

**OFFICIAL PLAN AMENDMENT &
ZONING BY-LAW AMENDMENT**
City File No. OP.21.002 / Z.21.003

8265 and 8277 Islington Avenue

PUBLIC MEETING

DCFM Development Ltd.
City of Vaughan

June 1, 2021



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

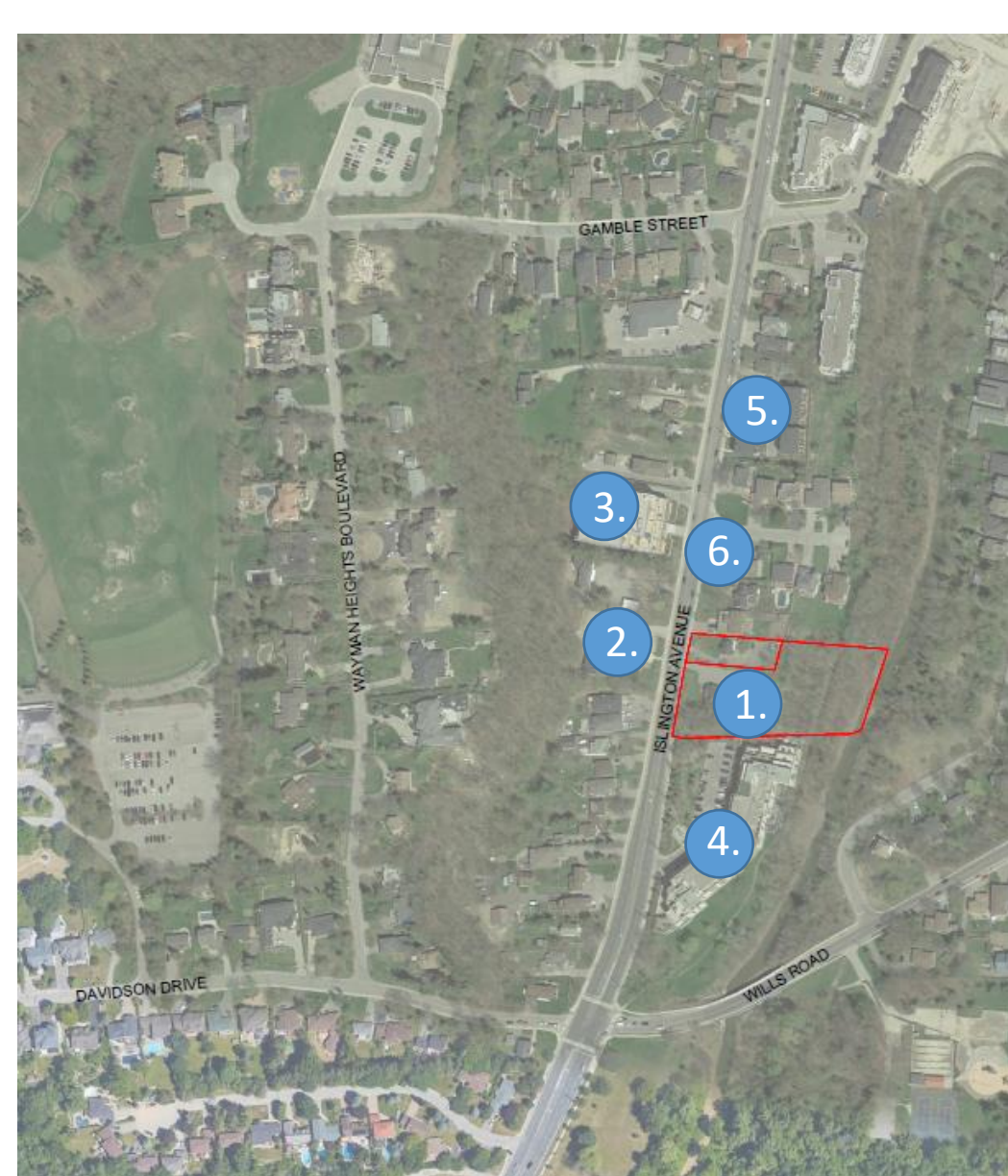
8265 and 8277 Islington Avenue

- Located on the east side of Islington Avenue, north of Willis Road
- Combined Area of 0.8 hectares (2.17 acres)
- 8265 Islington Avenue is vacant, 8277 Islington Avenue is occupied by a single detached dwelling



