

2900 Warden Avenue - Rezoning Application - Preliminary Report

Date:	May 22, 2008
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Ward:	Ward 39 – Scarborough-Agincourt
Reference Number:	08 143653 ESC 39 OZ

SUMMARY

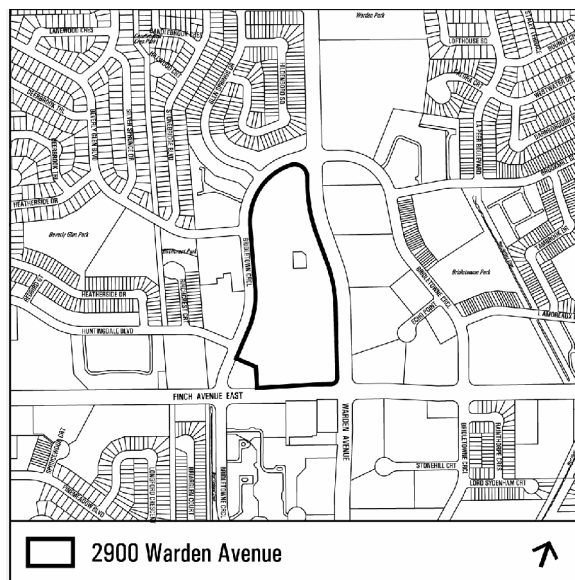
This application was made after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The applicant proposes to rezone the lands at 2900 Warden Avenue to permit an expansion of the existing mall with additional retail floor area and 8 residential buildings ranging in height from 7 to 38 storeys and comprising a total of 1,370 residential units.

Concurrent with the review of the subject application, staff will conduct a Local Area Revitalization Study for the broader community in accordance with the direction received from Planning and Growth Management Committee.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

The application should proceed through the planning review process including the scheduling of a community consultation



meeting. A final report will be prepared and a public meeting will be scheduled once all identified issues have been satisfactorily resolved and all required information provided.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. This application be processed and considered in the context of the area study being undertaken by City Planning.
3. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
4. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its February 13, 2008 meeting, Planning and Growth Management (PGM) Committee considered a communication from Councillor Del Grande concerning intensification of mixed use sites in the Scarborough District, in particular, applications for high density residential development in areas where the City's services and local schools are at capacity or strained. PGM Committee directed that:

1. the Acting Chief Planner and Executive Director report to the Committee meeting on April 10, 2008, on how intensification applications for residential development that intensifies the neighbourhood are addressed;
2. that an Area Revitalization Review be established for the area, bounded by Finch Avenue East to the south, Birchmount Road to the east, Pharmacy Avenue to the west and McNicoll Avenue to the north, which includes a timeframe.

The first report request was reported out separately to PGM Committee on April 10, 2008. With respect to the second report request, Scarborough District Planning staff are currently identifying the parameters for the study and will subsequently meet with the Ward Councillor prior to initiating the study.

Preliminary Community Consultation

Prior to receipt of the subject application, the local Councillor had initiated several community information meetings. The first meeting was attended by approximately 500

residents and business owners in the surrounding area. The applicant, mall owners, developers and a number of city staff were invited to attend.

The major areas of concern that were discussed included: built form, height, density, traffic/transit, safety, school capacity, future of the mall, servicing, crime and the anticipated burden on existing community services and infrastructure.

Several other community information meetings initiated by the local Councillor were also scheduled in which Planning staff were also invited to attend. Staff provided a planning context and overview as to how the pending application would be processed.

ISSUE BACKGROUND

Proposal

The applicant proposes to rezone the subject lands in order to permit a comprehensive mixed-use development that includes an expansion of the existing mall and the introduction of residential uses.

The existing mall was originally constructed in the mid 70's. There are approximately 90 stores anchored by a Zellers, Price Chopper, Dominion and Shoppers Drug Mart. The proposal contemplates the expansion of the existing mall with a 2-storey, 7 210 sq. m (77,610 sq. ft.) addition and 2 830 sq. m (30,463 sq. ft.) of ancillary retail that will bring the mall to the Finch Avenue frontage. The total commercial floor area will be increased from 29 730 sq. m (320,020 sq. ft.) to 39 770 sq. m (427,341 sq. ft.).

A total of 1,370 residential units are proposed in 8 residential towers. At the north portion of the site, the applicant proposes three, 7-storey base buildings that step up to 10 storeys and 20 storeys. The three, 7-storey base buildings will contain 2-storey grade-related residential units that will front onto both Bridletowne Circle and Warden Avenue. A 1-storey podium building is proposed at the corner of Warden Avenue and Bridletowne Circle that will connect the 7-storey base buildings.

The site plan shows three residential point towers, 26, 32 and 38 storeys in height in addition to 2 830 sq. m (30,460 sq. ft.) of at-grade ancillary commercial space along the Finch Avenue frontage.

