

An aerial photograph of a street intersection. A parcel of land is highlighted in green. The parcel is located at the corner of the intersection. The street has multiple lanes with white lane markings and arrows. There are trees and buildings visible in the background.

**GOLDBERG
GROUP**

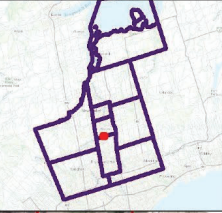
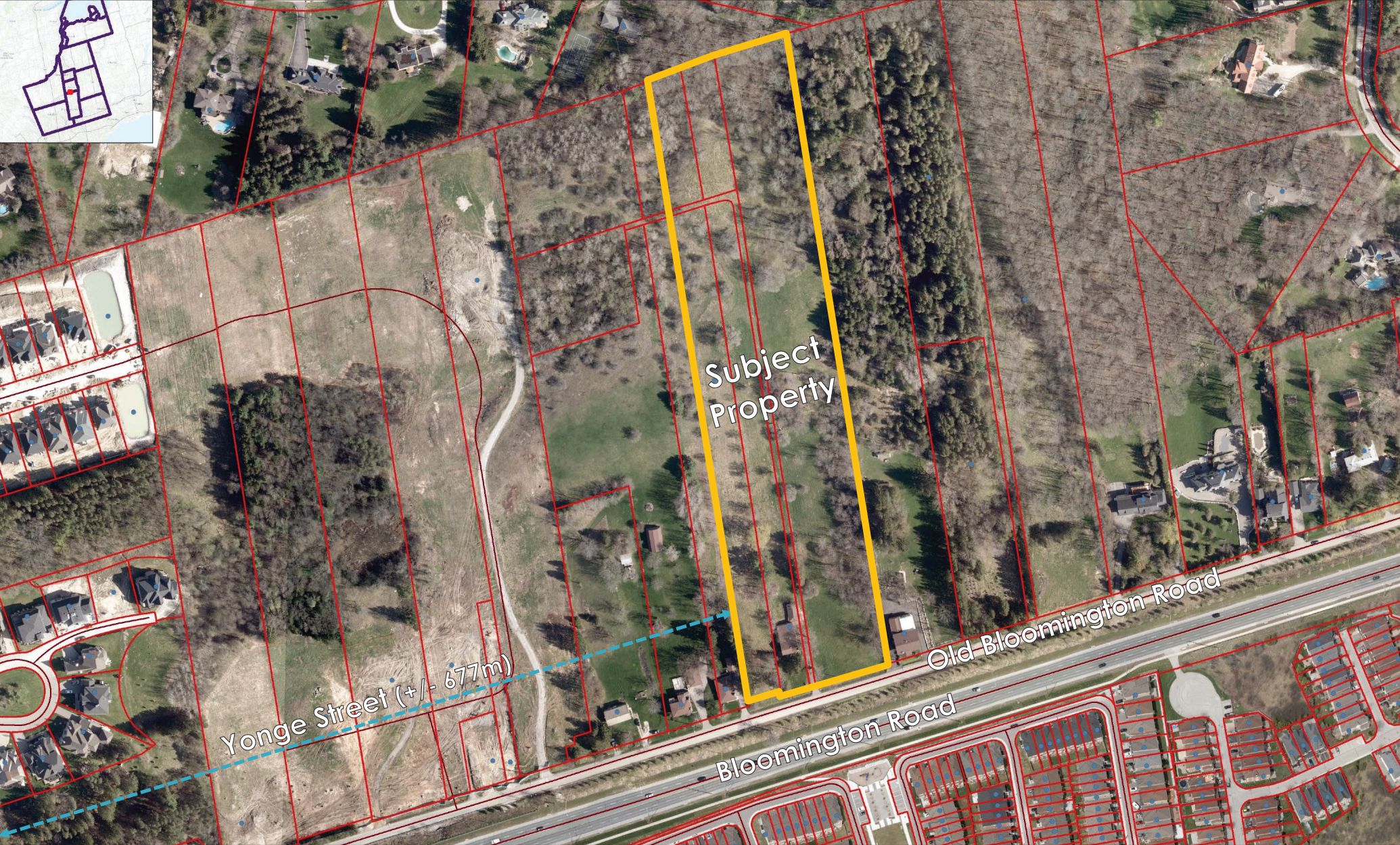
252-272 Old Bloomington Road

