



# EXISTING CONTEXT

## Legal Description:

Part of Lot 25, Concession 6

## Municipal Address:

3911 TESTON ROAD

## Site Area (Lands subject to Application):

Total Area: 4.0266 ha

Developable Area: 3.5454 ha

## Lot Frontage:

218 m – Teston Road

196 m - Weston Road

## Existing Uses:

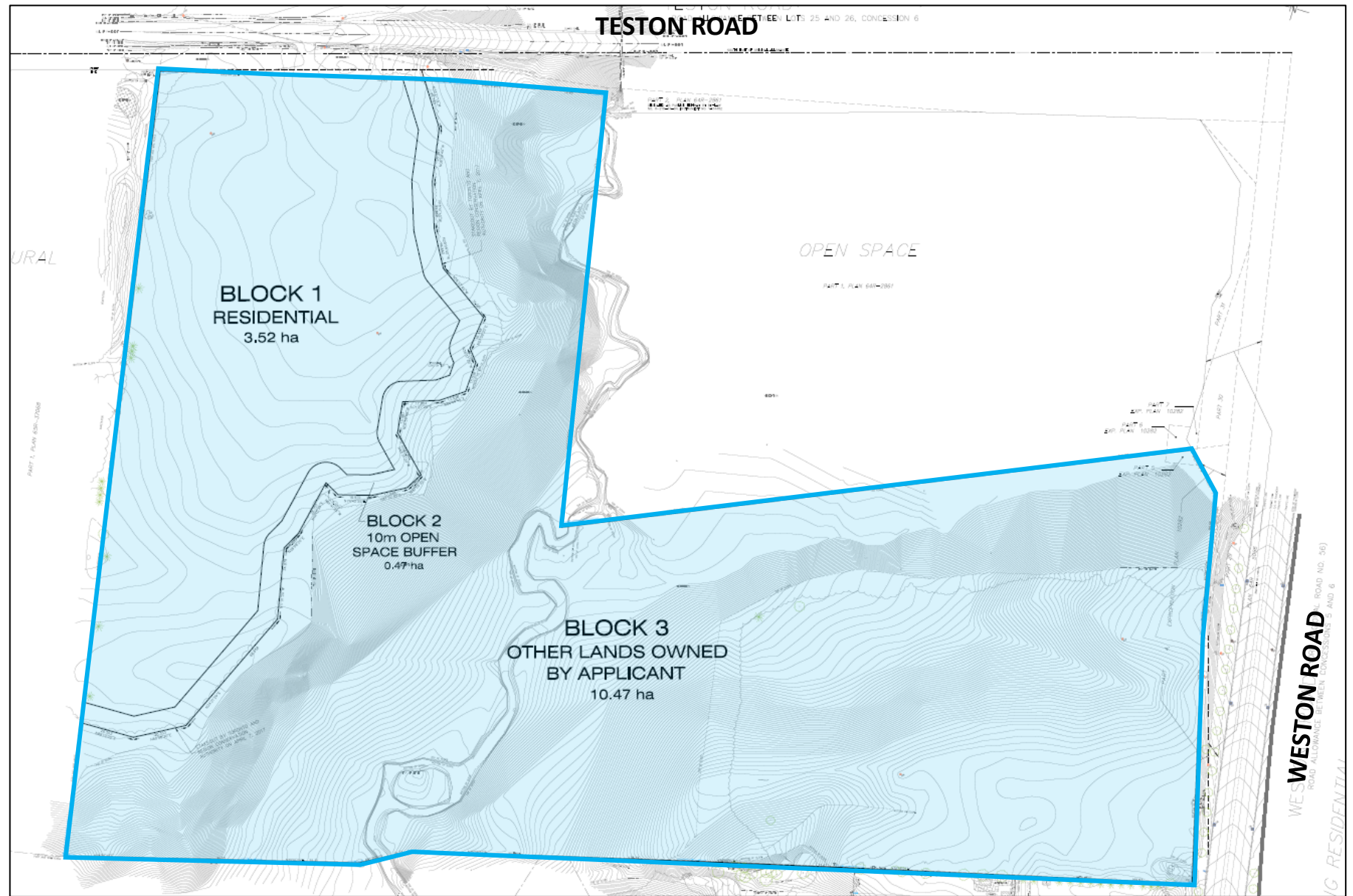
The Subject Site is currently vacant, formerly an agricultural use.



