

2273, 2277 and 2279 Bloor Street West – Zoning By-law Amendment – Approval

Date: June 19, 2026

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 4 - Parkdale-High Park

Planning Application Number: 25 269621 STE 04 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Zoning By-law to permit a 15 storey mixed-use building (including the mechanical penthouse and amenity space at the uppermost storey) at 2273, 2277 and 2279 Bloor Street West. The proposed building includes 60 residential units and retail at grade. The total gross floor area of the proposed building is 5,545 square metres of which 116 square metres is for retail use. The proposed development includes a 0.4 metre right-of-way widening along the Bloor Street West frontage.

The proposed Zoning By-law Amendment application is consistent with the Provincial Planning Statement (2024), conforms to the City's Official Plan, and represents appropriate intensification that is compatible with the existing and planned context within a Protected Major Transit Station Area (PMTSA).

RECOMMENDATIONS

The Director, Community Planning, Toronto and East York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 2273, 2275 and 2279 Bloor Street West substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council require the owner to provide a Tenant Assistance Plan for tenants of the existing rental dwelling units proposed to be demolished to the satisfaction of the Chief Planner and Executive Director, City Planning.
4. City Council direct that prior to the removal of the proposed holding provisions in the proposed By-law, the applicant be required to enter into a legal agreement and register

a Section 118 restriction on title to ensure assumption of the agreement by subsequent owners to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, securing the implementation of the Tenant Assistance Plan required by Recommendation 3 above.

5. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 2271, 2273 and 2279 Bloor Street West from Permit Parking.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

On April 17, 2015, the Ontario Municipal Board issued an order (PL140435) allowing an appeal in part for a proposed development of a 7 storey mixed-use building and a detached dwelling with 4 residential units at 2265-2279 Bloor Street West and 116 and 240 Durie Street. The Board withheld the final order until several conditions would be satisfied. The City of Toronto application (No.:13 271048 WET 13 OZ) later became inactive and was closed with the Ontario Municipal Board conditions not being fulfilled and zoning not being enacted.

On December 16 and 17, 2025, City Council adopted the Bloor West Village Urban Design Guidelines, developed through the Bloor West Village Avenue Study to inform new development in the study area. The guidelines support intensification along a subway line, a generous and comfortable public realm, and celebrating the natural and cultural heritage of the area. The City Council decision can be found here: [Agenda Item History - 2025.TE27.29](#)

THE SITE AND SURROUNDING LANDS

Description

The site is located on the south side of Bloor Street West, just west of Durie Street. The site is generally rectangular in shape with a total site area of 602 square metres. The site has a frontage of 18.5 metres along Bloor Street West and a depth of between 31 to 35 metres. The property at 2273 Bloor Street West is currently occupied by a three storey mixed-use building, while the properties at 2277 Bloor Street West and 2279 Bloor Street West are occupied by single storey commercial buildings. See Attachment 2 for the Location Map.

Surrounding Uses

North: Two to three storey mixed-use buildings with commercial space at grade.

South: Residential neighbourhoods.

East: Directly beside the proposal is a three storey building which currently contains a daycare. Continuing east, there is a three storey mixed-use building at the corner of Bloor Street West and Durie Street.

West: One and two storey commercial and mixed-use buildings with retail uses at grade and residential units above some buildings.

THE APPLICATION

Description

The proposal is for a 15 storey mixed-use building (49.3 metres in height) including the mechanical penthouse and amenity space on the uppermost storey. The proposed building contains 60 residential units and 116 square metres of non-residential space with an overall gross floor area of 5,545 square metres. The proposal includes retail at grade.

Density

The proposal has a density of 9.2 times the area of the lot.

Residential Component

The proposal includes 60 dwelling units, 31 one-bedroom (52%), 18 two-bedroom (30%), and 11 three-bedroom units (18%).

Non-Residential Component

The proposal includes 116 square metres of retail space at grade.

Access, Parking and Loading

The proposal provides no vehicular parking spaces and no loading spaces. Primary pedestrian access to the building's lobby and retail units is from Bloor Street West. The proposal includes a total of 66 bike parking spaces located in the basement level and in the outdoor amenity area at the rear of the building at grade.

A 0.4 metre right-of-way widening is provided along the Bloor Street West frontage.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. Detailed project information

including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/2279BloorStW.

Reasons for Application

A zoning by-law amendment is required to vary the performance standards of the Zoning By-law to permit the proposed height, density, setbacks, setbacks and other applicable standards.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on June 18, 2024. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on December 24, 2025 and deemed complete on January 8, 2026, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre www.toronto.ca/2279BloorStW.

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate the Zoning By-law amendment.

POLICY AND 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.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as being located on an Avenue and designates the site as Mixed Use Areas on Map 14. See Attachment 3 of this report for the Land Use Map. Mixed Use Areas are intended to accommodate anticipated increases in retail, office, service employment, and much of the new housing in Toronto. 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.

Protected Major Transit Station Area

The site is within a delineated Protected Major Transit Station Area. It is within 200 to 500 metres of the centre point of the delineated Runnymede Protected Major Transit Station Area associated with SASP 651 in Chapter 8 of the Official Plan. Map 2 of SASP 651 identifies this site as having a minimum floor space index (FSI) of 2.0.

The area is planned for a minimum population and employment target of 200 residents and jobs combined per hectare. The planned targets for population and jobs per hectare were established using a Council-approved development framework, taking into account in-effect Official Plan land use designations, as-of-right zoning by-law permissions, density permissions included in Secondary Plans, and approved developments that have not yet been built. Minimum population and employment targets are intended to apply across the entire delineated area for each PMTSA. Population and employment targets are intended to be achieved through the build out of the area over time.

