

672 to 676 Birchmount Road – Official Plan and Zoning By-law Amendment Applications – Decision Report – Approval

Date: May 20, 2025

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 20 - Scarborough Southwest

Planning Application Number: 20 224482 ESC 20 OZ and 23 144169 ESC 20 OZ

Related Planning Application Number: 20 224484 ESC 20 SA

SUMMARY

This Report recommends approval of the application to amend the Official Plan and Zoning By-law to permit the development of a 7-storey residential building comprised of 226 residential units at 672 to 676 Birchmount Road. The development is proposed to contain approximately 18,300 square metres of residential gross floor area and two levels of underground parking with vehicular access taken from Birchmount Road.

The proposed development is consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan. It will provide housing options in an appropriate built form, intensifying an underutilized site along a major street in a way that is respectful of both the existing and planned context.

RECOMMENDATIONS

The Director, Community Planning, Scarborough District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 672 to 676 Birchmount Road substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this Report.
2. City Council amend City of Toronto Zoning By-law 569-2013, as amended for the lands municipally known as 672 to 676 Birchmount Road substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this Report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.

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

The subject application was deemed complete on March 5, 2021. A Preliminary Report was considered by Scarborough Community Council on April 23, 2021 directing staff to host a community consultation meeting with the notification area expanded via motion to include all residents and landowners within 300 metres of the development site. The Decision of Community Council can be found at the following link:

<https://secure.toronto.ca/council/agenda-item.do?item=2021.SC23.5>

At its meeting of June 12, 2024, Scarborough Community Council refused an application to demolish a residential building at 676 Birchmount Road because there was no permit to replace the building on the site. The Decision of Community Council can be found at the following link:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.SC14.9>

Subsequently at its meeting of November 1, 2024, Community Council reopened the previous decision on the residential demolition and approved the application to demolish the existing residential building at 676 Birchmount Road. The Decision of Community Council can be found at the following link:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.SC17.19>

THE SITE AND SURROUNDING LANDS

Description

The irregularly shaped subject site is located on the west side of Birchmount Road, north of St. Clair Avenue East (see Attachment 2 for the Location Map). It is approximately 7,962 square metres in size, with a frontage of approximately 57 metres along the west side of Birchmount Road. The lot depth is varied with an angular rear lot line creating depths ranging from approximately 165 metres on the south side down to 123 metres on the north side. The site was previously occupied by three detached residential dwellings, two of which are now demolished.

Surrounding Uses

North: Detached residential dwellings along the west side of Birchmount Road.

East: Across Birchmount Road, Pine Hills Cemetery and Funeral Centre, with a townhouse development to the north and south-east corner of Birchmount Road and Foxridge Drive.

South: Detached residential dwellings along the west side of Birchmount Road, with General Brock Public School to the west, adjacent to the subject lands.

West: Ontario Hydro transmission corridor with CN's former GECO rail spur and the Golden Mile Employment Area beyond.

THE APPLICATIONS

Description

The application proposes to amend the Official Plan and Zoning By-law to permit a 7-storey residential building containing 226 residential units, 18,300 square metres of gross floor area, 186 bicycle parking spaces and 2 levels of underground parking containing 192 vehicular parking spaces.

Density

The application proposes a floor space index of 2.3 times the area of the lot.

Residential Component

The application proposes a total of 226 residential dwelling units; 27 studio (12%), 120 one-bedroom (53%), 68 two-bedroom (30%), and 11 three-bedroom units (5%).

Access, Parking and Loading

The proposed vehicular access to the site is from Birchmount Road via a driveway at the south side of the site. One Type 'G' loading space is provided on site. The proposal includes two levels of underground parking with a total of 192 vehicle parking spaces, including 4 visitor parking spaces at grade. A total of 186 bicycle parking spaces will be provided, including 16 spaces at grade for visitors.

Additional Information

See Attachments 1, 2, 3 and 4 of this report for the Application Data Sheet, the Location Map, the existing Official Plan Land Use map, and the existing Zoning By-law map, respectively.

Reasons for Application

An Official Plan Amendment is required to change the land use designation of the Site from *Neighbourhoods* to *Apartment Neighbourhoods* in order to facilitate the proposed development. A Zoning By-law amendment is required to increase the permitted height and density, as well as to revise other development regulations as necessary to accommodate the proposed development.

