

6020 Winston Churchill Blvd

Planning Committee – OPA and
ZBLA Applications

May 8, 2023



We have read the staff report and all appendices

We accept and agree with the staff recommendation

We respectfully ask for Committee approval

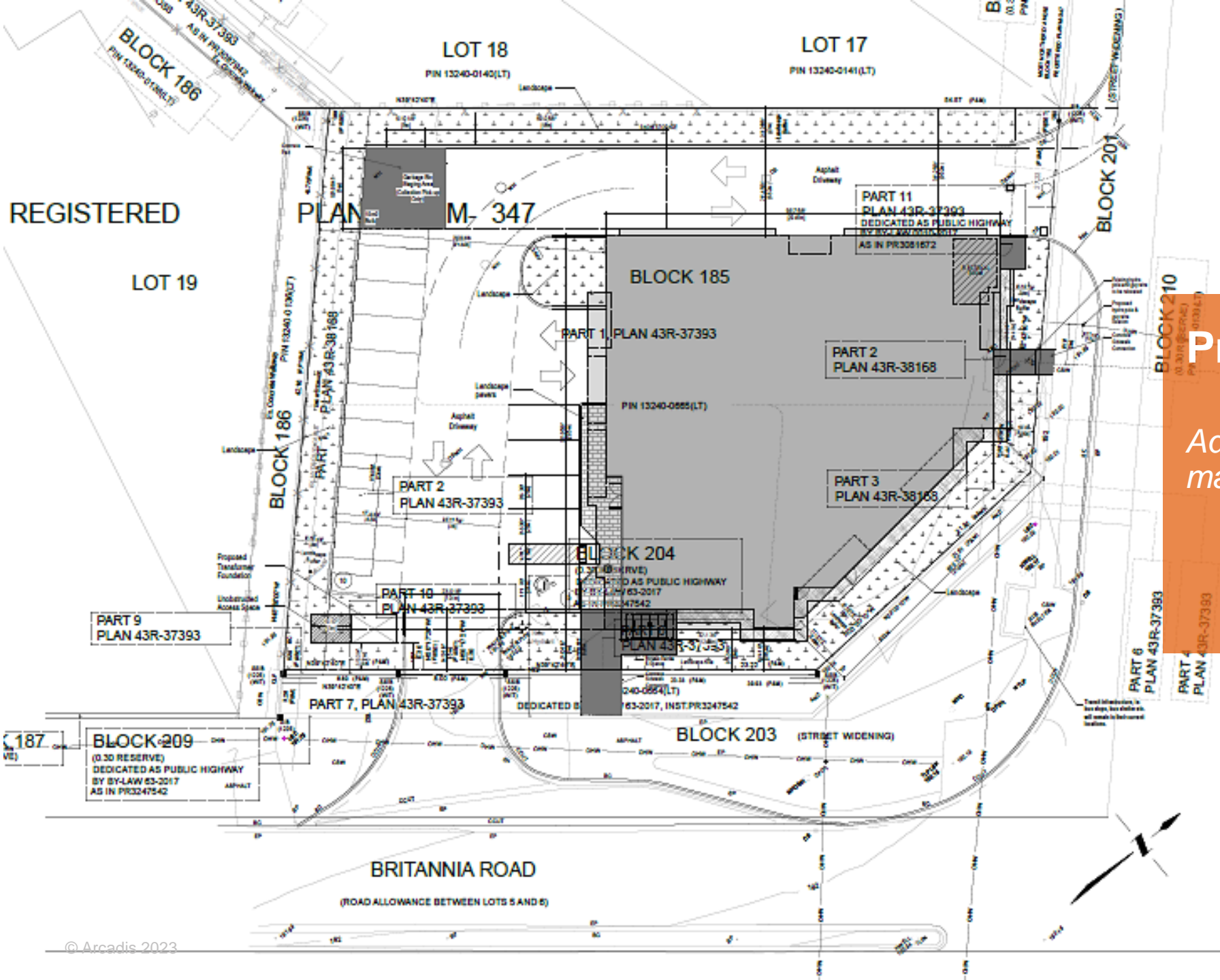
Proposed Development

- **4 storey apartment building**
- **20 rental residential units; variety in bedroom counts**
- **30 surface vehicular parking spaces; some enclosed in footprint**
- **6 short term and 12 long term bicycle parking spaces**
- **Perimeter landscape areas**
- **266 m² rooftop amenity area**
- **2 vehicular access points (one per frontage)**

