

# 508-520 ANDREW STREET, SHELBURNE, ON

## MULTI-UNIT RESIDENTIAL PROJECT (Residential Intensification & Redevelopment)

### EXISTING CONDITION

Low-density 4-plex cluster with underutilized land



### PROPOSED DEVELOPMENT

48 Residential Units | 2 Buildings



### PROJECT SNAPSHOT

- Location: Shelburne, Ontario
- Address: 508-520 Andrew Street
- Typology: Residential Intensification
- Scale: 48 Units
- Built Form: 2 Buildings | 4 Storeys
- Status: OPA & ZBA in Progress

### INTENSIFICATION STRATEGY

- ✓ Consolidation of 4 buildings into 2
- ✓ Centralized parking court
- ✓ Optimized circulation hierarchy
- ✓ Increased density within existing footprint
- ✓ Context-sensitive massing

### PLANNING & APPROVAL

- ✓ OPA Application in Progress
- ✓ ZBA Application in Progress
- ✓ Policy-aligned intensification
- ✓ Controlled density strategy



### RISK REDUCTION & ADVANTAGES

- ✓ No land expansion required
- ✓ Predictable built form scale
- ✓ Reduced entitlement complexity
- ✓ Efficient servicing strategy
- ✓ Strong yield efficiency



48 UNITS

4 STOREYS

2 BUILDINGS

~3x YIELD INCREASE

### DENSITY & PERFORMANCE METRICS

\* 50 total parking spaces including 2 accessible spaces.  
Half portion of ground floor in both buildings is stilt area dedicated to parking and rest of the parking is designed around the site.

FSI  
1.25

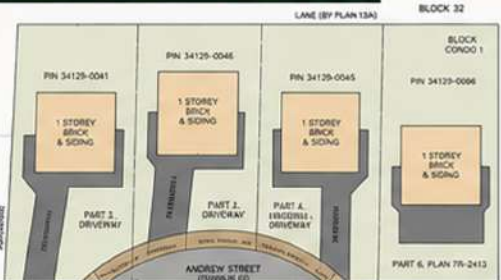
PARKING RATIO  
1.04 spaces / unit  
(50 spaces / 48 units)

EFFICIENCY RATIO  
~82 - 86%  
Net Efficiency



50 total parking spaces including 2 accessible spaces. Partial stilt level provided under both buildings with additional surface parking integrated across the site.

### SITE TRANSFORMATION (SURVEY PLAN)



### SITE ORGANIZATION & PARKING STRATEGY



### HYBRID PARKING STRATEGY

- Stilt parking under buildings
- Surface parking integrated with landscape
- Optimized circulation & access

### BUILT FORM & MASSING (REAR VIEW)



“ This project demonstrates how fragmented low-density housing can be strategically consolidated into a cohesive, high-efficiency residential development—unlocking density, clarity, and long-term value. ”

**ECO-ARCH CONSULTANTS INC.**  
SUSTAINABLE ARCHITECTURE & INTERIORS  
(A Consortium of Professionals)



EXPERTISE IN INTENSIFICATION

PLANNING STRATEGY

VALUE-DRIVEN DESIGN

SUSTAINABLE SOLUTIONS

**VISHU SOOD** (Principal Architect)  
OAA, AIBC, AIA, NCARB, ARB, RIBA  
B.Arch., M.Sc., PMP, LEED AP (BD+C)

