

COMMITTEE OF THE WHOLE (WORKING SESSION) JUNE 21, 2010

**CARRVILLE DISTRICT CENTRE URBAN DESIGN STREETScape MASTER PLAN STUDY
FILE 14.60
WARDS 1 AND 4**

Recommendation

The Commissioner of Planning recommends:

1. THAT the power-point presentation by EDA Collaborative Inc. and Giannone Petricone Associates on the "Carrville District Centre Urban Design Streetscape Master Plan Study", BE RECEIVED.
2. THAT the draft "Carrville District Centre Urban Design Streetscape Master Plan Study" shown in Attachment #2, BE APPROVED, but shall not come into effect until the proposed amendments to OPA 651 (Carrville District Centre Plan) as identified in Attachment #3-1 of this report, are approved by Vaughan Council and/or the Region of York, and are in full force and effect.
3. THAT the proposed amendments to OPA 651 (Carrville District Centre Plan) as identified in Attachment #3-1 to this report, be considered for inclusion in Volume 2 of the City's draft new Official Plan.
4. THAT an electronic version of the "Carrville District Centre Urban Design Streetscape Master Plan Study" shown in Attachment #2, be placed on the Vaughan Development Planning Department page on the City of Vaughan website, upon the proposed amendments to OPA 651 (Carrville District Centre Plan) as identified in Attachment #3-1 of this report, being approved by Vaughan Council and/or the Region of York, and in full force and effect.

Contribution to Sustainability

The proposed "Carrville District Centre Urban Design Streetscape Master Plan Study" is consistent with *Green Directions Vaughan*, the City's Sustainability and Environmental Master plan, specifically:

"Goal 2: To ensure sustainable development and redevelopment."

"Goal 3: To ensure that Vaughan is a city that is easy to get around with low environmental impact."

These goals will be supported by the strengthening and improvement of the public realm through compact development thereby meeting the needs and requirements of pedestrians and public transit. Furthermore, the Carrville District Centre Urban Design Streetscape will integrate environmentally sustainable materials and features into the streetscape design, introduce state-of-the-art street tree planting technology, utilize hardy native species to the maximum extent possible while minimizing long term maintenance requirements, facilitate pedestrian movement throughout the area, create new public spaces and recreational connections, ensure transit-supportive land organization, and outline strategies and measures to achieve environmentally sustainable development.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

The Vaughan Development Planning Department recommends posting an electronic version of the "Carrville District Centre Urban Design Streetscape Master Plan Study" shown in Attachment #2, on the Development Planning Department page of the City of Vaughan website, should Vaughan Council approve the document. This will allow future development proponents to reference this guiding document prior to submission of a development proposal. However, as the document is predicated on amendments being made to OPA 651 (Carrville District Centre Plan) as identified in Attachment #3-1 of this report, the subject document will not be posted on-line until an amending Official Plan is approved by Vaughan Council and/or the Region of York, and is in full force and effect.

Purpose

The purpose of this report is to:

1. Obtain Council approval of the "Carrville District Centre Urban Design Streetscape Master Plan Study"; and,
2. Obtain direction from Vaughan Council to amend OPA 651 (Carrville District Centre Plan) to facilitate implementation of the Carrville District Centre Urban Design Streetscape Master Plan Study, as identified in Attachment #3-1 of this report, for consideration of identified amendments for inclusion in Volume 2 of the City's draft new Official Plan.

Background - Analysis and Options

The Carrville District Centre is generally located at the four corners of Rutherford Road and Dufferin Street, including lands in Planning Blocks 10, 11, 17 and 18, in Carrville-Urban Village 2, as shown on Attachment #1.

The "Carrville District Centre Urban Design Streetscape Master Plan Study" provides detailed Urban Design Guidelines and a Streetscape Master Plan based on the urban design objectives of the Carrville District Centre Plan (OPA 651). In addition, the site was evaluated relative to the presence of strong natural features, topography, woodlot and ravines as well as existing and proposed built features.

The proposed "Carrville District Centre Urban Design Streetscape Master Plan Study" is generally in conformity with OPA 651, and respects the approved maximum densities permitted in the current Carrville District Centre Plan. However, built form massing was not fully resolved in sufficient detail in OPA 651 and left concerns about street-related built form and its potential impact on the streetscape and open space character within the Carrville District Centre. OPA 651 proposed building heights in the range of 2-4, 2-6 and 2-8 storeys and a maximum height of 16 storeys to accommodate the higher densities of the Carrville District Centre. These relatively low heights and proposed densities would result in long, flat monotonous blocks of buildings along streets with little opportunity for articulation of streetscape spaces and punctuation of the skyline.

City's New Official Plan - Volume 2

On June 14, 2010, a Committee of the Whole (Public Hearing) was held to consider a report prepared by the Vaughan Policy Planning Department to introduce Volume 2 of the draft Official Plan, which represents a consolidation of existing secondary plans including OPA 651 (Carrville District Centre Plan). The Staff report indicated that comments on the Public Hearing report are requested no later than July 5, 2010, and that the Policy Planning Department will be submitting a report to a Committee of the Whole meeting, anticipated on August 31, 2010, in response to comments received at the June 14, 2010, Public Hearing or in writing.

A letter dated May 21, 2010, from The Remington Group, who is a landowner in the Carrville District Centre, was received by the City, and they wrote the following (in part):

"The Remington Group is a significant owner of lands located within the Carrville Centre, at the intersections of Dufferin Street and Rutherford Road. The planning for these lands involved a considerable amount of public input consultation, and resulted in the adoption of the Carrville Centre Secondary Plan (OPA 651) in 2006. Further, we have been working with the City and their consultant team with respect to the proposed Urban Design Guidelines for Carrville which are scheduled to come forward shortly."

"We also want to ensure that the extensive work that has gone into the Carrville Centre will continue to form part of the vision for these lands, and that any changes resulting from the development of the Urban Design Guidelines will be implemented in the current Official Plan. We believe the timing of the completion of the Urban Design Guidelines is compatible with the schedule for the adoption of the Official Plan, therefore allowing this to happen."

The proposed amendments to OPA 651 as identified later in this report, will be considered for inclusion in Volume 2 of the City's draft new Official Plan.

