

**NOTICE OF MOTION****Status and Directions Report 2 – 350 Danforth Road, 74 Santamonica Boulevard and portion of former CNR Right-of-Way**

**Moved by:** Councillor Altobello

**Seconded by:** Councillor De Baeremaeker

“**WHEREAS** the Goldman Group has appealed its Official Plan, Zoning and Subdivision applications regarding 350 Danforth Road to the Ontario Municipal Board (OMB), which has scheduled a pre-hearing conference for October 7, 2005; and

**WHEREAS** City Council, at its meeting of July 19, 20, 21 and 26, 2005, directed staff to continue to negotiate with the applicant to resolve the outstanding matters, with a view to reaching a settlement, and authorized the City Solicitor or Chief Planner to report back to City Council for further instructions prior to the Ontario Municipal Board hearing scheduled to commence on November 21, 2005; and

**WHEREAS** City Council, at its meeting of July 19, 20, 21 and 26, 2005, authorized the Chief Planner and Executive Director to report directly to the September 28, 2005, Council meeting if a settlement cannot be reached prior to that time; and

**WHEREAS** the Chief Planner and Executive Director, City Planning, has prepared a report dated September 29, 2005, identifying the issues and recommending appropriate actions by staff;

**NOW THEREFORE BE IT RESOLVED THAT** Council consider the attached report (September 29, 2005) from the Chief Planner and Executive Director, City Planning, and that the staff recommendations contained in the Recommendations Section of the report be adopted;

**AND BE IT FURTHER RESOLVED THAT**, in accordance with the provisions of Chapter 27 of the City of Toronto Municipal Code, leave be granted to introduce and debate this Notice of Motion at the meeting of Council on September 28, 2005.”

September 28, 2005

Attachment

According to Chapter 27 of the Municipal Code, the foregoing Notice of Motion:

Notice was previously given	
Meets Municipal Code provisions and only requires a simple majority to introduce and debate - direct report to Council	(√)
Requires two-thirds to waive notice	
Requires two-thirds to re-open	
Fiscal Impact Statement provided	*
Should have Fiscal Impact Statement prior to debate	*
Requires two-thirds to waive requirement if Council wishes to debate	
Should be referred to the Committee/Community Council	
Requires two-thirds to waive referral if Council wishes to debate	
Recommendations are time sensitive (OMB)	(√)

\* Deputy City Manager and Chief Financial Officer to advise.

# TORONTO STAFF REPORT

September 30, 2005

To: City Council

From : Chief Planner and Executive Director, City Planning Division

Subject: Status and Directions Report No. 2  
OPA & Rezoning Application 03 035270 ESC 35 OZ  
Draft Plan of Subdivision Application 04 117084 ESC 35 SB  
Proponent: 2BRNOT2B Holdings Inc. and Monarch Construction Limited  
Architect: Fliess Gates McGowan Easton Architects Inc.  
350 Danforth Rd, 74 Santamonica Blvd, and portion of former CNR right-of-way  
Ward 35 - Scarborough Southwest

## Purpose:

The purpose of this report is to advise City Council of the upcoming Ontario Municipal Board prehearing conference and subsequent hearing, on the progress that has been made respecting these applications, and to recommend a settlement of the appeals.

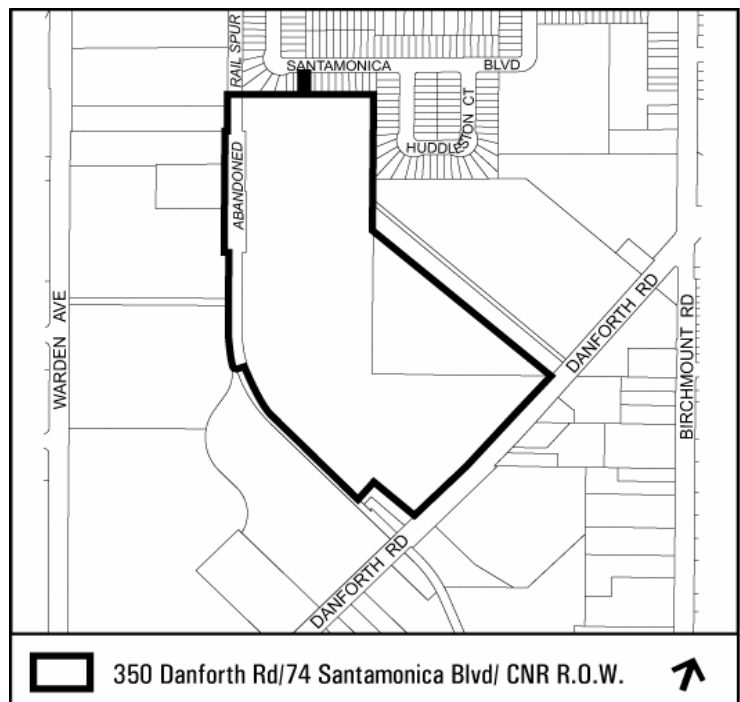
## Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

