

# STATUTORY PUBLIC MEETING – NOVEMBER 28, 2022

**APPLICATION to AMEND the ZONING BY-LAW and  
DRAFT PLAN of SUBDIVISION**

**2872374 ONTARIO INC.**

**1206 STEELES AVENUE WEST  
BLOCKS 7, 8, REGISTERED PLAN 43M-1746  
PART OF BLOCK 319, REGISTERED PLAN 43M-1707**

**CITY FILE: OZS-2022-0037**

**Gagnon Walker Domes Ltd.**

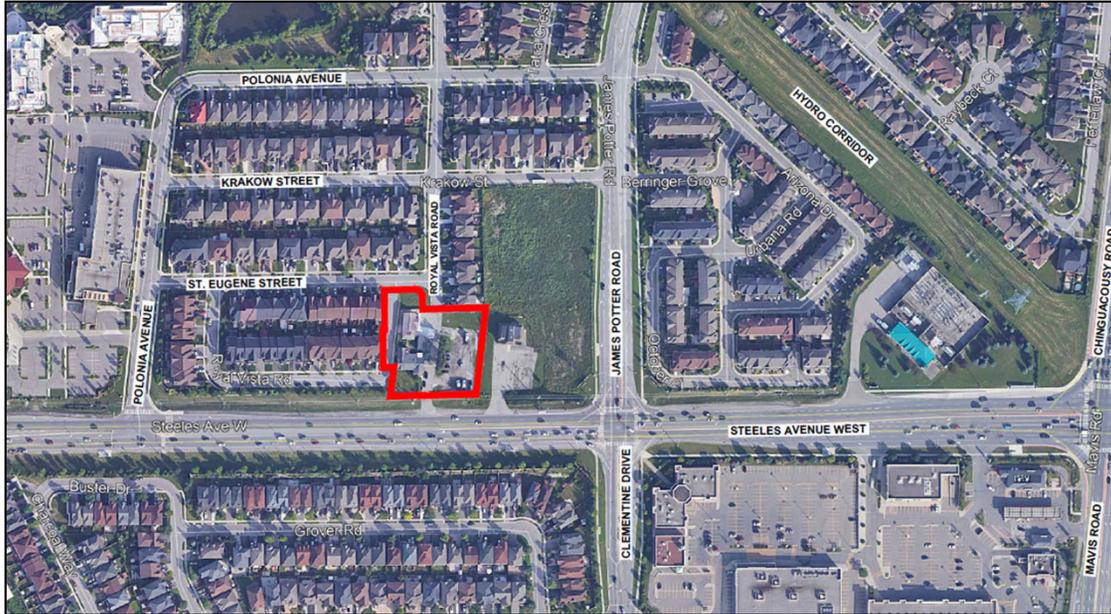
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# SUBJECT SITE and CONTEXT



## Site Area

0.448 hectares (1.109 acres)

## Frontage

61 metres (200 feet) – Steeles Avenue West

## Existing Use

Single detached dwelling, accessory structure.

No significant vegetation, small number of trees centered along the driveway and property limits.

Reserve Blocks used as a temporary road associated with subdivision to the west.

## Altone/Greccap Community

Forms part of the “Altone/Greccap Community” which was comprehensively planned and developed in the mid-2000s.

