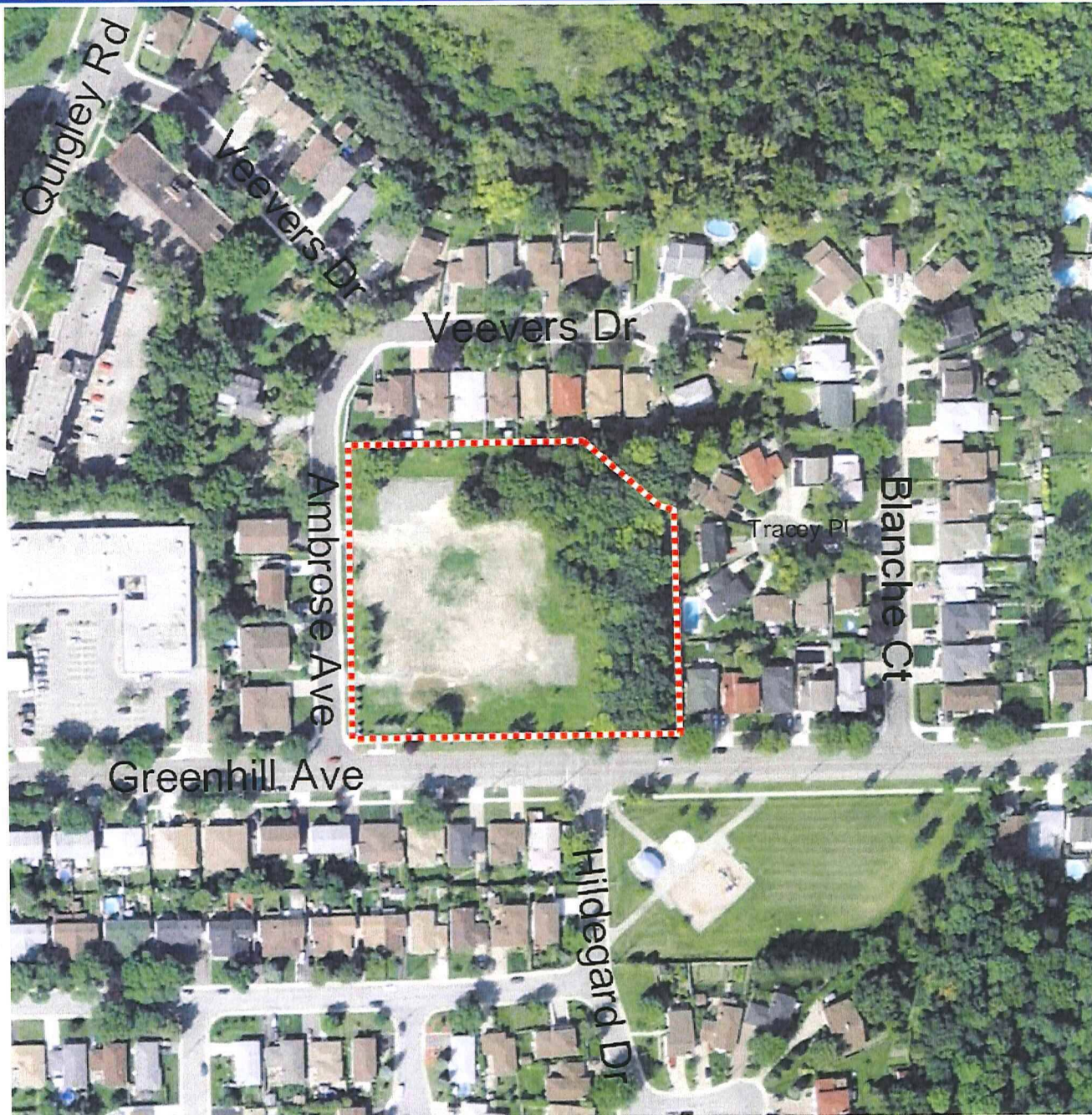


# GREENHILL GLEN

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October 4, 2011

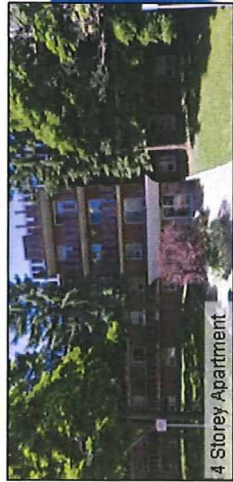


**Air Photo**

 Subject Lands (12 Ambrose Ave)



