

# Block 1, Registered Plan 65M-4306

'0' Bur Oak Avenue



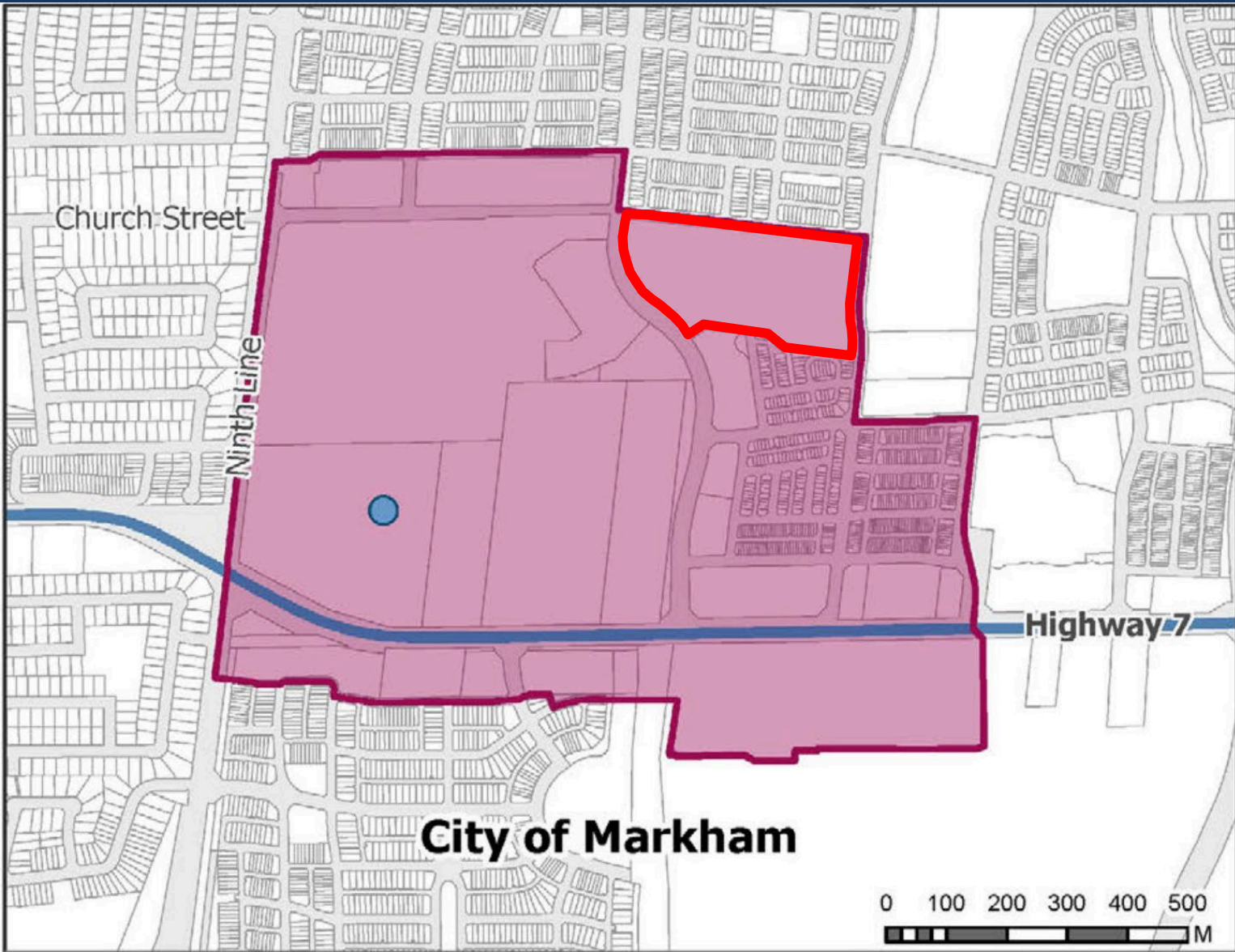
**Official Plan Amendment  
Zoning By-law Amendment**

