

4853 Thomas Alton Blvd.

Mixed Use Condo Development
505-05/15 and 520-08/15



Overall Proposal

Create a new mixed use
development including
traditional towns, stacked towns
and apartment condominiums.

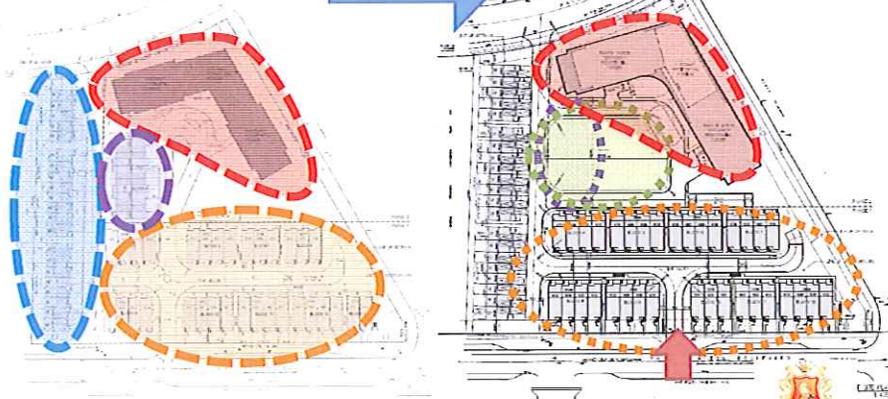
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Site Layout - Evolution

Sept. 2015

April 2016



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Site Layout - Evolution

April 2016

July 2016



We continue to work with staff fine-tuning design elements

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Revised Concept

Traditional
Towns

Condominium
Apartments

Stacked
Towns

Common
Amenity
Area



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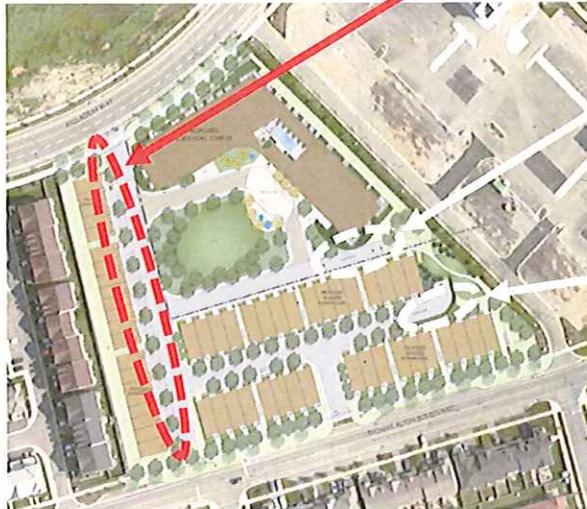


Parking

Traditional Towns: *surface driveway/garage*

Condo apts:
*3 levels
underground*

Stacked Towns:
*1 level
underground*



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Traditional Towns



21 three-storey traditional towns along western boundary

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Traditional Towns



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Stacked Towns



170 stacked towns along Thomas Alton Boulevard and parallel internal road

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Stacked Towns



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Stacked Towns



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Stacked Towns

Amenity Space



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Condominium Apartments



494 condo apartment units within two - 19 storey towers on a stepped 3 - 5 storey podium with a 6th level amenity space

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Condominium Apartments

View Looking Northeast



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Condominium Apartments

View From Palladium Way Looking Southwest



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Condominium Apartments

View from Palladium Way Looking Southeast



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Transition and Views



- Density gradation
- 45 metre distance from towns to tower



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Amenity Spaces



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Transit Oriented Density

- encourages public transit use
- capitalizes existing bus routes
- proximity to GO Transit and 407
- car share opportunities
- secure bike facilities
- balance overall density of community to meet provincial targets

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Summary

- Will assist in meeting provincial transit supportive density for community
- Will increase housing diversity
- Height and density increase is compatible and appropriate for the Site

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Recommendations

Support Planning Staff's recommendation to prepare an Official Plan and Zoning By-law Amendment for consideration by the Committee - based on mutually agreed upon modifications to the design

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