Implementation of Proposed Enhancements to Carrville District Centre Plan (OPA 651)

The final City of Vaughan Official Plan document will be produced in two volumes. Volume 1 will introduce policies that will be generally applicable throughout Vaughan. Volume 2 will contain the secondary plans, including the Carrville District Centre Plan (OPA 651). Furthermore, built form massing was reviewed in detail in the "Carrville District Centre Urban Design Streetscape Master Plan", and modifications to the deployment of the original densities contemplated in OPA 651 are proposed that would result in several key enhancements. As a result, to implement the proposed Carrville District Centre Urban Design Streetscape Master Plan Study, the following Sections to OPA 651 will be required to be amended:

- a) Section 2.0 - Development Principles and Objectives
- b) Section 3.0 - Land Use Designation
- c) Section 4.0 - Urban Design Policies
- d) Section 6.0 - Transportation Policies

The proposed specific changes to OPA 651, which are highlighted in a chart on Attachment #3-1, are discussed below:

a) Section 2.0 - Development Principles and Objectives

The presence of a high quality urban square defined by surrounding high density buildings with an animated commercial/retail podium at grade in the northwest quadrant of the Carrville District Centre, shown on Attachment #3-2, provides for a functional and vibrant public realm. Urban squares promote a comfortable urban environment conducive to residential and commercial usage. The policies in OPA 651 must be amended to reflect that an urban square be treated in the same calibre as a Main Street.

b) Section 3.0 - Land Use Designation

Improvements to OPA 651 respecting the land use plan, building heights, floor space index (built form), and road network will provide opportunities for articulation of streetscape spaces and punctuation of the skyline through built form.

i) Land Use Plan

As shown on Attachment #3-2, the improved land use plan includes modified street patterns that create a permeable urban fabric. A neighbourhood park that is located at the northwest quadrant of Rutherford Road and Dufferin Street will be relocated further north and will be integrated in the community to create an Urban Square in a more functional central location linked with a Main Street where it will take on a vibrant multi-use urban character. There will be a concentration of retail and commercial uses on the Main Street, while still maintaining the 36 m right-of-way for arterial roads. A hierarchy of parks and open space will offer the community choices of passive and active recreational needs, which will act as a greenway linkage of an open space system for continuous pedestrian and bicycle connectivity. For example, a larger contiguous park space is realized through the proposed elimination of a road section link resulting from steep grades on the north side of the woodlot east of Dufferin Street. Further, the enhancement will promote a transition from public realm streetscapes to semi-private courtyard and pocket parkettes.

ii) Building Heights

While maintaining the existing proposed maximum densities of OPA 651, the maximum building heights have increased from 16 to 25 storeys. The increased heights, as shown on Attachment #3-3, would predominately be concentrated at the two proposed gateways along Dufferin Street at Rutherford Road and Marc Santi Boulevard within the district, as shown on Attachment #1.

iii) Floor Space Index (Built Form)

The appropriate siting and organization of buildings can create a street space and built form that provides interest and comfort at the ground level for pedestrians. The improvements to OPA 651 will facilitate better control of the sizes of buildings and allow for greater building heights and decreased building footprints with better articulation of streetscape spaces. This will provide better opportunities for built form enhancements in the Carrville District by the redistribution of densities, as shown on Attachment #3-4. The result is no significant increase in density (from 1.70 to 1.72 FSI) within the District Centre, as shown on Attachment #3-6.

The revised built form massing strategy utilizes a podium and point tower configuration to achieve the proposed densities, with the podium fronting on streetscapes at 2 storeys transitioning to 6 storeys then to point towers at selected locations. The revised building footprints are reduced from 28% to 22% which results in increased at-grade space and pedestrian-oriented streetscapes, as shown on Attachment #3-7. As a result, skyline punctuation is achieved utilizing point tower heights of up to 22-25 storeys at strategic locations to create gateways to the Carrville District Centre at the main intersection of Rutherford Road and Dufferin Street, and the intersection of Dufferin Street and Marc Santi Boulevard, as illustrated on Attachment #3-8.

iv) Road Network

As shown on Attachment #3-5, the improvements to OPA 651 will facilitate a modified grid pattern road network that is sensitive to the natural topography of the area, woodlot and ravines, and existing and proposed built features, particularly at the northeast quadrant of the district and north of Marc Santi Boulevard in the northwest quadrant. The road network will also establish a Main

Street, which will facilitate the enhancement of the public square. Furthermore, pedestrian and bicycle routes will be integrated into the proposed road and open space networks. Overall, the road network will create a permeable urban fabric.

Cumulatively, the above noted improvements establish a clear streetscape and open space structure hierarchy that would create a unified urban district of a higher quality urban character.

c) Section 4.0 - Urban Design Policies

Modifications to the urban design policies of OPA 651 are required to generally allow for increased building heights with smaller footprints to create more ground space. Furthermore, minor modifications are required related to adjustments to street tree location, widened sidewalks where possible, the deletion of lay-by parking spaces along Dufferin Street and Rutherford Road, and the addition of "Urban Square" to the "Main Street" description. These modifications to the urban design policies will provide added flexibility in the design arrangements to achieve the principles and objectives of the Plan.

d) Section 6.0 - Transportation Policies

The modified road system is illustrated on Schedule "D" of Attachment #3-4, which will permit lay-by parking on the Main Street that fronts commercial and retail development in the Carrville District. The Region of York has advised the City that on-street parking on Rutherford Road and Dufferin Street will be assessed through an Environmental Assessment on Dufferin Street and Rutherford Road. Furthermore, a transit hub shall be provided in the District and the location of such transit hub shall be determined by the City and York Region Transit. The result will be a streetscape hierarchy that integrates Dufferin Street and Rutherford Road as fully functional transit supportive urban streets for vehicles, pedestrians and cyclists.

Overview of Modifications

The overall modifications to OPA 651 as noted above will cumulatively achieve the goals and objectives of the Plan that will evolve to be an urban District Centre with a compact, human scale, physical form that is designed to be pedestrian-friendly and transit supportive. Through the amendments and modifications of the original design policies of OPA 651 illustrated on Attachment #3-10, policies have been proposed that will establish a Main Street that will encompass a modified block configuration, as shown on Attachment #3-9, to create functional building sites that positively address the streets, parks and open spaces, include an Urban Square that creates an urban social hub defined by edges of mixed-use buildings and integrated landscape elements, provide additional ground space by reducing building foot prints and increasing building heights, allow for permeable road networks, and incorporate open space systems with built form, as illustrated on Attachment #3-11.

Relationship to Vaughan Vision 2020/ Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020/Strategic Plan, through the following initiatives, specifically:

Service Excellence:

- Lead & Promote Environmental Sustainability

Management Excellence:

- Plan and Manage Growth & Economic Vitality
- Demonstrate Leadership & Promote Effective Governance

Regional Implications

The Region of York has participated in the "Carrville District Centre Urban Design Streetscapes Master Plan Study". The Study supports key elements of the Region of York Official Plan, adopted by Council on December 16, 2009, including: "City building, focusing on Regional Centres and Corridors and including innovation in urban design and green building", and "New community areas, designed to a higher standard that includes requirements for sustainable buildings, water and energy management, public spaces, mixed-use, compact development, and urban design".

