

11, 15, 23 & 27 Lansdowne Avenue, Woodbridge

Celebration Estates Inc.

C13
COMMUNICATION
COUNCIL – JANUARY 24, 2023
CW (PM) - Report No. 3, Item 1



PUBLIC MEETING
January 17, 2023

HUMPHRIES PLANNING GROUP INC.

OP.22.015

SITE & SURROUNDING CONTEXT

Municipal Addresses:

- 11 Lansdowne Avenue
- 15 Lansdowne Avenue
- 23 Lansdowne Avenue
- 27 Lansdowne Avenue

Site Area:

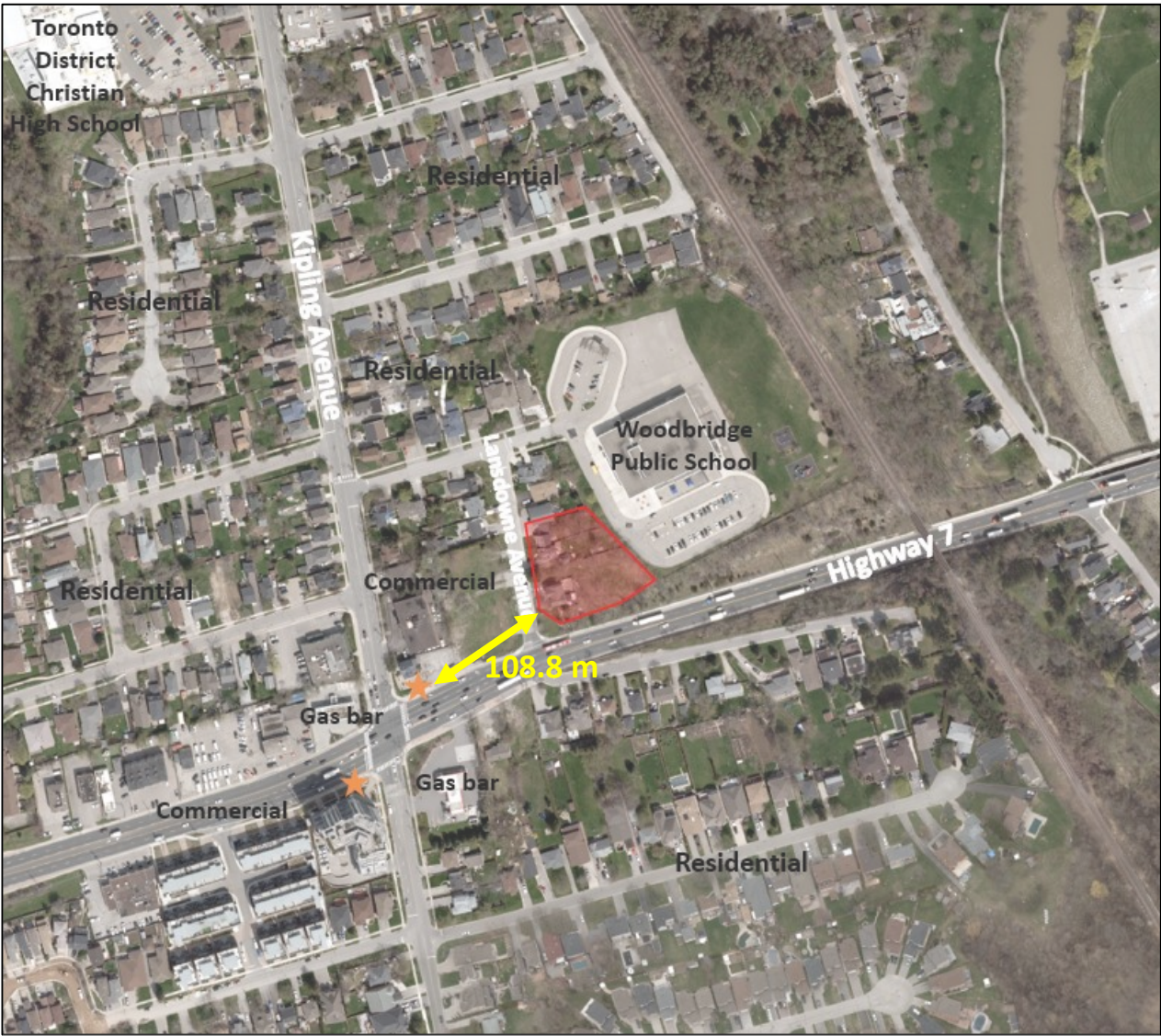
Gross: 0.92 acres (0.37 hectares)