APPLICATION BACKGROUND

The application was submitted on December 1, 2020 and deemed complete on March 5, 2021, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre <https://www.toronto.ca/city-government/planning-development/application-details/?id=4848336&pid=14442&title=672-676-BIRCHMOUNT-RD>

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 Official Plan and Zoning By-law amendments.

POLICY & REGULATION 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), and shall conform to provincial plans, including the Greenbelt Plan (2017), and others.

Official Plan

The subject site is designated *Neighbourhoods* and Birchmount Road is identified on Map 3 as a Major Street with a planned 30 metre right of way. Please see Attachment 3 for an excerpt from the Official Plan Land Use Map.

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

Expanding Housing Options in Neighbourhoods – Major Streets Study

Expanding Housing Options in Neighbourhoods (EHON) is a set of planning initiatives and strategies to introduce land use permissions and low rise “missing middle” buildings within *Neighbourhoods* in order to increase housing options in areas where land use permissions have limited intensification. The EHON Major Streets study examined opportunities to add permissions such as townhouses and small scale apartment buildings along the City’s major streets, as identified on Map 3 of the Official Plan.

In May 2024, City Council approved modifications to the *Neighbourhoods* policies contained within Chapter 4 of the Official Plan, and associated modifications to Zoning By-law 569-2013 in order to meet the intent of the City’s EHON initiative. These modifications were enacted as Official Plan Amendment (OPA) 727 and By-law 608-

2024. Amongst on the matters contemplated by these amendments, relevant issues to the subject application and its planned context include:

- Permitting residential buildings up to a maximum of 6 storeys and 60 units along Major Streets;
- Permissions to intensify in *Neighbourhoods* designated lands on Major Streets beyond the prevailing building type;
- Encouraging a diverse mix of housing types and sizes; and
- Adding development criteria policies to address built form of *Neighbourhoods* designated lands on Major Streets.

Both matters were appealed to the Ontario Lands Tribunal (OLT). However, a recent OLT order has brought most of OPA 727 into force as well as large components of By-law 608-2024. These now in-force policy and zoning instruments advance City Council's intent to provide for additional intensification along these corridors and should be considered as part of the planned context for the subject lands.

Zoning

The subject site is zoned Residential Semi-Detached Zone RS (f18.0; a613) (x49) under Zoning By-law 569-2013, as amended. Since the original submission in 2021, Zoning By-law Amendment (ZBA) 608-2024 - the EHON Major Streets initiative was passed by City Council and significant portions of it are now in force.

The RS Zone generally permits low-rise residential uses including detached houses and multiplexes as well as townhouses and apartment buildings if they are abutting a major street, per By-law 608-2024. For an apartment building, the zoning on the site would permit a maximum height of 19.0 metres once this is Ordered into force by the OLT. See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

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

- Mid-Rise Building Performance Standards
- Growing Up Guidelines for Children in Vertical Communities
- Design Guidelines for Privately Owned Publicly-Accessible Spaces (POPS)
- Pet Friendly Design Guidelines for High Density Communities
- Toronto Accessibility Design Guidelines.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan/guidelines/design-guidelines/>

Toronto Green Standard

For the subject application, Tier 1 of Toronto Green Standard (TGS) Version 4 is required. 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.

PUBLIC ENGAGEMENT

Community Consultation

City Planning staff hosted a virtual community consultation meeting on June 10, 2021 and was attended by the previous Ward Councillor, Community Planning Staff, the applicant, the owner and project architect. No members of the public were in attendance despite notice for the community consultation meeting being sent to landowners and residents within 300 metres of the application site.

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 Scarborough Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning 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 has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, planning studies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use

The application proposes to redesignate the subject lands from *Neighbourhoods* to *Apartment Neighbourhoods*. This designation can be considered appropriate for this location given the site context. The proposed uses comply with the policies of the Official Plan for development in *Apartment Neighbourhoods* which is an appropriate designation to be implemented through provisions of the proposed Residential Apartment Zoning. The redesignation provides for the 7 storey building which would be limited by the 6 storey height provisions of OPA 727.

The proposed development is situated on Birchmount Road which is a transit-supported Major Street that characterized by a variety of low-rise buildings on roughly uniform residential lots, with some deeper, irregular-shaped lots, such as the subject site, situated along the hydro corridor. Through setbacks and building placement, the proposal interfaces well with adjacent properties and uses including the school lands to the south, the hydro corridor/spur rail line to the west, and other deep and irregularly shaped residential lots to the north.