## Recommendations:

It is recommended that City Council:

- (1) direct the City Solicitor and appropriate staff to attend the Ontario Municipal Board prehearing conference to represent the City's interests, as outlined in this report;
- (2) subject to Recommendation 5 below, support an Official Plan Amendment and proposed Land Use Designations for the



residential redevelopment of the property at 350 Danforth Road, plus the former CN Corridor lands, based on the policy framework and land use designations established in the proposed Warden Woods Community Secondary Plan;

- (3) subject to Recommendation 5 below, support a zoning by-law amendment for the proposed development of 457 residential units (34 singles, 112 semi-detached and 311 townhouses). The zoning to include appropriate land use, height, density, and other performance regulations, as well as community benefits requirements under Section 37 of the Planning Act and any necessary holding provisions;
- (4) subject to Recommendation 5 below, support the draft plan of subdivision, substantially, as illustrated in Attachment 1: Proposed Draft Plan of Subdivision, subject to related conditions of draft plan approval incorporating the City's standard conditions of draft plan approval, modified to incorporate site-specific conditions of draft plan approval, dealing with matters such as, but not limited to:
  - (i) addressing the requirements of the Technical Services Division with respect to the proposed lane parallel to Danforth Road;
  - (ii) appropriate studies, mitigation, and warning requirements with respect to the interface between the new residential development and the TTC Birchmount Bus Garage and adjacent industrial uses;
  - (iii) provision of pedestrian walkways, including a walkway between the proposed development and Santamonica Boulevard;
  - (iv) required environmental and archaeological clearances, including the funding of a peer reviewer for environmental studies pertaining to land to be conveyed to the City;
  - (v) school accommodation warning clauses;
  - (vi) dedication and improvement of parkland, as illustrated on Attachment 1, of approximately 1.21 hectares, which will count towards satisfying the parkland requirements of the 350 Danforth Road applications, and the 651 Warden Avenue and 671 Warden Avenue applications;
  - (vii) required fencing plan;
  - (viii) provision and conveyance of the required stormwater management pond,
  - (ix) tree planting requirements;
  - (x) required corner roundings and temporary turning circles;
  - (xi) required Danforth Road traffic improvements; and
  - (xii) required securities.
- (5) City Council advise the Ontario Municipal Board that its support of the Official Plan, Zoning, and Subdivision, as outlined in Recommendations 2, 3, and 4 above, is conditional upon and subject to:
  - (i) securing a cash contribution, pursuant to Section 37 of the Planning Act, at the time of Zoning By-law approval, of \$1300 per dwelling unit (for a minimum of 457 units) to be used for the provision of a community recreation facility to serve the Warden Woods Community,

- (ii) securing pre-payment of the indoor parks and recreation component of the City's Development Charges By-law, in the form of a Letter of Credit due at the time of Zoning By-law approval, and which can be cashed by the City 90 days from the date of Zoning approval,
  - (iii) The section 37 agreement provide that the applicant agree to work with the City and other area developers to ensure that satisfactory arrangements are secured with respect to the timely provision of community facilities in accordance with the priorities of the Warden Woods Community Secondary Plan.
  - (iv) satisfactory arrangements for improvement and dedication of 1.21 hectares of parkland.
  - (v) the owner agreeing to withdraw its appeal of the new Toronto Official Plan with respect to these lands;
- (6) direct the City Solicitor to ensure that Council's conditions, as set out in Recommendation 5 above, are met through the use of appropriate holding provisions in the zoning by-law, by requesting the Ontario Municipal Board to withhold its order until satisfactory arrangements have been made, and/or through such other agreements or arrangements that the City Solicitor may determine to be appropriate and that the appropriate City officials be authorized to execute such agreements; and
- (7) authorize the City Solicitor to settle the appeals at the October 7, 2005 pre-hearing, subject to achievement of the matters or conditions set out in Recommendations 2, 3, 4, 5, and 6 above, and substantially in accordance with the Official Plan, Zoning, and Subdivision details set out in this report.

Background:

The owner appealed development applications for residential redevelopment of the former AFG Glass industrial property to the OMB on February 24, 2005.

