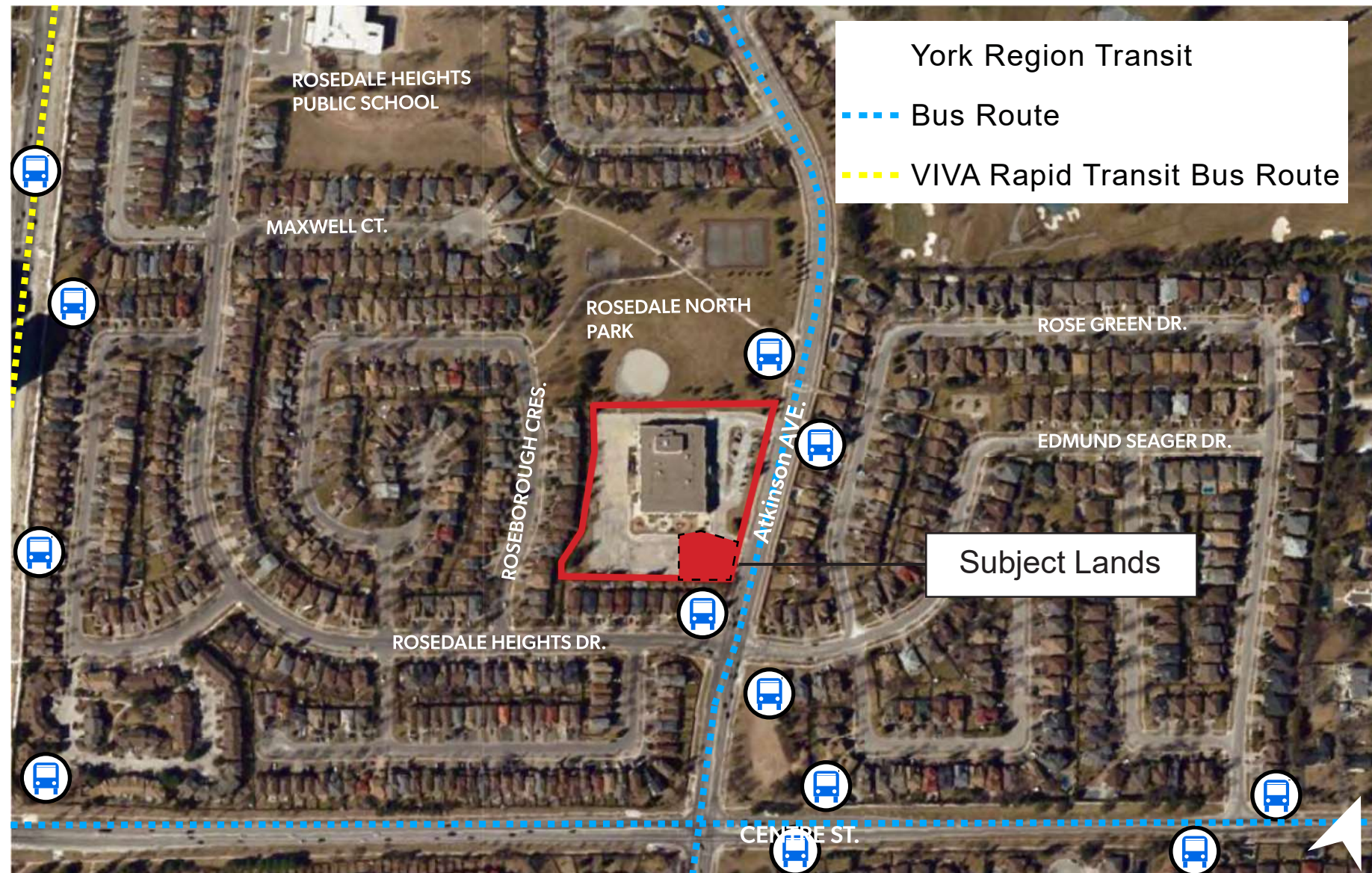


# 300 Atkinson Inc. Development Proposal





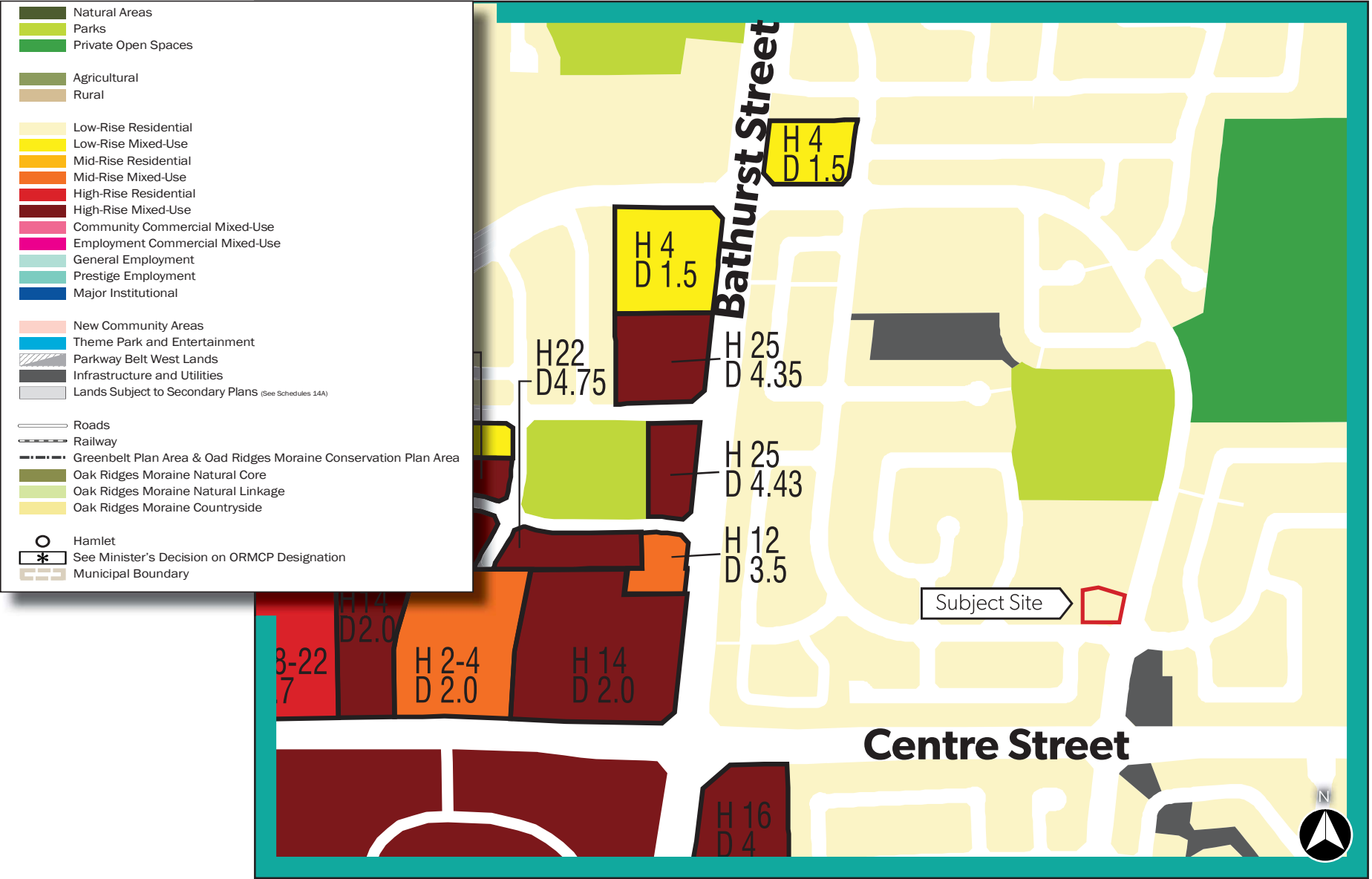
# Subject Lands



- Site area - 1.7 ha (4.2 acres)
- A school building occupies the site and is surrounded by parking and outdoor play areas
- Frontage of 140 m along Atkinson Avenue
- Change in grade from west to east
- Existing vehicle access from Atkinson Avenue
- Abuts Rosedale North Park to the north
- Southeast portion of the property at 300 Atkinson Avenue
- Separate applications for remainder of site approved to permit a townhouse development with 114 units

Serviced by a number of local YRT transit stops along Atkinson Avenue, with higher order facilities along Bathurst Street, Centre Street and at Promenade Mall

# Policy Framework Review - Vaughan Official Plan



Land Use Schedule

Subject property designated “Low-Rise Residential”, which permits low-rise residential and community uses, including:

- Residential units (Detached Houses, Semi-Detached Houses, Townhouses)

Townhouses are permitted in the Low-Rise Residential designation. Site-specific OPA was approved by City Council on May 18, 2021 which recognizes back-to-back townhouses as a permitted use on the subject property.