Conclusion

The "Carrville District Centre Urban Design Streetscape Master Plan Study" provides detailed Urban Design Guidelines and a Streetscape Master Plan based on the urban design objectives of the Carrville District Centre Plan (OPA 651). The Study will guide future sustainable development in the Carrville District Centre with compact, 'pedestrian-friendly' and transit supportive physical form, provides a unique identity for the Carrville District Centre, and will promote private sector investment within a strong urban framework. In order to implement the Carrville District Centre Urban Design Streetscape Master Plan Study initiatives, amendments to OPA 651 shown in Attachment #3 are required to the block configurations, land use, maximum building height, built form, and road network, and will be considered for inclusion in Volume 2 of the City's draft new Official Plan. Upon Vaughan Council and/or the Region of York approving an amendment to the Official Plan, and coming into full force and effect, the approval of the "Carrville District Centre Urban Design Streetscape Master Plan Study" should take effect, and can then be placed on the Development Planning Departments page on the City of Vaughan website.

Attachments

1. Study Area Map
2. Draft Carrville District Centre Urban Design Master Plan Study
(MAYOR & MEMBERS OF COUNCIL ONLY)
- 3.1 Proposed Amendments to OPA #651
- 3-2 Schedule "A" Land Use
- 3-3 Schedule "B" Heights
- 3-4 Schedule "C" Floor Space Index
- 3-5 Schedule "D" Road Network
- 3-6 Appendix "B" – Development Summary Comparison Table
- 3-7 Diagrammatic Comparison of OPA 651 and Proposed
- 3-8 FSI Comparison of OPA 651 and Proposed
- 3-9 Appendix "A" – Development Block Areas
- 3-10 3-D Comparison of OPA 651 and Proposed
- 3-11 3-D Comparison of OPA 651 and Proposed

Report prepared by:

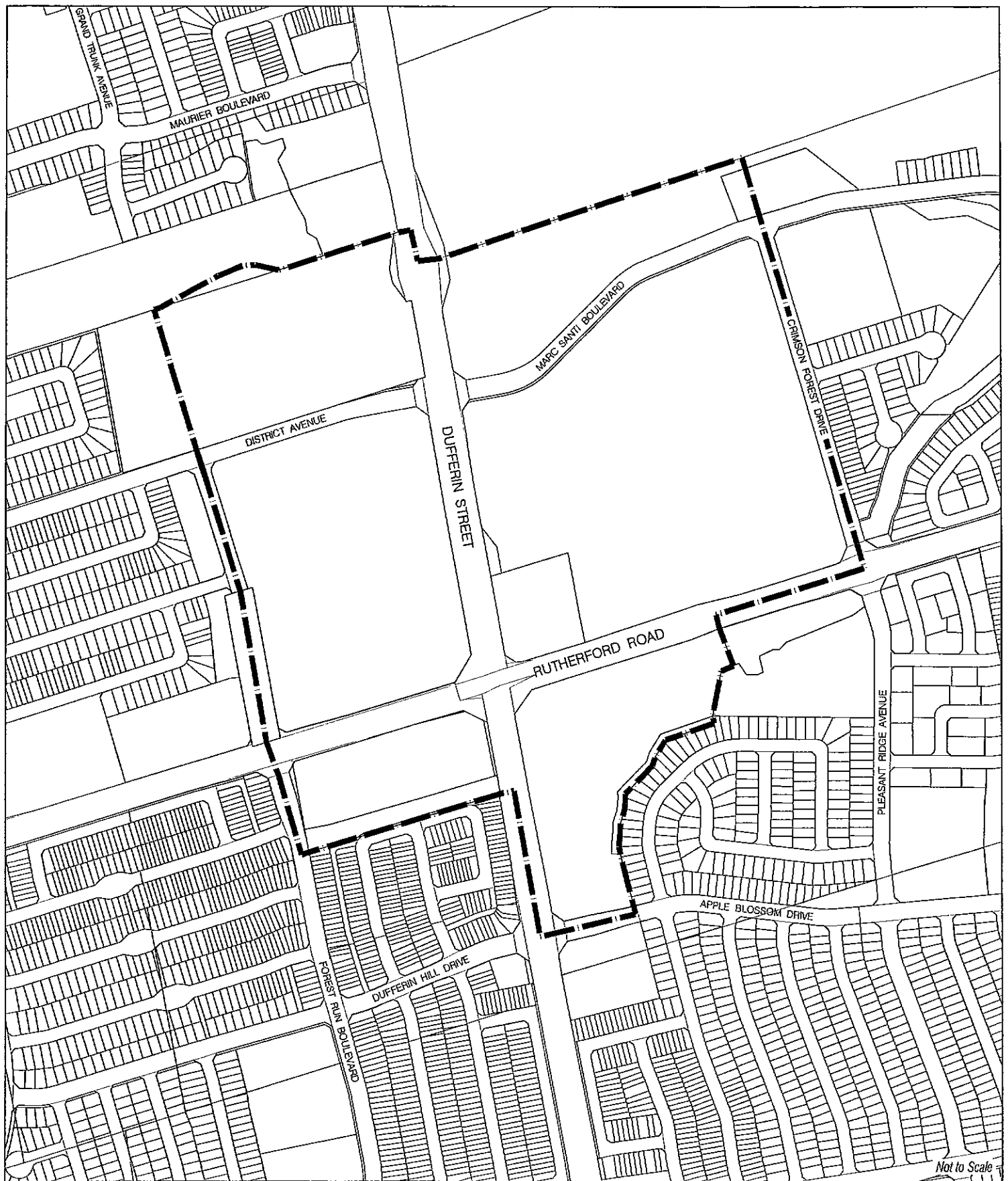
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM



Not to Scale

Vaughan
The City Above Toronto

Legend

— Carville District Centre
Study Area Boundary



Study Area Map

Carville District Centre Urban Design Streetscape Master Plan Study
Attachment No. 1

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FILE: 14.60
June 20, 2010

CARRVILLE DISTRICT URBAN DESIGN STREETSCAPE MASTER PLAN

Proposed Amendments to OPA #651

Policy Item		Same	Proposed Revision	Description
1.0 Official Plan Amendment 651				
1.1	General Intent	■		
1.2	Community Structure and Urban Form	■		
1.3	Population and Employment	■		
2.0 Development Principles and Objective				
2.1	Compact Urban Form	■		
2.2	Urban Design		■	Item h (i) ...'Main Street and Urban Square' is designed...
2.3	Ecosystem	■		
2.4	Range of Housing Types	■		
2.5	Range of Commercial Uses		■	Item a) 'Main Street and Urban Square'...
2.6	Parks and Open Space	■		
2.7	Institutional Opportunities	■		
2.8	Efficient Transportation	■		
2.9	Anticipate the Growth	■		
3.0 Land Use Designation				
3.1	General Land Use Policies		■	<p>Modifications to:</p> <p><u>Schedule A - Land Use Plan</u></p> <ul style="list-style-type: none"> • Adjustment to land use distribution • Neighbourhood park in northwest quadrant

