

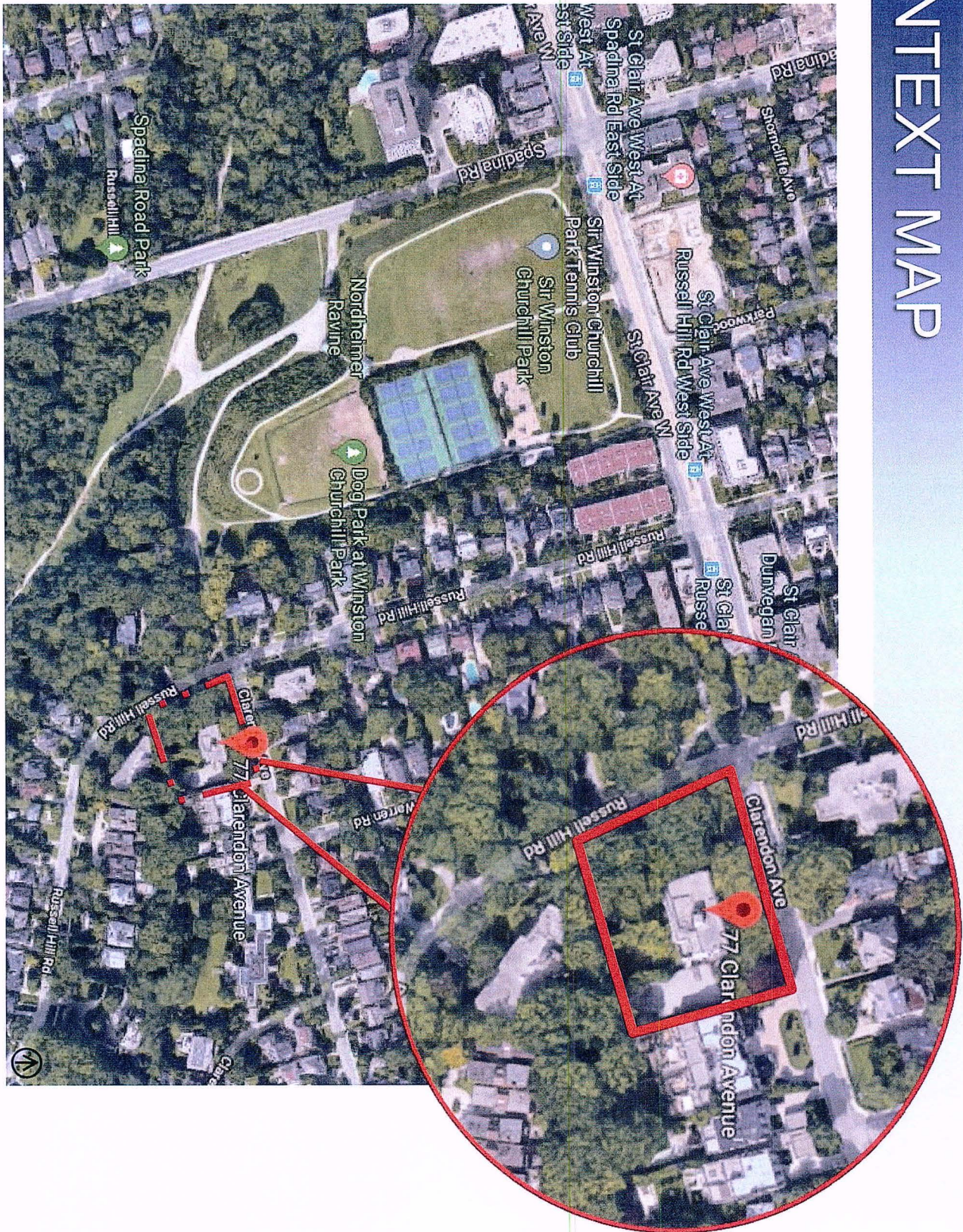
- 14 pages
- presented to Community Council
Feb 14 119