**PLAN 23 139197**

**October 25, 2023**







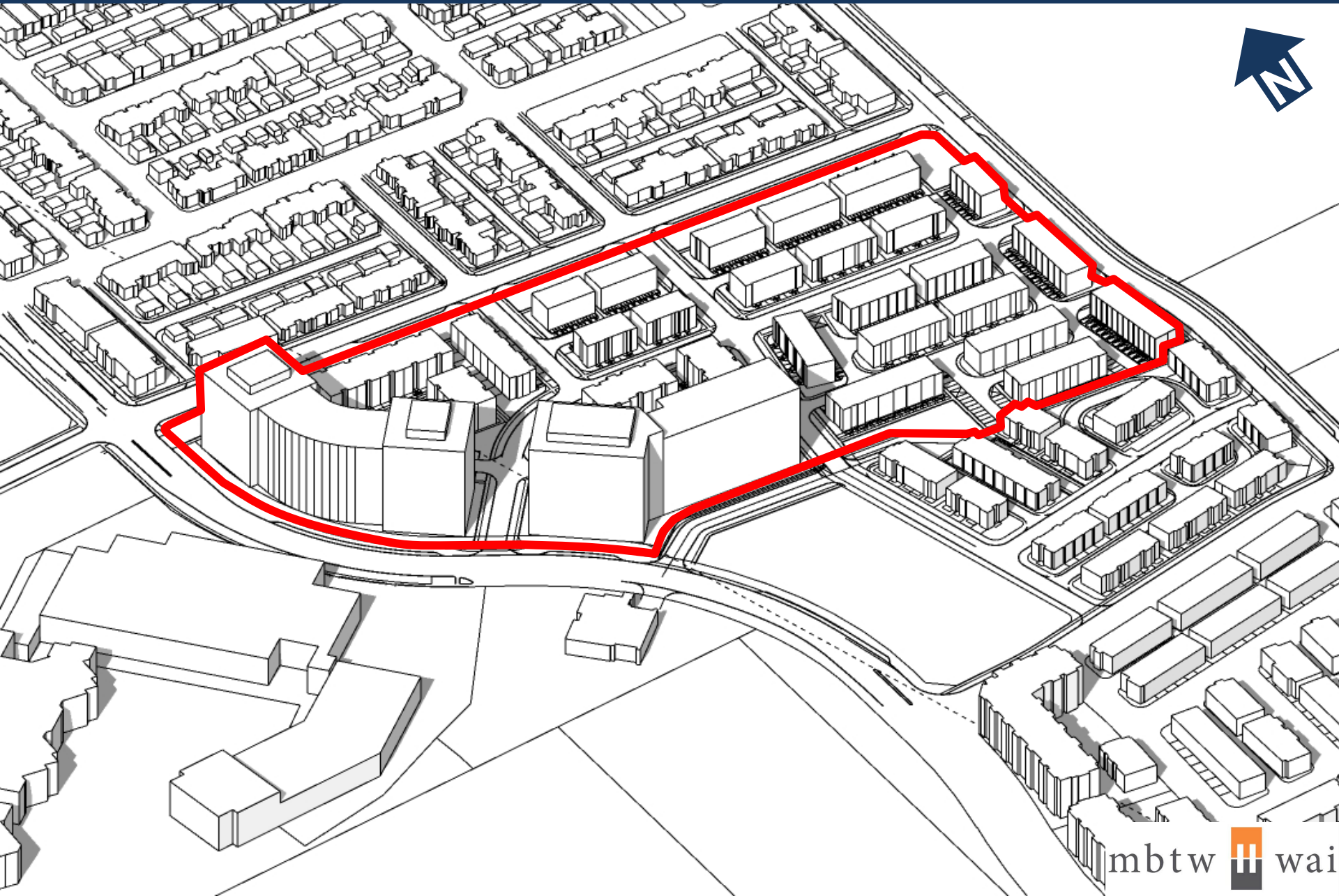
**PMTSA 10 - Cornell BRT Station**

**Density Target: 200  
People and Jobs Per Hectare**

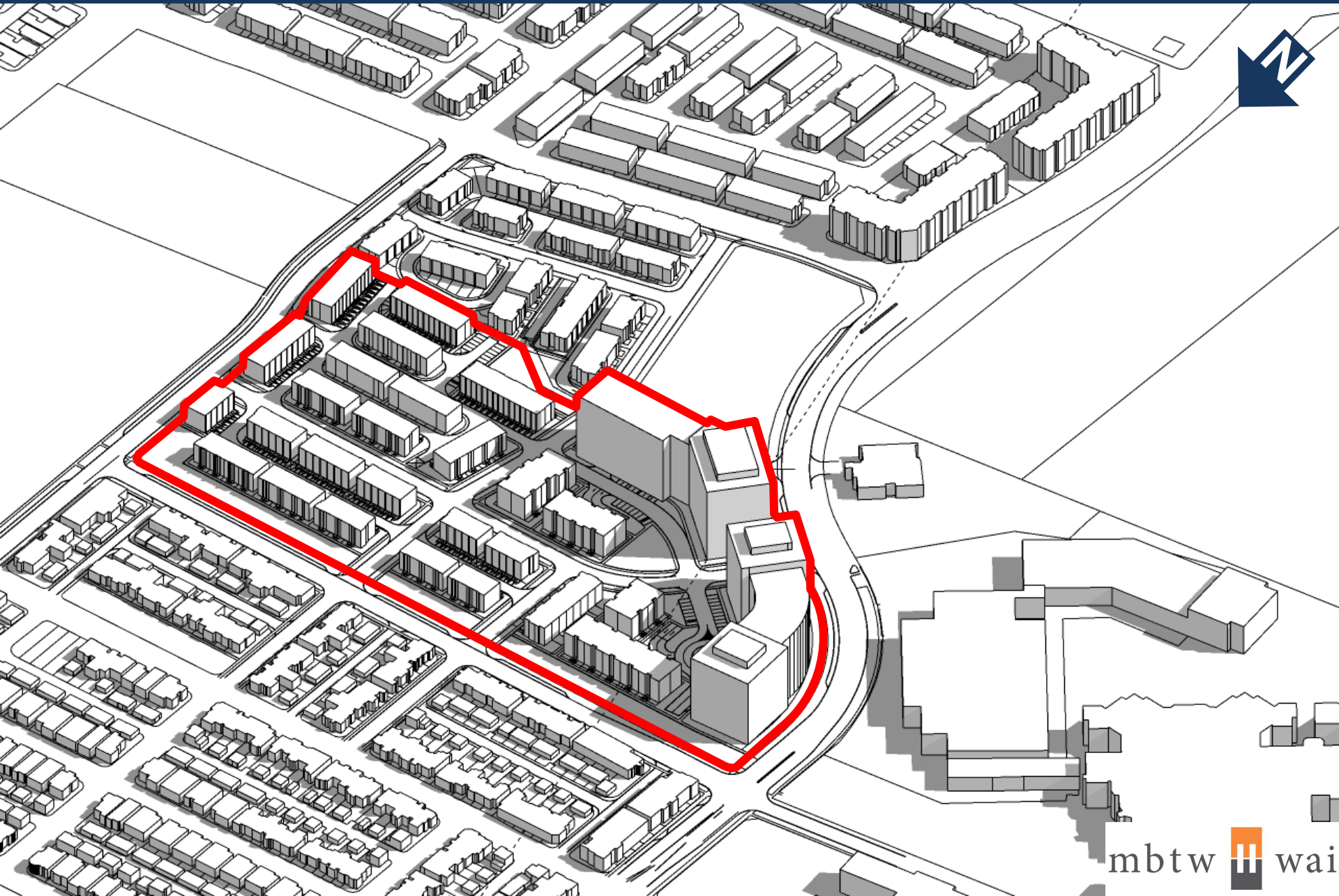
- **Official Plan Amendment** seeks to create a site-specific Exception:
  - To permit a maximum height of 13-storeys adjacent to Bur Oak Avenue
  - To permit a minimum height of 3-storeys and 1.0 FSI internal to the site
- **Zoning By-law Amendment** to apply appropriate Zone categories and site specific development standards
- Future Applications:
  - **Draft Plan of Subdivision**
  - **Site Plan Control (multiple)**
  - **Draft Plan of Condominium**