Chapter 8 states that lands designated Mixed Use Areas within 200 to 500 metres of an existing or planned transit station will have City-initiated zoning that permits an FSI of 6 or more. The permitted FSI is not a minimum requirement. Appropriate density for the site will be determined in the context of the site and by reading the Official Plan as a whole.

City Planning is undertaking required zoning updates for PMTSAs and MTSA's and a report with recommendations will be brought to the Planning and Housing Committee when the work is finalized.

Bloor West Village Urban Design Guidelines

The Bloor West Village Urban Design Guidelines are intended to maintain the area's walkable and lively main street character while integrating new developments into the area. The proposed development is located within the Village Main Street Character Area, which is characterized by its historic context, "village" identity, and strong retail and commercial presence. New development is encouraged to provide fine-grained retail that reflects the area's main street character with storefront widths consistent with the prevailing retail pattern, and ground floors that are compatible with the existing buildings. To re-enforce the village character and maintain its attractive character, new development is encouraged to provide at least five hours of sunlight on the north sidewalk of Bloor Street West at the equinoxes.

Zoning

The site is zoned CR 2.5 (c2.0; r2.0) SS2 (x1978) under Zoning By-law 569-2013. 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 Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;

- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- Retail Design Manual; and
- Bloor West Village Urban Design Guidelines.

Toronto Green Standard

The Toronto Green Standard is a set of performance measures for green development. In place since 2010, the Toronto Green Standard has contributed to building resilient communities and advanced matters related to public health, safety, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges. Information on the Toronto Green Standard may be found at <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

PUBLIC ENGAGEMENT

Community Consultation

On March 11, 2026 an in-person community consultation meeting was held by City staff at the Swansea Town Hall located at 95 Lavinia Avenue. Approximately 130 members of the public attended, as well as the Ward Councillor and the applicant team. City staff and the applicants' team gave presentations and answered questions together with the Ward Councillor. The following comments were raised by the participants of the community consultation meeting, through written comments and phone calls received:

- Concerns that the proposed building does not fit within the existing character of the area;
- Concerns around the proposed height, massing and density including questions and concerns around the proposed buildings design;
- Concerns around sunlight on Bloor Street West, specifically on the north sidewalk;
- Concerns around the affordability of the proposed units;
- Concerns that the proposed development will set a precedent for future developments in the area;
- Concerns regarding construction, including how adjacent uses and buildings will be protected;
- Questions and concerns around the availability of local services such as community spaces and schools;
- Concerns related to bird migration and potential impacts on chimney swifts;
- Questions and concerns around the adjacency to potential heritage buildings in the area;
- Questions and concerns around the servicing of the building including garbage pickup; and
- Concerns over the lack of parking.

The issues raised through the community consultation process have been considered through the review of the application and commented on 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 Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement (PPS) 2024 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).

Density, Height, Massing

The proposed 15 storey mixed-use building has been designed to fit within the planned context of Bloor Street West and to respond appropriately to the Bloor West Village Urban Design Guidelines. The proposed development is designed with a 2 storey streetwall height along Bloor Street West that appropriately frames the street with good proportion and supports the existing low-scale main street character on Bloor Street West within the Village Main Street Character Area context.

The original application submitted to the City proposed a single stepback above the streetwall (at a height of 7.6 metres) of 2.5 metres in depth. In the revised submission, the proposed development now proposes an additional stepback of 3.0 metres at floor 11 (at a height of 32.4 metres). The proposed stepback above the streetwall along with the additional stepback at floor 11 help maintain a pedestrian friendly scale along Bloor Street West and mitigate the impacts of the proposed height of the building.

At the rear of the site, the base of the building is setback 7.5 metres from the south property line. Above the 6th storey (20 metres in height), the proposed building steps back an additional 2.5 metres. The combined rear setback and stepback above the 6th storey is consistent with the Mid-Rise Building Design Guidelines' recommendations for transitioning in building scale to Neighbourhoods.

The original submission proposed a building height of 16 storeys, including an additional storey for the mechanical penthouse and amenity space. As defined by the Zoning By-law 569-2013, the original application represented a 17 storey proposal. In the revised submission, the proposed building height has been reduced by two storeys. The revised proposal is now for a 15 storey mixed-use building including the proposed mechanical penthouse and amenity space at the top storey. The uppermost levels setback by approximately 4.7 metres above the 14th storey at the south side. The building provides no side yard setbacks, which is acceptable given the narrow frontage of the site.

The proposed development represents a mid-scale built-form that is located within walking distance of Runnymede Subway Station. The site is also located on an Avenue where the Official Plan supports development at a mid-rise height and scale with the potential for additional height in areas located within 500 to 800 metres of an existing or planned subway station.

The proposed Floor Space Index exceeds the minimum density requirements of the Runnymede Protected Major Transit Station Area associated with SASP 651 in Chapter 8 of the Official Plan.

Public Realm

At grade, the proposed development provides a 5.2 metre building face to curb distance, which is consistent with the Bloor West Village Urban Design Guidelines. This setback supports a generous, pedestrian friendly public realm and maintains the sense of place that defines the Bloor West Village. Two existing street trees are present on the Bloor Street West frontage which are proposed to be preserved.

Shadow Impact

A Sun/Shadow Study was submitted in support of the application. Staff have reviewed the study and determined that the shadow impacts from the proposed development are acceptable. Any net new shadows are limited in extent and move quickly.

Housing

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. This proposal would result in a rental building with a unit mix that meets the Growing Up Guidelines.

Rental Housing Demolition and Replacement

The proposed development includes the demolition of five occupied rental dwelling units. Official Plan policy 3.2.1.12 requires a Tenant Assistance Plan be provided to lessen hardship for existing tenants. The accepted tenant assistance plan includes extended notice to move out, rent gap assistance, moving allowances and the services of a leasing agent. Replacement of the rental units is not required as there are fewer than 6 existing rental units proposed to be demolished.