Project Team

- **John Wilmott Architect Inc**
- **Skira & Associates**
- **HGC Engineering**
- **Arcadis**



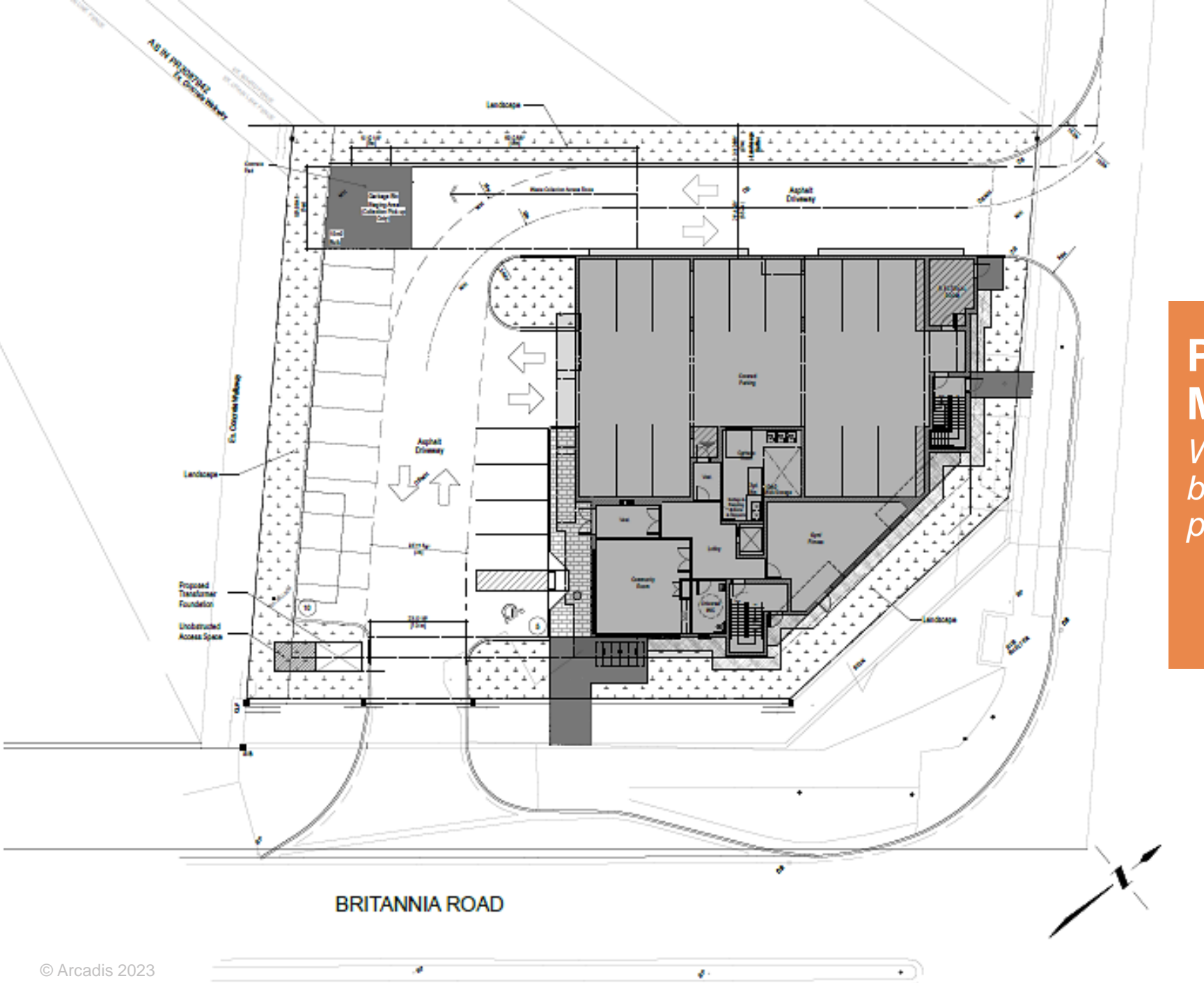


Proposed Site Plan

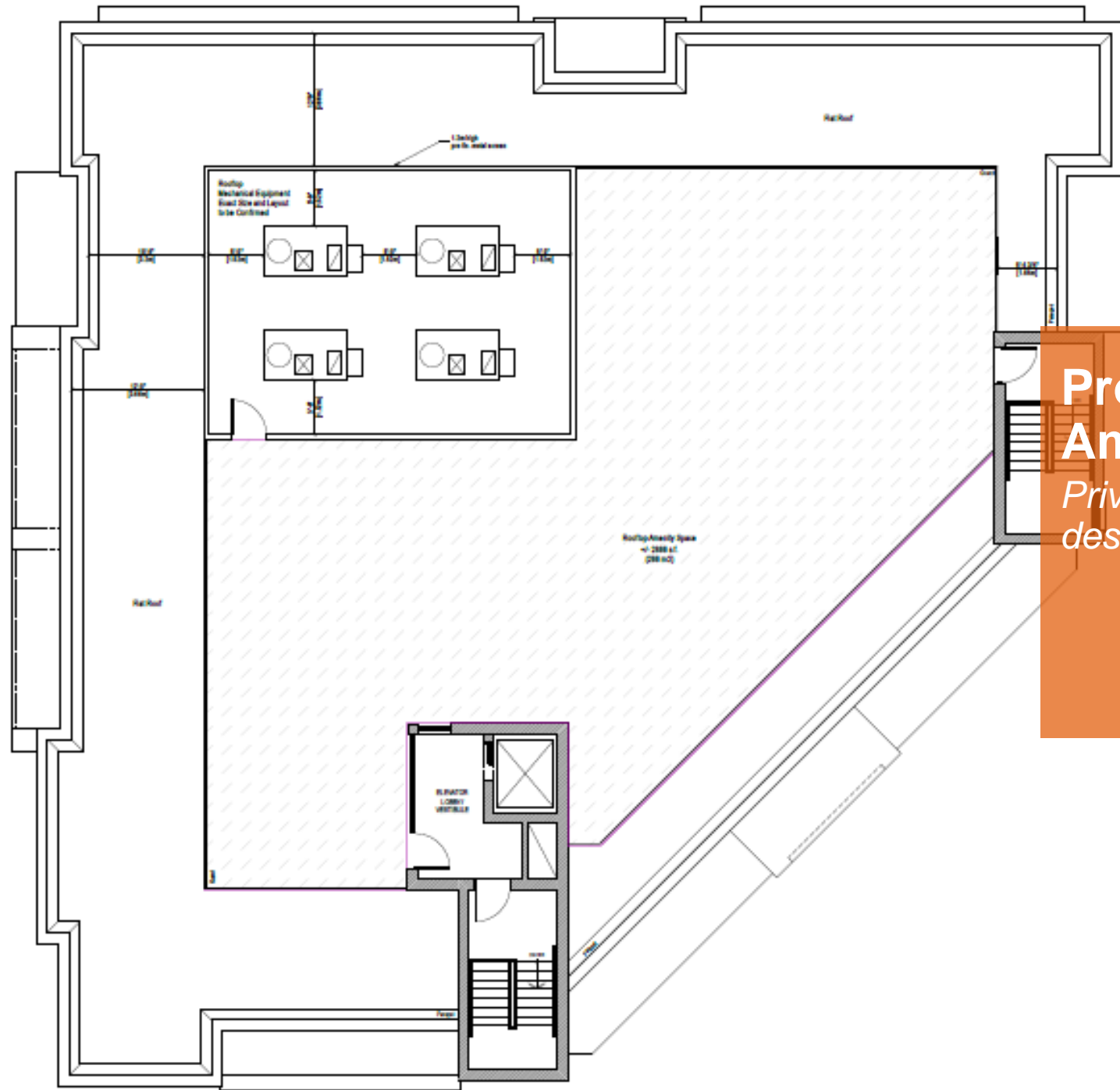
*Addresses street frontages,
 maintains compatibility*

Refer to the Site Grading and Servicing Plan prepared by Skira and Associates Ltd., Consulting Engineers, Reg. No.: C-101 for the purpose of obtaining Site Grading and Servicing information.

Property Management will ensure bins will be properly positioned in the collection area on the day of collection. The Region will not be responsible for emptying bins that are inaccessible to the collection vehicle.