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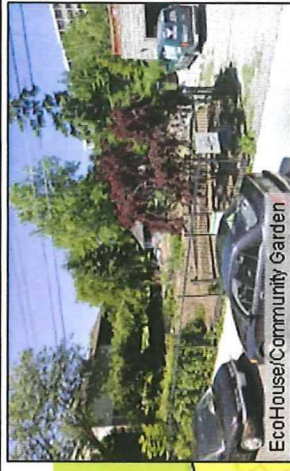
4 Storey Apartment



5 Storey Apartment



Commercial Plaza



EcoHouse/Community Garden



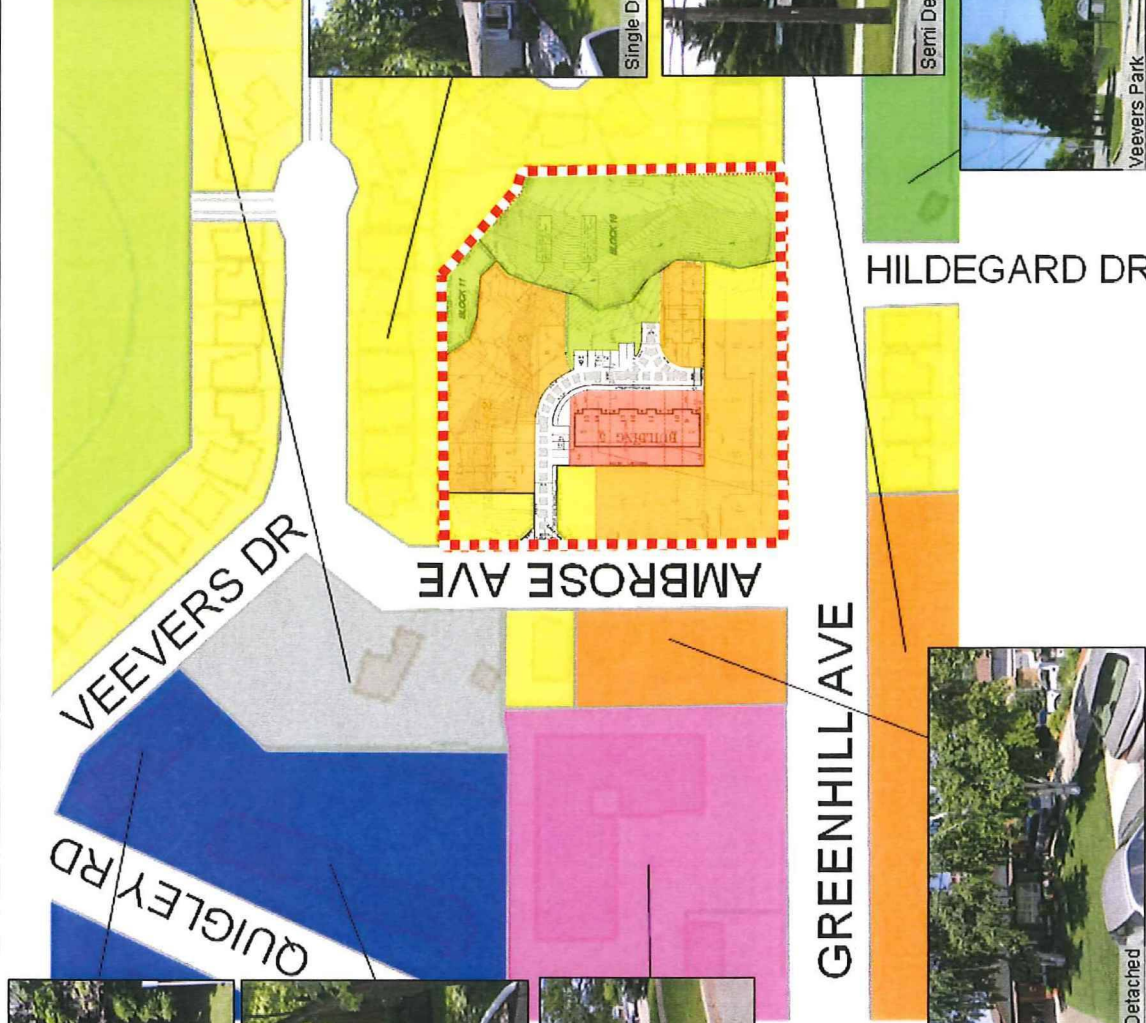
Single Detached



Semi Detached



Vevers Park



## Legend

Subject Lands (12 Ambrose Ave)