A total of 1,595 residential parking spaces are proposed both at-grade and below grade. The site plan shows a 4-level underground parking structure at the southern portion of the site and a 2-level underground parking structure at the northern portion of the site. A total of 1,395 commercial parking spaces would be provided. Of these spaces, 795 would be located at grade and 600 parking spaces would be provided below grade in parking structures. In total, 2,990 parking spaces would be provided for the site. In addition, 380 bicycle parking spaces (300 for residents, 80 for visitors) would also be provided.

There would be a total of seven vehicular access points to the site; four from Warden Avenue and three from Bridletowne Circle. Two access points from Warden Avenue and

one from Bridletown Circle would be new. Pedestrian access would be provided from Finch Avenue, Bridletowne Circle and Warden Avenue.

The following is a summary of the proposal:

Summary of the Proposal

	Existing	Proposed	Total
Site Area			93 691 sq. m
Commercial Floor Area	29 730 sq. m	7 210 sq. m (+ 2 830 sq. m ancillary retail)	39 770 sq. m
Residential Floor Area	0	114 100 sq. m	114 100 sq. m
Residential Units	0	1,370 units	1,370 units
Density	0.32	1.32	1.64
Parking: Commercial	1426	795 surface 600 below-grade	1,395
Parking: Residential	0	1,595	1,595

Site and Surrounding Area

The site is approximately 9.4 hectares (23 acres) in area and is bounded by Warden Avenue to the east, Finch Avenue East to the south and Bridletowne Circle to the west. The site gradually slopes from north to south and west to east and is developed with an existing 2-level mall constructed in 1975 ("Bridlewood Mall") with a large asphalt parking lot that surrounds the perimeter of the site.

The northern portion of the site is developed with a 1-storey former post office building which is also surrounded by asphalt parking. The former post office building is currently used by St. Paul's Community Services for Seniors. This building will be demolished as part of the subject application.

There is a small cemetery (Christie's Methodist Cemetery 1849-1917) located at the east side of the mall building in front of the Price Chopper.

It should be noted that the parcel of land at the north-east corner of Finch Avenue East and Bridletowne Circle is under separate ownership and not part of the subject lands and is developed with a 1-storey commercial plaza.

North: North of Bridletowne Circle, townhouses, detached homes.

South: South of Finch Avenue East, several multi-storey apartment buildings ranging in height from 7 to 16 storeys including seniors housing, the St. Paul's L'Amoreaux Complex, church and cemetery.

- East: East of Warden Avenue, several multi-storey apartment buildings ranging in height from 10 to 23 storeys. In addition, there is a medical office building and small scale retail buildings at the north-east corner of Finch Avenue East and Warden Avenue.
- West: 1-storey commercial plaza, place of worship, two 23-storey apartment buildings, detached, semi-detached and townhouse dwellings.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The policy framework for assessing applications for intensification is set out primarily in the City's Official Plan. The most relevant policies are set out below.

The subject lands are designated as Mixed Use Areas within the Toronto Official Plan. The Mixed Use Areas designation permits a balance of residential, commercial and institutional uses, in single use or mixed use buildings, as well as parks, open spaces and utilities.

In Mixed Use Areas, development proposals are evaluated against criteria, to ensure that the new development will:

- “a) create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- b) provide for new jobs and homes for Toronto's growing population on underutilized lands in the Downtown, the Central Waterfront, Centres, Avenues and other lands designated Mixed Use Areas, creating and sustaining well-paid, stable, safe and fulfilling employment opportunities for all Torontonians;
- c) locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan,

- through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale Neighbourhoods;
- d) locate and mass new buildings so as to adequately limit shadow impacts on adjacent Neighbourhoods, particularly during the spring and fall equinoxes;
 - e) locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
 - f) provide an attractive, comfortable and safe pedestrian environment;
 - g) have access to schools, parks, community centres, libraries, and childcare;
 - h) take advantage of nearby transit services;
 - i) provide good site access and circulation and an adequate supply of parking for residents and visitors;
 - j) locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
 - k) provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.”

In addition, the Official Plan contains a comprehensive set of policies that must also be considered when assessing an application for intensification. Those policies are not confined to the specific development criteria set out in the Mixed Use Land Use designation, but include all applicable policies in the Official Plan. Specifically staff would apply the relevant policies of the Plan relating to:

- Structuring Growth in the City (Land Use, Transportation, Enhancing Neighbourhoods)
- The Built Environment (Built Form, Public Realm, Public Art, Heritage)
- The Human Environment (Housing, Parks and Open Spaces and Community Services and Facilities policies)
- Building New Neighbourhoods
- The Natural Environment (Natural Heritage, Urban Forest, Environmental stresses)

The Healthy Neighbourhoods provisions of the Official Plan also provide for, depending on the nature and scale of the development applications, a local area planning study. This could lead, in some instances, to the creation of an Area Specific policy in the Plan or even a Secondary Plan. In addition, revitalization strategies may be undertaken for priority neighbourhoods to address such matters as:

- a) improving local parks, transit, community services and facilities;
- b) improving the public realm, streets and sidewalks;
- c) identifying opportunities to improve the quality of the existing stock of housing or building a range of new housing;
- d) identifying priorities for capital and operational funding needed to support the strategy; and
- e) identifying potential partnerships and mechanisms for stimulating investment in the neighbourhood and supporting the revitalization strategy.