SUBJECT PROPERTY

8265 and 8277 Islington Avenue, Vaughan

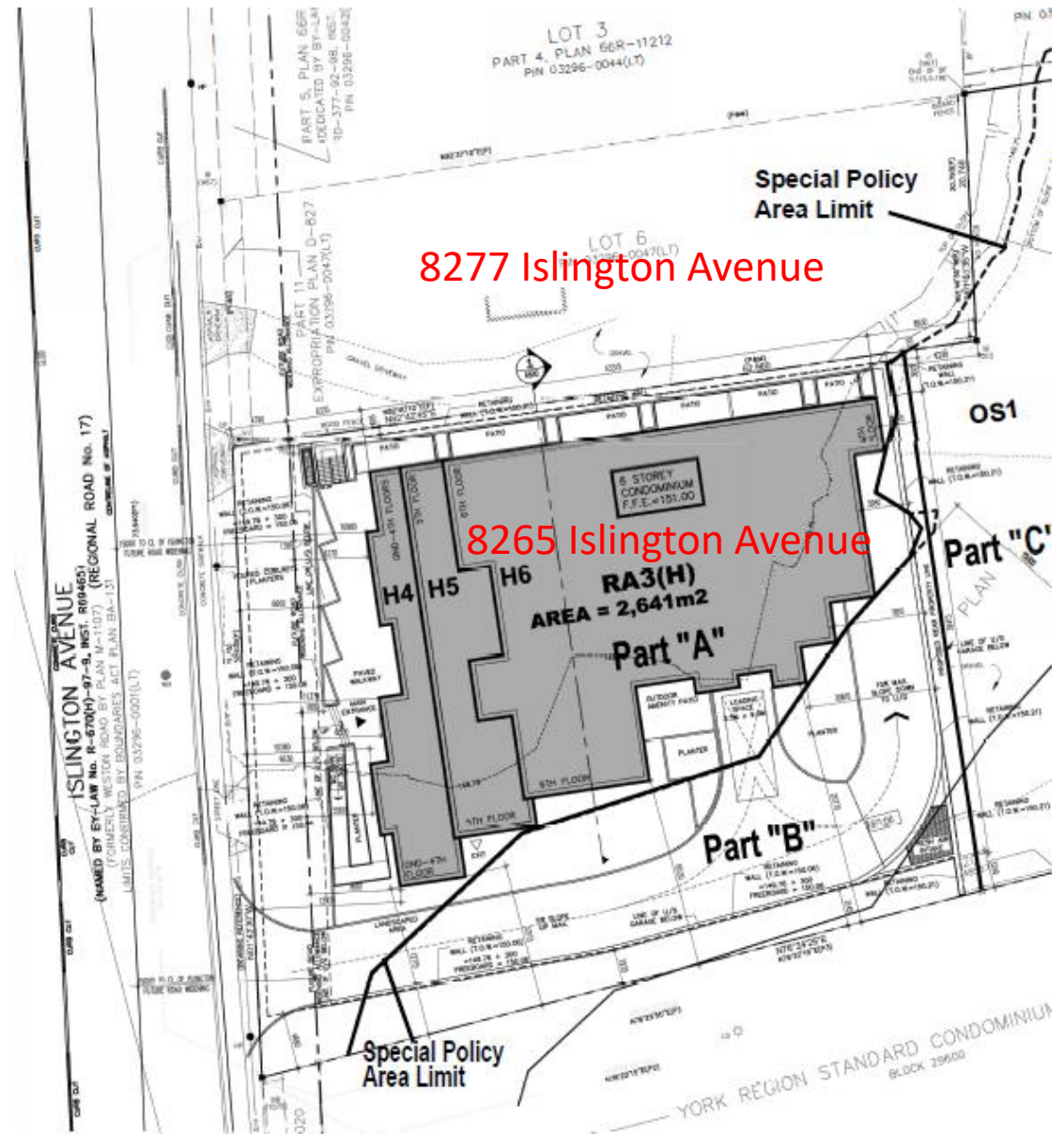


SURROUNDING CONTEXT

8265 and 8277 Islington Avenue, Vaughan

8265 Islington Avenue

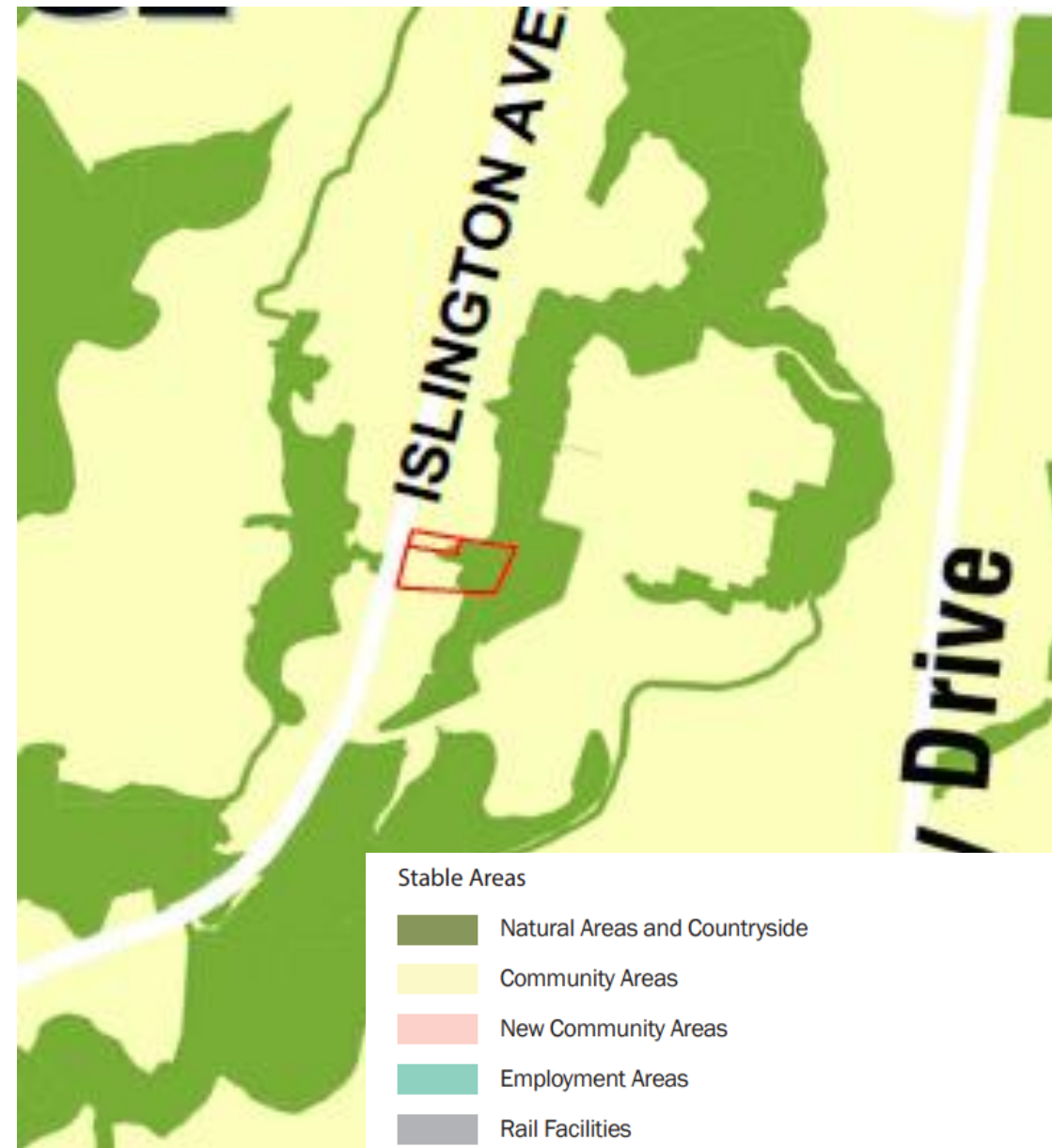
- September 2018 Settlement Hearing - LPAT approved an Official Plan and Zoning By-law Amendment for 8265 Islington Avenue
- Previous approvals included:
 - 74 residential units
 - A maximum density of 2.5 FSI
 - A maximum building height of 6 stories
 - Established an apartment built form and access onto Islington Avenue
 - Established Flood Plain Limits and Special Policy Area Limits