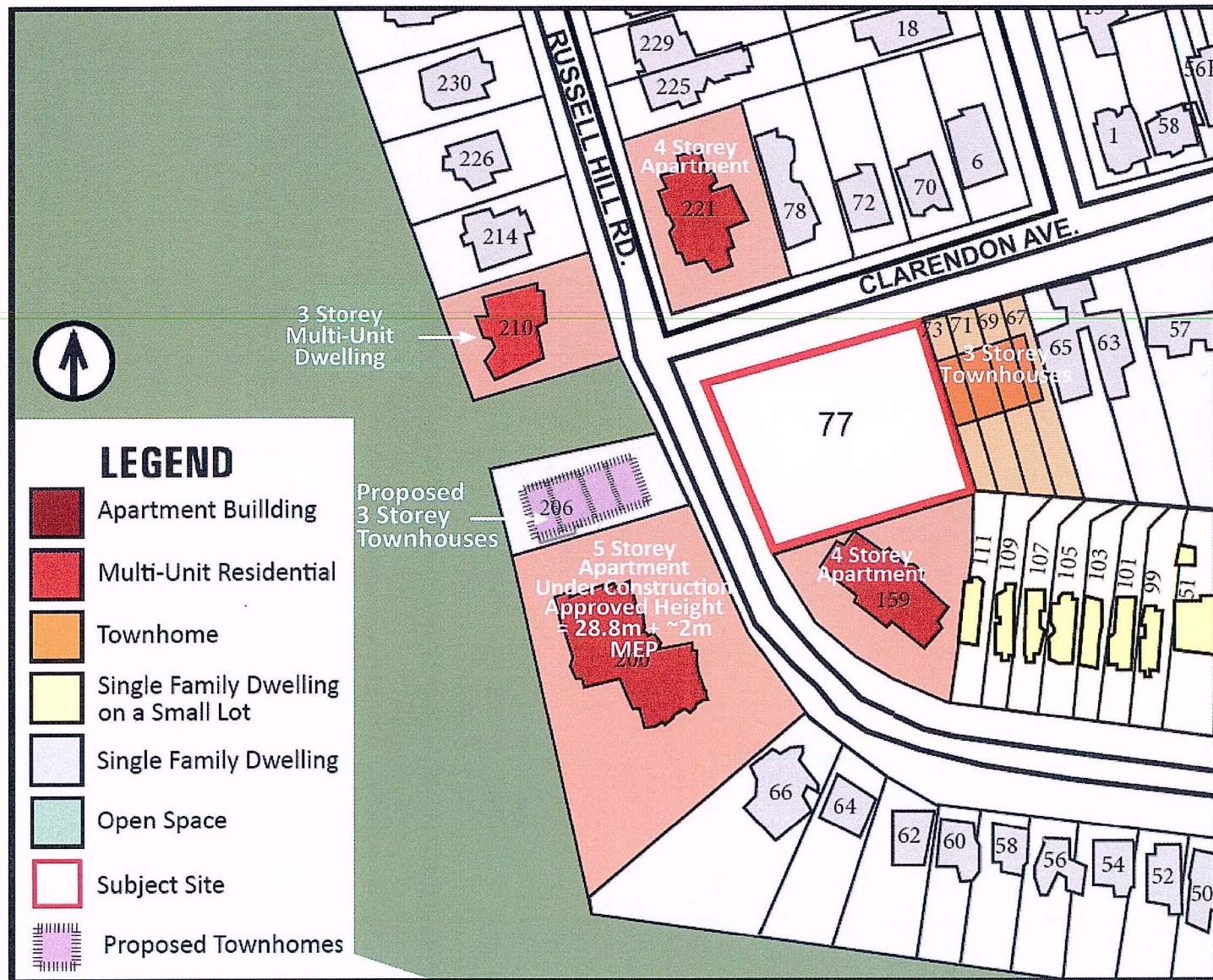
**77 Clarendon Avenue
Statutory Public Meeting
February 14, 2019**

Official Plan Amendment, Zoning By-law Amendment
& Rental Housing Demolition Application
Application No. 15 202792 STE 22 OZ &
15 202796 STE 22 RH