The application to amend the Official Plan and Zoning By-law was received by City Planning on April 11, 2003, from 2BRNOT2B Holdings Inc. and Monarch Construction Limited, collectively known as "The Goldman Group". The development proposal presented in the Preliminary Report from Planning staff of June 2003 consisted of a total of 580 freehold residential units comprised of 56 semi-detached and 524 townhouses. The application also proposed a pedestrian connection to the existing residential neighbourhood to the north via the property at 74 Santamonica Boulevard, currently occupied by a semi-detached dwelling. The application for a Draft Plan of Subdivision was received by City Planning on March 17, 2004.

The owner has continued to work with City staff to resolve a variety of issues and has submitted a number of versions of the draft plan of subdivision. The most recent subdivision plan submitted by the applicant, which is shown on Attachment 1, reduces the number of residential units to 457 (34 singles, 112 semi-detached and 311 townhouses).

Prehearing conferences were held on June 8, 2005, and July 27, 2005, at which time the OMB scheduled a third prehearing conference for October 7, 2005. A hearing is scheduled for November 21 to November 25, 2005 and November 29 to December 2, 2005. The Board encouraged the parties to continue their dialogue with a goal of settling the matter, or at the very least, reducing the issues in dispute. In addition to the City and the applicant there are a number of other parties and participants.

At its meeting of July 19, 20 & 21, 2005, City Council authorized staff to report directly to City Council on potential settlement of the OMB appeal. This report is being submitted in response to that request.

Comments:

Warden Corridor Study

As recommended in the Preliminary Report, the processing of the applications for the subject lands has been coordinated with the Warden Corridor Study, which commenced in January 2004 with the assistance of consultants, the planningAlliance. The Warden Corridor consists of a number of “areas of potential land use change” (from employment to residential/mixed-use), primarily on the east side of Warden Avenue between the former Warden Power Centre site at 725 Warden Avenue and the former Centennial College site at 651 Warden Avenue. A context map showing the Warden Corridor and the active development applications in the area is attached (Attachment 3).

The purposes of the Warden Corridor Study are to:

- a. determine the optimal land uses and development parameters for the TTC sites, which may include the relocation of the commuter parking spaces;
- b. review the economic viability and importance of the current employment uses;
- c. guide the creation of new neighbourhoods with the necessary physical and social infrastructure if the conversion to employment lands to residential use is supported; and
- d. provide Council with a policy framework for considering development applications.

At its meeting of April 12, 13, and 14, 2005, City Council adopted a Status Report on the Warden Corridor and Victoria Park Station Land Use Planning Studies dated February 21, 2005. In the Status Report, City Planning staff indicated their support for redeveloping the employment uses in the Warden Corridor with residential uses, conditional upon achieving the community infrastructure and other elements needed to create new neighbourhoods.

The Warden Corridor Study’s Phase 3 Implementation Report is on the agenda for the Planning and Transportation Committee meeting on October 6, 2005, where a Public Meeting under the Planning Act will be held to consider the Warden Woods Community Secondary Plan and Zoning By-law as recommended for adoption by City staff. The development proposed by 2BRNOT2B Holdings Inc. and Monarch Construction Limited is consistent with and begins the implementation of the proposed Warden Woods Community Secondary Plan. The proposed Warden Woods Community Zoning By-law provides a general zoning framework which will

accommodate zoning for individual residential/mixed use development applications, including the 350 Danforth Road site. The actual zoning for each site will need to be approved individually by City Council. The Ontario Municipal Board is the approval body for the 350 Danforth Road site, pursuant to 2BRNOT2B's rezoning application and subsequent appeal.

### Planning Issues

The applicant has participated fully in the Warden Corridor Land Use Study, and through these efforts, significant progress has been made. The applicant has made a series of revisions to the proposal to address issues raised by the City and the community. Agreement has been reached regarding the land use, the general layout, the size, location and configuration of the park. The proposed development of the 350 Danforth Road site is generally consistent with the Warden Corridor Land Use Planning Framework in the Phase 2 Consultants' Report. It is consistent with the Conceptual Master Plan and contributes in large measure to its implementation. The applicant's proposed Draft Plan of Subdivision is generally supportable.

### Land Use

The revised subdivision plan includes 2-storey single and semi-detached dwellings, as well as 3-storey townhouses. The residential land use and the proposed building heights are in general conformity with the consultants' recommendations. The building heights proposed along the Danforth Road frontage are lower than recommended by the planningAlliance, but are considered to be acceptable given the location of the site on the edge of the Warden Corridor. There are opportunities to achieve higher building forms on other lands to the west to achieve the planningAlliance built form objectives.