South of St. Clair Avenue East, lands on the west side of Birchmount Road are also designated *Apartment Neighbourhoods* and comprised of a number of existing midrise apartment buildings. Council's recent adoption of OPA 727 now provides for building heights of up to 6 storeys along Major Streets, allowing lands located along these corridors identified on Map 3 and designated *Neighbourhoods* to be assembled and intensified beyond the prevailing building type. This would allow adjacent *Neighbourhoods*-designated properties to be developed at a similar scale to the subject proposal as-of-right.

The proposed land use is appropriate subject to addressing the balance of the comments of this Report.

Unit Mix

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. The application proposes a total of 226 residential dwelling units; 27 studio (12%), 120 one-bedroom (53%), 68 two-bedroom (30%), and 11 three-bedroom (5%) units. City staff support the proposed unit mix.

While the proposal currently does not provide the minimum 10% three-bedroom objective of the Growing Up Guidelines, it provides over-provides two-bedroom units such that 35% of the total units provided are two- or three-bedroom units, exceeding the 25% minimum for those unit types in the Guidelines. Community Planning staff will continue to work with the applicant through the Site Plan Control process to increase the three- bedroom unit count.

Density, Height, Massing

This application has been reviewed against the Official Plan policies and planning studies and/or design guidelines described in the Policy and Regulation Considerations Section of the Report.

This application proposes approximately 18,300 square metres of gross floor area resulting in a floor space index of 2.3 times the area of the lot. Staff consider this level of development acceptable, as it is deployed in a contextually appropriate manner that fits in within the existing and planned context.

The 7-storey residential building proposes a height of 24 metres including the mechanical penthouse and is considered a mid-rise building by the City of Toronto's Official Plan. The proposed height is less than the Birchmount Road right-of-way, which has a planned width in front of the subject site of 30 metres.

The proposed development includes a front yard setback of 23.5 metres which is setback significantly further than the adjacent properties to the north and south. This both provides a generous landscape space along Birchmount Road while siting the building in a way that limits the proposal's shadow impact.

Development Review and City Planning staff have reviewed this application against the applicable Official Plan Policies with respect to built form and massing and the overall intent of the Mid-Rise Building Performance Standards. It is the opinion of staff that these standards have been met and the proposal is acceptable.

Public Realm

City Planning staff have reviewed the application in the context of the applicable public realm policies of the Official Plan as well as the relevant design guidelines that apply to this site. Staff are satisfied that the proposal conforms with the Official Plan.

The Official Plan requires that new development enhance the existing streetscape by massing new development to define edges of streets with good proportion with attention given to the streetscape to ensure that these areas are attractive, comfortable and functional for pedestrians. This can be achieved through landscaping and setbacks that create attractive transitions from the public to private realms.

The proposed development improves the on-site landscaping and the adjacent public realm. The proposal incorporates landscaping and/or a landscape buffer area along all lot-lines and provide the potential for interconnectivity within and beyond the Site. Consistent with Policy 3.1.1.13 of the Official Plan, the relationship of the building to the public realm is an improvement over the existing condition and appropriate given the scale of the proposed development.

Further detailed design of the public realm will be secured during the Site Plan Control process.

Tree Preservation

Toronto's urban forest plays an important role in making Toronto a clean and beautiful city. Trees significantly enhance all new development projects, enhancing both the quality and value of our environment. City Council has adopted the objective of increasing the existing 28 percent tree canopy coverage to 40 percent.

The Official Plan includes specific policies related to tree preservation and tree planting. Section 3.1.1.16 of the Official Plan states that "the preservation, long-term growth and increase in the amount of healthy trees will be a priority for all development. Development proposals will demonstrate how the protection, provision and maintenance of trees and their growing spaces above and below ground will be achieved".

The proposed built form, building setbacks and site organization for the future development create soft landscape areas along north and south property lines and, therefore, create opportunities for retention of the existing mature deciduous trees in these locations.

Preservation of protected healthy trees along the north and south property boundaries are prioritized in these locations to implement applicable Official Plan policies and strategic objectives of the Council. Specifically, retention of the healthy Birch tree at 44 cm DBH (#1003), the Horse Chestnut tree at 48 cm DBH (#1007), the Basswood tree at

54 cm DBH (#1008) and the Silver Maple at 75 cm DBH (#1010) will be secured through the Site Plan Application review process.