CONTEXT MAP



BUILDING USE MAP



EXISTING STREET ELEVATIONS

Existing
Townhouses

Subject Site



Clarendon Avenue Elevation

Existing
Apartment

Subject Site

Existing
Apartment

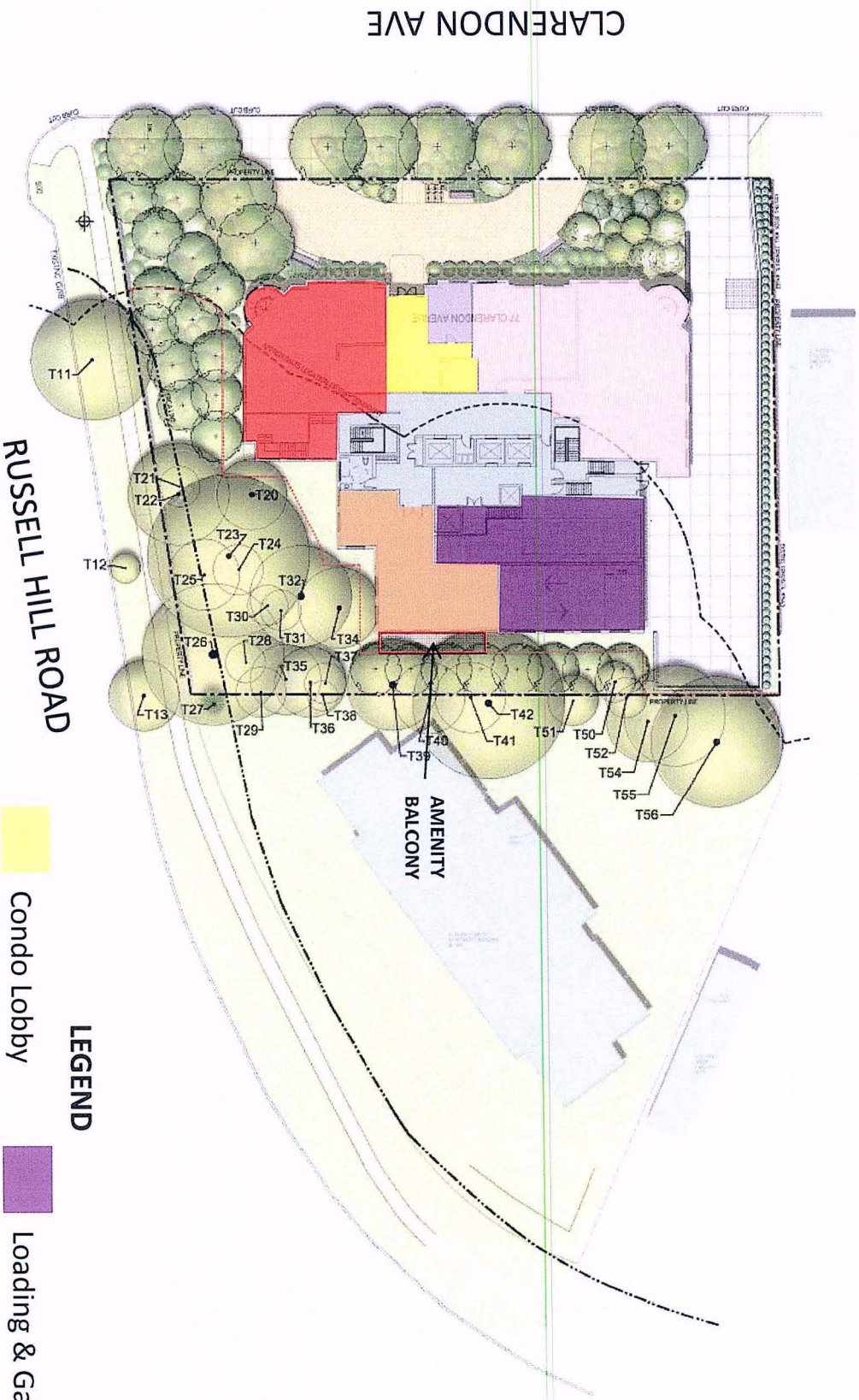


Russell Hill Street Elevation

PROJECT TIMELINE

Open House (prior to application submission) Meeting #1	20 January 2015
Open House (prior to application submission) Meeting #2	15 April 2015
Applications Filed	06 August 2015
Community Information Meeting #3	01 December 2015
Revised Application Submission #1	08 December 2017
Community Information Meeting #4	01 March 2018
Revised Application Submission #2	11 May 2018
Revised Application Submission #3	30 October 2018
Revised Application Submission #4	13 December 2018
Statutory Public Meeting	14 February 2019