Approval of this proposal in advance of approval of the overall Warden Woods Community Secondary Plan is considered to be appropriate. It is located adjacent to the existing Santamonica neighbourhood to the north, and subject to the various conditions set out in this report, will contribute to and connect with the existing Santamonica neighbourhood.

### Parkland

The Warden Corridor Land Use Planning framework in the Phase 2 Consultants' Report includes a large central park south of St. Clair Avenue. The Status Report identified the need for two local parks to serve the Warden Corridor, north and south of St. Clair Avenue East, each approximately 2.0 to 2.5 hectares in size. The locations for these two parks are shown on the Conceptual Master Plan (Attachment 4).

With respect to the park south of St. Clair, the Goldman Group's subdivision plan has been recently revised to eliminate several blocks of townhouses. This has allowed the park to be enlarged from 0.80 hectares to 1.21 hectares, which will count towards satisfying the consolidated parkland dedication requirements for all three of the Goldman Group sites at 350 Danforth Road, 651 Warden Avenue and 671 Warden Avenue, for which a total of 876 residential units are proposed. This consolidated dedication is located at the western boundary of

the 350 Danforth Road site, so that the remaining redevelopment parcels in the area can contribute additional parkland towards the achievement of a park in excess of 2.0 hectares.

The 1.21 hectare park also slightly exceeds the alternative parkland dedication rate of 0.4 hectares per 300 dwelling units contained in the proposed Warden Corridor Secondary Plan, which would require approximately 1.17 hectares of parkland for 876 units. The proposed park is located in accordance with the South Park shown on the Conceptual Master Plan (Attachment 4).

The proposed parkland will be secured as a condition of official plan and zoning approval.

### Community Facilities

The Status Report on the Warden Corridor Land Use Study identified the need for a number of local facilities to serve the Warden Corridor, including a gymnasium complex of approximately 750-950 square metres, multi-service community space of as much as 1,900 square metres, a child care facility for 62 children, a parent drop-in centre, and a community health centre. The Conceptual Master Plan includes a potential community recreation centre in the North Park north of St. Clair Avenue East, which would be located partly on the Mattamy (Warden) Limited lands at 725 Warden Avenue (Warden Power Centre) and partly on the City lands now used for the TTC Warden North commuter parking lot. The timely provision of community services and facilities, in particular a community recreation centre, is a primary objective of the proposed Warden Woods Community Secondary Plan.

The Goldman Group (3 redevelopment sites) and two other major property owners in the Warden Corridor who have also submitted residential development applications to the City (Mattamy and Ranka Enterprises - the owner of 300 Danforth Road), have responded to this priority with a proposal to contribute to the construction of a community recreation centre. At the present time, the arrangement under consideration would see each of the developers agree to provide cash Section 37 contributions of \$1,300 per unit (\$1,000 per unit for seniors units) at the time of introduction of the zoning bills. In addition, a Letter of Credit for the full amount of the indoor parks and recreation component of the City's Development Charges By-law (plus 10% for escalation) would be provided at the same time, and could be drawn on by the City after 90 days. The objective of current discussions is to find an appropriate mechanism to allow the developments to proceed while ensuring that timely construction of the community recreation centre can take place, so that it can be available soon after the new residents of this new community begin to move in. Discussions with the developers are continuing.

The early availability of the portion of the City's TTC Warden North Parking Lot lands which is necessary for construction of the proposed community centre is the subject of a separate TTC staff report that is being prepared for submission to the Commission at its meeting of October 19, 2005. The objectives of the TTC staff report will include initiation of the City process that would result in the early provision of the city's share of the land for the community centre and the north park. In addition, the TTC report will seek City and TTC commitments necessary to make the TTC Warden North Parking Lot lands available for development. This issue will be reported to City Council for its consideration as a priority matter.

In order to support 2BRNOT2B Holdings Inc. in its request that the City support an early settlement of its development applications before the OMB, the City must be satisfied that arrangements can be put in place which will lead to timely provision of the community recreation centre. A holding provision in the zoning for the 2BRNOT2B Holdings Inc. development would be one way of ensuring that the development will not proceed until the City is satisfied. The holding provision would be lifted once the City is satisfied that appropriate contributions and arrangements have been made toward timely provision of a community recreation centre and parks. Another approach would be to request the Ontario Municipal Board to withhold its Order, pending notification by the City and the applicant that all outstanding matters have been addressed. If 2BRNOT2B Holdings Inc. and the City can reach agreement on the means to secure their contribution and continuing participation with the City and other area developers to achieve the community facilities objectives of the Warden Woods Community Secondary Plan, then it is reasonable to support their request that the October 7<sup>th</sup> pre-hearing be converted into a settlement hearing.

