

220, 230 and 240 Lake Promenade and 21 and 31 Park Boulevard – Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision Applications – Appeal Report

Date: November 14, 2024

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York

Ward: Ward 3 – Etobicoke-Lakeshore

Planning Application Numbers: 23 134668 WET 03 OZ and 23 134682 WET 03 SB

Related Application: 23 134700 WET 03 RH

SUMMARY

On April 17, 2023, a combined Official Plan Amendment and Zoning By-law Amendment, and Draft Plan of Subdivision, applications were submitted to permit the phased demolition of five existing seven-storey rental apartment buildings to allow for the construction of five new residential apartment buildings. The new buildings would consist of two rental apartment buildings and three condominium apartment buildings containing 2,021 residential units, comprising 577 rental and 1,444 condominium units, with heights ranging from 12 to 30 storeys. Included in the 577 rental units would be 548 rental units to replace the existing 548 rental units proposed to be demolished. A new public street, two new public parks, and a privately-owned publicly accessible space ("POPS") are also proposed.

A Rental Housing Demolition Application was also submitted on April 17, 2023.

On August 9, 2024, the applicant appealed the applications to the Ontario Land Tribunal ("OLT") citing City Council's failure to make a decision on the application within the 120-day time frame in the *Planning Act*. A Case Management Conference took place on October 18, 2024. The OLT has set a hearing for this matter from September 9 to October 6, 2025.

This report recommends that the City Solicitor with the appropriate City staff attend the OLT hearing to oppose the application in its current form and to continue discussions with the applicant to resolve outstanding issues.

RECOMMENDATIONS

The Director, Community Planning, Etobicoke York District recommends that:

1. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal in opposition to the current application regarding the combined Official Plan Amendment and Zoning By-law Amendment application, and Draft Plan of Subdivision application, appeals for the lands at 220, 230 and 240 Lake Promenade and 21 and 31 Park Boulevard, and to continue discussions with the applicant to resolve outstanding issues.
2. In the event that the Ontario Land Tribunal allows the appeals, in whole or in part, City Council authorize the City Solicitor to request that the issuance of any final Order be withheld until such time as the City Solicitor advises that:
 - a. The final form and content of the draft Official Plan and Zoning By-law are to the satisfaction of the City Solicitor and the Executive Director, Development Review;
 - b. The owner has provided a revised Functional Servicing and Stormwater Management Report, to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development, and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.
 - c. The owner has provided a revised Transportation Impact Study to the satisfaction of the General Manager, Transportation Services;
 - d. The owner has made arrangements with the City for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development, according to the revised Functional Servicing and Stormwater Management Report accepted by the Chief Engineer and Executive Director, Engineering and Construction Services, and revised Transportation Impact Study accepted by the General Manager, Transportation Services;
 - e. The owner has submitted a revised Hydrological Assessment Report and Hydrological Review Summary Form, Servicing Report Groundwater Summary Form, and Foundation Drainage Summary Form to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water;
 - f. The owner has submitted a revised Arborist Report and Tree Preservation Plan to the satisfaction of the General Manager, Parks, Forestry and Recreation;
 - g. The owner submitted revised Architectural and Landscape Plans to the satisfaction of the Executive Director, Development Review;

h. The owner has made revisions to meet the Toronto Green Standard requirements to the satisfaction of the Executive Director, Development Review;

i. The owner has submitted a revised Noise Study and a revised Pedestrian Level Wind Study to the satisfaction of the Executive Director, Development Review;

j. The owner has satisfied requirements of the Toronto District School Board and the Toronto Catholic District School Board regarding signage and warning clauses related to enrollment capacity;

k. City Council has approved the Rental Housing Demolition Application (File 23 134700 WET 03 RH) under Chapter 667 of the Toronto Municipal Code, pursuant to Section 111 of the City of Toronto Act, 2006, to permit the demolition of the existing rental dwelling units, and the owner has entered into, and registered on title to the lands, one or more agreements with the City, to the satisfaction of the Chief Planner and Executive Director, City Planning, and the City Solicitor, securing all rental housing-related matters necessary to implement City Council's decision;

l. The owner has submitted a revised Coastal Hazard Assessment Report to the satisfaction of the Toronto and Region Conservation Authority;

m. The owner has provided an on-site parkland dedication in a size, location, and configuration that is to the satisfaction of the General Manager, Parks, Forestry and Recreation;

n. The conditions of Draft Plan Approval respecting the proposed Plan of Subdivision are in a form and content acceptable to the Executive Director, Development Review, prepared in consultation with the City Solicitor and appropriate City divisions; and

o. The owner has entered into a Subdivision Agreement with the City to secure matters related to the Plan of Subdivision, to the satisfaction of the Executive Director, Development Review, Chief Engineer and Executive Director, Engineering and Construction Services, and the City Solicitor.

3. Should it be determined that upgrades are required to infrastructure to support the development according to the accepted Functional Servicing and Stormwater Management Report and/or the Transportation Impact Study, City Council direct the City Solicitor and appropriate City staff to request that a Holding Provision be included in the final form of the site-specific Zoning By-law Amendment; and the Holding Provision not be lifted until such a time as the owner has made satisfactory arrangements, including entering into appropriate agreement(s) with the City for the design and construction of any improvements to municipal infrastructure and the

provision of financial securities to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, and the General Manager, Transportation Services.

4. City Council authorize the City Solicitor and City staff to take any necessary steps to implement City Council's decision.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

A pre-application consultation meeting was held on March 30, 2022. The current application was submitted on April 17, 2023, and deemed complete on June 13, 2023. Multiple community consultation meetings, including working group meetings, took place between June 2023 and July 2024. Refer to the Community Consultation section of this report for details.

SITE AND SURROUNDING AREA

Site Description and Dimensions

Located on the north side of Lake Promenade, the site is a consolidation of five properties at 220, 230 and 240 Lake Promenade, and 21 and 31 Park Boulevard, with an approximate gross area of 36,630 square metres.

The site has a frontage of 200 metres along Lake Promenade, 170 metres along Long Branch Avenue, and 165 metres along Park Boulevard.

Surrounding Land Uses

North: Park Boulevard, a two-lane, two-way local east-west road with a right of way of 20 metres. Across Park Boulevard is a low-rise residential neighbourhood that stretches north, and includes a heritage property at 14 Park Boulevard, and the James S. Bell Junior Middle School at 90 Thirty First Street. Approximately 450 metres north of the site is Lake Shore Boulevard West.

East: A low-rise residential neighbourhood that includes Birch Park, Long Branch Arena, and a heritage property at 197 Lake Promenade.

South: Lake Promenade, a two-lane, two-way east-west local road with a right-of-way of 20 metres. Across Lake Promenade on the south is the Long Branch Park, which includes the Great Lakes Waterfront Trail. Immediately south of the Long Branch Park is Lake Ontario.

West: Long Branch Park and Cenotaph at the southeast corner of Long Branch Avenue and Park Boulevard, and Long Branch Avenue, a two-lane, two-way north-south local road with a right-of-way of 20 metres. Across the road is a low-rise residential neighbourhood that includes seven heritage properties at 2, 4, 6, 14, 16, 20 and 22 Long Branch Avenue.

THE APPLICATION

Description

The proposal is for a residential development in two development blocks (Blocks 1 and 2), two park blocks (Blocks 3 and 4), and a new 18.5-metre-wide public street as shown in Attachment 6 – Draft Plan of Subdivision. The new public street would consist of an east-west Chapel Road extension that would merge into a north-south Thirty Third Street extension in the middle of the site. A POPS and a woonerf are also proposed. A woonerf is a shared space by pedestrians, cyclists, and low speed vehicles, with priority given to pedestrians.

Block 1

Block 1 would be located at the southern and northeastern portions of the site, with frontages on Long Branch Avenue, Lake Promenade, Park Boulevard, and the new public street. Buildings A, E and F would be located in the southern portion of the block, while Building C would be located at the northeastern portion.

Building A

Building A would be a long rectangular building placed adjacent to the proposed new public park on the west, fronting Long Branch Avenue. The building would consist of a long six-storey base building of more than 100 metres, with the narrower north and south sides fronting the Chapel Road extension on the north and Lake Promenade on the south. The base building would connect two 14-storey building components fronting the Chapel Road extension and Lake Promenade. See Table 1 below for details.

There would be direct pedestrian access to the north and south building components from the public sidewalks to entrance lobbies facing the streets.

Residential units at grade would be located to front the Chapel Road extension on the north, the new parkland dedication on the west, Lake Promenade on the south, and a landscaped open space on the east that separates Buildings A and E. Above grade residential units would be located on all sides.

The indoor amenity space at grade for the north building component would be located on the west side of the building, adjacent to the proposed new public park, while the indoor amenity space for the south building component would be located at the southwest corner, fronting the proposed new park and Lake Promenade. Amenity spaces would also be located above grade.

Building A would fall below a 45-degree angular plane taken from the property line of the adjacent *Neighbourhoods* designation on the west, along Long Branch Avenue, as shown in the submitted drawings.

Building E

Building E would be a long rectangular building placed between the landscaped open space on its west and the POPS on its east. It would consist of a longer six-storey base building of more than 110 metres, with the narrower north and south sides fronting the Chapel Road extension and Lake Promenade. The base building would connect two 30-storey tall building components, with their narrower sides fronting the Chapel Road extension and Lake Promenade on the north and south. See Table 1 below for details.

Direct pedestrian access to the north and south building components would be from the public sidewalks to the entrance lobbies facing the streets.

Residential units would be located on all sides of the building, except at grade where they would be located on the east and west sides. Indoor amenity spaces at grade would be located to the north and south, facing the streets, and adjacent to outdoor amenity spaces on the west. Amenity spaces would also be located above grade.

Building E, including its two building components, would fall below two 45-degree angular planes taken from the property lines of the *Neighbourhoods* designations adjacent to the site on the east and west.

Building F

Building F would be an L-shaped building placed between the POPS on its west and a landscaped open space on its east. It would consist of a long six-storey base building of more than 100 metres, with the narrower sides fronting a private driveway on the north and Lake Promenade on the south. The base building would connect two 12-storey building components on the north and south. See Table 1 for details.

Pedestrian access would be from the walkway along the private driveway on the north and the public sidewalk on Lake Promenade on the south.

Residential units would be placed on all sides of the building, except at grade where they would be placed on the east and south sides facing the POPS and open space. The indoor amenity space at grade would be located on the south, fronting Lake Promenade. Other amenity spaces would be located above grade.

Building F would fall below a 45-degree angular plane taken from the property line of the adjacent *Neighbourhoods* on the east.

Building C

Building C would be placed at the northeastern portion of the block, adjacent to the Thirty Third Street extension on its west, an open space on its east, Park Boulevard on its north, and a private driveway on its south. It would be a 12-storey building with direct pedestrian access from the walkway along the private driveway to its south. Residential units would be placed at grade on the west, fronting the Thirty Third Street extension, and on the east, fronting the landscaped open space.

Two indoor amenity spaces would be located at grade on the south fronting the private driveway, and on the east adjacent to an outdoor amenity space. See Table 1 for details.

Building C would fall below a 45-degree angular plane taken from the property line of the adjacent *Neighbourhoods* on the east and north.

Vehicular Access to Block 1

Vehicular access to Buildings A and E would be from the woonerf driveway on the Chapel Road extension, and would lead to loading spaces for the north components of both buildings, and to a ramp in Building E that would lead to two levels of underground parking shared by Buildings A and E.

Access to loading for the south components of Buildings A and E would be from the woonerf driveway on Lake Promenade. Vehicular access to Buildings F and C would be from a private driveway extension of the Chapel Road extension, and would lead to loading areas in Buildings F and C, and to a ramp in Building F leading to two levels of underground parking shared by Buildings F and C.

Block 2

Block 2 would be located at the northwest of the site with frontages on the Chapel Road extension on the south, the Thirty Third Street extension on the east, and Park Boulevard on the north.

Building B would be an L-shaped 12-storey building placed at the corner of the Chapel Road extension and the Thirty Third Street extension. The northern side of the building would front onto the proposed new public park, and Park Boulevard, while the western side would front onto an extension of the proposed new public park adjacent to the existing Long Branch Park and Cenotaph, and Long Branch Avenue.

Direct pedestrian access would be from the public sidewalk on the Chapel Road extension to an entrance lobby, and residential units at grade would be placed on the south fronting the Chapel Road extension, and on the east fronting the Thirty Third Street extension.

Indoor amenity spaces at grade would be located on the western and northern sides of the building, adjacent to outdoor amenity spaces. Indoor and outdoor amenity spaces would also be located above grade.

Building B would fall below 45-degree angular planes taken from the property lines of the surrounding *Neighbourhoods* designation on the north, east and west.

Vehicular Access to Block 2

Vehicular access to Block 2 would be from the Chapel Road extension, and would lead to the loading space and a ramp to two levels of underground parking.

Table 1 below provides details of the proposal.

Table 1

Proposed Development Blocks	Block 1	Block 2	Total
Site Area in square metres	23,740	4,130	27,870
Number of Stand-alone Buildings	4 (A, E, F, C)	1 (B)	5
Gross Floor Area (GFA) in square metres	Building A: 23,365 Building E: 47,590 Building F: 21,005 Building C: 13,942	Building B: 23,442	129,344
Storeys and Height in metres excluding MPH	<u>Building A</u> Base Bdg: 6 North Bdg Component: 14 (44.5 m) South Bdg Component: 14 (45 m) <u>Building E</u> Base Bdg: 6 North Bdg Component/Tower: 30 (92.3 m) South Bdg Component/Tower: 30 (92.3 m) <u>Building F</u> Base Bdg: 6	<u>Building B</u> Base Bdg: 7 Maximum Height: 12 (35.9 m)	

	North Bdg Component: 12 (38.2 m) South Bdg Component: 12 (37.6 m) <u>Building C</u> Base Bdg: 7 Bdg Height: 12 (35 m)					
Tower Floorplates in square metres (Gross Building Area)	<u>Building A</u> North Bdg Component: 8th to 14th floors: 923.9 to 731.5 South Bdg Component: 8th to 14th floors: 731.5 <u>Building E</u> North Tall Bdg Component: 30th floor: 801.6 South Tall Bdg Component: 30th floor: 801.6 <u>Building F</u> North Bdg Component: 8th to 12th floors: 882.6 to 691.6 South Bdg Component: 8th to 12th floors: 691.6 <u>Building C</u> 8th to 12th floors: 1,068.8 to 569.7			<u>Building B</u> 8th to 12th floors: 2,143.5 to 844		
Unit Mix	Bdg A	E	F	C	B	Total
Studio	1	1	10	9	54	75
One-bedroom	277	585	234	80	185	1,361
Two-bedroom	48	113	39	105	114	419
Three-bedroom	37	80	33	7	9	166

Phasing

The proposed redevelopment of the site would occur in phases.

Phase 1 would include the demolition of the existing building with 97 rental units at the northeastern corner of the site, at 21 Park Boulevard, and the construction of the new Building C with 201 rental replacement units at the same corner.

Phase 2 would include the demolition of the existing building with 118 rental units at the southeastern corner of the site, at 220 Lake Promenade, and the construction of the new Building F with 14 rental and 302 condominium units at the same corner.

Phase 3 would include the demolition of the existing building with 97 rental units at 31 Park Boulevard, at the northwestern corner of the site, and the construction of the new Building B with 333 rental replacement units and 29 market rental units at the same corner.

