

**Supplementary Information**

**Owner: Forest Glen Shopping Centre Ltd.**

**3403-3445 Fieldgate Drive**

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## 1. Aerial, Concept Plan, Renderings



Aerial Photo of 3403 - 3445 Fieldgate Drive







Rendering – West Elevation



Rendering – East Elevation



**Rendering – West Elevation**





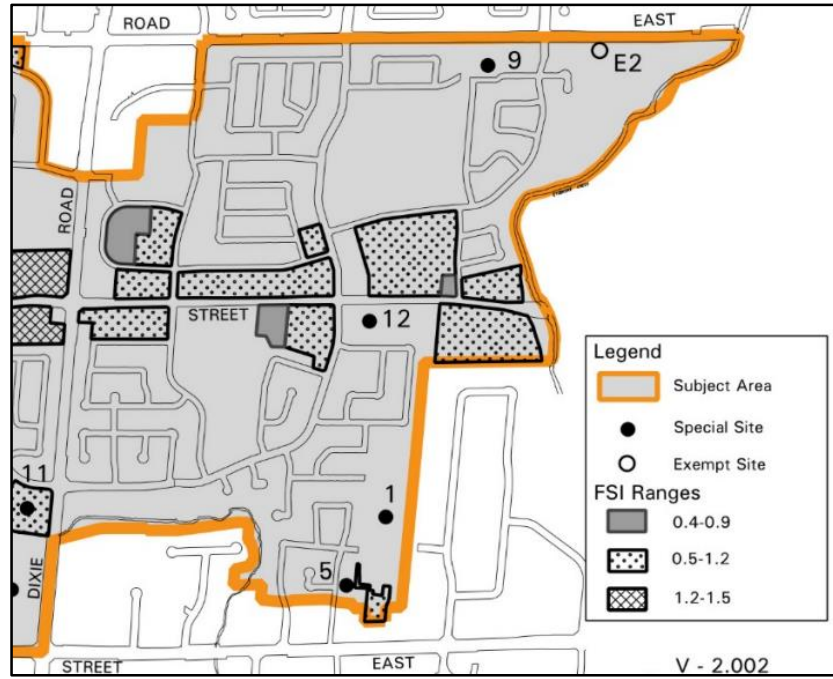
**Rendering – View from southwest looking northeast**

## 2. Site Statistics

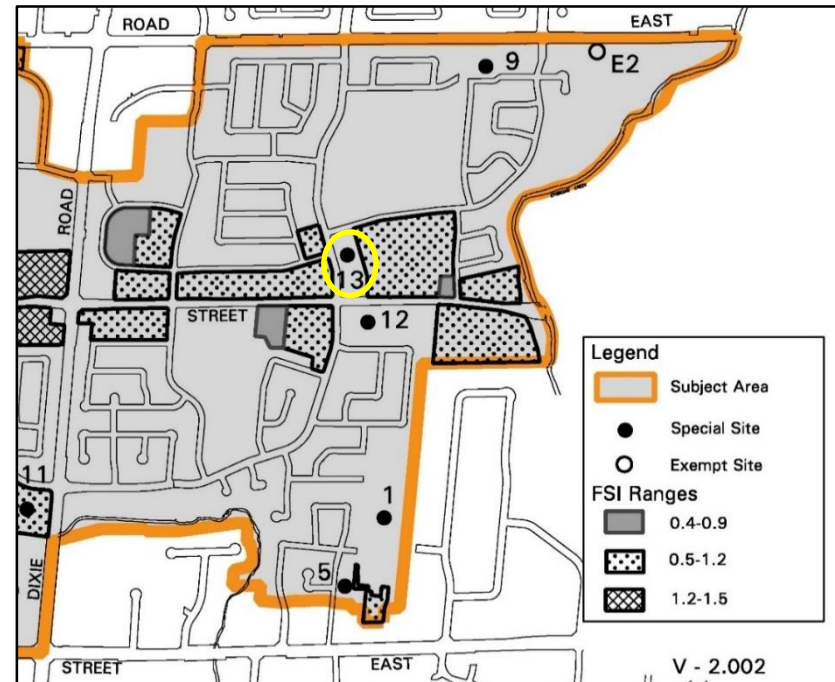
Applications submitted:	Received: January 6, 2025 Deemed complete: January 20, 2025 120 days from complete application: May 1, 2025	
Developer/Owner:	Forest Glen Shopping Centre Ltd.	
Applicant:	Sajecki Planning	
Property Frontage:	23 m (75.5 ft.) – Bloor Street	
Property Area	1.58 ha (3.9 ac.)	
Existing Gross Floor Area:	1 858 m <sup>2</sup> (20,000 ft <sup>2</sup> )	
Proposed Gross Floor Area:	46 025 m <sup>2</sup> (495,409 ft <sup>2</sup> )	
Lot Coverage:	44%	
Floor Space Index:	2.91	
Total Number of Units:	592	
Unit mix:	Studio: 30 (5.1%) One bedroom: 242 (40.9%) One bedroom + den: 77 (13.0%) Two bedroom: 182 (30.7%) Two bedroom + den: 29 (4.9%) Three bedroom: 32 (5.4%)	
Height:	<b>Apartment A:</b> 71.4 m (234.4 ft.) – 22 storeys <b>Apartment B:</b> 58.9 m (193.2 ft.) – 18 storeys <b>Apartment C:</b> 43.4 m (142.4 ft.) – 13 storeys <b>Townhouse:</b> 9.0 m (30 ft.) – 3 storey townhouse 6.0 m (19.7 ft.) – 2 storey townhouse	
Amenity Area (per unit):	5.64 m <sup>2</sup> (60.7 ft <sup>2</sup> ) per unit	
Road Type:	Private	
Anticipated Population:	1,131	
Parking:	Required	
Resident Spaces	663 spaces	Proposed 454 spaces
Visitor/Commercial Spaces	156 spaces	143 spaces
Total	819 spaces	597 spaces
Green Initiatives:	<ul style="list-style-type: none"> <li>• Drought-Resistant Landscaping</li> <li>• Pedestrian Safety Buffers</li> <li>• Bird-Friendly Glazing</li> <li>• Raised Planters Over Parking Garage</li> <li>• White Roof and Insulation</li> <li>• Shielded Exterior Lighting</li> <li>• Street Tree Shading</li> <li>• Balcony Shading Design</li> </ul>	