LPAT APPROVAL — 8265 Islington Avenue

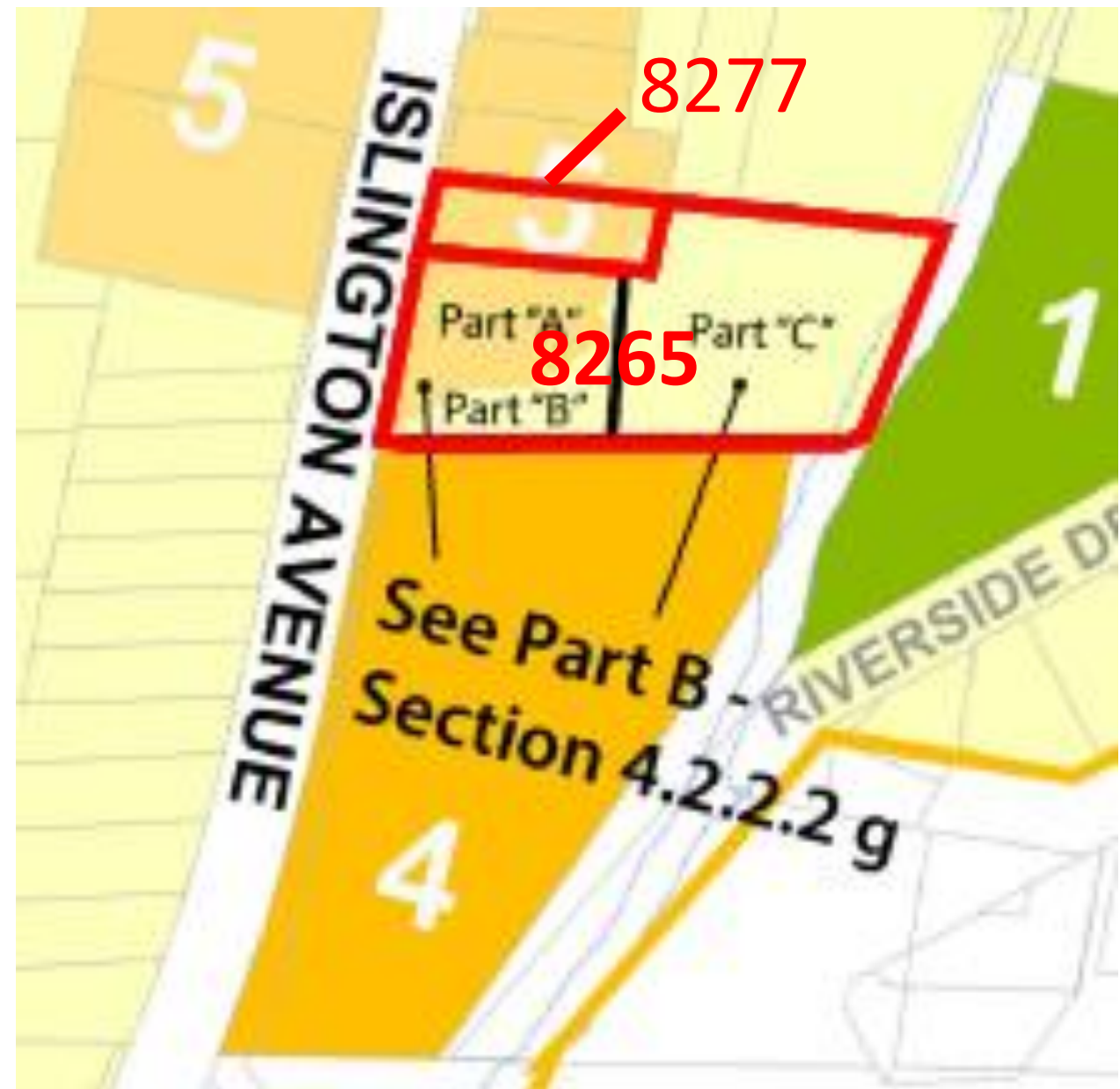
8265 and 8277 Islington Avenue, Vaughan

- Schedule 1 (Urban Structure) – **“Community Area”**. The Valleylands are subject to the **“Natural Areas and Countryside”**
- Subject Lands are located within the **Woodbridge Centre Secondary Plan**