Phase 4 and subsequent phases would include the demolition of the existing building with 118 rental units at 240 Lake Promenade, at the southwestern corner of the site, and the construction of the new Building A with 363 condominium units at that corner. It would also include the demolition of the building in the middle of the site with 118 rental units at 230 Lake Promenade, and the construction of Building E with 779 condominium units in the middle.

Phases 1 to 4, and subsequent phases as may be required, would account for a total of 2,021 new residential units including 577 rental units (548 rental replacement and 29 market rental), and 1,444 condominium units. A total of 97 units would be demolished in Phase 1, a total of 118 units in Phase 2, a total of 97 units in Phase 3, and a total of 236 units in Phase 4 and subsequent phases (total 548 units).

Additional Information

See Attachments 1-12 of this report for relevant information including Application Data Sheet, Location Map, Official Plan Map, Zoning, Site Plan, Draft Plan of Subdivision, Elevations, and three-dimensional representations of the project in context. The Application Data Sheet contains additional details on the proposal.

All plans and reports submitted as part of the application can be found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>.

Reasons for Application

The Official Plan Amendment application proposes to create a new Site and Area Specific Policy (SASP) within Chapter 7 of the Official Plan to permit a residential development consisting of five apartment buildings ranging in height from 12 to 30 storeys.

The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 to vary performance standards including: building height; building setbacks; floor

space index; amenity space; and parking space requirements. Additional amendments to the Zoning By-law may be identified as part of the ongoing application review.

The Draft Plan of Subdivision application proposes to divide the land into blocks to facilitate the proposed development.

The Rental Housing Demolition Application proposes to demolish and replace 548 existing rental apartment units.

Site Plan Control

The proposal is subject to Site Plan Control, which has not been submitted.

POLICY CONSIDERATIONS

Provincial Land Use Policies

All decisions of Council in respect of the exercise of any authority that affects planning matter shall be consistent with the Provincial Planning Statement 2024 (PPS 2024). The Provincial Planning Statement was issued under Section 3 of the Planning Act and came into effect on October 20, 2024. It replaces the Provincial Policy Statement that came into effect on May 1, 2020.

Official Plan Designation

The site is designated *Apartment Neighbourhoods* in Map 15 (Land Use Plan) of the Official Plan. *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. Development in *Apartment Neighbourhoods* may also include redevelopment of underutilized or vacant sites.

Zoning

The site is zoned Residential Apartment (RA) under Zoning By-law 569-2013, with a maximum permitted density of one times the area of the lot and a height limit of 20 metres. The RA zone permits apartment buildings, parks, municipal shelters, fire halls and ambulance depots. It also permits other uses with such as community centres, day nurseries, and retail stores.

Design Guidelines

The following guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines.
- Mid-Rise Buildings Performance Standards and Addendum.
- Growing Up Guidelines: Planning for Children in New Vertical Communities.
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.
- Toronto Accessibility Design Guidelines.
- Privately-Owned Publicly Accessible Spaces Urban Design Guidelines.
- Complete Streets Guidelines.

- Long Branch Neighbourhood Character Guidelines.

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels.

COMMUNITY CONSULTATION

A virtual community consultation meeting (CCM) was hosted by City staff on June 27, 2023. Approximately 75 people participated, as well as the Ward Councillor. An in-person CCM was held on July 5, 2023. Approximately 120 people participated, as well as the Ward Councillor. Following presentations by staff and the applicant, the following concerns were raised:

- The height, massing and density of the proposed development does not fit with the surrounding context.
- Concerns that the proposed residential development does not incorporate uses that would make it a complete community.
- Non-residential uses that could serve the community such as retail, daycare and community spaces have not been incorporated.
- Concerns that the surrounding community, including heritage buildings, could be negatively impacted by shadowing and increased wind activities resulting from the proposed development.
- The proposed rental replacement units are located in an area of the site that would restrict traditionally enjoyed views to the lake.
- Concerns with the public realm, including the relationship of buildings with the street, and pedestrian safety.
- Safety concerns with proposed singular entrances to underground parking for multiple buildings;
- Concerns with proposed indoor and outdoor amenity spaces, and if they are adequate.
- Dog amenities are not being proposed to accommodate the growing number of pets.
- Concerns that the site is not designed to respect CPTED principles (Crime Prevention Through Environmental Design).
- Concerns that the site is not adjacent to an arterial road, and increased traffic generated by the proposed development would overwhelm the local roads that immediately surround the site.
- Concerns that the proposed number of vehicle and bicycle parking spaces may not be adequate.
- Concerns that the proposed development would overwhelm existing street parking.
- The proposed alignment of the new two-way east-west Chapel Road Extension with an existing one-way east bound Chapel Road could create confusion for motorists.
- The non-alignment of the north-south portion of the new public street with Thirty Third Street is not ideal.

- The proposed new roads are not designed to accommodate all modes of transportation.
- Proposed vehicular access from Lake Promenade is not desirable, and worsens safety concerns for pedestrian road users.
- Concerns about adequate servicing capacity including water, sanitary and stormwater, to accommodate the proposed development.
- Concerns that the proposed development could worsen flooding in this area.
- The phasing plan would result in prolonged construction periods with associated undesirable effects including increased truck movements, noise and dust.
- Concerns that access to the long branch park at the lake would be impacted by construction activities.
- Concerns with the proposed unit breakdown, their sizes and affordability.
- The locations, sizes and configurations of the proposed parkland are not ideal.
- Concerns that the proposed parks have no strong relationship with the existing Long Branch Park at the Lake Ontario.
- Concerns with the proposed sizes and locations of the POPS.
- Concerns about the accuracy of the Arborist Report.
- The development would result in the loss of many mature trees, and would impact on migratory patterns of known bird species.
- Concerns that the extent of underground parking beneath existing trees would result in the loss of more trees.
- Concerns that the proposed development, if approved, would set a negative precedent in the area.

On July 15, 2023, a public tour and the Planners in Public Spaces (PIPS) event took place at the site.

On September 27, 2023, an in-person tenant only consultation meeting was held with residents whose buildings are proposed to be demolished. There were approximately 100 attendees.

On October 17, 2023, an in-person working group meeting with neighbourhood representatives, the applicant, staff, and the Councillor's office was held at the Royal Canadian Legion Branch 101, with approximately 36 attendees. On November 2, 2023, a second in-person working group meeting was held at the same location with approximately 38 attendees. On November 15, 2023, the third in-person working group meeting was held at the Etobicoke York Civic Centre on November 15, 2023, with approximately 36 attendees. On July 4, 2024, the fourth in-person working group was held at the Royal Canadian Legion Branch 101, with approximately 40 attendees including neighbourhood representatives, the applicant, staff, and the Councillor's office.

The changes that were presented by the applicant included a reduction to the height and density, the incorporation of non-residential uses including daycare and retail; the relocation of most of the parkland to the south of the site to form an extension to the existing Long Branch Park; a revision to the internal street network; and changing Lake Promenade to be open to pedestrians and cyclists only as part of an upgrade to the

3,600 km long Great Lakes Waterfront Trail. However, no formal revised application with the changes described above was submitted.

COMMENTS

Provincial Framework

Staff have reviewed the current proposal submitted in April 2023 for consistency with the PPS 2024. In its current form, the application does not have regard for matters of Provincial Interest and is not consistent with the PPS 2024 in achieving policies on Planning for People and Homes, including policies on the appropriate location of growth and development in strategic growth areas.

Land Use

The Official Plan sets out four actionable goals to guide decisions on growth and development in the city. The first goal is to create complete communities with neighbourhoods where all residents can access all of the necessities for living. Toronto will have more safe, walkable, mixed-income, complete communities that create a sense of place, reduce disparities, and enable all residents to conveniently access the necessities of daily life, including affordable housing, sustainable transportation such as transit and cycling, employment, education, healthcare, nature and local amenities.

The application proposes apartment buildings, parks and open spaces, which are permitted land uses with the *Apartment Neighbourhoods* designation; however, there are no additional land uses that could contribute to a complete community. Other uses such as retail, daycare, medical office, and community space were identified for possible incorporation into the proposal during the community consultation process. The applicant is encouraged to incorporate land uses that would contribute to a complete community, in line with the vision of the city as set out in the Official Plan

Site Organization

Building Setbacks

The Official Plan provides that development in *Apartment Neighbourhoods* contribute to the quality of life by providing setbacks for coordinated landscape improvements to enhance local character, fit with public streetscapes, and provide attractive, safe transitions between the private and public realms.

Zoning By-law 569-2013 requires front yard setbacks of six metres, side yard setbacks of 7.5 metres, and rear yard setbacks of 7.5 metres in the RA zone. For any portion of an apartment building in the RA zone with a height greater than 11 metres, the required minimum rear yard setback and required minimum side yard setbacks for each portion of the building above 11 metres in height must be increased by one metre for each additional two metres, or part thereof, above 11 metres in height.

Some proposed front yard building setbacks from the proposed new public streets, and from Lake Promenade, are less than six metres. Similarly, some side and rear yard building setbacks are less than 7.5 metres. The building setbacks are not in compliance with the applicable zoning, and the intent of the Official Plan for coordinated landscape improvements within setbacks.

Building Location and Entrances

The Official Plan provides that developments will be located and organized to fit with its existing and planned context. They will frame and support adjacent streets, lanes, parks and open spaces by locating main building entrances on the prominent building facades so that they front onto a public street, park or open spaces, are clearly visible and directly accessible from a public street.

Buildings A, E and F are located such that the smaller portions of their massing are located along the Chapel Road extension, Lake Promenade, and the private driveway. The greater portions of their massing are in the interior, away from the public streets, and do not sufficiently frame and support the streets. Buildings A, E and F need to be located such that the greater portions of their massing are placed along the public streets, to frame and support them. Building entrances are located mostly on facades facing the street, but should be designed to be more prominent.

Vehicular Access and Road Alignment

The Official Plan provides that development will locate and organize vehicle parking, vehicular access and ramps, loading, servicing, storage area, and utilities, to minimize their impact and improve the safety and attractiveness of the public realm.

The application proposes vehicular access to the site through a new public east-west road (Chapel Road extension) from Long Branch Avenue, and a new public north-south road (Thirty Third Street extension) from Park Boulevard. Both roads merge at the interior of the site. The new east-west Chapel Road extension, which is proposed to be a two-way road, aligns with the existing Chapel Road on the west side of Long Branch Avenue, which is a narrow one-way east bound road. There is concern that road users of the two-way portion could cross into the narrow, one-way portion of the existing Chapel Road (because they align), which would create unsupportable conditions for road users. The new north-south Thirty Third Street extension does not align completely with the existing Thirty Third Street on the north side of Park Boulevard, which creates an unsafe environment for users. More analysis is required on the impacts to the surrounding context of the proposed new street network.

Complete Streets

The Official Plan provides that city streets are significant public open spaces which connect people and places and support the development of sustainable, economically vibrant and complete communities. New and existing streets will incorporate a complete

streets approach and be designed to perform their diverse roles by balancing the needs and priorities of the various users and uses within the right-of-way. This would include provisions for the safe and efficient movement of pedestrians of all ages and abilities, cyclists, transit vehicles and users, goods and services vehicles, emergency vehicles, and motorists across the network; and space for trees, landscaping and green infrastructure.

The City's green infrastructure specifications (T-850.181-1) require 5.4-metre-wide boulevards for new roads. The T-850.181-1 specification is available at the following link: [T-850.181-1 Continuous Soil Trench with Soil Cells – With Planter Curb – Plan View \(toronto.ca\)](https://www.toronto.ca/t850181-1-continuous-soil-trench-with-soil-cells-with-planter-curb-plan-view).

The application proposes a public a right-of-way width of 18.5 metres for the proposed new public street, but it does not include details related to boulevard widths, and it is unclear if the T-850.181-1 standard has been met. The application also does not demonstrate that other modes of transportation including cycling can be accommodated within the proposed right-of way width. The application has not demonstrated that the proposed new public roads will be complete streets.

Density, Height and Massing

Density

The Official Plan establishes a broad strategy for managing growth within the city by identifying within its urban structure where growth should be directed. The *Centres*, *Avenues*, *Employment Areas*, and the *Downtown* are identified as areas that can best accommodate growth as shown in Map 2 (Urban Structure) of the Official Plan, to concentrate jobs and people in areas well served by surface transit and higher-order transit stations.

The application proposes a net density of 4.6 times the lot area, which exceeds the maximum of 1.0 times the lot area in By-law 569-2013. The application also proposes 2,021 units, which is much more than the existing 548 units. Further, the subject site is not located within a Centre or the Downtown, or on an *Avenue*, where significant growth should be directed in accordance with the Official Plan. It is located adjacent to three local roads with right-of-way widths of 20 metres or less, and several street segments have no sidewalks. The application has not also demonstrated that the local roads can accommodate the increased traffic generated by the increased density on this site.

Height

The Official Plan provides that development in *Apartment Neighbourhoods* will contribute to the quality of life by locating and massing new buildings to provide a transition between areas of different development intensity and scale through means such a providing setbacks from, and or a stepping down of heights towards lower-scale neighbourhoods. Further, By-law 569-2013 provides for a maximum height of 20 metres at this site.

The application proposes heights of 44.5 metres and 45 metres for each of the two 14-storey north and south building components of Building A; 92.3 metres each for the two 30 storey north and south tall building components of Building E; 38.2 metres and 37.6 metres for each of the two 12-storey building components of Building F, a height of 35 metres (12 storeys) for Building C, and a height of 35.9 metres for Building B.

Staff provided feedback during the pre-application and application review process indicating that the height and scale of the proposed development is of concern and should be reduced to provide better fit and transition within the existing and planned context. Mid-rise buildings are generally no taller than the width of their adjacent right-of-way. The right-of-way width of adjacent local roads that frame the site are 20 metres or less. Tall buildings are generally defined as buildings with heights that are greater than the width of the adjacent right-of-way or the wider of two streets if located at an intersection.

Massing

The Official Plan provides that development be located and massed to fit with the existing and planned context, define and frame the edges of the public realm with good street proportion, fit with the character, and ensure access and direct sunlight and daylight on the public realm and surrounding properties. This is to be achieved by providing street wall heights and setbacks that fit harmoniously with the existing and/or planned context, and stepping back building mass, and reducing building footprints above the street wall height.

Proposed massing includes streetwall heights of seven storeys for Buildings B and C along Park Boulevard, 10 and six storeys for Building A along Long Branch Avenue, and six storeys for Buildings E and F along Lake Promenade. Proposed massing also includes insufficient or no building setbacks for some buildings.

Further, proposed massing for Building E includes a very long base building of more than 110 metres connecting two 30-storey tall buildings. Similarly, very long base buildings are proposed for Buildings A and F.

The building massing, including streetwall heights, setbacks, and extensive base buildings is not acceptable as currently proposed.

Sun, Shadow and Wind

The Official Plan provides that tall buildings be designed to reduce the physical and visual impacts of the tower onto the public realm and limit shadow impacts on the public realm and surrounding properties, and limit and mitigate pedestrian level wind impacts.

The applicant submitted a sun/shadow study by BDP Quadrangle, dated November 30, 2023, for March 21st and September 21st, as well as June 21st and December 21st. The study shows shadow impacts to the adjacent neighbourhood northeast and east of

the site, Park Boulevard on the north of the site, Long Branch Avenue, the Long Branch Park and Cenotaph on the west of the site, and the proposed new parks and POPS within the site.