PROPOSED DEVELOPMENT



LEGEND

- | | | | |
|---|------------------|---|-------------------|
|  | Condo Lobby |  | Loading & Garage |
|  | Interior Amenity |  | Management Office |
|  | Gym | | Residential |

Ground Floor Plan

EVOLUTION FROM ORIGINAL APPLICATION

Site Statistics

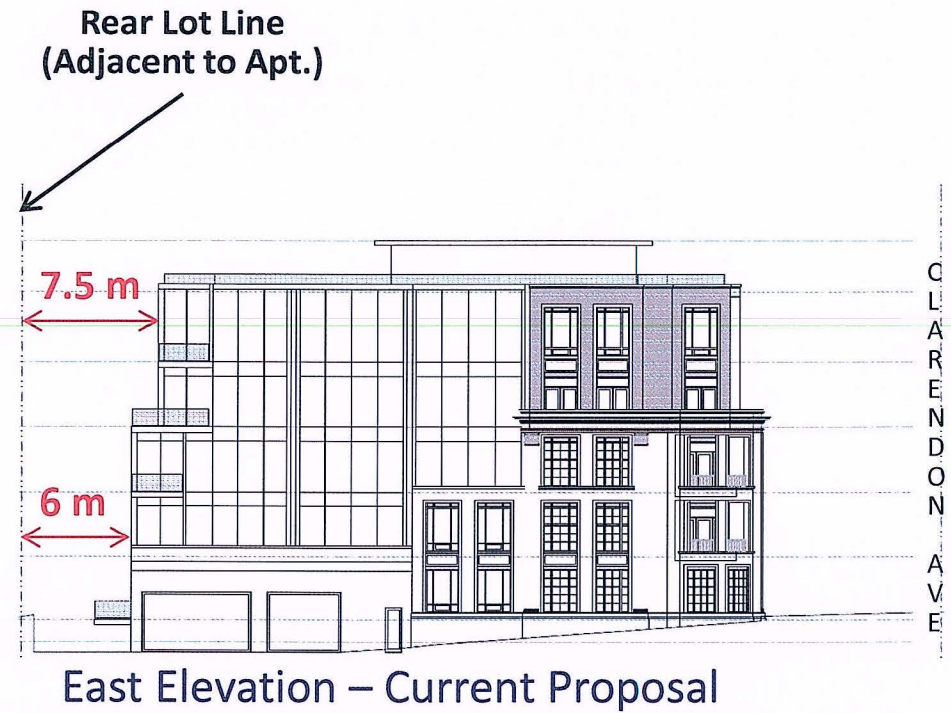
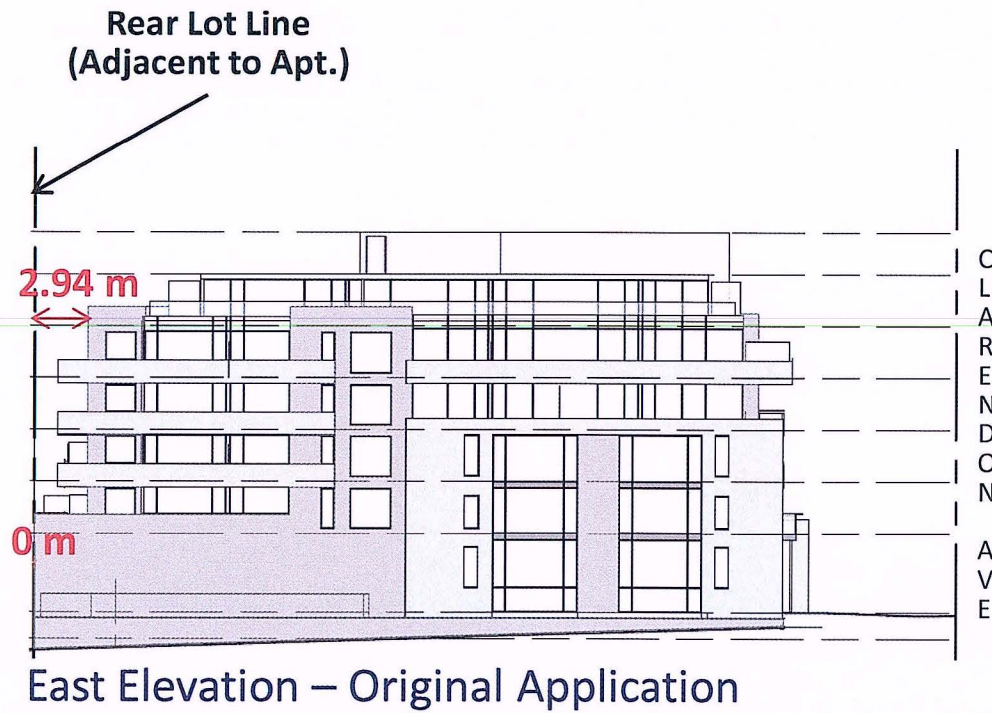
Original Application (August 2015)