Maximum permitted height in Low-Rise Residential designation is 3 storeys.

Consistent with the PPS including the creation of complete communities.



# Policy Framework Review



- Subject property zoned “R3 – Residential” Permits Single Family Detached Dwellings.
- Zoning By-law Amendment submitted to rezone the subject lands from “R3 Single Family Detached Dwelling” to “RM2 Apartment Residential Zone”.
- Site specific provisions to facilitate a single townhouse block consisting of 4 traditional townhouse units.





# Site Plan Statistics



Development Statistics	Required	Proposed
Net Site Area	n/a	746.8 m2
Total Units	n/a	4
Parking		
Resident	1.5/unit: 6 spaces	8 spaces
Visitor	0.2/unit: 1 space	1 space
Total	7 spaces	9 spaces
Parking and servicing to be shared with 114-unit townhouse development		



# Site Plan and Statistics

## Site Plan Statistics

- Total GFA: 18,183.70 m<sup>2</sup>
- Net FSI: 1.12
- Net Coverage: 5,963.70 (36.71%)
- Maximum Height: 12.91 m (3 storeys)
- Total Units: 114

## Parking Required

- Resident (1.5/unit): 171 spaces
- Visitor (0.2/unit): 23 spaces
- Total: 194 spaces

## Parking Proposed

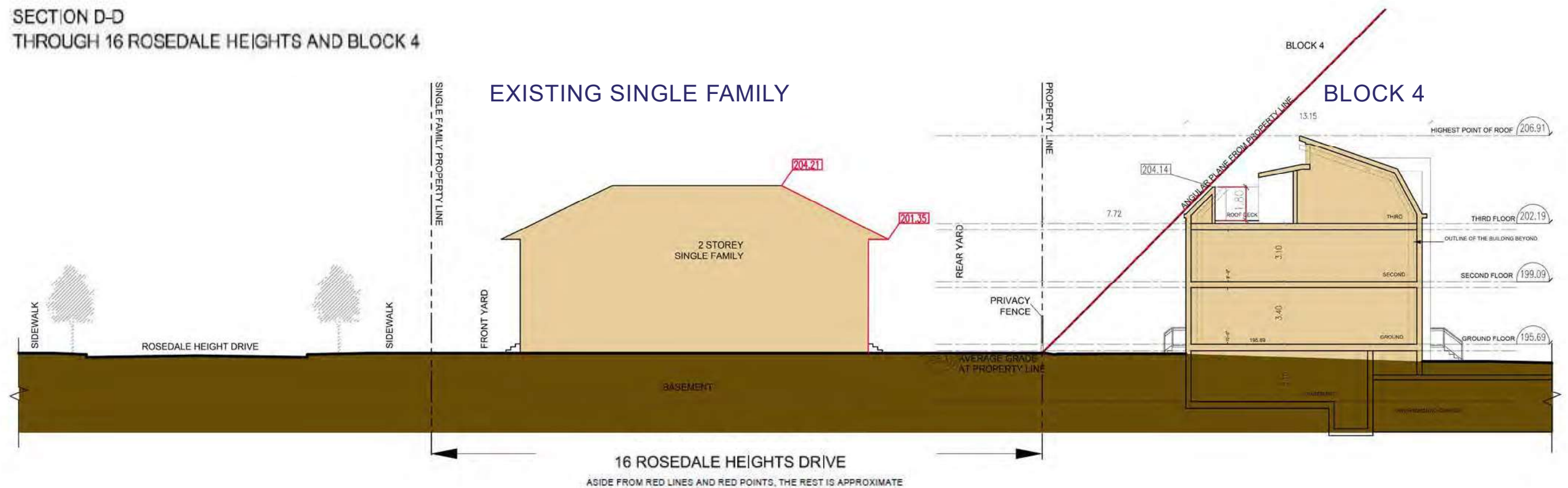
- Resident: 222 spaces
- Visitor: 26 spaces
- Total: 248 spaces

Regular Townhouses

B2B Townhouses



# Cross Section - South Side (Flanking Rosedale Heights Drive)





# Elevations

North Elevation



East Elevation





# Bird's Eye View





Thank You  
**Questions?**