### Residential

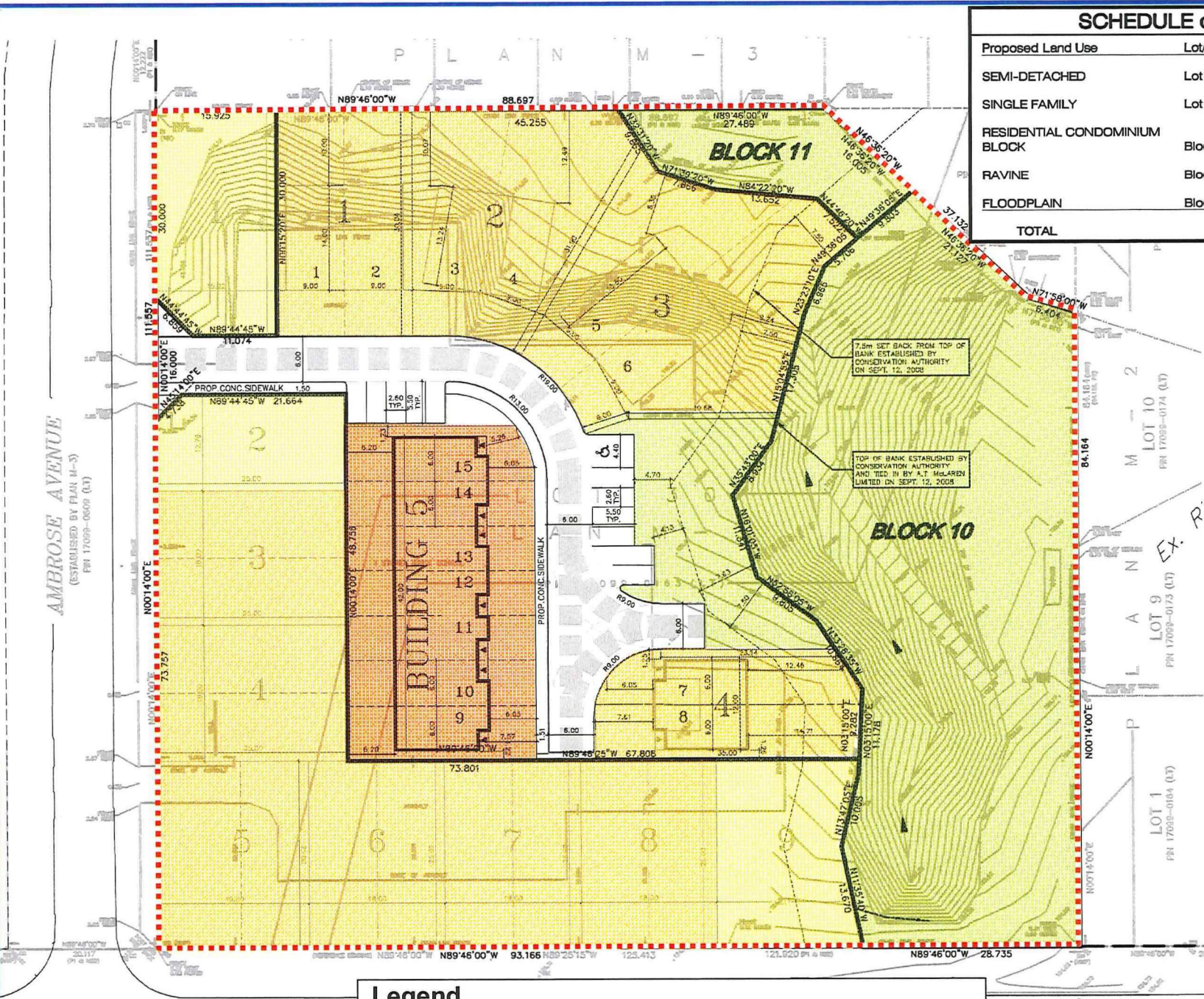
- Single Detached
- Semi Detached
- Townhouse
- Apartment

