

1350 Sheppard Avenue West – Zoning Amendment Application – Decision Report - Approval

Date: May 20, 2025

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 6 - York Centre

Planning Application Number: 25 124861 NNY 06 OZ

SUMMARY

This application proposes to amend site-specific Zoning By-law 1082-2022 that was enacted by Council on July 22, 2022 for the William Baker/Arbo District Phase 1. The proposed amendments to the by-law include an increase of the maximum unit count from 1,400 units to 1,700 units, and a reduction in the minimum size of 2-bedroom and 3-bedroom units, as well as several technical amendments to Schedule A of site specific Zoning By-law 1082-2022. The application does not propose any change to maximum total gross floor area, minimum non-residential gross floor area, parking, bicycle parking, loading, setbacks or height.

Zoning By-law 1082-2022 secured housing equal to the greater of 220 units or at least 20% of the total residential units would be delivered as affordable units. Of these, at least 50% will be provided as affordable rental housing units. The proposed increase in the number of total residential units will result in a net increase in affordable housing units, with up to 340 affordable units being provided in total.

The application also proposes to lift the holding provision from Zoning By-law 1082-2022. The approval of the by-law to remove the holding provision is subject to delegated approval.

An update to the Urban and Architectural Guidelines was required as part of the Holding Provision for By-law 1082-2022. These urban design guidelines have been updated and staff recommends that Council endorse the guidelines.

The application is consistent with the Provincial Policy Statement (2024) and conforms to the City's Official Plan and the Downsview Secondary Plan.

This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

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

1. City Council endorse the Arbo Neighbourhood Urban and Architectural Design Guidelines, prepared by The Planning Partnership for the Canada Lands Company, dated February 2021, and revised to May 1, 2025, attached as Attachment No. 5 for the review of the Phase 1 lands identified in the Zoning By-law Amendment Application No. 25 124861 NNY 06 OZ.
2. City Council amend Zoning By-law 7625, as amended by By-law 1082-2022, for the lands at 1350 Sheppard Avenue West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 3 to this report.
3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
4. City Council require the owner of the lands to enter into an agreement with the City under Section 37(3) of the Planning Act, as it read the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020, came into force, to secure the following, satisfactory to the Executive Director, Development Review, and the Chief Planner and Executive Director, City Planning, at the owner's sole expense, with such agreement to be registered on title to the lands, in a manner satisfactory to the City Solicitor:
 - a. By-law 1082-2022, is amended by modifying the timing of payment trigger for the second payment by adding the words "or prior to the earlier of the issuance of the first above-grade building permit for Phase 1, including any conditional permits, and December 1, 2026" in Schedule A Paragraph B.i);
 - b. By-law 1082-2022, is amended by modifying the words "residential units" with the words "dwelling units" in Schedule A Paragraph B.iii) a);
 - c. By-law 1082-2022, is amended by adding additional language to Schedule A, Paragraph C.iii that says, "or such other minimum size as specified in site-specific Zoning By-law 1082-2022, as amended."
 - d. By-law 1082-2022, is amended by modifying the words "The Owner shall initiate the design and approval process and initiate construction prior to the issuance of the final building permit for the William Baker District Phase 1 lands for a new accessible public pedestrian and cycling bridge with a cap of \$5,000,000.00 spanning the public right-of-way of Sheppard Avenue West, and shall provide a direct connection to Downsview Park in Schedule A Paragraph C.vi) with the following words:

"vi) Prior to the issuance of the first above grade building permit for the William Baker District Phase 1 Lands, and after consultation with the General Manager, Parks and Recreation, the Owner shall, at its sole cost and expense, undertake a

study in respect of the existing pedestrian bridge which connects to the Lands for the purpose of determining the feasibility of making modifications to the existing bridge or constructing a new public pedestrian and cycling bridge, in consultation with the General Manager, Transportation Services, and the Chief Engineer, Engineering and Construction Services, and shall provide to the satisfaction of the City, any required certification and documentation that the bridge meets the City's standards and specifications, and applicable code requirements.