Figure 1: Aerial Map (York Maps, 2021)

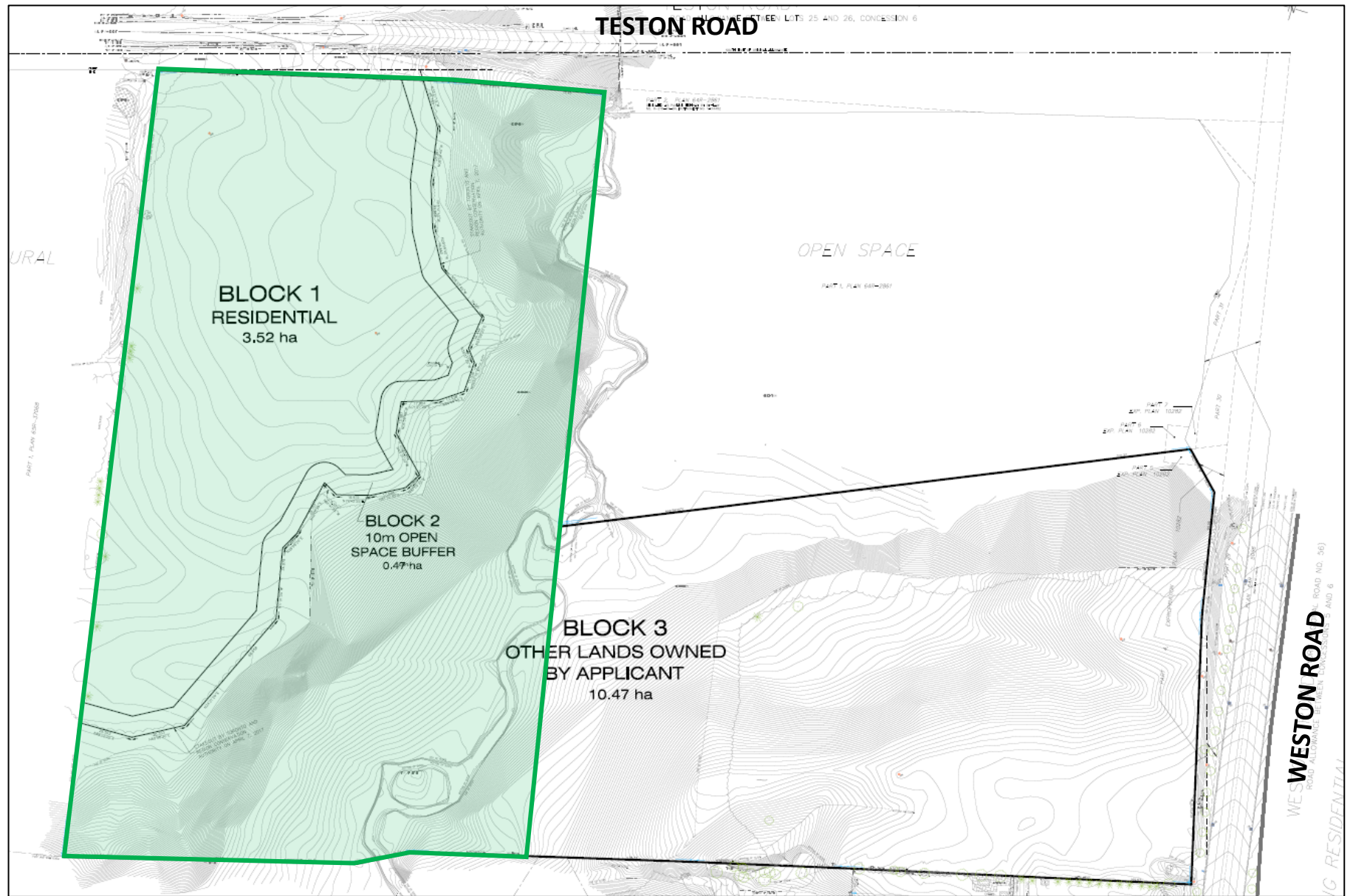
# APPLICATIONS

## Draft Plan of Subdivision Application



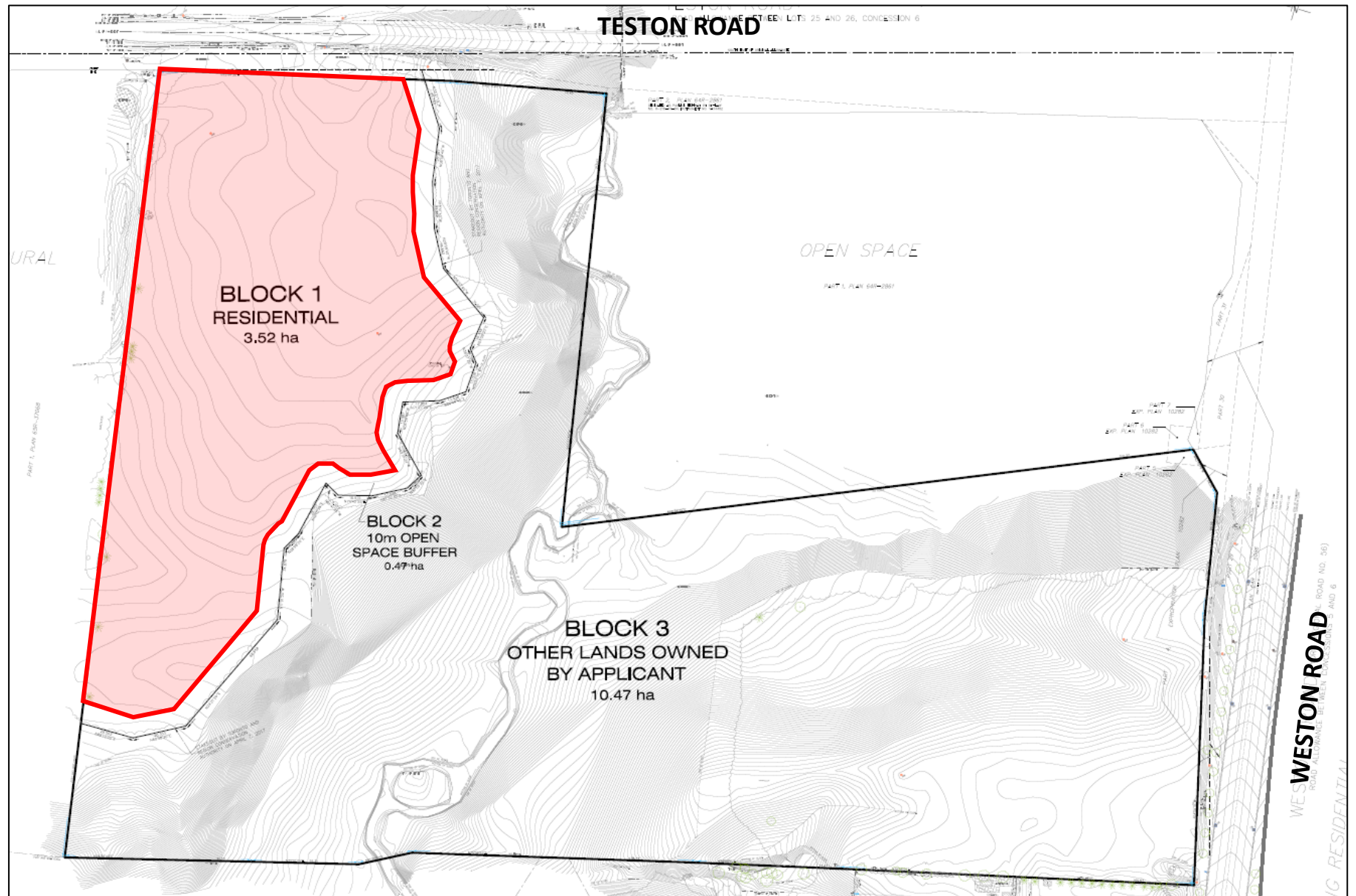
# APPLICATIONS

## Official Plan Amendment & Zoning By-law Amendment Applications



# APPLICATIONS

## Proposed Development