

Residents Meeting

Official Plan and Zoning By-law
Amendments

CreekBank Developments Limited
2322, 2332 & 2362 Upper Middle Road

June 15, 2005



**SUBJECT
LANDS**

**CREEKBANK
DEVELOPMENT LIMITED
Z.1529.02**

AIR PHOTO

Corporate Drafting & Design Office

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**CREEKBANK
DEVELOPMENT LIMITED
Z.1529.02**

PHOTO 2

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**CREEKBANK
DEVELOPMENT LIMITED
Z.1529.02**

PHOTO 3

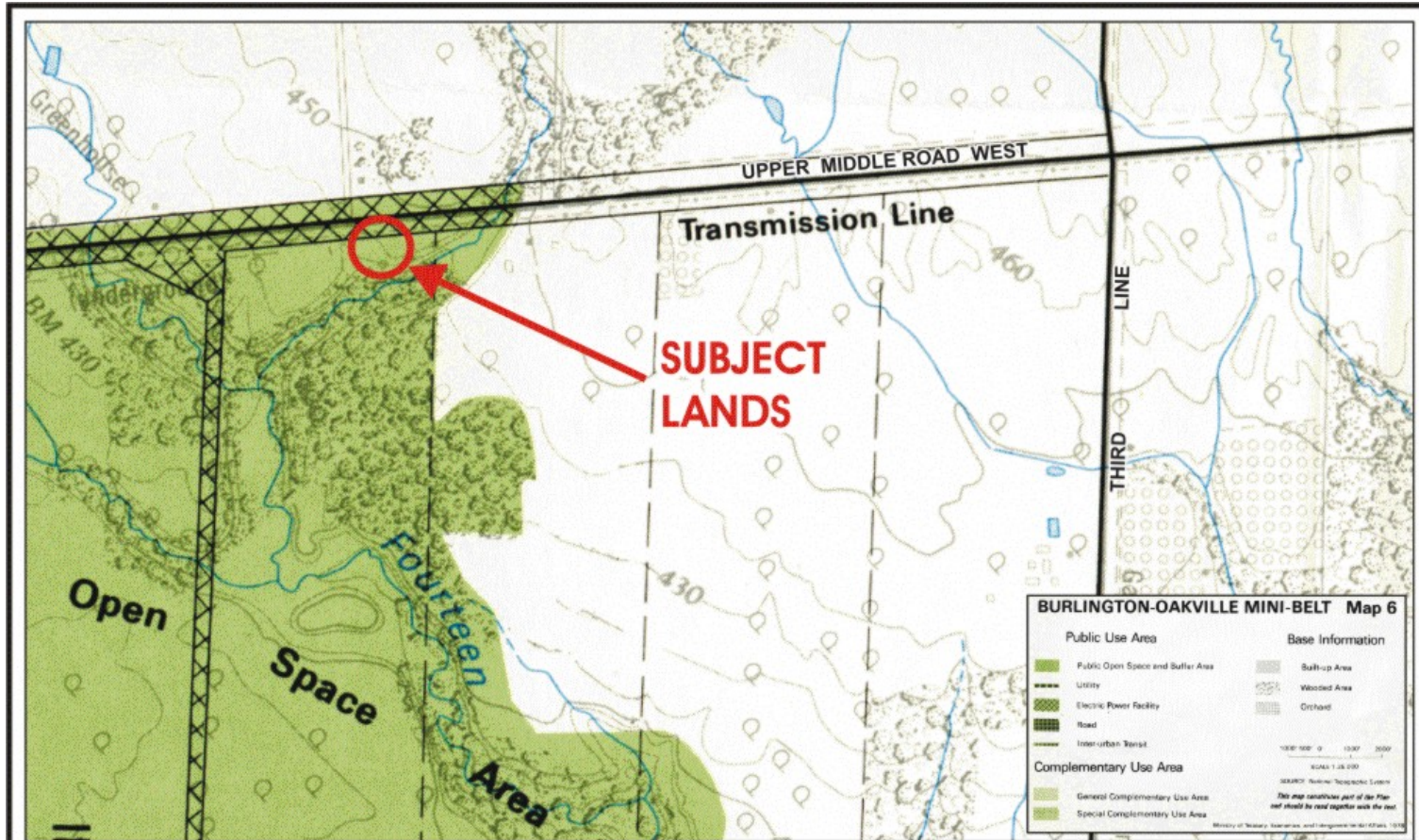
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Parkway Belt West Plan