ATTACHMENT #3-1

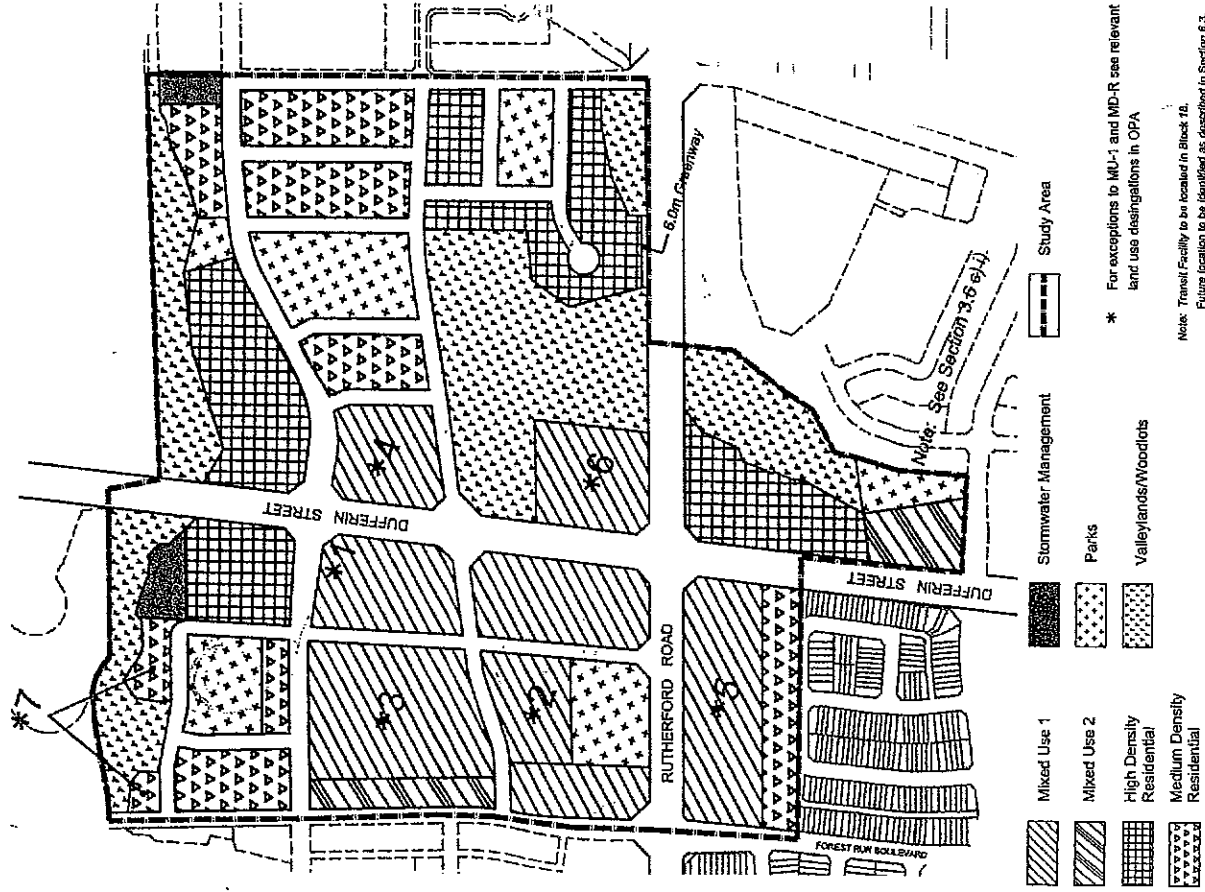
Policy Item		Same	Proposed Revision	Description
				<p>on Rutherford Road shifted inward and reduced in scale to become urban square</p> <p><u>Schedule B – Building Heights</u></p> <ul style="list-style-type: none"> Maximum building height increase – from 16 to 25 storeys <p><u>Schedule C – Floor Space Index</u></p> <ul style="list-style-type: none"> Overall FSI increases slightly from 1.70 to 1.72 due to decrease in building footprint <p><u>Schedule D – Road Network</u></p> <ul style="list-style-type: none"> North east quadrant: <ul style="list-style-type: none"> Special character road length reduced and curved to fit topography North west quadrant: <ul style="list-style-type: none"> Enhance Main Street / Urban Square Curved street north of Marc Santi Boulevard to fit topography and enhance park site <p>(see attached schedules)</p>
3.2	Mixed Use 1 Designation		■	Blocks 9A, 17, 33, 34A and 34B exceed 2.5 FSI as per OPA 651 (see attached Schedule “C” and Appendix “A”)
3.3	Mixed Use 2 Designation	■		
3.4	High Density Residential Designation		■	Blocks 18 and 25 exceed 2.5 FSI as per OPA 651 (see attached Schedule “C” and Appendix “A”)
3.5	Medium Density Residential Designation	■		
3.6	Park Designation	■		
3.7	Valleylands/ Woodlots Designation	■		
3.8	Stormwater Management Area Designation	■		
4.0 Urban Design Policies				
4.1	Urban Design Plan	■		