The applicant also submitted a Pedestrian Level Wind Study by Theakson Environmental, dated December 6, 2022, which identifies uncomfortable wind conditions at a number of locations. The study recommends mitigation measures for the proposed parks, POPS, and at-grade outdoor amenity spaces to the west of Building E. Mitigation measures are also recommended for the main entrances to Buildings A, B, and E, as well as various private unit entrances around the site.

A revised Pedestrian Level Wind Study with wind tunnel test will be required to further assess the wind impacts, and if proposed mitigation measures will be adequate.

Unit Mix and Size

One of the objectives of the Growing Up Guidelines is to integrate family suitable design into the planning of new multi-unit residential development. The success of new vertical communities will be measured by their ability to meet the needs of a diversity of households including those with children. At least 25% of units in new vertical communities should be larger units suitable for families. At least 15% should two-bedroom units and at least 10% should be three bedroom units.

The application proposes 75 (4%) studio units, 1,361 (67%) one-bedroom units, 419 (21%) two-bedroom units, and 166 (8%) three-bedroom units, for a total of 2,021 units. The unit mix as proposed is not consistent with the Growing Up Guidelines because the number of three-bedroom units is less than 10%.

Traffic Impact, Access, Parking and Loading

The applicant submitted a Transportation Impact Study (TIS) by WSP, dated January 2023, in support of the proposed development. Transportation staff reviewed the TIS and require revisions to address identified issues, including those below.

Parking and Loading

The TIS includes a Road Functional Design that shows a 2.04-metre offset between the alignments of the centre-lines of Thirty Third Street and the proposed Thirty Third Street extension, which is not acceptable to Transportation Services staff. A revised proposal is required to eliminate the offset.

Corner roundings are required at the intersections of the proposed Thirty Third Street extension and Park Boulevard, and the Chapel Road extension and Long Branch Avenue. Curb cuts and driveway accesses off Lake Promenade must be removed as they create unsafe conditions for road users.

A total of three Type G, three Type C, and two consolidated Type G and Type C loading spaces are proposed.

A total of 1,642 bicycle parking spaces consisting of 1,412 residential long term bicycle parking spaces, 144 residential short term bicycle parking spaces, and 86 public bicycle parking spaces are proposed. A total of 1,307 vehicular parking spaces are proposed in two levels underground, within three separate underground parking garages each attached to Buildings A and E, Building B, and Buildings C and F. To support the proposed parking, the TIS includes a parking justification analysis. Staff need more information related to parking, including proxy sites.

Traffic Impact

The TIS concludes that the site-generated auto traffic will not trigger any additional capacity deficiencies within the study network, and the forecasted future total traffic volumes can be accommodated by the boundary roads, with minor improvements to signal timing. The boundary road network identified in the TIS includes Thirty Seventh Street, Thirty Third Street, Long Branch Avenue, Lake Shore Boulevard West, Lake Promenade, Park Boulevard, Marina Avenue, and Chapel Road. The intersections evaluated in the study included the following: Lake Shore Boulevard West at Thirty Seventh Street (signalized); Lake Shore Boulevard West at Long Branch (signalized); Lake Shore Boulevard west and Thirty Third Street (unsignalized); Long Branch Avenue at Marina Avenue (unsignalized); Long Branch Avenue at Park Boulevard (unsignalized); Long Branch Avenue at Chapel Road (unsignalized); and Thirty Third Street at Park Boulevard (unsignalized). Transportation Services staff need more information and analysis related to traffic impacts.

Servicing

A Functional Servicing and Stormwater Management Report and associated plans have been submitted for the site. More information is required for a more comprehensive review as outlined in comments provided by staff, including a revised Functional Servicing and Stormwater Management Report, to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development, and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development.

Parkland

In accordance with Section 42 of the Planning Act, the applicable alternative rate for on-site parkland dedication is one hectare per 600 net residential units to a cap of 10% percent of the development site as the site is less than five hectares. In total, the parkland dedication requirement is 3,290 square metres. The applicant is required to satisfy the parkland dedication requirement through an on-site dedication,

The application proposes two on-site parkland dedications of 2,694.8 square metres and 2,336.9 square metres (for a total of 5,031.7 square metres). The two parks are proposed to be located on the west side of the site. The first park is proposed as an expansion of the existing Long Branch Park and Cenotaph, and the second is proposed as a linear park on the west side of the property fronting Long Branch Avenue. The

locations and configurations of the proposed park blocks are not satisfactory. Further discussion is required regarding the most suitable locations and configurations of the parkland dedications.

Ravine and Natural Heritage Protection

The subject lands are partially within the Natural Heritage System (NHS) identified on Map 9 of the Official Plan. The Official Plan speaks to the importance of long-term protection of this system. Development within or near the NHS is assessed to ensure mitigation of potential impacts, and protection and enhancement of the system's ecological functions.

A Natural Heritage Impact Study by Pinchin Ltd (Pinchin), dated February 22, 2023, was submitted in support of the application. The study identifies recommendations to avoid adverse impacts to the natural heritage system including limiting the extent of tree and vegetation removals, minimizing impacts to breeding and nestling birds by removing vegetation outside of the core breeding period between April 15 and August 15. Other mitigation measures include developing an erosion and sediment control plan as part of the functional servicing report, and following the bird-friendly design guidelines to avoid bird collisions.

The Official Plan states that development will be set back from the following locations by at least 10 metres, or more, if warranted by the severity of existing or potential natural hazards:

- The top-of-bank of valleys, ravines and bluffs.
- Toe-of-slope of valleys, ravines and bluffs.
- Other locations where slope instability, erosion, flooding, or other physical conditions present a significant risk to life or property.
- Other locations near the shoreline which may be hazardous if developed because of flooding, erosion or dynamic beach processes.

The southwestern corner of the lands is located within the shoreline hazard associated with Lake Ontario. The hazardous lands associated with Lake Ontario are considered natural hazards as defined in the PPS.

Toronto Region and Conservation Authority (TRCA)

As Toronto's partner in managing the City's natural system, the TRCA participated in the review of the application and provided input related to natural hazard matters. As part of their review, TRCA staff requested a Coastal Assessment to identify the location of the shoreline hazard. TRCA advised that the assessment was not satisfactory and requested an updated version in order to further refine the shoreline hazard. The revised material was not submitted and the hazardous lands remain unidentified.

The TRCA staff advise that as per TRCA's Living City Policies, additional setbacks are required in order to ensure safety to both property and human lives. Further, once the hazardous lands are identified to the satisfaction of TRCA staff, discussions may be

needed to confirm if the hazardous lands and associated buffers are a good candidate for conveyance into public ownership.

Further, the policies specify that land below the top-of-bank, or other hazard lands, may not be used to calculate permissible density within the site. As the shoreline hazard has yet to be accurately identified by the applicant, it remains unknown how the permissible density could be impacted. Confirmation and acceptance of the shoreline hazard limit by the TRCA may impact the proposed development limit, including building location, underground parking, parkland dedication, and POPS. The applicant needs to re-engage with the TRCA to establish the shoreline hazard limit.

Heritage Impact Assessment

Heritage Planning staff have reviewed the submitted Heritage Impact Assessment (HIA) prepared by Goldsmith Borgal and Company Ltd. Architects (GBCA) and have no further comments. The HIA determined that the subject site is not included in the City's Heritage Register, and that the demolition of existing buildings will not constitute a negative heritage impact, as the buildings are not of cultural value.

The HIA also identified that west and north of the site are some detached residential properties that are listed in the Heritage Register; however, they are physically separated from the proposed development and shadows cast will be minimal, transitory in nature, and will have no impact on the exterior attributes of the heritage properties. The identified adjacent heritage properties are 2, 4, 6, 14, 16, 20 and 22 Long Branch Avenue, and 14 Park Boulevard. Another property at 197 Lake Promenade was identified in the report as a heritage property but was not considered to be an adjacent property.

Archaeological Assessment

A Stage 1 Archaeological Report prepared by Archeoworks Ltd, dated November 7, 2021, was submitted in support of the application. The report noted that previous construction activities dating back to 1817, including the construction of the five existing apartment buildings and underground garages by 1963, may have resulted in the removal of archaeological potential within their footprints. The report determined there is no potential to locate archaeological resources within the study area limits.

Tree Preservation

The proposal is subject to the provisions of the City of Toronto Municipal Code, Chapter 813, Articles II (Street Tree By-law) and III (Private Tree By-law).

The applicant submitted an Arborist Report and Tree Preservation Plan prepared by Kuntz Forestry Consulting Inc., dated September 15, 2022. A revised report was submitted on June 1, 2023. The report identifies a total of 191 trees on and within six metres of the subject property. A total of 141 trees are to be removed to accommodate the proposed development, and 50 trees can be saved, provided appropriate tree protection measures are installed prior to construction.

A total of 89 trees, consisting of 80 trees on the subject site, three trees on adjacent properties, and six city-owned trees, will require permits prior to removal. The remaining trees identified for removal are smaller and located within the subject site, are not protected by the City of Toronto Private Tree By-law, and will not require permits before their removal.

Urban Forestry staff reviewed the submitted documentation and require more information on proposed plantings, as well as the completion of the tree injury and /or removal application processes for trees that are impacted. Note that the submission of an application to injure or remove trees does not guarantee that a permit will be issued.

Indoor/Outdoor Amenity Space

Zoning By-law 438-86 requires a minimum of 2.0 square metres per unit each of indoor and outdoor amenity space, and Zoning By-law 569-2013 requires a combined amenity space of 4.0 square metres per unit.

The application proposes a total of 2,021 residential units, and a total of 4,057 square metres of indoor amenity space, and 4,044 square metres of outdoor amenity space, for a combined total of 8,101 square metres of amenity space. This satisfies zoning requirements.

Pet Friendly Development

Given the scale of this project, and the general rise in dog-owning populations, the owner is expected to provide on-site dog amenities with proper disposal facilities such as dog relief stations, off-leash and other facilities within the building and site to accommodate future residents' needs. This would help alleviate the pressure on public parkland.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through Site Plan Agreement.

Rental Housing Demolition Application

A Rental Housing Demolition Application was submitted to the City on April 17, 2023, to permit the demolition and replacement of 548 existing rental units on the site, consisting of 67 studio units, 248 one-bedroom units, 219 two-bedroom units, and 14 three-bedroom units, of which there are 258 affordable units, 53 mid-range (affordable) units, 236 mid-range (moderate) units and one high-end unit.

Further Issues

Development Review continues to receive additional information regarding this application as the result of ongoing review by City commenting divisions, materials submitted in support of the proposal, and through deputation made by members of the public to Community Council. Staff may also be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this report. As a result, Development Review staff may continue to identify further issues or supplement the reasons provided in this report. Where substantive changes to the proposal are made by the applicant, staff may report back to City Council, as necessary.

CONCLUSION

This report recommends that the City Solicitor, with appropriate staff, attend the OLT in opposition to the application in its current form and to continue discussions with the applicant in an attempt to resolve outstanding issues.

Contact

Eno Udoh-Orok, MCIP, RPP, Senior Planner, Community Planning
Telephone: 416-392-5474
E-mail: Eno.Udoh-Orok@toronto.ca

SIGNATURE

Michael Mizzi, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Zoning By-law Map

Applicant Submitted Drawings

Attachment 5: Site Plan
Attachment 6: Draft Plan of Subdivision
Attachment 7a: Building A East Elevation
Attachment 7b: Building A West Elevation
Attachment 7c: Building A North Elevation
Attachment 7d: Building A South Elevation
Attachment 8a: Building E East Elevation
Attachment 8b: Building E West Elevation
Attachment 8c: Building E North Elevation
Attachment 8d: Building E South Elevation
Attachment 9a: Building F East Elevation

Attachment 9b: Building F West Elevation
Attachment 9c: Building F North Elevation
Attachment 9d: Building F South Elevation
Attachment 10a: Building C East Elevation
Attachment 10b: Building C West Elevation
Attachment 10c: Building C North Elevation
Attachment 10d: Building C South Elevation
Attachment 11a: Building B East Elevation
Attachment 11b: Building B West Elevation
Attachment 11c: Building B North Elevation
Attachment 11d: Building B South Elevation
Attachment 12a: 3D Model of Proposal in Context
Attachment 12b: 3D Model of Proposal in Context

Attachment 1: Application Data Sheet

Municipal Address: 220, 230 and 240 Lake Promenade and 21 and 31 Park Boulevard Date Received: April 17, 2023

Application Number: 23 134668 WET 03 OZ; 23 134682 WET 03 SB

Application Type: Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision

Project Description: Construction of five new residential apartment buildings, consisting of two rental buildings and three condominium buildings containing 2,021 residential units including 577 rental (including 548 rental replacement) and 1,444 condominium units, with heights ranging from 12 to 30 storeys. A new public street, two new public parks, and a privately owned, publicly accessible space are also proposed.

Applicant

Bousfields Inc.
c/o David Huynh
3 Church Street, Suite
200, Toronto, ON, M5E
1M2

Architect

BDP Quadrangle
Architects Limited, 901
King Street West, Suite
701, Toronto, ON, M5V
3H5

Owner

Lake Promenade Apartments
Limited, c/o Jack Greenberg, 181
Eglinton Avenue East, Suite 204,
Toronto, ON,
M4P 1J4

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use
Areas

Site Specific Provision: N

Zoning: Residential Apartment (RA))

Heritage Designation: N

Height Limit (m): 20 storeys

Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 27,870 Frontage (m):200 (Lake Promenade) Depth (m):35.05

Building Data	Existing	Retained	Proposed	Total
Gross Floor Area (sq m):	-	0	129,343	129,343
Residential GFA (sq m):	-	0	129,343	129,343
Non-Residential GFA (sq m):	-	0	0	0
Total GFA (sq m):	-	0	129,343	129,343
Height - Storeys:	7	0	12 to 30	12 to 30

Height - Metres: 20 0 34.98 to 92.28 34.98 to 92.28

Lot Coverage Ratio (%): n/a Floor Space Index: 4.64 (net), 3.5 (gross)

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	129,343	-
Retail GFA:	-	-
Office GFA:	-	-
Industrial GFA:	-	-
Institutional/Other GFA:	-	-

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	548	0	577	577
Freehold:	-	0	-	-
Condominium:	-	0	1444	1444
Other:	-	0	-	-
Total Units:	-	0	2021	2021

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	-	0	0	0	0
Proposed:	-	75	1361	419	166
Total Units:	-	75	1361	419	166