Prior to the issuance of the final building permit for the William Baker District Phase 1 Lands, , the Owner shall at its sole cost and expense, design and construct a new accessible public pedestrian and cycling bridge spanning the public right of way of Sheppard Avenue West, providing a direct connection to Downsview Park, or should the owner elect, and based on the outcome of the feasibility study and required certification from a qualified person to the satisfaction of the General Manager, Transportation Services and the Chief Engineer, Engineering and Construction Services, design and construct modifications to the existing pedestrian bridge to provide an accessible public pedestrian and cycling bridge, including the provision of a certificate from a qualified person, to the satisfaction of the General Manager, Transportation Services and the Chief Engineer, Engineering and Construction Services certifying that the new or modified bridge meets the City's standards and specifications, and applicable code requirements.

All costs for design and construction of the bridge, including modifications to the existing bridge, will be the responsibility of the Owner. The Owner shall own, operate, maintain, and repair the public pedestrian and cycling bridge at the Owner's sole cost and expense. Prior to the issuance of the first above grade building permit for the Phase 1 Lands, the Owner shall at its sole cost and expense, enter into an encroachment agreement with the City, to the satisfaction of the General Manager, Transportation Services and the City Solicitor.

e. By-law 1082-2022, is amended by adding language to indicate that the scope of the design of the POPS shall be secured through the Section 37 Agreement with the City, to the satisfaction of the Chief Planner and Executive Director, City Planning, and the General Manager, PFR, in Schedule A Paragraph C.viii)

f. By-law 1082-2022, is amended by modifying the size of the POPS from "27,604 square metres" to "27,231 square metres" in Schedule A Paragraph C. viii).

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

Downsview Secondary Plan

The Downsview Secondary Plan was approved at City Council at its meeting of May 22 and 23, 2024. In addition to the Secondary Plan City Council approved the Meanwhile Zoning By-law, and endorsed, the Downsview Urban Design Guidelines, the Master Environmental Servicing Plan, and the Community Development Plan. The deliverables can be found at the following link:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH12.1>

William Baker (Arbo) District Plan - Phase 1

The William Baker District Plan for the Phase 1 lands was endorsed by City Council on July 19, 2022. This District Plan will help to implement the Downsview Area Secondary Plan by establishing development principles and guidelines at a greater level of detail than the Secondary Plan. Direction is provided on built form, parkland, natural heritage protection, infrastructure, affordable housing, and other matters. The District Plan will guide and inform how the Zoning By-law is prepared, future site plan and draft plan of subdivision applications. The District Plan can be found at the following link:

<https://www.toronto.ca/legdocs/mmis/2022/ny/bgrd/backgroundfile-228362.pdf>

Accompanying the William Baker District Plan was a Zoning By-law amendment application that established land uses, including new parks and open spaces, a natural heritage woodlot, housing (a variety of housing types, including options for seniors' housing), built form requirements, densities, and heights. The Zoning By-law Amendment report can be found at the following link:

<https://www.toronto.ca/legdocs/mmis/2022/ny/bgrd/backgroundfile-228419.pdf>

Zoning By-law No. 1082-2022 can be found here:

<https://www.toronto.ca/legdocs/bylaws/2022/law1082.pdf>

On February 6 and 7, 2024, City Council adopted a report advising that the Chief Planner intends to approve the Draft Plan of Subdivision, subject to conditions. See report link:

<https://www.toronto.ca/legdocs/mmis/2024/ny/bgrd/backgroundfile-242157.pdf>

Draft plan approval of the plan of subdivision was issued on December 11, 2024.

The current zoning amendment application was submitted on March 5, 2025 and deemed complete on March 18, 2025. A community consultation meeting was held on March 31, 2025. The meeting is summarized in the Comments section of this Report.

