

# Applicant Submission

2024 March 28

This site is located in a primarily industrialized area but has the benefit of the adjacency to the Whitehorn CTrain station and Whitehorn Residential area to the east. This site has a restricted space along the western portion of the site due to the Airport Vicinity Protection Area Boundary which does not allow for residential occupancy.

The planning strategies used on this project we to create an active “front door” focused development for the residents. Minimal parking is accommodated on the internal streets (temporary loading stalls) to reduce congestion of cars on the streets and promote a pedestrian focused development (primary parking located near clubhouse). We envision a development that will be active with families in their front and back yards - building community. The housing is based on a townhouse model which allows for rapid phased delivery and efficient 3 bedroom family focused units. The development will also accommodate universal suites to enable greater flexibility for those who have greater mobility needs.

The project leveraged the restricted space along the west to provide a “clubhouse” style building that will house flexible cultural community spaces, administrative spaces for Non-for-profit operators and daycare for tenants. Surrounding the clubhouse will be a variety of culturally focused gathering outdoor spaces for community events and play spaces for the tenant families.

The context of the existing community plays a role in the architectural design to make sure that the development blends into the community’s architecture. The design of the townhome is a traditional townhouse, two-story with a pitched roof. This style is consistent with the existing community while also enriching the neighborhood with new buildings, activated amenity spaces, and landscaping.