Lot Frontage:

- 52.73 m – Lansdowne Avenue
- 84.95 m – Highway 7

Existing Uses:

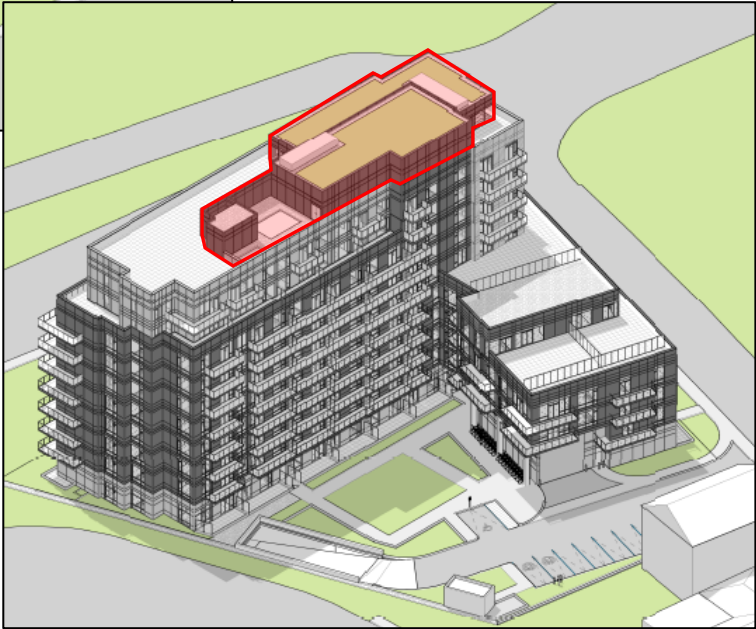
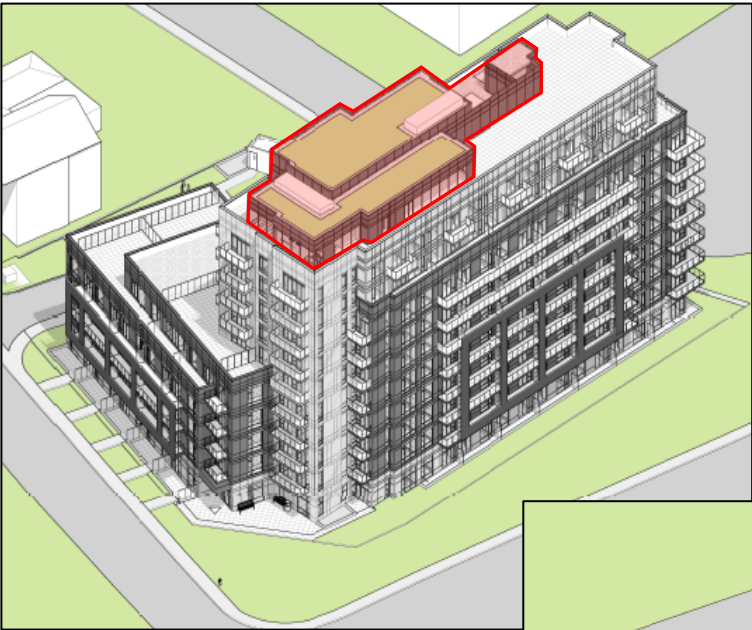
