

# **STATUTORY PUBLIC MEETING – AUGUST 22, 2022**

**APPLICATION to AMEND the OFFICIAL PLAN and  
ZONING BY-LAW**

**MR. MARIO MATTEO SILVESTRO  
MR. GUIDO D'ALESIO  
2088205 ONTARIO LTD.**

**22, 24, 26, 28 and 32 JOHN STREET  
(NORTHWEST CORNER of  
JOHN STREET/CHAPEL STREET)**

**CITY FILE: OZS-2022-0035**



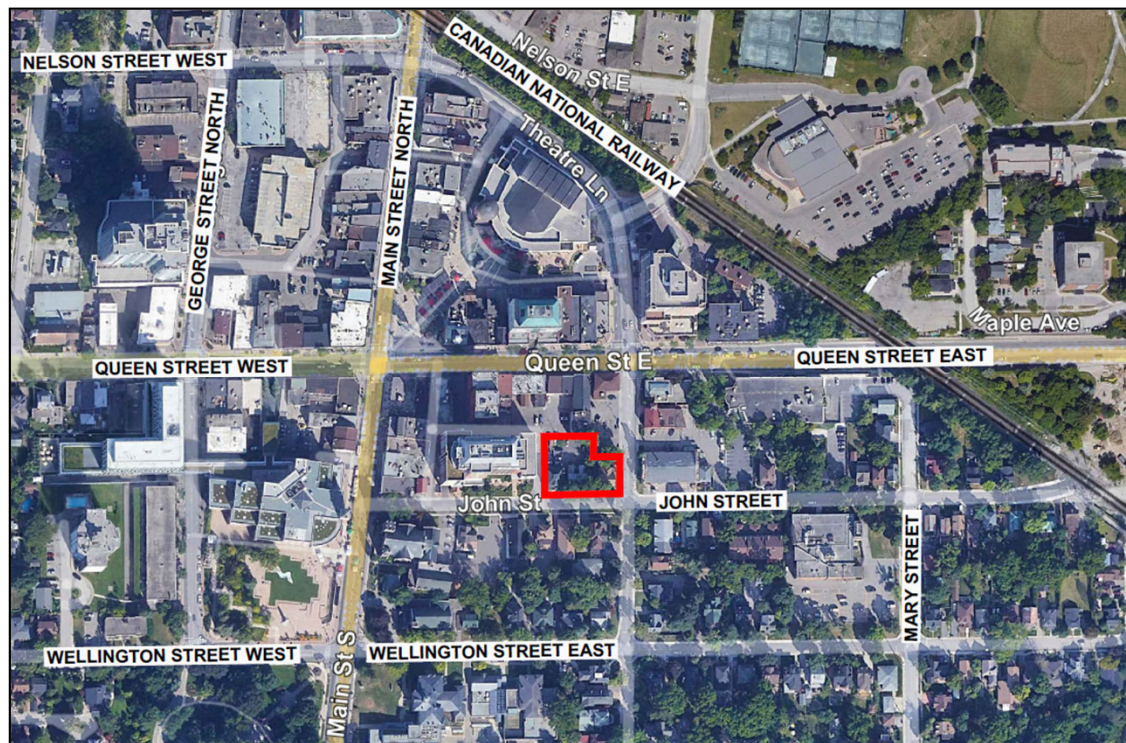
**Gagnon Walker Domes Ltd.**

21 Queen Street East, Suite 500  
Brampton, Ontario  
L6W 3P1  
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[www.gwdplanners.com](http://www.gwdplanners.com)



## SUBJECT SITE

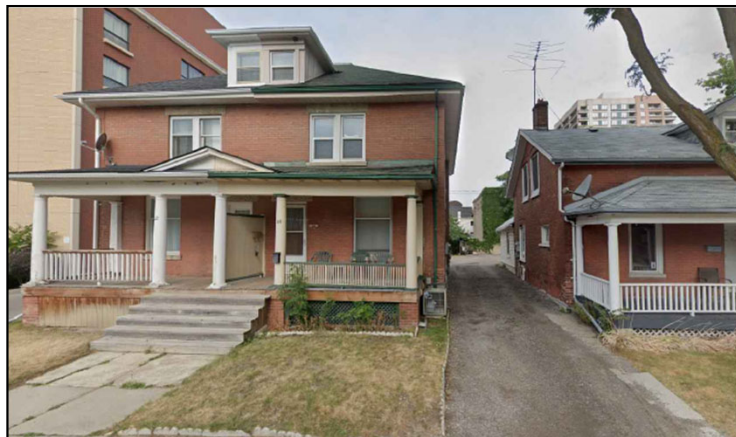


### Site Area, Lot Frontage

0.14 hectares (0.35 acres)  
46.95 metres (153.03 feet) – John Street  
21.95 metres (72.01 feet) – Chapel Street