PROPOSAL

The Zoning By-law Amendment application proposes the following amendments to Zoning By-law 1082-2022 that was enacted by Council on July 22, 2022 for the William Baker/Arbo District Plan - Phase 1:

- reduction in the minimum size of the 2-bedroom (from a minimum of 87 square metres to a minimum of 75 square metres) and 3-bedroom (from a minimum of 100 square metres to a minimum of 85 square metres) units; and,
- an amendment to the performance standard relating to the timing of certain services.

In addition to technical revisions, the proposed zoning amendment also seeks an increase in the maximum unit count from 1,400 units to 1,700 units. The application does not propose any change to maximum total gross floor area, minimum non-residential gross floor area, parking, bicycle parking, loading, setbacks or height.

Amendments to Schedule A of site-specific Zoning By-law 1082-2022 is also proposed to clarify certain terms and modify certain timing triggers.

The application also proposes to lift the holding provision from Zoning By-law 1082-2022. The approval of the by-law to remove the holding provision is subject to delegated approval.

Refer to Location Map - Attachment No. 2 and Application Data Sheet - Attachment No. 1 for project data.

Reasons for Application

The proposed application is to amend By-law 1082-2022 to facilitate the proposed changes noted above.

APPLICATION BACKGROUND

Application Submission Requirements

The following reports/studies were submitted in support of the application:

- Application Form,
- Cover Letter,
- Planning Rationale,
- Draft Plan of Subdivision,
- Housing Issues Report,
- Simplified Report Graphics,
- Survey Plan,
- Sun/Shadow Study,
- Sanitary Analysis Report,
- Servicing Report,
- Transportation Impact Study, and
- Urban Design Guidelines.

Please refer to the following link for the above-noted documents:

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

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

PUBLIC ENGAGEMENT

Community Consultation

A Community Consultation Meeting was held on March 31, 2025. The Ward Councillor, Community Planning Staff, the owner, the applicant, consultants, and approximately ninety (90) members of the public attended the meeting. The following issues were raised:

- Inquiries about how the proposal will meet the intended vision of the area as a "Seniors Village";
- Concerns about the increased dwelling units;
- Concerns and traffic and parking;
- Questions about the timing of infrastructure;
- Questions about opportunities for 4-bedroom units
- Questions about the woodlot;
- Concerns about having enough community services for the area;
- Inquiries about affordable housing; and
- General questions about what is happening in Downsview.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the Statutory Public Meeting held by the North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

POLICY CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024).

Official Plan

The District Plan Concept is comprised of four land use designations that include *Mixed Use Areas*, *Apartment Neighbourhoods*, *Natural Areas* and *Parks*.

The approved Zoning By-law sets out the overall heights and densities, and a number of performance standards to shape and guide built form. Site specific built forms will be refined through the site plan control process.

The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Downsview Secondary Plan

The Downsview Secondary Plan Area is composed of 15 districts. The distinct character of each district will be determined through District Plans. The William Baker District is characterized by its internal woodlot and proximity to the naturalized open spaces in Downsview Park. This District will serve residents, workers and visitors of all ages and in particular support aging in place. This District provides connectivity with adjacent existing communities and is generally residential, supported by a mixed use corridor along Keele Street. The built form character includes a mix of low and mid-rise buildings, with taller buildings and higher densities at the intersection of Keele Street and Sheppard Avenue West and towards the north, closer to Downsview Park station.

The Downsview Secondary Plan can be found here: <https://www.toronto.ca/wp-content/uploads/2024/11/8f70-city-planning-update-downsview-secondary-plan-with-note.pdf>

The outcome of staff analysis and review of relevant Official Plan policies and designations, Secondary plans and Urban Design Guidelines are summarized in the Comments section of the Report.

Zoning

The development blocks are zoned Residential Multiple Dwelling Zone 6 (RM6) with a holding (H) provision. The RM6 zone permits a variety of residential and service uses including a residential care home, retirement home, seniors community house, retail store, nursing home, restaurant, financial institution, office use and personal service shops.