Area



## SITE LOCATION & AREA CONTEXT

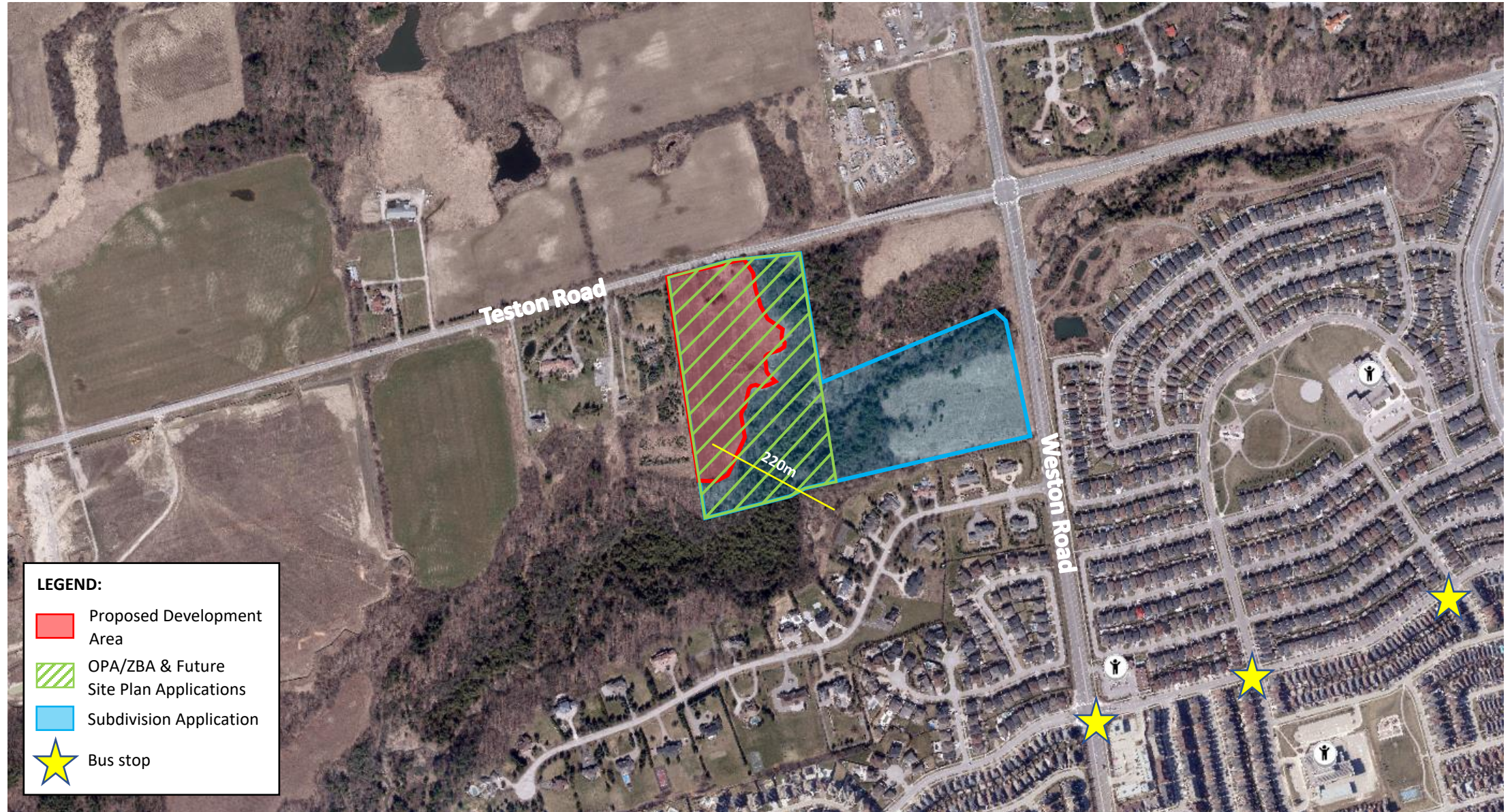


Figure 2: Context Map (York Maps, 2021)

# POLICY FRAMEWORK

## ■ Provincial Policy Statement Review (2020)

- The proposed development focuses and directs growth in a designated “Settlement Area”, as described in Section 1.1.3.
- Patterns of Land Use within “Settlement Areas” are based on densities and a mix of land uses in areas which can support and efficiently use infrastructure/public facilities.
- The proposed development promotes intensification that accommodates an increase in supply and range of housing.