This report includes a recommendation that Council require the owner enter into an agreement and register a Section 118 restriction on title to ensure assumption of the agreement by subsequent owners, to secure the implementation of the required Tenant Assistance Plan, prior to the removal of the proposed holding provisions in the proposed Zoning By-law.

Amenity Space

The application proposes a total of 244 square metres of amenity space of which includes 121 square metres of outdoor amenity space and 123 square meters of indoor

amenity space. The proposed amenity space meets the requirements of Zoning By-law 569-2013.

Wind Impact

A Pedestrian Level Wind Study was submitted in support of the proposed development which assesses pedestrian wind conditions within and surrounding the site.

The study concludes that the safety criterion is generally met in all areas at and above grade and that wind comfort conditions on and around the site are expected to be appropriate for the intended use year-round. At the northwest corner of the site, uncomfortable wind conditions are expected in the winter however, this is expected on the roadway and not on the sidewalk with minimal influence on the pedestrian realm.

Servicing

Development Engineering staff have reviewed the submitted materials in support of the Zoning By-law Amendment application. Staff have concluded the Functional Servicing Report and the submitted Combined Sewer Downstream analysis has not confirmed that there is sufficient sanitary, watermain, and storm sewer capacity for the proposed development.

Staff recommend a holding provision be applied to the zoning by-law to ensure that the engineering reports have been revised to sufficiently address the concerns from Development Engineering staff. Should it be identified that upgrades or improvements to the existing municipal infrastructure, and/or new municipal services are required, those upgrades, improvements, and/or services be designed, financially secured and constructed by appropriate development agreements and be operational prior to the removal of the holding provision.

Right-of-Way Widening

In order to satisfy the Official Plan requirement of a 27 metre right-of-way for this segment of Bloor Street West a 0.4 metre road right-of-way widening dedication along the Bloor Street West frontage of the site is required and is proposed to be conveyed to the City.

Traffic Impact

A Transportation Impact Study (TIS) has been submitted in support of the Zoning By-law Amendment application. Based on the report, the area intersections are expected to operate with acceptable levels of service. The consultant also concludes that the projected traffic from the proposed development will have minimal impacts on the area intersections and can therefore be acceptably accommodated on the adjacent road network.

Transportation Review has reviewed the conclusions of the TIS reports and accepted the conclusions.

Access, Vehicular and Bicycle Parking and Loading

Pedestrian access to the building is provided from Bloor Street West. The Planning Act prohibits minimum parking requirements in Protected Major Transit Station Areas. The development proposes no vehicular parking spaces and 66 bicycle parking spaces located in the basement level and in the outdoor amenity area at the rear of the building at grade. 54 of the bicycle parking spaces are proposed for long-term use, including 2 oversized bicycle parking spaces. There are 12 short-term bicycle parking spaces proposed at the rear of the building.

A Type G loading space is not being provided. Due to the scale of the proposal and the small and constrained site, Transportation Review has deemed this to be acceptable.

Solid Waste

Solid Waste Management staff have reviewed the proposal and confirm that the development is ineligible for the City's multi-residential curbside collection service. Solid Waste Management staff also noted that the subject site is not providing a Type G loading space to service the proposed building. In lieu of no loading space being provided and the proposed building being ineligible for the City's multi-residential curbside collection service, Solid Waste staff have indicated that the proposed building will have to be serviced by private waste collection with the approval of the General Manager in accordance with Toronto Municipal Code Chapter 844. City staff will work with the applicant through the Site Plan process to ensure private waste pickup is done appropriately to limit conflicts, specifically in the public realm, and in accordance with Toronto Municipal Code Chapter 844.

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.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813, Article II (Street Trees By-law) and III (Private Tree By-law). An arborist report and tree protection plan was submitted that notes a total of seven trees within and in proximity of the site. The application proposes to remove one private tree to accommodate the construction of the building. Healthy private trees to be removed should be replaced at a ratio of 3:1 and as such, 3 large growing shade trees should be provided on site. The Landscape Plan does not propose the planting of any replacement trees and as such, Urban Forestry will require cash-in-lieu payment for the required replacement trees not being planted on the subject lands.

Holding Provision

This report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

- The owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing combined sewer system and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
- If the Functional Servicing and Stormwater Management Report noted above requires any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - The owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,
 - The required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report noted above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review.
- Enter into an agreement and register a Section 118 restriction on title to ensure assumption of the agreement by subsequent owners, to secure the implementation of the required Tenant Assistance Plan to the satisfaction of the City Solicitor and Chief Planner and Executive Director, City Planning.

The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

Conclusion

The proposal is consistent with Provincial Planning Statement (2024), The proposal conforms with the Official Plan, particularly as it relates to appropriate development in Mixed-Use Areas within the Runnymede Protected Major Transit Station Area. The proposed development responds to the Bloor West Village Urban Design Guidelines while providing an appropriate level of intensification along a subway line. The proposal

also provides a unit mix that meets the Growing Up Guidelines. Staff recommend that Council approve the Zoning By-law Amendment application.

CONTACT

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SIGNATURE



Carly Bowman, M.Sc.Pl., MCIP, RPP
Director, Community Planning
Toronto and East York 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 Zoning By-law Amendment
- Attachment 6: Site Plan
- Attachment 7: Elevations
- Attachment 8: 3D Massing Models

Attachment 1: Application Data Sheet

Municipal Address: 2273, 2277 and 2279 Bloor Street West
Date Received: December 24, 2025

Application Number: 25 269621 STE 04 OZ

Application Type: Rezoning

Project Description: Zoning By-law Amendment for a 15 storey mixed-use building and a total of 60 residential units with retail at grade.

