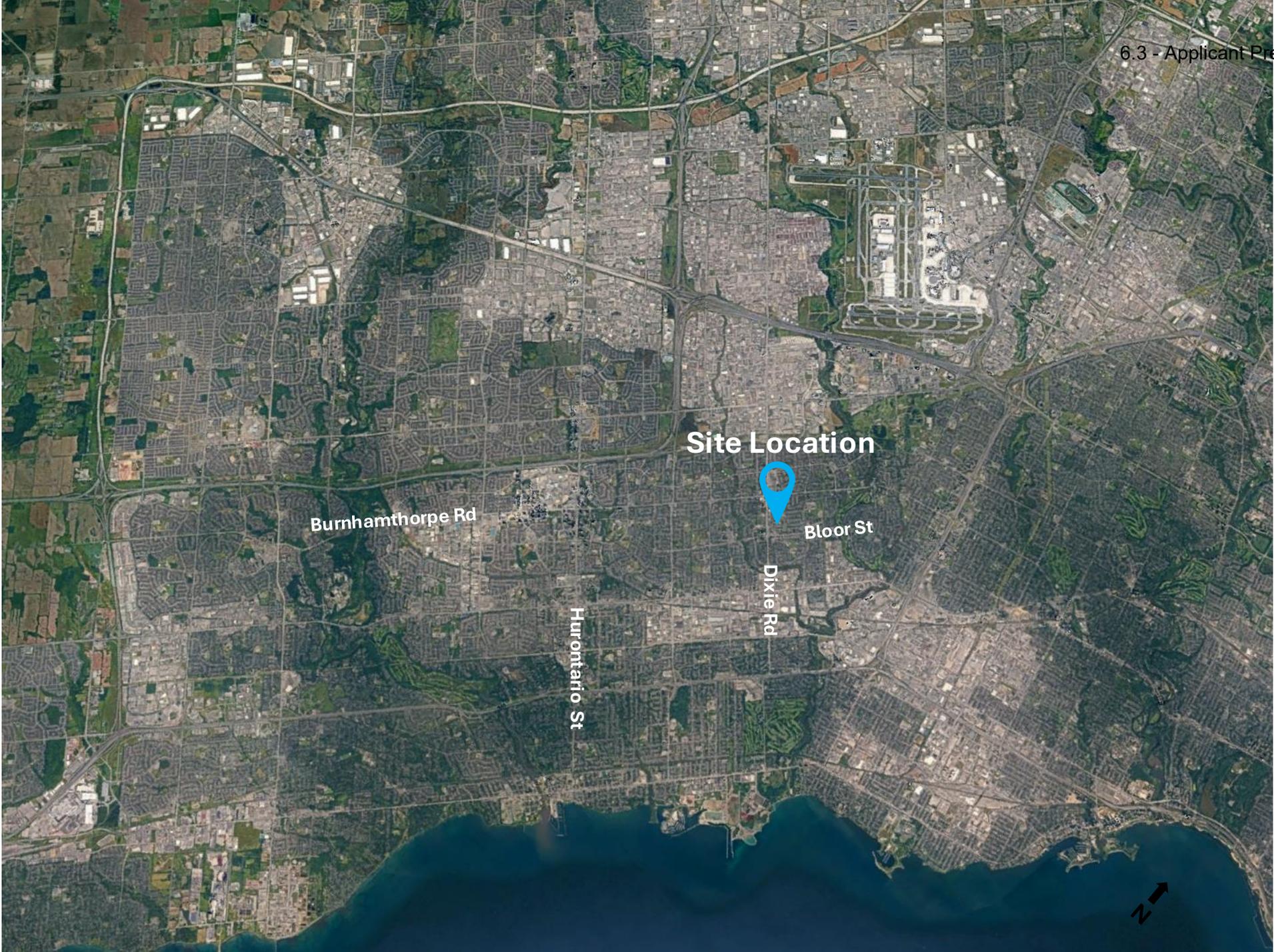


3480 Havenwood and 1485 Williamsport Drive

Planning and Development
Committee

Official Plan and Zoning
By-law Amendment





Site Location

Burnhamthorpe Rd

Bloor St

Dixie Rd

Hurontario St



The Site Today

2 Existing Apartment Buildings

Site Area: 22,204m²

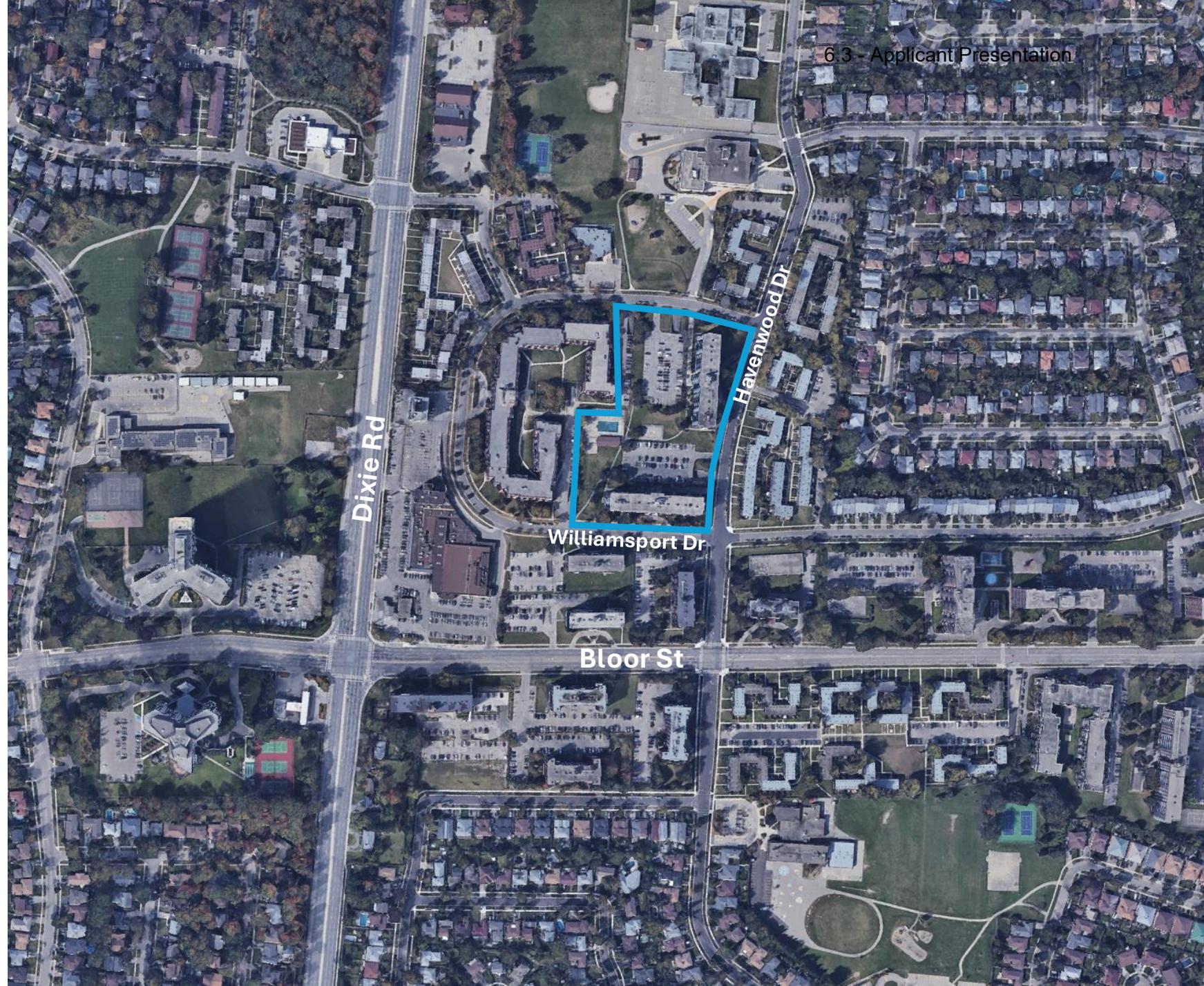
Height: 9-storeys

Units: 132 x 2 = 264

Parking: 87 at grade
152 below grade
239 total

GFA: 21,738 m²

FSI: 1.02

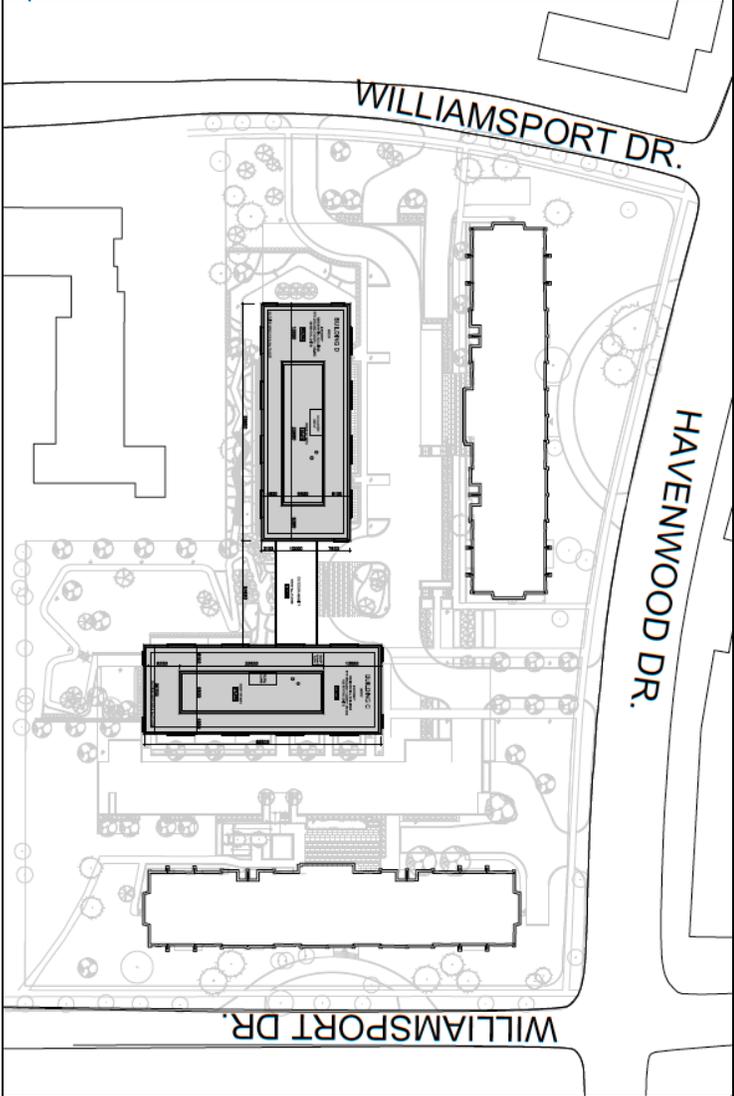


2018 Application

2 New Buildings