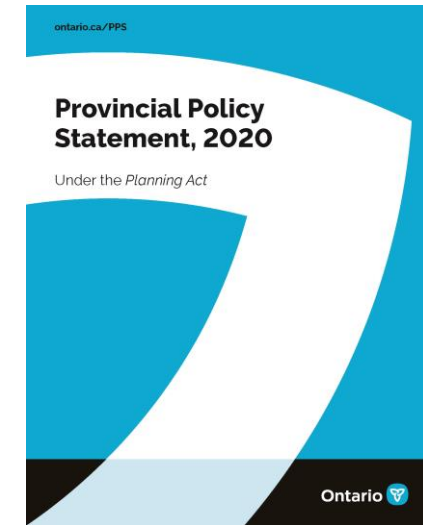


Figure 3: Provincial Policy Statement 2020

## ■ A Place to Grow – Growth Plan (2020)

- Subject Site is located within the “Built-up Area”, per Schedule 2 – A Place to Grow Concept.
- Growth and intensification is encouraged within the delineated built-up areas with existing or planned transit/public service facilities.
- The proposed development provides a range and mix of residential uses which are compatible in built form and scale to the surrounding area and is transit supportive.



Figure 4: A Place to Grow 2020

# POLICY FRAMEWORK

## ■ City of Vaughan Official Plan, 2010

- Subject Site is designated “Low-Rise Residential” and “Natural Areas” area, per Schedule 13 – Land Use.
- “Low-Rise Residential” designation permits townhouse dwellings with a maximum building height of 3 storeys and 3-6 units in a block.

## ■ Block 40/47 Area Specific Policies, Section 12.13, VOP 2010

- The Subject Site is located within the Block 40/47 Area Specific Policy, per Schedule 14-B of the VOP 2010.
- The Subject Site is designated “Low-Density Residential” and “Valley Lands”, per Schedule B – Vellore Urban Village 1 Land Use Plan to OPA 600.
- The “Low-Density Residential” land use designation does not permit townhouses as a building typology.
- The Subject OPA intends to permit a common element condominium, with townhouse building type dwelling units, including block townhouses and back-to-back townhouses, with a maximum of 10 units in a block and a total density of 41 UPH for the Subject Site.
- The overall density of Block 40/47 will be 11.4 UPH.

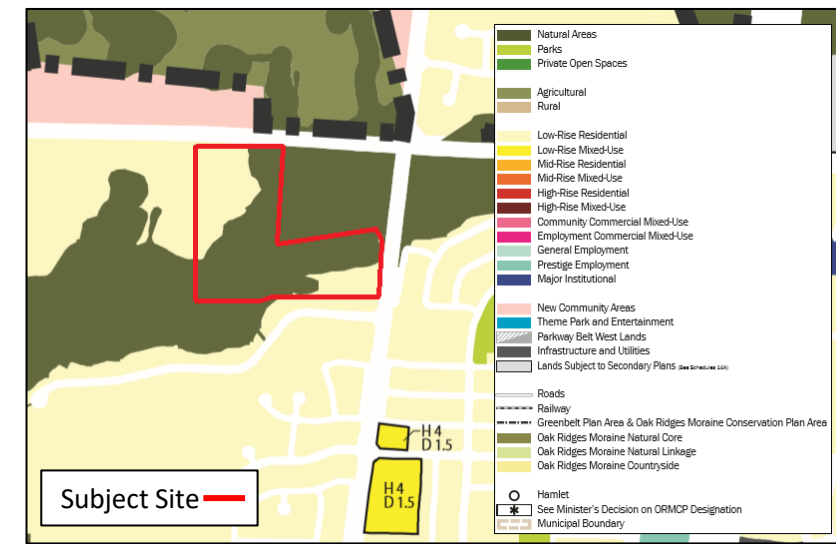


Figure 5: Schedule 13 – Land use (City of Vaughan Official Plan, 2010)