SUB-2023-02

OPA-2023-02

ZBA-2023-02

October 8, 2024



Location and Context Map



Source: YorkMaps

	R3 Zone	Proposed R3 Exception (XXX)	Proposed R3 Exception (YYY)
Lot Area <small>(min.)</small>	460 m ²	No Change	
Lot Frontage <small>(min.)</small>	15 metres	No Change	
Front Yard <small>(min.)</small>	6 metres	4.5 metres to main building, 6.0 metres to garage	3.0 metres to main building, 6.0 metres to garage
Rear Yard <small>(min.)</small>	7.5 metres	No Change	
Interior Side Yard <small>(min.)</small>	1.5 metres <small>(for a 2 storey building)</small>	1.2 metres	
Exterior Side Yard <small>(min.)</small>	6 metres	4.5 metres	3.0 metres
Lot Coverage <small>(max.)</small>	35%	40%	
Height <small>(max.)</small>	10 metres	12 metres	

Zone Comparison













HUNTERS

GLEN ROAD

Legend

	- Approved Plans		- Local Road
	- Proposed Plans		- Private Road
	- Concept Plans		- Sidewalks
	- Block Boundary		- Future Boulevard Multi-Use Path

YONGE STREET

CALLA TRAIL

LONG TERM CARE

DAVINA
CIRCLE

BLOCK 51
(3.14ha)

BLOCK 53
(0.52ha)

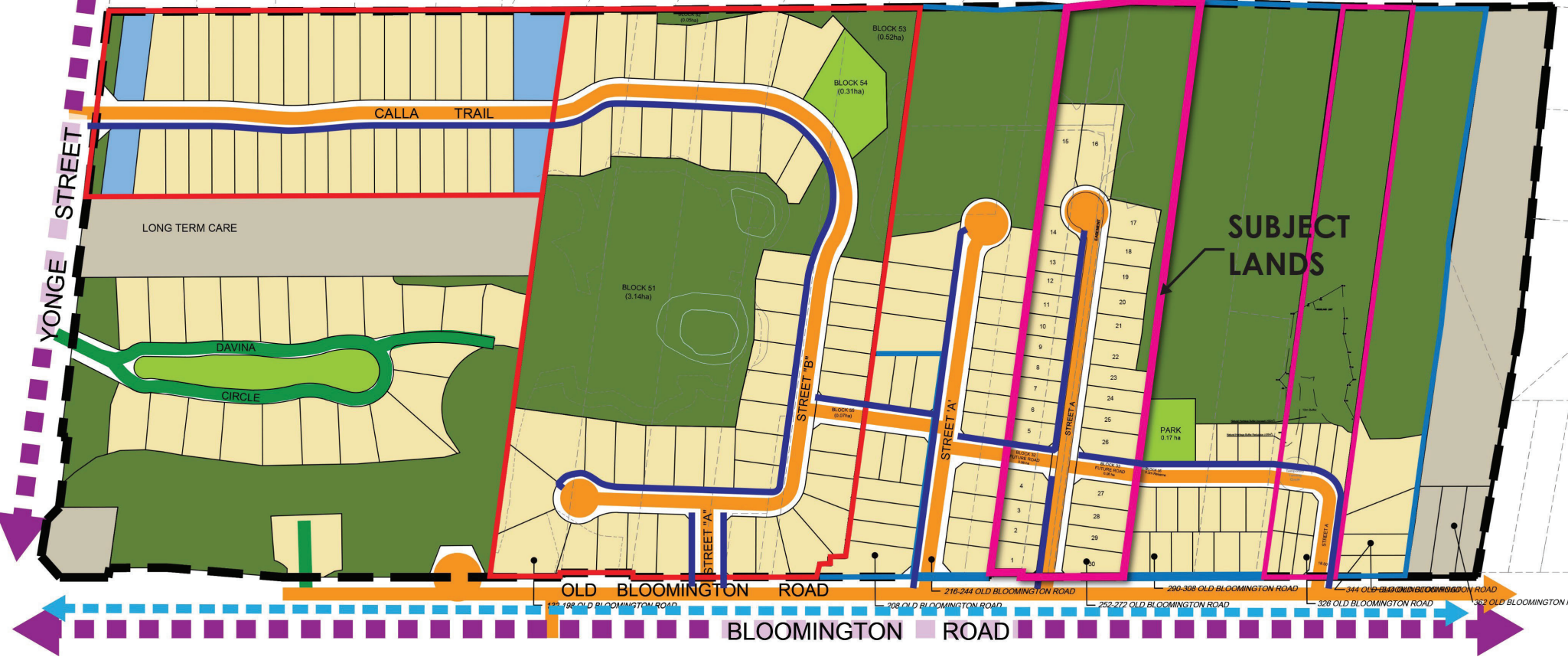
BLOCK 54
(0.31ha)