The implementation policies of the Plan state, among other things, that in “considering development proposals under this Plan, the City will ensure that the intensity and scale of proposed development can be accommodated by the various components of the City’s infrastructure”. The Implementation section also includes a policy that “New development will continue to be reviewed to ensure the adequacy of social and physical infrastructure. Where appropriate, staging or phasing of new development will be provided for where infrastructure improvements are required to service anticipated growth.” In such instances, for example, an approval might be subject to an “H” removal in order to ensure that appropriate infrastructure is available when development occurs or will be available in step with new development.

Map 3 - Right-of-Way Widths Associated with Existing Major Streets – designates both Warden Avenue and Finch Avenue as Major Streets with 36 metre right-of-way widths. Map 4 – Higher Order Transit Corridors – designates McNicoll Avenue (north of the subject lands) as an east-west Transit Corridor for potential expansion. Map 5 – Surface Transit Priority Network – identifies this portion of Finch Avenue East as a “Transit Priority Segment”. Section 2.2 of the Official Plan sets out that future growth within the City should be channelled towards areas which are well served by transit, the existing road network, and which have a number of properties with redevelopment potential.

Staff will be reviewing the proposal in the context of the comprehensive set of policies contained in the Official Plan.

Zoning

The subject lands are zoned Community Commercial in the L’Amoreaux Community Zoning By-law No. 12466, as amended. Permitted uses within the Community Commercial Zone include: day nurseries, financial institutions, offices, places of worship, personal service shops, restaurants and retail stores. Various areas of the site are subject to Exceptions 10, 17, 22 and 38, as outlined below.

Exceptions 10, 22 and 38 contain wording which restricts gross floor area (not including storage areas, enclosed walkways and malls, and underground truck terminal and associated service areas) to 27% of the site area. An additional floor area limited to 13.5% of the site area shall also be permitted for the following: utilities areas, storage of goods and materials, and enclosed walkways and malls where used for common pedestrian access to adjoining stores. The storage of goods and materials shall be permitted only where the same are not on public display and where the said operations shall be for the sole use of the occupants of the building or buildings and incidental to the principal use of the site. Exception 17 permits non-accessory wall signs.

Site Plan Control

The subject lands are under site plan control. The applicant will be required to submit a site plan control application in order to permit staff to complete a comprehensive review of the project.

Tree Preservation

The site is subject to the City's Tree Preservation By-law. The applicant has submitted a tree inventory plan which will be reviewed by Forestry Staff.

Heritage Preservation

As large parts of the subject lands are not developed with buildings, an archaeological study would be required.

The "Christie's Cemetery", located in front of the Price Chopper has been designated as a historical site. This Cemetery was established in 1846 and contains the interred remains of not fewer than 36 pioneers who settled in the 19th century L'Amoreaux Community. Most of the monuments erected on the site remain and those not free standing have been appropriately mounted in a memorial stone wall. The free standing monuments and the flat markers mounted in the wall are also included as part of the reasons for designation.

The applicant has been advised and if necessary, will be retaining an archaeologist to carry out an assessment of the lands which will be circulated to the appropriate commenting agencies for their review.

Reasons for the Application

The zoning on the subject lands would need to be amended to permit the proposed residential uses, density, height and additional floor area for the proposed commercial expansion.

A site plan control application will be required to finalize a review of issues related to access, traffic, building placement and built form, landscaping, lighting, privacy as well as site circulation and storm water management issues.

COMMENTS

Local Area Revitalization Study

Prior to the receipt of this application, PGM Committee requested staff to undertake an Area Revitalization study for the area bounded by Finch Avenue East to the south, Birchmount Road to the east, Pharmacy Avenue to the west and McNicoll Avenue to the north, which includes the subject site. However, this area may be reconfigured to capture a more appropriate study area to permit a comprehensive review.

The purpose of a Local Area Study would be to develop a planning framework to guide development within the study area, identify the type and level of development, identify possible road network improvements, identify required infrastructure, identify community services and facilities and public transit facilities that might be needed and to determine the appropriate mechanisms to implement proposed development in the area.

In addition, the Study will examine existing constraints and challenges, opportunities for improvements, and impacts of new development, with consideration of the following:

- who is being served, what programs and services are being offered and where;
- any recent changes to the Community Profile;
- identify barriers/accessibility issues – agency and resident perspectives;
- future needs/opportunities through revitalization;
- land use/physical form (street and block patterns, massing and building heights and types and range of uses);
- community services and facilities (demographics, services and facilities including publicly funded schools, child care facilities, libraries, parks and community centres, and programs and services provided locally by service agencies);
- transportation (particularly traffic and any new public road opportunities); and
- servicing/infrastructure/environment.