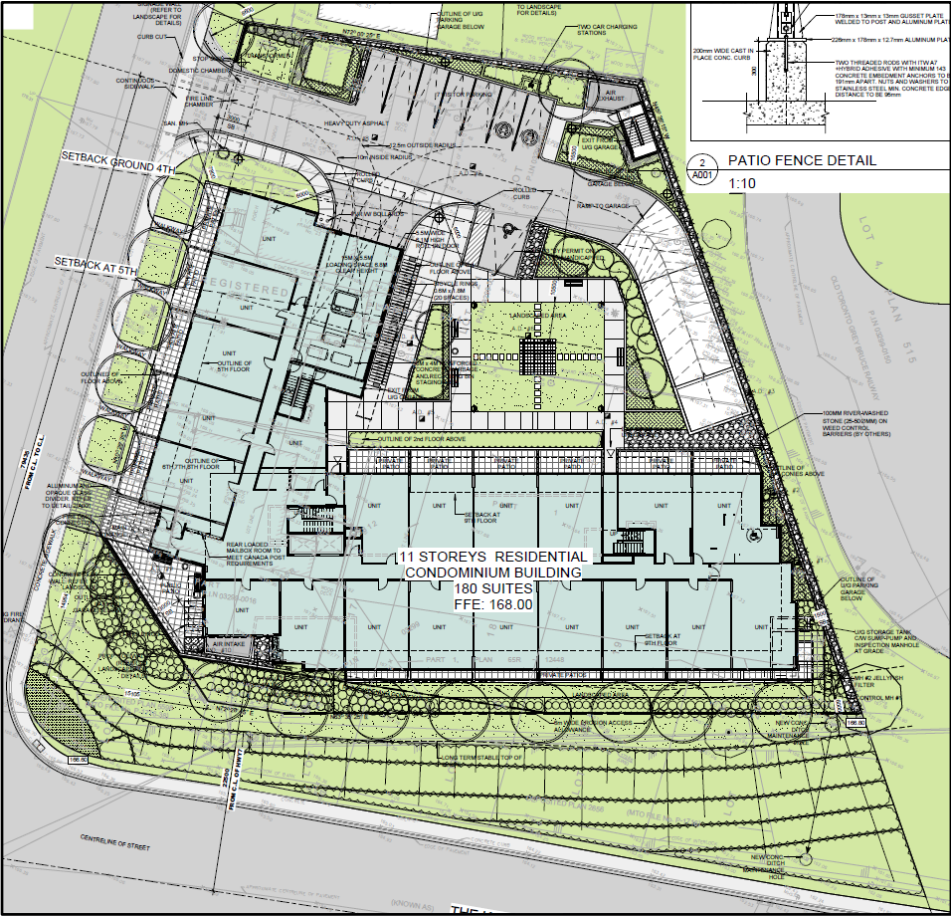
The site is currently vacant as the previously existing detached residential dwellings on 11, 23 and 27 Lansdowne have been demolished.