The proposed public parks and natural heritage woodlot are zoned Open Space (O1) Zone.

Site Plan Control

The three residential development blocks are subject to Site Plan Control. Site Plan Control applications will be submitted in the future.

Draft Plan of Subdivision

The draft approved Plan of Subdivision application (File No. 21 119572 NNY 06 SB) would create 3 development blocks (Blocks 1, 3A and 3B as shown on the draft approved plan), 3 natural heritage - woodlot blocks (Blocks 8, 27 and 28 as shown on the draft approved plan), 2 parkland blocks (Block 6 and 23A as shown on the draft approved plan), one block that Canada Lands Company is retaining ownership but providing a Privately Owned Publicly Accessible (POPS) easement over (Block 23B as

shown on the draft approved plan) that abuts the woodlots and park, and a new east-west public street (Street A). See Attachment No. 4 - Draft Approved Plan of Subdivision.

The Notice of Decision for the draft plan of subdivision was issued on December 11, 2024. The applicant is working to finalize the detailed engineering for the project.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the PPS (2024). The PPS (2024) provides policy direction on matters of provincial interest related to land use planning and development, and promotes, among others, an appropriate range and mix of housing options and densities, as well as an efficient use of land and resources. The proposed residential intensification would efficiently use the land and resources and increase the City's housing supply, with an appropriate range and mix of housing, including affordable housing. Staff find the proposal consistent with the PPS (2024).

Land Use

The recommended Zoning By-law permits a mix of residential uses including market, affordable, seniors retirement and long term care housing options. The Zoning By-law also includes a variety of non-residential uses such as offices, retail, restaurants, financial institutions, and personal service shops to serve the new and existing communities. The proposed Zoning By-law conforms with the Official Plan, the Downsview Secondary Plan and will assist in implementing Phase 1 of the William Baker/Arbo District Plan. No change to the permitted uses are proposed through this application.

Density, Height and Massing

The application proposes to increase the number of dwelling units from 1400 to 1700 units and reduce the minimum size of the 2 and 3 bedroom units. The zoning by-law amendment application does not propose any amendments to maximum total gross floor area, minimum non-residential gross floor area, parking, bicycle parking, loading, setbacks or height. The site's development concept and massing remains unchanged with a maximum total gross floor area of 140,000 square metres distributed over 3 development blocks. This allows for different iterations of development to emerge over time once Canada Lands has secured development partner(s).

The site's location within walking distance to the Downsview TTC Subway and GO Transit stations supports the proposed intensity of development and conforms to the City's Official Plan and the Downsview Secondary Plan.

Traffic Impact

BA Group has prepared an updated Transportation Impact Study, dated February 28, 2025, to assess the proposed increase to the maximum number of residential units for Phase 1 of the William Baker / Arbo District from 1400 units to 1700 units. This report was circulated to the City's Transportation Review department for evaluation.

Transportation Review staff find this report to be acceptable and have no concerns with the traffic impact of an additional 300 units. Among other matters, the detailed design of Street A will be secured through the subdivision process.

Servicing

Counterpoint Engineering has prepared an updated Functional Servicing Report, dated February 19, 2025, to assess the proposed increase of residential units. This report was circulated to the City's Engineering Review department for evaluation. Engineering Review find this report to be acceptable. The detailed engineering for this development application is being reviewed through the fulfillment of the draft plan of subdivision conditions.

The conditions of draft plan approval for the plan of subdivision address the owner's obligation to construct the Keele Relief Sewer ("KRS") (new external municipal sanitary sewer) and the timing of completion of the KRS as it relates to the proposed timing of development of Blocks 3A and 3B, as shown on the draft approved plan of subdivision, being the blocks subject to the Federal Housing Accelerator Fund. The proposed zoning by-law amendment implements the draft plan conditions accordingly.

Housing Issues

Zoning By-law 1082-2022 secured housing equal to the greater of 220 units or 20% of the total residential units would be delivered as affordable units. Of these, at least 50% will be provided as affordable rental housing units. The proposed increase in the number of total residential units will result in a net increase in affordable housing units, with up to 340 affordable units being provided in total.