- 6 storeys
- 54 units
- 6,923 m² GFA
- 2.2 FSI
- Interior Amenity: 364 m²
- Exterior Amenity: 0 m²
- 32.5% Landscaped Open Space
- 79 Parking Spaces

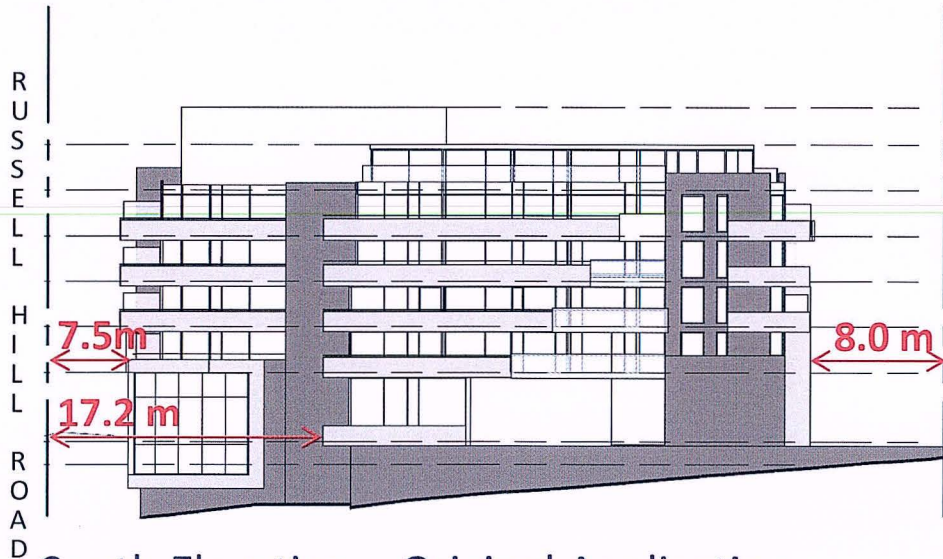
Current Proposal

- 5 storeys
- 30 units
- 5,437 m² GFA
- 1.72 FSI
- Interior Amenity: 708 m²
- Exterior Amenity: 20 m²
- 40% Landscaped Open Space
- 55 Parking Spaces

EAST ELEVATION COMPARISON



SOUTH ELEVATION COMPARISON



South Elevation – Original Application
(Facing Existing Apartment)



South Elevation – Current Proposal
(Facing Existing Apartment)

PROPOSED DEVELOPMENT



Rendering – Looking Southeast on Clarendon

VIEW LOOKING SOUTH DOWN RUSSELL HILL



Existing Condition

VIEW LOOKING SOUTH DOWN RUSSELL HILL ROAD



PERSPECTIVE LOOKING EAST ON CLAY STREET



Existing Condition

PERSPECTIVE LOOKING EAST ON CLARENDON