Height: 8-storeys
Units: +202 (466 total)
Parking: 75 at grade
224 below grade
303 total

GFA: +19,500m²
FSI: 2.057



2024 Proposed Site Plan



Key Attributes

1. New, much needed housing

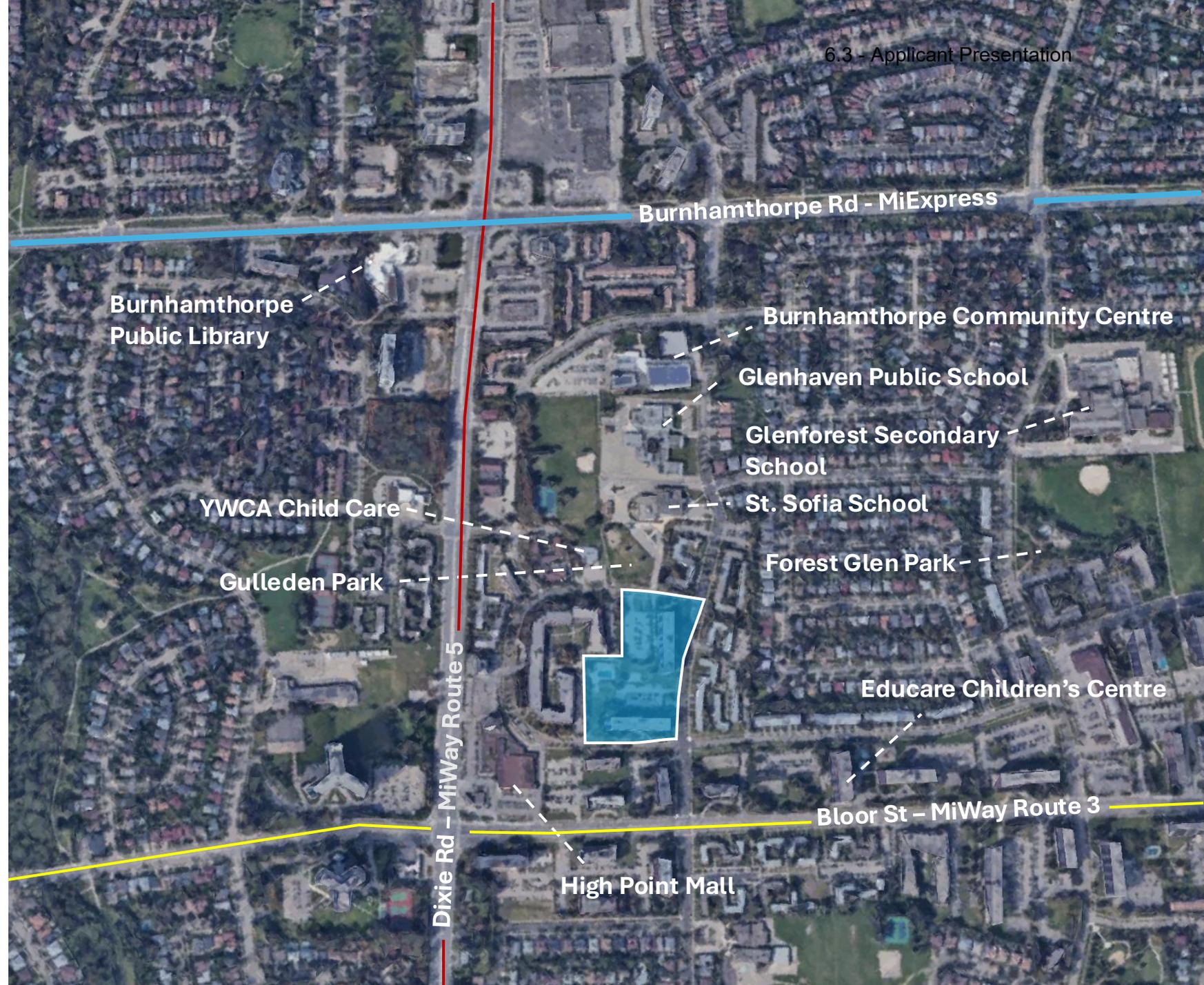
154 units of purpose-built rental housing in an amenity rich urban area served by two bus transit lines



Key Attributes

2. Amenity Rich Area

The Site is in an area where many daily needs can be met on foot or bike, with multiple bus transit routes nearby for longer journeys, providing a high-quality of life for residents.