- Commercial
- Parks and Recreation
- Open Space
- EcoHouse/Community Garden



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# Context Map



| SCHEDULE of LAND USE          |                 |            |                       |
|-------------------------------|-----------------|------------|-----------------------|
| Proposed Land Use             | Lot/Block       | # of Units | Area                  |
| SEMI-DETACHED                 | Lot 3-8         | 12         | 0.27ha (0.67A)        |
| SINGLE FAMILY                 | Lot 1, 2, and 9 | 3          | 0.12ha (0.30A)        |
| RESIDENTIAL CONDOMINIUM BLOCK | Block 12        | 15         | 0.55ha (1.36A)        |
| RAVINE                        | Block 10        | n/a        | 0.33ha (0.82A)        |
| FLOODPLAIN                    | Block 11        | n/a        | 0.04ha (0.10A)        |
| <b>TOTAL</b>                  |                 | <b>30</b>  | <b>1.31ha (3.25A)</b> |

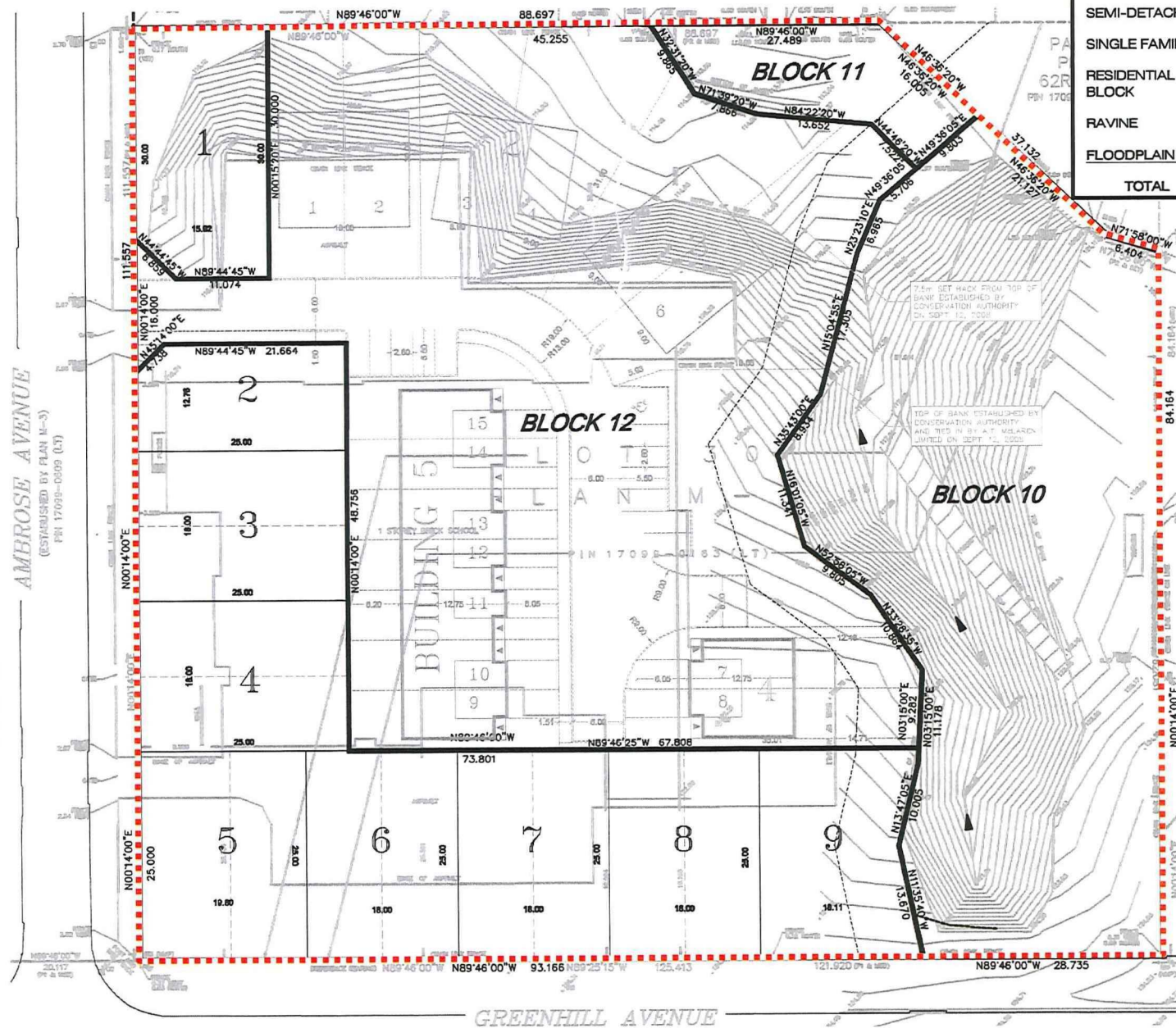
# Site Plan (30 units)