ATTACHMENT #3-1

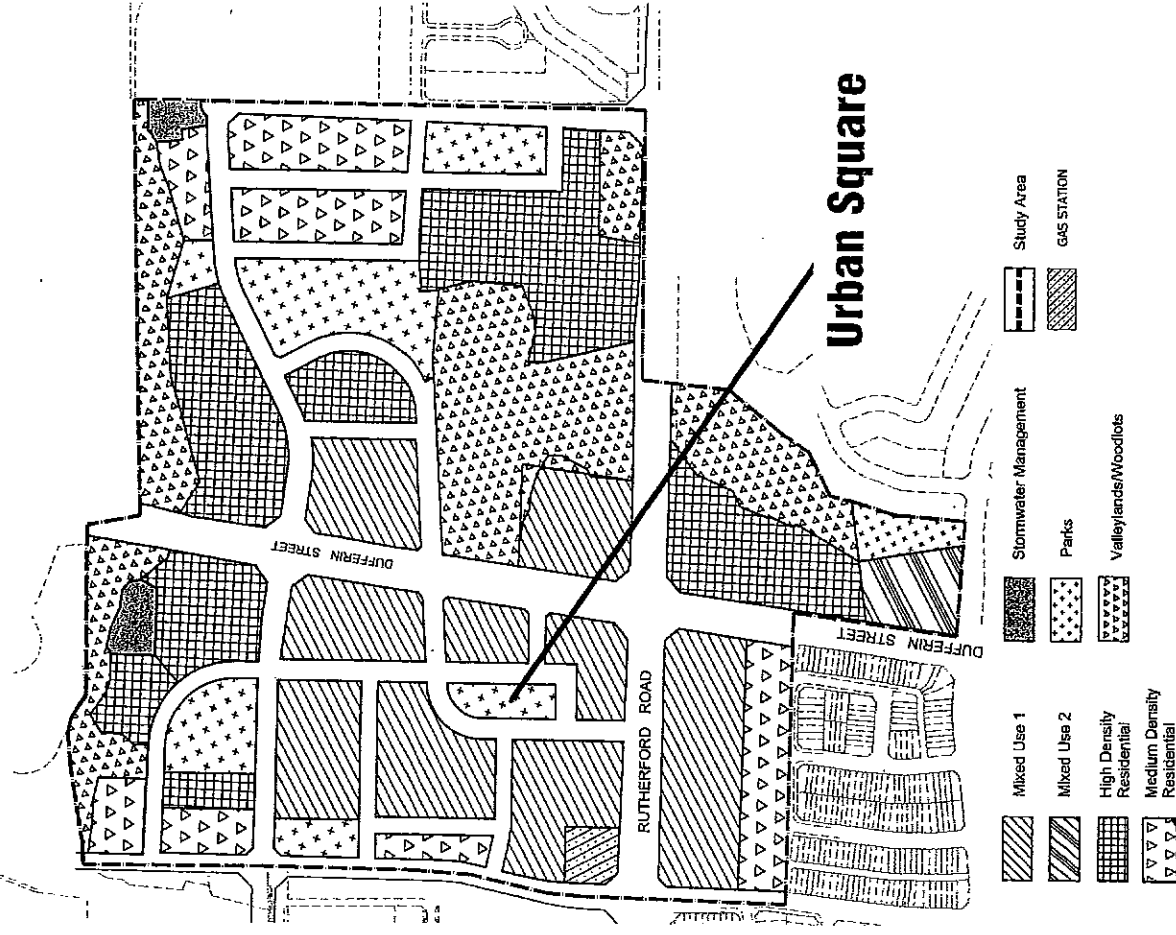
	Policy Item	Same	Proposed Revision	Description
4.2	Built Form		■	Generally allow for increased height with smaller footprint to create more ground space
4.3	Pedestrian Realm	■		
4.4	Road Allowances and Streetscaping		■	Minor detailed treatment modifications related to: <ul style="list-style-type: none"> street tree location adjustment sidewalks widened where possible lay-by parking deleted on Dufferin Street and Rutherford Road 'Urban Square' added to 'Main Street' descriptions
5.0	Servicing Policies			
5.1	Water, Wastewater and Stormwater Management	■		
6.0	Transportation Policies			
6.1	General	■		
6.2	Road Network		■	Modified road network illustrated on Schedule D
6.3	Transit		■	Item f) The District Centre shall provide for a central Transit Hub...The City will work with YRT to implement the Transit Hub within the District Centre
6.4	Pedestrian and Bicycle System	■		
6.5	Parking		■	Item b) on-street parking shall be permitted on all streets fronting commercial development in the District Centre (in new plan no parking on Rutherford and Dufferin)
6.6	Traffic Demand Management	■		
6.7	Transportation Improvements		■	Item a) ii) delete lay-by parking on Dufferin Street and Rutherford Roads – Region to undertake EA on Dufferin Street – may be re-assessed
7.0	Administration			
7.1	Application	■		
7.2	Status of Uses Permitted Under Previous	■		

ATTACHMENT #3-1

Policy Item		Same	Proposed Revision	Description
	Amendments to the Official Plan			
8.0	Implementation			
8.1	General	■		
8.2	Development Concept Report and Phasing Plan	■		
8.3	Zoning By-law	■		
8.4	Subdivision Control	■		
8.5	Site Plan Control	■		
8.6	Development Agreements	■		
8.7	Community Improvement Policies	■		
9.0	Interpretation			
	Appendix A Development Blocks			See Attached
	Appendix B Development Summary Table			See Attached

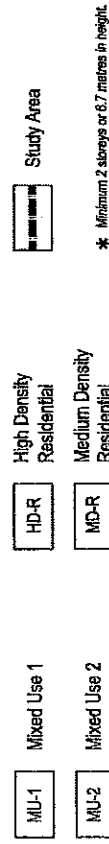


OPA 651 Land Use Diagram

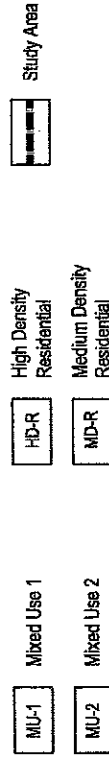
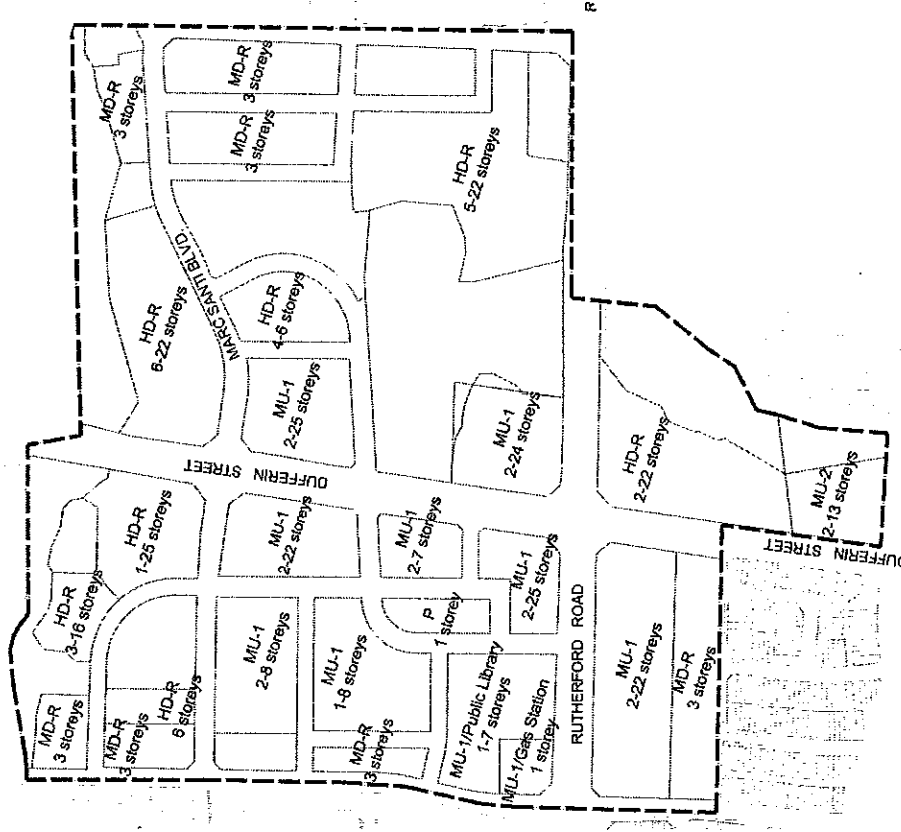