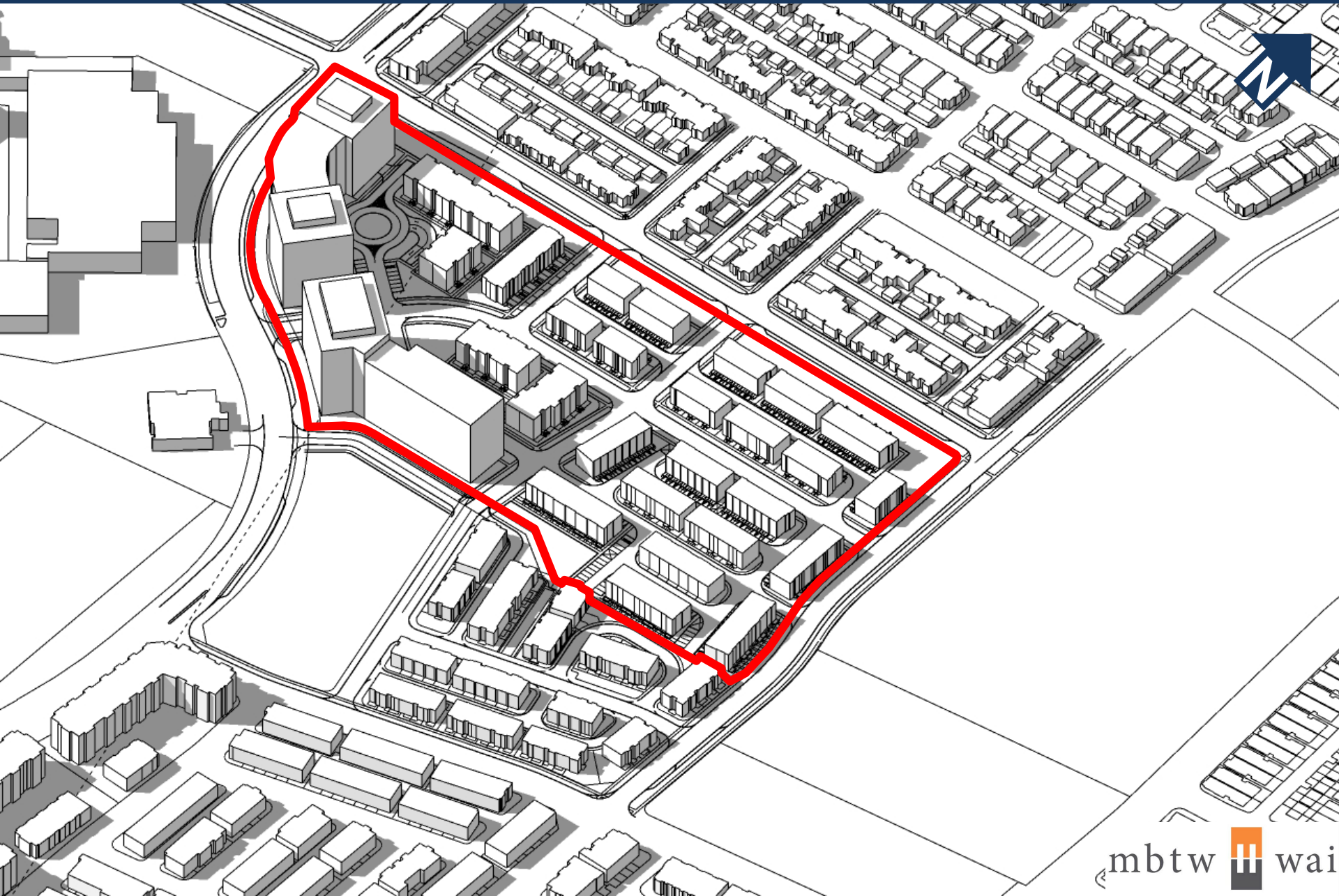


<b>Lot Area (gross)</b>	6.4 hectares (15.8 acres)
<b>New Parkland</b>	0.57 hectares (1.41 acres)
<b>New Public Roads</b>	3
<b>Non-Residential Floor Area</b>	+/-2,977 square metres (+/- 32,044 square feet)
<b>Unit Count</b>	318 townhouse dwellings 748 apartment/seniors dwelling units
<b>Unit Mix</b>	
Traditional Townhouses:	8
Rear Loaded Townhouses:	97
Rear Loaded Townhouses (double car):	19
Stacked Townhouses:	38
Back-to-back Stacked Townhouses:	156
Apartment/Seniors Residence:	748
<b>Density</b>	166.56 units/hectare (gross lot area) 2.15 FSI (gross lot area)
<b>Building Height</b>	3 – 13 storeys