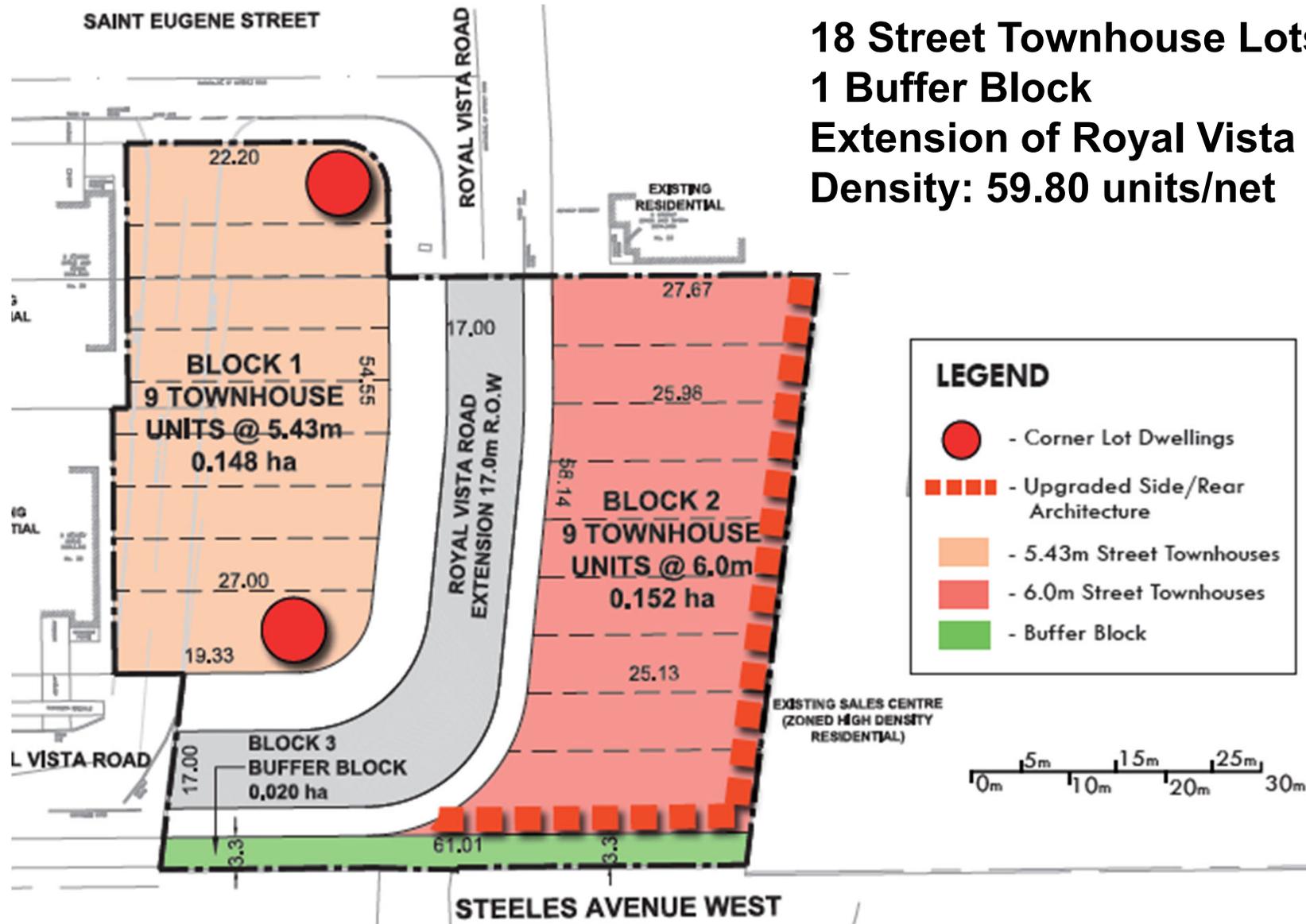
With the exception of the subject site and the property to the east the community has been sufficiently built out.





# PROPOSED DRAFT PLAN of SUBDIVISION

18 Street Townhouse Lots  
1 Buffer Block  
Extension of Royal Vista Road  
Density: 59.80 units/net







## DEVELOPMENT VISION and PRECEDENT IMAGES



Intended to be compatible with the host neighbourhood, units do not need to be identical to the existing building stock. Final unit design, selection of building colours and materials will be subject to the City's Architectural Control Process.



# APPLICATION TECHNICAL STUDIES, REPORTS, PLANS

- 1) Boundary and Topographic Plan of Survey
- 2) Draft Plan of Subdivision
- 3) Draft Zoning By-law Amendment
- 4) Planning Justification Report
- 5) Sustainability Score and Summary
- 6) Public Consultation Strategy
- 7) Urban Design Brief
- 8) Arborist Report
- 9) Tree Inventory and Preservation Plan
- 10) Preliminary Landscape Plan
- 11) Functional Servicing Report
- 12) Site Servicing, Grading, and Drainage Plans
- 13) Transportation Impact Study
- 14) Preliminary Environmental Noise Study
- 15) Environmental Site Assessments
- 16) MECP Record of Site Condition

# THANK YOU