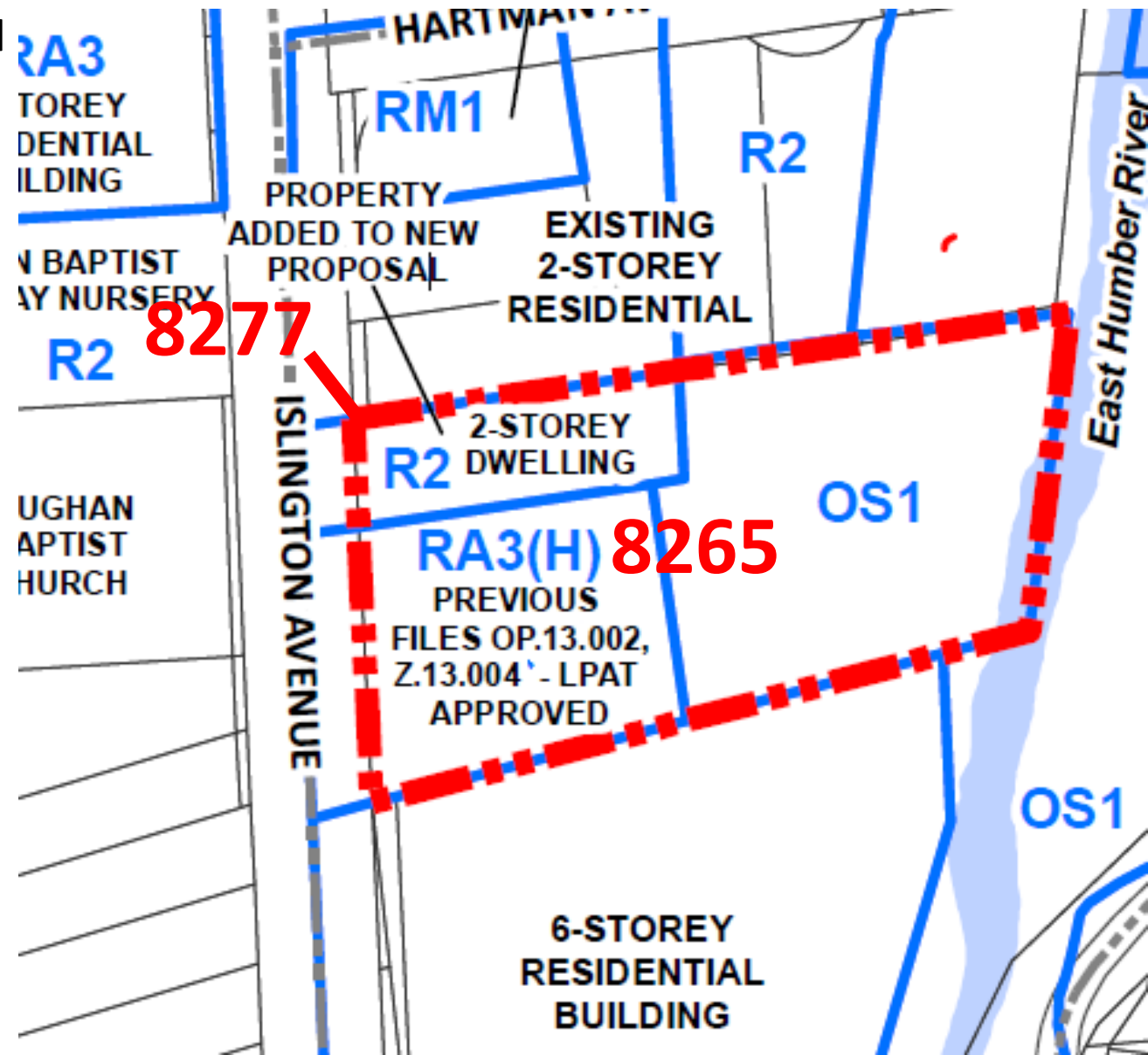


Secondary Plan Policy Framework:

- Subject Lands are designated **Low Rise Residential (2)** and **Low Rise Residential**
- 8265 Islington Avenue subdivided into 3 parts; Part A, B and C.
- 8265 Islington permits a maximum density of 2.5 FSI (Part A and B) and a maximum height of 6 storeys
- 8277 Islington permits a maximum density of 0.5 FSI and a maximum height of 3.5 storeys



- 8277 Islington Avenue is zoned “**R2-Residential**” and is subject to a site-specific exception (656), which permits a Business or Professional Office, Photography Studio and Personal Service Shop.
- 8265 Islington Avenue zoned “**RA3 – Apartment Residential**” Zone (Holding) and “**OS1 – Open Space Conservation**”.
- Zoning By-law Amendment required to rezone 8277 Islington Avenue to RA3 Zone.