- lands included within the Parkway Belt West Plan
- designated as Public Open Space and Buffer area
- application submitted to the Ministry of Municipal Affairs to delete a portion of the lands from the Parkway Belt West Plan



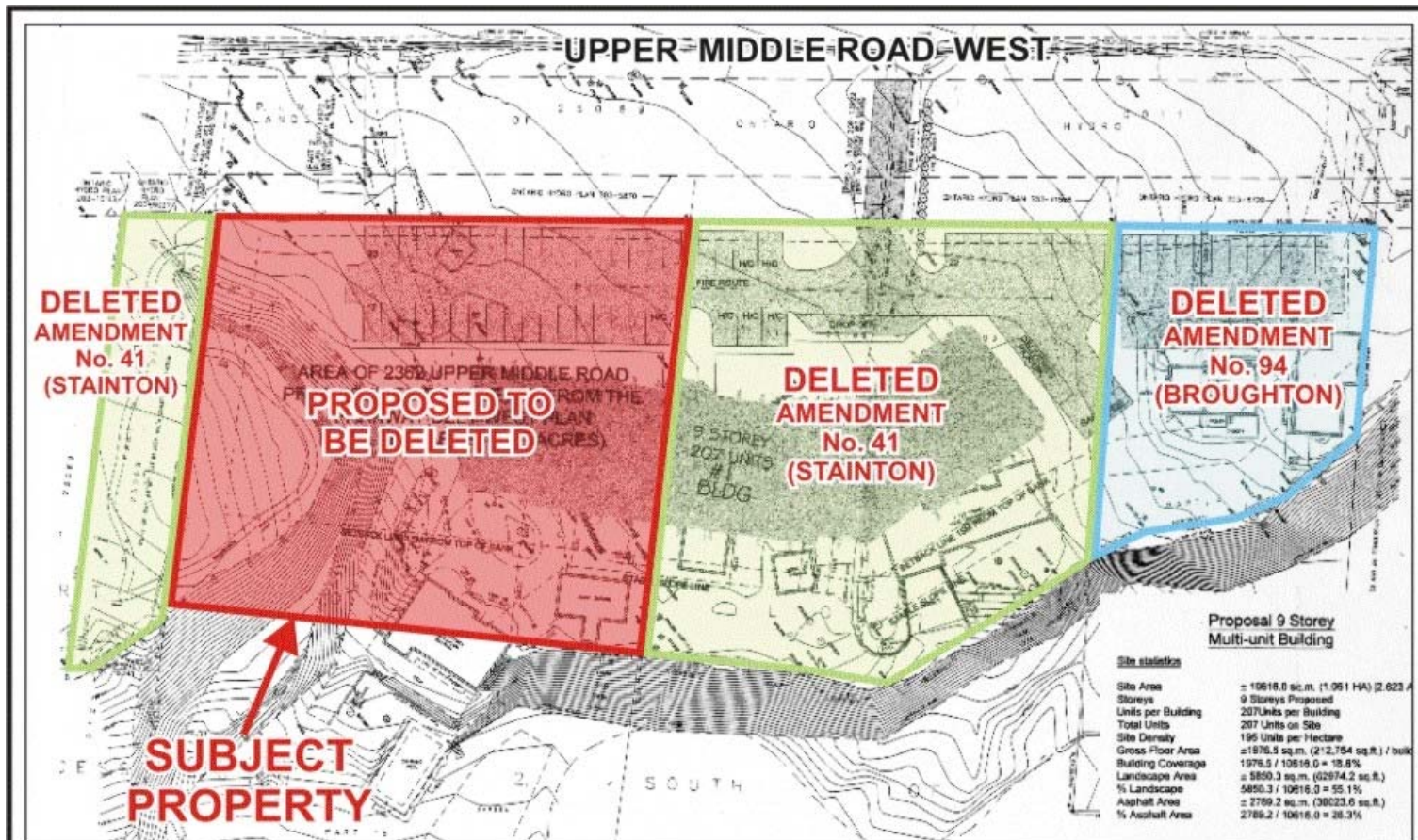
THE PARKWAY BELT WEST PLAN

CREEKBANK DEVELOPMENT LIMITED Z.1529.02

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PROPOSED DELETION FROM PARKWAY BELT