Subject Site ■ Bus Stop ★

Figure 1: Context Map (Google Earth, 2022)

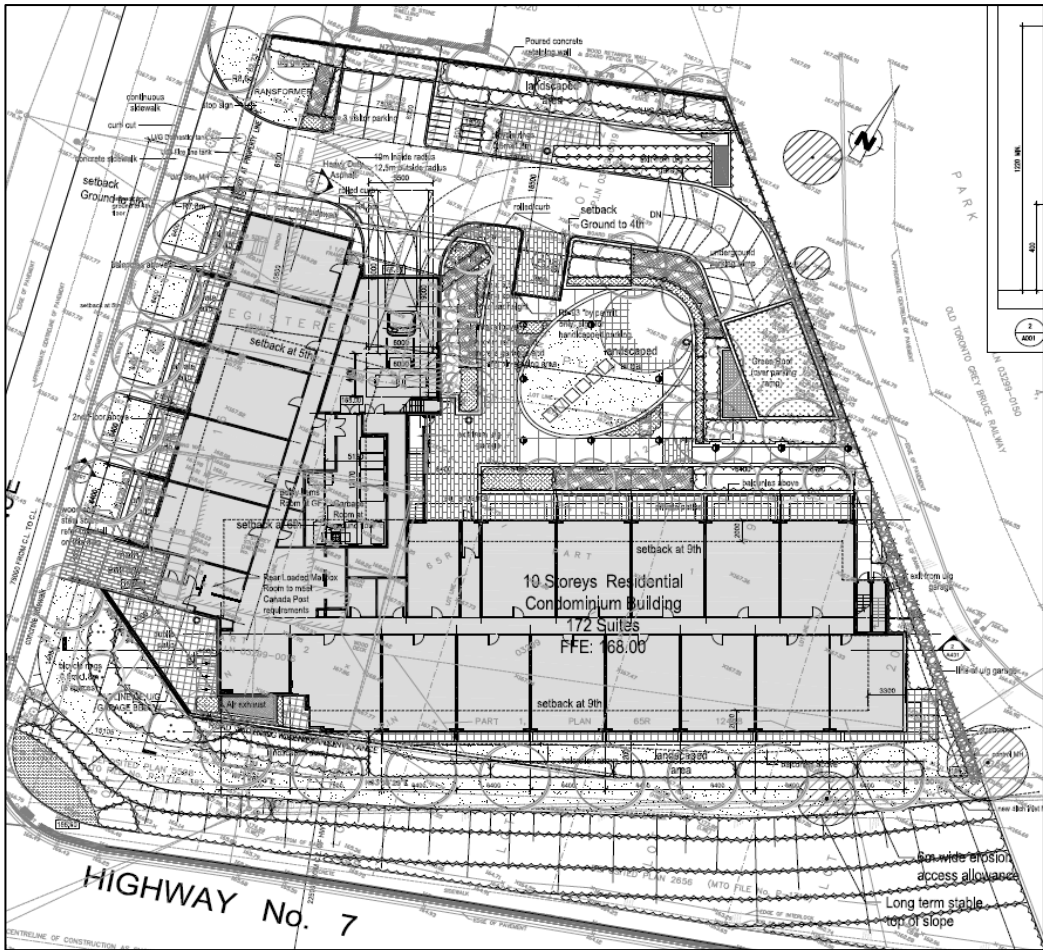
DEVELOPMENT PROPOSAL



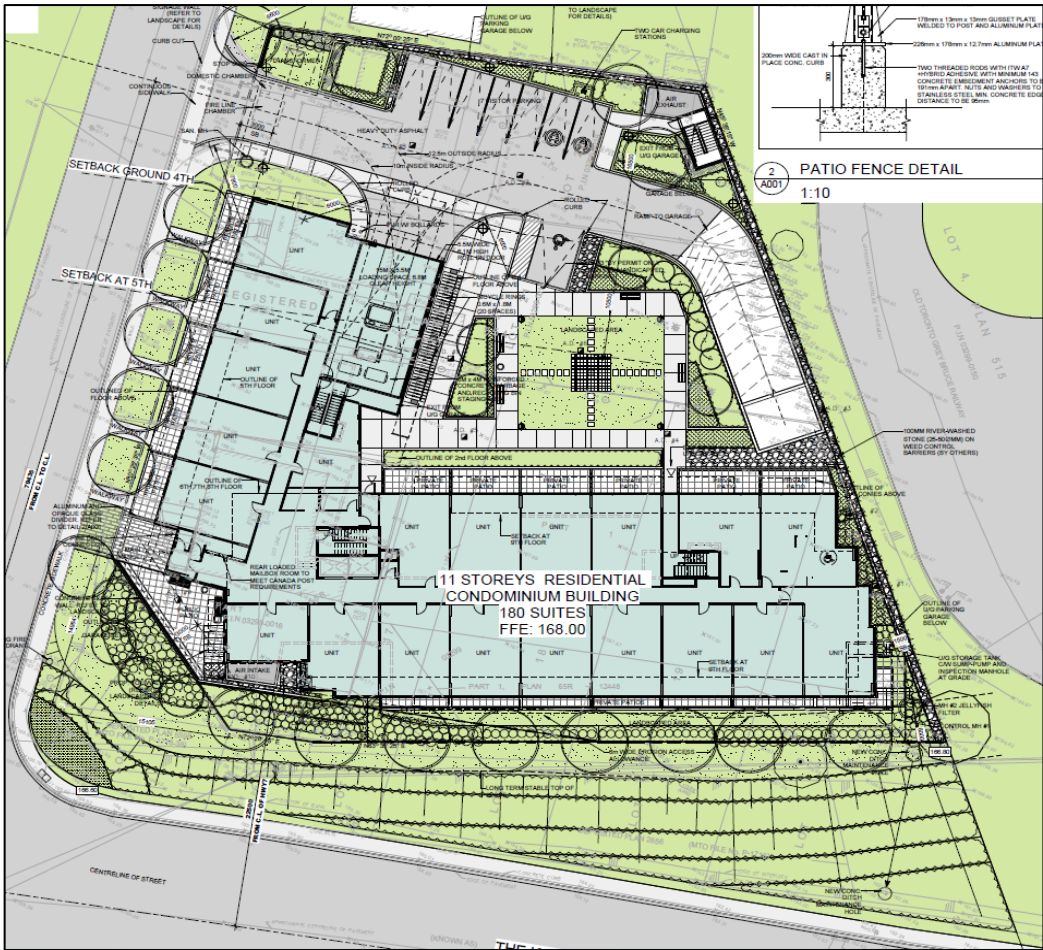
4

POLICY FRAMEWORK / EXISTING APPROVALS – SITE PLAN

■ City File DA.13.016

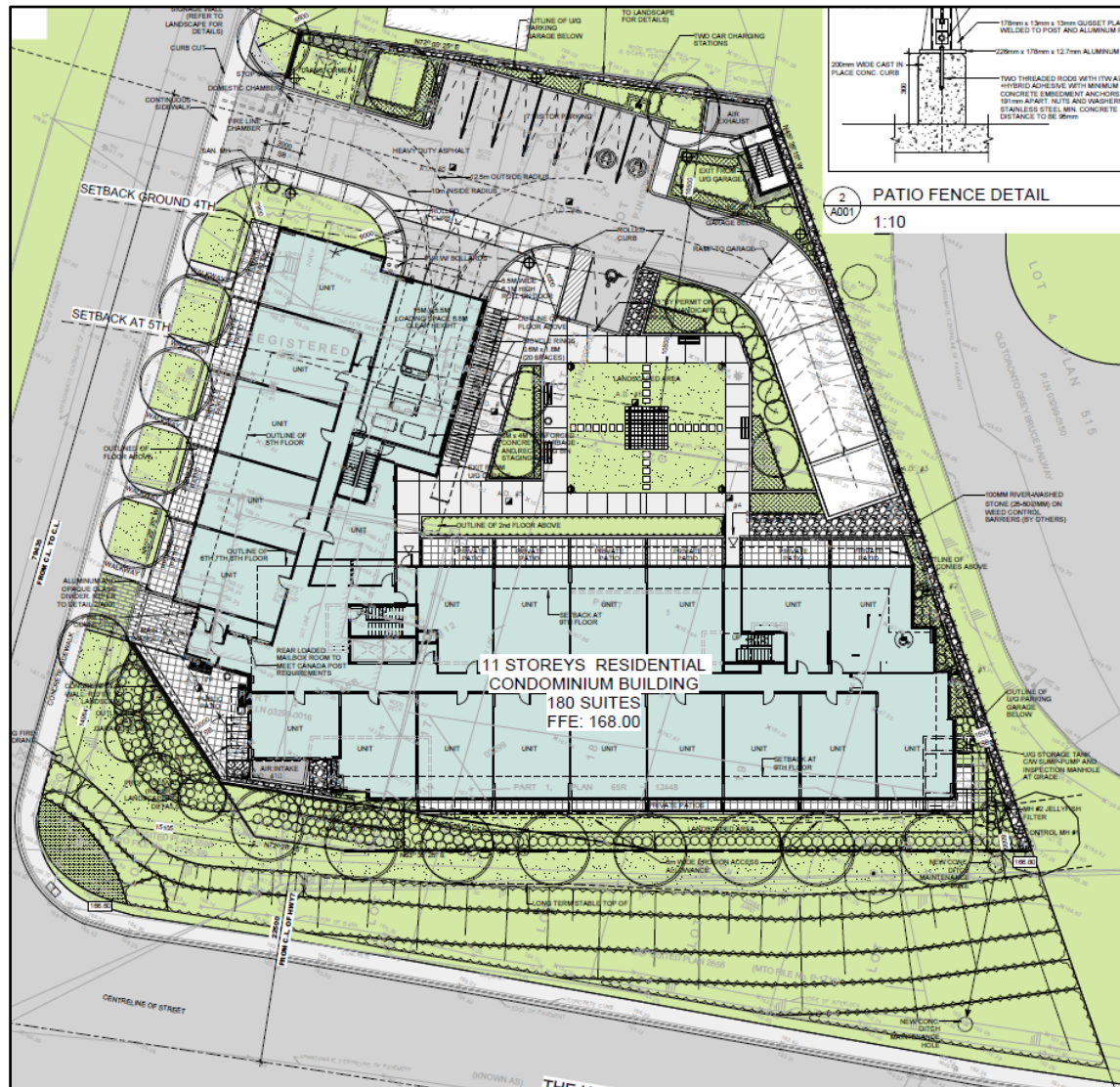


May 2022 – 10-storey condominium with 172 units



October 2022 – 11-storey condominium with 180 units