Affordable housing will be provided as a proportionate share of each development block that includes residential uses to ensure that affordable housing is delivered across the Phase 1 Lands. The affordable housing contribution will be subject to terms and conditions, to the satisfaction of the Chief Planner and Executive Director, City Planning.

The final affordable housing strategy will be implemented for each block that includes residential uses and will be required through the site plan applications for those development blocks.

Parkland

The draft approved plan of subdivision identifies that the owner will convey Block 23A (10,636 square metres) and Block 6 (4,840 square metres), for a total of 15,476 square metres, to the City for parkland purposes. The parkland in Block 23A partially surrounds the natural heritage - woodlot feature, while the parkland in Block 6 connects Street A to the pedestrian bridge leading to Downsview Park to the south.

Slight modifications are proposed to the Block 6 configuration which would create an additional block for the pedestrian bridge and its associated buffer on the plan of subdivision. This modification of the draft plan would result in a shortfall of parkland conveyance (373 square metres).

To account for the modification and ensure that a total of 15,476 square metres is conveyed to the City for parkland purposes in Phase 1, Block 6 is proposed to be 4,467 square metres, and Block 23A has been increased in size to 11,009 square metres. These modifications are acceptable to Parks and Recreation staff.

Privately-Owned Publicly Accessible Space

As a result of the modifications to Parkland Block 6 within the plan of subdivision, Block 23B (POPS) is proposed to be amended to be a total size of 23,231 square metres, while Block 23A will be increased in size to 11,009 square metres. This necessitates a minor, technical change to Schedule A Paragraph C. viii) of site-specific Zoning By-law 1082-2022.

Public Pedestrian and Cycling Bridge

Schedule A of site-specific zoning by-law 1082-2022 secured that the owner shall initiate the design and approval process and initiate construction prior to the issuance of the final building permit for the William Baker District Phase 1 lands for a new accessible public pedestrian and cycling bridge with a cap of \$5,000,000.00.

The proposed amendment to Schedule A represents an enhanced contribution. The modified condition clarifies that the owner is required at its sole cost and expense to design and construct a new bridge (or modifications to the existing bridge) based on the outcome of a feasibility study, at the cost and expense of the owner, and to the satisfaction of the City. A "new" bridge may include modifications to the existing bridge if deemed appropriate by the qualified person. The modified condition clarifies that the owner shall at its sole cost and expense, own, operate, maintain, and repair the bridge. The proposed amendments to Schedule A will achieve the same intent, recognizing that modifications to the existing bridge may be more appropriate, and removes the reference to the \$5 million dollar cap but maintains the obligations at the owners sole cost and expense.

Community Development Plan

The Downsview Community Development Plan was adopted by Council in May 2024. Its purpose is to document input from communities that have been historically marginalized and integrate the input across City documents and development outcomes. The Community Development Plan serves as the primary mechanism to realize the Secondary Plan's overarching objective to achieve equitable outcomes for Indigenous, Black communities and equity-deserving groups.

The City and the owner will work together to identify opportunities to achieve the actions as set out in the Community Development Plan. This includes identifying an appropriate location for the 465 square metres of community agency space for not-for-profits required in the William Baker/Arbo District by Downsview Secondary Plan Policy 10.1.4.

Natural Heritage Feature/Woodlot

The draft approved plan of subdivision identifies Blocks 8, 27 and 28 as the natural heritage woodlots.

The recommendations for the proposed natural heritage woodlot blocks and conveyance to the City have been secured in draft plan of subdivision conditions and certain conditions will also be secured through the Section 37 agreement.

