



STATUTORY PUBLIC MEETING

REVISED TOWNHOUSE
DEVELOPMENT
300 ATKINSON INC.

JUNE 1, 2021
CITY OF VAUGHAN

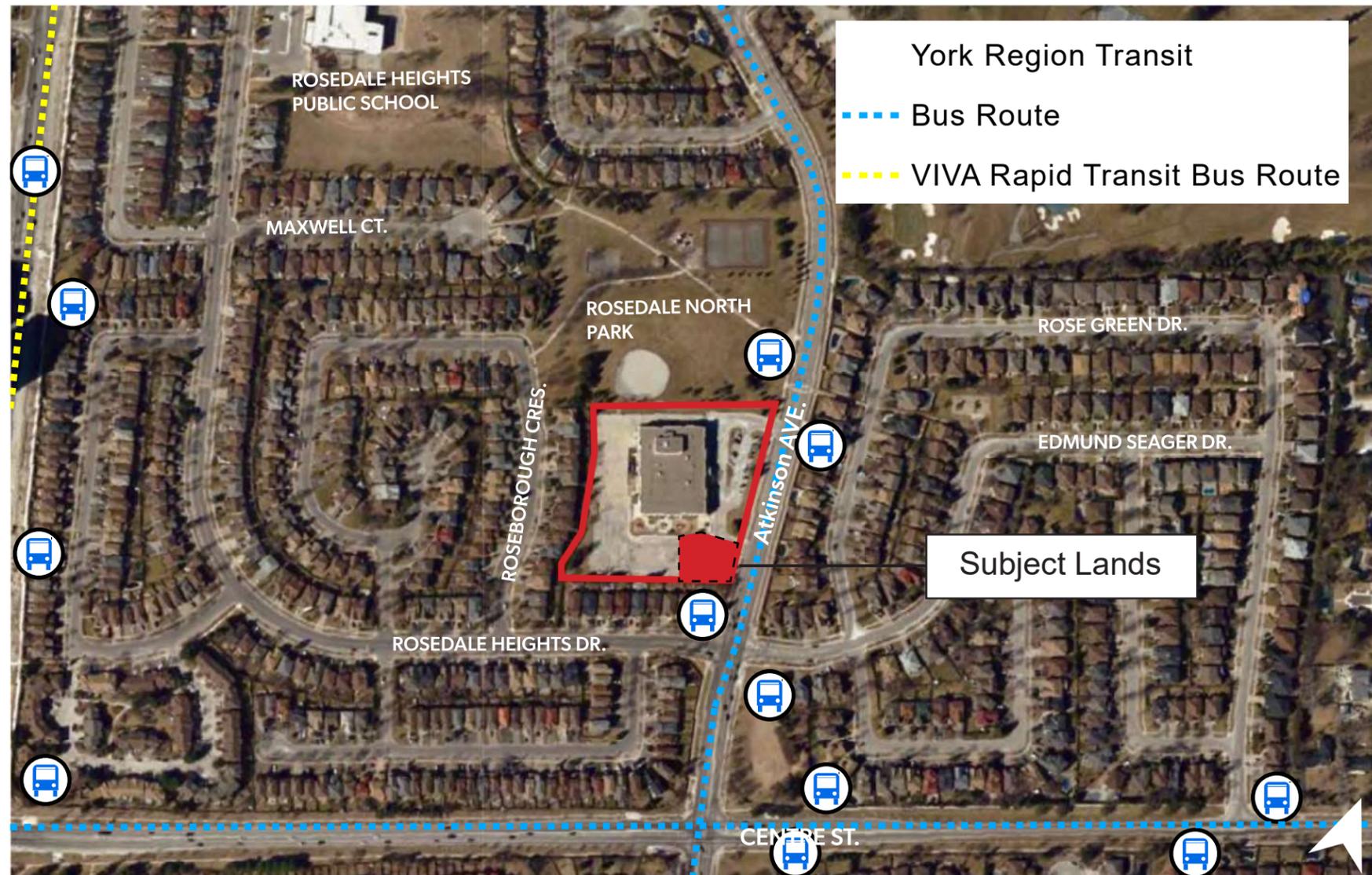
COMMITTEE OF THE WHOLE - PUBLIC MEETING
Z.19.028