The Study approach will be developed in consultation with the Ward Councillor(s) and the local community. City Planning (including Community Planning, Policy & Research, Urban Design, and Transportation Planning) will lead the study with support from other Divisions including Transportation Services, Technical Services, Parks Forestry and Recreation and others, as required.

Following the completion of the Area Study, Planning staff would prepare a report with its recommendations for the lands within the study area. These recommendations may include the creation of site and area specific OP policies to guide growth and/or site and area specific zoning provisions. These recommendations may also include urban design guidelines or other recommendations that would facilitate the orderly development of the lands within the study area (for example the use of an “H”).

Issues to be Resolved

The applicant is proposing an intense level of development on the site with the introduction of 1,370 residential units in 8 residential towers ranging in height from 7 to 38 storeys. In addition, the applicant proposes an increase in ancillary retail / commercial floor area as well as the expansion of the existing mall.

Density

The site currently permits a density of 0.32 times the area of the lot. The applicant is proposing a density of 1.64 times the area of the lot upon project completion. The site currently contains a 2-level commercial mall. The applicant proposes 8 residential buildings including three point towers (26, 32 and 38 storeys), three 7-storey base buildings, one 10-storey and one 20-storey building comprising a total of 1,370 residential units.

This level of development is more intense than surrounding developments. The acceptability of permitting a development of this intensity must be assessed relative to its impact upon the area context and infrastructure (both physical and social) and relative to the City’s planning objectives.

Staff will evaluate the appropriateness of this level of development against the relevant policies of the Official Plan and the recommendations of the Area Study.

Height/Scale

The applicant is proposing towers which range in height from 7 to 38 storeys. These heights are significantly higher than existing apartment buildings in the area.

It is not intended that all Mixed Use Areas will experience the same scale or intensity of development. The highest buildings and greatest intensity will continue to occur Downtown, particularly in the Financial District. The Centres will develop at different scales and densities, set out in their respective Secondary Plans and zoning by-laws, reflecting the context of their surroundings and transportation infrastructure. Development along the Avenues will generally be at a much lower scale than in the Downtown and most often at a lower scale than the Centres.

The height of the tallest buildings proposed by the applicant are similar to those in the Scarborough Centre, which is intended to visually reinforce the civic importance of the Centre and define its image. In assessing the appropriateness of the proposed heights, consideration will therefore be given to building heights in other areas of the city.

The proposed heights will also be assessed in the context of the surrounding neighbourhood. Staff will evaluate these heights in the context of the policies of the Official Plan and the Tall Buildings Design Guidelines. Such matters as building placement and massing; transition in scale to neighbouring sites; site servicing and parking; streetscape and landscaping; and pedestrian-level wind effects will be evaluated in detail.

Built Form Policies

Built Form policies of the Official Plan must be addressed. This development will need to respect and improve upon the character of the surrounding area. Main building entrances will need to be located so that they are clearly visible and directly accessible from the public sidewalk on Finch Avenue, Bridletowne Circle and Warden Avenue. This development will need to locate and organize vehicular parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of both Finch Avenue and Warden Avenue.

Land Use

The introduction of residential uses at this location and at this level of intensification may have an impact on the operations of the surrounding businesses, road network, public transportation system and existing residents. During the review of this application, staff will examine whether or not this level of residential intensification is appropriate at this location.

Urban Design and Streetscape

Section 3.1 of the Official Plan provides policies with respect to the built environment. New development should exhibit high quality architecture, landscape architecture and urban design, consistent with energy efficient standards. Developments must be conceived not only in terms of the individual building site, but also in terms of how that building and site fit within the context of the neighbourhood and the City. It is appropriate to review this development in terms of its building massing and its design, and in terms of its relationship to Finch Avenue and Warden Avenue.

Housing

The site is approximately 9.4 hectares (23 acres) in area. Pursuant to Section 3.2.1(9) of the Official Plan, large residential developments provide an opportunity to achieve a mix of housing in terms of types and affordability. On large sites, generally greater than 5 hectares in size:

- a) a minimum of 30 per cent of the new housing units will be in forms other than single-detached and semi-detached houses, such as row housing, triplexes and multi-unit residential buildings; and
- b) in accordance with and subject to Section 5.1.1 of the Official Plan where an increase in height and/or density is sought, the first priority community benefit will be the provision of 20 per cent of the additional residential units as affordable housing. This affordable housing contribution may take the form of affordable housing constructed on-site or the conveyance of land in the development to the City for the purpose of affordable housing, or, at the discretion of the City:
 - i) with the agreement of the developer, affordable housing units constructed near the development site or elsewhere in the City;
 - ii) the conveyance of land to the City for the purpose of affordable housing near the proposed development site; or
 - iii) cash in lieu for the purpose of constructing affordable housing in or near the proposed development site.

Staff have requested and received a Housing Issues Report from the applicant to address housing form and the provision of affordable housing.

Traffic, Parking

The level of vehicular traffic will increase as a result of the proposed intensification of the subject lands. A total of 1,395 new residential parking spaces are proposed both at-grade and below-grade. In addition, a total of 380 bicycle parking spaces will be provided. A Traffic Impact and Parking Study has been submitted to determine appropriate traffic controls, vehicular access points and appropriate parking levels. Staff will review this study and report back.