Amendments to Schedule A of By-law 1082-2022

Schedule A to By-law 1082-2022 secured a number of community benefits as well as matters of legal convenience. The proposed amendments seek to clarify certain terms and address certain technical matters:

- modify the term "residential units" to "dwelling units" to be consistent;
- add language to provide alternative minimum unit sizes for the 2- and 3-bedroom units;
- Clarify terms related to the existing pedestrian bridge, including adding that the owner shall retain ownership, and operate, repair, and maintain the bridge, and that the construction of a new bridge could include modifications to the existing bridge if deemed appropriate by the qualified person through a feasibility study;
- modify the timing trigger for the second payment installment in respect of the Community Recreation Centre by adding the option for payment at the earliest of time of first above grade building permit issuance (including conditional permits) and December 1, 2026; and,
- Modifications to the POPs area to address the parkland changes discussed herein.

These amendments are technical in nature. None of the original obligations secured in Schedule A to site specific zoning by-law 1082-2022 are being removed. Section 37 of the Planning Act, as it read the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020, came into force, continues to apply, pursuant to transition provisions in Section 37.1(3) of the Planning Act. .

Urban Design Guidelines

An update to the Urban and Architectural Guidelines were required as part of the Holding Provision for By-law 1082-2022. An update to these guidelines was prepared by The Planning Partnership, titled "Arbo Neighbourhood Urban and Architectural Design Guidelines, dated February 28, 2025." These urban design guidelines were reviewed, and Urban Design staff are satisfied with the guidelines. Accordingly, staff recommends that Council endorse the guidelines.

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, 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 of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision. In addition, an updated Energy Plan will be required through a future site plan application for each building.

Conclusion

The proposal has been reviewed against the policies of the PPS (2024), the City's Official Plan, the Downsview Secondary Plan, and the Council endorsed William Baker

District Plan. Staff are of the opinion that the proposal is consistent with the PPS (2024). Furthermore, the proposal is in keeping with the intent of the Downsview Secondary Plan, the William Baker District Plan, and the Council approved Zoning By-law 1082-2022. Staff recommend that Council support approval of the application.

CONTACT

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SIGNATURE

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Director, Community Planning
North York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Draft Zoning By-law Amendment

Applicant Submitted Drawings Materials

Attachment 4: Draft Approved Plan of Subdivision
Attachment 5: Arbo Neighbourhood Urban and Architectural Design Guidelines

Attachment 1: Application Data Sheet

Municipal Address: 1350 SHEPPARD AVE W Date Received: March 5, 2025
Application Number: 25 124861 NNY 06 OZ
Application Type: Rezoning

Project Description: Zoning application proposes to amend site-specific Zoning By-law 1082-2022 that was enacted by Council on July 22, 2022 for the William Baker/Arbo District Phase 1. The proposed amendments to the by-law include an increase of the maximum unit count from 1,400 units to 1,700 units, and a reduction in the minimum size of 2-bedroom and 3-bedroom units, as well as several technical amendments to Schedule A of site specific Zoning By-law 1082-2022. The application does not propose any change to maximum total gross floor area, minimum non-residential gross floor area, parking, bicycle parking, loading, setbacks or height.

Applicant	Agent	Architect	Owner
PARC DOWNSVIEW			PARC DOWNSVIEW
PARK INC			PARK INC

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas and Apartment Neighbourhoods