300 Atkinson Inc. Development Proposal



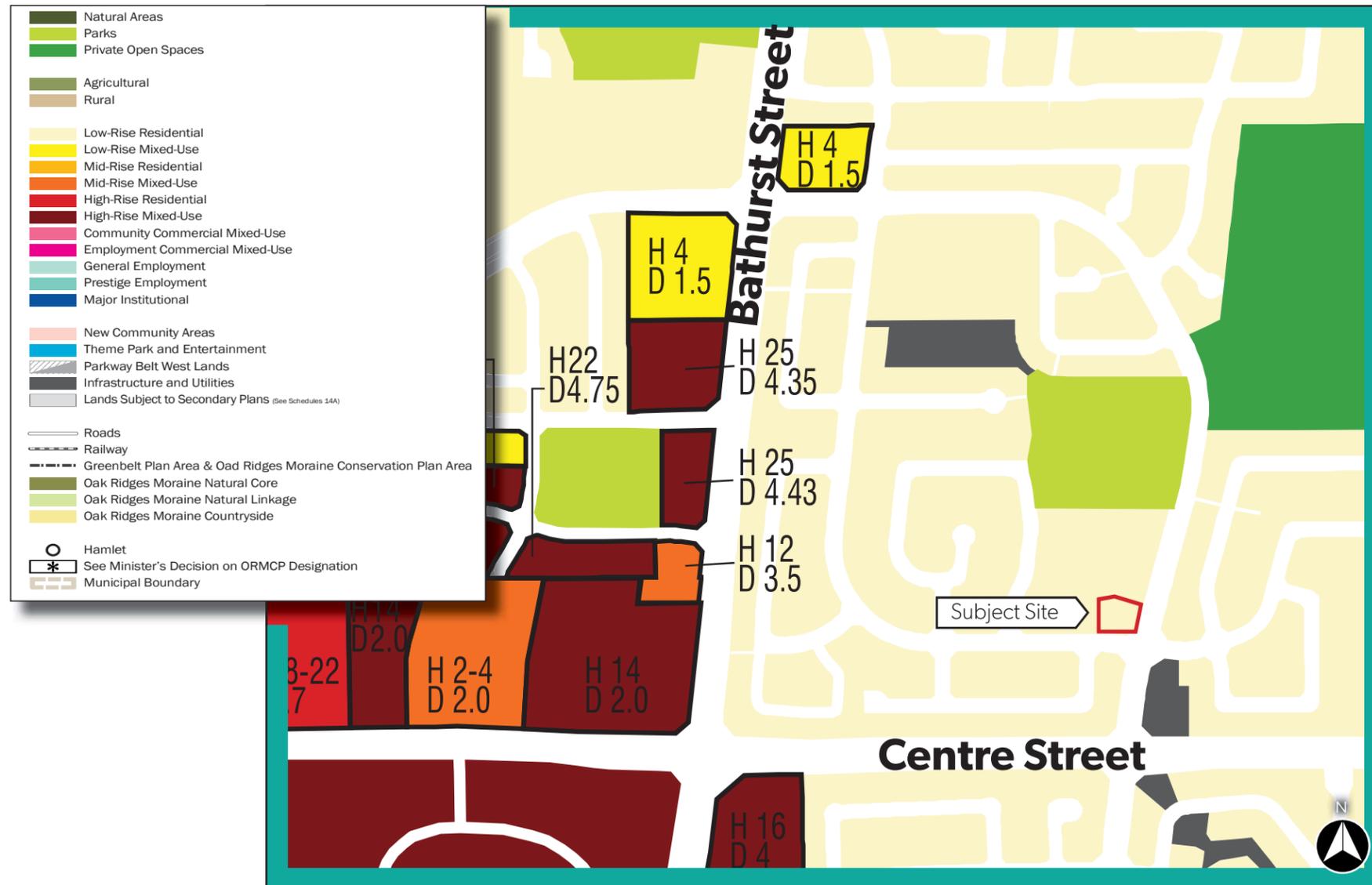
Subject Lands



- 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.



Zoning Map

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 |
| <i>Parking and servicing to be shared with 114-unit townhouse development</i> | | |

Site Plan and Statistics

Site Plan Statistics

- Total GFA: 18,183.70 m²
- 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



Elevations

North Elevation



East Elevation



Bird's Eye View



Thank You
Questions?