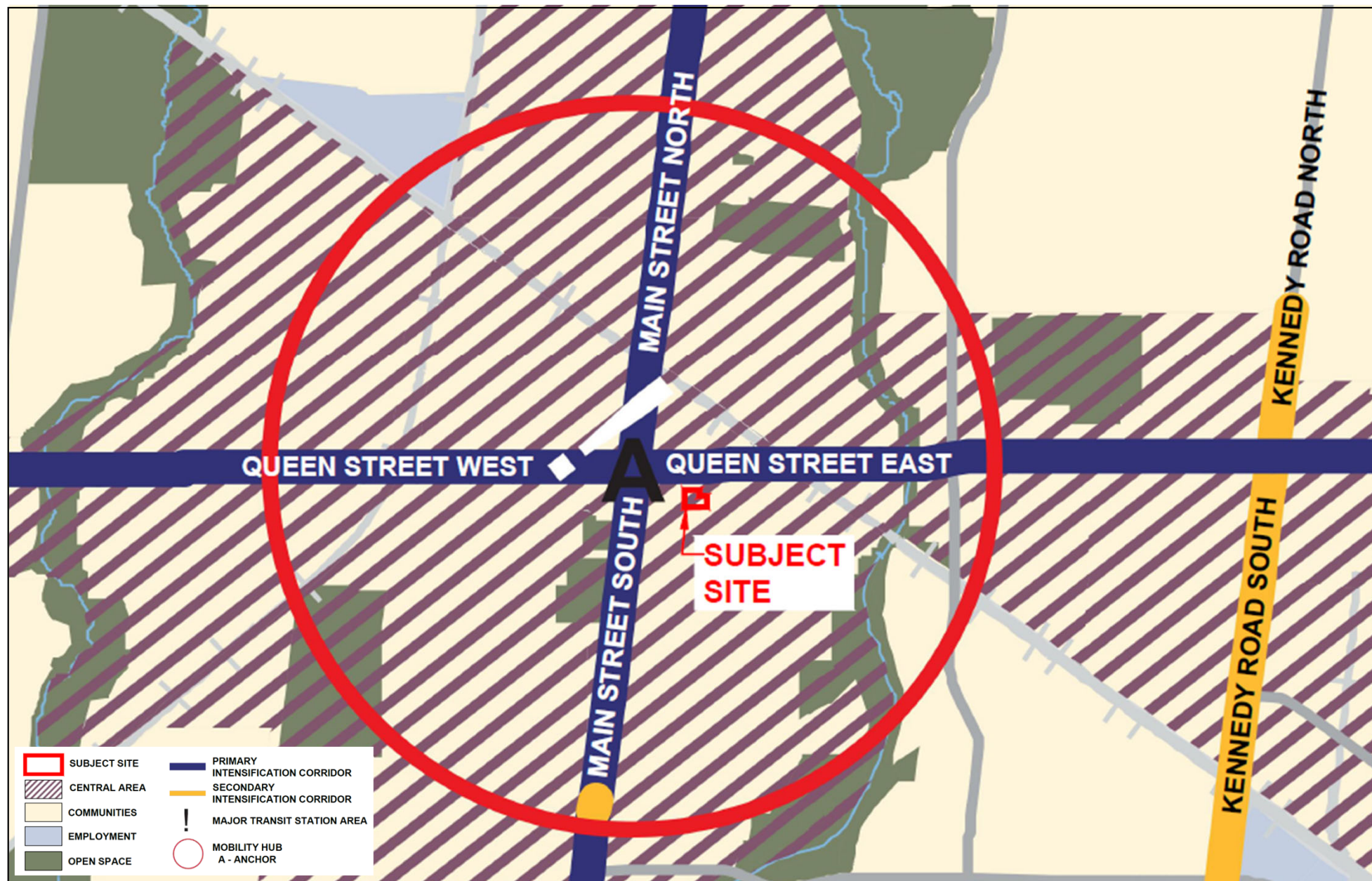
### Existing Use

Two (2) semi-detached dwellings (4 units)  
One (1) single detached dwelling



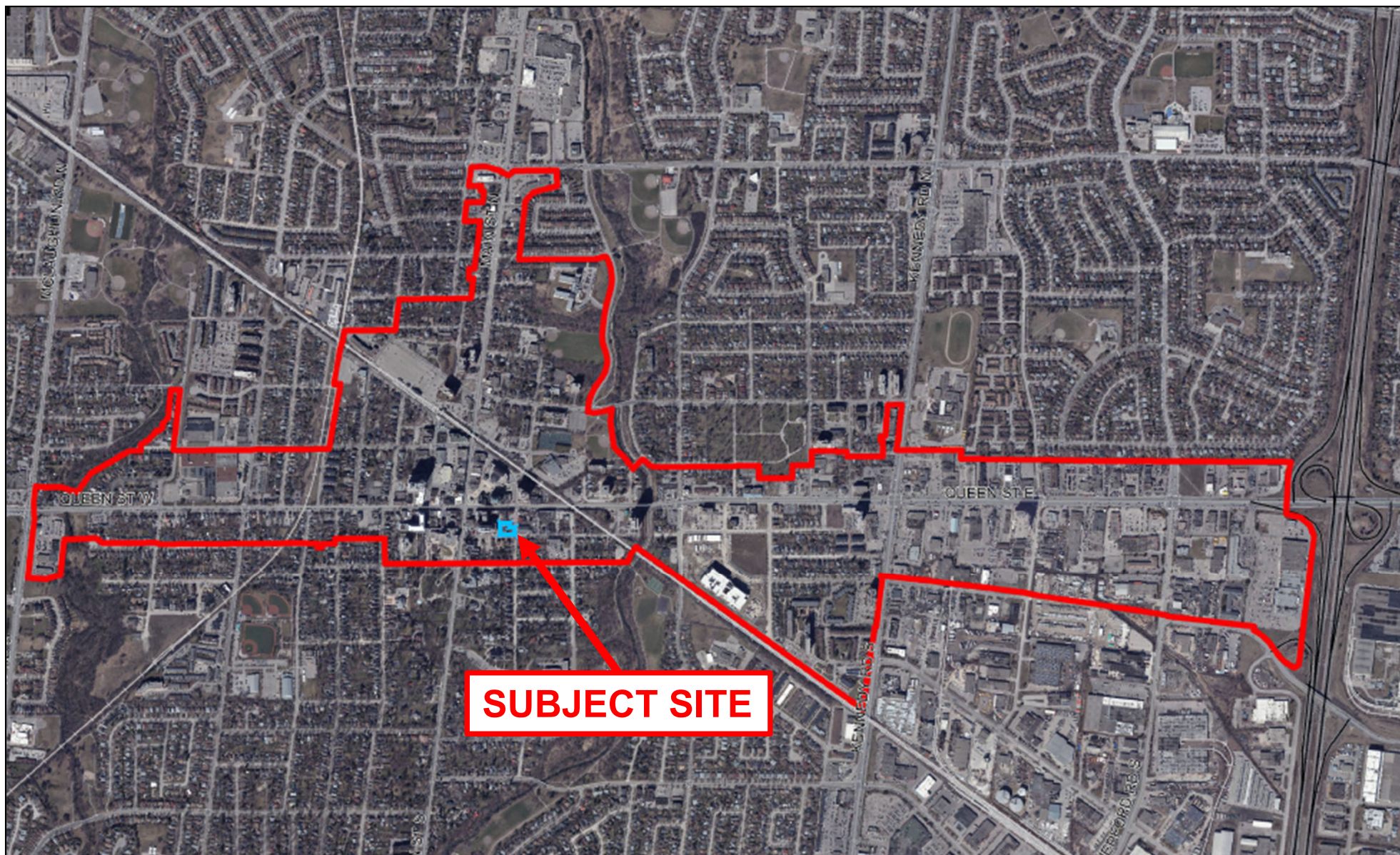


## EXTRACT FROM SCHEDULE 1 – CITY CONCEPT



