

Communication : C5
Committee of the Whole (1)
October 5, 2021
Agenda Item # 1



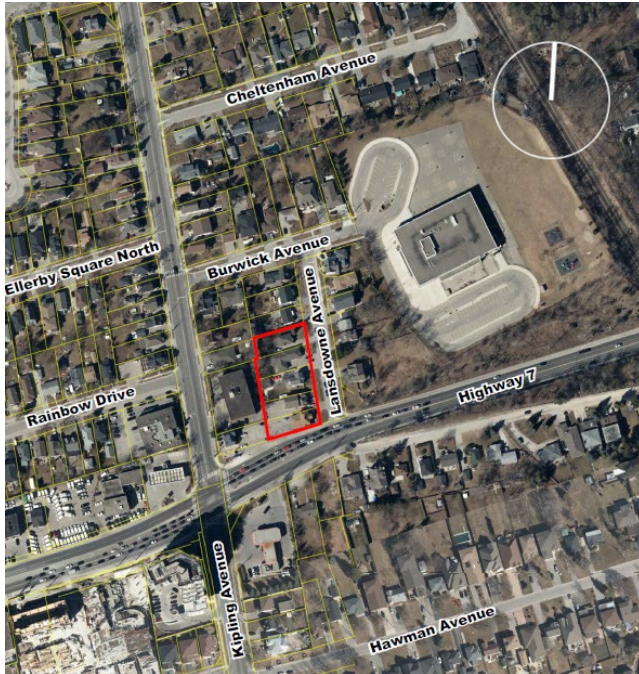
THE
BURWICK
RESIDENCES

4-24 LANS DOWNE AVE

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
October 5th, 2021



CURRENT SITE CONDITION



Site Stats:

- Consist of 5 parcels;
- Currently vacant
- 3,040 sq. m (0.75 acres) in size;
- Site has two (2) street frontages:
 - Approx. 40 m frontage along HWY 7
 - Approx. 75 m frontage along Lansdowne Avenue

Transportation:

- Within 500 m of Local and Regional bus stops:
 - VIVA Orange Line;
 - Brampton Zum 501 Line;
 - YRT 77 and 77A

SURROUNDING CONTEXT



- Subject Lands
- Natural Areas
- Parks
- Private Open Spaces
- Low-Rise Residential
- Low-Rise Mixed Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- Prestige Employment
- Lands Subject to Secondary Plan Area

- - - 400m Radius

- - - 800m Radius

● Commercial

● School

● Recreation Centre

● Park

● Library

● Transit Stop

○ Community Centre

○ Senior Residential

○ Child Care Centre

○ Emergency Services

○ Place of Worship

PREVIOUS PROPOSAL

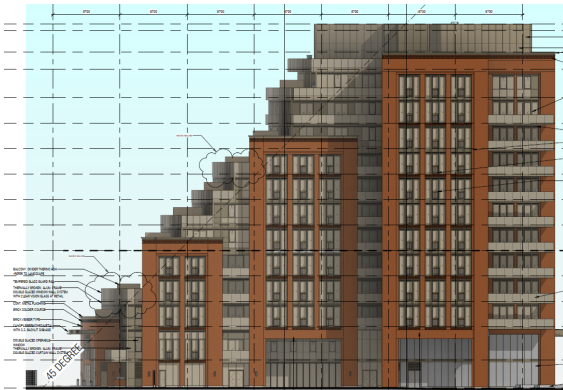


- 12-storey Mixed Use Building;
- Floor Space Index of 4.94 times the lot area;
- Total Gross Floor Area of 13,145 sq. m.;
 - Non-residential GFA of 320 sq. m.;
 - Residential GFA of 12,825 sq. m.;
 - Contains 61 residential units.
- 93 parking spaces within a 2-level underground parking structure;
- 37 bicycle parking spaces;
- 554 sq. m of green space; and
- 4,165 sq. m of private amenity space.

CURRENT PROPOSAL



- 12-storey Mixed Use Building;
- Floor Space Index of 5.1 times the lot area;
- Total Gross Floor Area of 13,360 sq. m.;
 - Non-residential GFA of 390 sq. m.;
 - Residential GFA of 13,260 sq. m.;
 - Contains 72 residential units.

