

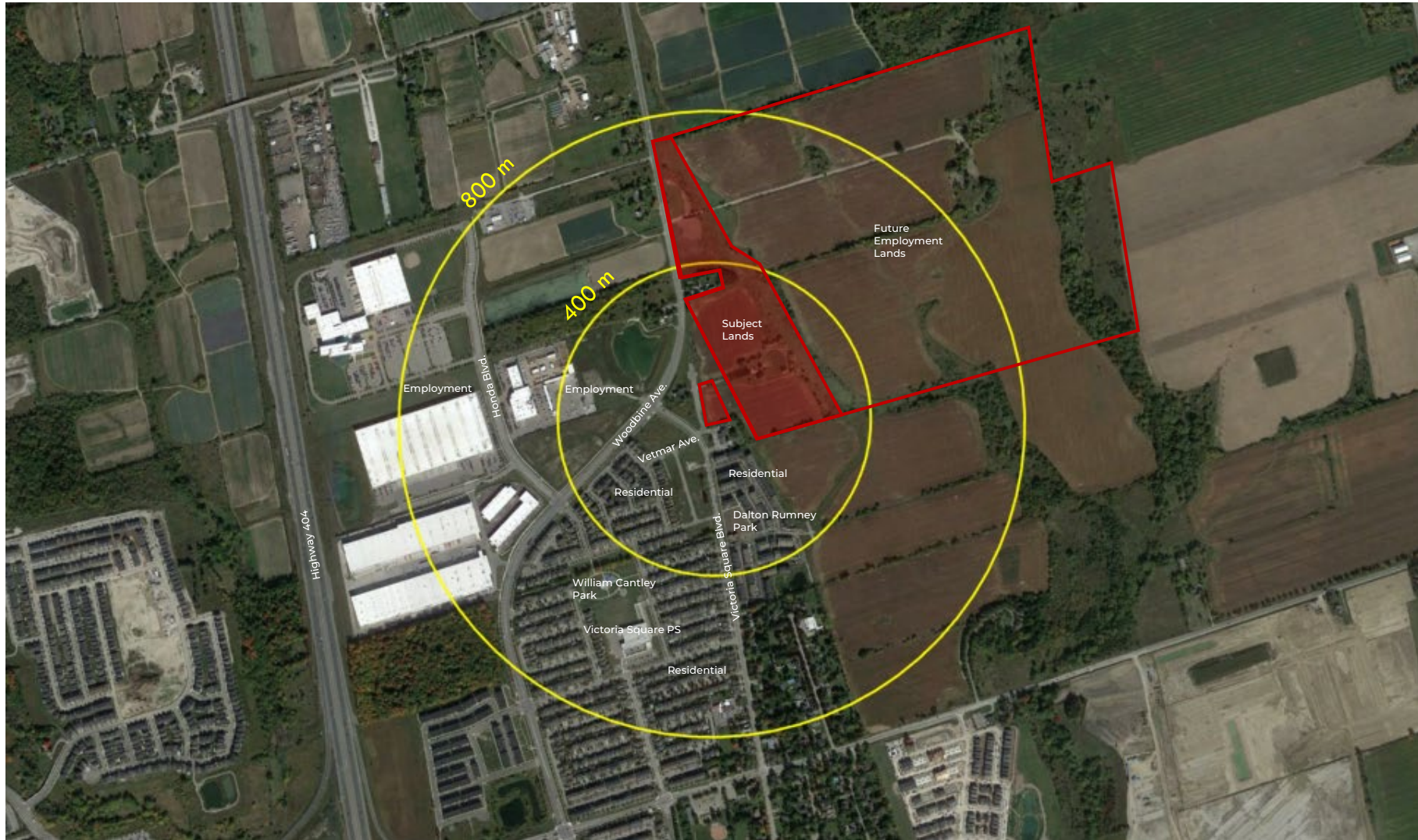
Statutory Public Meeting

Glendower Properties Inc.
OPA, ZBA, Draft Plan of Subdivision
11139 Victoria Square Blvd. &
11251 Woodbine Ave.