Proposed Land Use Diagram

ATTACHMENT #3-3 Schedule "B" Heights

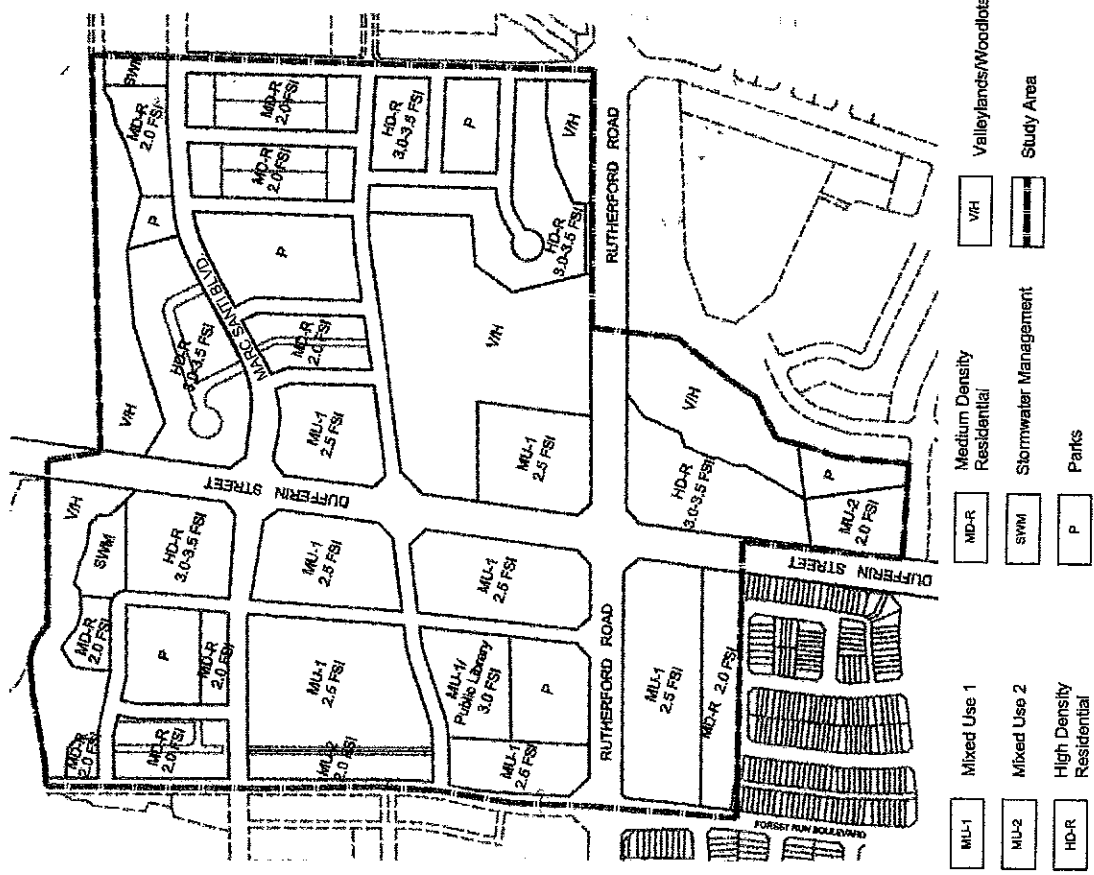


OPA 651 Heights Diagram

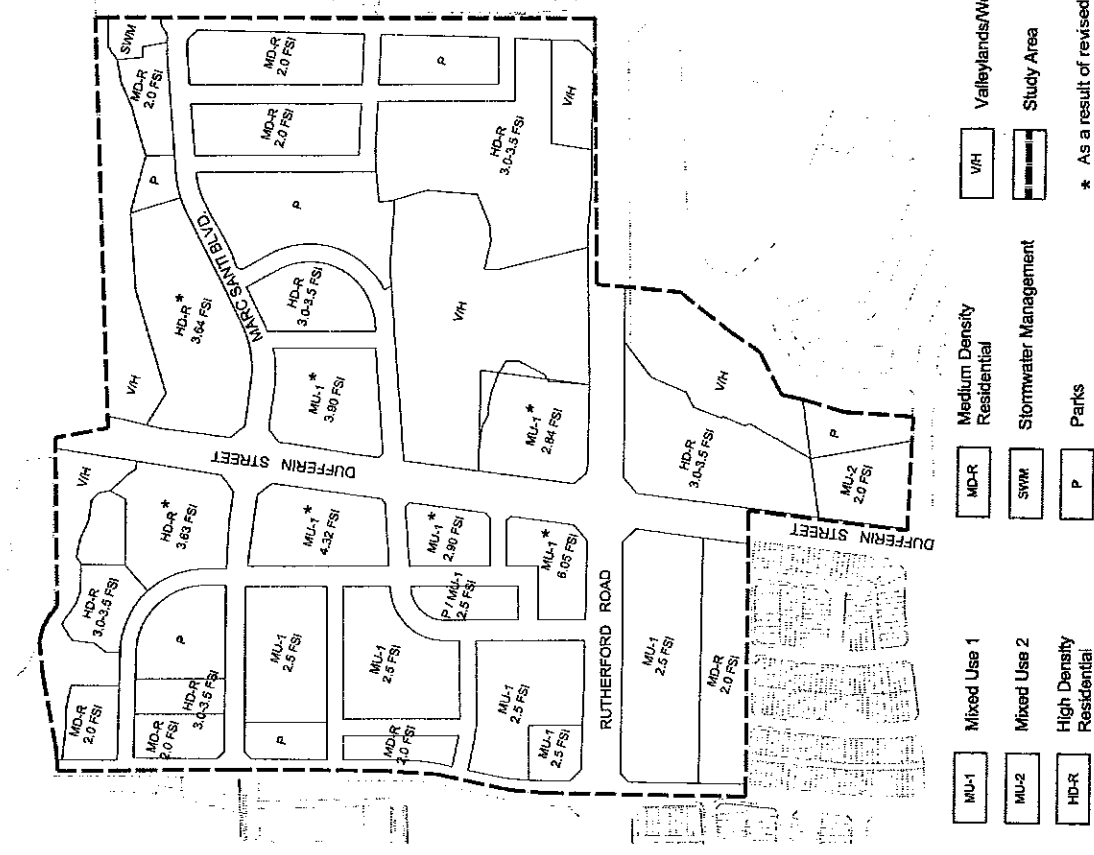


Proposed Heights Diagram

ATTACHMENT #3-4 Schedule "C" Floor Space Index



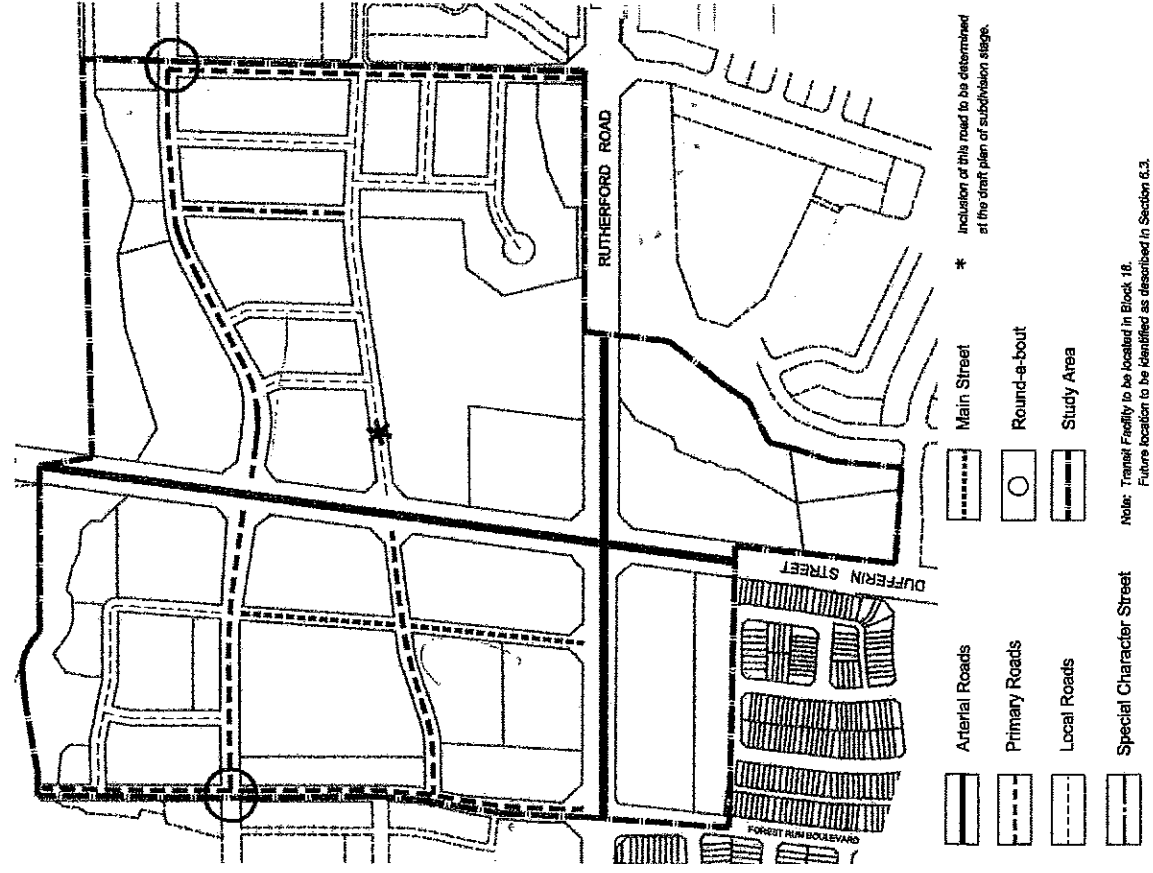
OPA 651 FSI Diagram



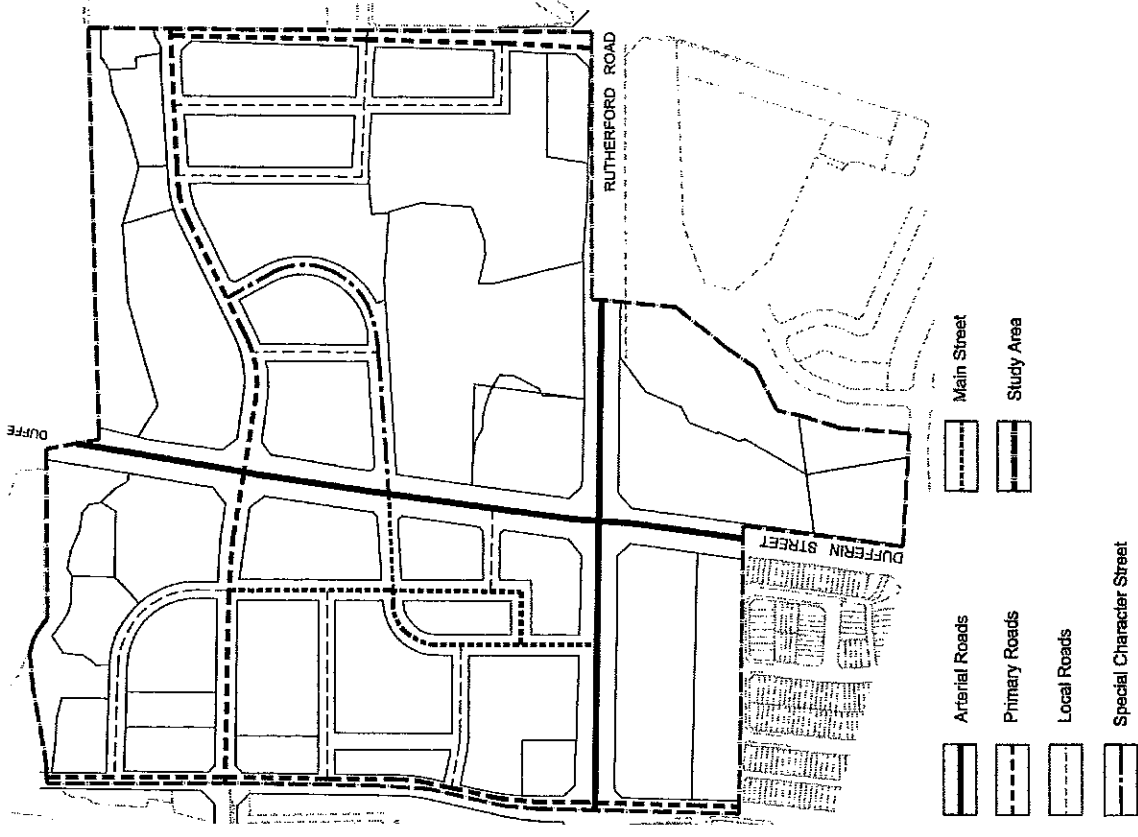
Proposed FSI Diagram

* As a result of revised block configurations FSI exceeds OPA 651 maximum

ATTACHMENT #3-5 Schedule "D" Road Network



OPA 651 Road Network Diagram



Proposed Road Network Diagram

Development Summary Comparison Chart

CARRVILLE DISTRICT CENTRE OPA 651 CONCEPT PLAN STATISTICS							
OPA (All figures taken from OPA No. 651, May 16, 2006)							
LAND OWNERSHIP	DEVELOPMENT BLOCK NO.	BLOCK NO.	AREA (ha)	MAX DENSITY (FSI)	GFA (m ²)		
H&R	10	3	0.78	2.00	15,600		
		4	0.50	P			
		5	1.89	3.50	66,150		
		6	1.77	VW			
SUBTOTAL			4.94	1.65	81,750		
NORSTAR	11	9	1.48	2.50	37,000		
		SUBTOTAL		1.48	2.50	37,000	
REMINGTON	11	7	0.63	VW			
		8	5.22	VW			
		10	2.13	3.50	74,550		
		11	0.67	3.50	23,450		
		12	0.67	P			
		13	1.22	2.00	24,400		
		14	1.15	2.00	23,000		
		15	1.64	P			