Parking and Loading

Parking Spaces: 1307 Bicycle Parking Spaces: 1412 Loading Docks: 8

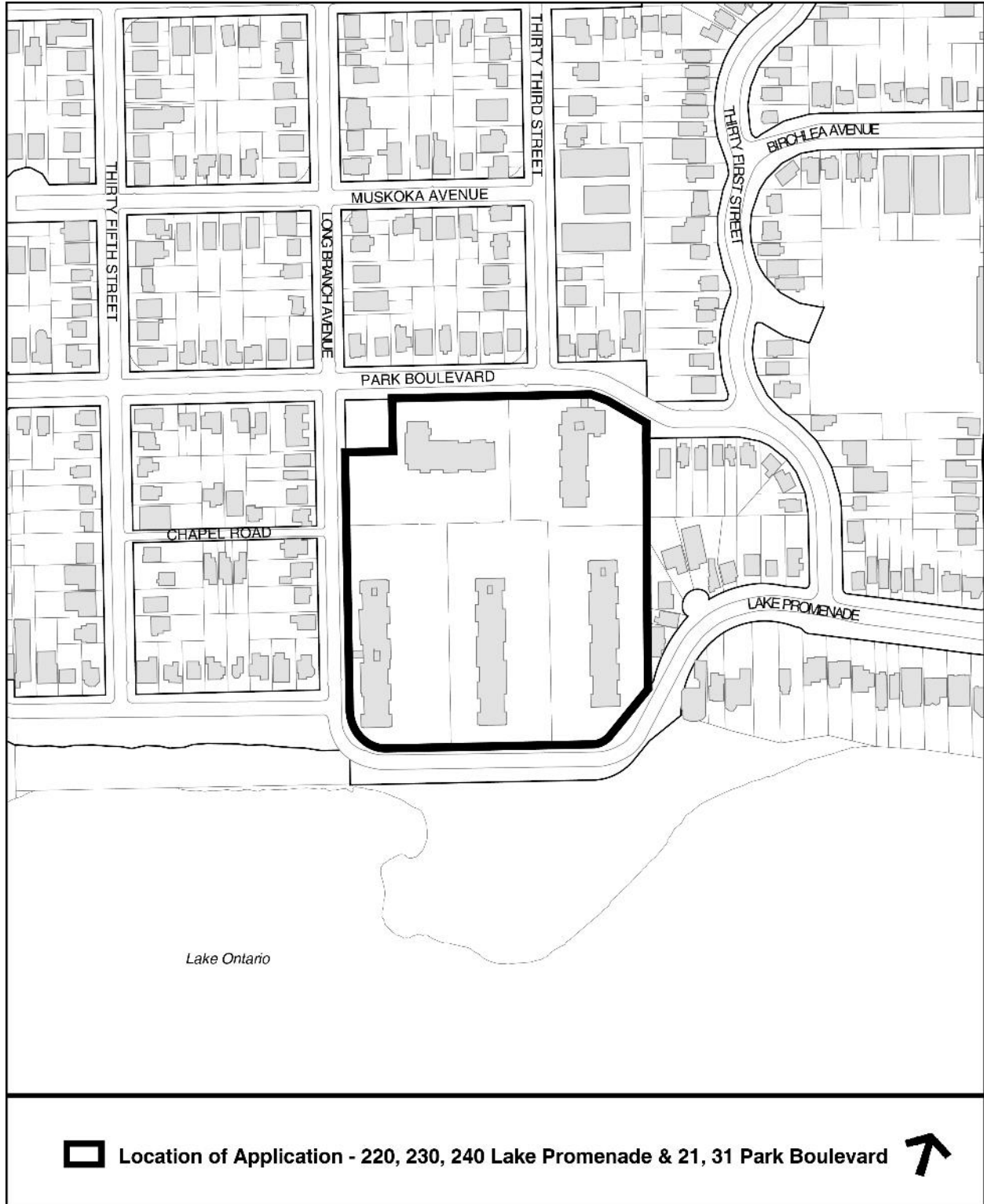
CONTACT:

Eno Udoh-Orok, MCIP, RPP, Senior Planner, Community Planning

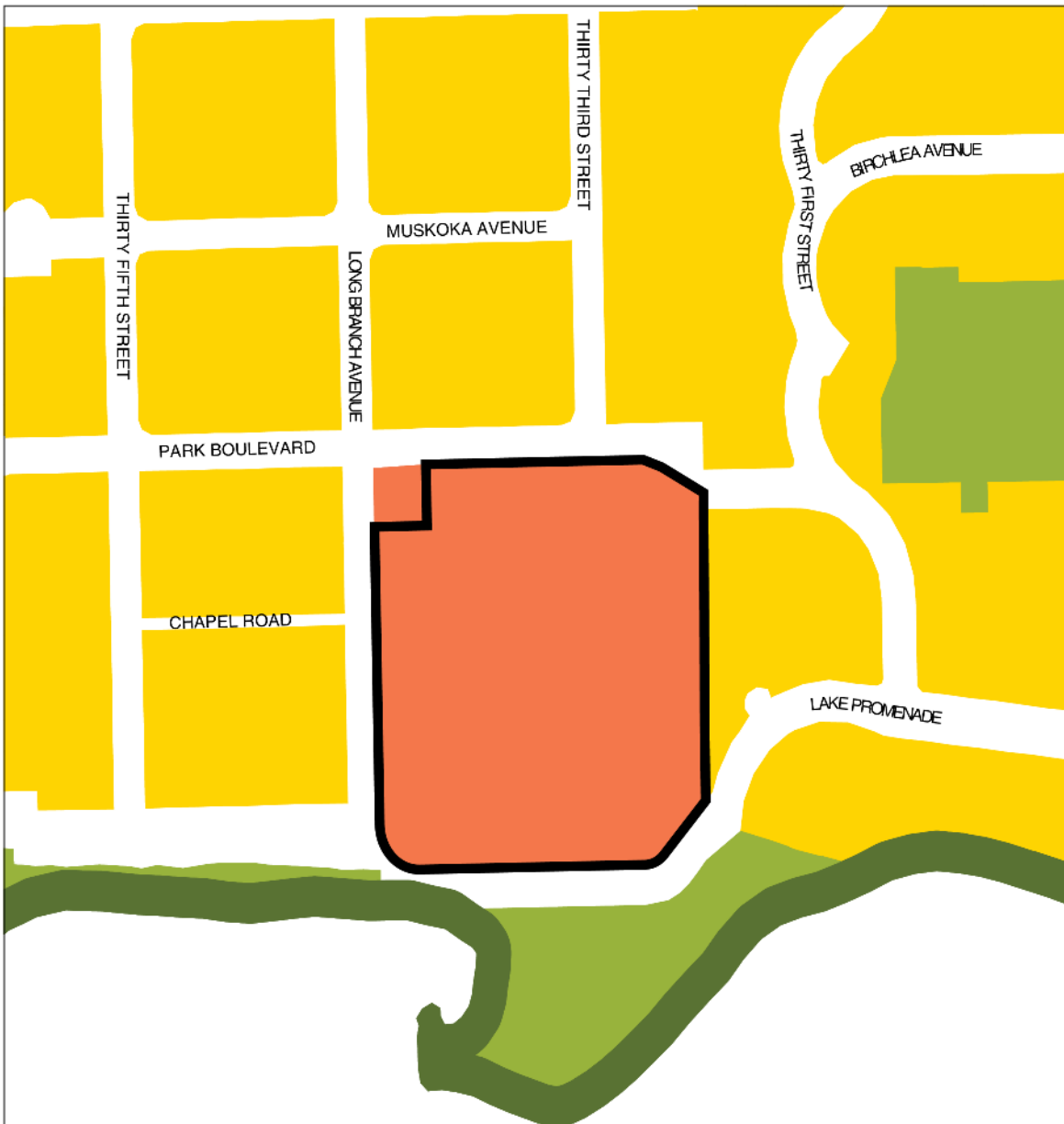
Telephone: 416-392-5474

E-mail: Eno.Udoh-Orok@toronto.ca

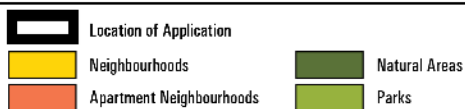
Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map

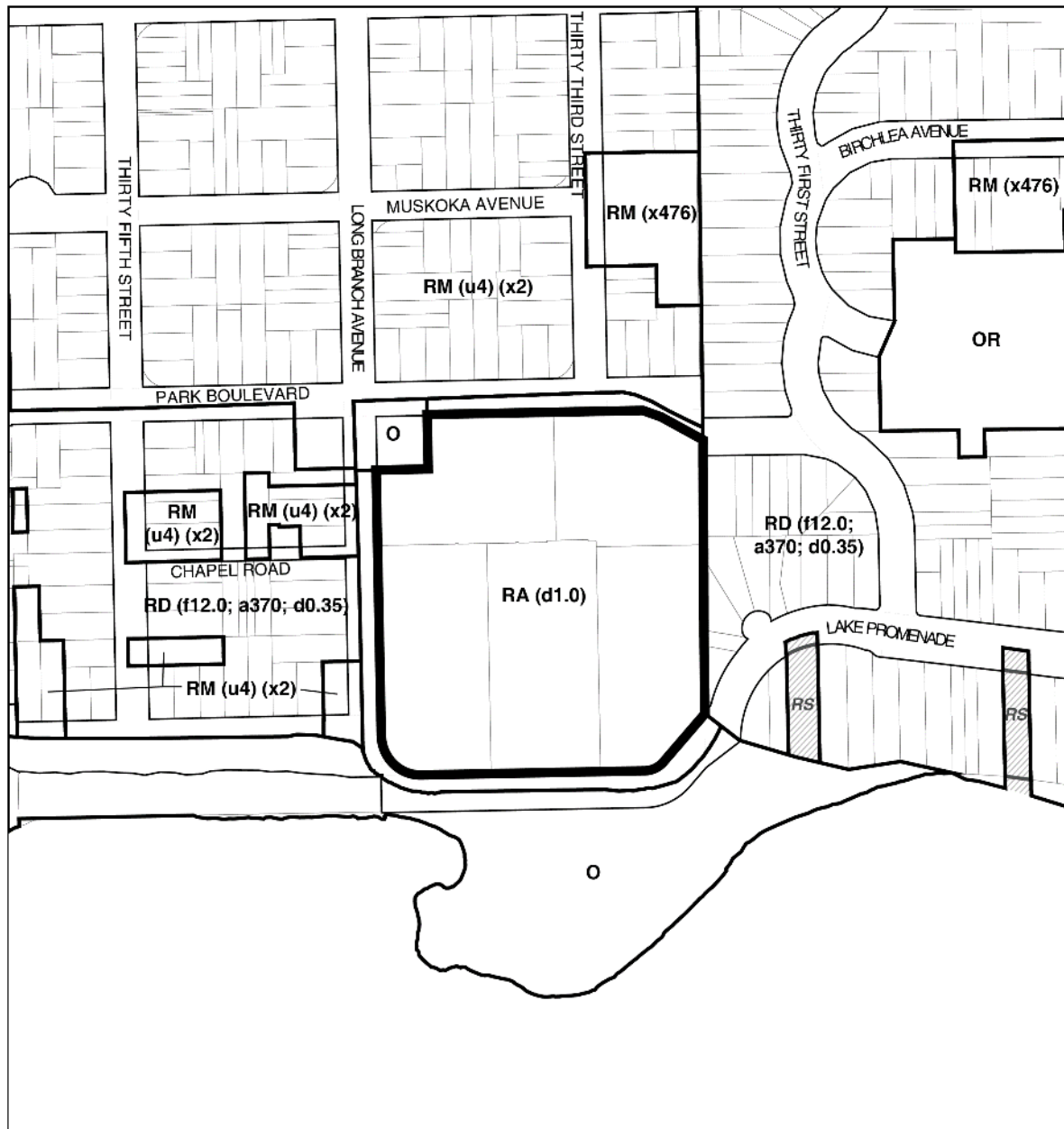


220, 230, 240 Lake Promenade & 21, 31 Park Boulevard
 Official Plan Land Use Map #15
 File # 23 134668 WET 03 02



↑
 Not to Scale
 Extracted: 04/24/2023

Attachment 4: Zoning By-law Map



Zoning By-law 569-2013

220, 230, 240 Lake Promenade & 21, 31 Park Boulevard

File # 23 134668 WET 03 OZ



Location of Application

RD
RM
RA
O
OR

Residential Detached
Residential Multiple
Residential Apartment
Open Space
Open Space Recreation

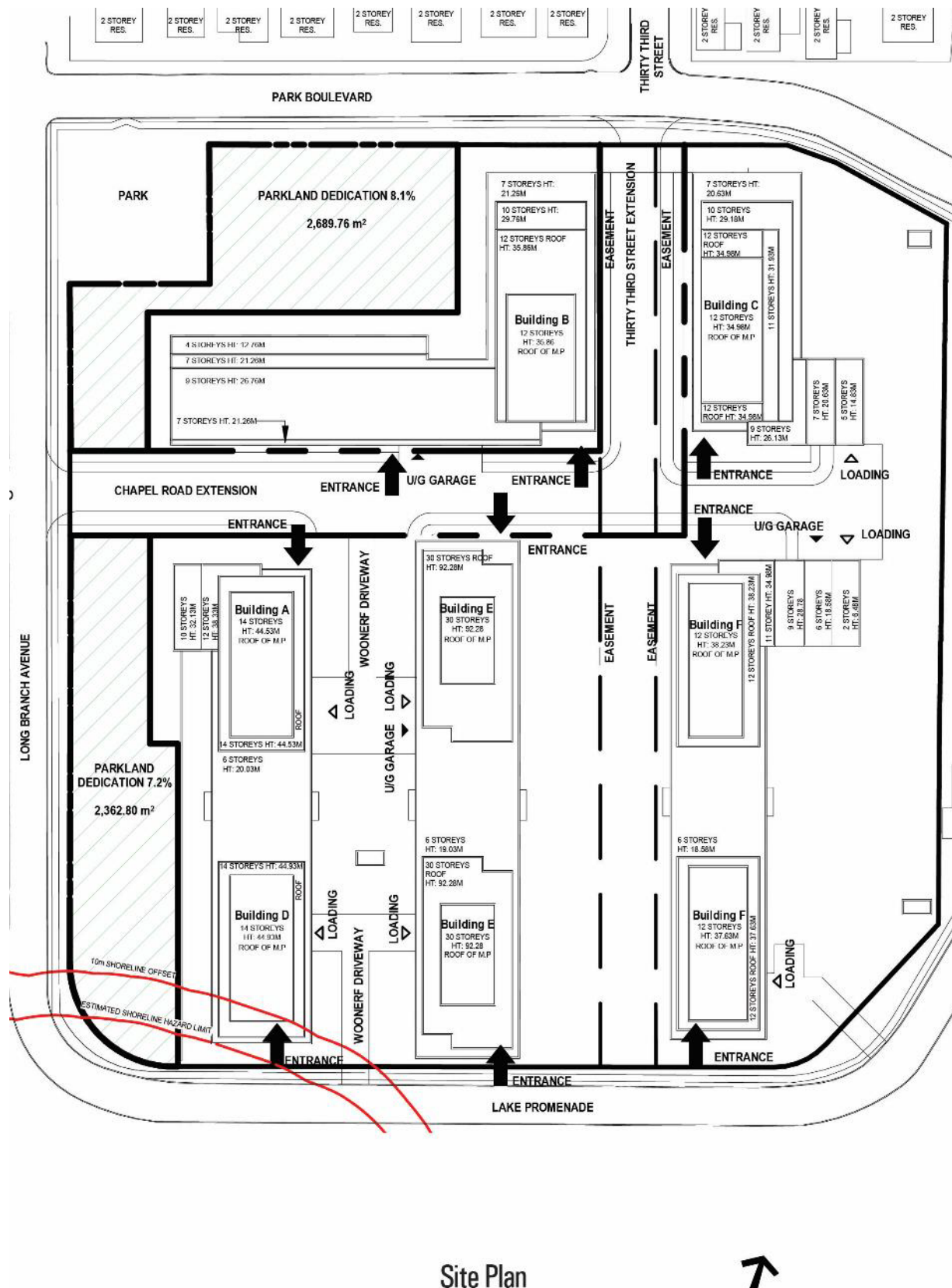


See Former City of Etobicoke (Long Branch) By-Law No. 23/64
RS Residential Single-Family