### 3. Existing and Proposed Official Plan Mapping

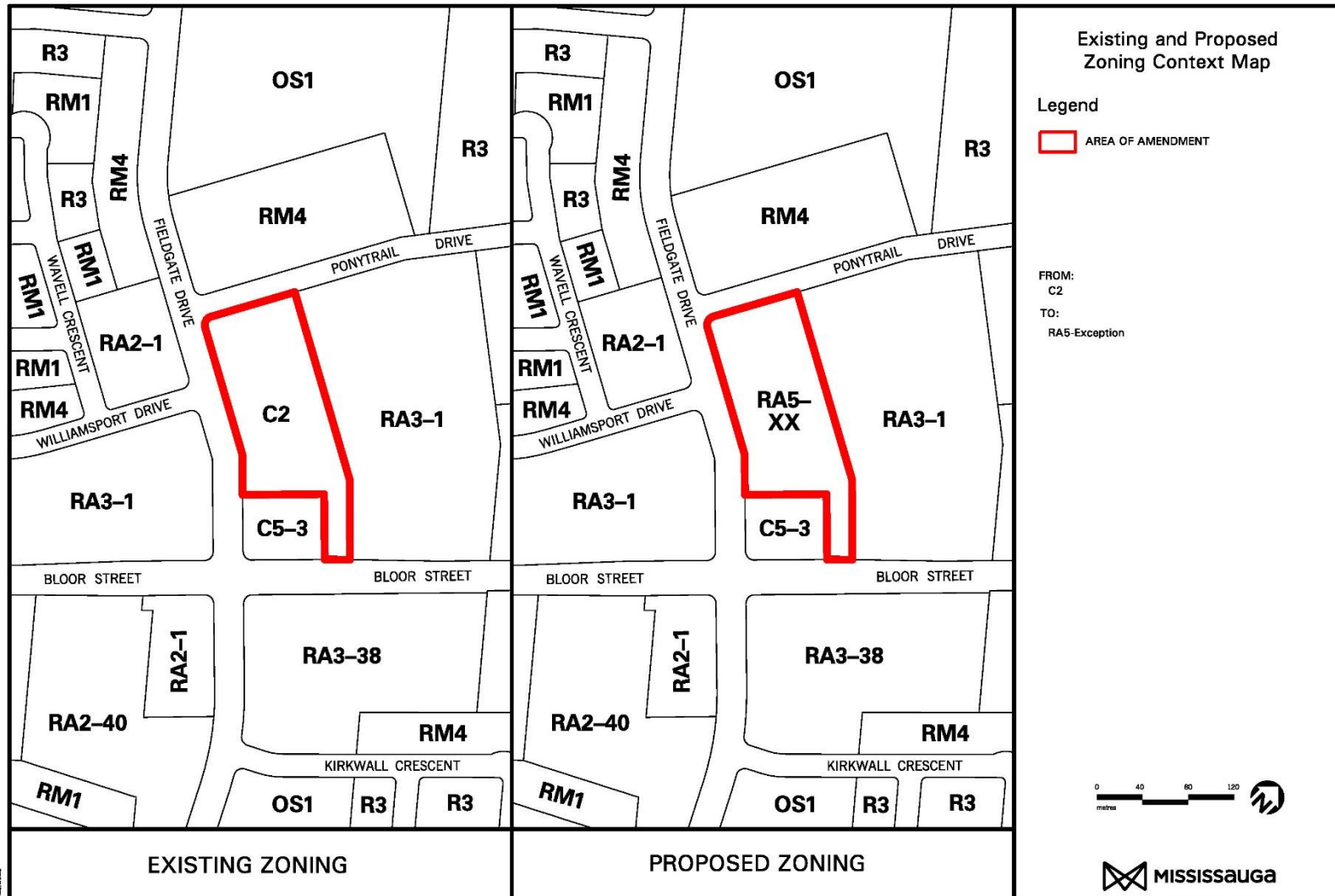


Existing Official Plan



Proposed Official Plan

#### 4. Existing and Proposed Zoning Regulations



Zone Regulations	Existing C2 (Neighbourhood Commercial) Zone Regulation	Proposed RA5 (Apartment) Base Zone Regulation	Proposed RA5 (Apartment - Exception) Exception Zone Regulation
Maximum <b>Floor Space Index</b> (FSI)	N/A	2.9	2.92
<b>Minimum Front Yard</b>  For that portion of the dwelling with a <b>height</b> less than or equal to 13.0 m (42.7 ft.):  For that portion of the dwelling with a <b>height</b> greater than 13.0 m (42.7 ft.) and less than or equal to 20.0 m (65.6 ft.):  For that portion of the dwelling with a <b>height</b> greater than 20.0 m (65.6 ft.) and less than or equal to 26.0 m (85.3 ft.):  For that portion of the dwelling with a <b>height</b> greater than 26.0 m (85.3 ft.):	4.5 m (14.8 ft.)	7.5 m (24.6 ft.)  8.5 m (27.9 ft.)  9.5 m (31.2 ft.)  10.5 m (34.4 ft.)	4.0 m (13.1 ft.)  4.0 m (13.1 ft.)  Building A: 7m (23 ft.) Building C: 6.9 m (22.6 ft.)  Building A: 7m (23 ft.) Building C: 6.9 m (22.6 ft.)
Maximum encroachment of a <b>balcony</b> located above the <b>first storey</b> , sunroom, window, chimney, pilaster, cornice, balustrade or roof eaves into a required <b>yard</b>	N/A	1.0 m (3.3 ft.)	Building A: 3 m (9.8 ft.) Building C: 1.5 m (4.9 ft.)
Maximum projection of a <b>balcony</b> located above the <b>first storey</b> measured from the outermost face or faces of the <b>building</b> from which the <b>balcony</b> projects	N/A	1.0 m (3.3 ft.)	Building A: 3 m (9.8 ft.) Building C: 1.5 m (4.9 ft.)

Zone Regulations	Existing C2 (Neighbourhood Commercial) Zone Regulation	Proposed RA5 (Apartment) Base Zone Regulation	Proposed RA5 (Apartment - Exception) Exception Zone Regulation
Minimum <b>Landscaped Area</b>	N/A	40% of the <b>lot area</b>	17% of the <b>lot area</b>