		16	0.81	2.00	16,200		
		17	1.29	2.50	32,250		
		18	2.45	3.50	85,750		
		19	0.24	P			
		20	0.65	2.00	13,000		
		21	0.26	SWM			
		22	1.91	VW			
		31	0.70	2.00	14,000		
		32	2.91	2.50	72,750		
		33	1.59	2.50	39,750		
		34	1.64	2.50	48,000		
		35	1.05	3.00	31,500		
		36	0.91	2.50	22,750		
		37	1.04	P			
SUBTOTAL			30.98	1.68	519,350		
MUDCH	18	23	7.33	VW			
		24	0.45	SWM			
		25	1.35	3.50	47,250		
		26	0.93	P			
		27	0.34	2.00	6,800		
		28	0.15	2.00	3,000		
		29	0.88	2.00	17,600		
		30	0.34	2.00	6,800		
		SUBTOTAL		6.18	1.32	81,250	
		TOTAL			47.17	1.70	803,800
Total areas do not include ROW areas							

*Total areas do not include ROW areas

OPA 651 FSI

CARRVILLE DISTRICT CENTRE PROPOSED AMENDMENTS CONCEPT PLAN STATISTICS								
PROPOSED (All figures are approximations based on available survey info)								
LAND OWNERSHIP	DEVELOPMENT BLOCK NO.	BLOCK NO.	AREA (ha)	PROPOSED DENSITY (FSI)	BLDG FTRPRINT (m²)	GFA (m²)		
H&R	10	3	0.88	1.54	2,417	12,689		
		4	0.62	P				
		5	2.27	3.00	9,000	66,030		
		6	1.84	VW				
		SUBTOTAL		5.52	1.48	11,417	81,719	
NORSTAR	11	9A	1.31	2.84	4,840	37,088		
		9B	0.08	0.00	0	0		