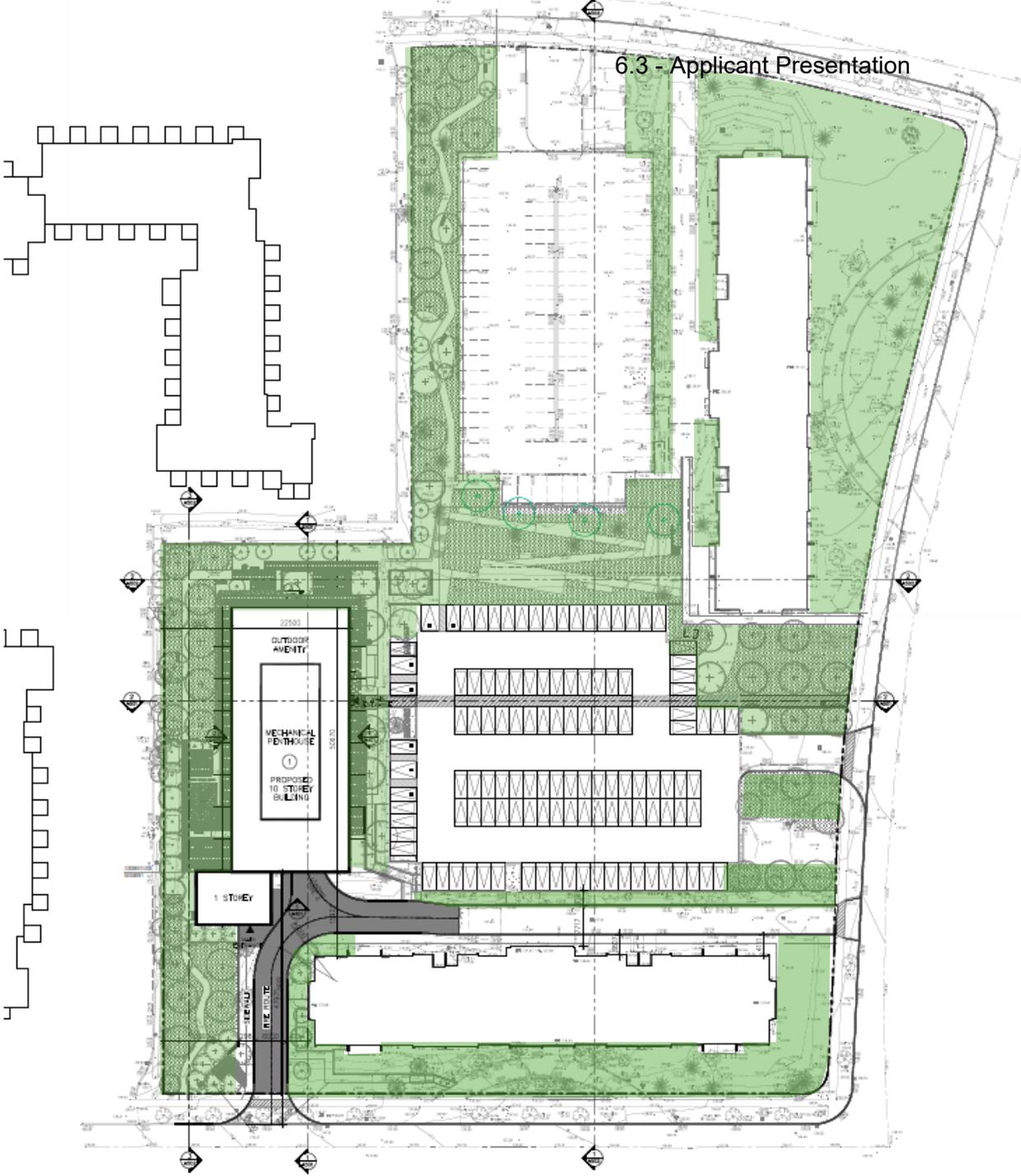


Key Attributes

3. Enhanced Site Landscaping

Site-wide planting and pedestrian circulation improvements with accessible outdoor amenity areas for community activity

PRECEDENTS:



2024 Resubmission

1 New building

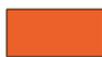
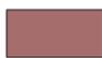
Height: 10-storeys (32m)
Units: +154 (418 Total)
Parking: +119 at grade
+50 below grade
408 total (on site)
(0.87 / per unit)
(0.10 visitor)