Minimum <b>amenity area</b> to be provided outside at grade	N/A	55.0 m <sup>2</sup> (592 ft <sup>2</sup> )	0 m <sup>2</sup> (0 ft <sup>2</sup> )
<p>Required Number of <b>Parking Spaces</b></p> <p>Residential <b>Uses</b>:</p> <p>Condominium <b>Apartment</b></p> <p>Condominium <b>Apartment</b> - visitor</p> <p>Condominium <b>Townhouse</b></p> <p>Condominium <b>Townhouse</b> - visitor</p> <p>Non-Residential <b>Uses</b>:</p> <p>Commercial Centre</p>	Varies depending on uses	<p>1.1 residential spaces per unit (637 spaces required)</p> <p>0.2 visitor spaces per unit (116 spaces required)</p> <p>2.0 residential spaces per unit (26 spaces required)</p> <p>0.25 visitor spaces per unit (4 spaces required)</p> <p>greater than 2 000 m<sup>2</sup> (21,527.8 ft<sup>2</sup>) in gross floor area (GFA): 5.4 parking spaces per 100 m<sup>2</sup> (1,076.4 ft<sup>2</sup>) of GFA (155 spaces required)</p>	<p>Mixed ratio of 0.75 spaces for both Condominium <b>Apartment</b> and Condominium <b>Townhouses</b> (454 spaces provided)</p> <p>Applicant providing 143 visitor spaces for Condominium <b>Apartment</b>, Condominium <b>Townhouse</b> and Commercial</p>



Zone Regulations	Existing C2 (Neighbourhood Commercial) Zone Regulation	Proposed RA5 (Apartment) Base Zone Regulation	Proposed RA5 (Apartment - Exception) Exception Zone Regulation
Required Number of <b>Loading Spaces</b> for <b>Apartment</b> and/or <b>Retirement Buildings</b>	N/A	One <b>loading space</b> per <b>apartment</b> and/or <b>retirement building</b> containing a minimum of 30 <b>dwelling units</b> :  3 <b>loading spaces</b> required	1 <b>loading space</b>
		Note: The provisions listed are based on information provided by the applicant, which is subject to revisions as the applications are further refined. In addition to the regulations listed, other minor and technical variations to the implementing by-law may also apply, including changes that may take place before Council adoption of the by-law, should the application be approved.	