POLICY FRAMEWORK / EXISTING APPROVALS – SITE PLAN



Development Summary

	OLD	PROPOSED
Site Area	3,705.0 sq.m	3,705.0 sq.m
Lot Coverage	45%	45%
Total GFA	12,976.3 sq.m	13,271.9 sq.m
Total FSI	3.50	3.58
Total Units	172	180
Total Amenity Area	3,453.7 sq.m	3,831 sq.m
Building Height	10 storeys	11 storeys

Parking Statistics

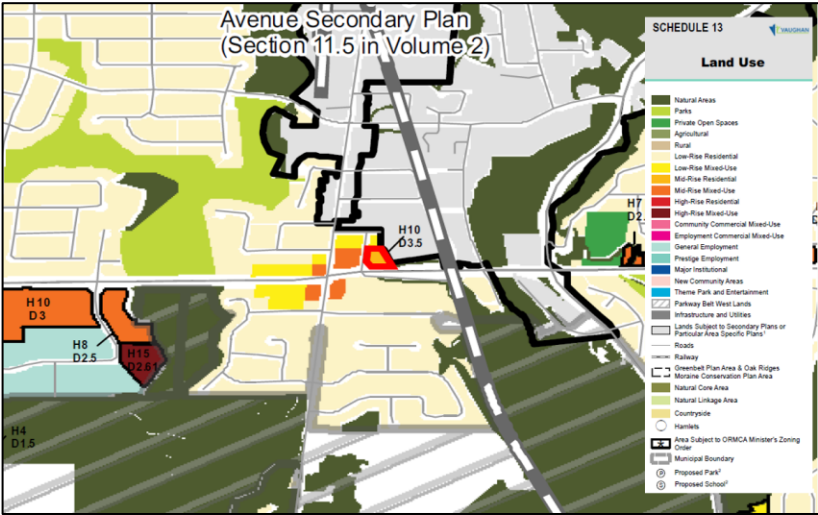
	OLD	PROPOSED
Vehicular Parking		
Resident parking (1.15 per unit)	198 spaces	226 spaces
Visitor parking (0.20 per unit)	35 spaces	36 spaces
Bicycle Parking		
Short Term (0.1 x units)	20 spaces	20 spaces
Long Term (0.5 x units)	89 spaces	116 spaces

OFFICIAL PLAN

- City of Vaughan Official Plan, 2010, as amended
 - OPA No. 6 designates the site “Mid-Rise Residential” with site-specific provisions permitting a maximum building height of 10 storeys and an FSI of 3.5.