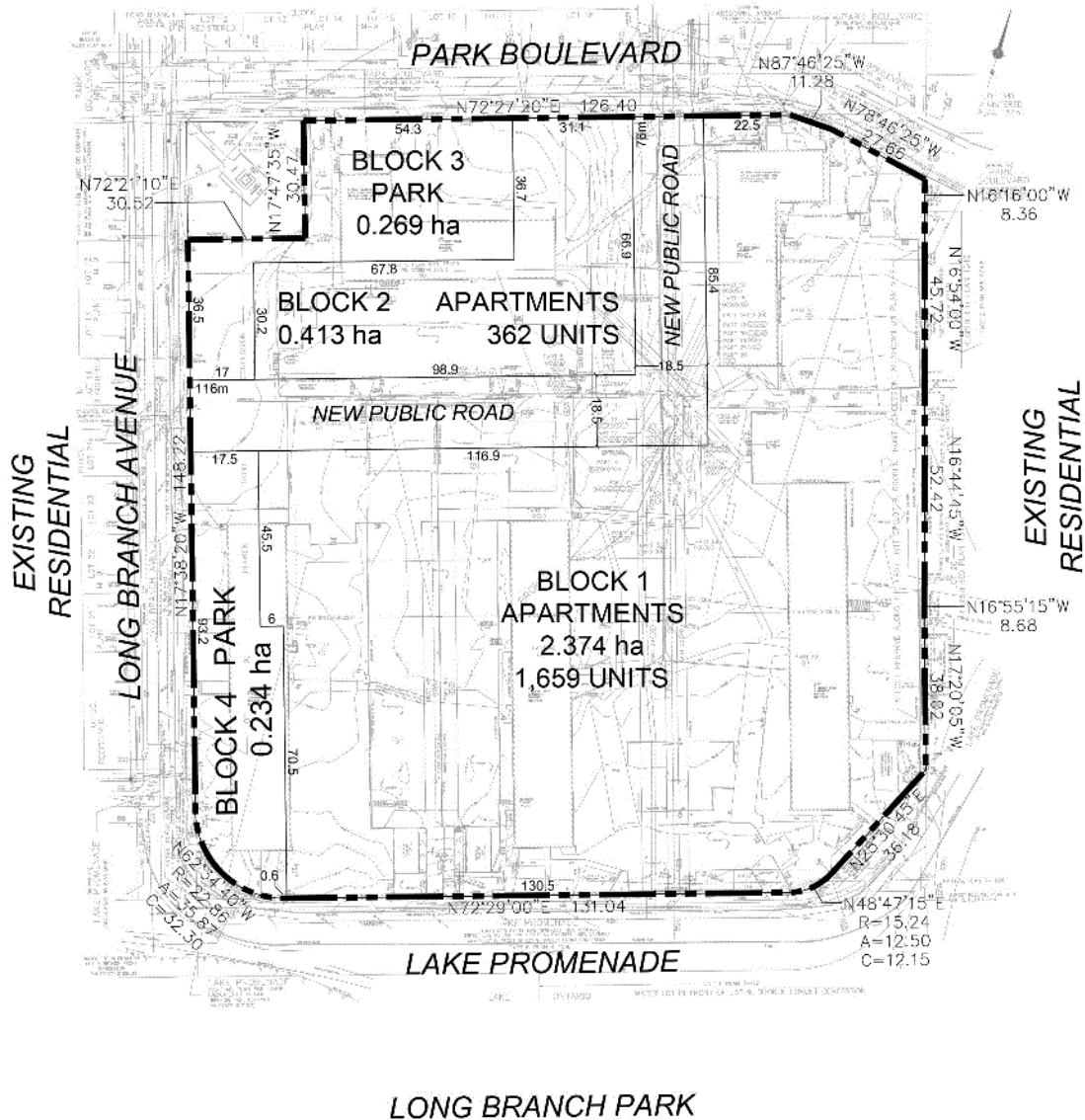
Not to Scale
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Attachment 5: Site Plan