**Legend**

- Subject Lands (12 Ambrose Ave)
- Single Detached
- Semi Detached
- Townhouse
- Open Space



GREENHILL AVENUE



| SCHEDULE of LAND USE          |                 |            |                       |
|-------------------------------|-----------------|------------|-----------------------|
| Proposed Land Use             | Lot/Block       | # of Units | Area                  |
| SEMI-DETACHED                 | Lot 3-8         | 12         | 0.27ha (0.67A)        |
| SINGLE FAMILY                 | Lot 1, 2, and 9 | 3          | 0.12ha (0.30A)        |
| RESIDENTIAL CONDOMINIUM BLOCK | Block 12        | 15         | 0.55ha (1.36A)        |
| RAVINE                        | Block 10        | n/a        | 0.33ha (0.82A)        |
| FLOODPLAIN                    | Block 11        | n/a        | 0.04ha (0.10A)        |
| <b>TOTAL</b>                  |                 | <b>30</b>  | <b>1.31ha (3.25A)</b> |

# **Draft Plan of Subdivision (30 units)**



**Semi Detached (Freehold)**



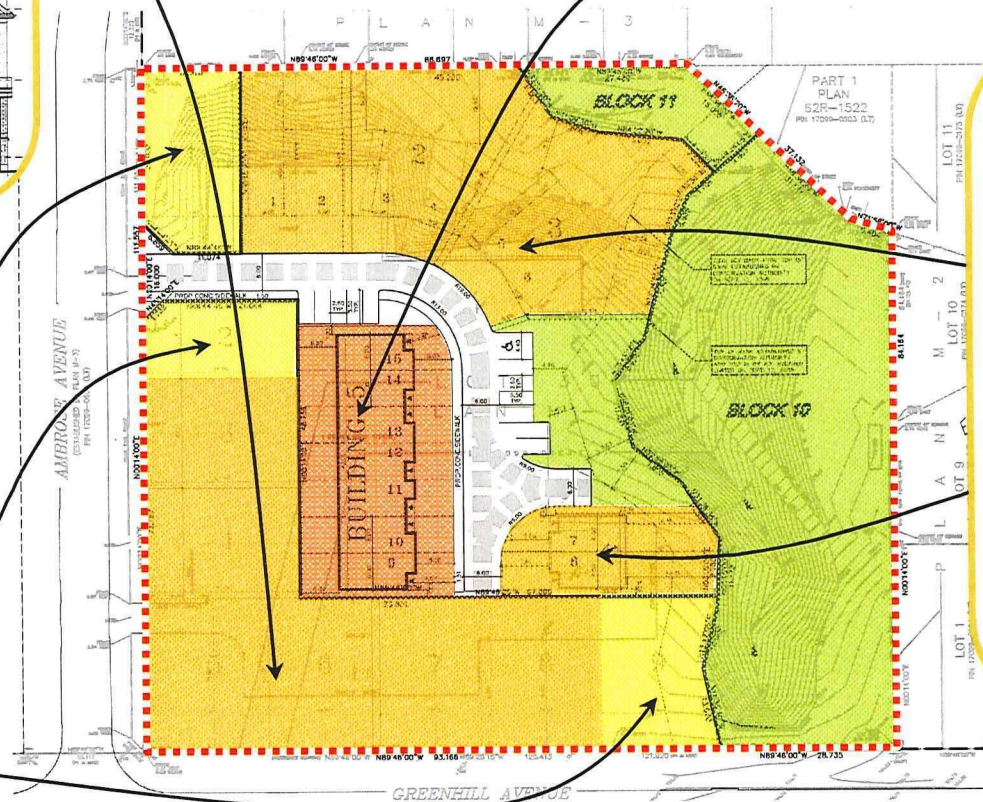
**Townhouse (Condominium)**



**Semi Detached (Condominium)**



**Single Detached (Freehold)**



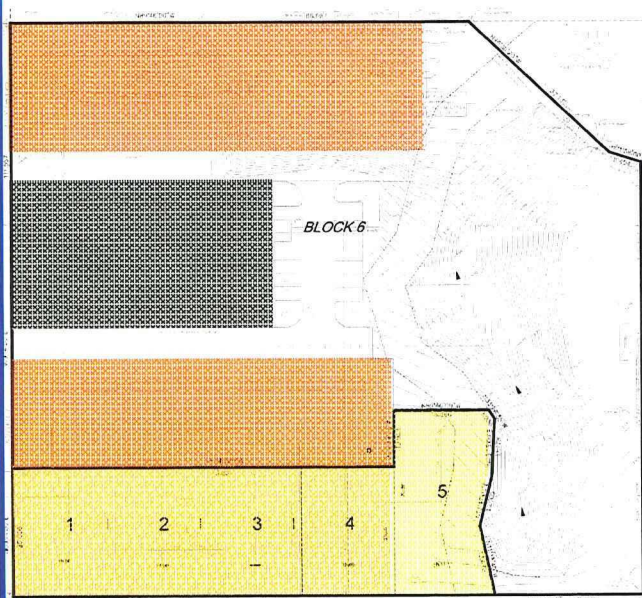
**Legend**

- Subject Lands (12 Ambrose Ave)
- Single Detached
- Semi Detached
- Open Space
- Townhouse