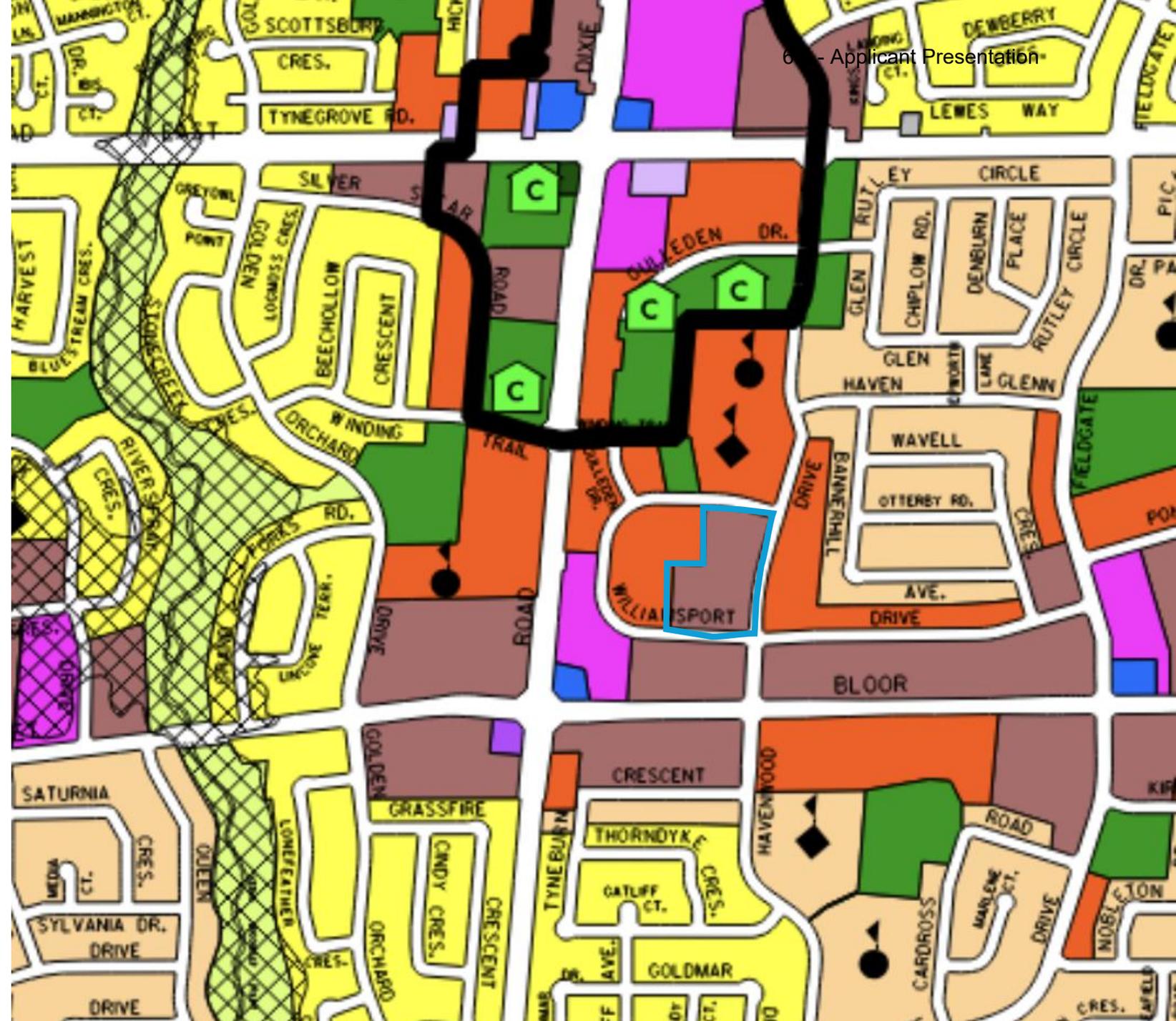
Bikes: 104

FSI: 1.5



The Site is located within the Residential High Density land use designation, which enables and supports this type of development.

-  Residential Low Density I
-  Residential Low Density II
-  Residential Medium Density
-  Residential High Density
-  Mixed Use
-  Site Location

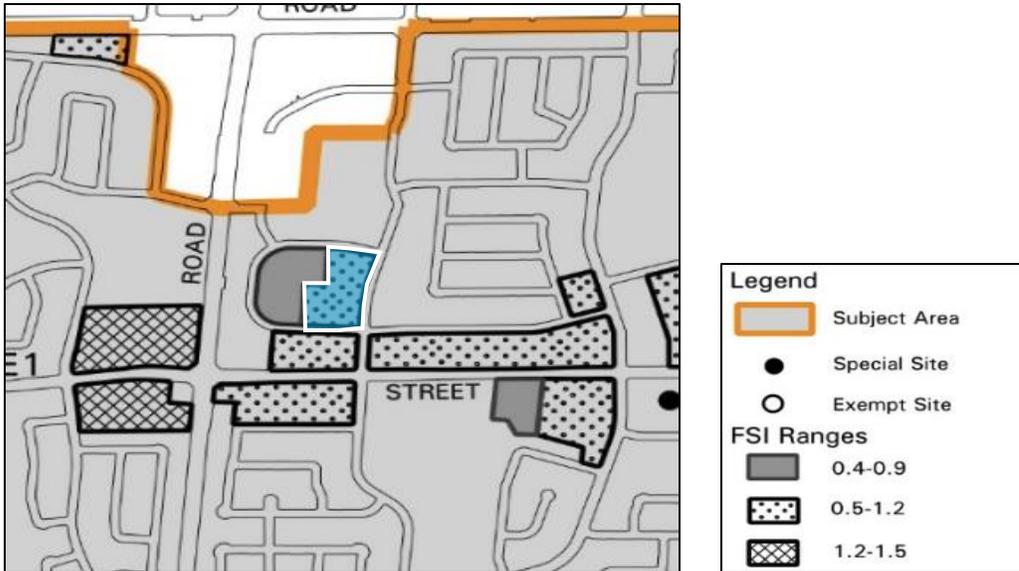


Requested Amendments

Official Plan

- Increase the maximum permitted FSI to 1.5 (from 1.2) on this site

Applewood Neighbourhood Character Area



Map 16.2 Applewood Neighbourhood Character Area

Zoning

- Extend the **RA3 Zone** across the entire site
- Other minor technical amendments to permit the proposal