Applicant	Agent	Architect	Owner
Bousfields Inc		Architects-Alliance	1028651 Ontario Ltd.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 651
Zoning:	CR 2.5 (c2.0; r2.0) SS2 (x1978)	Heritage Designation:	N
Height Limit (m):	14	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 602 Frontage (m): 19 Depth (m): 35

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	459		470	470
Residential GFA (sq m):	180		5,429	5,429
Non-Residential GFA (sq m):	1,987		116	116
Total GFA (sq m):	2,167		5,545	5,545
Height - Storeys:	3		16	16
Height - Metres:			51	51

Lot Coverage Ratio (%): 78 Floor Space Index: 9.21

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	5,429	
Retail GFA:	116	

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	5		60	60
Freehold:				
Condominium:				
Other:				
Total Units:	5		60	60

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			31	18	11
Total Units:			31	18	11

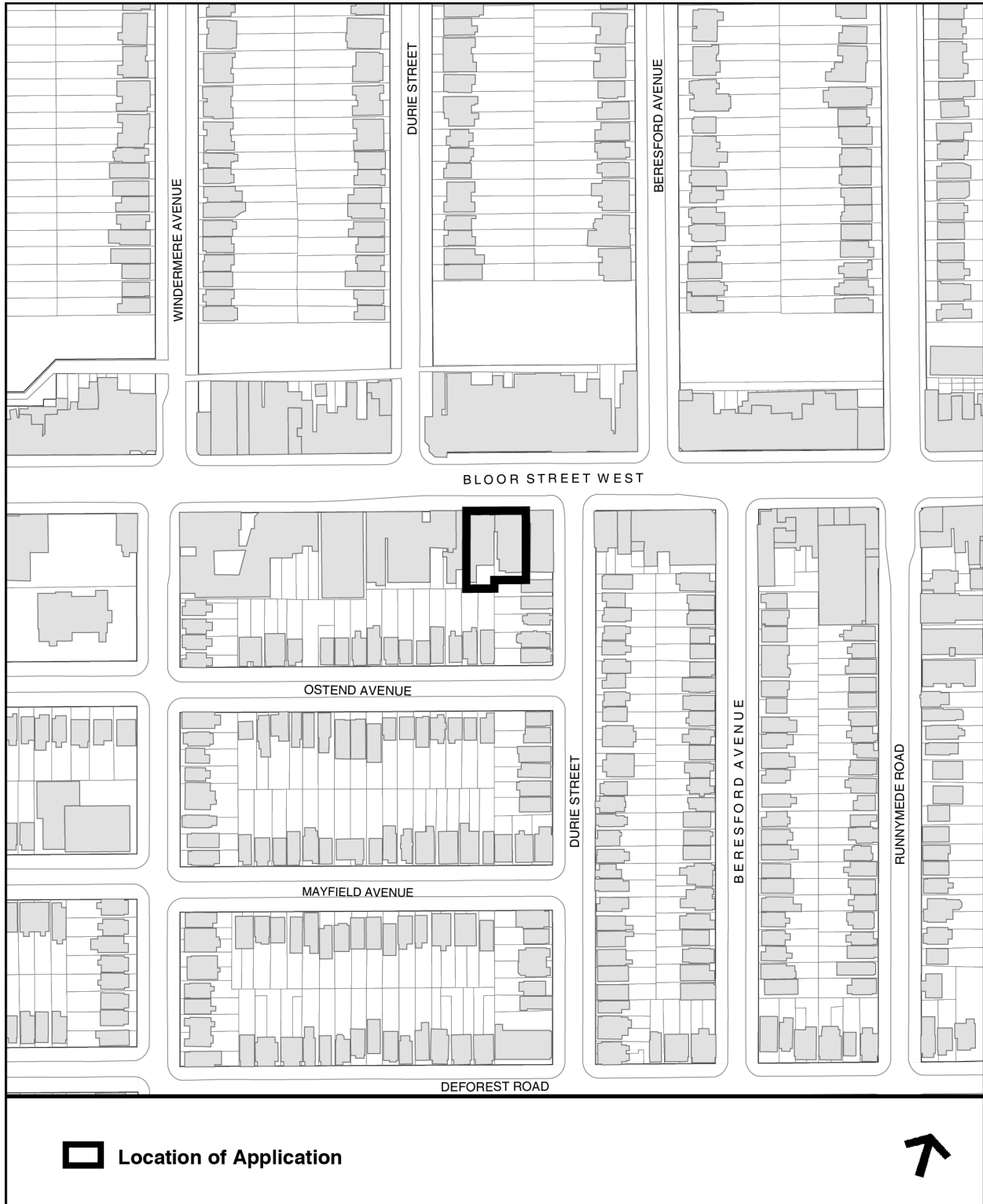
Parking and Loading

Parking Spaces: 0 Bicycle Parking Spaces: 66 Loading Docks: 0

CONTACT:

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map




2273, 2277, and 2279 Bloor Street West

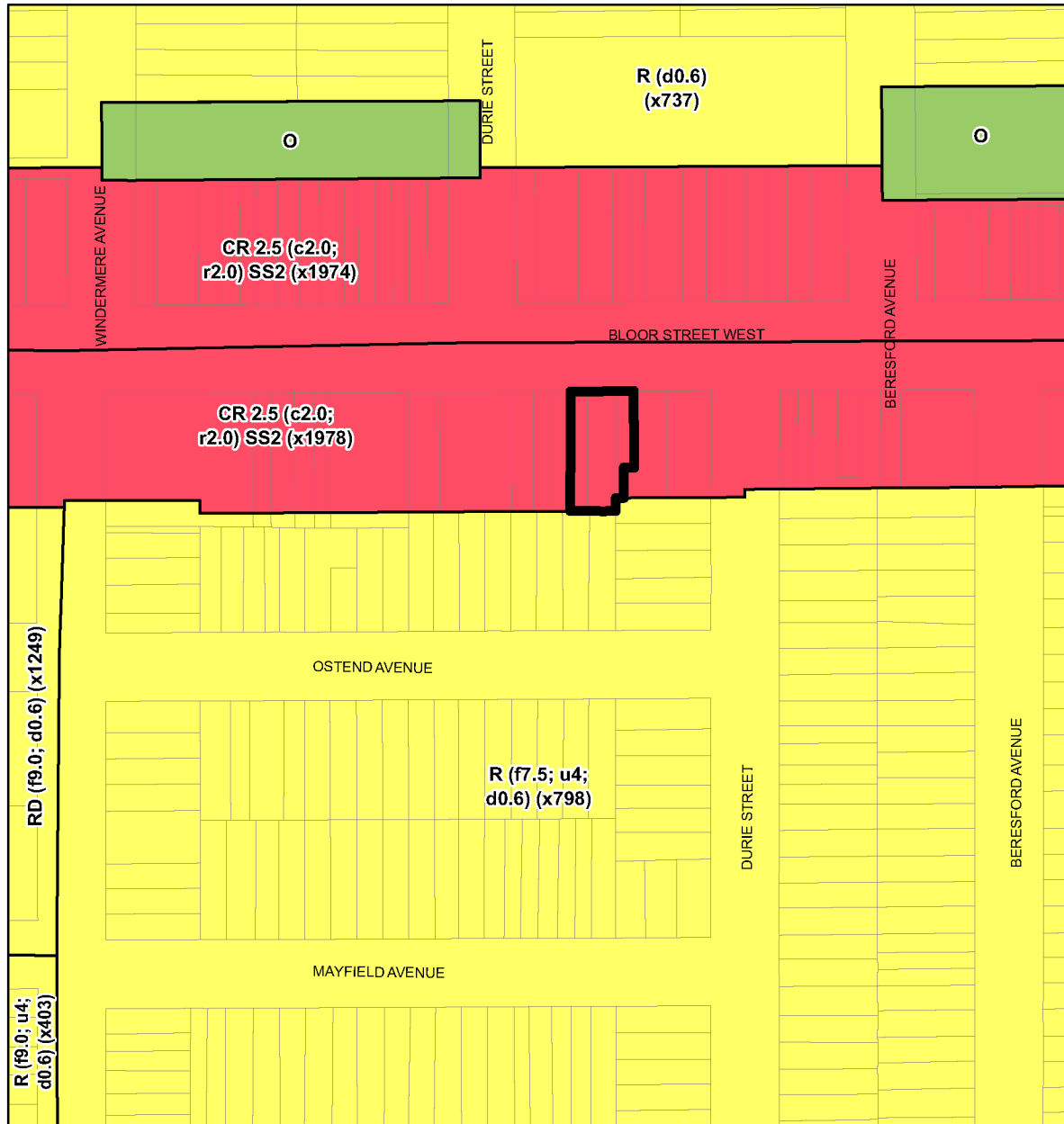
Official Plan Land Use Map #18

File # 25 269621 STE 04 OZ

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Parks


 Not to Scale
 Extracted: 5/13/2026

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

2273, 2277, and 2279 Bloor Street West

File # 25 269621 STE 04 OZ

-  Location of Application
-  R Residential
-  CR Commercial Residential
-  RD Residential Detached
-  O Open Space