#### Affordable Housing

The subject site is approximately 13.9 hectares in size, and therefore will be subject to policies in the proposed Warden Woods Community Secondary Plan, requiring a minimum of 20% affordable housing on large sites. With applications involving an Official Plan amendment and/or rezoning, the City requires the submission of a Housing Issues Report as part of the overall development application process which details how the proposed development will meet these policies. The Goldman Group has advised that it is committed to providing a variety of housing types on its three Warden Corridor sites and expect that some of the sites may have lower priced housing but these may not necessarily meet the City's proposed affordable housing definition. The proposed Warden Woods Community Secondary Plan establishes a policy that seeks the early provision of a community recreation centre as an objective of primary importance which may be achieved at the expense of other community facility or housing objectives. The applicant has agreed to enter into a Section 37 agreement that would result in the provision of funds at the time of zoning approval for the construction of a community centre. On the basis of the up-front provision of funds for a community facility which meets one of the primary objectives of the new Secondary Plan, planning staff believe that it is reasonable to accept that the affordable housing objective will not be achieved for this site.

#### Zoning By-law

A zoning by-law, providing for the proposed 457 unit residential development, will be submitted to the Ontario Municipal Board for approval. It will provide for a mixture of Single-Detached Residential, Semi-Detached Residential, and Townhouse Residential units. It will establish a variety of height, density, parking, and setback regulations to ensure appropriate development of these lands. It will establish a requirement under Section 37 of the Planning Act for contributions to a community recreation centre. The details of this requirement, and therefore of the necessary zoning regulation, are currently under discussion with the applicant and will need to be finalized before the Ontario Municipal Board issues its order approving the Zoning By-law.

The Zoning By-law will be formatted to be consistent with the draft Warden Woods Community Zoning By-law, which will be considered by City Council in October. It will be structured as an amendment to the Oakridge Employment District Zoning By-law, which currently applies to the 350 Danforth Road lands. If the OMB approves the 350 Danforth Road by-law, as described in this report, and Council subsequently approves the Warden Woods Community Zoning By-law, a future technical amendment will be prepared to move the 350 Danforth Road regulations into the Warden Woods Community Zoning By-law.

### Subdivision

As part of the overall resolution of the planning issues, the applicant will be required to finalize a plan of subdivision.

The proposed draft plan of subdivision includes a public road system connected to Danforth Road, with right-of-way widths of 18.5 and 20 metres, and a 10.5 metre lane located to the rear of the townhouses fronting on Danforth Road. The proposed public road widths of 18.5 metres and 20 metres are generally acceptable, and the proposed road pattern provides for potential public road connections to other sites including 683 Warden Avenue, 671-679 Warden Avenue and 300 Danforth Road in accordance with the Conceptual Master Plan (Attachment 4). Temporary turning circles will be required for some of these connections.

The Transportation Services Division has advised that the proposed 10.5 metre lane is to be privately owned and operated (a common element of a condominium), although an easement in favour of the City may be required for underground services. The proposed Plan of Subdivision will need to be revised to address these issues, and appropriate conditions and/or revisions will be determined for submission to the Ontario Municipal Board.

Transportation Services has advised that a left turn lane, providing access to the site from Danforth Road, will be required. Detailed drawings will need to be submitted along with necessary securities.

The Conceptual Master Plan (Attachment 4) shows a pedestrian linkage between the lands at 350 Danforth Road and Santamonica Boulevard to the north. The objective of this linkage is to connect the two neighbourhoods and facilitate access to schools and the new South Park. The Goldman Group is proposing to demolish the existing semi-detached dwelling at 74 Santamonica Boulevard in order to provide the pedestrian connection to Santamonica Boulevard. Although the applicant and the City are in full agreement concerning the need for, and general location of, the proposed connection, there are implementation issues. Impacts on the adjoining semi-detached dwelling at 76 Santamonica Boulevard need to be resolved. There are a range of possible solutions, some of which may require applications to the Committee of Adjustment.

This application involves the conversion of industrial lands to a more sensitive land use. Various environmental studies and or clearances will be required with respect to the subject site and its relationship to adjacent industrial lands, including the TTC Birchmount Bus Garage.