Sun / Shade Study

A sun/shade study has been submitted for review by the City. Staff will be reviewing the proposal to determine the nature of shadow effects on nearby residential and commercial areas and public spaces at various times of the day in different seasons.

Pedestrian Level Wind Study

It is important that any tall building be sensitive to pedestrian comfort conditions. New development should be massed to fit harmoniously into its surroundings and minimize the impact on neighbouring buildings and open spaces by minimizing uncomfortable wind conditions on these areas. A Pedestrian Level Wind study has not been received as part of the application at this time. It has been requested, and once received, will be reviewed.

Community Services and Facilities & Section 37 of the Planning Act

A Community Services and Facilities Study has been provided in order to assist in the identification of necessary levels of social infrastructure required to support the proposed development. A Community Services Study contains specific information about demographics, community services and facilities that exist in a study area surrounding the development application. The Community Services and Facilities Study will be reviewed by relevant City divisions and agencies to identify the community services and facilities issues that exist within the surrounding area and what improvements may be necessary.

Opportunities to provide community benefits either on-site or in close proximity to the site will be examined as part of the application for an increase in height and density. The Toronto Official Plan contains provisions pertaining to public benefits in exchange for increased height and density for new development pursuant to Section 37 of the Planning Act. Section 37 of the Planning Act may be used to secure the community benefits, provided the proposal is recommended for approval, having first met the test of good planning.

In 2005, Council adopted the Toronto Strong Neighbourhoods Strategy, which designated 13 neighbourhoods City-wide as having priority for infrastructure investment. The subject application falls within the Steeles L'Amoreaux Community which is one of these 13 priority neighbourhoods.

This proposal, particularly respecting the potential provision of community space and community benefits through the use of Section 37 of the Planning Act, will be evaluated in the context of the Strong Neighbourhoods initiative and its ongoing work.

Green Development Standard

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

Storm Water Management / Site Servicing

The proposed development will be reviewed to ensure that appropriate storm water management and site servicing can be provided for the subdivision. The applicant has submitted a servicing report which is being reviewed by staff.

Development Standards

The development standards will be reviewed to ensure that the proposed development fits within the existing context of the Mixed Use Areas designation of the Official Plan as well as the residential context of the surrounding community.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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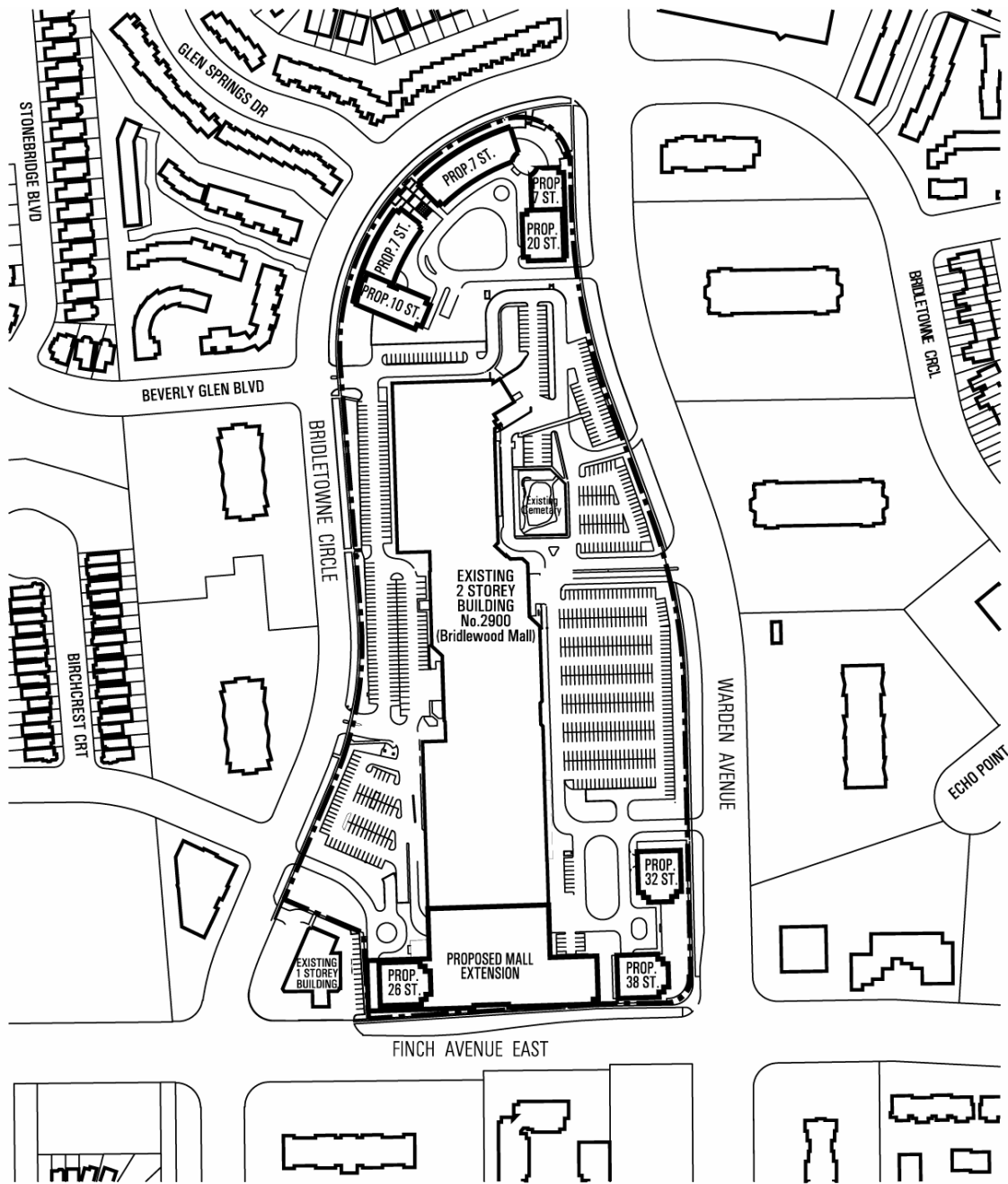
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Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations [as provided by applicant]
Attachment 3: Elevations [as provided by applicant]
Attachment 4: Zoning
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

