

Issues

- fit with existing neighbourhood character, in terms of physical form and mix of uses
- building heights, massing and shadows
- preservation of historic buildings
- the displacement of employment lands and impacts on the local art industry
- roads, traffic, transit and parking
- adjacency to the rail corridor
- parks and landscaping
- environmental building practices and sustainable development
- additional housing, including affordable housing
- the need for comprehensive planning vs. site-specific planning