CREEKBANK DEVELOPMENT INC. Z.1529.02

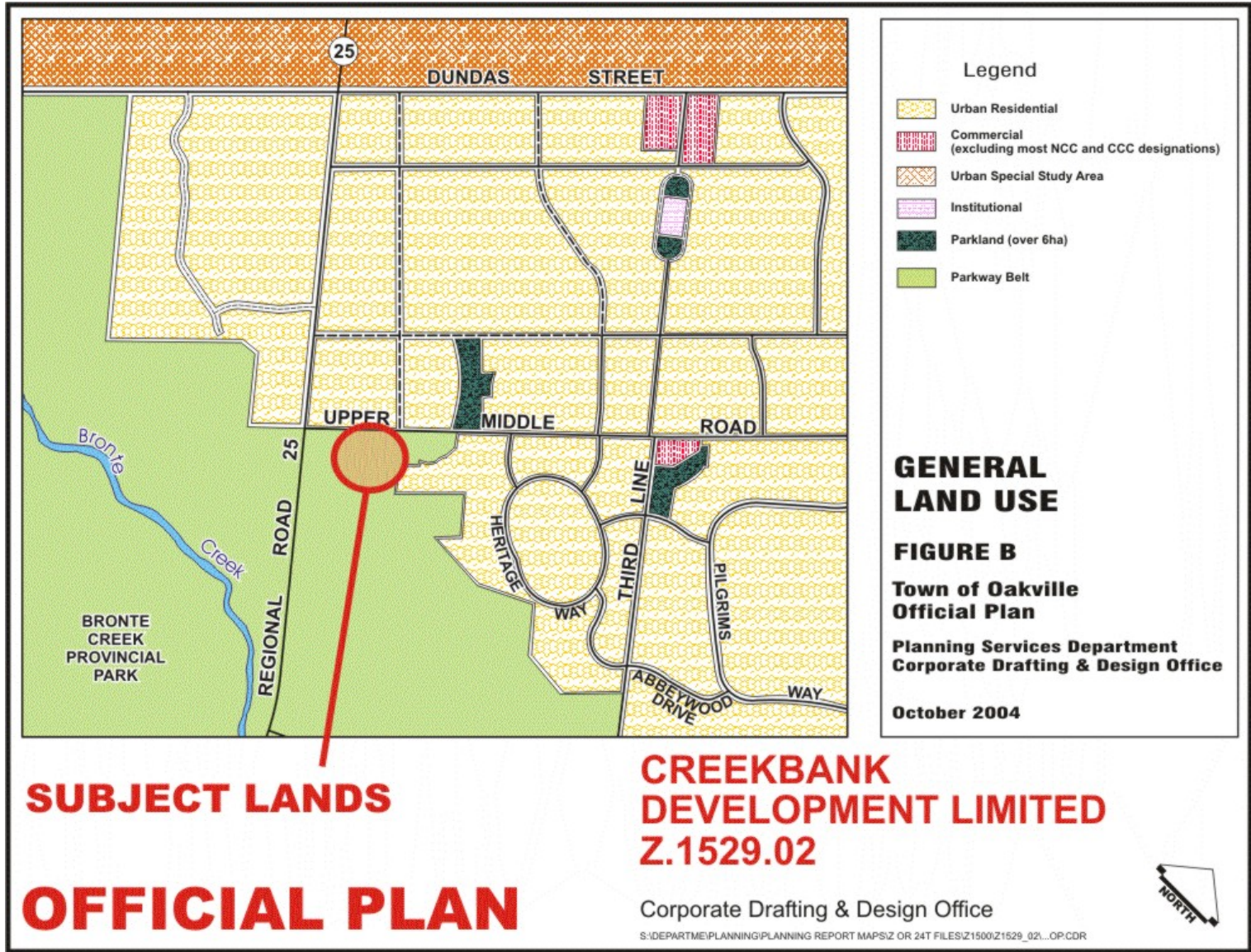
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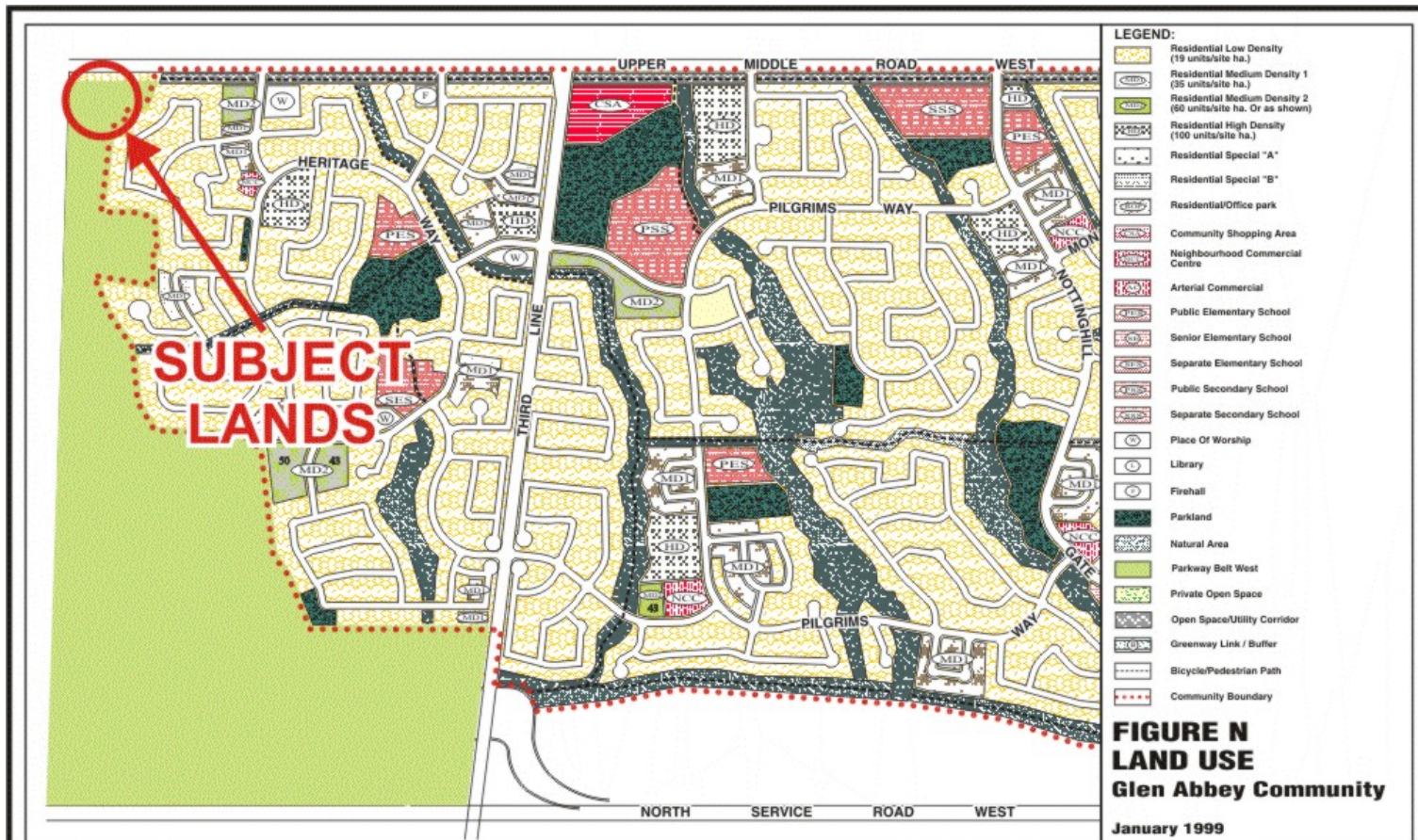


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Official Plan

- Figure B (Land Use) designates the lands as Parkway Belt West
- permits existing dwellings, transportation/communications/utility facilities, recreational uses and public open space
- lands not located within a Community Plan area