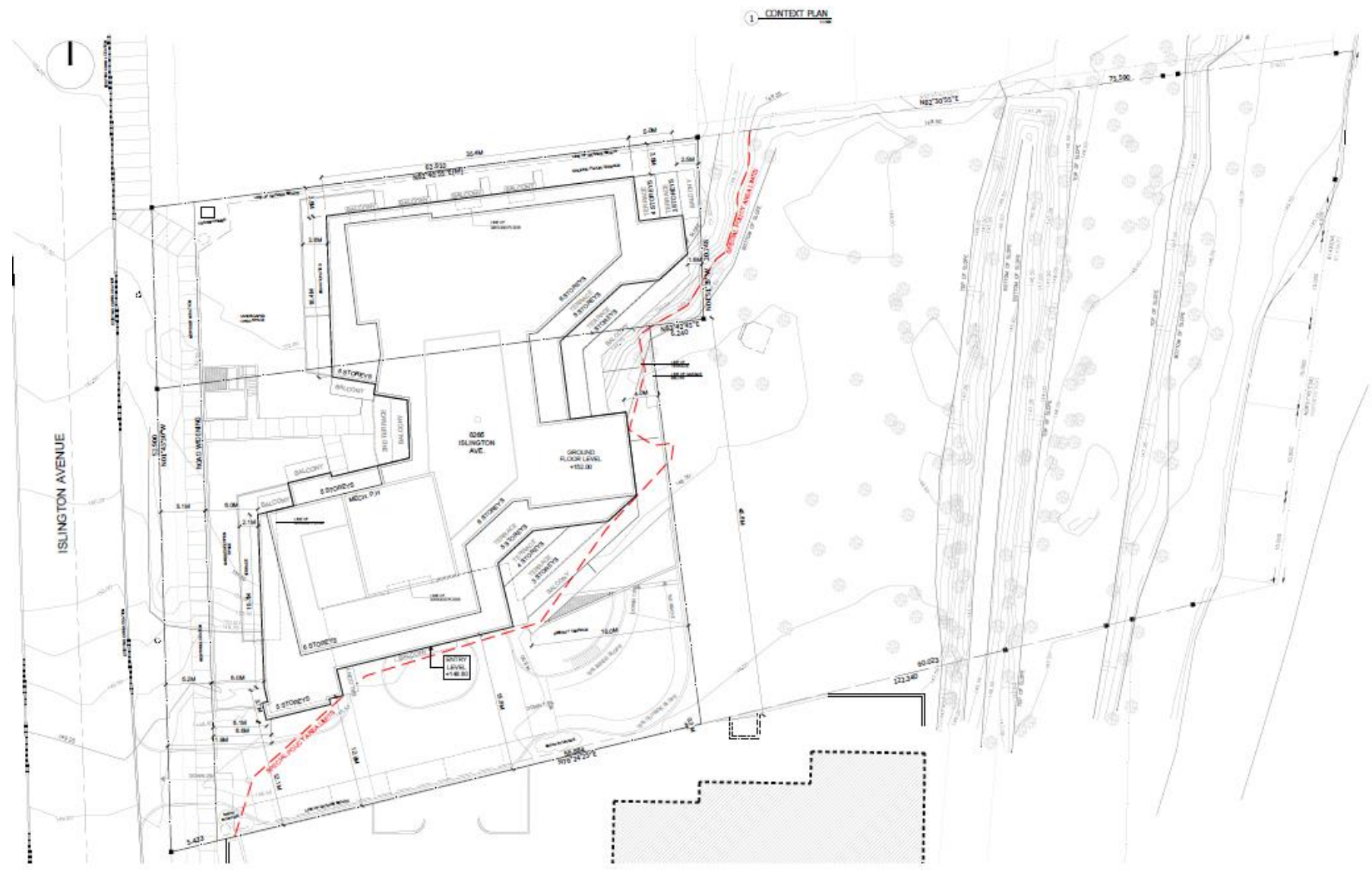


ZONING BY-LAW

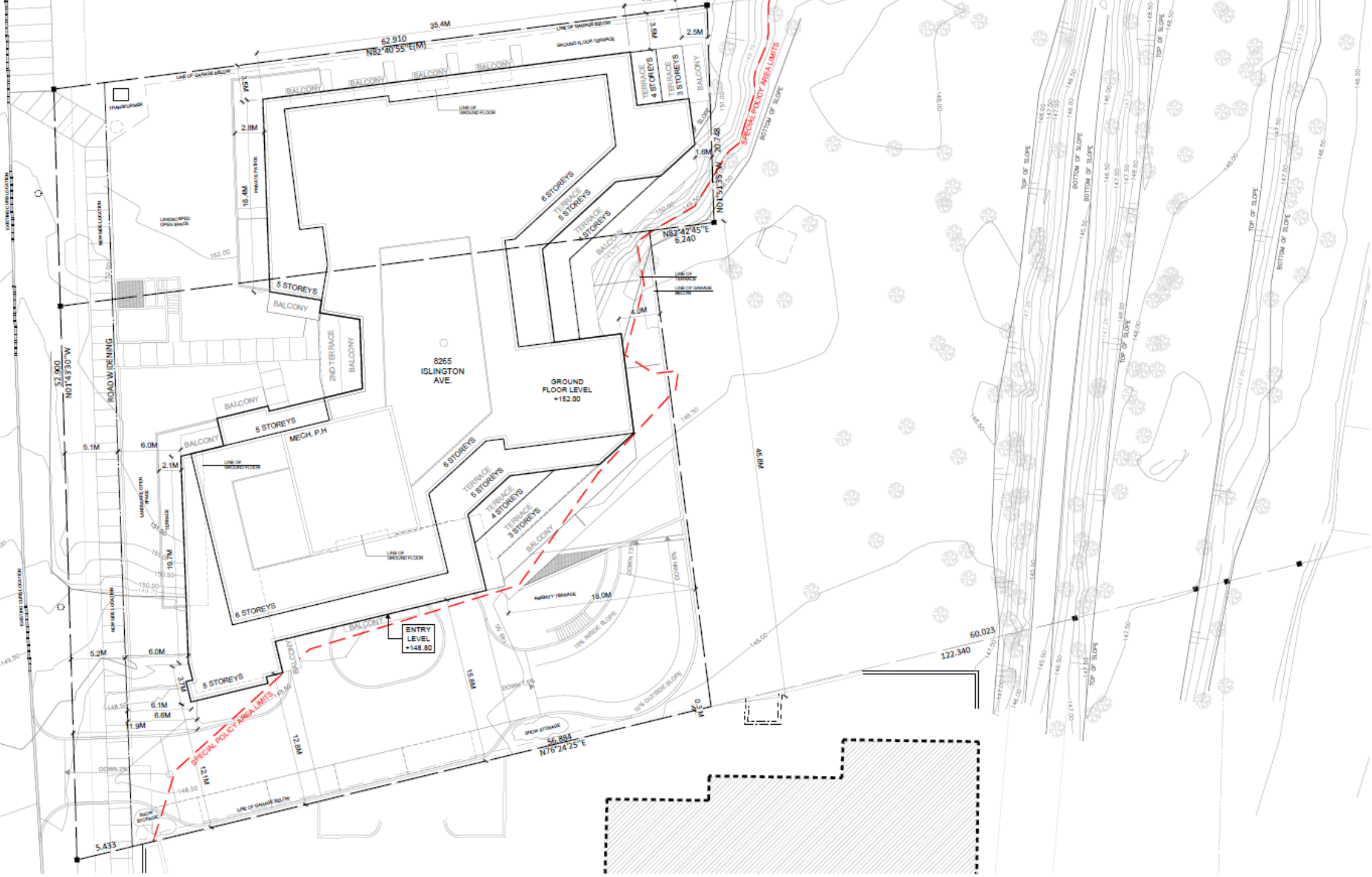
8265 and 8277 Islington Avenue, Vaughan

KEY DEVELOPMENT STATISTICS:

- 86 residential units (33 one bedroom units, 48 two bedroom units and 7 three bedroom units)
- Floor Space Index of 2.5
- Building Height of 6 storeys (21 metres)
- Maintains vehicular access in keeping with LPAT approval of 8265 Islington Avenue
- Two levels of underground parking, providing a total of 150 parking spaces.