Attachment 6: Draft Plan of Subdivision

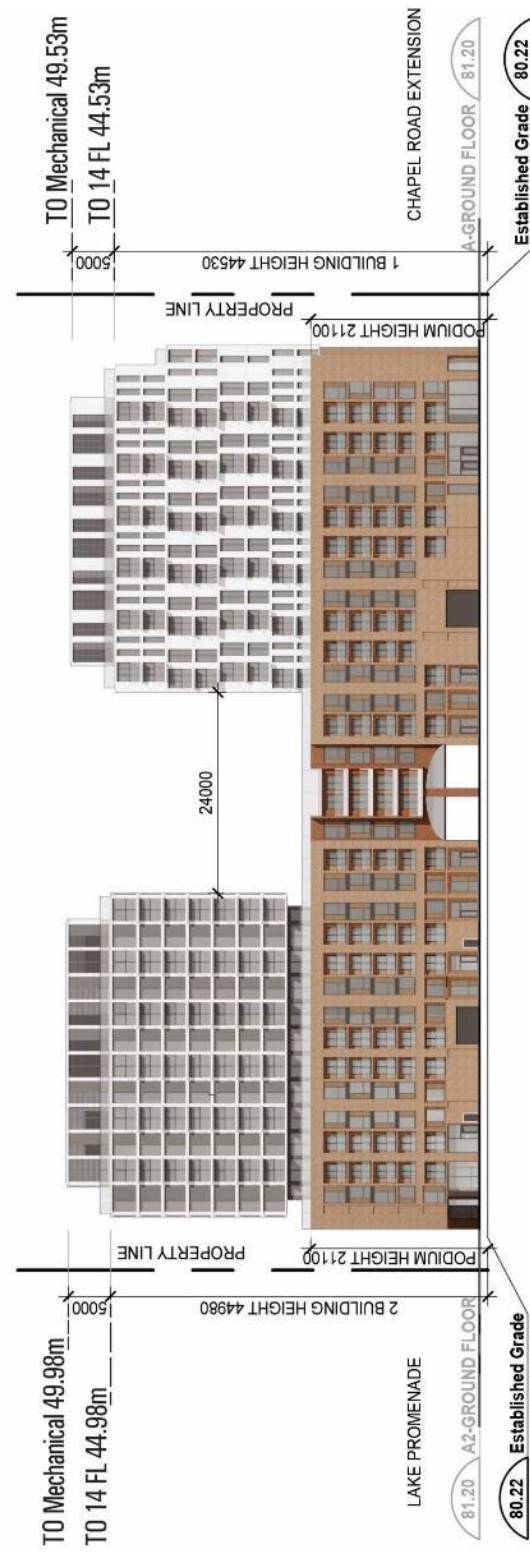
EXISTING
RESIDENTIAL



Draft Plan of Subdivision

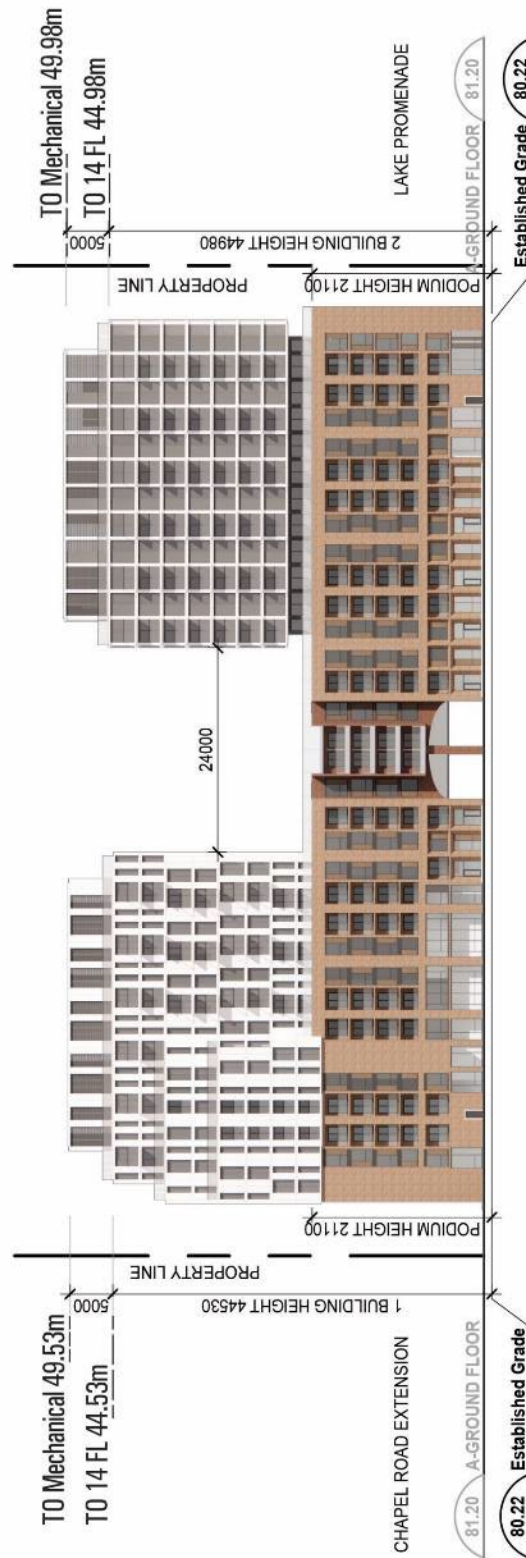


Attachment 7a: Building A East Elevation



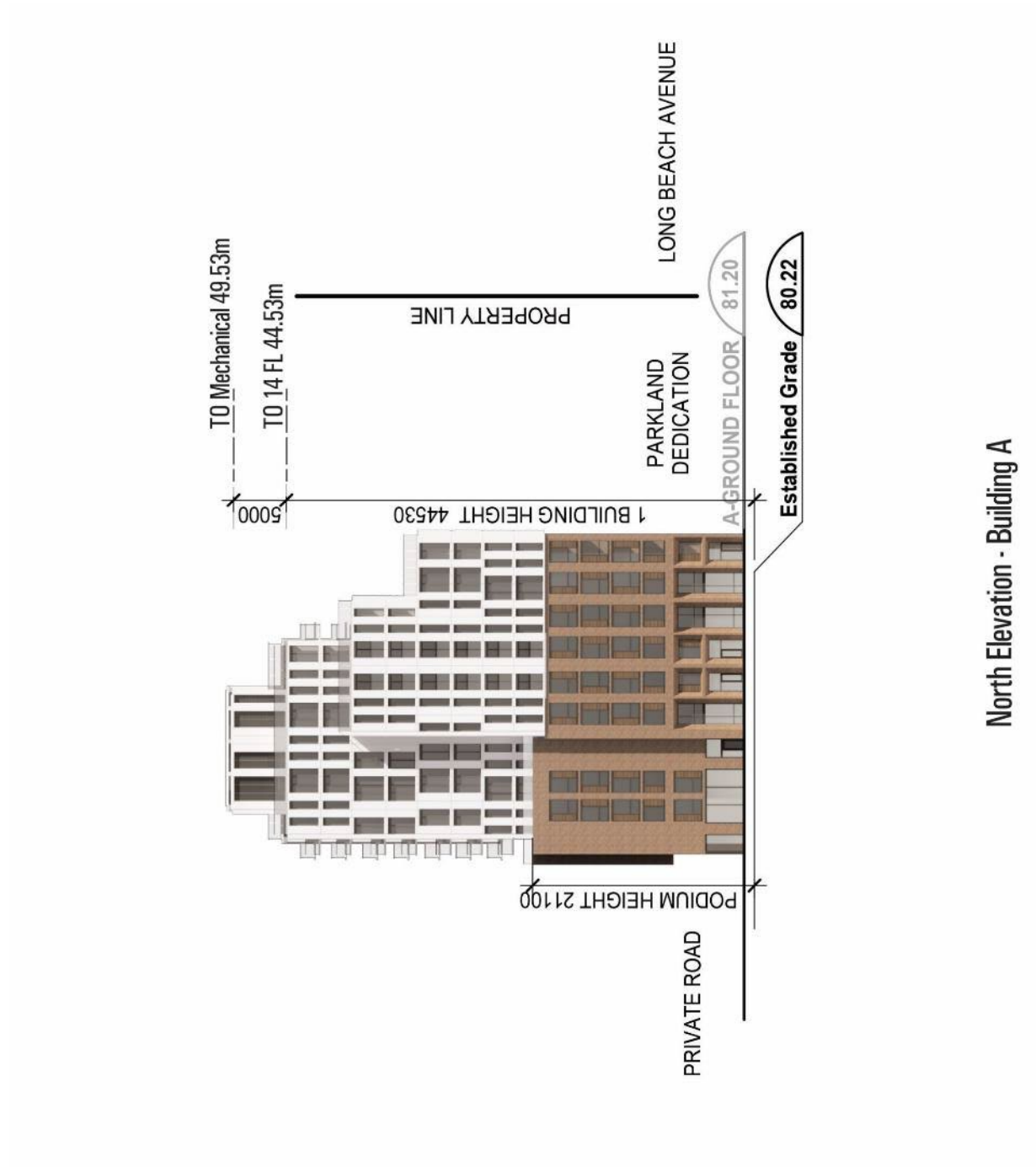
East Elevation - Building A

Attachment 7b: Building A West Elevation



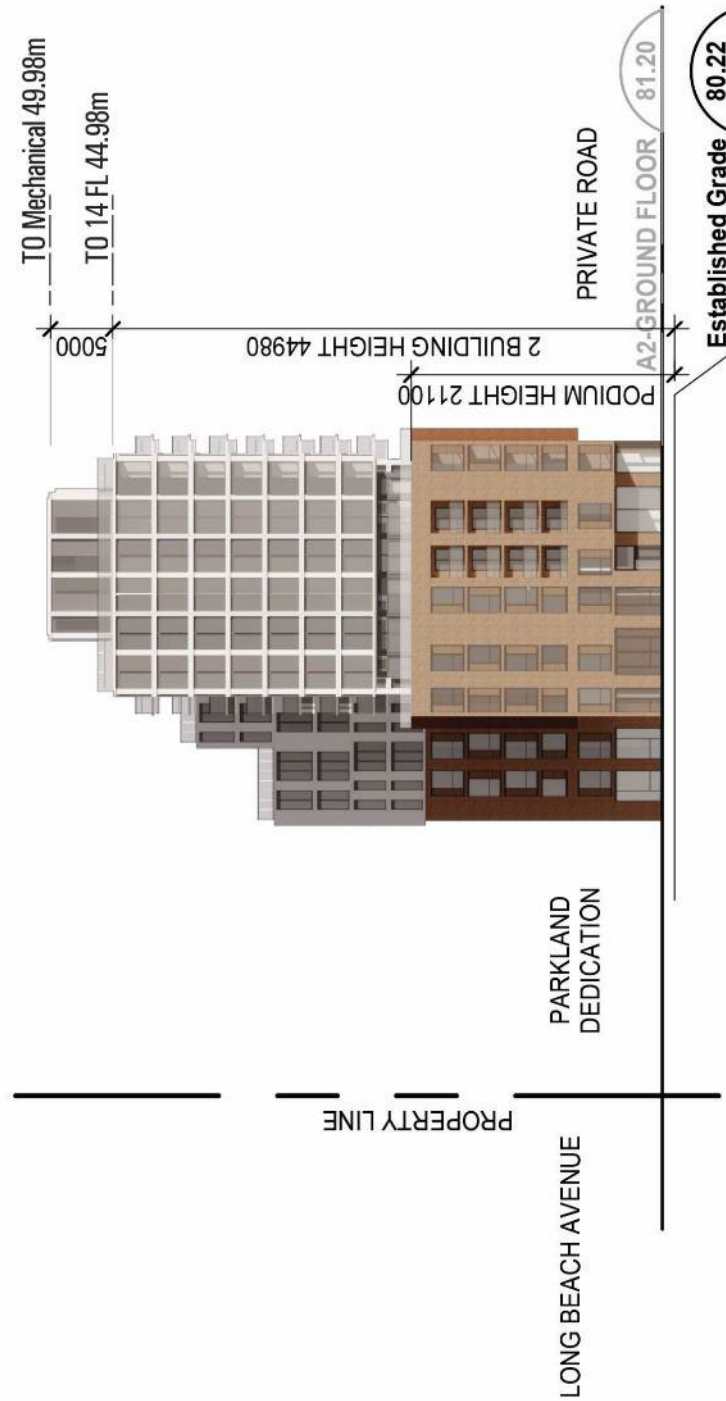
West Elevation - Building A

Attachment 7c: Building A North Elevation



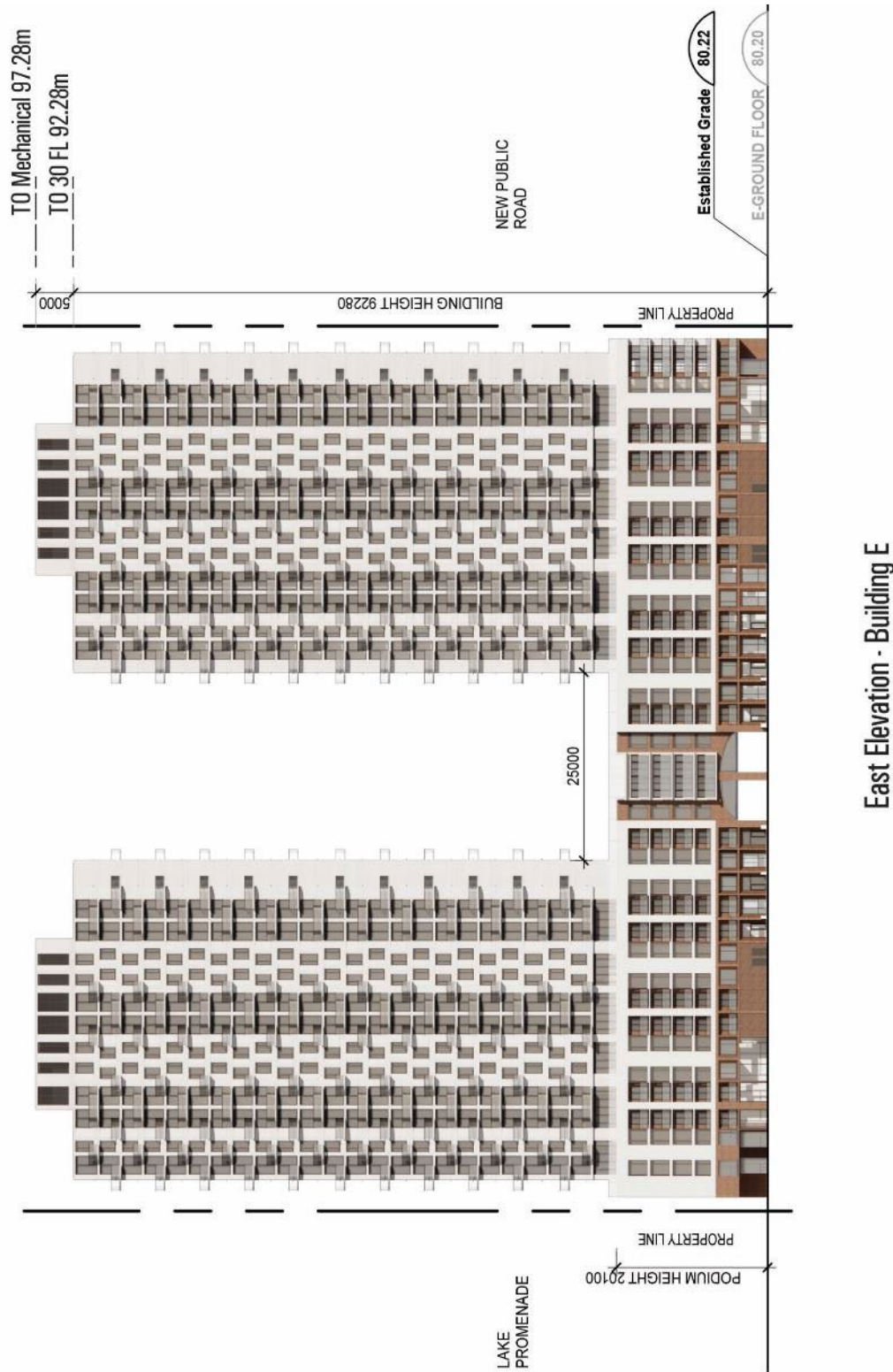
North Elevation - Building A

Attachment 7d: Building A South Elevation



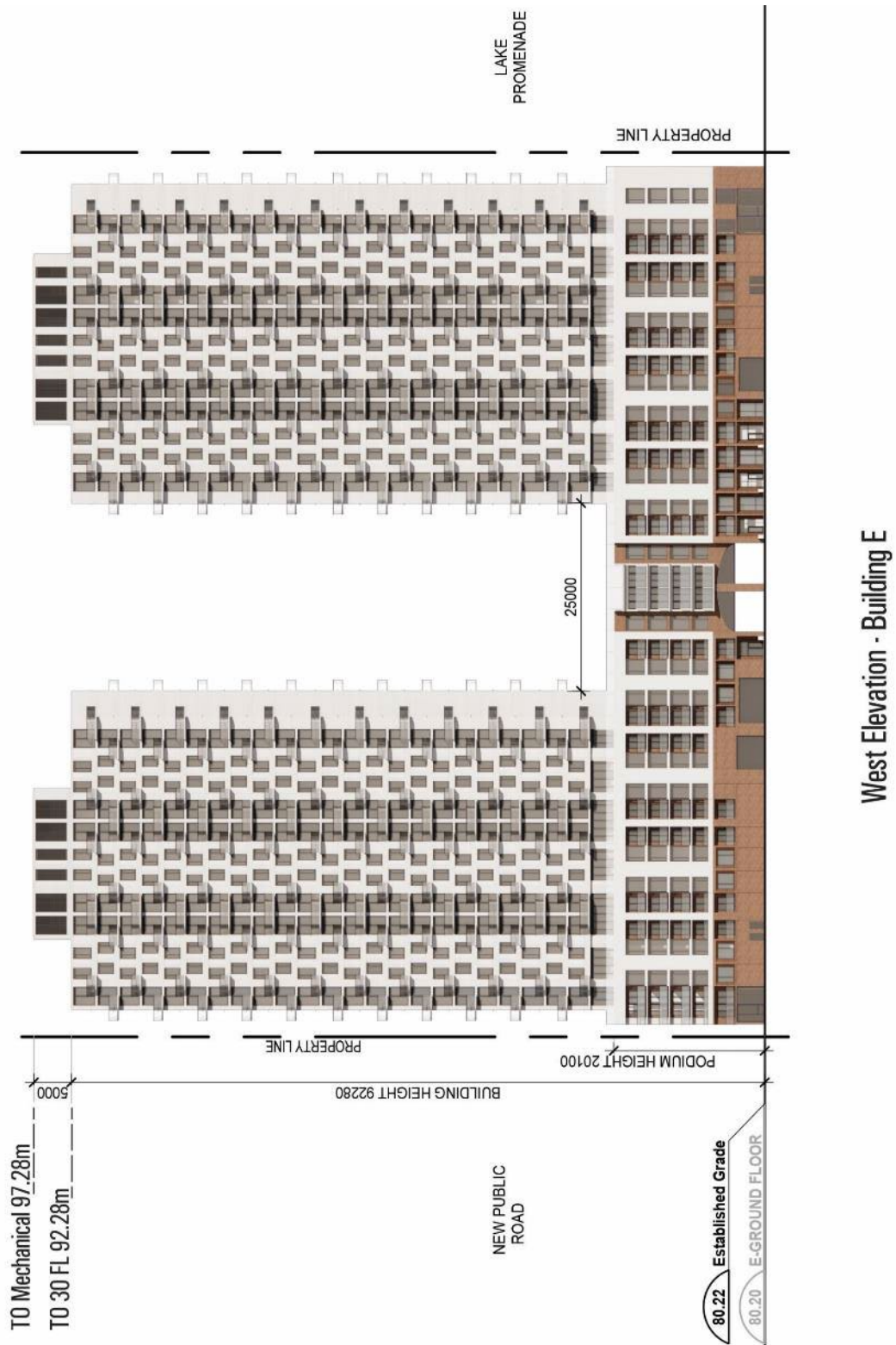
South Elevation - Building A

Attachment 8a: Building E East Elevation

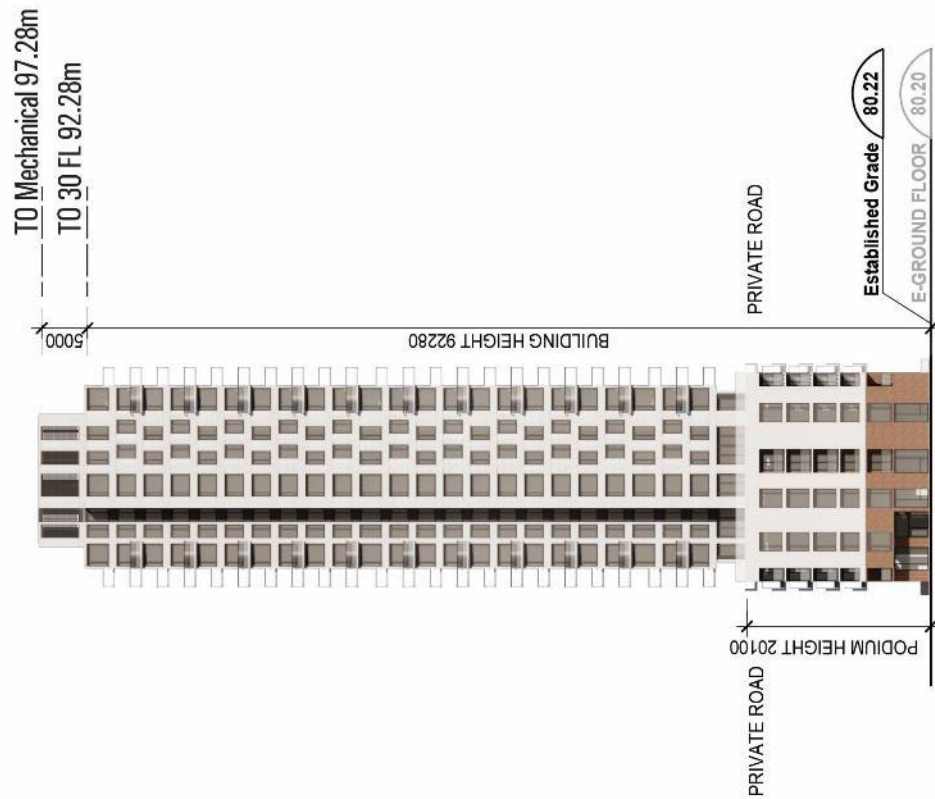


East Elevation - Building E

Attachment 8b: Building E West Elevation

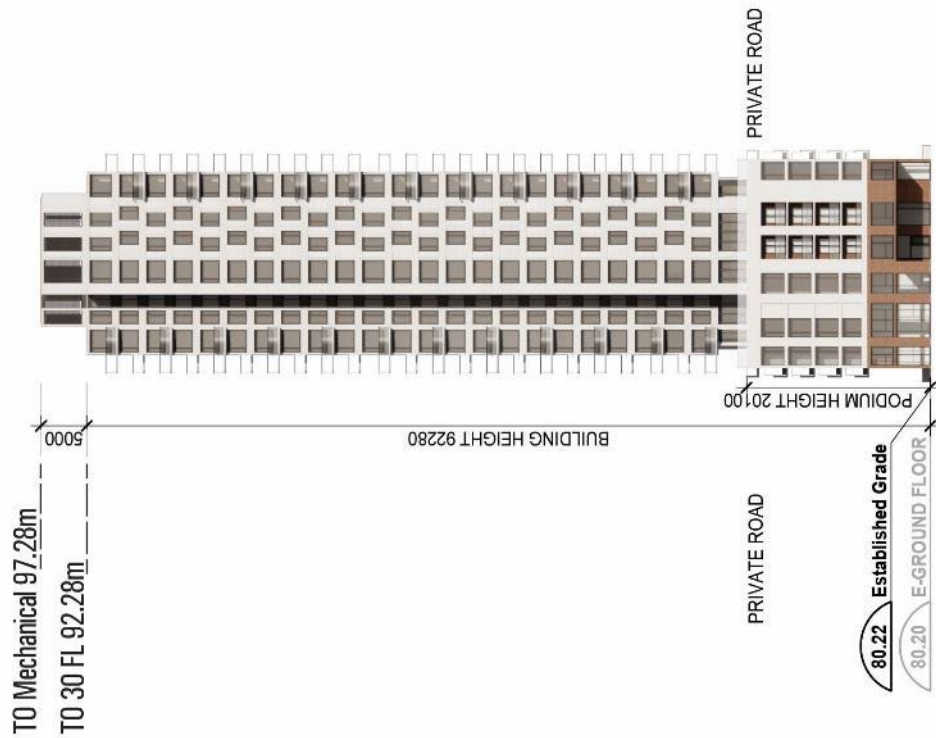