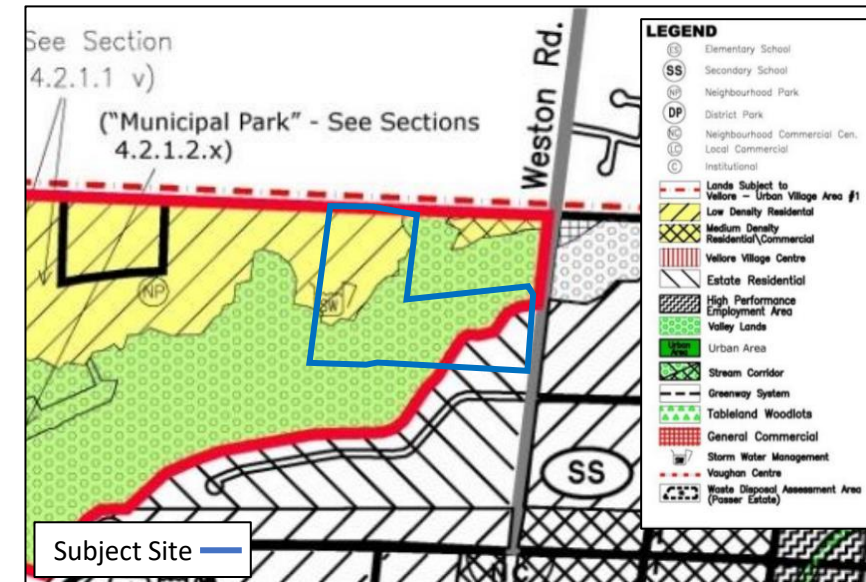


Figure 6: Schedule B – Vellore Urban Village 1 Land Use Plan (Block 40/47)



# POLICY FRAMEWORK

## City of Vaughan Zoning By-law 1-88

- Subject Site is zoned 'A – Agricultural' Zone and 'OS1 – Open Space Conservation' Zone, per Zoning By-law 1-88.
- The subject rezoning application intends to replace the current zoning categories with the 'RT1 – Residential Townhouse' Zone and 'OS1 – Open Space Conservation' Zone, with site specific exceptions, to permit the proposed development.