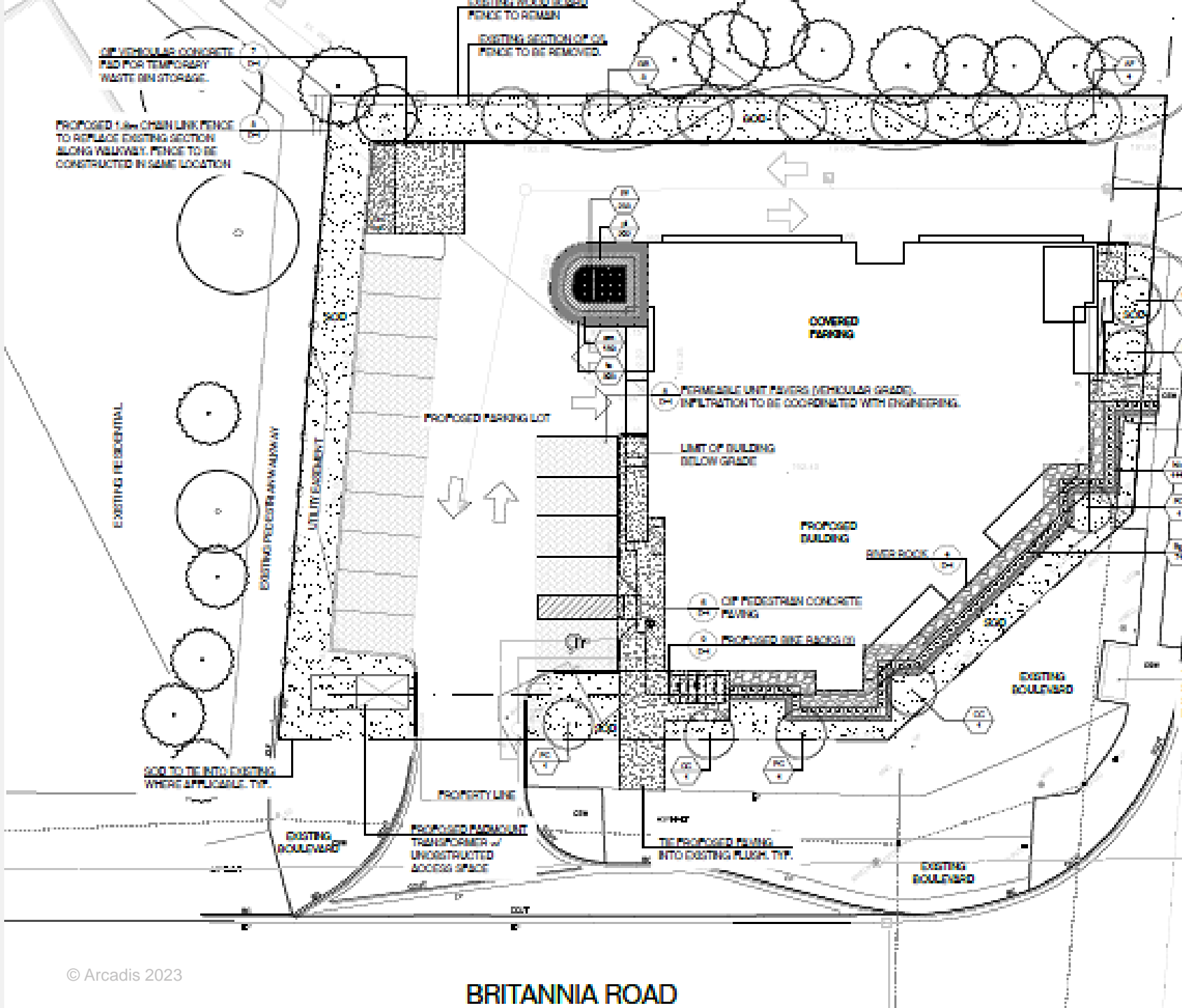


Proposed Waste Management Plan
Waste stored within building; brought to collection point on pick-up day(s)



Proposed Rooftop Amenity Area

Private outdoor area; flexible design; setback from roof edge



Proposed Landscape Plan

Mix of plantings and grassed areas; trees on adjacent lands not impacted; hardscape walkways with connections to public sidewalk



South Rendering



West Rendering



East Rendering

Proposal is Good Land Use Planning

- **Makes efficient use of vacant lands and existing services**
- **Provides additional living opportunities at a location-efficient site (i.e. uses, services, amenities, transit, trails nearby)**
- **Adds rental residential uses in a compact, compatible built form**
- **Provides well-designed units and internal spaces, with private amenity areas**
- **Is consistent with/conforms to/implements PPS, Growth Plan, Region and City OP**