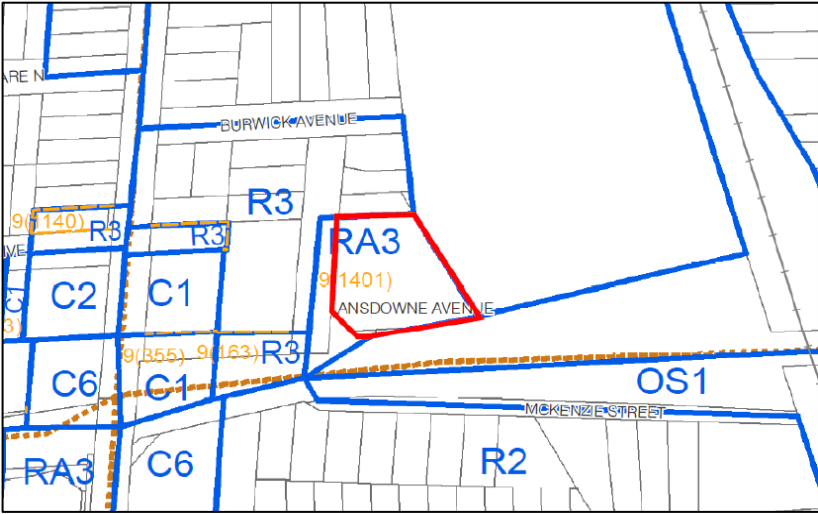
ZONING

- City of Vaughan Zoning By-law 1-88, as amended
 - By-law 091-2014 zones the site ‘RA3 9(1401)’ – ‘Apartment Residential’ Zone subject to site specific exception 1401 (regarding minimum yard requirements, minimum lot area, minimum amenity area, etc.)



Subject Site

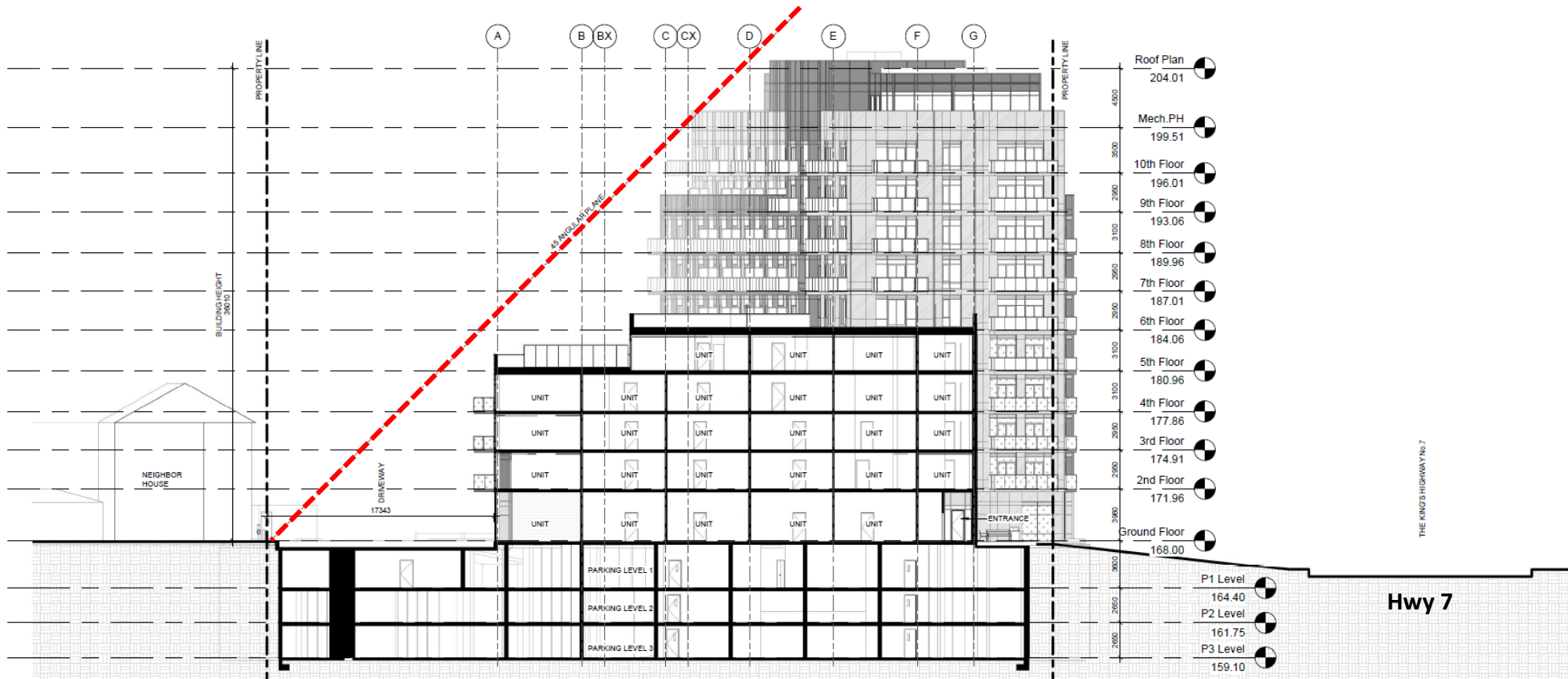
Figure 2: Schedule 13 – City of Vaughan – Land Use