The subdivision approval will require standard conditions of approval, as well as specific conditions respecting various matters identified through the review of the applications. In particular, clauses concerning (but not limited to) the following will be required:

- (i) the requirements of the Technical Services Division with respect to the proposed lane parallel to Danforth Road;
- (ii) appropriate studies, mitigation, and warning requirements with respect to the interface between the new residential development and the TTC Birchmount Bus Garage and adjacent industrial uses;
- (iii) provision of pedestrian walkways, including a walkway between the proposed development and Santamonica Boulevard;
- (iv) required environmental and archaeological clearances, including the funding of a peer reviewer for environmental studies pertaining to land to be conveyed to the City;
- (v) school accommodation warning clauses;
- (vi) dedication and improvement of parkland, as illustrated on Attachment 1, of approximately 1.21 hectares, which will count towards satisfying the parkland requirements of the 350 Danforth Road applications, and the 651 Warden Avenue and 671 Warden Avenue applications;
- (vii) required fencing plan;
- (viii) provision and conveyance of the required stormwater management pond;
- (ix) tree planting requirements;
- (x) required corner roundings and temporary turning circles;
- (xi) required Danforth Road traffic improvements; and
- (xii) required securities.

City staff will continue to work with the applicant and the technical review agencies and divisions to refine and complete the approval conditions for presentation to the Ontario Municipal Board. Minor revisions to the Plan of Subdivision may also be required.

#### Appeal of the New Toronto Official Plan

Should the applications be approved, the applicant will be requested to settle their appeal of the whole of the new Toronto Official Plan based upon a modification to the new Toronto Official Plan consistent with the proposed planning approvals under the current Scarborough Official Plan.

#### Development Charges

It is estimated that the Development Charges for this project will be approximately \$3.6 Million. This is an estimate and the actual charge is assessed upon issuance of the building permit.

#### Conclusions:

Significant progress has been made between the applicant and the City to resolve various issues raised by the proposal. The 350 Danforth Road development conforms to the proposed Warden Woods Community Secondary Plan. Timely provision of community infrastructure (in particular

parks and a Community Centre) can be satisfactorily addressed through financial contributions and appropriate conditions of approval. Conditions of Draft Plan Approval will ensure that the proposed pedestrian walkway to Santamonica Boulevard is provided. The details of the conditions of approval, Section 37 requirements, and the zoning By-law will be finalized with the applicant and presented to the Ontario Municipal Board for approval.

Subject to a Section 37 Agreement, and/or a holding provision in the zoning by-law ensuring appropriate contributions toward timely provision of appropriate community facilities, or a request that the OMB withhold its order pending confirmation that satisfactory arrangements have been secured, it is appropriate to support the land use change and subdivision applications for the proposed residential development at 350 Danforth Road.

Contact:

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Fax: (416) 396-4265  
Email:rlambe@toronto.ca

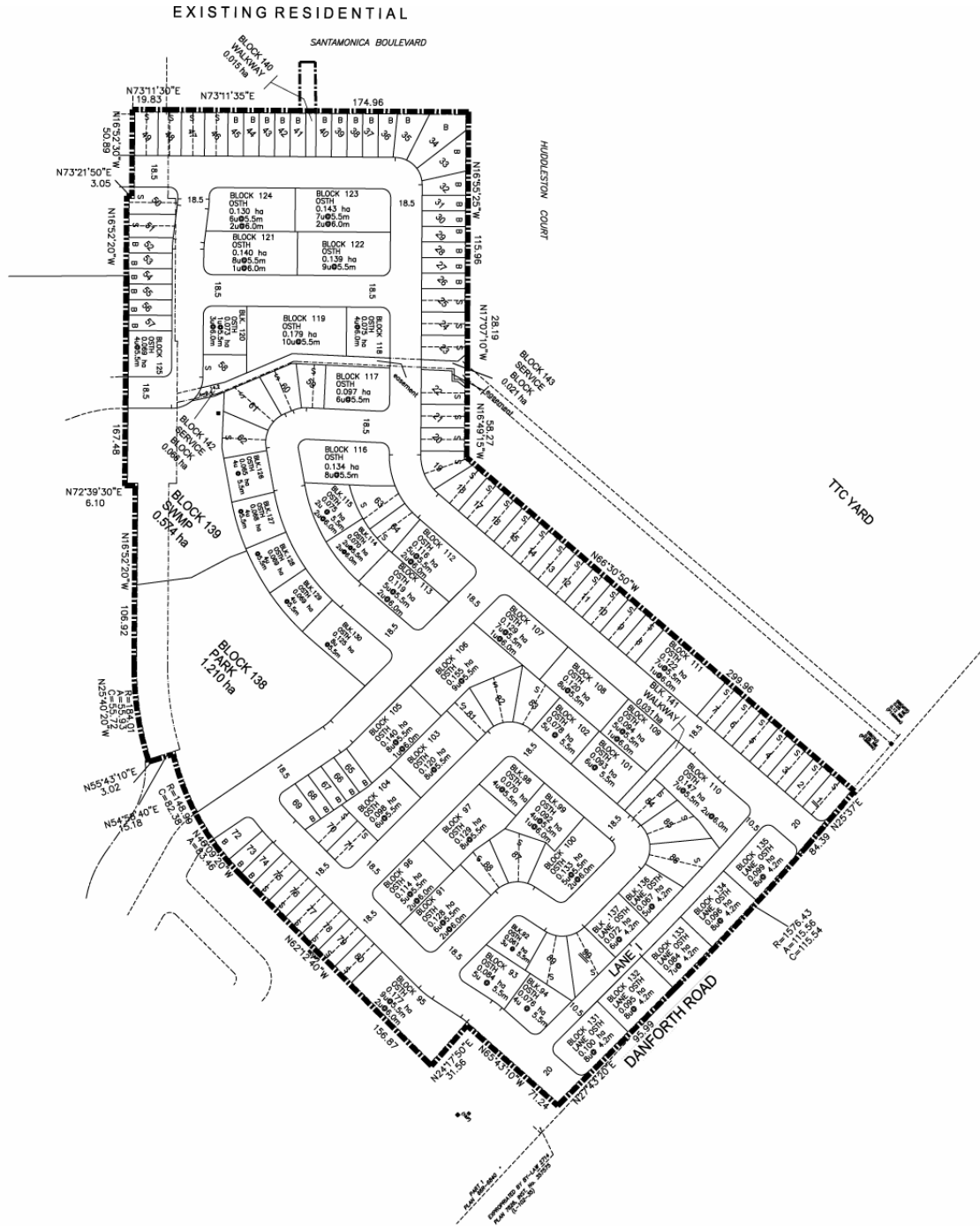
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Ted Tyndorf  
Chief Planner and Executive Director  
City Planning Division

