



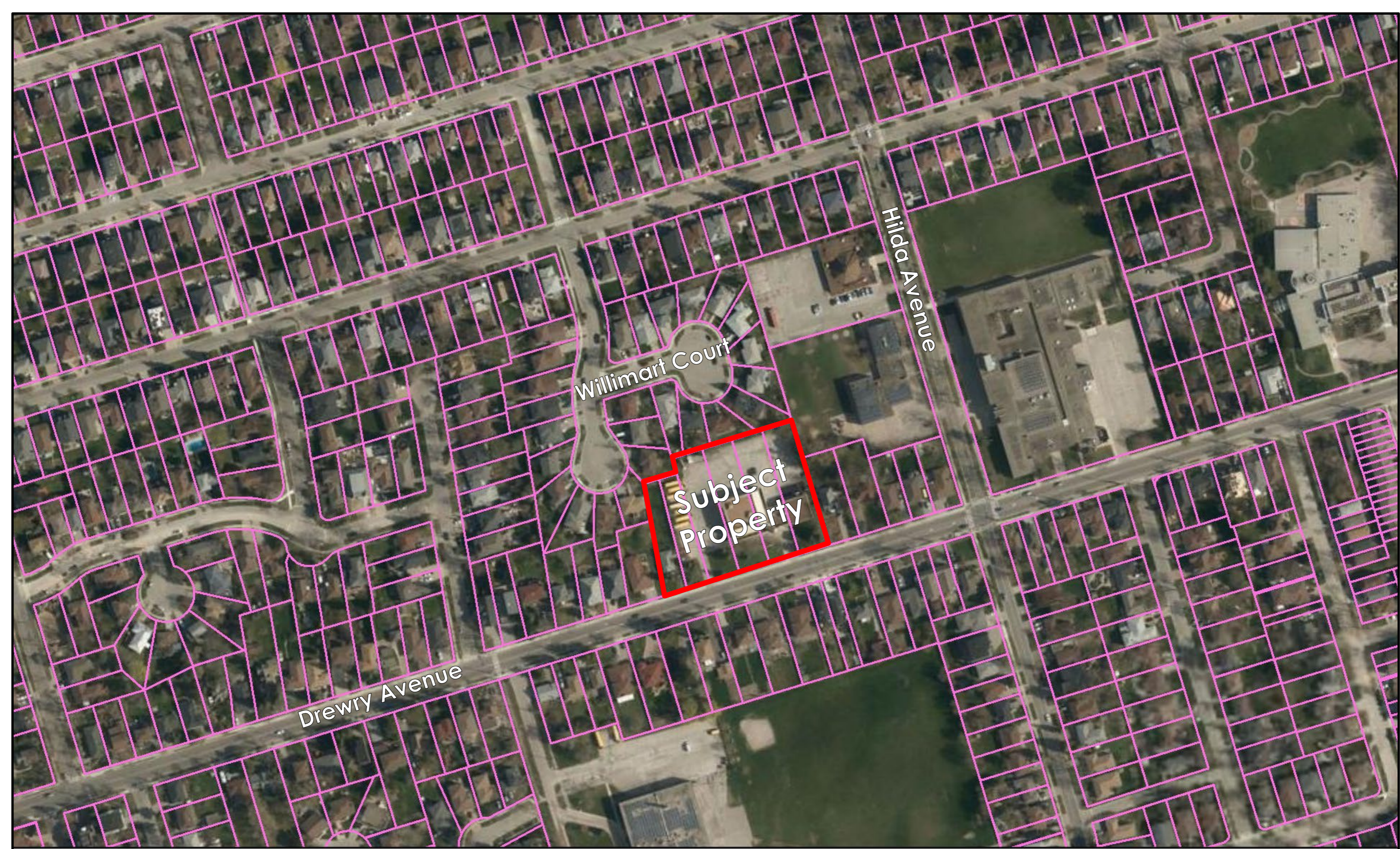
**GOLDBERG
GROUP**

172 & 202 DREWRY AVENUE

ZONING BY-LAW AMENDMENT

24 119171 NNY 18 OZ

JUNE 4, 2024



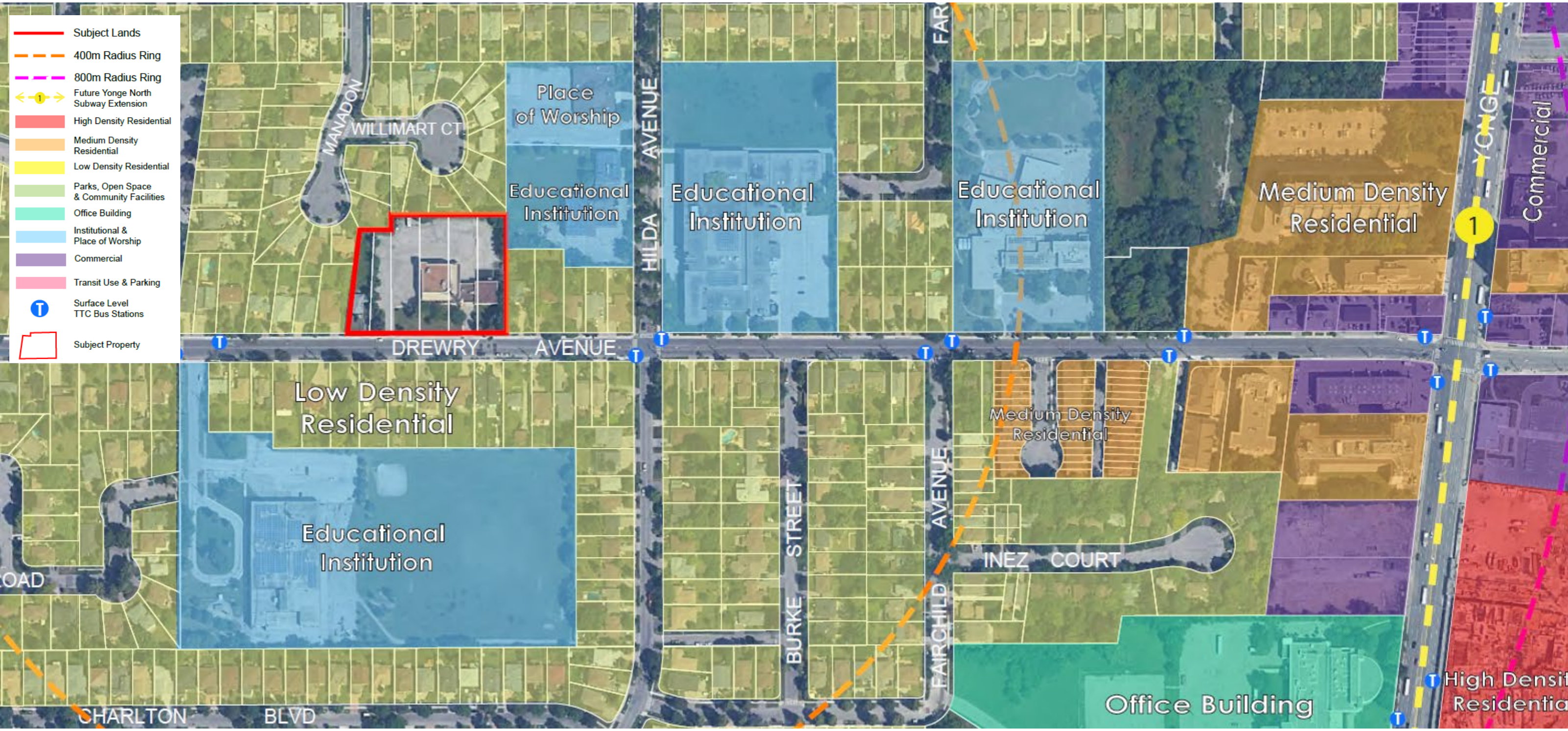
Willimart Court

Hilda Avenue

Subject Property

Drewry Avenue

CONTEXT MAP

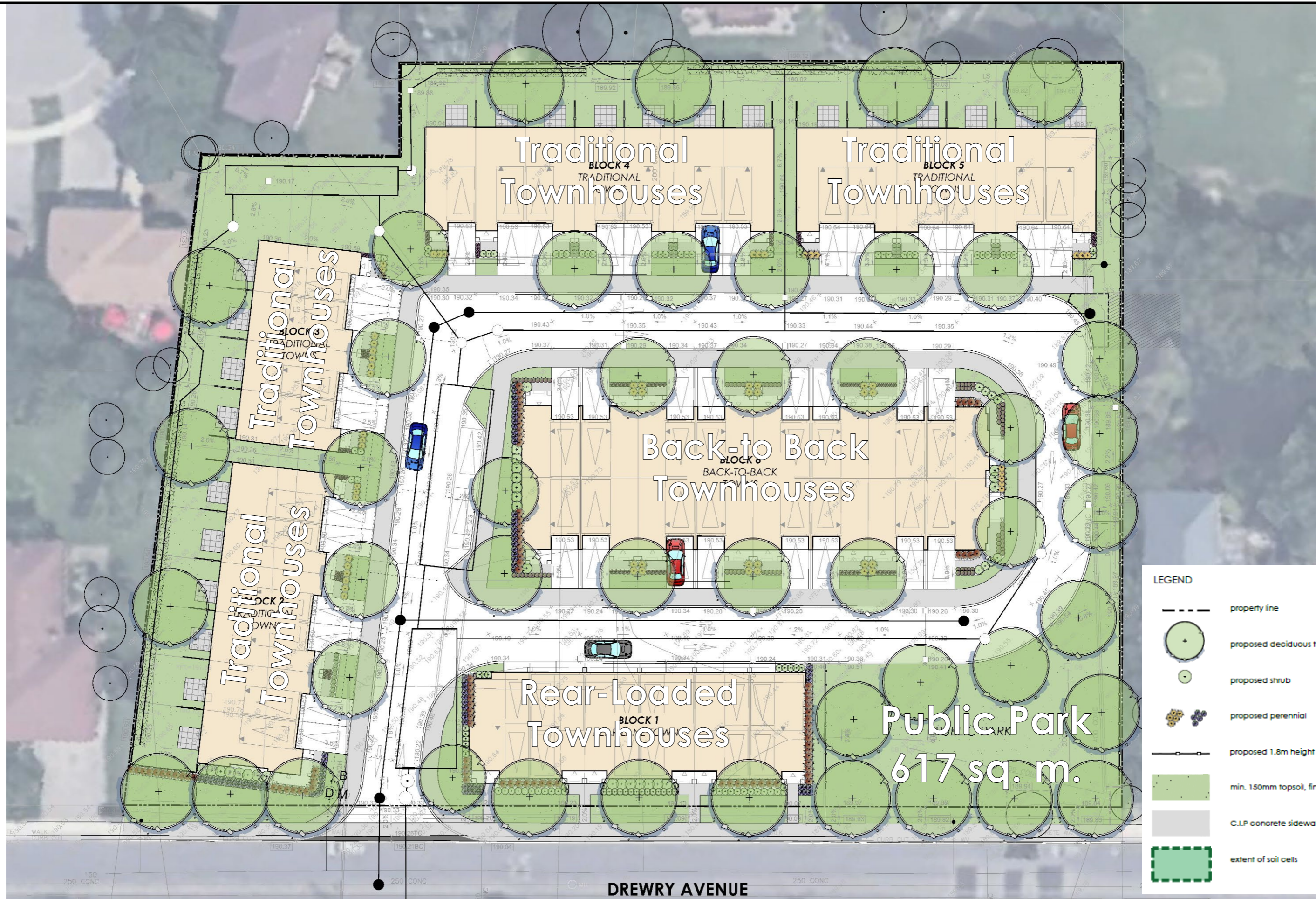


CONTEXT MAP



GOLDBERG GROUP

Source: google.com/maps. 2023



LEGEND

- property line
- proposed deciduous tree
- proposed shrub
- proposed perennial
- proposed 1.8m height wood privacy fence
- min. 150mm topsoil, fine grade & sod
- C.I.P concrete sidewalk and walkways
- extent of soil cells

Site Plan



Lot Area 0.85 hectares (+/- 2.11 acres)

Gross Floor Area +/- 5,983 square metres (+/- 64,404 square feet)

Public Park +/- 617 square metres (+/- 0.15 acres)

Lot Coverage (%)
Building Coverage: 34.81%
Landscape Coverage: 28.31%
Hard Surface Area: 36.88%
Public Park: 7.22%