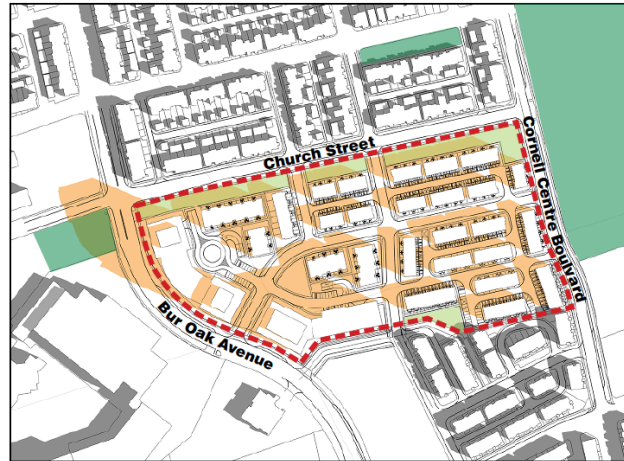




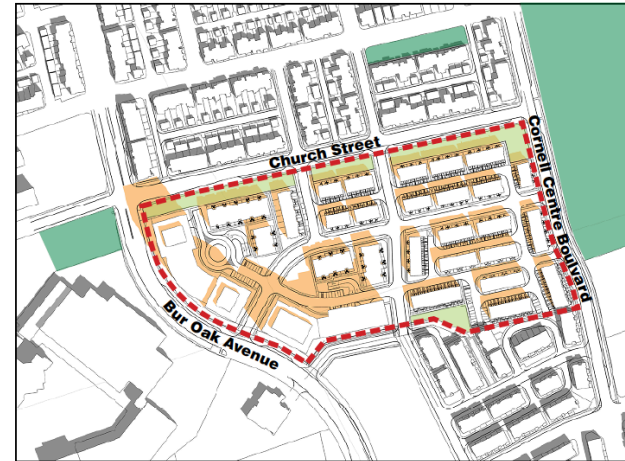




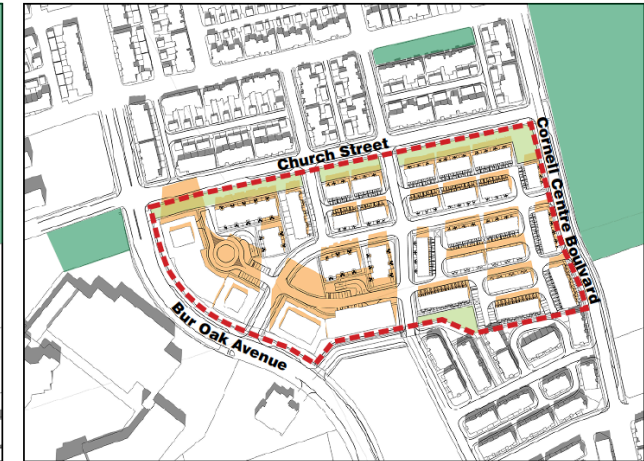




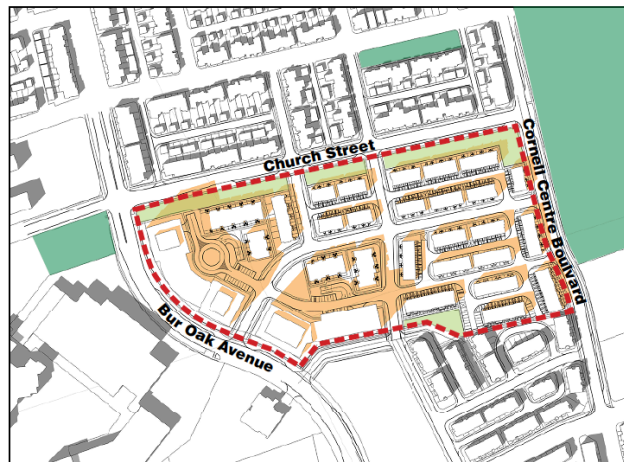
**SEPTEMBER 21 / 9:18 AM**



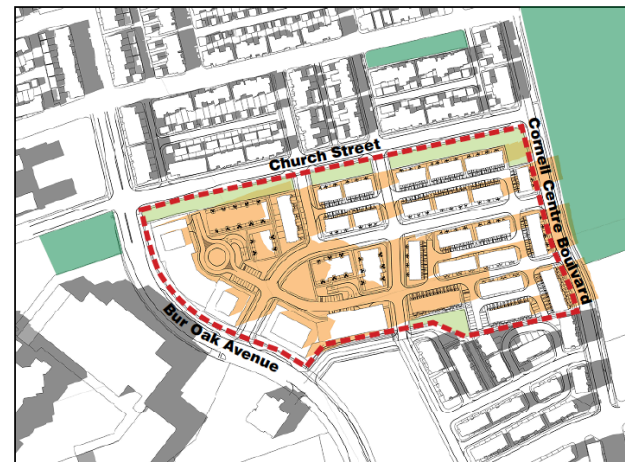
**SEPTEMBER 21 / 11:18 AM**



**SEPTEMBER 21 / 1:18 PM**








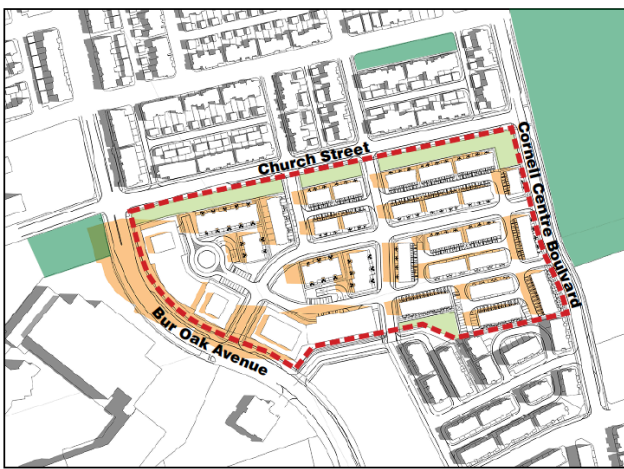