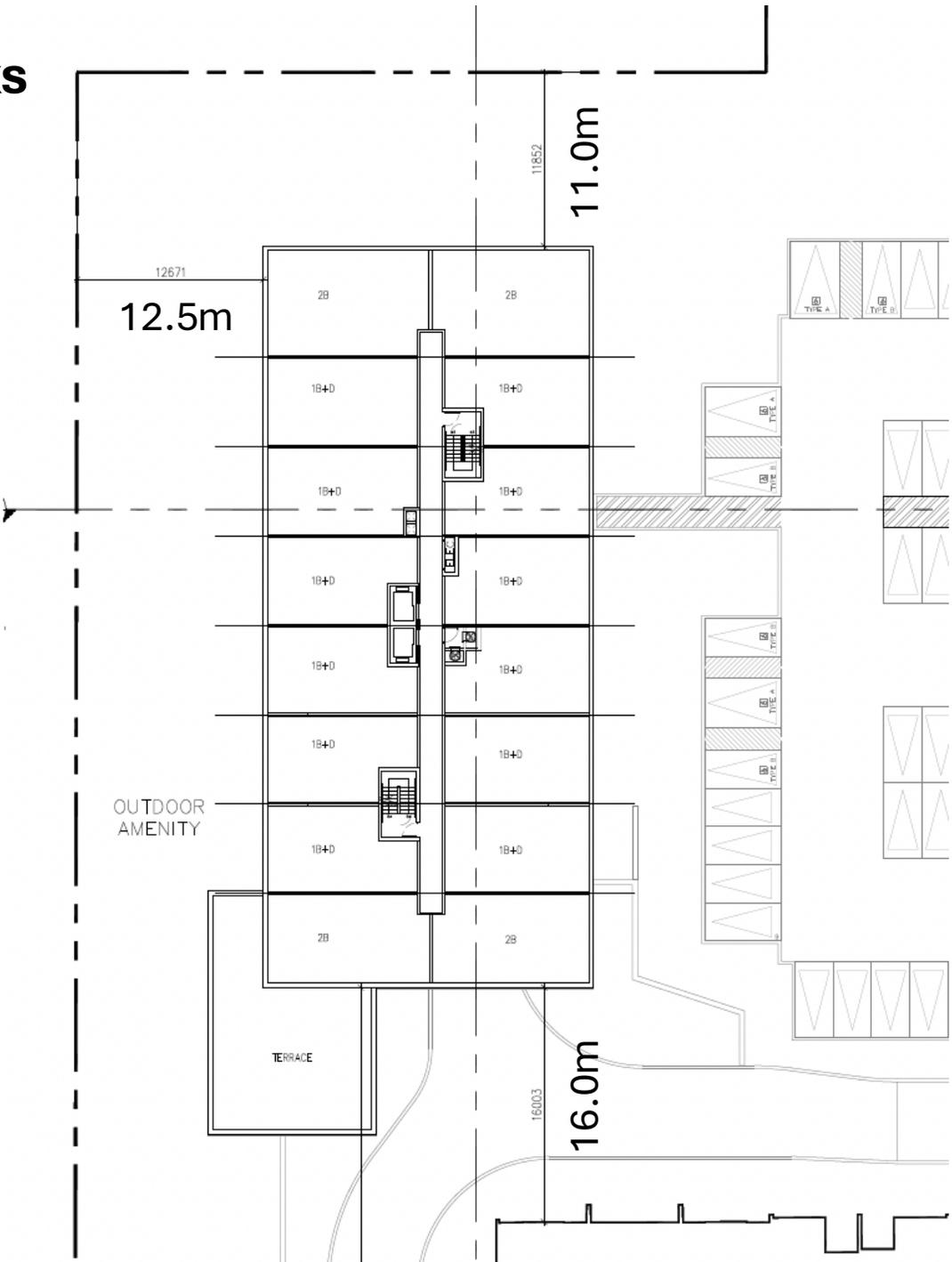


Zoning By-law Map

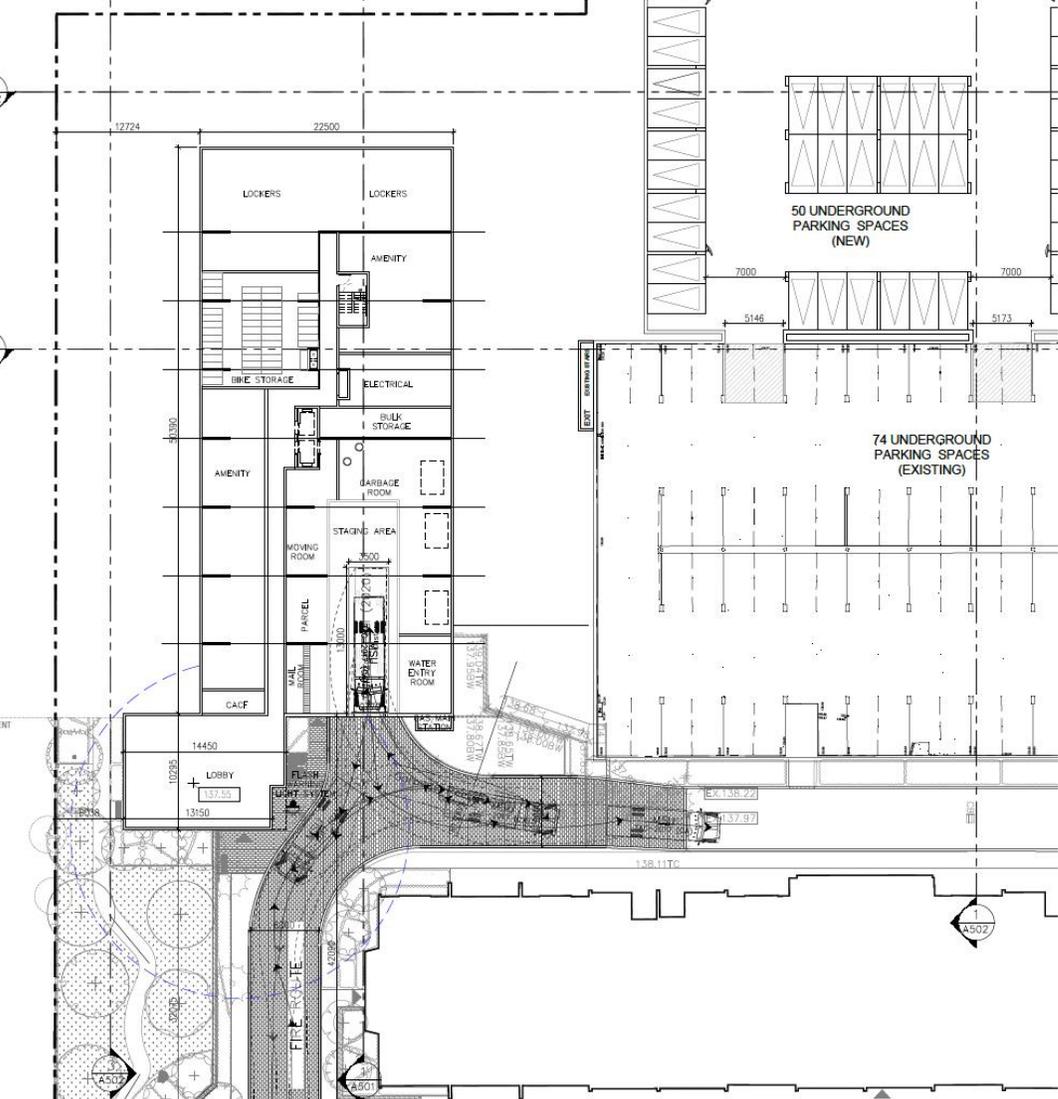
Thank you



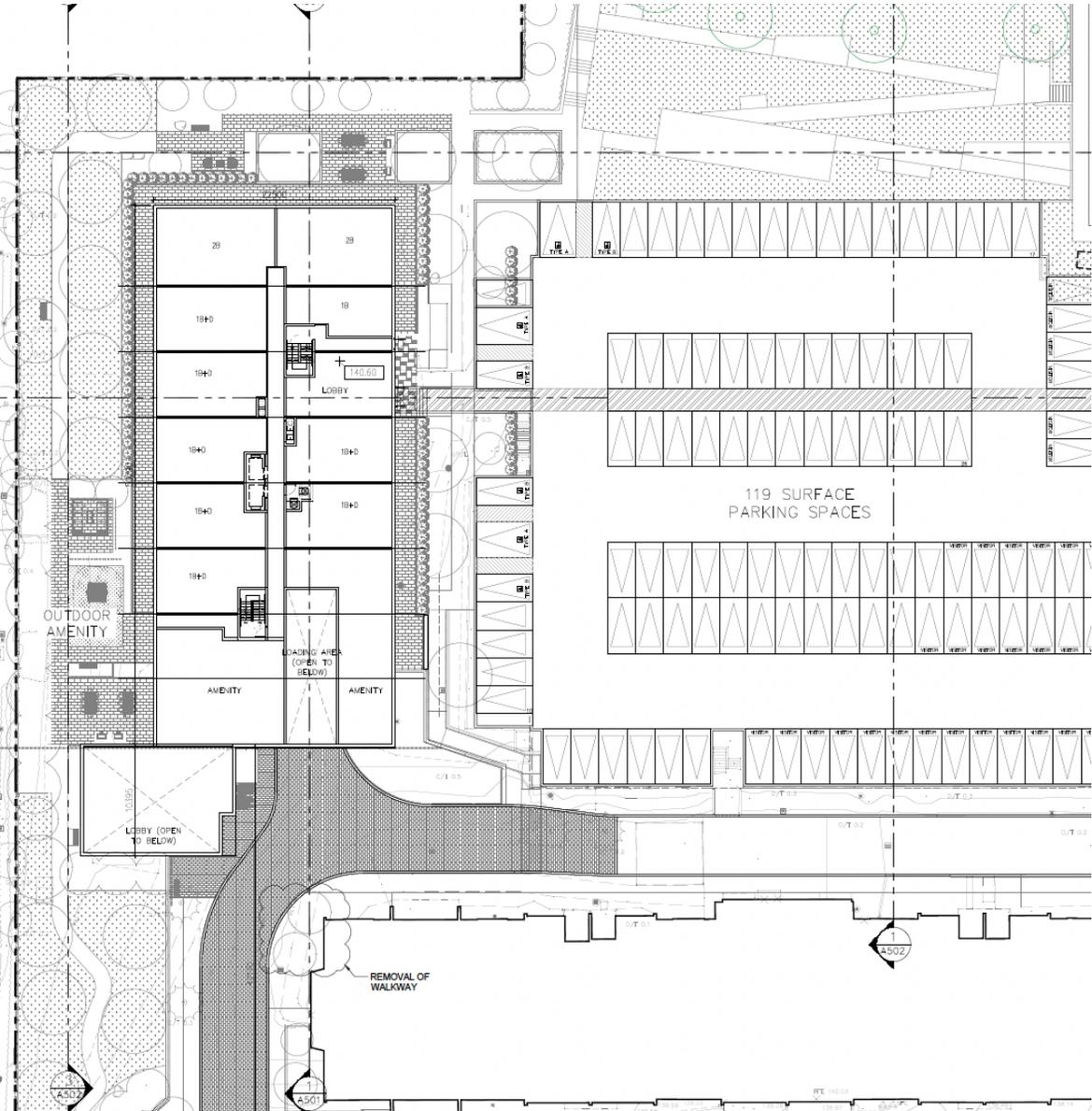
Floor Plan with Setbacks



Ground Levels



Basement



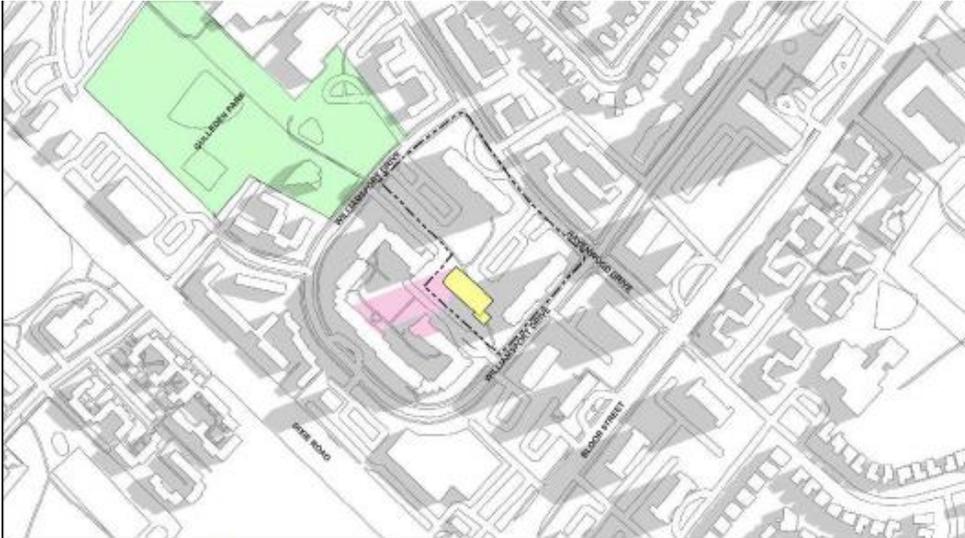
Level 1

Vehicle Parking Rates

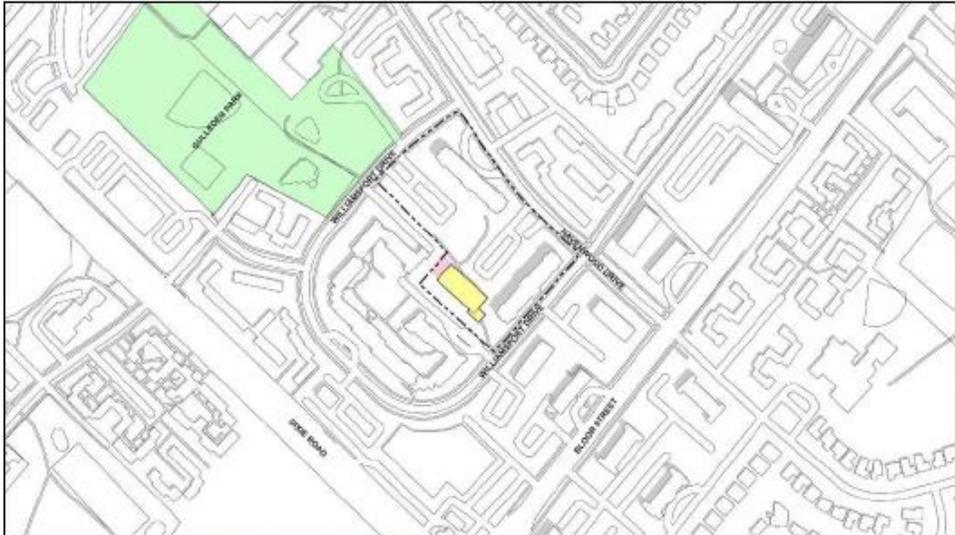
Table 5: Forecasted Parking Demand and Proposed Supply

	Use	Units/GFA	Observed Parking Demand Rate	Predicted Parking Demand	Proposed Supply Rate	Proposed Supply
New Units	Residential	154	0.86 sp./unit	132	0.9 sp./unit	138
	Visitor		0.04 sp./unit	6	0.15 sp./unit	23
	Total			138	-	161
Existing Units	Residential	264	0.86 sp./unit	227	0.86 sp./unit	227
	Visitor		0.04 sp./unit	11	0.08 sp./unit	20
	Total			238	-	247
Overall Site	418 Units		Total	376	-	408