**OFFICIAL PLAN
FIGURE N**

**CREEKBANK
DEVELOPMENT LIMITED
Z.1529.02**

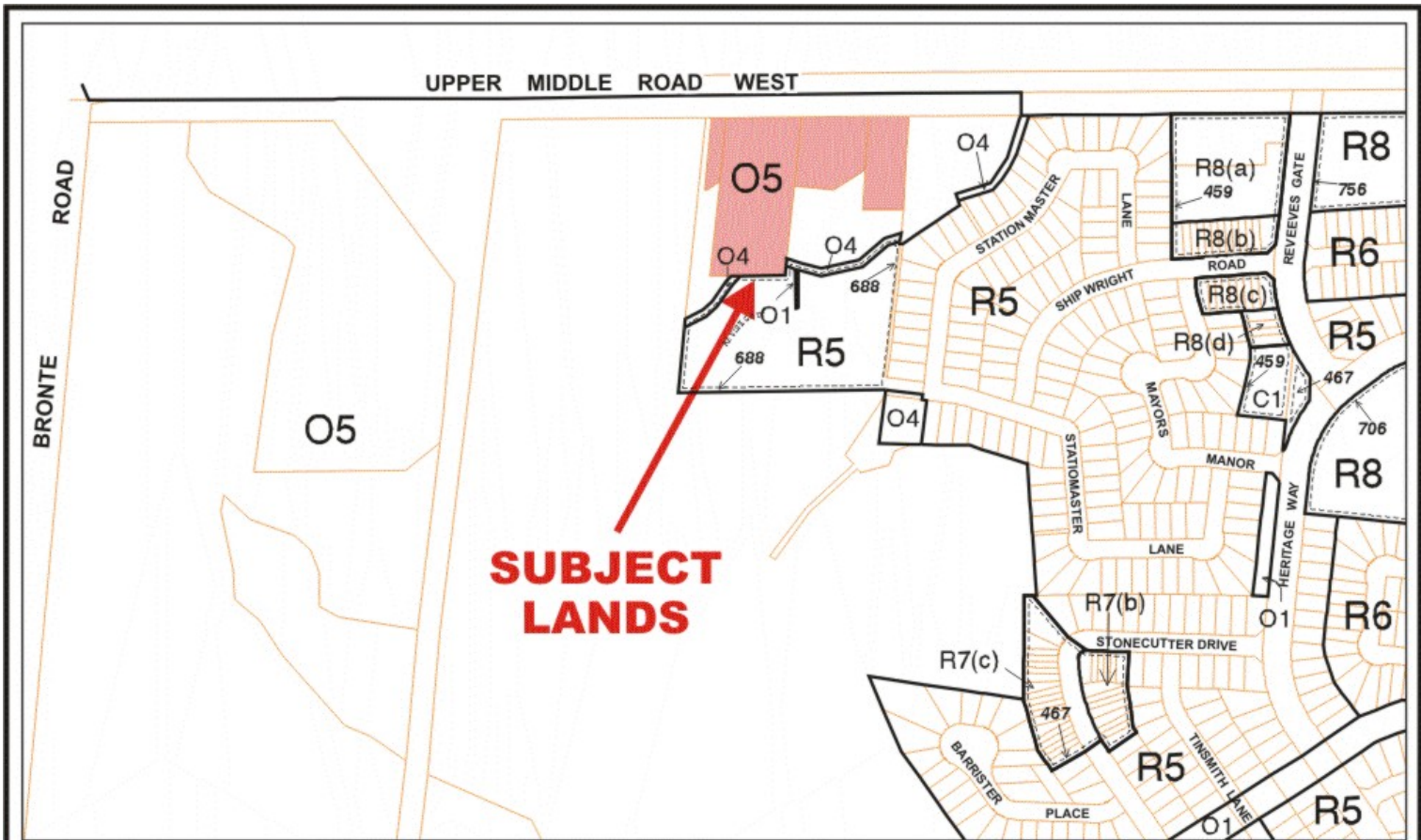
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Zoning

- zoned O5 – Parkway Belt Public Use
- O5 zone permits public parks, golf courses, conservation projects, public works, public and private utilities, incidental parking and existing uses prior to September 22, 1983