SUBJECT
LANDS

OLD BLOOMINGTON ROAD

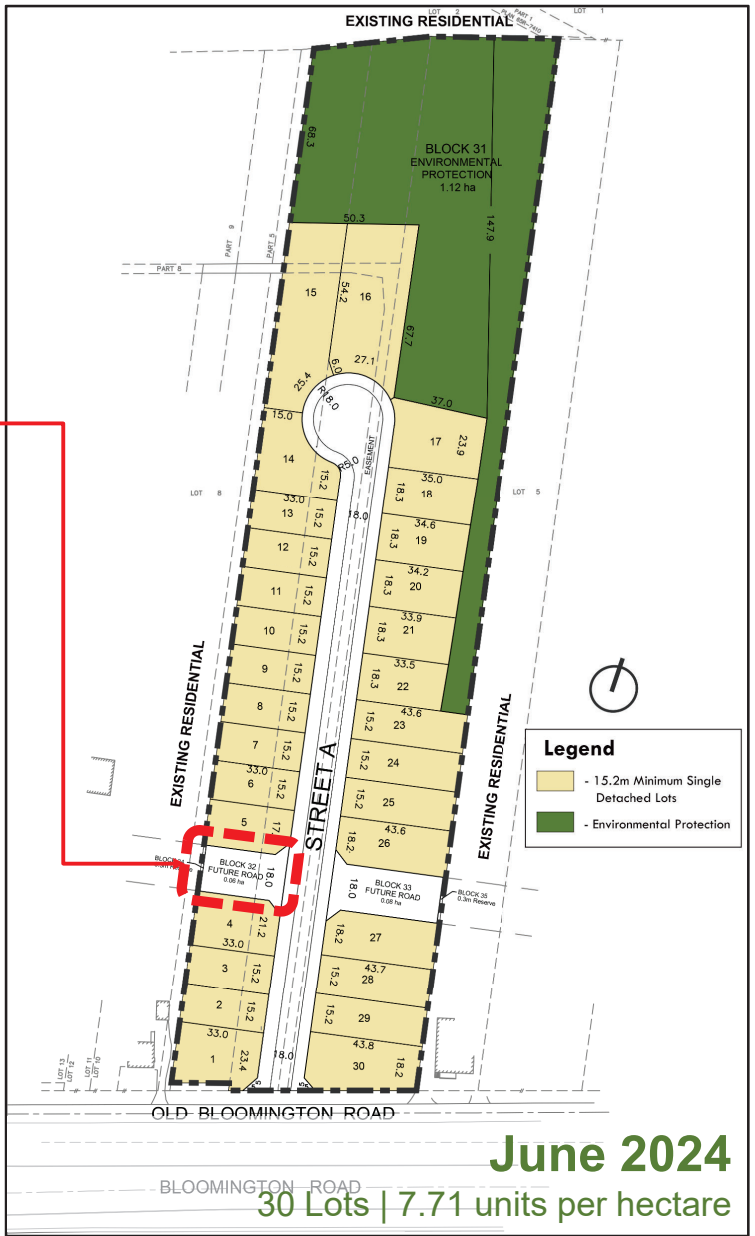
BLOOMINGTON ROAD

Conceptual Block Plan





Relocated Road Connection



Draft Plan of Subdivision





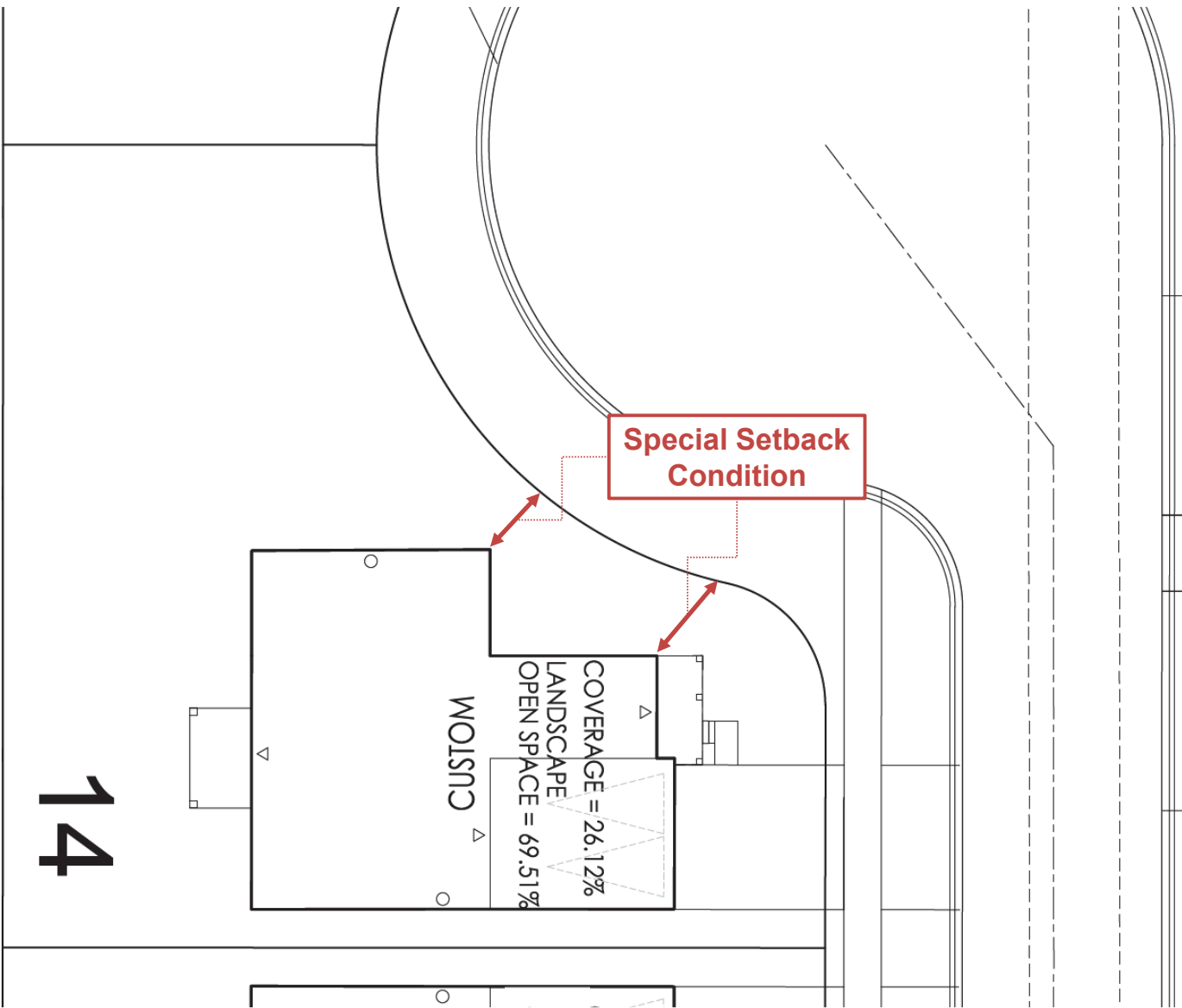
Legend

	PROPOSED WATER VALVE AND BOX		PUBLIC ROAD
	PROPOSED MANHOLE		PRIVATE DRIVEWAY
	PROPOSED VALVE AND CHAMBER		SIDEWALK
	PROPOSED DOUBLE CURB INLETS		500 IN BOULEVARD
	PROPOSED CATCH BASIN		PRIVATE FRONT YARD
	PROPOSED FIRE HYDRANT VALVE		PRIVATE REAR YARD
	PROPOSED 1.8M WOOD PRIVACY FENCE		RESTORATION AREA
	PROPOSED 2.5M DECORATIVE ACOUSTIC WOLMANIZED FENCE		TOTAL GAINS
	PROPOSED 0.9M WOOD POST RAIL FENCE		TOTAL ENCROACHMENTS
	PROPOSED SIENA STONE RETAINING WALL		
	PROPOSED 1.8M BLACK VINYL CHAIN LINK FENCE		
	1.8M HT. SOLID BOARD PRIVACY ACOUSTIC GATE		
	1.8M HT. SOLID BOARD PRIVACY GATE		
	0.9M HT. MASONRY PILLAR		
	2.7M HT. MASONRY PILLAR		



Landscape Plan





Exception YYY



Conceptual Streetscape



THANK YOU | QUESTIONS?