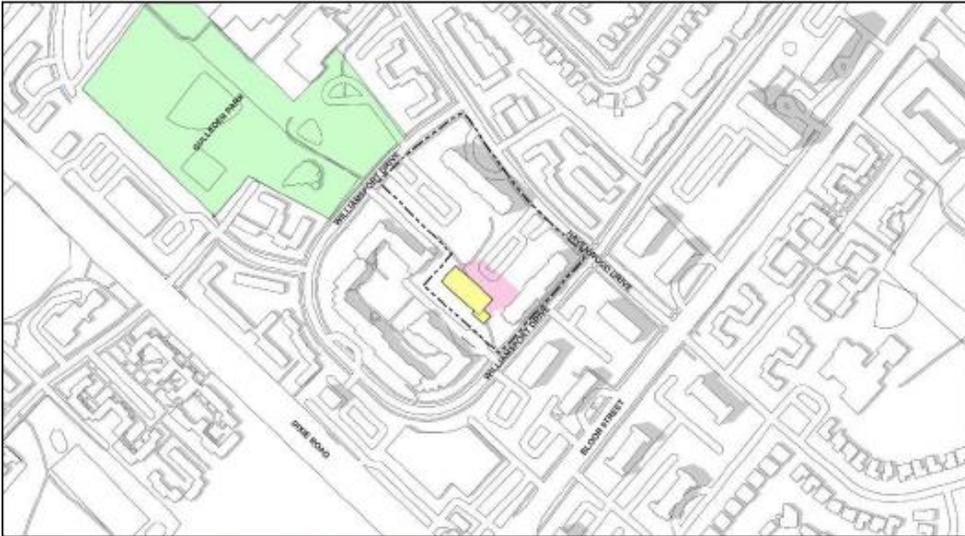
Shadows – June 21st



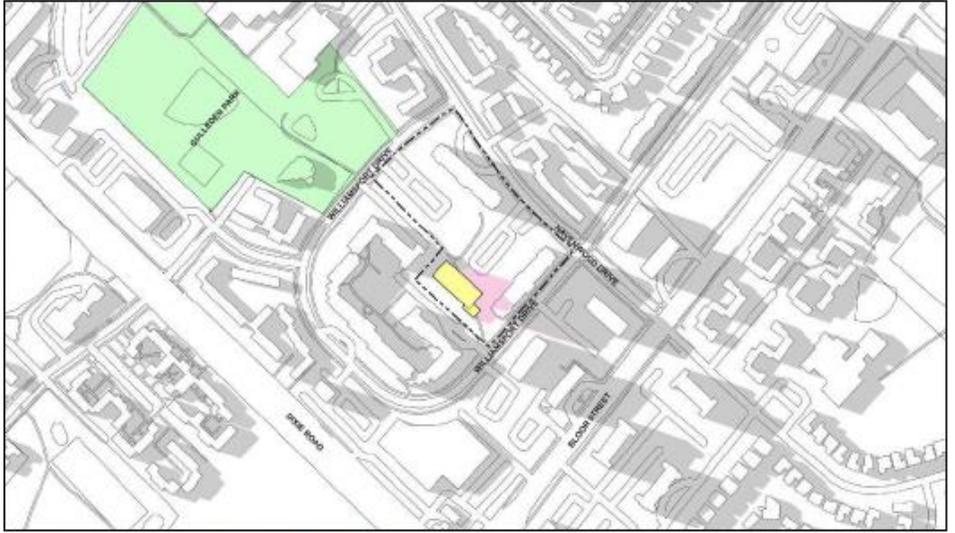
June 21st, 07:07 a.m



June 21st, 12:20 p.m

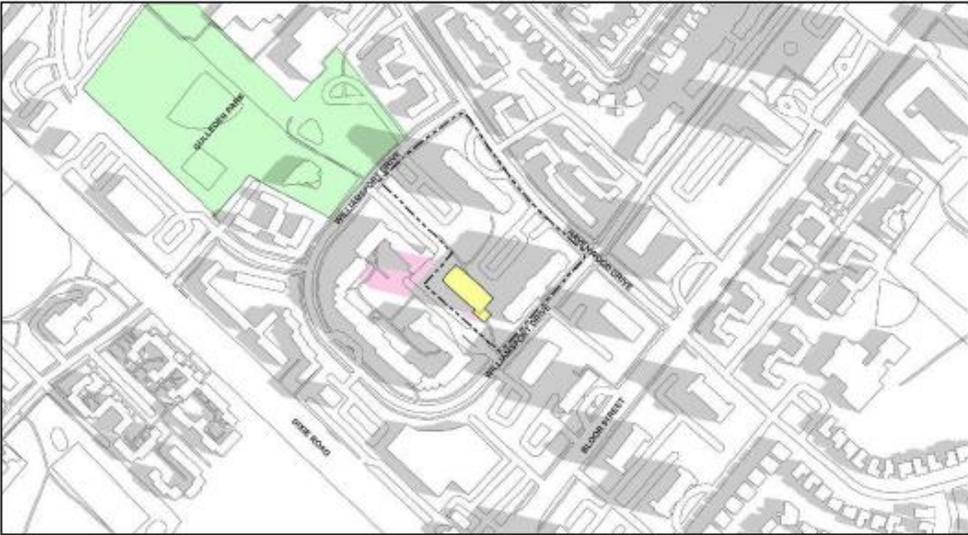


June 21st, 04:20 p.m

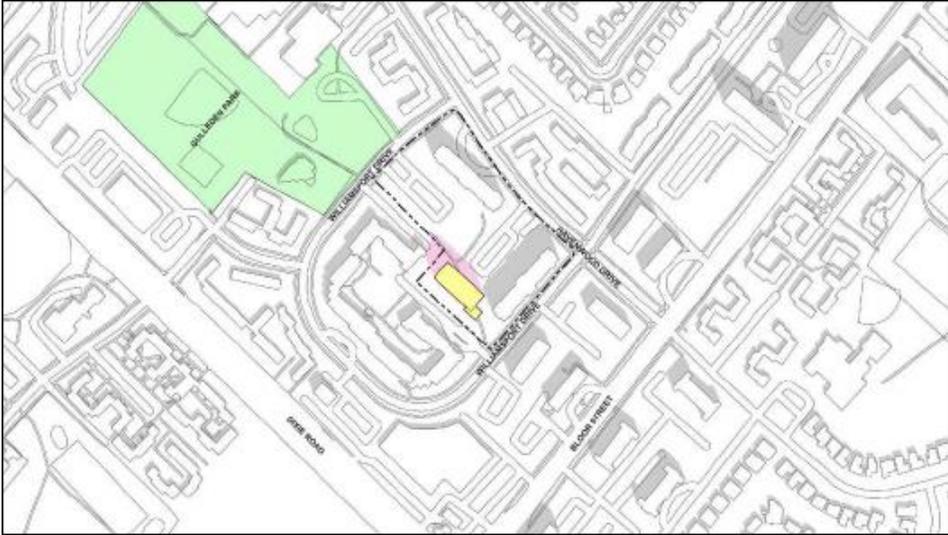


June 21st, 07:33 p.m

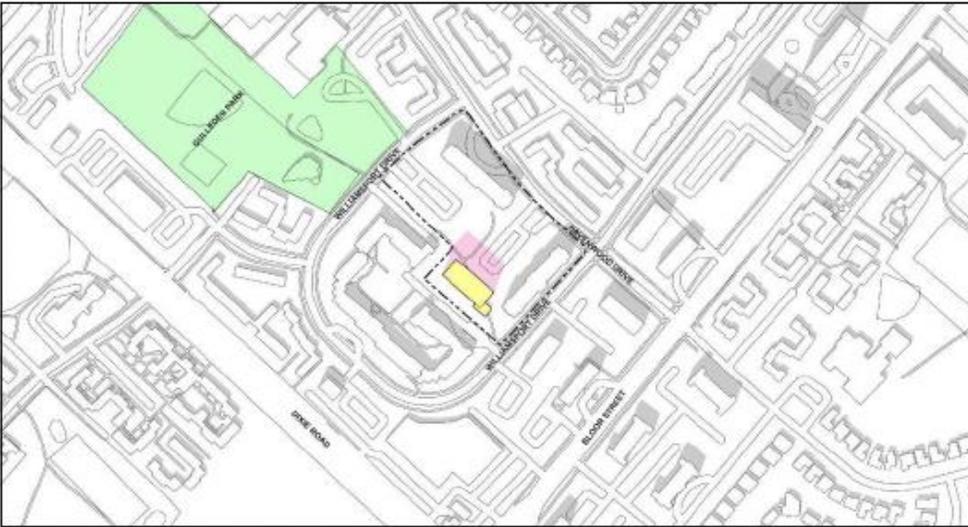
Shadows – September 21st



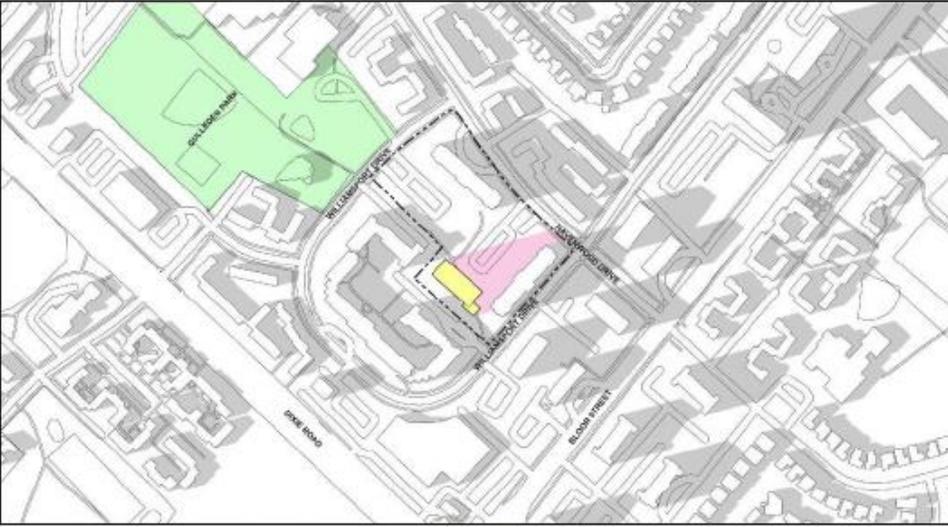
September 21st, 08:35 a.m



September 21st, 12:12 p.m

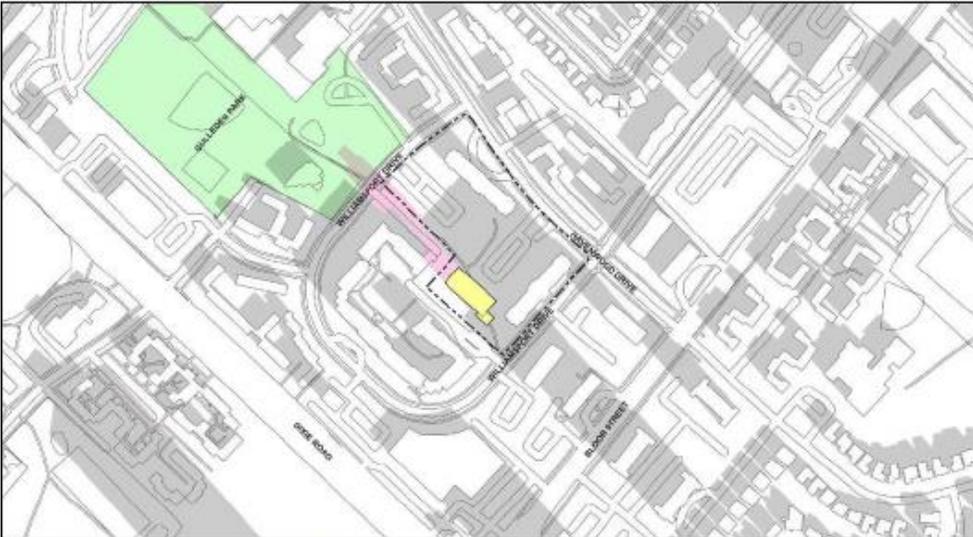


September 21st, 02:12 p.m

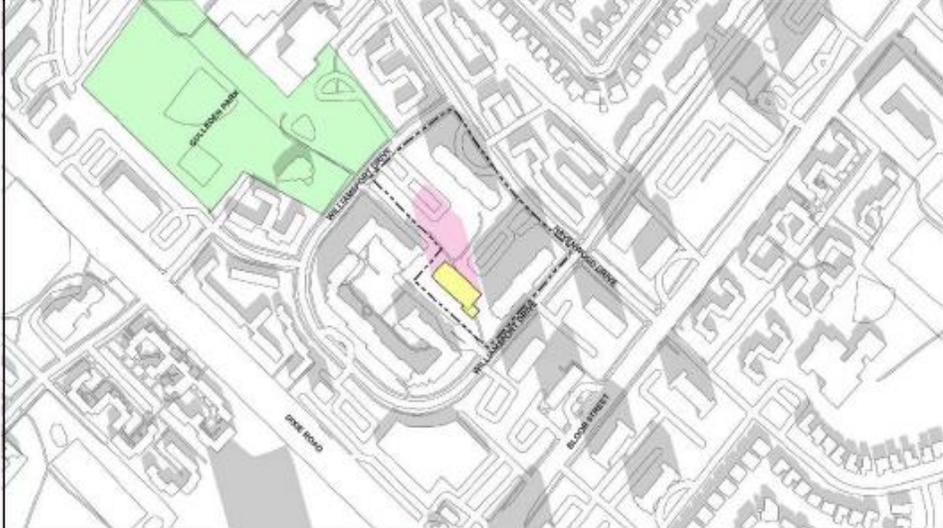


September 21st, 05:48 p.m