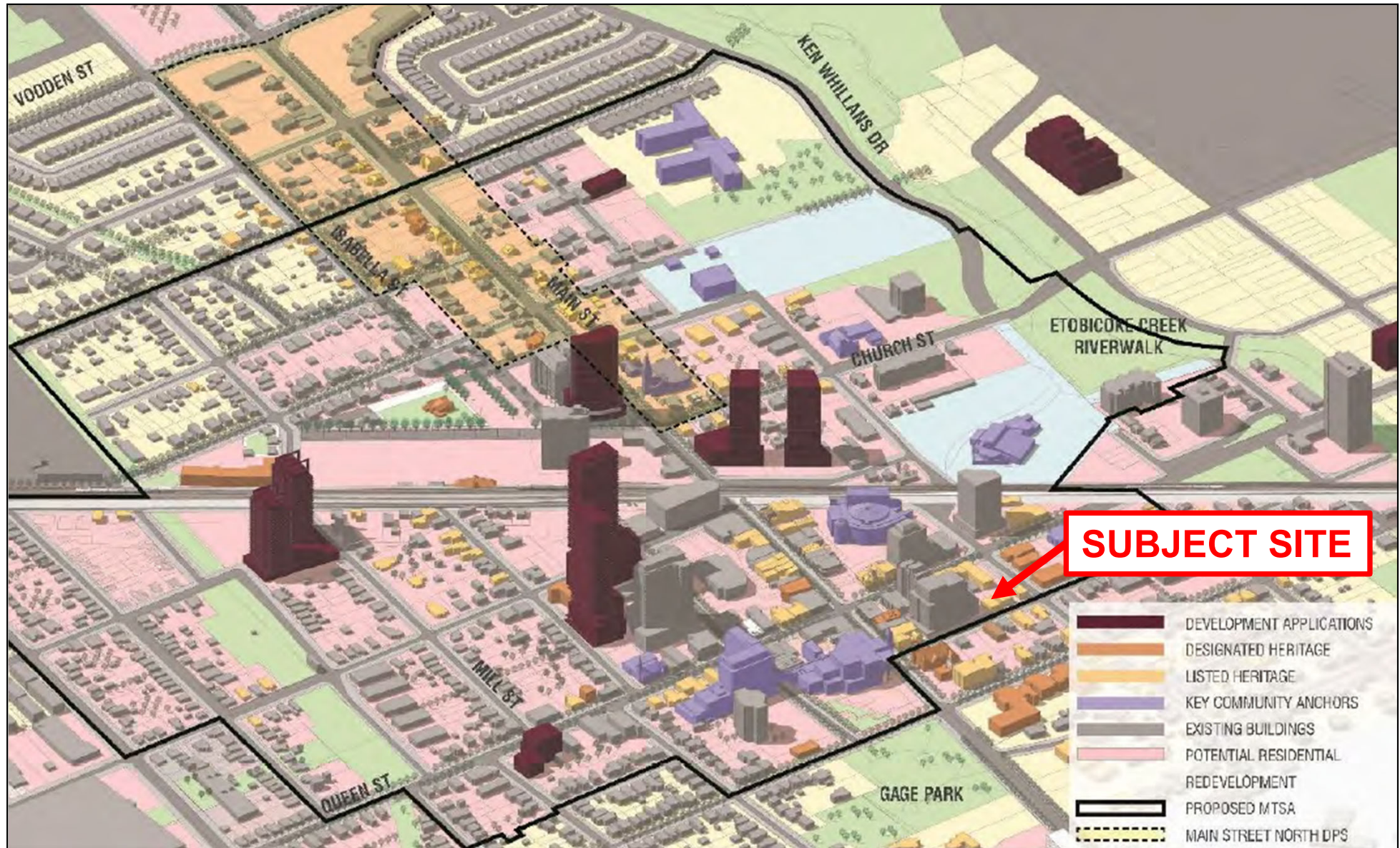


## EXTRACT FROM SCHEDULE 1A – URBAN GROWTH CENTRE





# EMERGING HIGHRISE BUILT FORM



## PRELIMINARY ARCHITECTURAL PLANS



VIEW FROM EAST CORNER



VIEW FROM NORTH



STREET VIEW FROM JOHN STREET



STREET VIEW FROM WEST CORNER

Number of Storeys – 39

Average Floor Plate – 700 to 905m<sup>2</sup>

“Market” Apartment Units – 276

Student Residences – 77 (254 Beds)

- 2 Bedroom – 27 (54 Beds)
- 4 Bedroom – 50 (200 Beds)