Unit Count 45

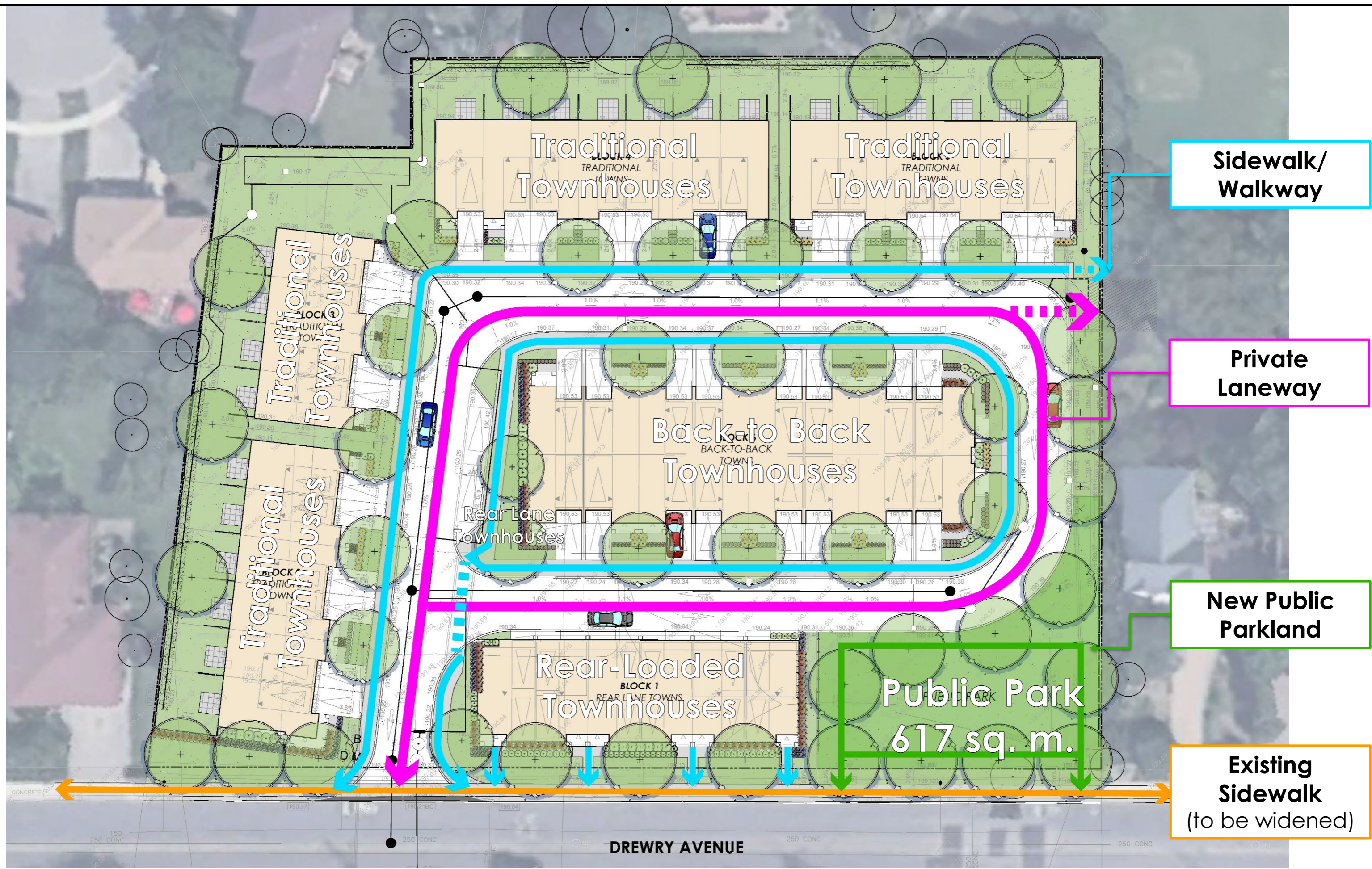
Townhouse Unit Mix
Traditional Townhouses: 23
Rear Lane Townhouses: 6
Back-to-Back Townhouses: 16

Density 0.75 FSI
22.96 units per acre

Height 3-storeys/ 12.1 - 12.7 metres

Parking
Visitor 2 parking spaces
Residential: 92 parking spaces





**Sidewalk/
Walkway**

**Private
Laneway**

**New Public
Parkland**

**Existing
Sidewalk
(to be widened)**

Traditional
Townhouses

Traditional
Townhouses

Traditional
Townhouses

Traditional
Townhouses

Back-to-Back
Townhouses

Rear Lane
Townhouses

Rear-Loaded
Townhouses

Public Park
617 sq. m.

DREWRY AVENUE

Connectivity



**GOLDBERG
GROUP**



Rear-Lane Townhouse Elevation



Traditional Townhouse Elevation



Back-to-Back Townhouse Elevation



Internal Streetscape



Thank You | Questions?