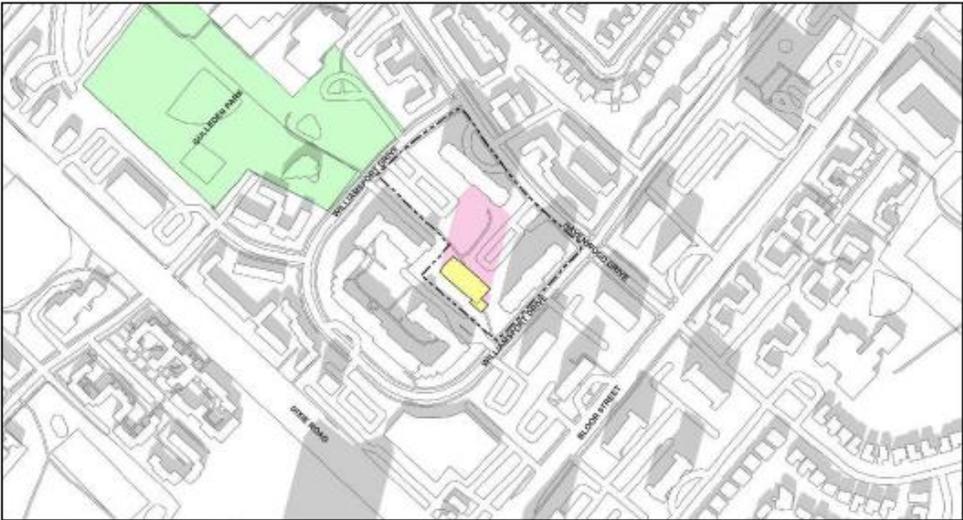
Shadows – December 21st



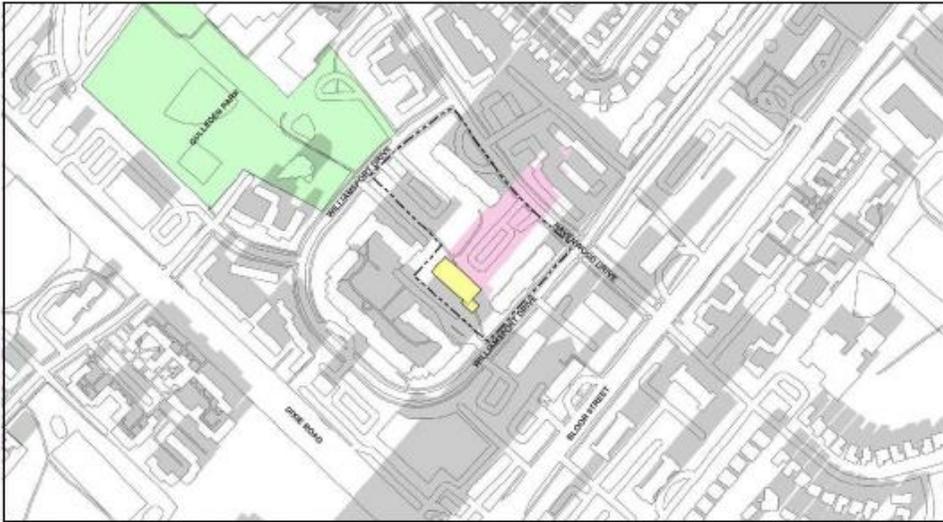
December 21st, 09:19 a.m



December 21st, 11:17 a.m



December 21st, 01:17 p.m



December 21st, 03:15 p.m

Requested Amendments

Zoning

Zone the entire site **RA3-Exception**
(Apartment)

Permit a maximum FSI of 1.5 (from 1.0)

Permit 0.87 residential parking spaces per unit; 0.10 visitor parking spaces per unit

Permit 11.0m minimum rear yard (from 15.0m)

Permit 1.5m balcony encroachment into a required yard (from 1.0m)

Permit a balcony to project 1.5m from the face of building (from 1.0m)