SUBJECT LANDS

**CREEKBANK
DEVELOPMENT INC.
Z.1529.02**

ZONING MAP

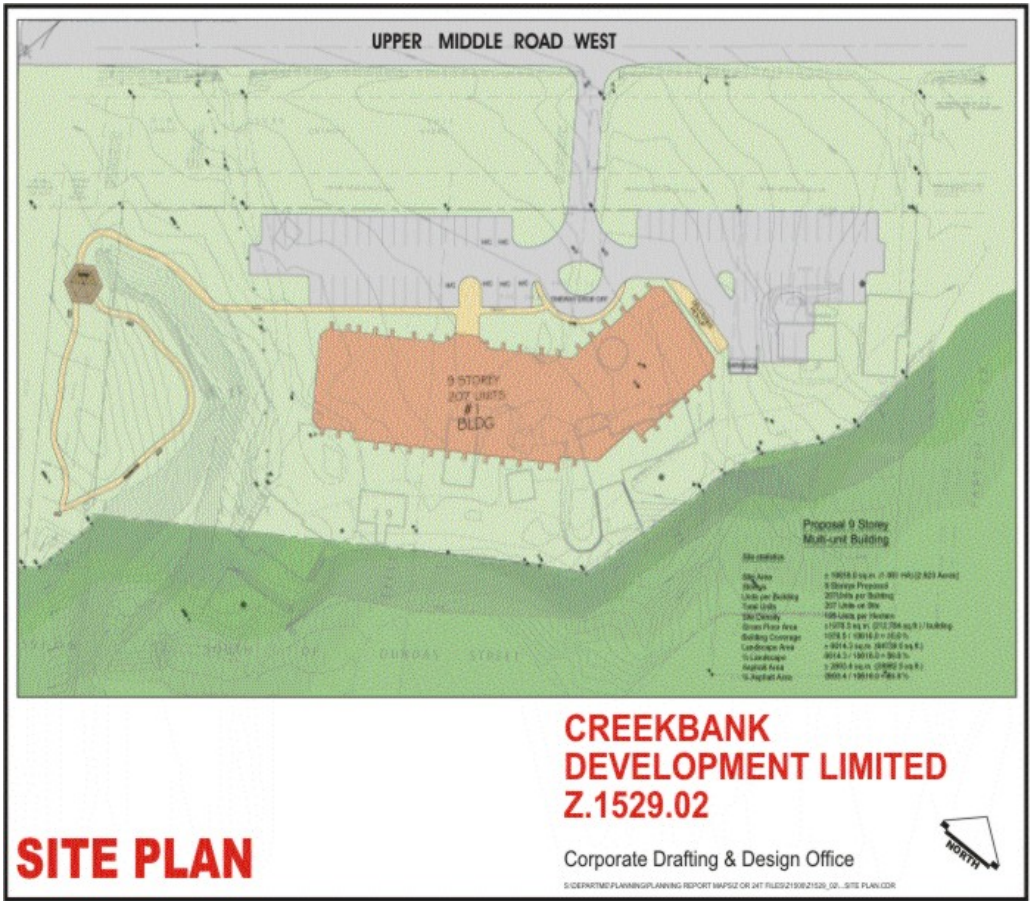