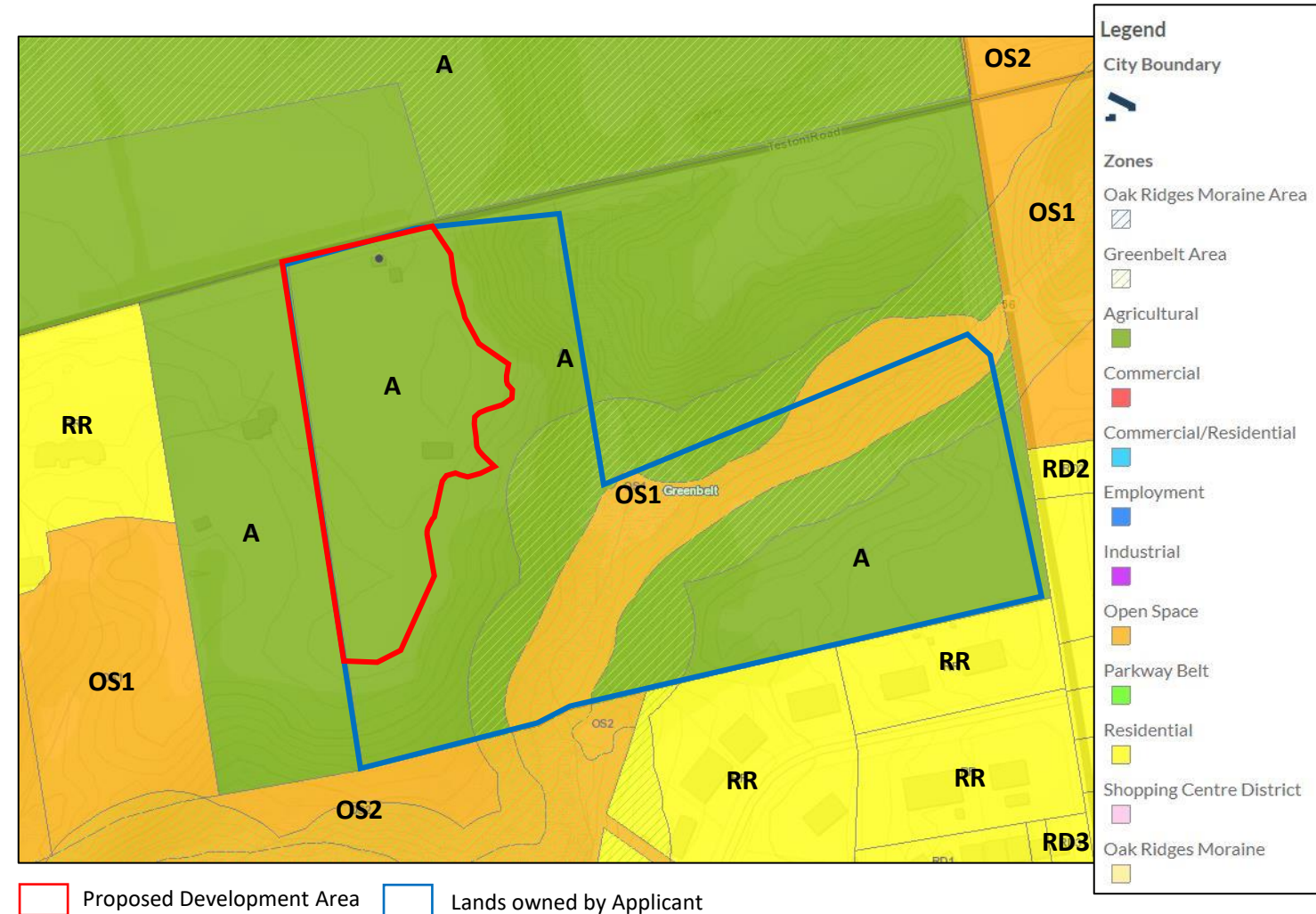


Figure 7: City of Vaughan Zoning By-law 1-88 (City of Vaughan)

# DEVELOPMENT PROPOSAL



## Development Summary

<b>Total Site Area (gross)</b>	<b>4.0266 ha</b>
<b>Net Development Area</b>	<b>3.5454 ha</b>
<b>Total Residential Units</b>	<b>145 units</b>
<b>Total Residential GFA</b>	<b>2,7280 sq.m</b>
Back-to-Back TH's	9,480 sq.m
Dual Frontage TH's	4,984 sq.m
Conventional TH's (25m)	2,376 sq.m
Conventional TH's (27m)	10,440 sq.m
<b>Total Density</b>	<b>41 UPH</b>
<b>Building Coverage</b>	<b>31.98%</b>
<b>Building Height</b>	<b>3 storeys</b>
<b>Parkette/Amenity Area</b>	<b>1,686 sq.m</b>
<b>Stormwater Management Pond</b>	<b>2,162 sq.m</b>

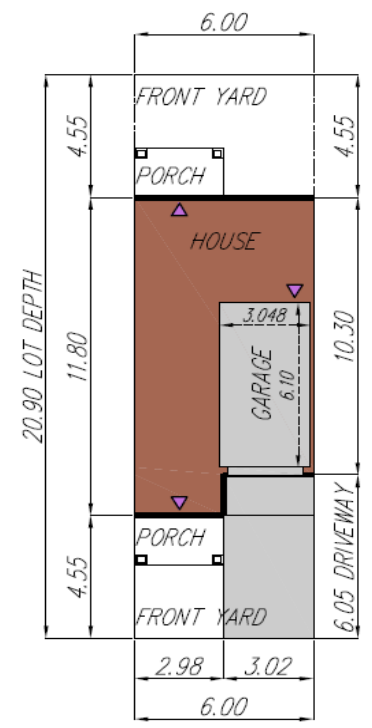
## Parking Statistics

<b>Resident Parking</b>	<b>290 spaces</b> (2 spaces/ unit)
<b>Visitor Parking</b>	<b>34 spaces</b>
<b>Accessible Parking</b>	<b>2 spaces</b>
<b>TOTAL:</b>	<b>326 spaces</b>