**SEPTEMBER 21 / 3:18 PM**



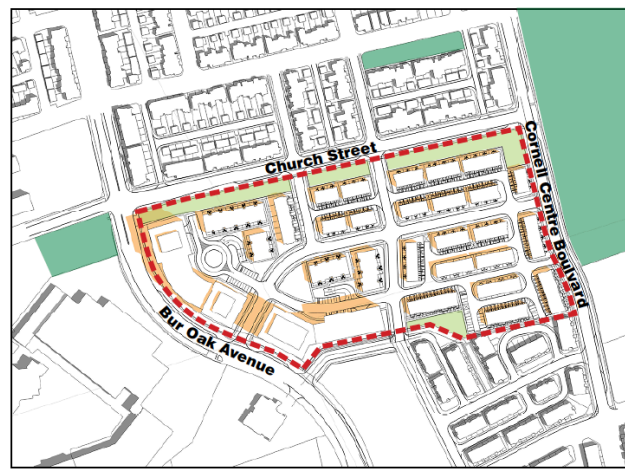
**SEPTEMBER 21 / 5:18 PM**

**LEGEND**

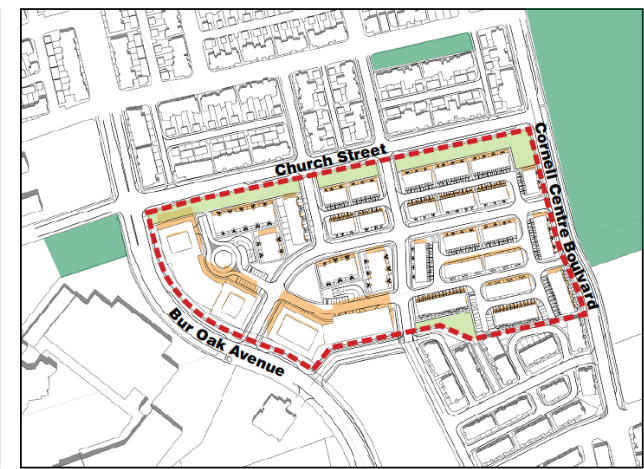
-  Site Boundary
-  Existing Buildings Shadows
-  Proposed Buildings Shadows
-  Existing Public Park
-  Proposed Public Park