Ground Floor Commercial – 100m<sup>2</sup>

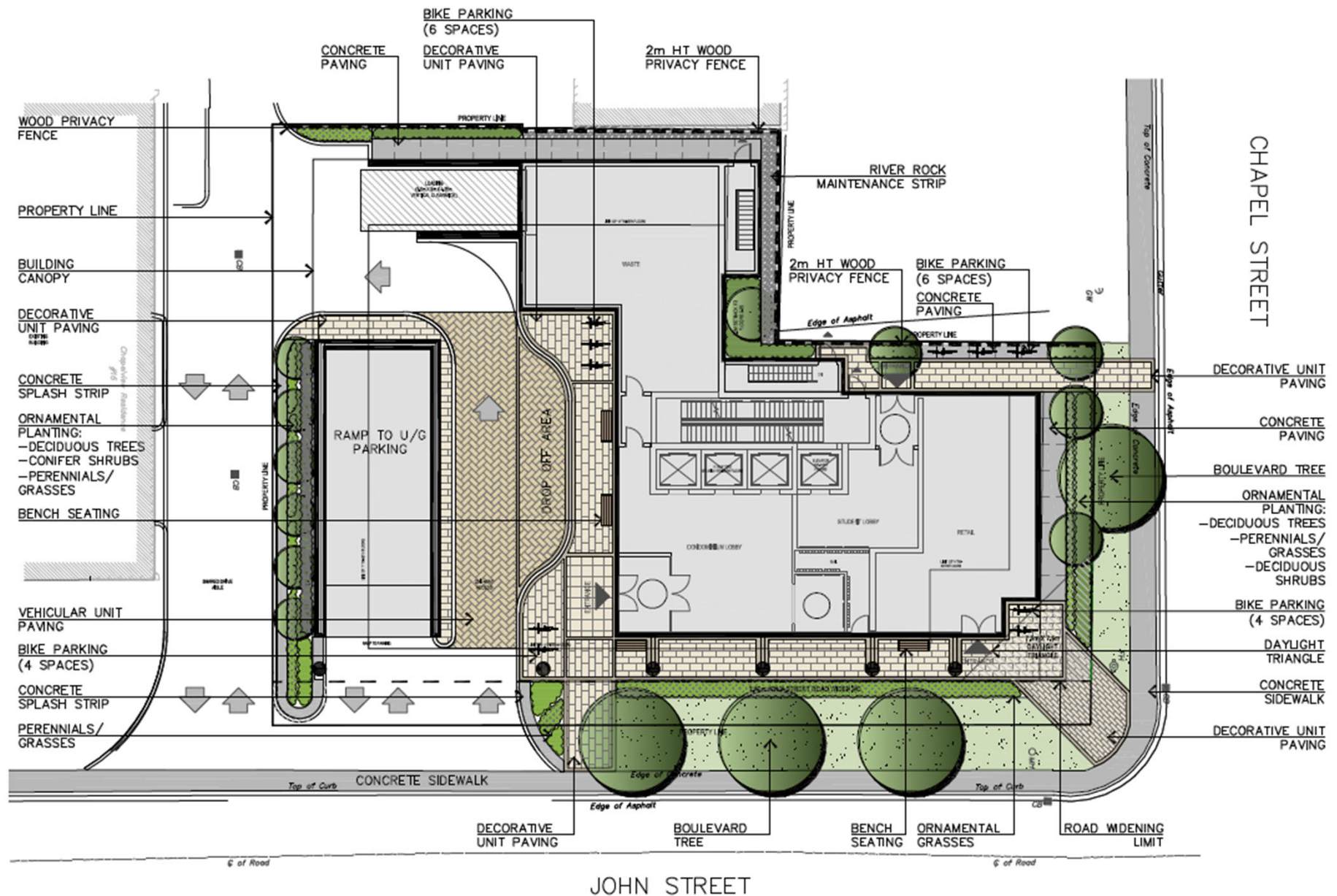
Floor Space Index (FSI) – 21.71

Site Coverage – 71.36%

Parking Supply

- Vehicular – 78 (4 Accessible)
- Loading – 1

# PRELIMINARY LANDSCAPE MASTER PLAN





# APPLICATION TECHNICAL STUDIES, REPORTS, PLANS

- 1) Boundary and Topographic Plan of Survey
- 2) Architectural Plans
- 3) Urban Design Brief
- 4) Shadow Study
- 5) Arborist Report
- 6) Tree Inventory and Removals Plan
- 7) Preliminary Landscape and Amenity Plans
- 8) Functional Servicing Report
- 9) Site Servicing, Grading, and Drainage Plans
- 10) Heritage Impact Assessment
- 11) Transportation Impact Study
- 12) Archaeological Assessment
- 13) Environmental Site Assessment
- 14) Wind Study
- 15) Planning Justification Report
- 16) Sustainability Score and Summary
- 17) Draft Official Plan and Zoning By-law Amendments

# THANK YOU