October 24, 2023

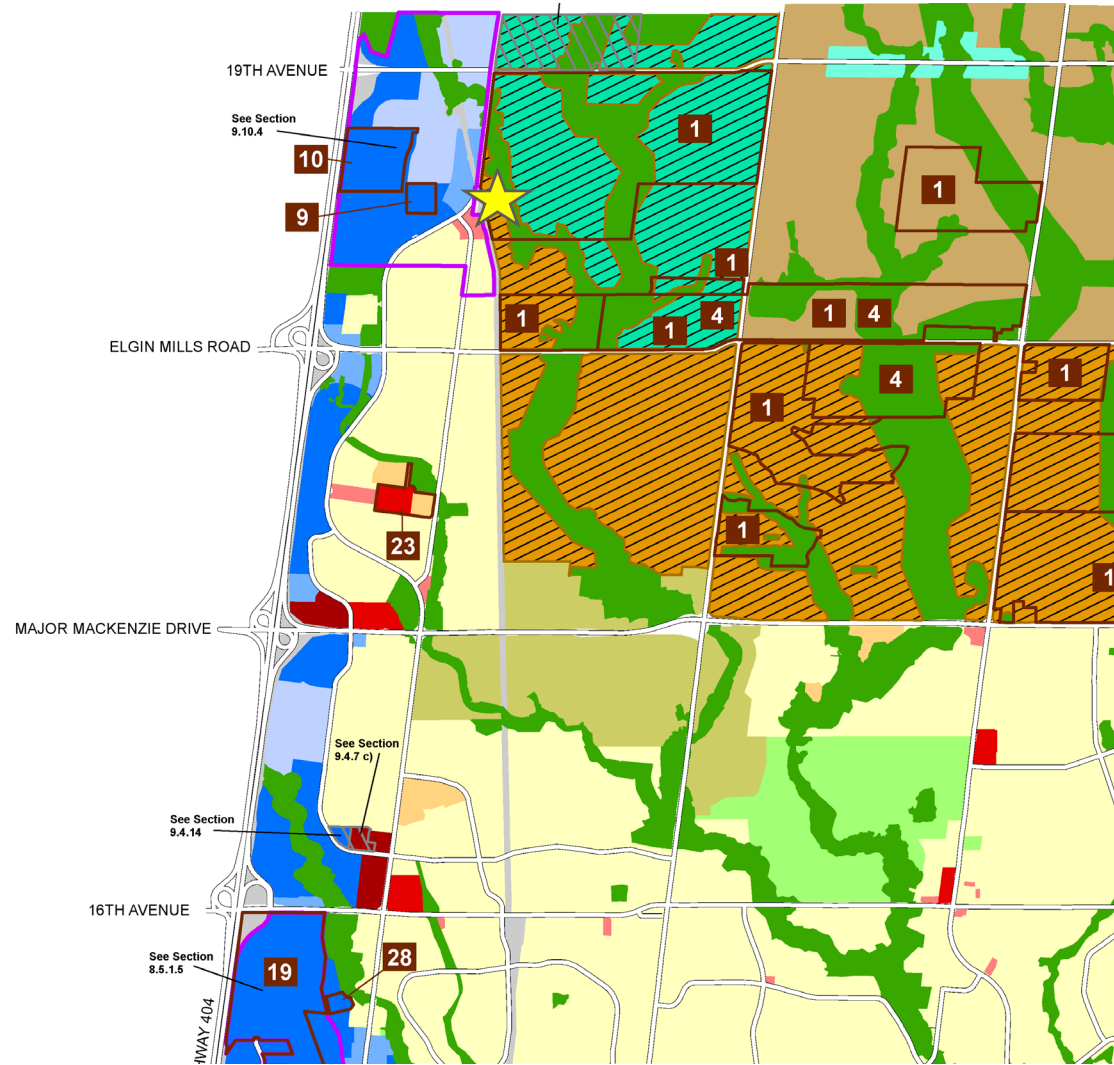
Location & Context



Existing Policy – 2014 Official Plan

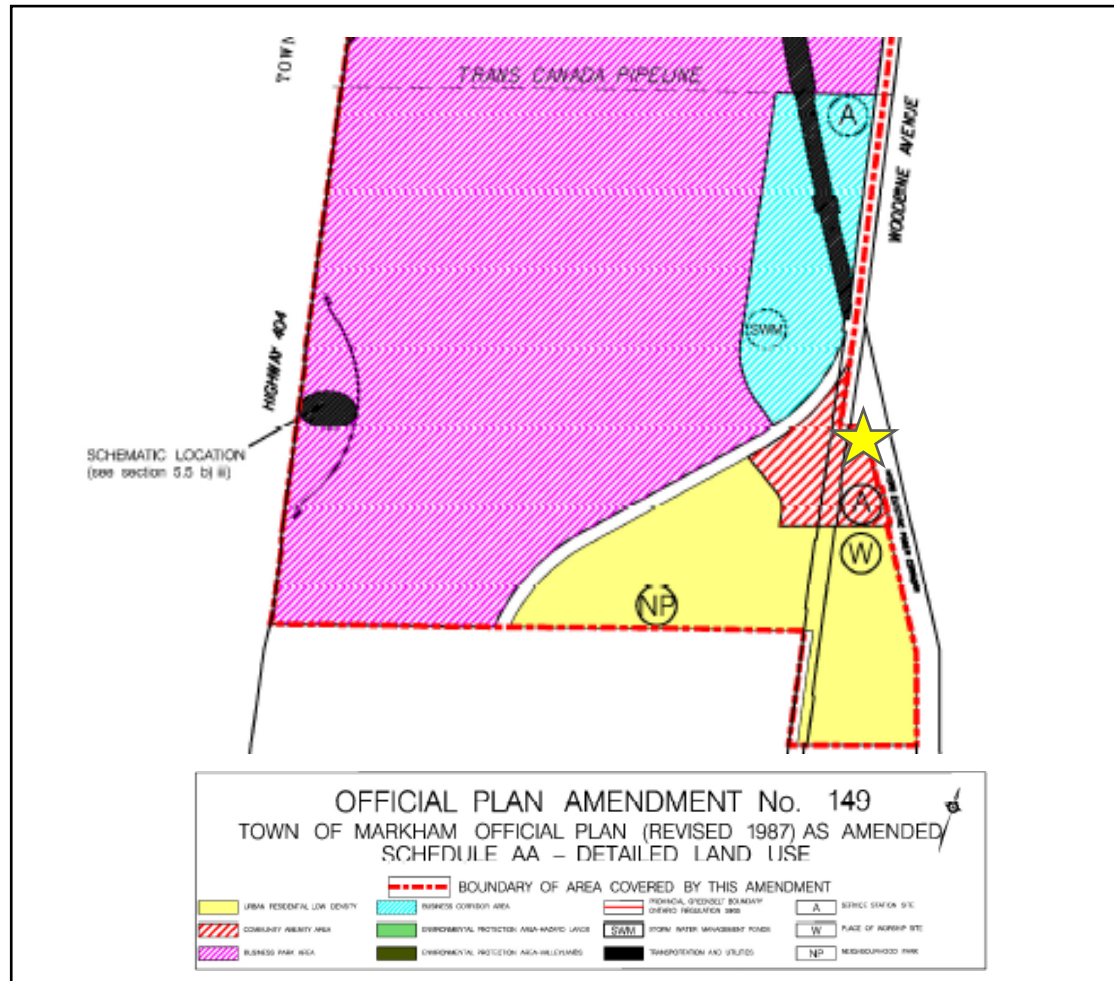
3

- Greenway
- Countryside
- Hamlets
- Transportation and Utilities
- Parkway Belt West
- Private Open Space
- Residential Estate
- Residential Low Rise
- Residential Mid Rise
- Residential High Rise
- Mixed Use Low Rise
- Mixed Use Mid Rise
- Mixed Use High Rise
- Mixed Use Office Priority
- Mixed Use Health Care Campus
- Mixed Use Heritage Main Street
- Commercial
- Business Park Employment
- Business Park Office Priority Employment
- Service Employment
- General Employment
- Intensification Area
- Future Urban Area
- Future Neighbourhood Area
- Future Employment Area
- Secondary Plan Area Specific Policy