ISLINGTON AVENUE





ISLINGTON AVENUE

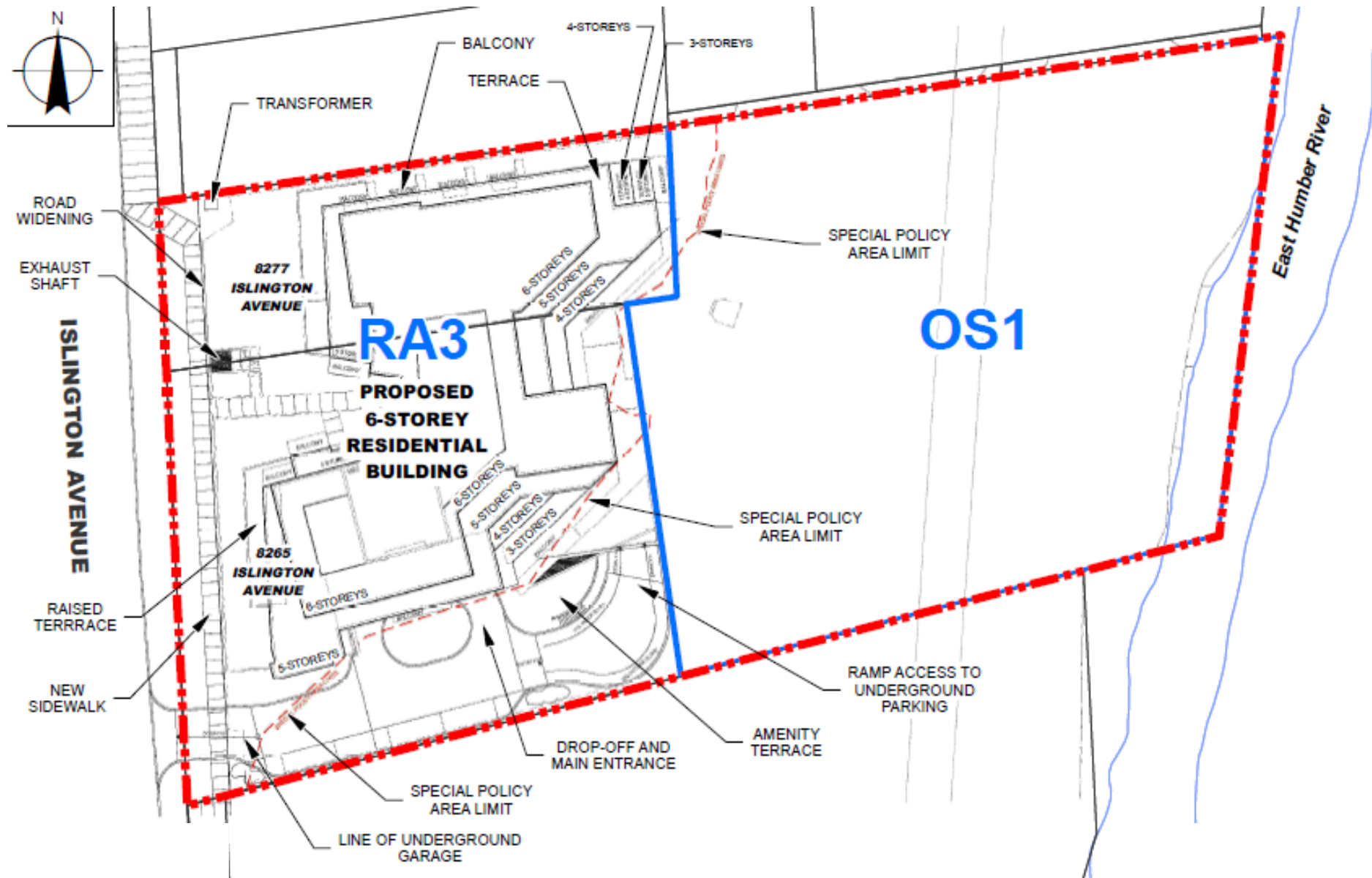
HUMBER RIVER

LEGEND

- AMENITY
- RESIDENTIAL - SUITES
- RESIDENTIAL - BALCONIES/ TERRACES
- CIRCULATION
- LOADING SPACE, MECHANICAL ROOM
- LANDSCAPE/ SOFT AREAS
(Refer to landscape drawings)



EXISTING 6 STOREY
CONDOMINIUM
BUILDING



ZONING BY-LAW AMENDMENT SCHEDULE

8265 and 8277 Islington Avenue, Vaughan



ELEVATION (ISLINGTON)

8265 and 8277 Islington Avenue, Vaughan



ELEVATION (SIDE)

8265 and 8277 Islington Avenue, Vaughan



PERSPECTIVE (ISLINGTON)

8265 and 8277 Islington Avenue, Vaughan



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