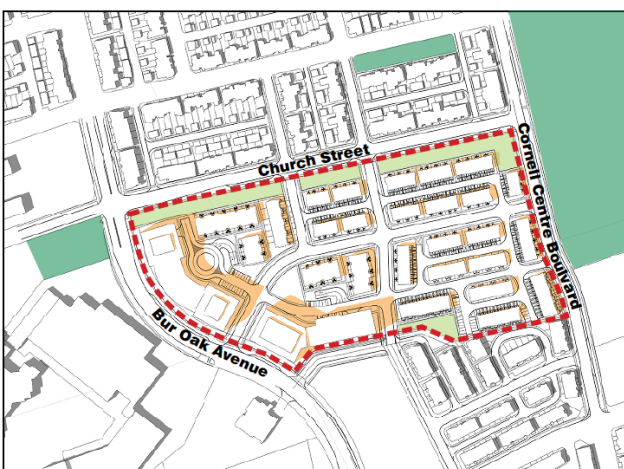
**JUNE 21 / 9:18 AM**



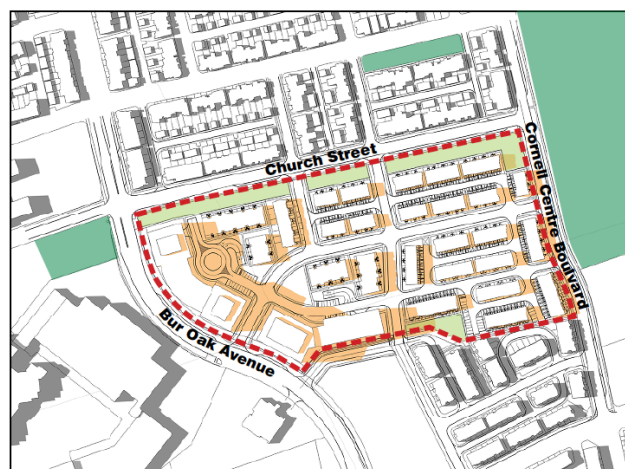
**JUNE 21 / 11:18 AM**



**JUNE 21 / 1:18 PM**








**JUNE 21 / 3:18 PM**



**JUNE 21 / 5:18 PM**

### LEGEND

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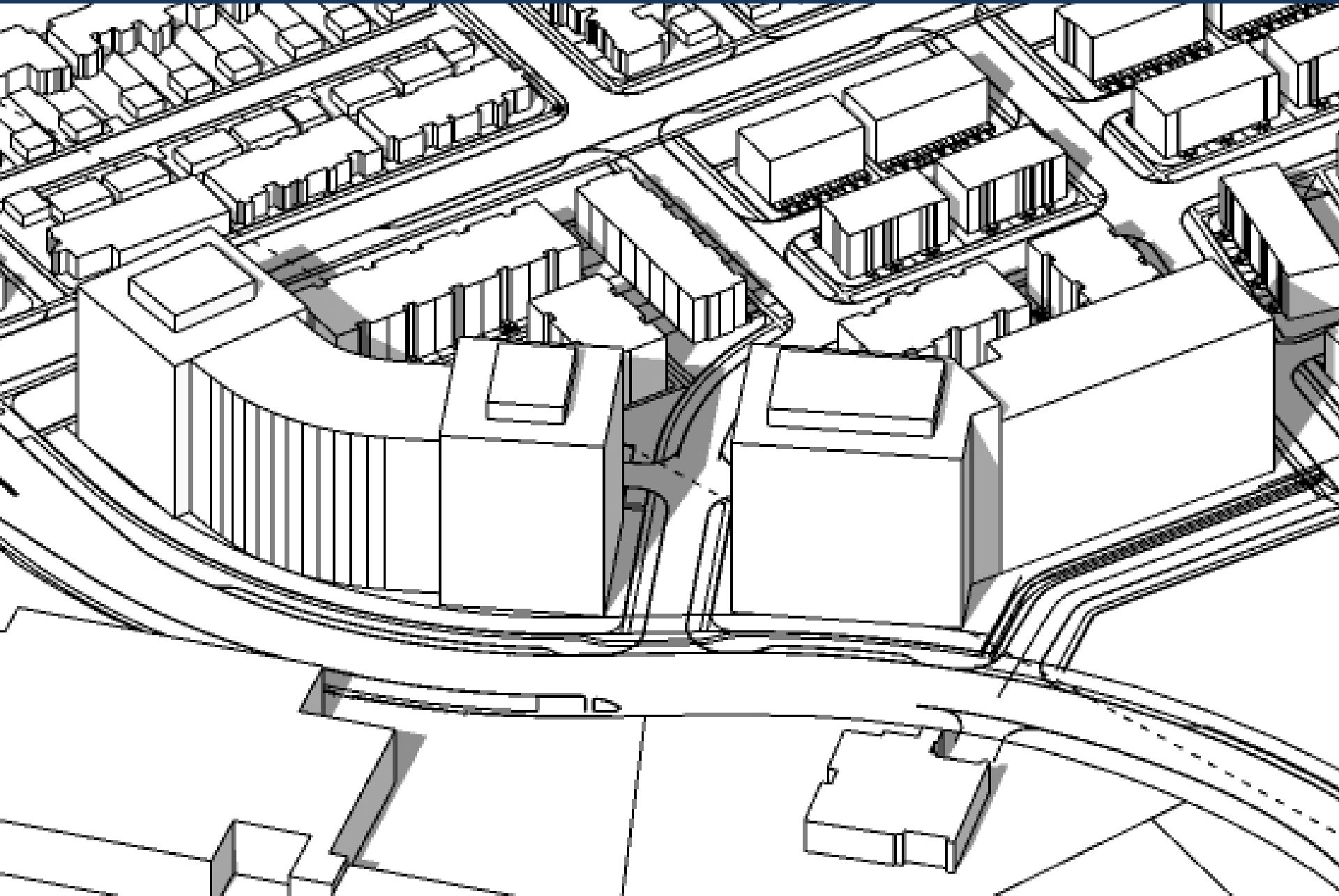














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**Thank you**