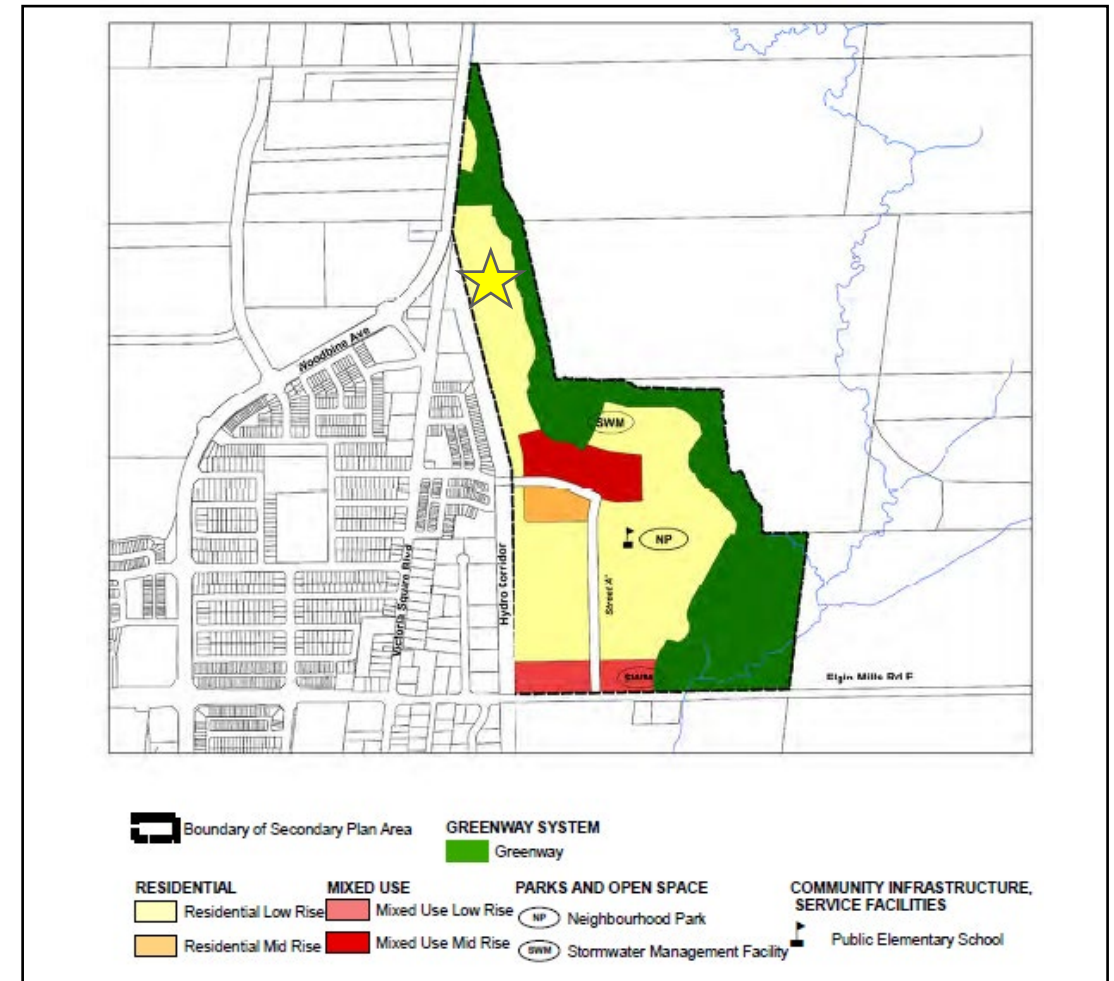


Existing Policy - Secondary Plans

4



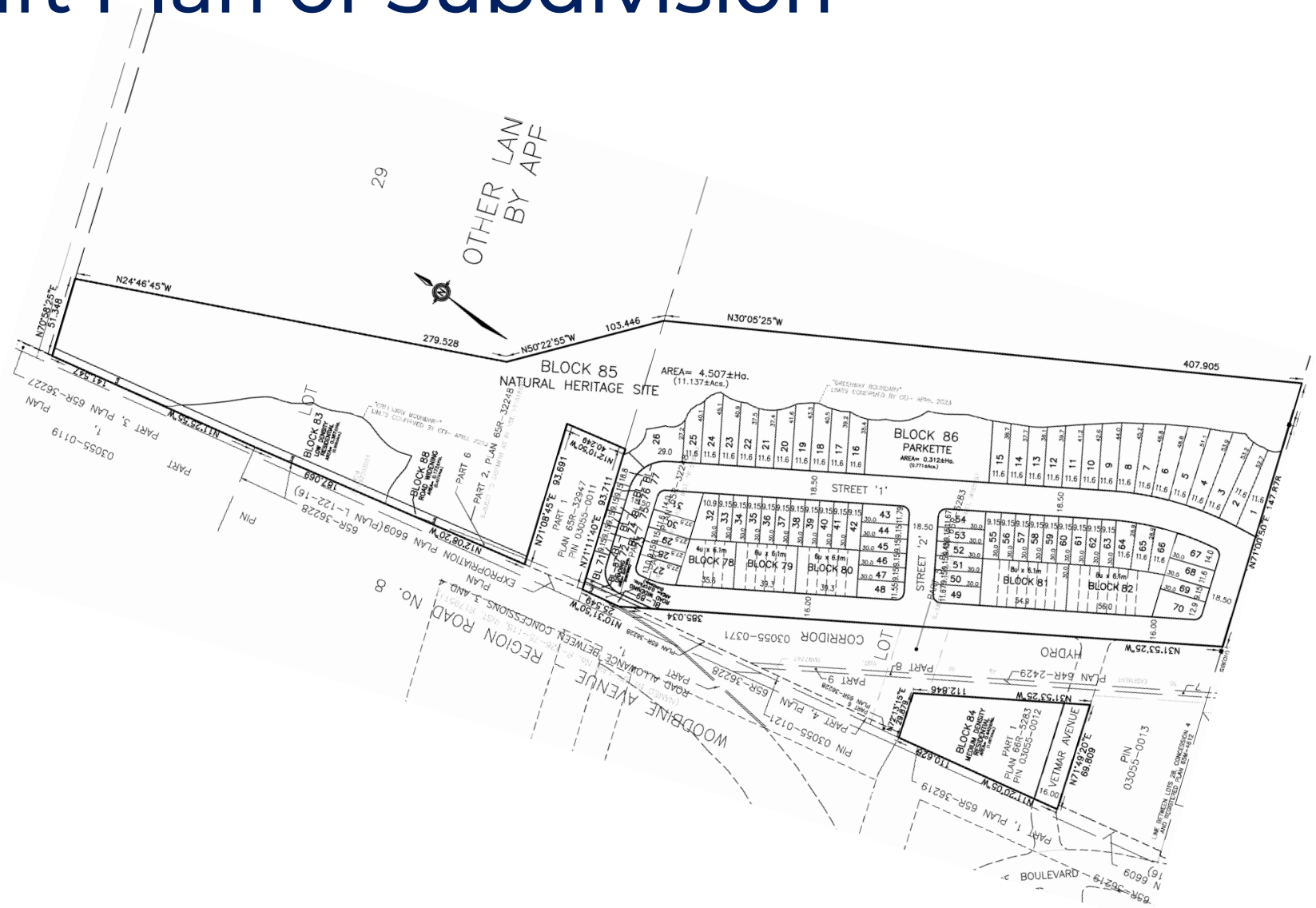
404 NORTH SECONDARY PLAN



VICTORIA GLEN SECONDARY PLAN

Proposed Draft Plan of Subdivision

- Site area +/- 11 ha (27 ac)
- 70 detached dwellings
- 32 street townhouses
- 9 rear lane townhouse
- 100 apartment units
- Parkette 0.31 ha