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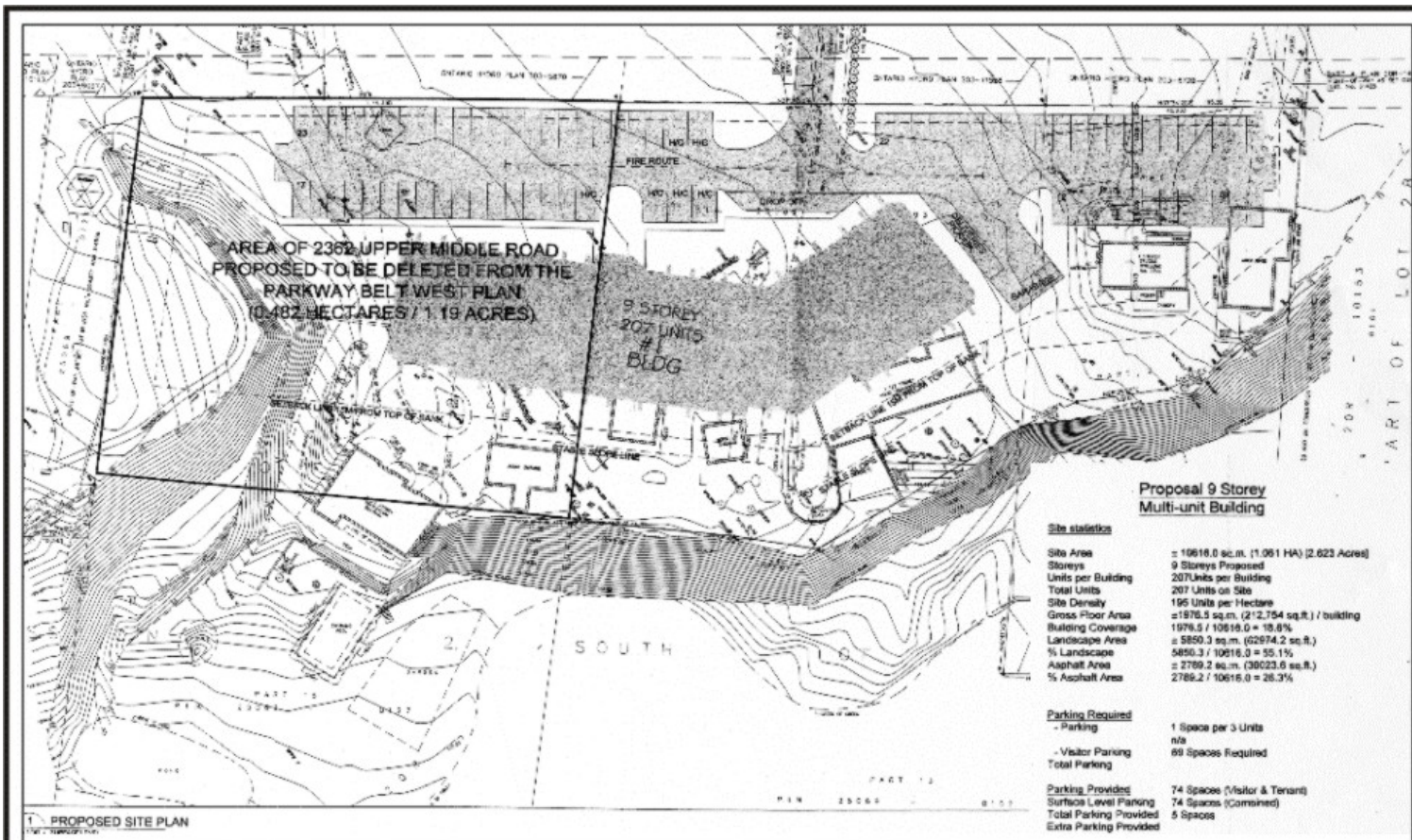
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Proposal