Attachment 8c: Building E North Elevation



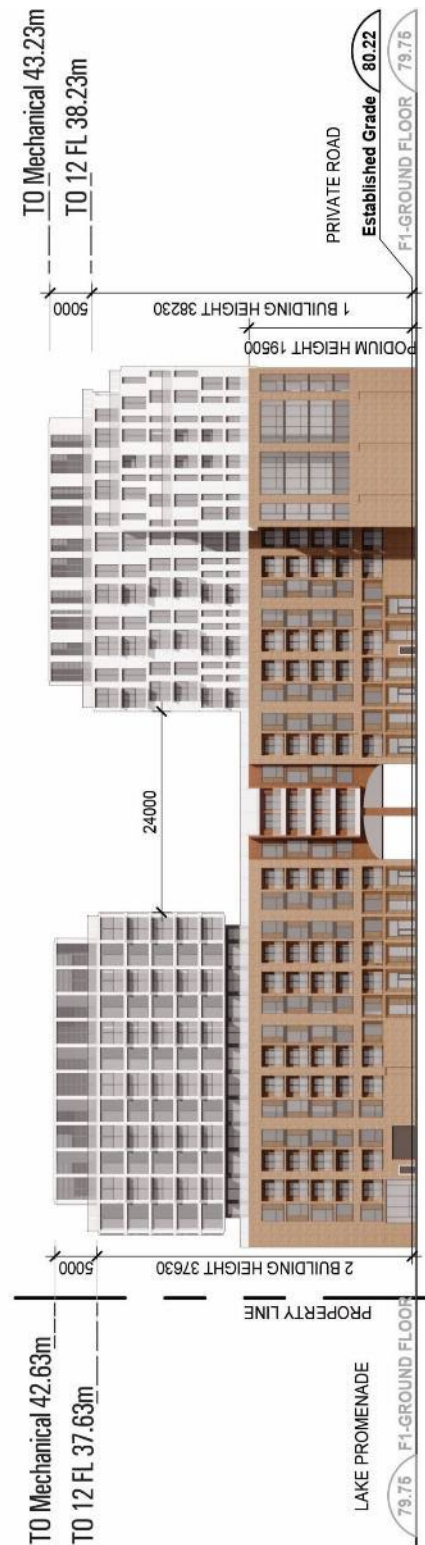
North Elevation - Building E

Attachment 8d: Building E South Elevation



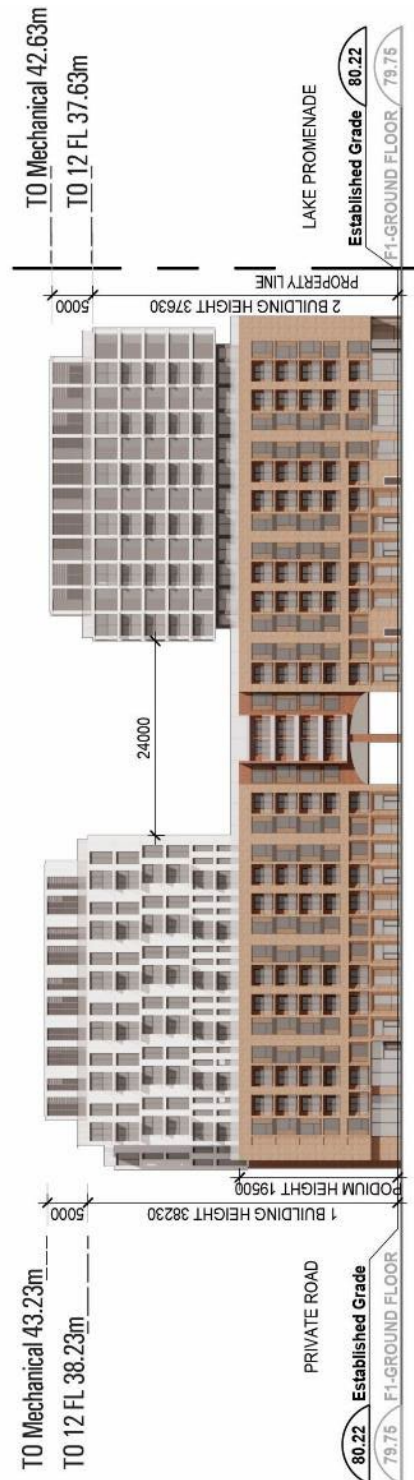
South Elevation - Building E

Attachment 9a: Building F East Elevation



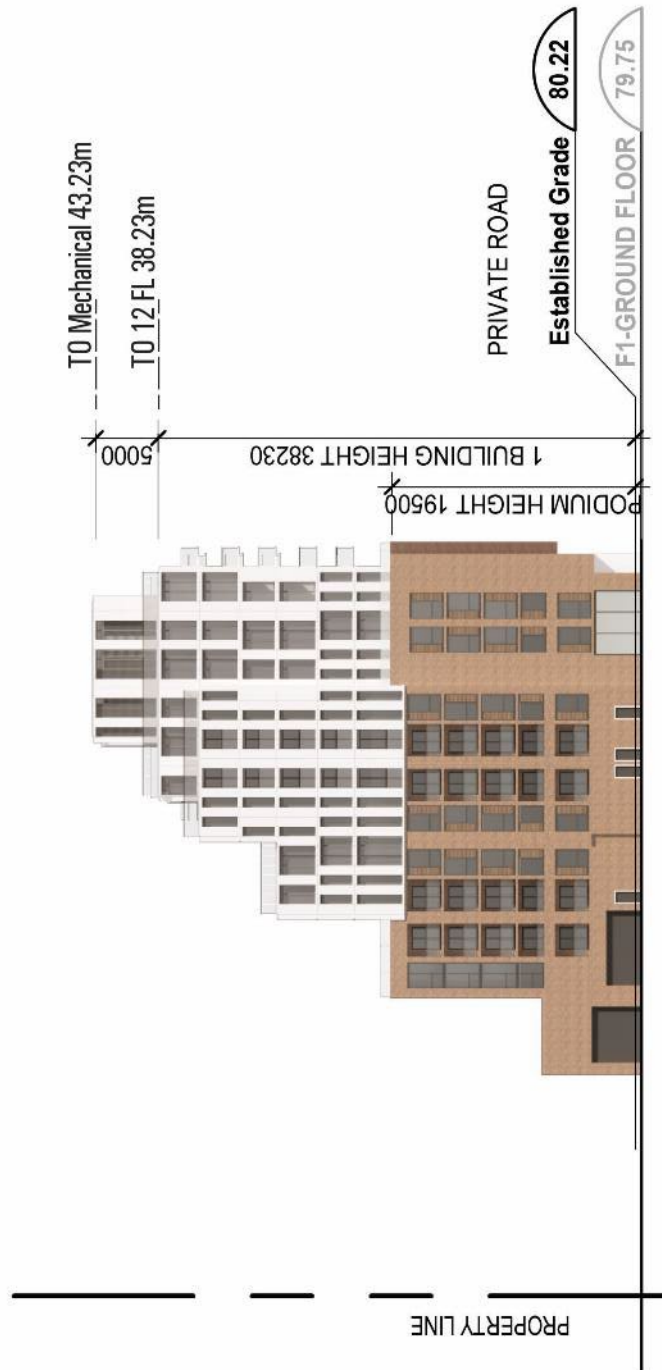
East Elevation - Building F

Attachment 9b: Building F West Elevation



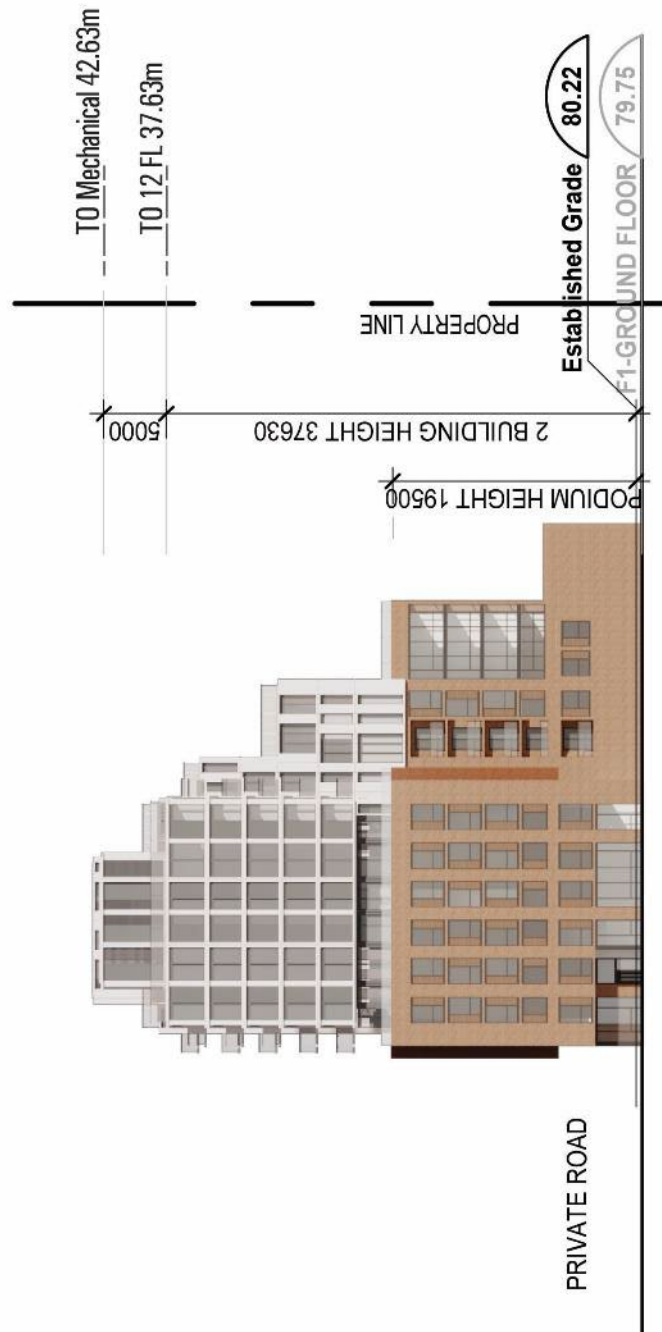
West Elevation - Building F

Attachment 9c: Building F North Elevation



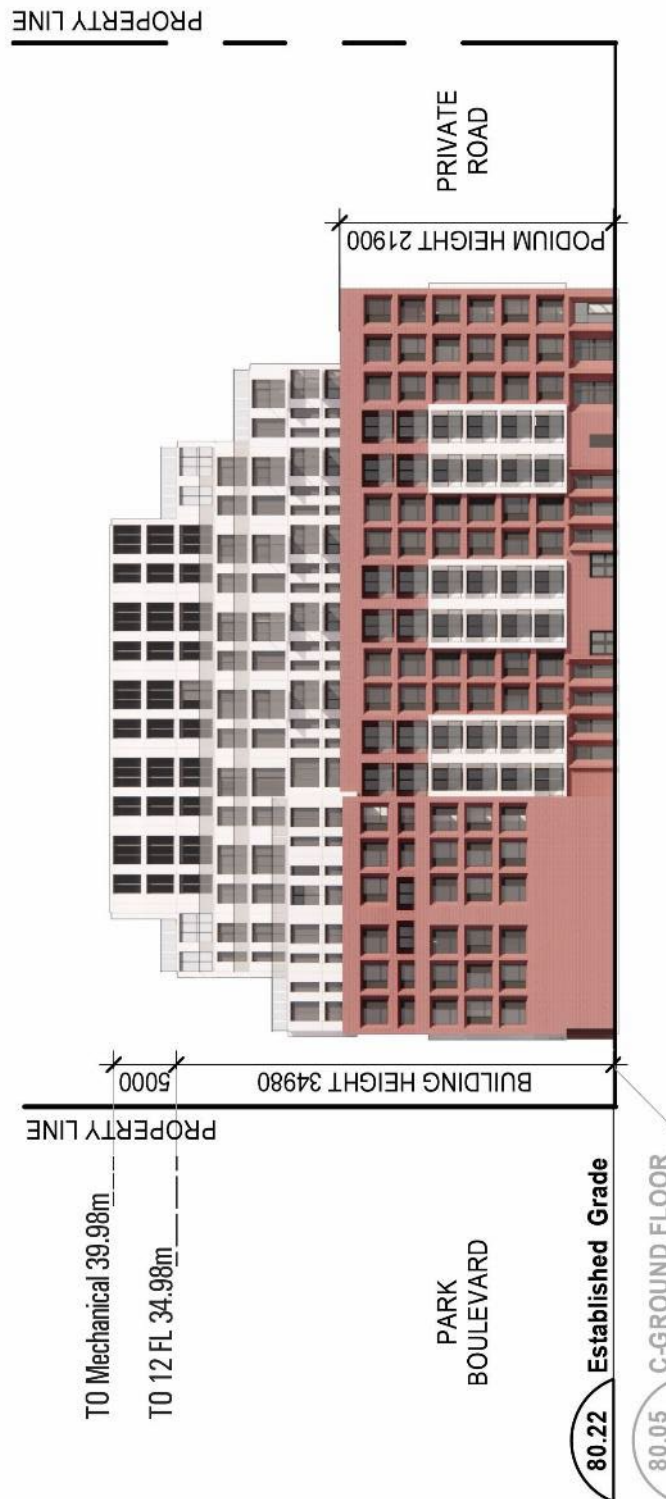
North Elevation - Building F

Attachment 9d: Building F South Elevation



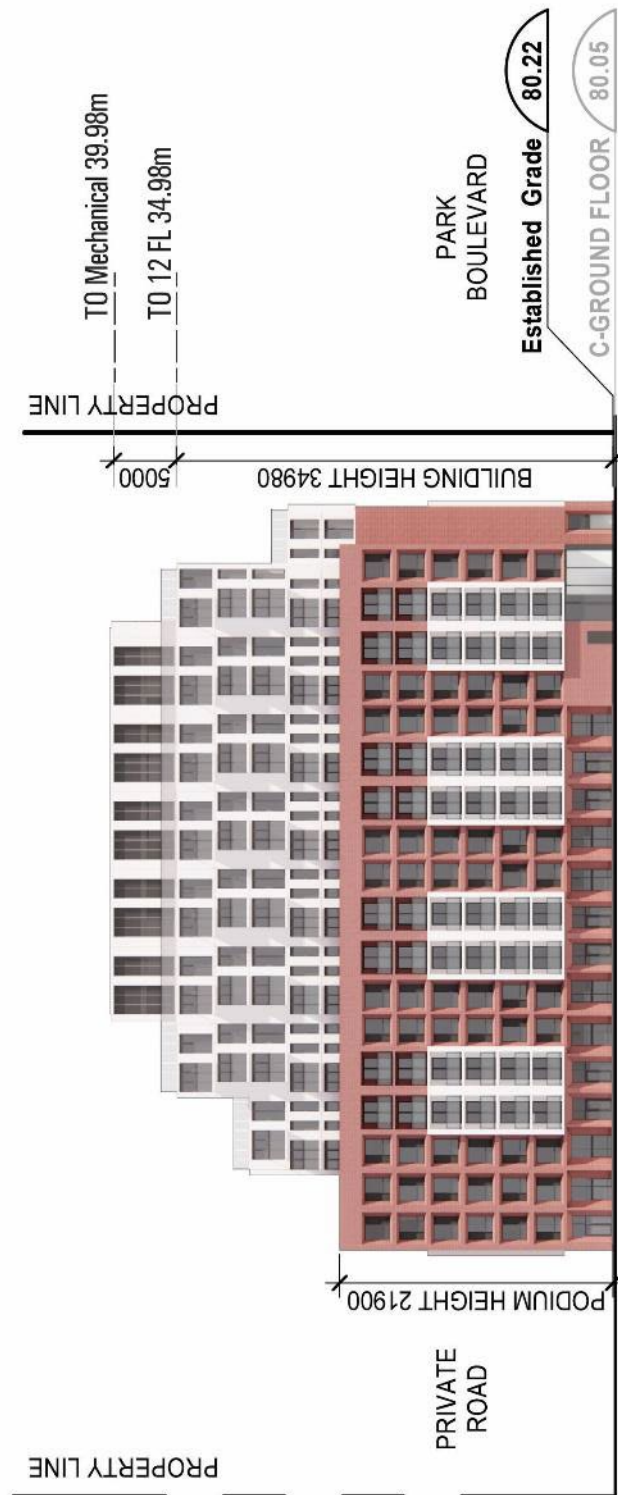
South Elevation - Building F

Attachment 10a: Building C East Elevation



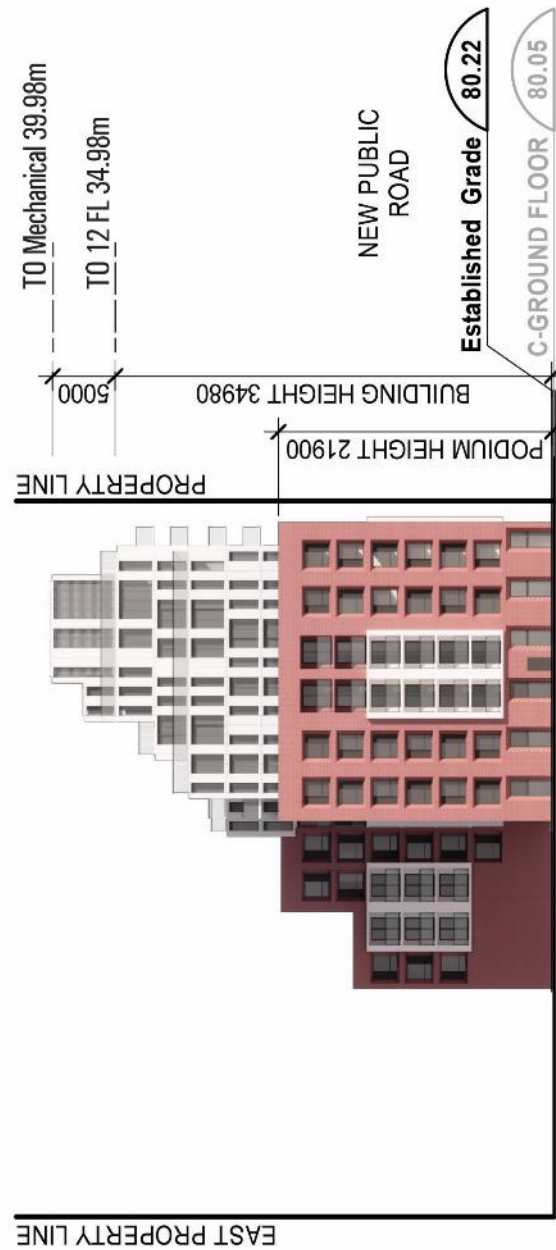
East Elevation - Building C