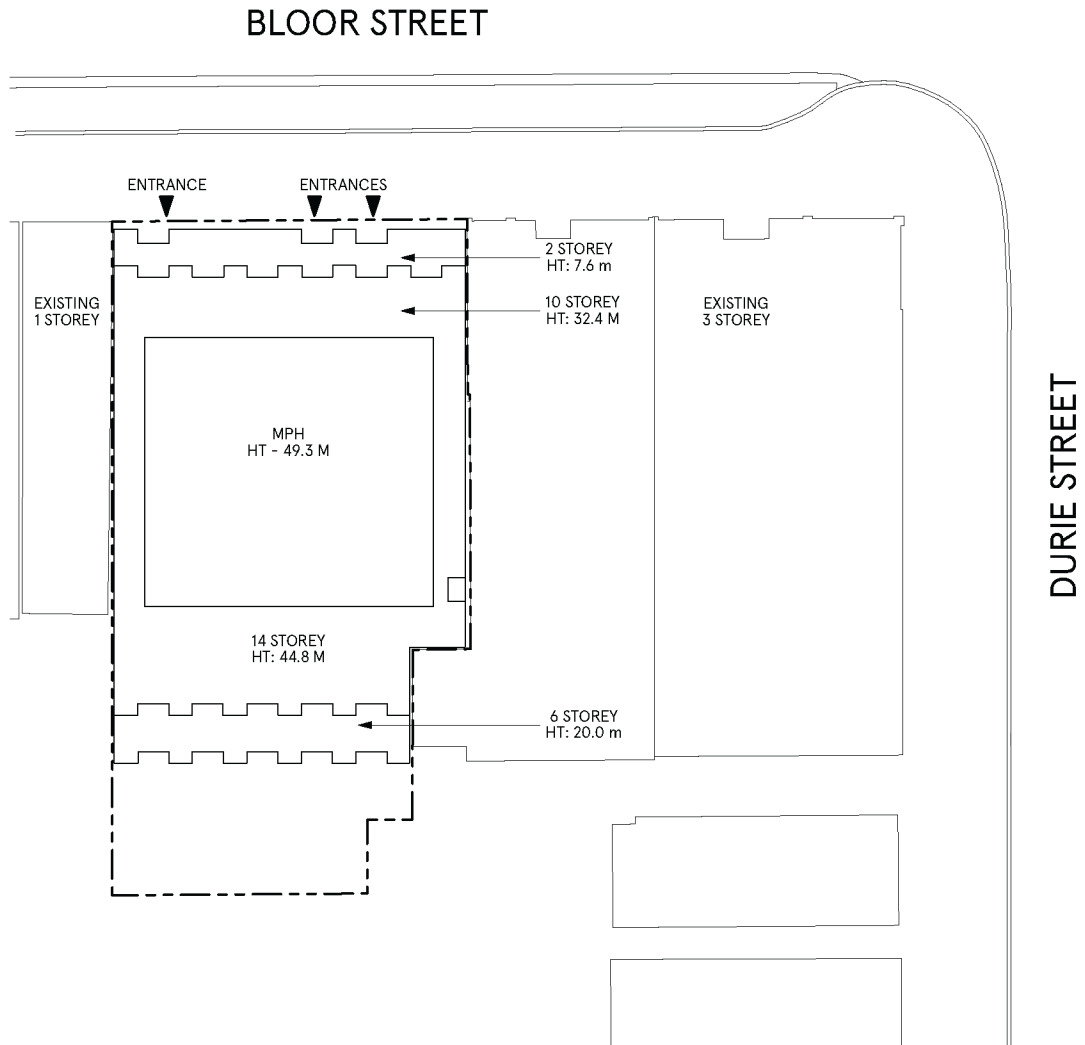


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Attachment 5: Draft Zoning By-law Amendment

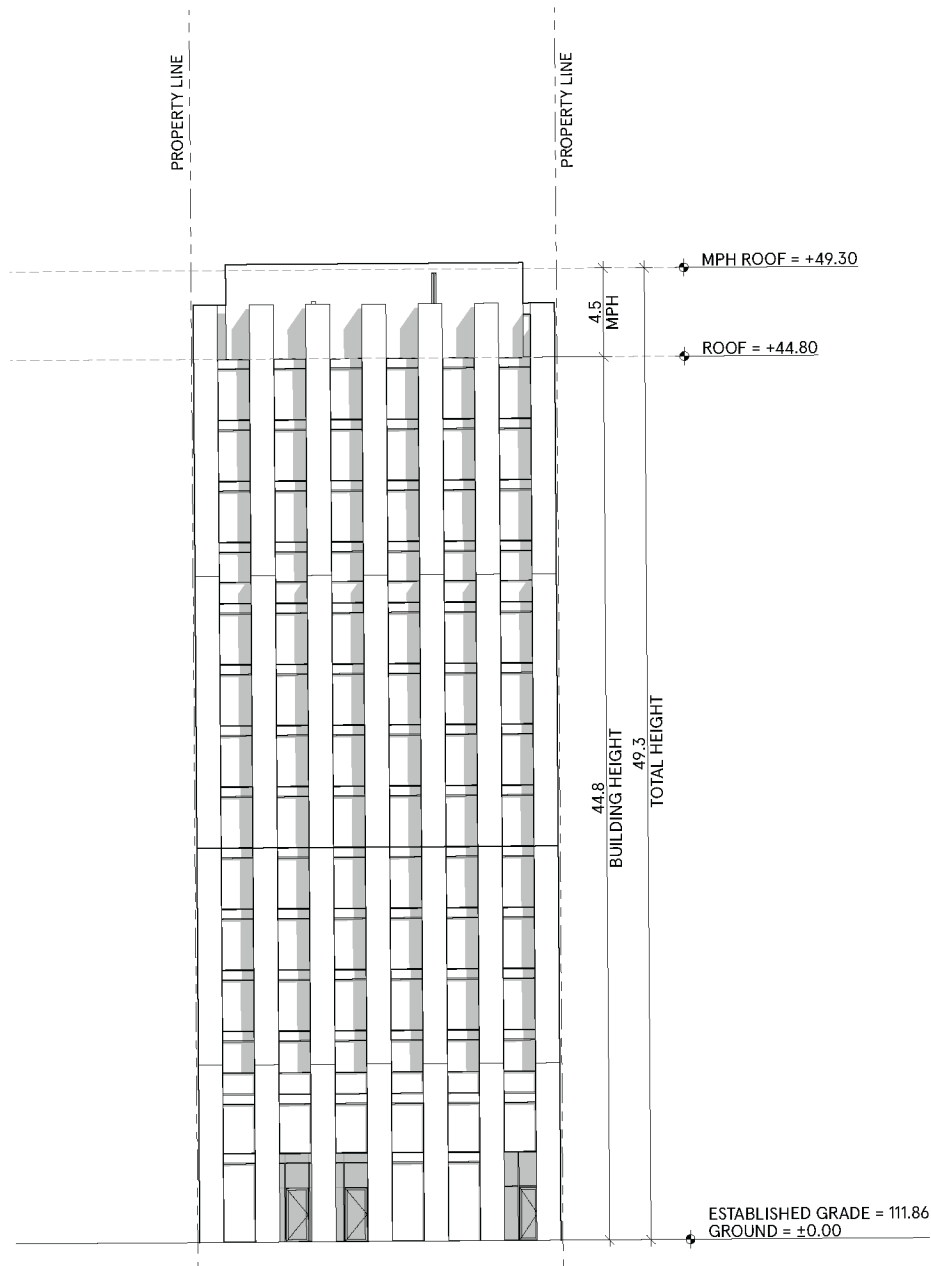
Attached to this report separately as a PDF.