# UNIT TYPES



**Dual Frontage Townhouse  
3 STOREY**

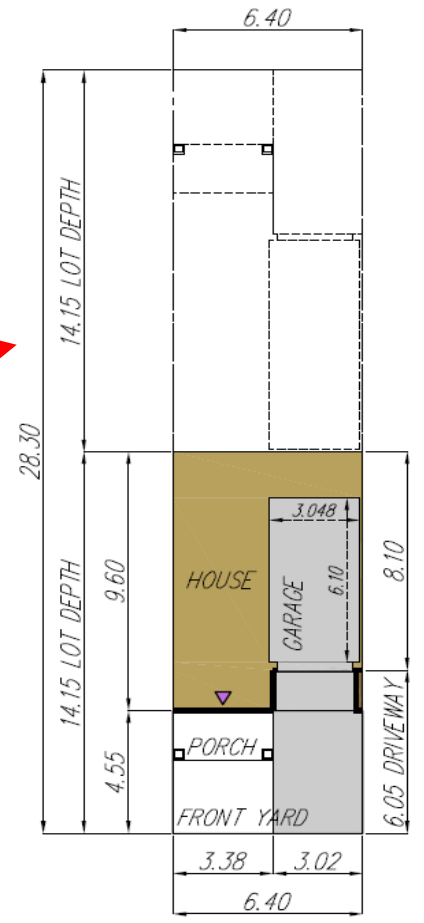


**28 Units**

# UNIT TYPES



**Back-to-Back Townhouse  
3 STOREY**

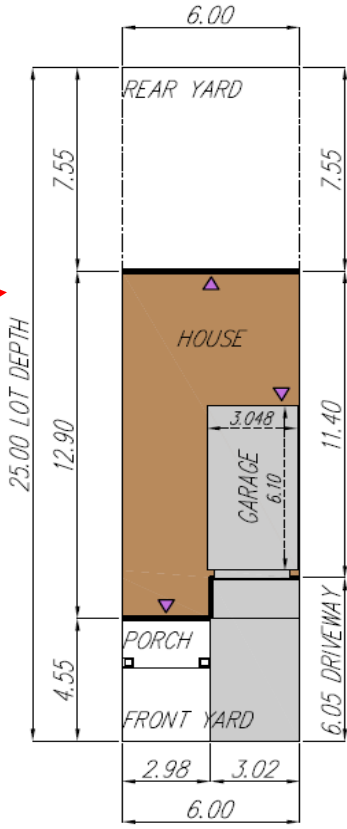


**60 Units**

# UNIT TYPES



**Conventional Townhouse (25m)  
3 STOREY**

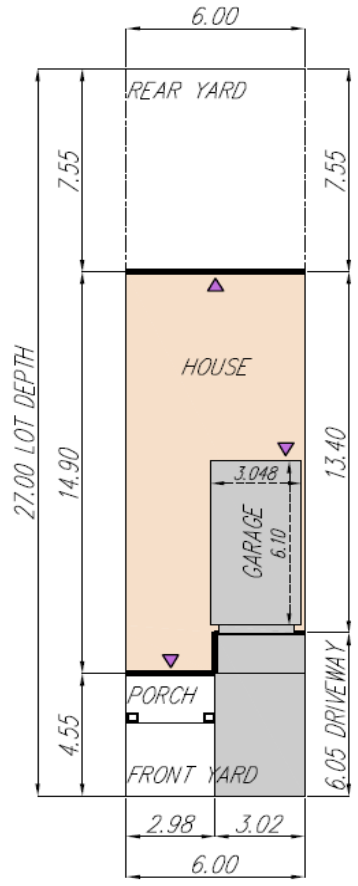


**12 Units**

# UNIT TYPES



**Conventional Townhouse (27m)  
3 STOREY**



**45 Units**

# RENDERINGS



Dual Frontage Front Elevation

# RENDERINGS



Dual Frontage Rear Elevation



# RENDERINGS



Back-to-Back Elevation

## STUDIES COMPLETED

- **Slope and Stability Assessment**, prepared by DS Consultants, dated August 31, 2021;
- **Tree Inventory & Preservation & Restoration Planting Plan Report**, prepared by Kuntz Forestry Consulting Inc., dated February 5, 2021;
- **Archaeological Assessment**, prepared by The Archaeologists Inc., dated June 24, 2020;
- **Cultural Heritage Impact Assessment**, prepared by ASI, dated December 2018;
- **Stormwater Management Report**, prepared by TMIG, dated February 2021;
- **Functional Servicing Report**, prepared by TMIG, dated February 2021;
- **Erosion and Sediment Control Report**, prepared by TMIG, dated February 18, 2021;
- **Phase 1 ESA**, prepared by Palmer, dated December 21, 2020;
- **Phase 2 ESA**, prepared by Palmer, dated November 13, 2020;
- **Transportation Mobility Plan**, prepared by TMIG, dated February 2021;
- **Noise Feasibility Study**, prepared by HGC Engineering, dated February 5, 2021;
- **Preliminary Geotechnical Investigation**, prepared by DS Consultants, dated August 25, 2020;
- **Environmental Impact Study**, prepared by Palmer, dated February 17, 2021;
- **Hydrogeological Report & Water Balance Assessment**, prepared by DS Consultants, dated February 4, 2021;
- **Infiltration Testing Report**, prepared by DS Consultants, dated February 10, 2021;
- **Meander Belt Assessment**, prepared by Palmer, dated August 6, 2020;
- **Planning and Urban Design Report**, prepared by Humphries Planning Group Inc., dated March 2021; and
- **Community Services and Facilities Study**, prepared by Humphries Planning Group Inc., dated December 2020;

**THANK YOU**