

February 8, 2023

MEMO TO: Sarah Mowder, Planner II – Site Plans
FROM: Kunal Chaudhry, Urban Designer

SUBJECT: OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT

Applicant Name: 101 Bloomington Developments Inc. via Brutto Consulting
Municipal Address: 101 Bloomington Road
City File No.: OPA-22-0008, D-02-19020
Related City Files: -

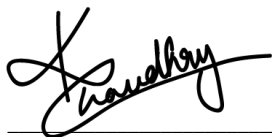
Thank you for the opportunity to review the above noted application circulated to the Heritage and Urban Design Section. Urban Design staff (Staff) have reviewed the materials in the first submission in accordance with the City's Council approved *Official Plan* (OP) and *City-wide Urban Design Guidelines* (UDG), and provide the following urban design comments:

Proposal Summary:

The subject lands are located on the south side of Bloomington Road, west of Yonge Street and currently houses a single detached dwelling with a stand-alone garage. The lands are designated as *Neighbourhood* in the City's Official Plan (Plan). The application is for the approval of an Official Plan Amendment and Zoning By-law Amendment to facilitate a 12-storey apartment development with a 4-storey podium and underground parking spaces. A total of 153 residential units (resulting in an FSI of 3.5) and 206 parking spaces are proposed for the site.

Comments:

Until such time that the proposed height of the development is reconsidered by the applicant, to comply with the City's Official Plan policies; Urban Design staff reserve the opportunity to undertake a comprehensive review and provide detailed comments upon receiving a revised proposal from the applicant.



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