Attachment 6: Site Plan

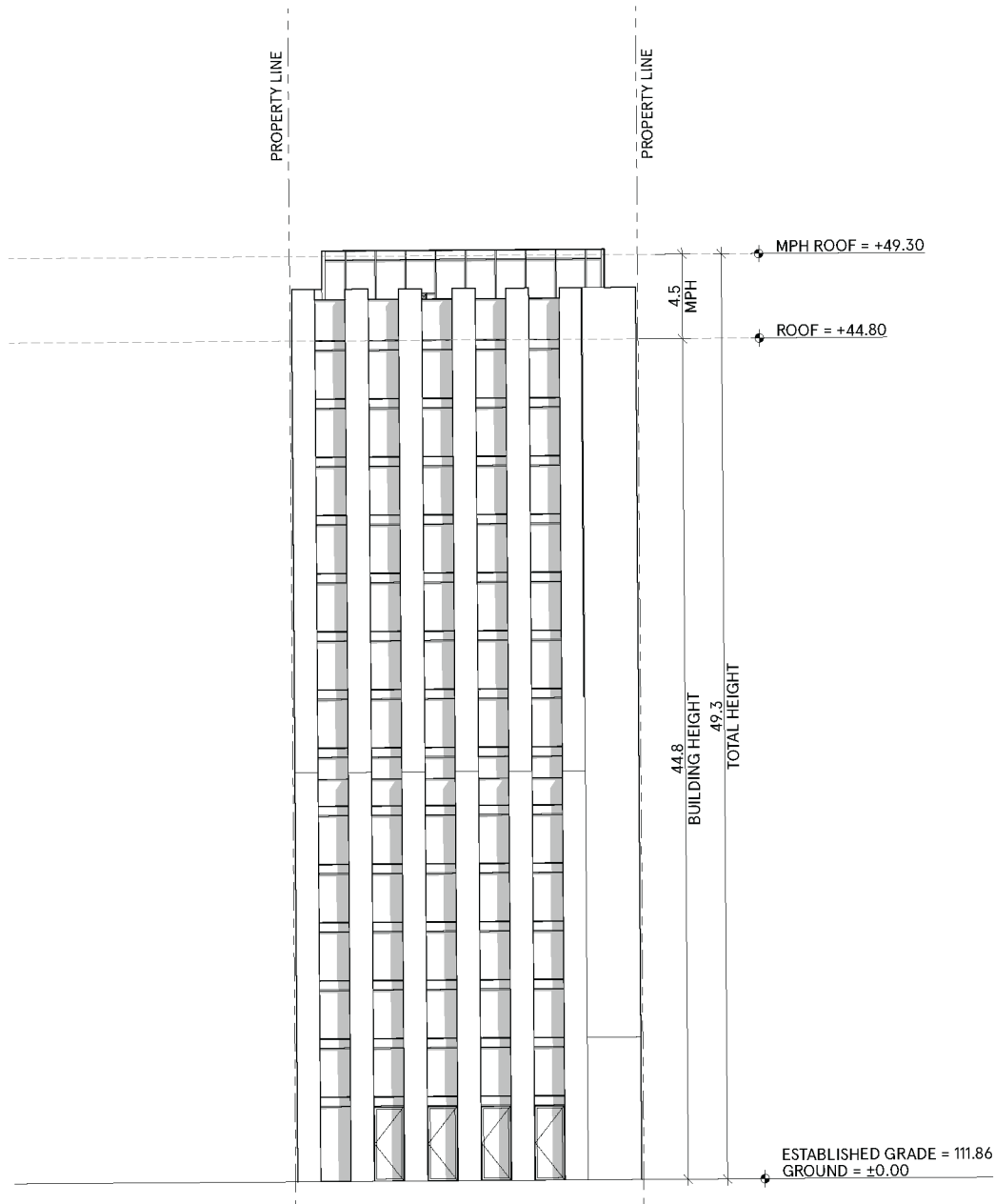


Site Plan 

Attachment 7: Elevations

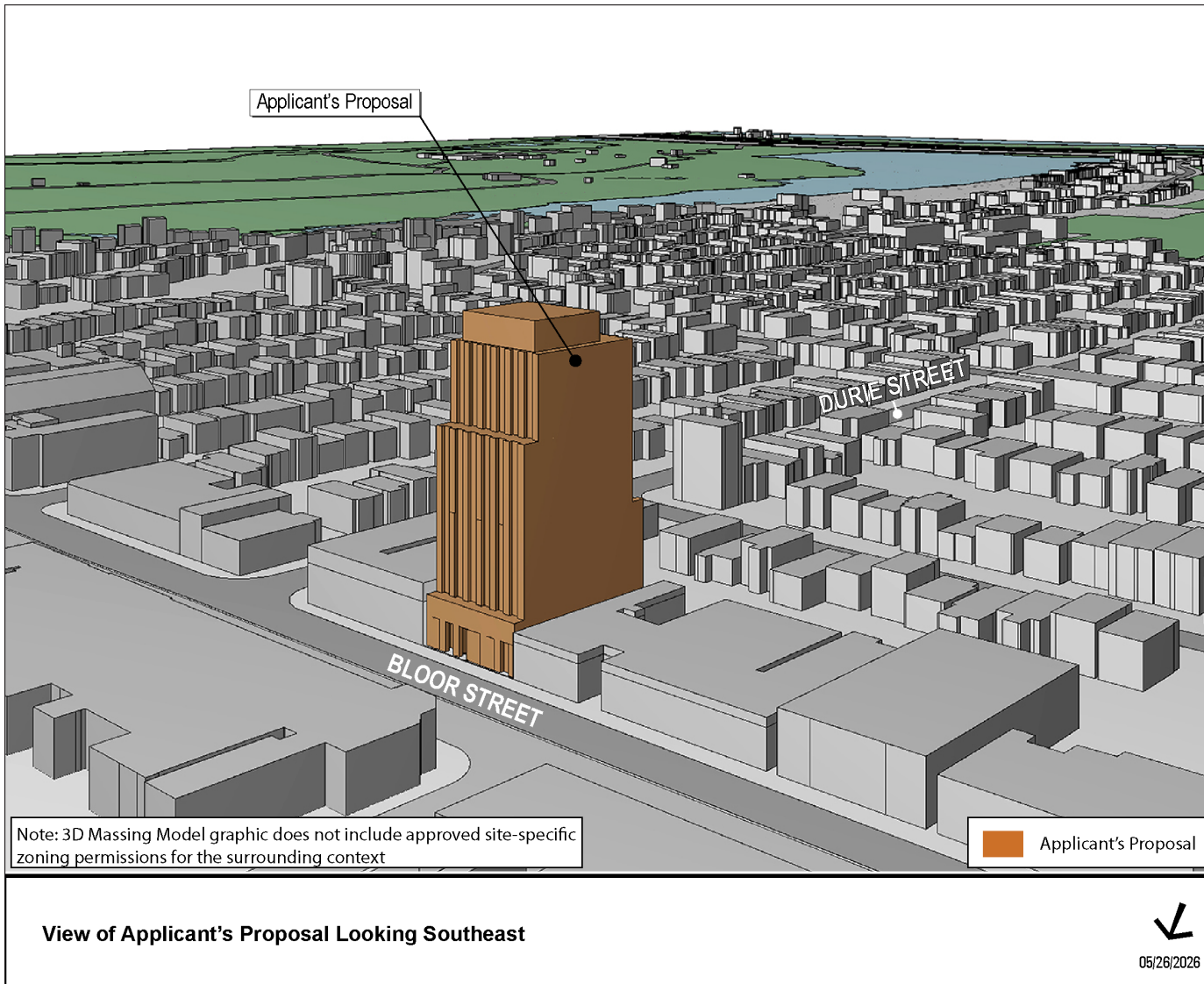