Attachment 10b: Building C West Elevation



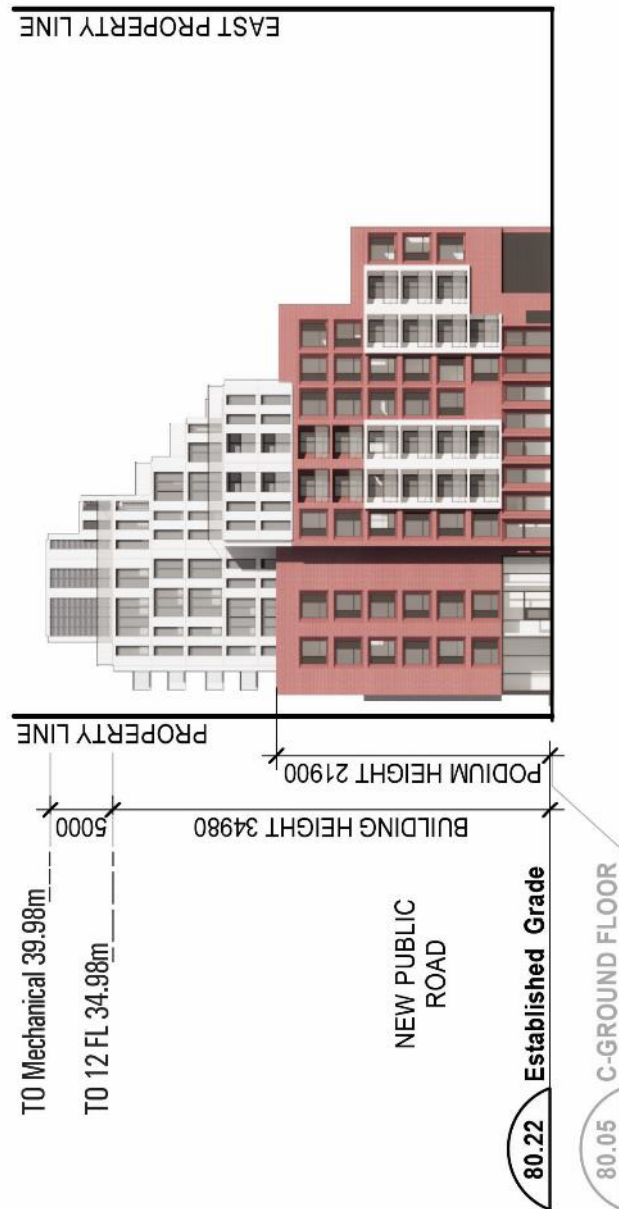
West Elevation - Building C

Attachment 10c: Building C North Elevation



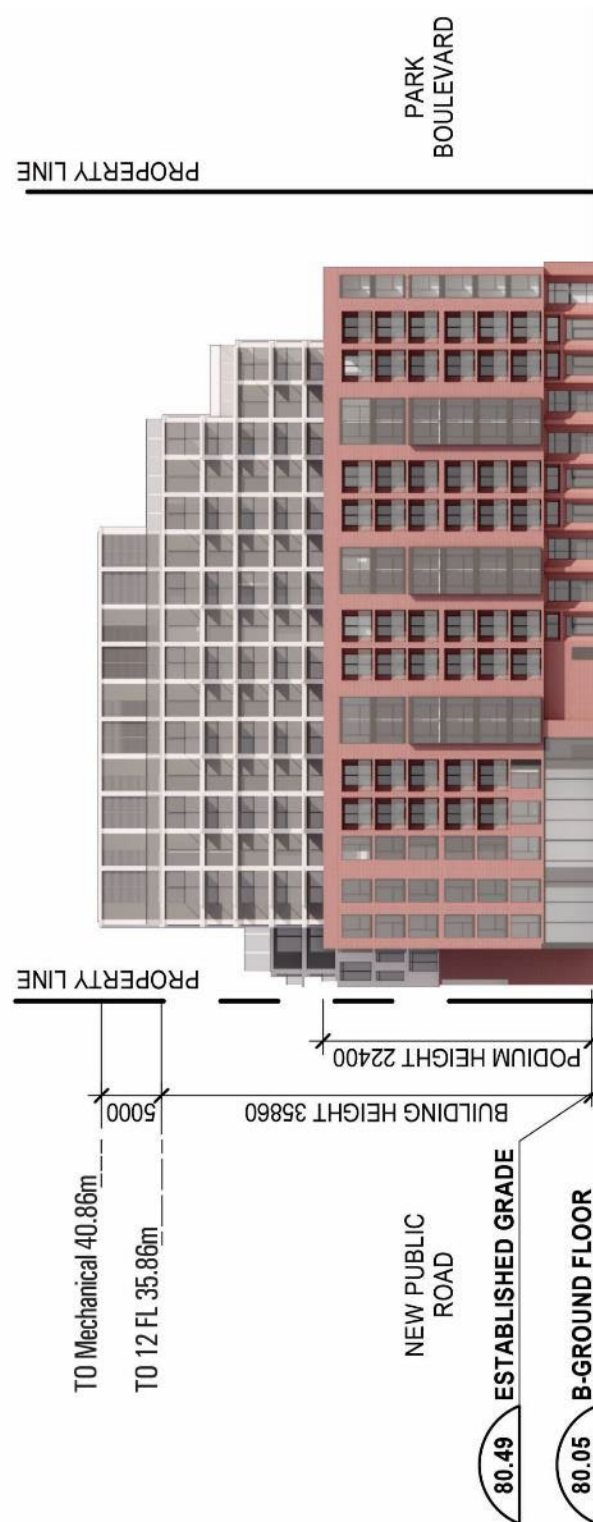
North Elevation - Building C

Attachment 10d: Building C South Elevation



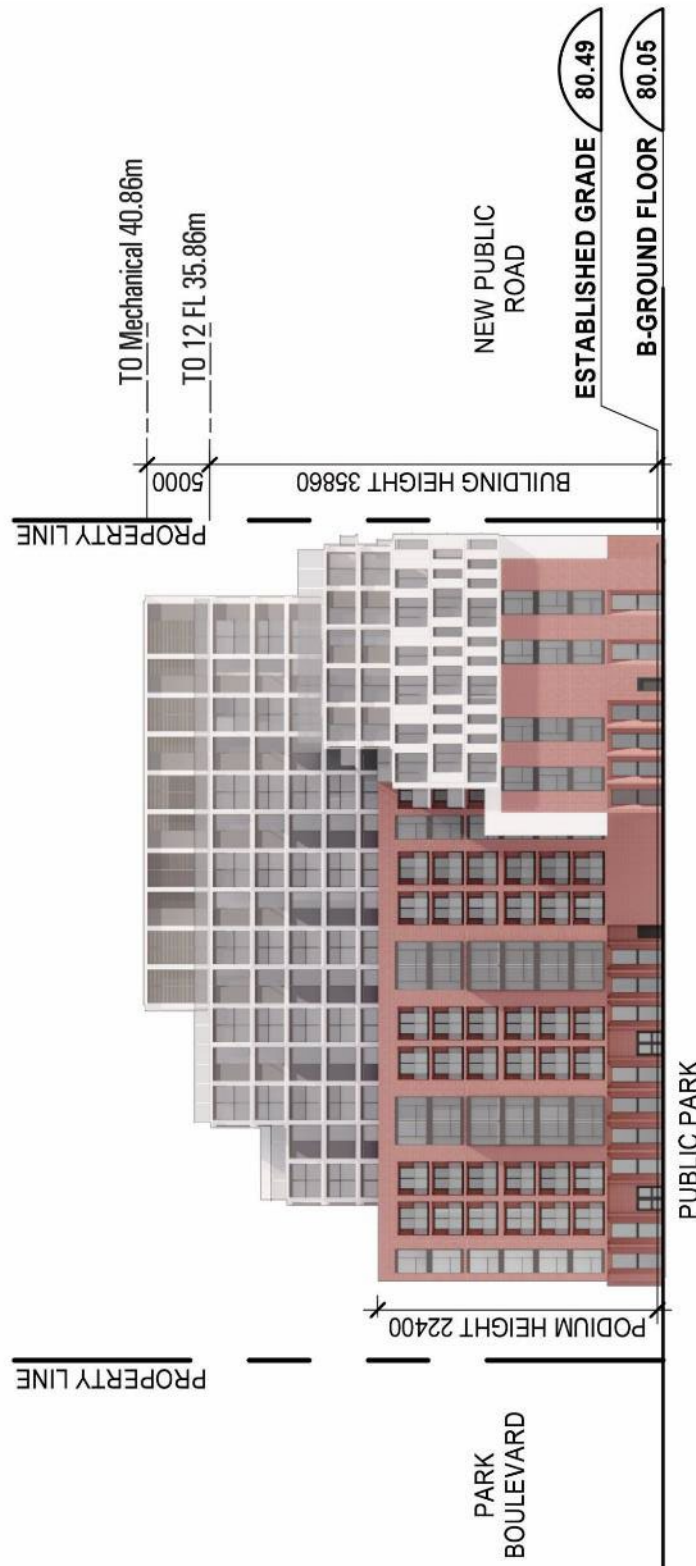
South Elevation - Building C

Attachment 11a: Building B East Elevation



East Elevation - Building B

Attachment 11b: Building B West Elevation



West Elevation - Building B

Attachment 11c: Building B North Elevation



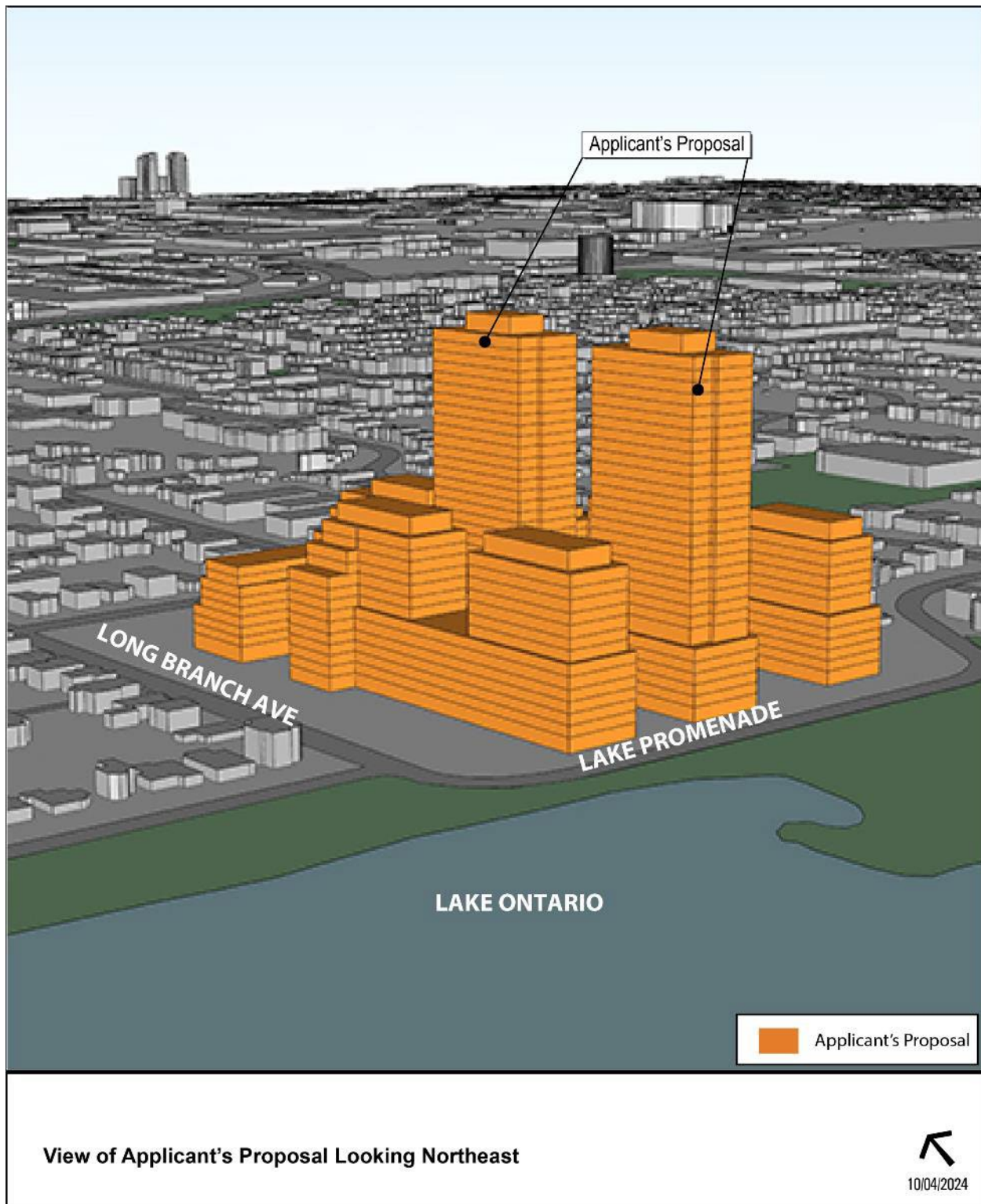
North Elevation - Building B

Attachment 11d: Building B South Elevation



South Elevation - Building B

Attachment 12a: 3D Model of Proposal in Context Looking Northeast



Attachment 12b: 3D Model of Proposal in Context Looking Southwest