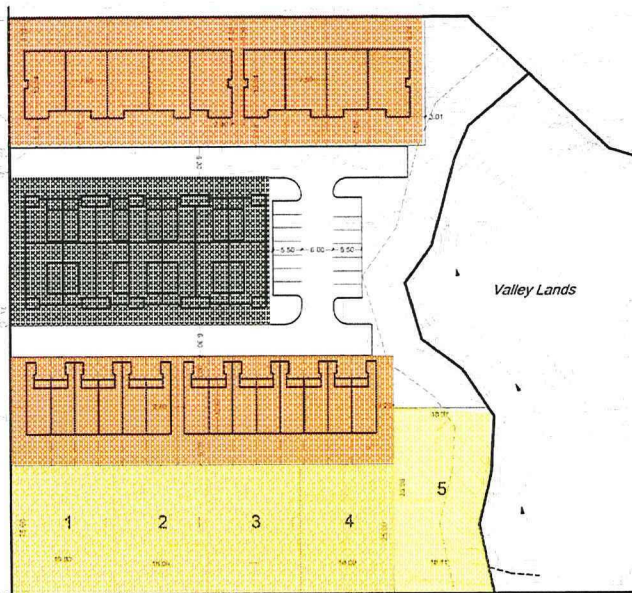


**Site Plan (30 Units)**

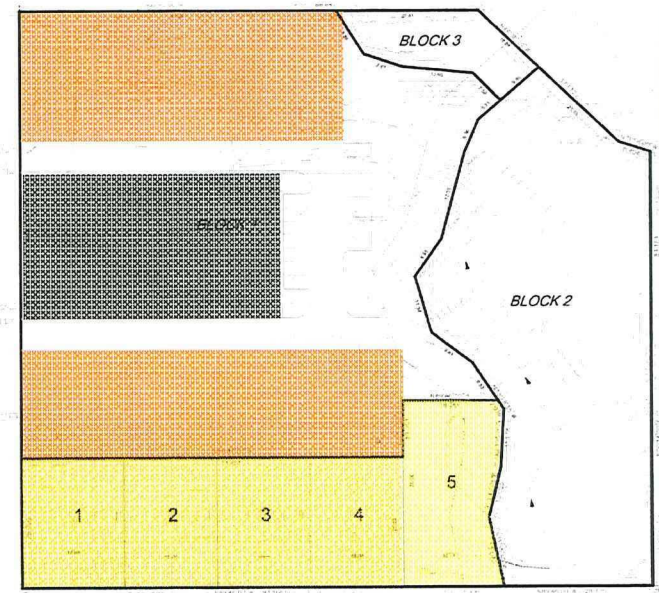




**Original Proposal (2008)**  
**49 units**



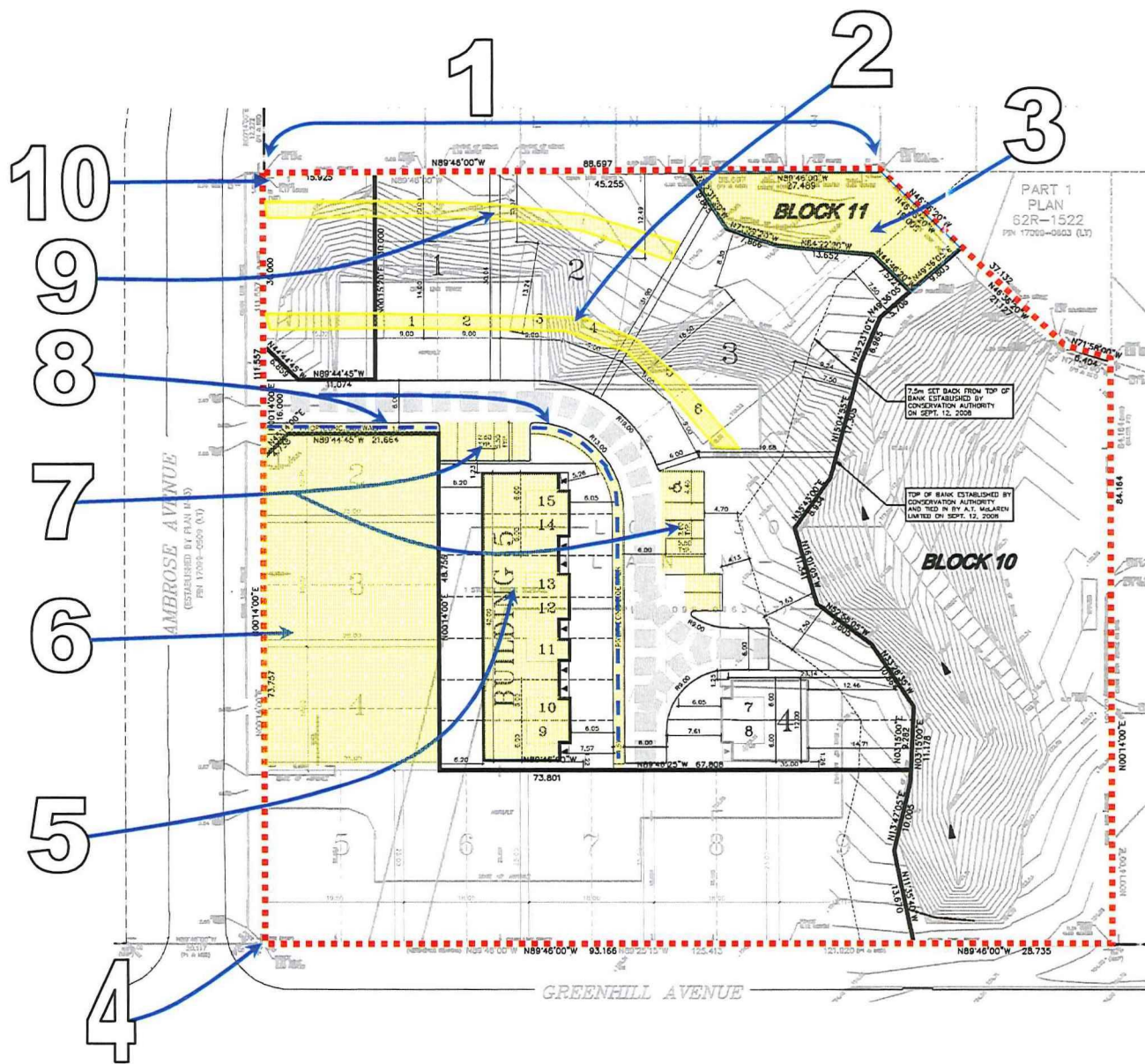
**Appealed to OMB (2009)**  
**46 units**



**Proposed to OMB (2010)**  
**44 units**

| Legend |                 |
|--------|-----------------|
|        | Single Detached |
|        | Semi Detached   |
|        | Townhouse       |
|        | Back-to-Back    |





## Changes Include:

1. Retaining wall eliminated.
2. Townhouses eliminated and replaced with 1 single detached and 8 semi detached units.
3. Environmental Block added within common element block.
4. Proposed density of 23 UPH which is lower than the original proposal of 38 UPH.
5. Back-to-back townhouses eliminated and replaced with 1 block of Townhouses located internally.
6. Single and semi detached units now fronting on Ambrose Ave.
7. Visitor Parking: 12 spaces for 15 condos. Zoning requires 0 spaces.
8. Sidewalks added.
9. Rear setback increased from 7.5m to 10m.
10. Catch Basins included along north property line.