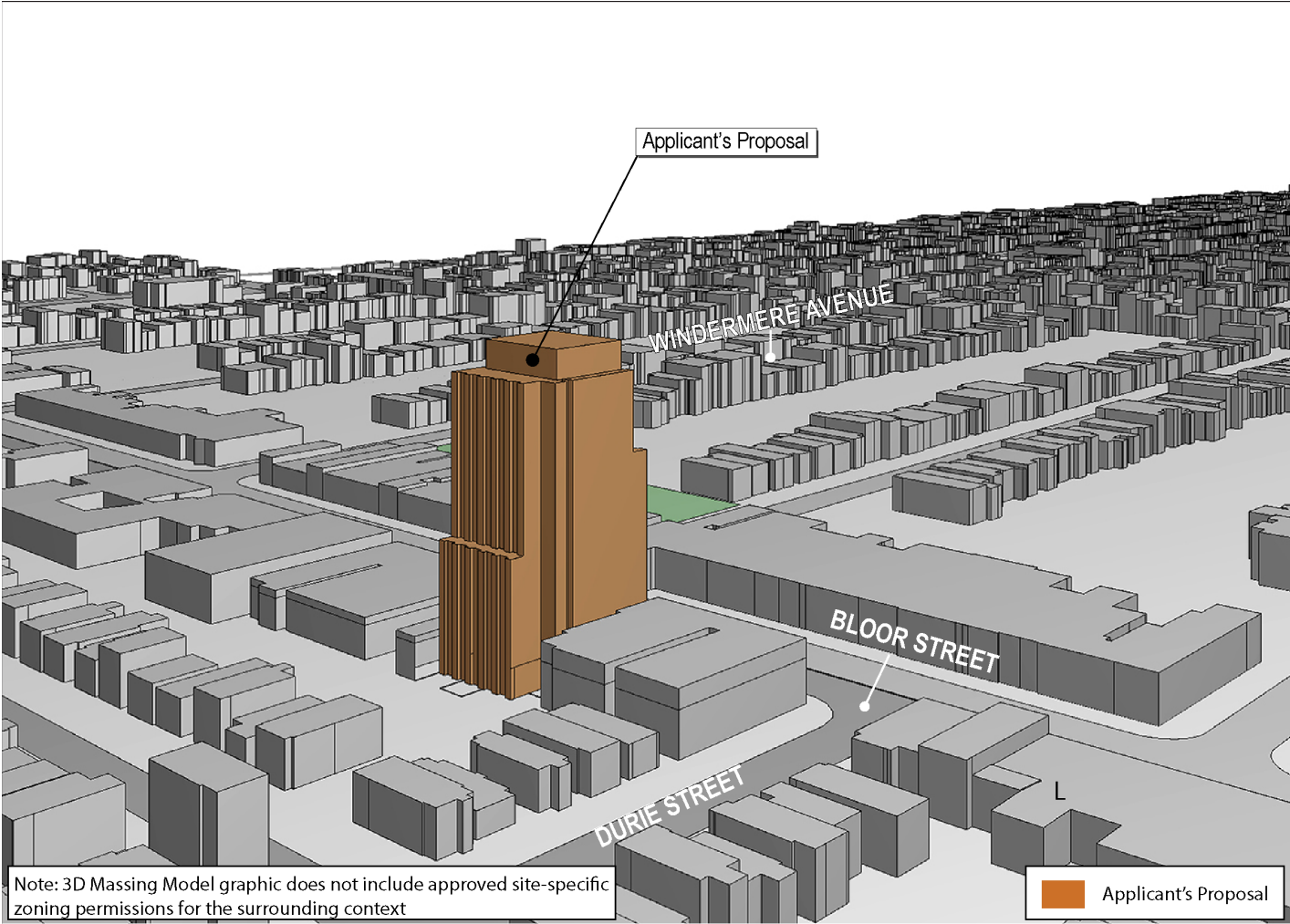
North Elevation



South Elevation

Attachment 8: 3D Massing Models





View of Applicant's Proposal Looking Northwest

05/26/2026