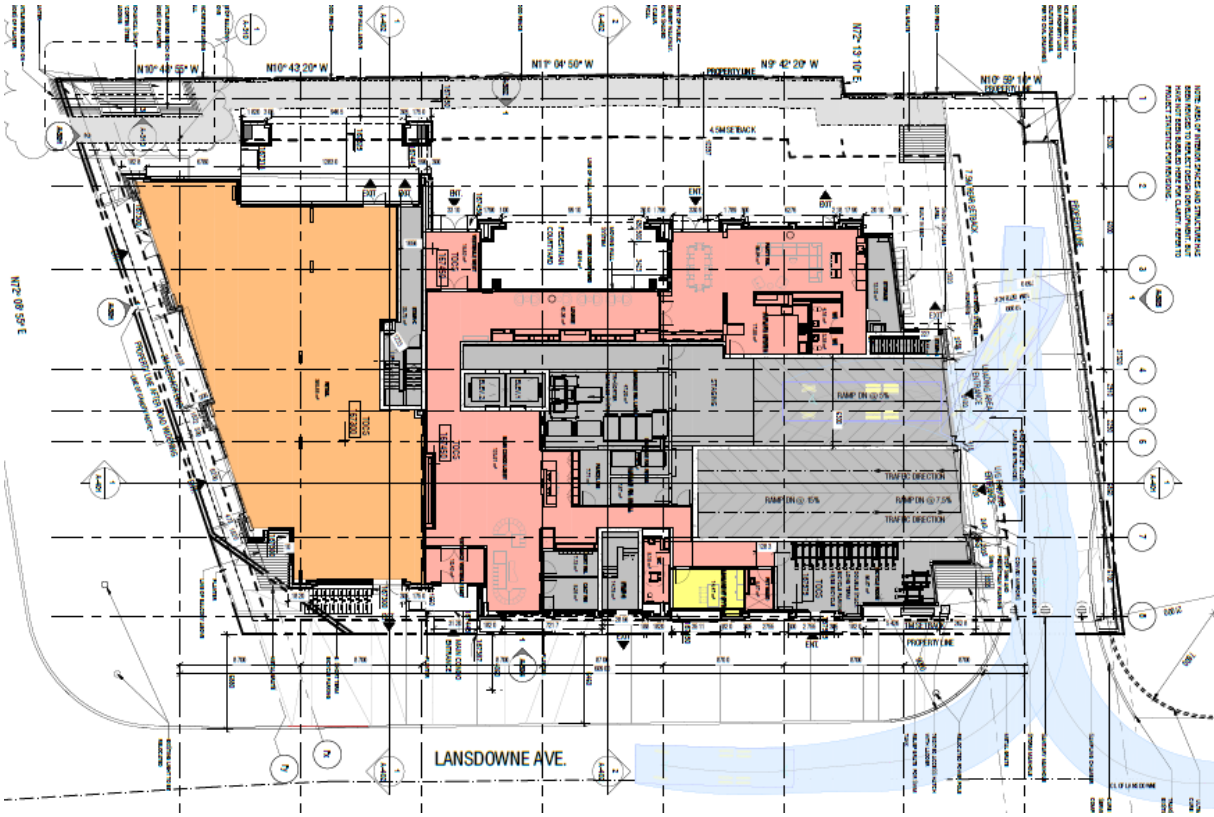


- 166 parking spaces within a 3-level underground parking structure;
- 44 bicycle parking spaces;
- 1,215 sq. m of green space; and
- 3,750 sq. m of private amenity space.

COMPARISON

	PREVIOUS PROPOSAL	CURRENT PROPOSAL
Number of Storeys	12-storeys	12-storeys
Floor Space Index	4.94 times the lot area	5.1 times the lot area
Gross Floor Area	13,145 sq. m. <ul style="list-style-type: none"> • 320 sq. m. commercial • 12,825 sq. m. residential 	13,360 sq. m. <ul style="list-style-type: none"> • 390 sq. m. commercial • 13,260 sq. m. residential
Number of Units	61	72
Parking Spaces	93 spaces	166 spaces
Bicycle Parking Spaces	37 spaces	46 spaces
Green Space	554 sq. m.	1,215 sq. m.
Private Amenity	4,165 sq. m.	3,750 sq. m.

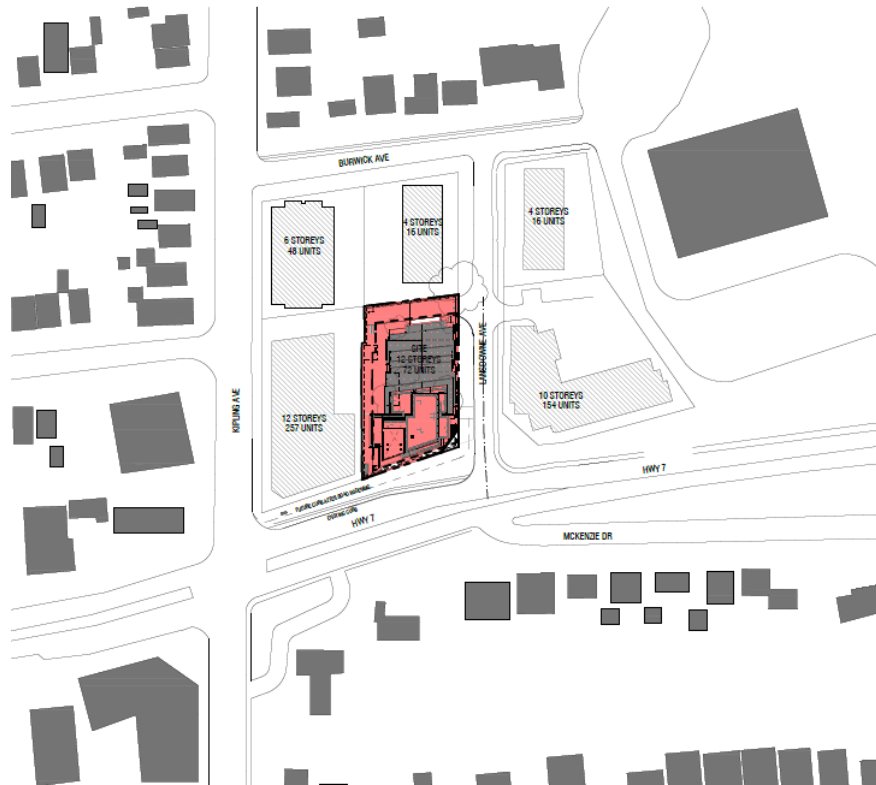
SITE PLAN



THIS PLAN OF IMPROVEMENTS AND THE CHANGES HEREIN ARE TO BE CONSIDERED AS A PRELIMINARY PLAN. THE CLIENT AGREES TO HOLD THE ARCHITECT HARMLESS FROM ANY AND ALL CLAIMS OR DAMAGES ARISING FROM THE USE OF THIS PLAN.



CONTEXT PLAN





THE
BURWICK
RESIDENCES

**diamond
schmitt**



MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

THANK YOU
ANY QUESTIONS?