Sun/Shadow Impact

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy Considerations section of this report. Sun/shadow and wind impacts are reviewed to ensure access to adequate sunlight and suitable wind conditions. Sun/shadow and wind are impacted by the size, location, and shape of building floor plates, building height, and building setbacks.

A sun/shadow study prepared by KFA architects + planners inc. demonstrates the shadow impact of the proposed development, as well as incremental shadow impacts above an as-of-right building form. Staff have determined that the development results in very minor shadow impacts on adjacent streets and properties given its height and setback from Birchmount Road. Impacts on Birchmount Road are particularly limited and the cemetery lands to the east of the subject site are not in shadow from the proposed development until later in the day in the Spring/Fall shadow review.

Servicing

Development Engineering staff have reviewed the submitted materials and have accepted the analysis in support of the application which demonstrates there is available capacity in the servicing infrastructure to accommodate the proposal.

Road Widening

In order to satisfy the Official Plan requirement of a 30-metre right-of-way for this segment of Birchmount Road, a 4.94 metre road widening along the Birchmount Road frontage of the subject site is required and is proposed to be conveyed to the City. The required road widening will be secured as part of the site plan approval process.

Traffic, Vehicular Access, Parking and Loading

A Transportation Impact Study (TIS) was prepared Arcadis in support of the proposal. The TIS concludes that the proposed development can adequately be accommodated by the existing transportation network with negligible traffic impact to the adjacent public roadways. Staff have reviewed the transportation impact study addendum that was submitted and continue to have no objections to the findings that the proposed traffic impact will have minimal impacts on area intersections and can acceptably be accommodated on the adjacent road networks.

A circulation analysis confirmed that there are all proposed parking spaces are functional and that garbage truck can access a loading space without obstructions. The proposed vehicular access to the site is from Birchmount Road via a driveway at the south side of the site. One Type 'G' loading space is provided on site.

The proposal includes two levels of underground parking with a total of 192 vehicle parking spaces, including 4 visitor parking spaces at grade. A total of 186 bicycle parking spaces will be provided, including 16 spaces at grade for visitors.

Transportation Review staff have reviewed the Transportation Impact Study Report and accepted the methodology and conclusions of the submitted report related to vehicular traffic and the proposed parking supply. The general provisions of Zoning By-law 569-2013, as amended, have been applied with respect to the supply of loading spaces and bicycle parking spaces. Additional comments will be provided through the Site Plan Control process.

Parkland

In accordance with Section 42 of the *Planning Act*, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Archaeological Assessment

A Stage 1-2 Archaeological Assessment prepared by Lincoln Environmental Consulting Corp. found that three residential structures with associated paved driveway exist within the study area (roughly 25% of the study area), and these areas were deemed to not retain archaeological potential. The Stage 2 assessment did not result in the identification of any archaeological resources. City staff are satisfied with the findings of the report.

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.

The applicant is required to meet Tier 1 of the TGS (Version 4). The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Performance measures for the Tier 1 development features will be secured through the Site Plan Approvals Process.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

A Community Services and Facilities Study, dated November 2020 was submitted

as a complete application submission requirement. The study concluded the area is well served by all community services and facilities. The proposed development is in close proximity to a number of libraries, community and recreation centres, parks and trails, schools, and human and social services. The subject site is also highly accessible with a range of transportation modes available within walking distance including TTC bus transit links to Warden Subway, and Kennedy Subway/GO station. City staff are satisfied with the findings of the report.

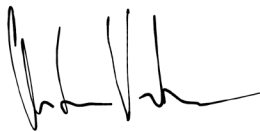
Conclusion

The proposal has been reviewed against the policies of the PPS (2024), the Official Plan and applicable City guidelines intended to implement Official Plan policies. Staff are of the opinion that the proposal is consistent with the PPS (2024) and is in keeping with the intent of the Official Plan, particularly as it relates to a built form which provides an appropriate relationship to the surrounding public realm and a suitable transition to adjacent *Neighbourhoods*. Staff recommend that Council support approval of the application.

CONTACT

Tommy Karapalevski, Planner, Community Planning, Scarborough District, Tel. No. 416-392-4336, E-mail: Tommy.Karapalevski@toronto.ca

SIGNATURE



Christian Ventresca, MScPI, MCIP, RPP
Director, Community Planning
Scarborough District

ATTACHMENTS

City of Toronto Information/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: East Elevation

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 672 BIRCHMOUNT RD Date Received: December 1, 2020
Application Number: 20 224482 ESC 20 OZ
Application Type: OPA / Rezoning, Rezoning
Project Description: Official Plan and Zoning By-law amendment application to permit the development of a 7-storey residential building comprised of 226 residential units and 2 levels of underground parking.