Zoning: RM6(H) and Open Space

Height Limit (m): 95 metres Site Plan Control Area: Yes

PROJECT INFORMATION

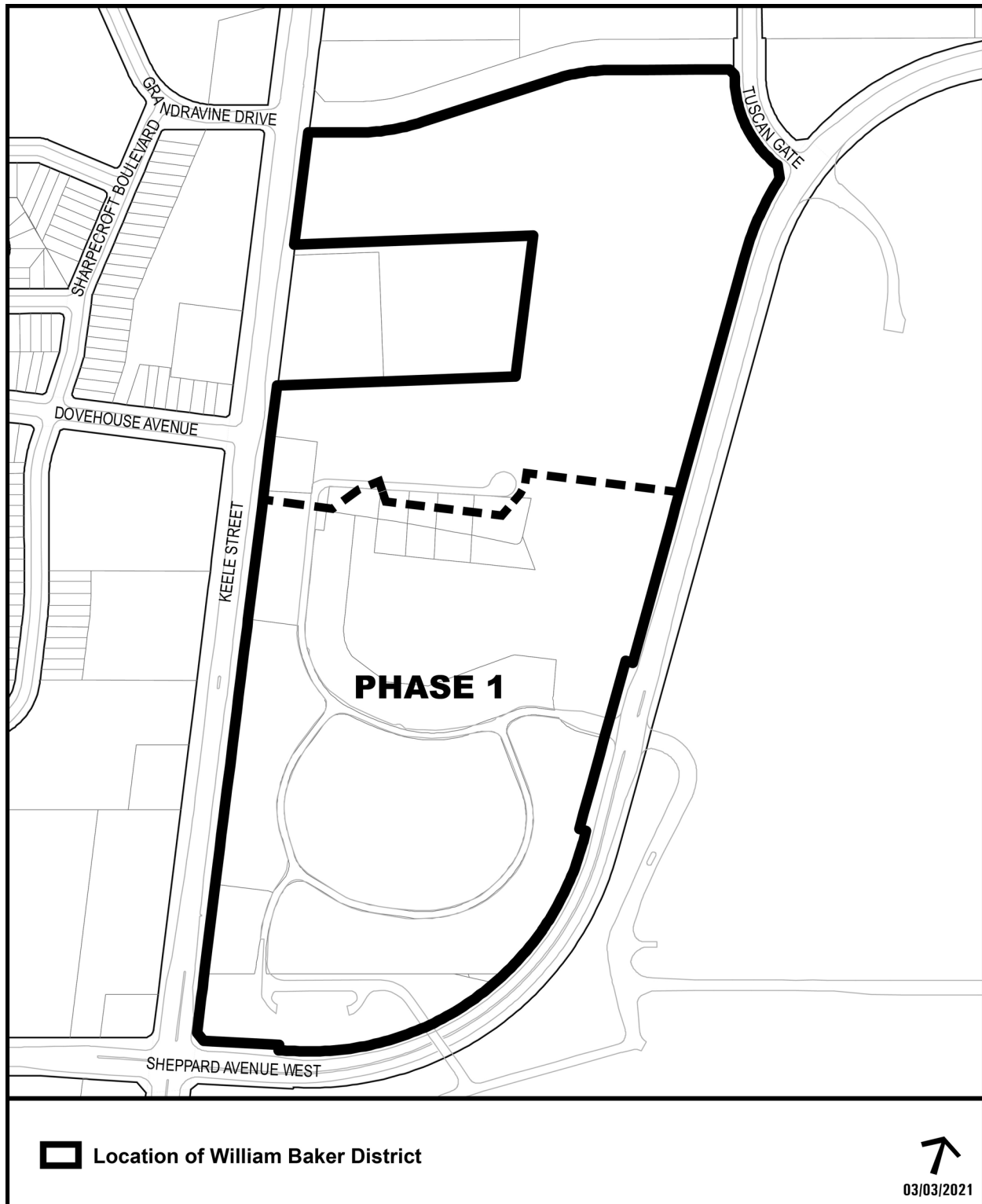
Site Area (ha): 11.5178 ha

Building Data	Existing	Retained	Proposed	Total
Residential GFA (sq m):			135,000	135,000
Non-Residential GFA (sq m):			5,000	5,000
Total GFA (sq m):			140,000	140,000
Height - Metres:	15 to 95 metres			