## Current Proposal Addressing Neighbourhood Concerns & OMB Decision 30 Units

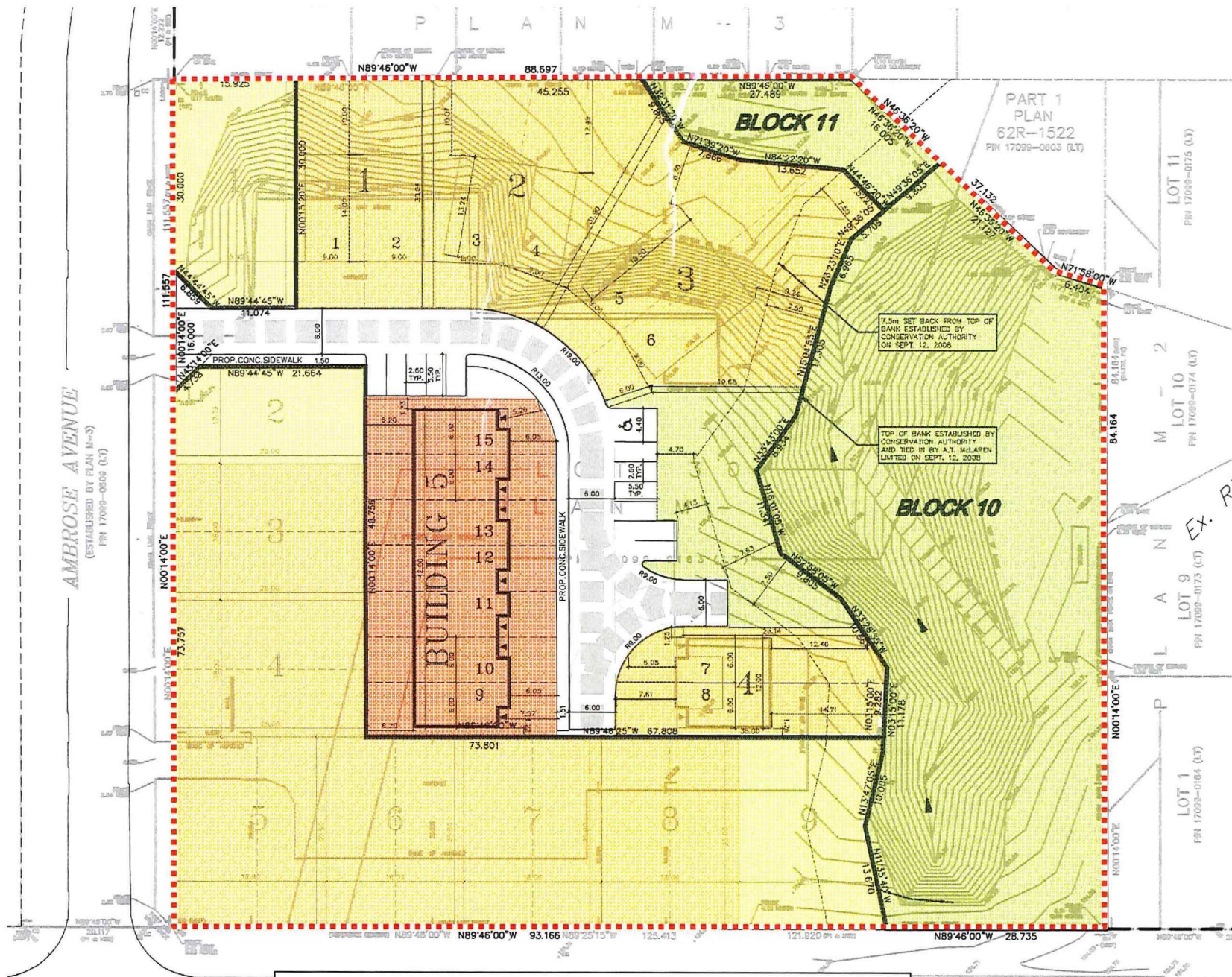


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# Site Plan (30 units)

## Legend

- Subject Lands (12 Ambrose Ave)
- Single Detached
- Semi Detached
- Townhouse
- Open Space



GREENHILL AVENUE

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GREENHILL AVENUE