Applicant	Agent	Architect	Owner
BIRCHMOUNT BIRCH PROPERTIES			BIRCHMOUNT BIRCH PROPERTIES INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	T & RS (f18.0; a613) (x49)	Heritage Designation:
Height Limit (m):	9	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m):	7,962	Frontage (m):	57	Depth (m):	123
-------------------	-------	---------------	----	------------	-----

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	624		2,620	2,620
Residential GFA (sq m):	836		18,339	18,339
Non-Residential GFA (sq m):				
Total GFA (sq m):	836		18,339	18,339
Height - Storeys:	2		7	7
Height - Metres:			24	24

Lot Coverage Ratio (%)	32.91	Floor Space Index:	2.3
------------------------	-------	--------------------	-----

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	18,289	50

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	3			
Freehold:				
Condominium:			226	226
Other:				
Total Units:	3		226	226

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		27	120	68	11
Total Units:		27	120	68	11

Parking and Loading

Parking Spaces:	192	Bicycle Parking Spaces:	186	Loading Docks:	1
--------------------	-----	-------------------------	-----	----------------	---

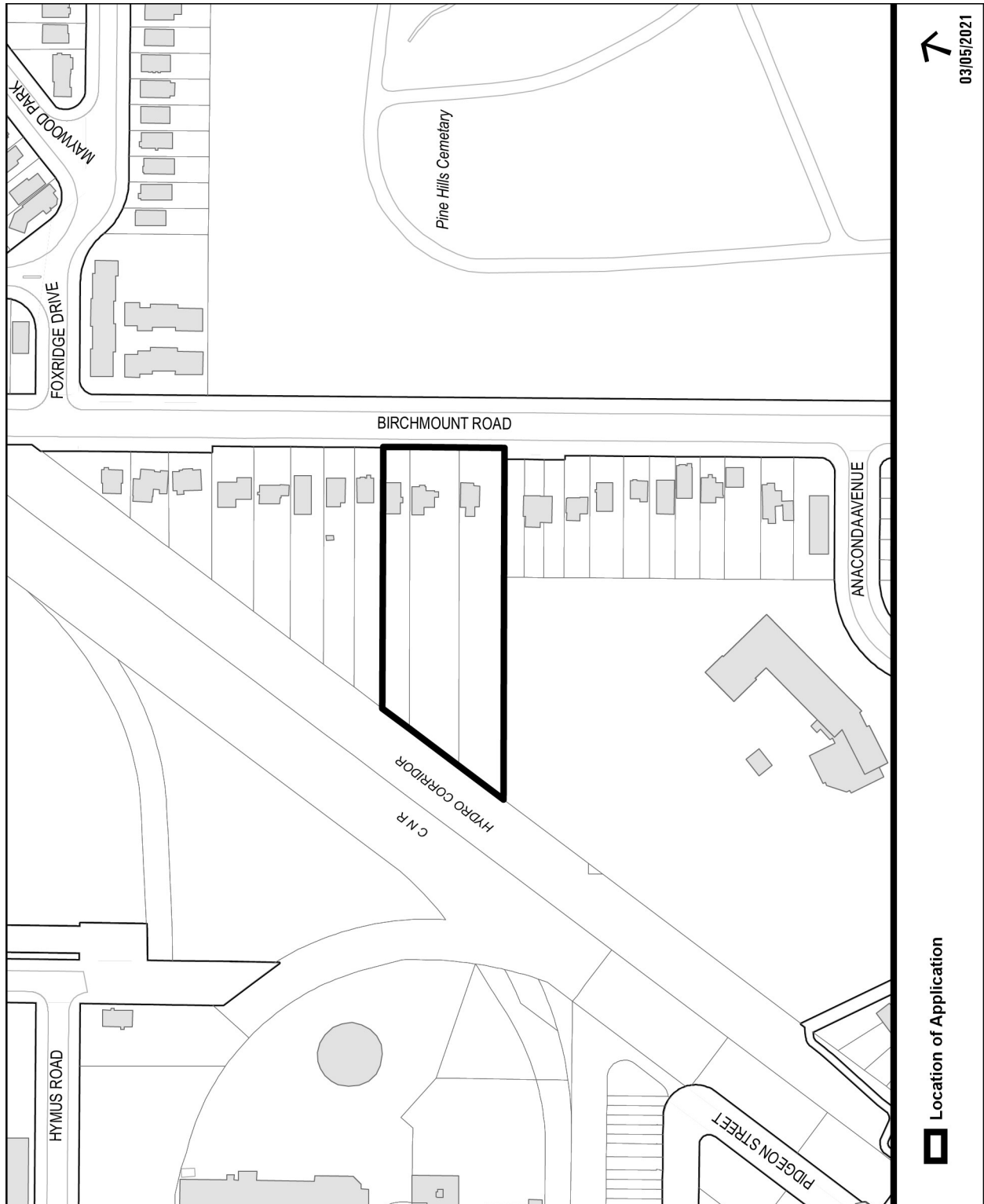
CONTACT:

Tommy Karapalevski, Planner, Community Planning

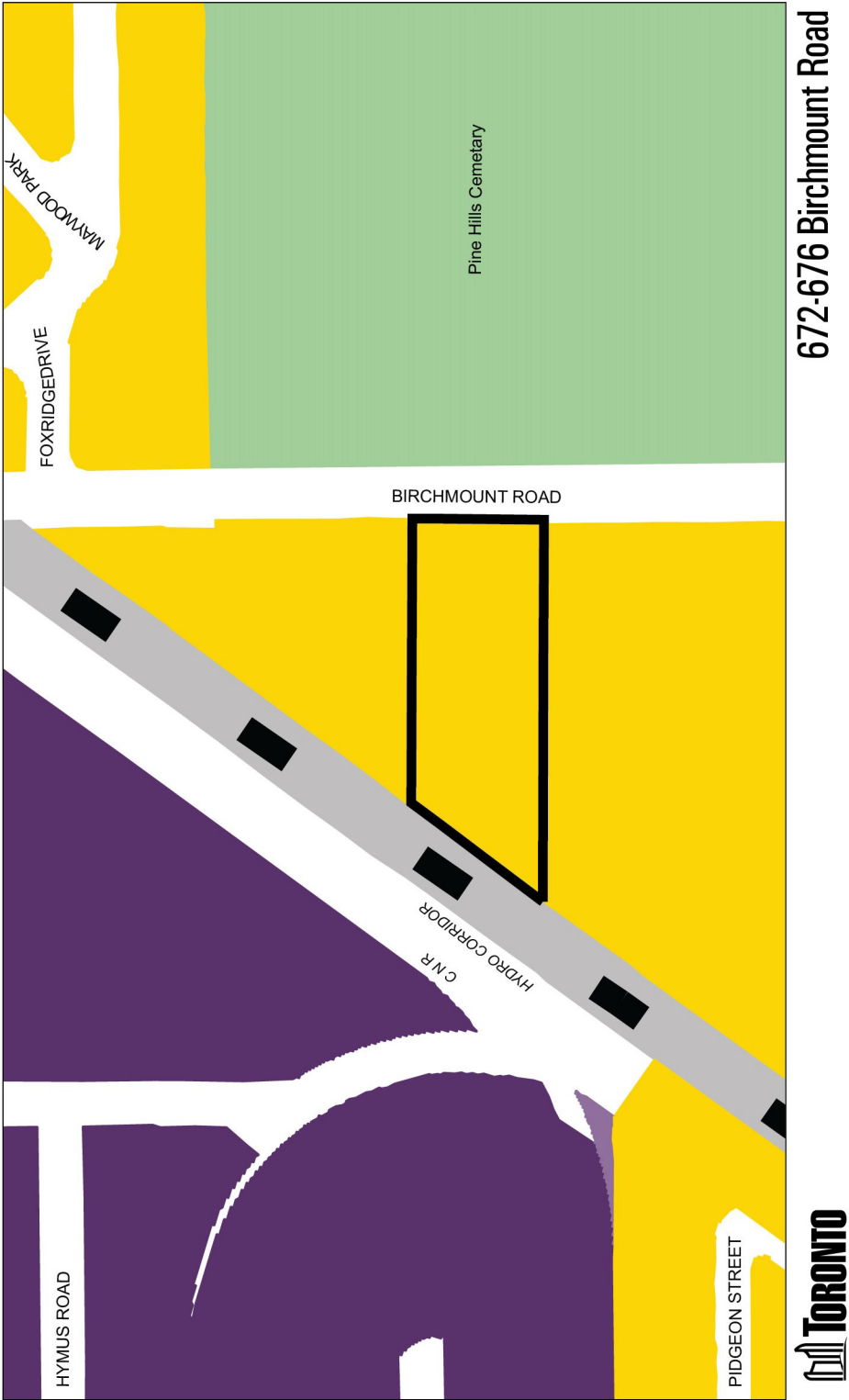
416-392-4336

Tommy.Karapalevski@toronto.ca

Attachment 2: Location Map

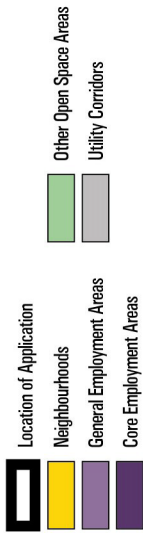


Attachment 3: Official Plan Land Use Map



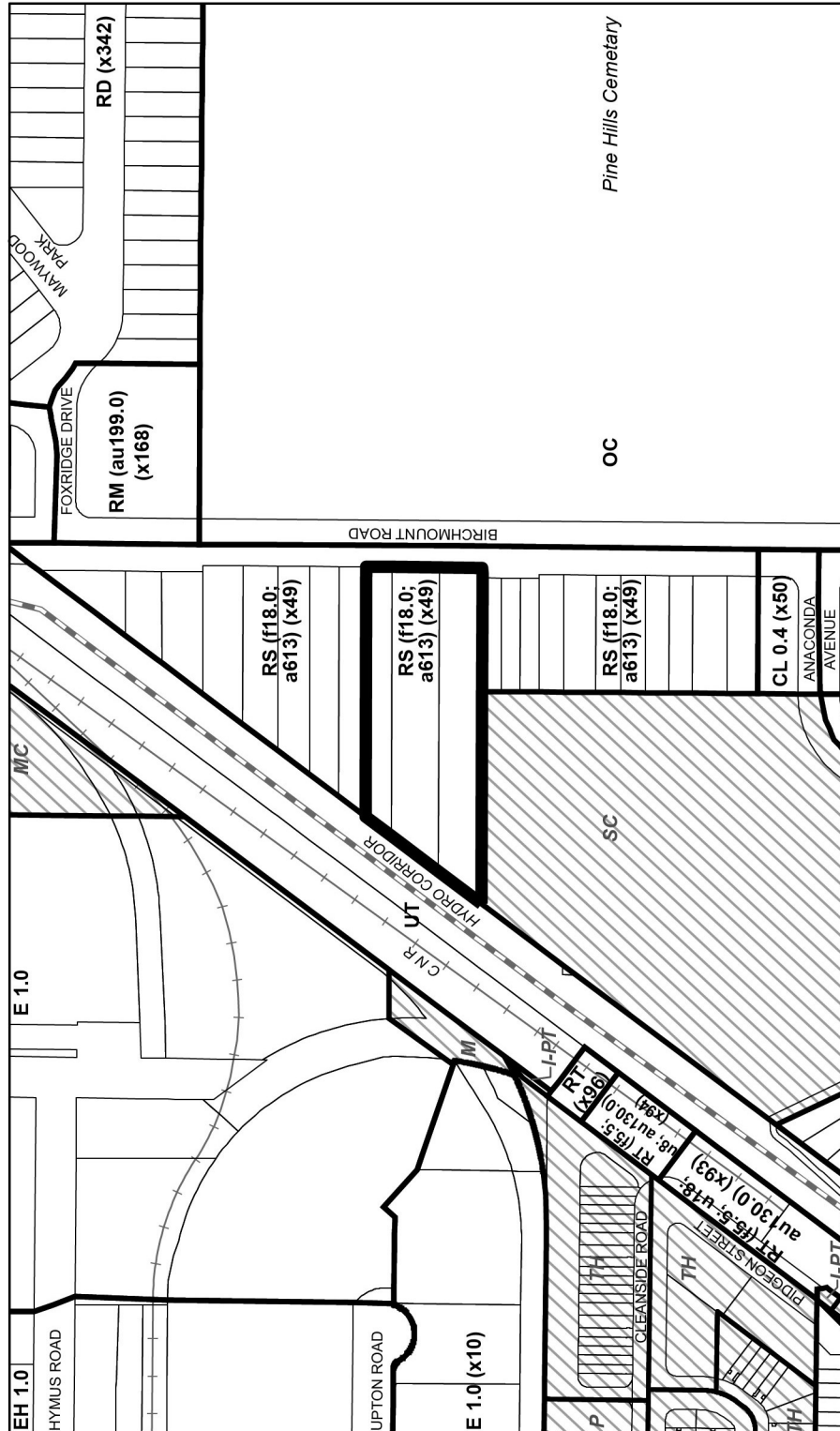
Official Plan Land Use Map 20

File # 20 224482 ESC 20 0Z and 20 224484 ESC 20 SA



↑
Not to Scale
03/08/2021

Attachment 4: Existing Zoning By-law Map



672-676 Birchmount Road