List of Attachments:

Attachment 1: Proposed Draft Plan of Subdivision  
Attachment 2: Application Data Sheet  
Attachment 3: Warden Corridor Study – Development Applications  
Attachment 4: Warden Woods Conceptual Master Plan

### Attachment 1: Proposed Draft Plan of Subdivision



## Proposed Draft Plan of Subdivision

Applicant's Submitted Drawing

Not to Scale  
09/28/05



350 Danforth Rd/74 Santamonica Blvd/  
former C.N.R. Right-of-Way

File # 03-035270 OZ

**Attachment 2: Application Data Sheet**

Application Type: Official Plan Amendment & Rezoning, Draft Plan of Subdivision  
 Details: OPA & Rezoning, Draft Plan of Subdivision  
 Municipal Address: 350 DANFORTH RD, 74 SANTAMONICA BLVD & PORTION OF FORMER CNR RIGHT-OF-WAY.  
 Location Description: CON B LOT 31 LOT 32 RP 3730 PART 1 \*\*GRID E3507

Application Number: 03 035270 ESC 35 OZ  
 04 117084 ESC 35 SB  
 Application Date: April 11, 2003 (OZ)  
 March 17, 2004 (SB)

Project Description: The applicant is applying for an Official Plan Amendment and a rezoning to change the designation and zoning of the property at 350 Danforth Road to residential, and a Draft Plan of Subdivision, to permit a residential development with 457 freehold units including 34 singles, 112 semi-detached dwellings and 311 townhouses, and a public park. A pedestrian walkway is proposed at 74 Santamonica Blvd.

**Applicant:** 2BRNOT2B HOLDINGS INC.  
**Proponent:** 2BRNOT2B HOLDINGS INC. & MONARCH CONSTRUCTION LTD.  
**Architect:** FLIESS GATES MCGOWAN & EASTON ARCHITECTS INC.  
**Owner:** 2BRNOT2B HOLDINGS INC.

**PLANNING CONTROLS**

Official Plan Designation: General Industrial (HPS) Special Industrial & Low Density Residential  
 Zoning: M (Industrial) & MG (General Industrial), MS (Special Industrial) & Single or Two-Family Residential (S or T)  
 Height Limit (m): 0  
 Site Specific Provision:  
 Historical Status: Industrial uses built 1952-1979  
 Site Plan Control Area: Y

**PROJECT INFORMATION**

Site Area (sq. m): 13963  
 Frontage (m): 252  
 Depth (m):  
 Total Ground Floor Area (sq. m): **Total**  
 Total Residential GFA (sq. m):  
 Total Non-Residential GFA (sq. m): 0  
 Total GFA (sq. m):  
 Lot Coverage Ratio (%):  
 Floor Space Index:

**DWELLING UNITS**

**FLOOR AREA BREAKDOWN** (upon project completion)

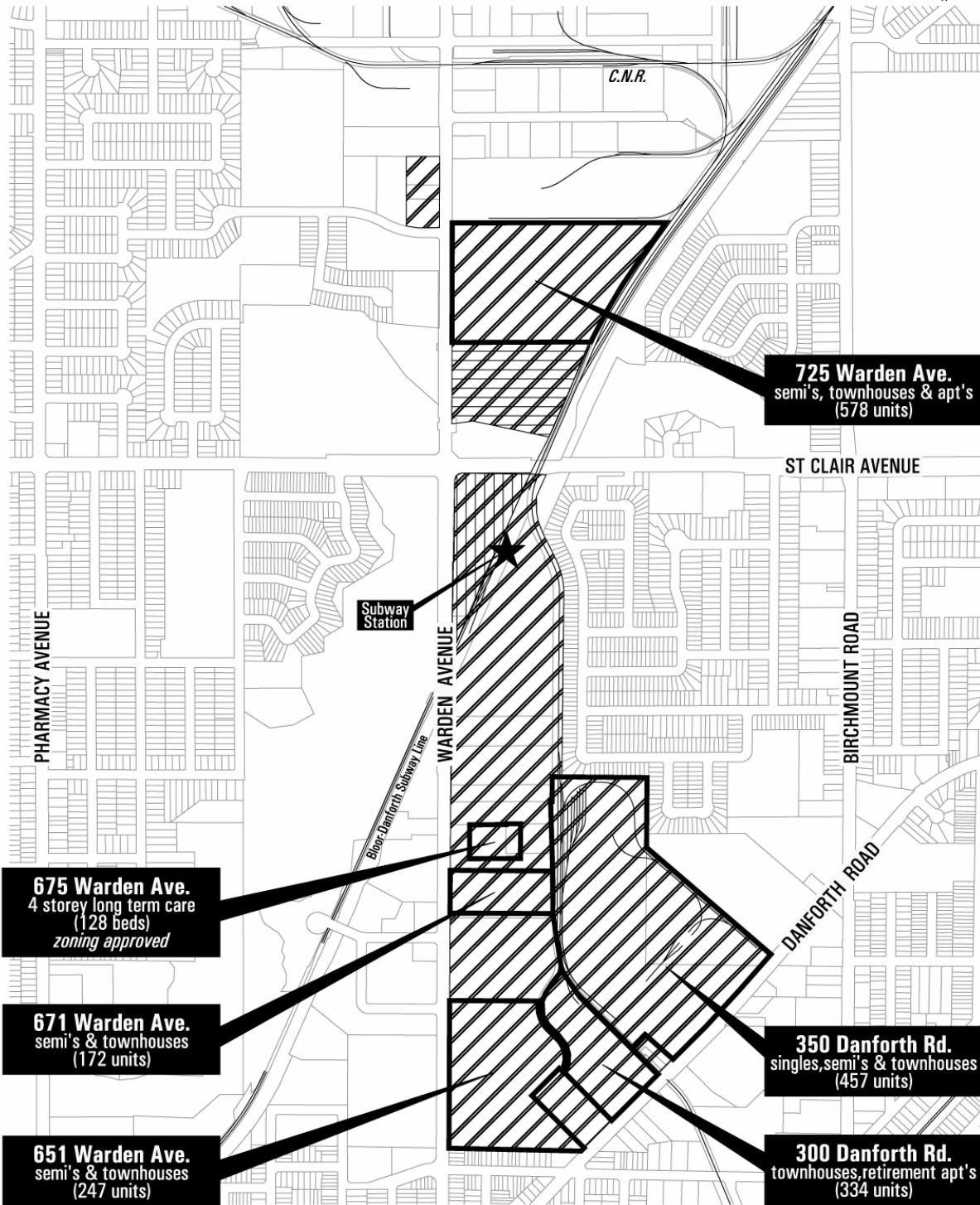
	Freehold	Above Grade	Below Grade
Tenure Type:	Freehold		
Rooms:	0	Residential GFA (sq. m):	
Bachelor:	0	Retail GFA (sq. m):	
1 Bedroom:	0	Office GFA (sq. m):	
2 Bedroom:	0	Industrial GFA (sq. m):	
3 + Bedroom:	457	Institutional/Other GFA (sq. m):	
Total Units:	457		

**CONTACT:** **PLANNER NAME:** Ruth Lambe, Senior Planner  
**TELEPHONE:** (416) 396-7037

### Attachment 3: Warden Corridor Study – Development Applications



Development Applications



 Areas of Potential Land Use Change       Warden Station North Parking Lot       Warden Subway Station and South Parking Lot      

### Attachment 4: Warden Woods Conceptual Master Plan

