

Sketch No. 3
EXISTING ZONING



Application to amend the Official Plan and Zoning By-law to facilitate a 12-storey mixed use building (inclusive of a 12th storey mechanical penthouse) with 1,045m² of at-grade retail and commercial space, 253 residential uses as well as approximately 3,870m² of amenity space. The proposed development includes 3 levels of underground parking with a total of 249 vehicle parking spaces and vehicular access to these along both Glenwood Avenue and Birchwood Avenue.



SUBJECT PROPERTY

File Nos. 505-07/25 &
520-09/25



GENERAL ZONING LEGEND

Low Density	Medium Density	High Density	Mixed Use	Commercial	Employment	Other
R2.1	RM1		MXG			