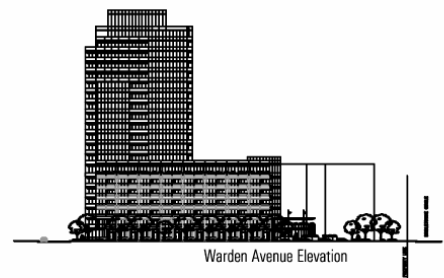
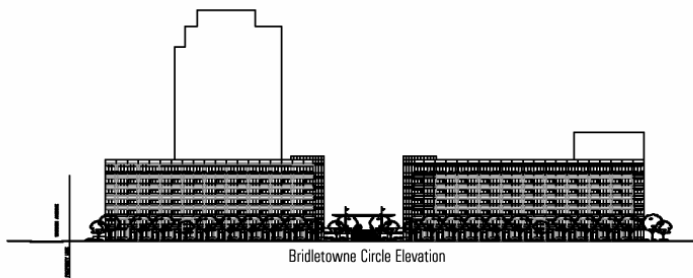
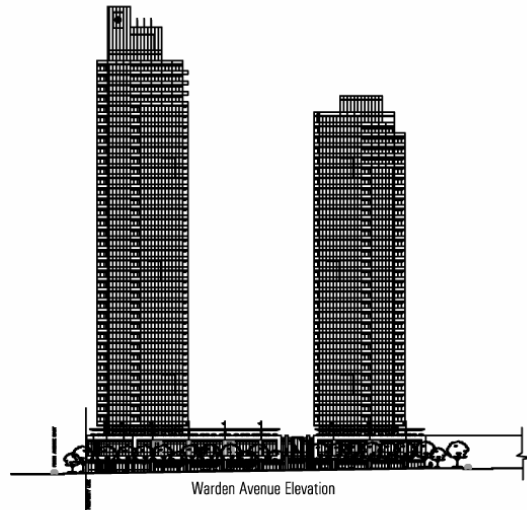
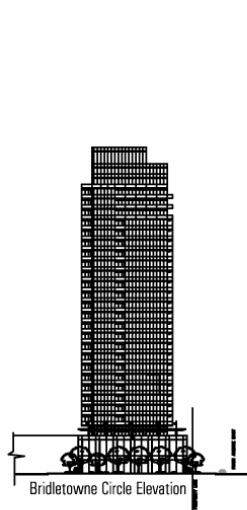
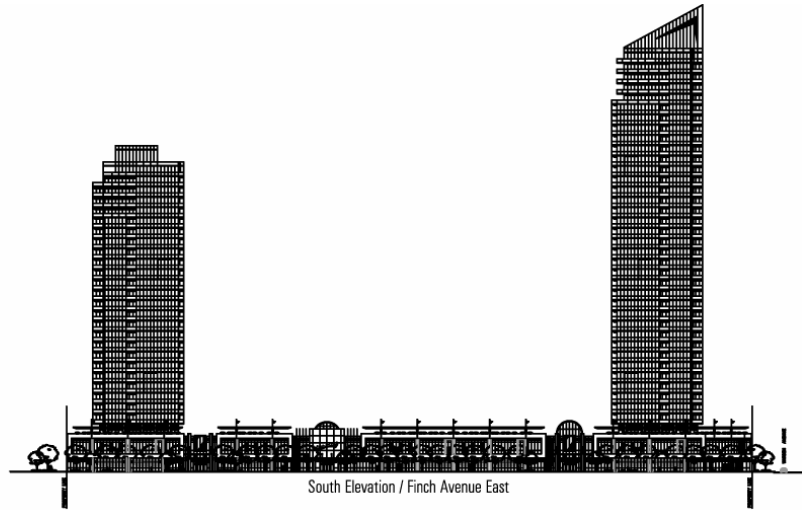
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2900 Warden Avenue