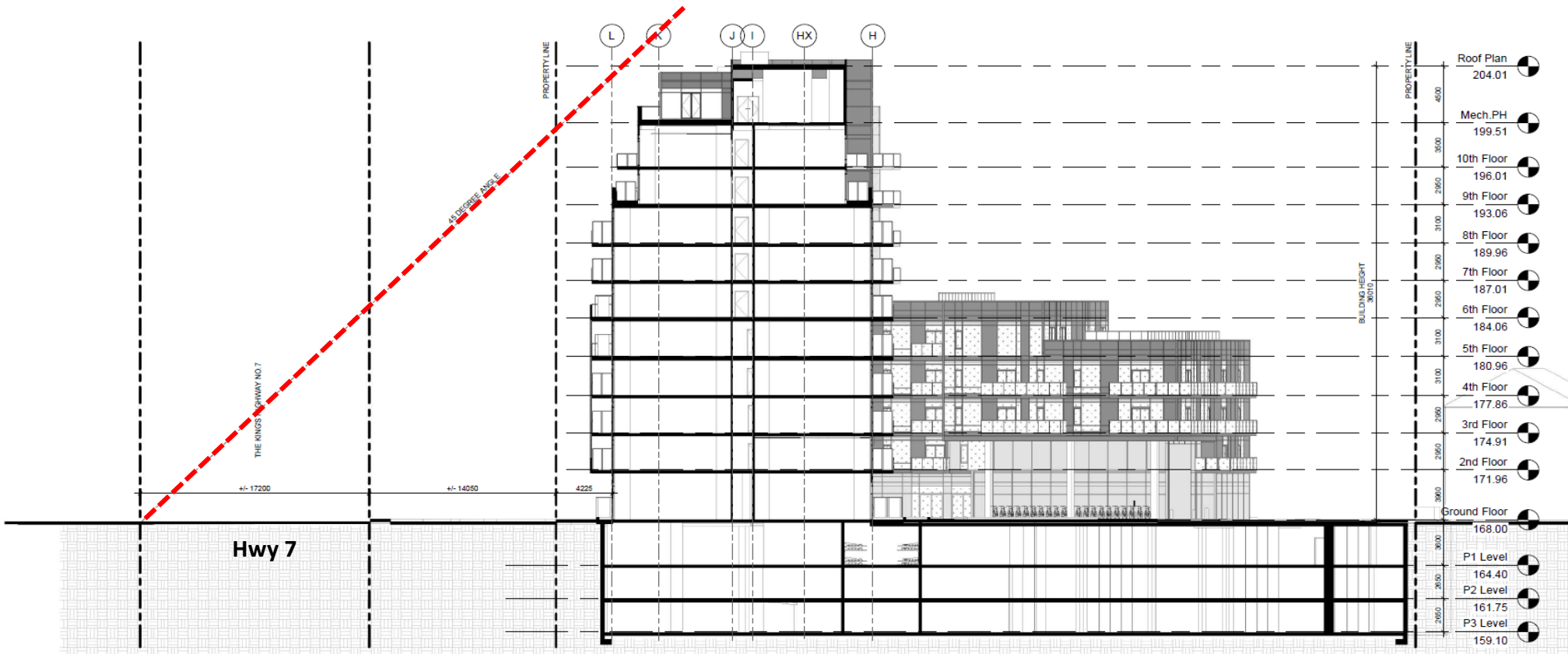
Subject Site

Figure 3: Zoning Map 7B – City of Vaughan

West Elevation



South Elevation



STUDIES COMPLETED

- **Planning Justification Brief**, prepared by HPGI
- **Pedestrian Level Wind Study**, prepared by Theakston Environmental
- **Traffic Brief**, prepared by GHD
- **Functional Servicing and Stormwater Management Brief (including Sanitary Sewer Analysis & Water Demand Analysis)**, prepared by Masongsong Associates
- **Sun & Shadow Study**, prepared by KFA Architects

THANK YOU