Zoning By-law 569-2013

File # 20 224482 ESC 20 0Z and 20 224484 ESC 20 SA



- RD Residential Detached
- RS Residential Semi-Detached
- RT Residential Townhouse
- RM Residential Multiple
- CL Commercial Local
- E Employment Industrial
- EH Employment Heavy Industrial
- OC Open Space Cemetery
- UT Utility and Transportation



- TH Townhouse Residential
- I-PT Institutional Uses-Public Transit
- SC School
- P Park
- SD Semi-Detached Residential

See Former City of Scarborough Birchmount Park Community By-law No.9174,
Warden Woods Community By-law No.950-2005 and Employment District By-law No.24982 (Golden Mile)

- M Industrial Zone
- MC Industrial Commercial Zone



Not to Scale
Extracted: 03/05/2021

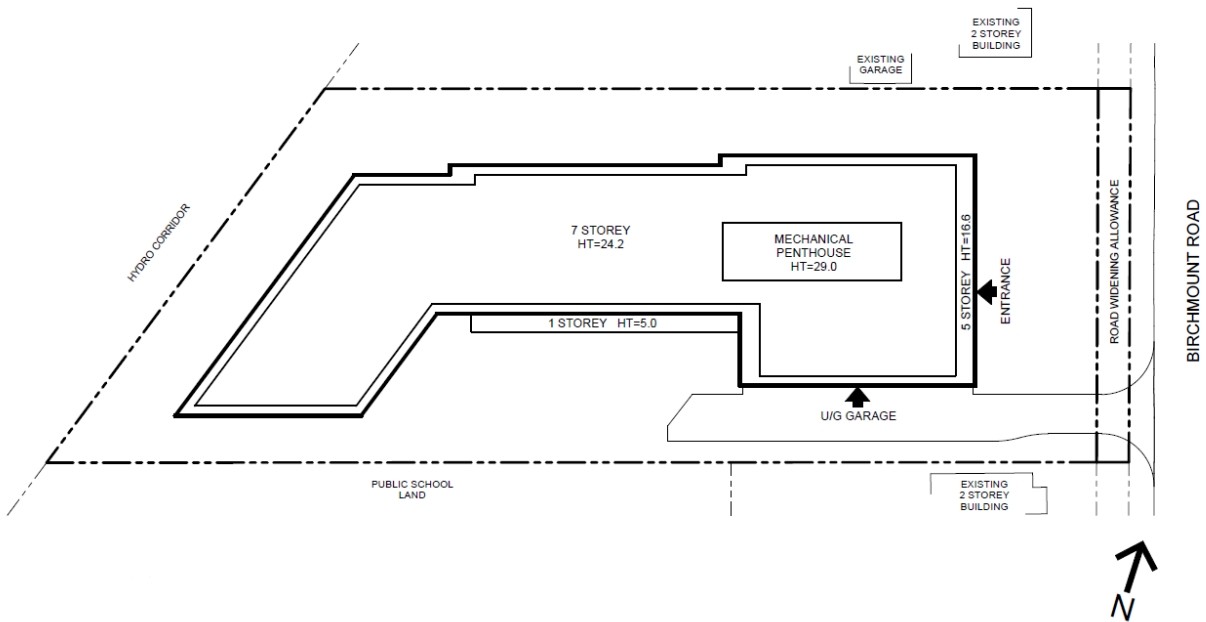
Attachment 5: Draft Official Plan Amendment

(Attached separately as a PDF)

Attachment 6: Draft Zoning By-law Amendment

(Attached separately as a PDF)

Attachment 7: Site Plan



Attachment 8: East Elevation