File # 08-143653 OZ

Attachment 2: Elevations



Elevation Plans

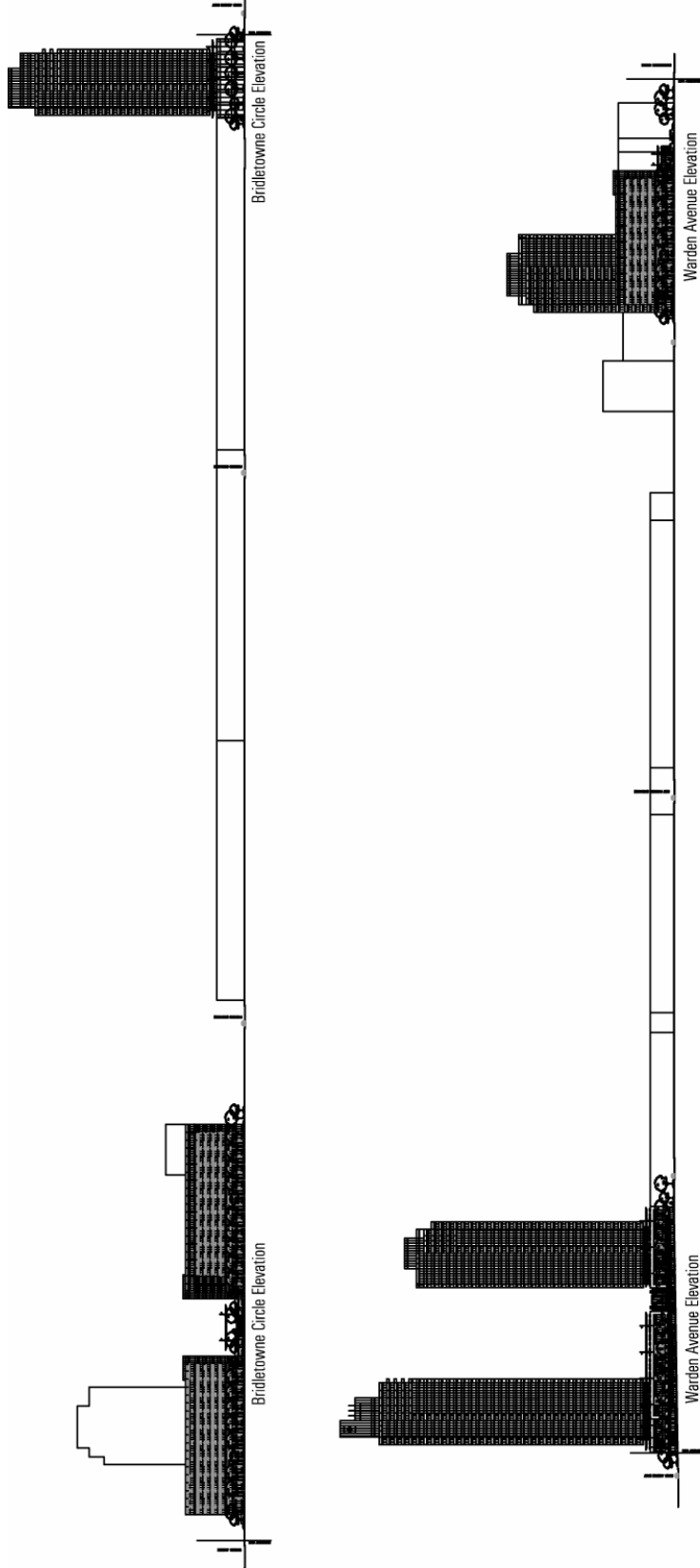
Applicant's Submitted Drawing

Not to Scale
04/15/08

2900 Warden Avenue

File # 08-143653 OZ

Attachment 3: Elevations



Staff rep

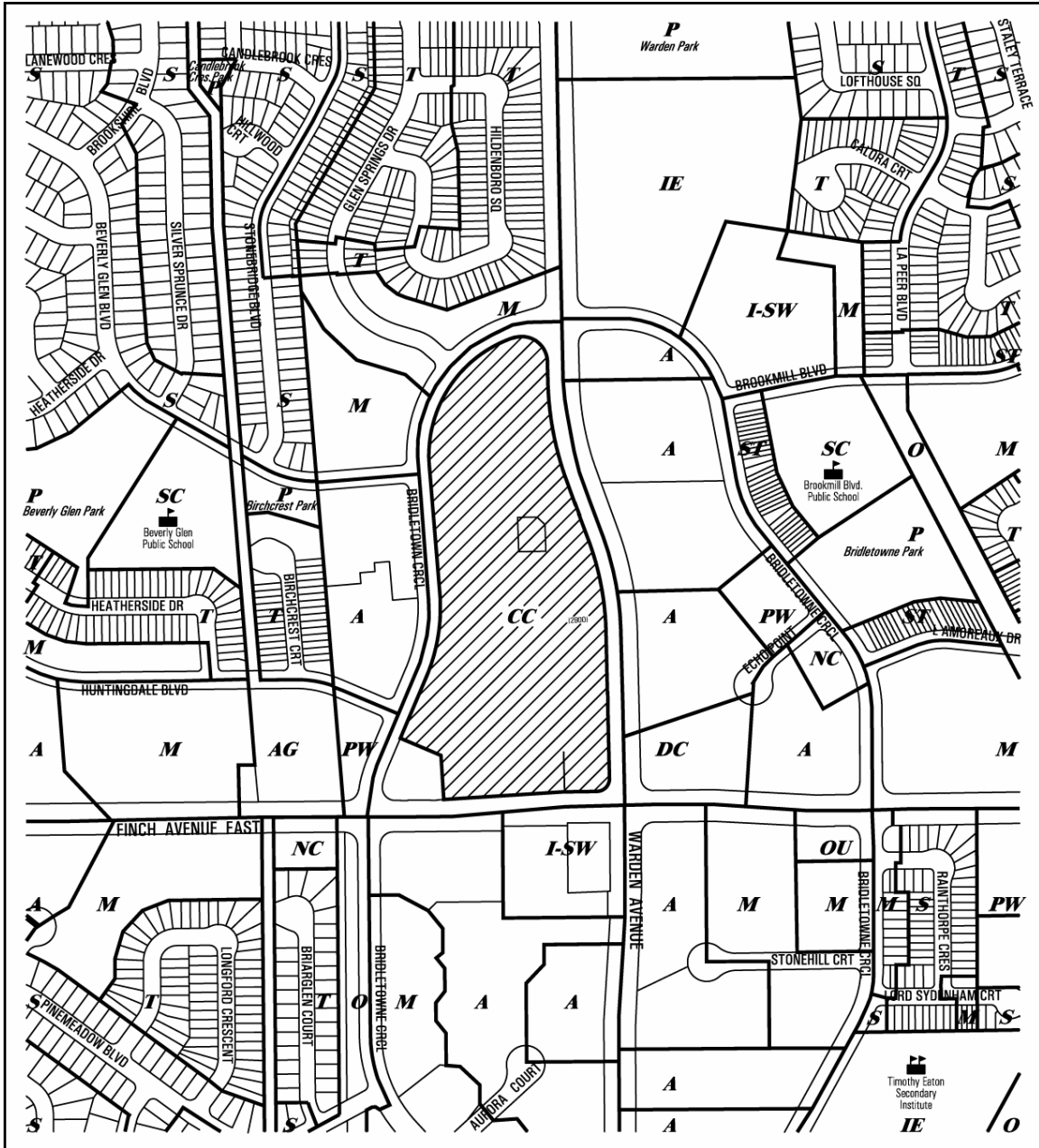
2900 Warden Avenue

Elevation Plans
Applicant's Submitted Drawing

Not to Scale
04/15/08

File # 08-143653 0Z

Attachment 4: Zoning



Toronto City Planning
Division
Zoning

2900 Warden Avenue
File # 08-143653 0Z

<p>S Single-Family Residential T Two-Family Residential ST Street Townhouse Residential M Multiple-Family Residential A Apartment Residential</p>	<p>NC Neighbourhood Commercial CC Community Commercial DC District Commercial PW Place(s) of Worship OU Office Uses PU Public Utilities</p>	<p>IE Institutional - Educational I-SW Institutional - Social Welfare SC School P Park O Major Open Spaces AG Agricultural Uses</p>
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L'Amoreaux Community Bylaw
Not to Scale
04/17/08

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	08 143653 ESC 39 OZ
Details	Rezoning, Standard	Application Date:	April 4, 2008

Municipal Address: 2900 WARDEN AVE
 Location Description: PL M1391 PT BLK P PL M1430 BLK T RP 64R1494 PT 1 **GRID E3901
 Project Description: Proposal to permit comprehensive mixed use development consisting of 1,370 residential units in 8 residential buildings and an expansion of the existing mall.

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC			1512691 ONTARIO LIMITED

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CC-Community Commercial	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	93691	Height:	Storeys:	38 (max)
Frontage (m):	780.25		Metres:	120
Depth (m):	534			
Total Ground Floor Area (sq. m):	35610			Total
Total Residential GFA (sq. m):	114100		Parking Spaces:	2990
Total Non-Residential GFA (sq. m):	39770		Loading Docks	9
Total GFA (sq. m):	153870			
Lot Coverage Ratio (%):	68			
Floor Space Index:	1.64			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m): 114100	0
Bachelor:	0	Retail GFA (sq. m): 39770	0
1 Bedroom:	775	Office GFA (sq. m): 0	0
2 Bedroom:	595	Industrial GFA (sq. m): 0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m): 0	0
Total Units:	1370		

CONTACT: **PLANNER NAME:** **Renrick Ashby, Senior Planner**
TELEPHONE: **(416) 396-7022**