- site area – 1.06 ha
- number of storeys – 9
- number of units – 207
- density – 195 units per ha
- gross floor area – 19,765 m²
- open space – 55% of lot area
- one access to Upper Middle Road





**Proposal 9 Storey
Multi-unit Building**

Site statistics

Site Area	= 10618.0 sq.m. (1,061 HA) (2,623 Acres)
Storeys	9 Storeys Proposed
Units per Building	207 Units per Building
Total Units	207 Units on Site
Site Density	195 Units per Hectare
Gross Floor Area	= 1976.5 sq.m. (212,754 sq.ft.) / building
Building Coverage	1976.5 / 10618.0 = 18.6%
Landscape Area	= 8650.3 sq.m. (92,974.2 sq.ft.)
% Landscape	80.9 / 10618.0 = 76.1%
Asphalt Area	= 2789.2 sq.m. (30,023.6 sq.ft.)
% Asphalt Area	2789.2 / 10618.0 = 26.3%

Parking Required

- Parking	1 Space per 3 Units
- Visitor Parking	n/a
Total Parking	69 Spaces Required

Parking Provided

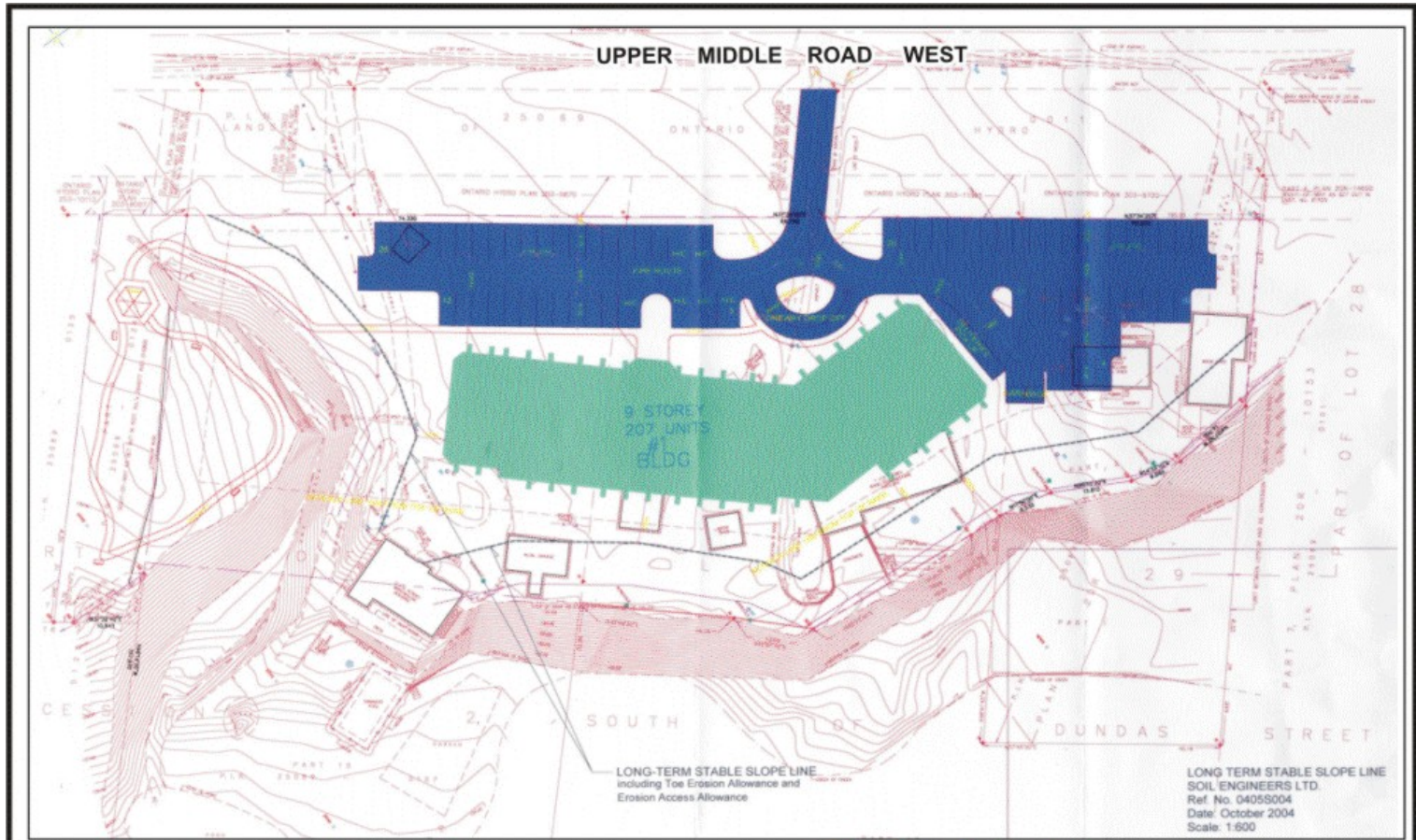
Surface Level Parking	74 Spaces (Visitor & Tenant)
Total Parking Provided	74 Spaces (Combined)
Extra Parking Provided	5 Spaces

**SITE PLAN
(9 STOREY)**

**CREEKBANK
DEVELOPMENT INC.
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LONG TERM STABLE SLOPE LINE

CREEKBANK DEVELOPMENT LIMITED
Z.1529.02

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