Floor Space Index: 1.5

Residential Units	Existing	Proposed	Total
	1400	300	1700

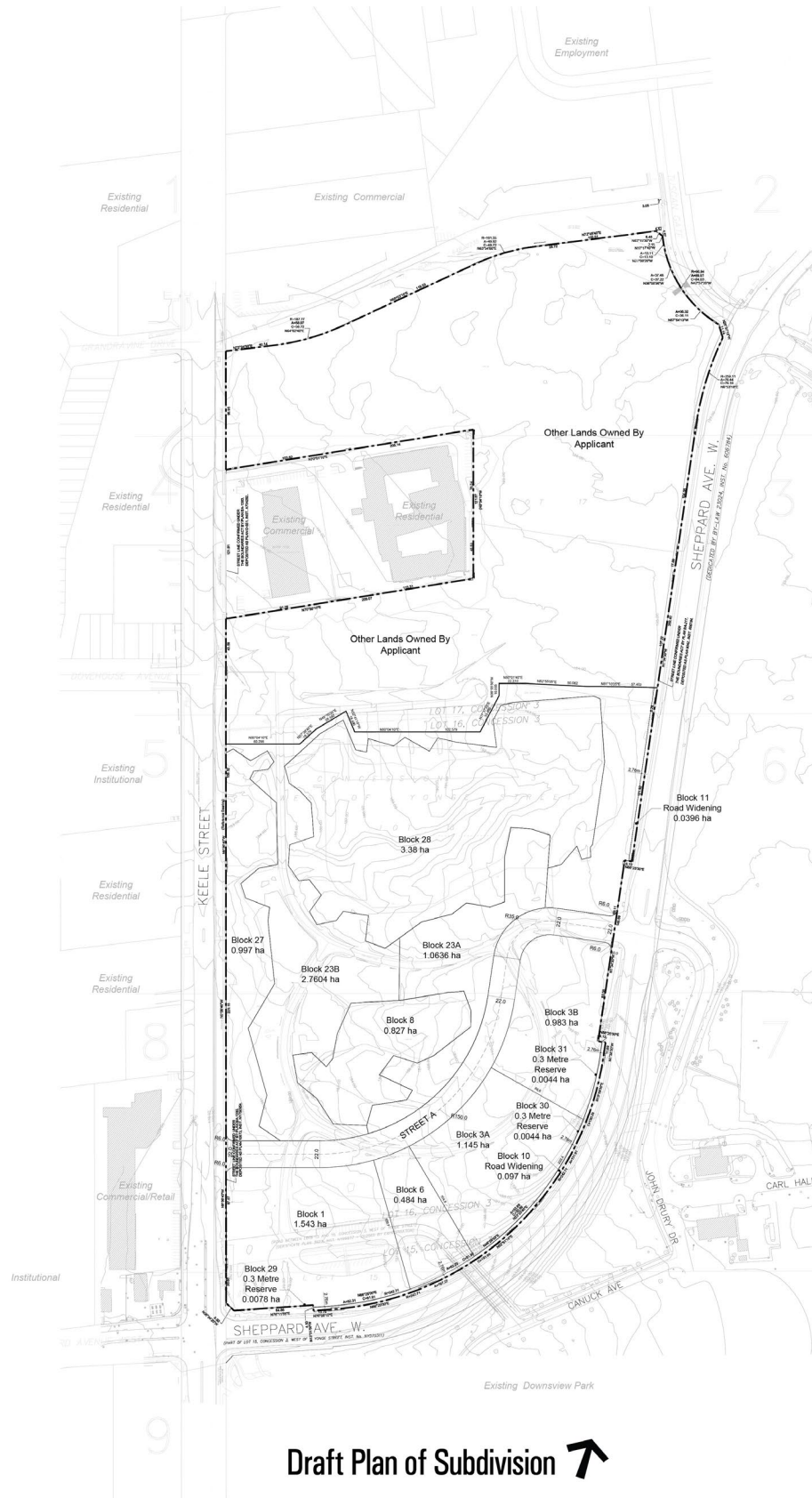
Attachment 2: Location Map



Attachment 3: Draft Zoning By-law Amendment

Attached separately as a PDF.

Attachment 4: Draft Approved Plan of Subdivision



Draft Plan of Subdivision 

Attachment 5: Arbo Neighbourhood Urban and Architectural Design Guidelines

Attached separately as a PDF.