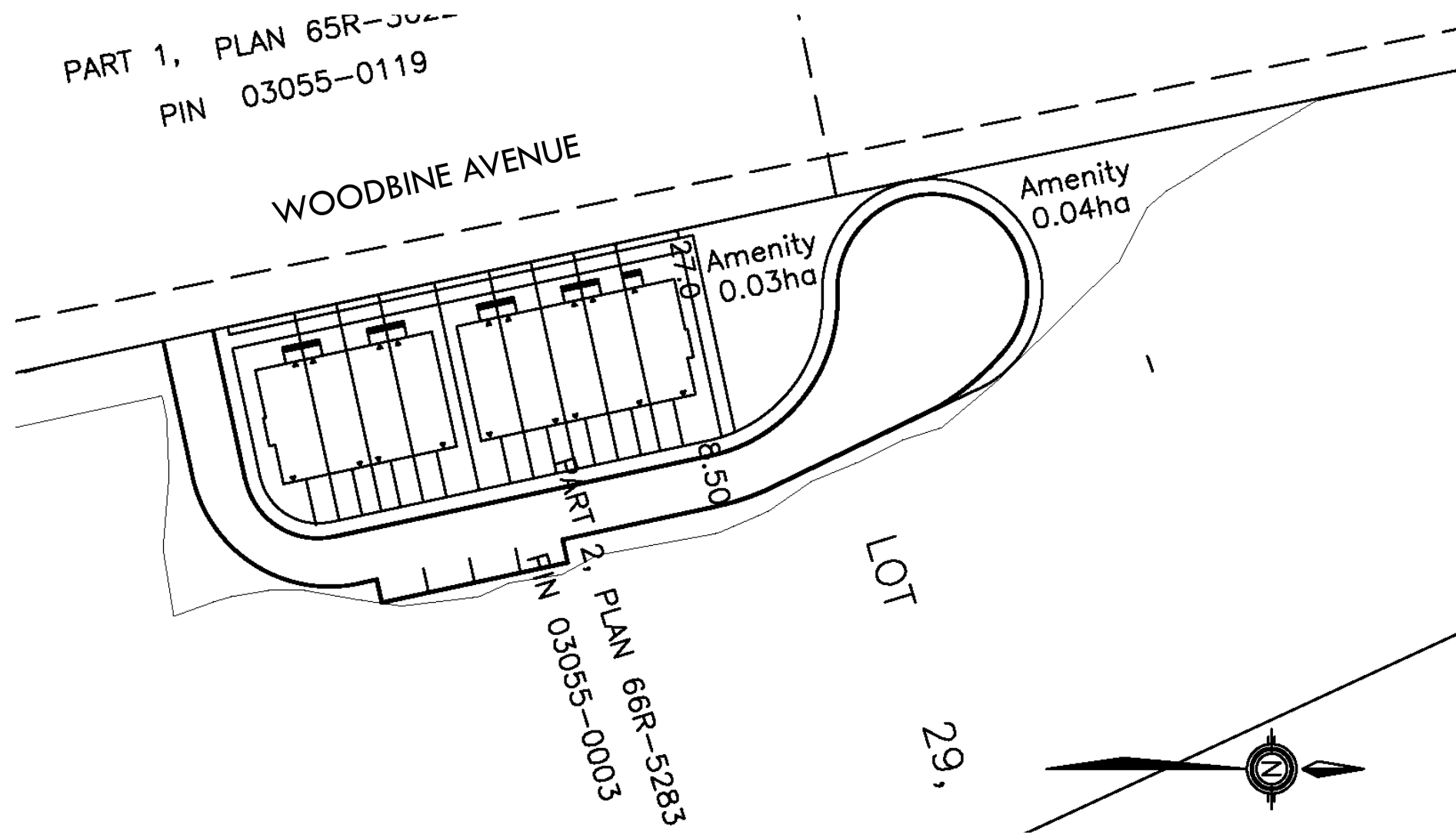


Proposed Landscape Plan



Townhouse Concept

7



Townhouse Rendering



Mid-Rise Concept

9

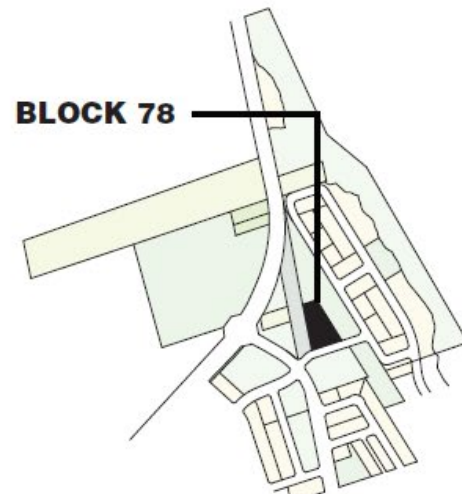
SUMMARY

Site Area
0.44Ha/1.09Ac

Unit Count
98

Density
222.8UpHa/90.2UpAc

Parking Provided (126 Stalls)
Parking Required @1.25 (123 Stalls)



Mid-Rise Rendering

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Thank You Questions and Comments

Marshall Smith, Associate

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