SUBTOTAL			1.38	2.88	4,840	37,088		
REMINGTON	11	7	0.55	VW				
		8A	4.53	VW				
		8B	0.06					
		10	3.50	3.20	11,030	111,900		
		11	0.74	P				
		12	N/A	P				
		13	1.17	1.20	4,689	14,087		
		14	1.10	1.18	4,318	12,954		
		15	1.92	P				
		16	0.88	2.52	3,961	22,154		
		17	1.35	3.90	7,092	52,864		
		18	2.51	3.64	7,823	91,434		
		19	0.24	P				
		20	0.50	0.94	1,575	4,725		
		21	0.24	SWM				
		22	1.77	VW				
		31A	0.36	P				
		31B	0.37	1.79	2,189	6,567		
		32A	1.41	2.17	7,539	30,642		
		32B	1.56	2.08	5,566	32,424		
		33	1.29	4.32	7,287	55,904		
		34A	0.61	2.60	3,748	17,701		
		34B	0.79	6.05	6,610	47,960		
		35	1.53	1.14	5,798	17,490		
		36	0.35	0.14	525	525		
		37	0.17	1.01	1,712	1,712		
		SUBTOTAL			29.79	1.75	81,492	520,713
	MUDCH	18	23	7.33	VW			
			24	0.55	SWM			
			25	1.41	3.50	5,660	51,204	
			26	0.93	P			
			27	0.59	2.94	2,069	17,270	
			28	0.48	1.067	1,371	3,171	
			29	0.60	1.16	1,828	5,784	
			30	0.40	2.87	1,895	11,370	
			SUBTOTAL		5.99	1.48	12,596	88,789
			TOTAL			48.62	1.72	123,888

* Total areas do not include ROW areas

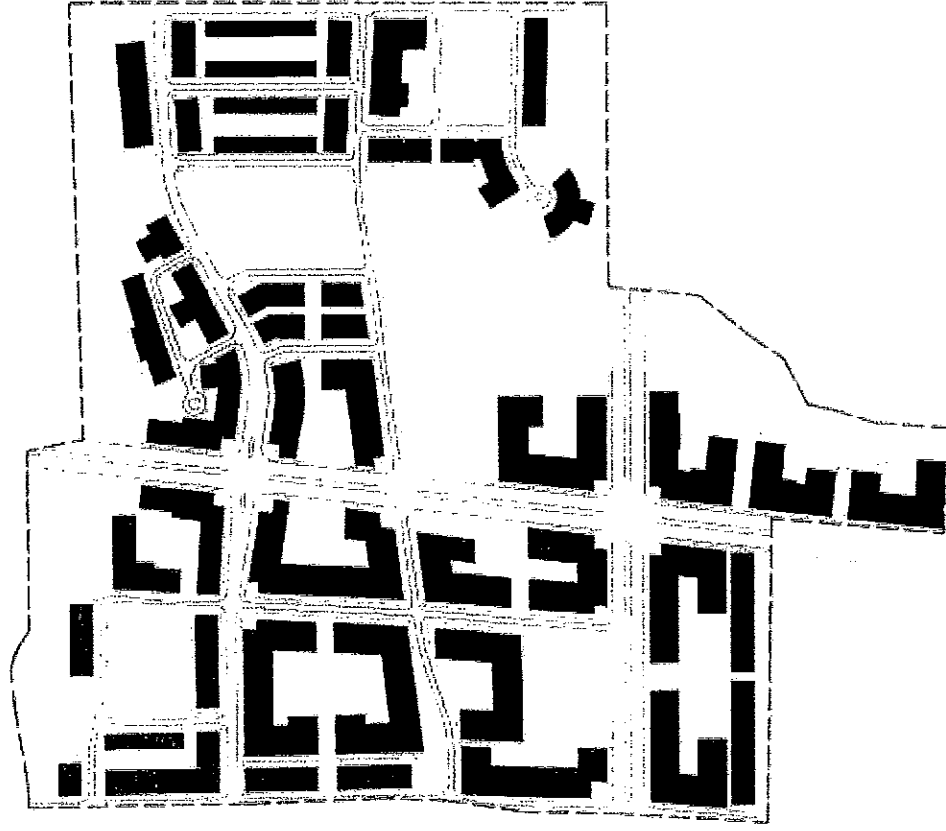
*Total areas do not include ROW areas

P = Park V

WM = Stormwater Management

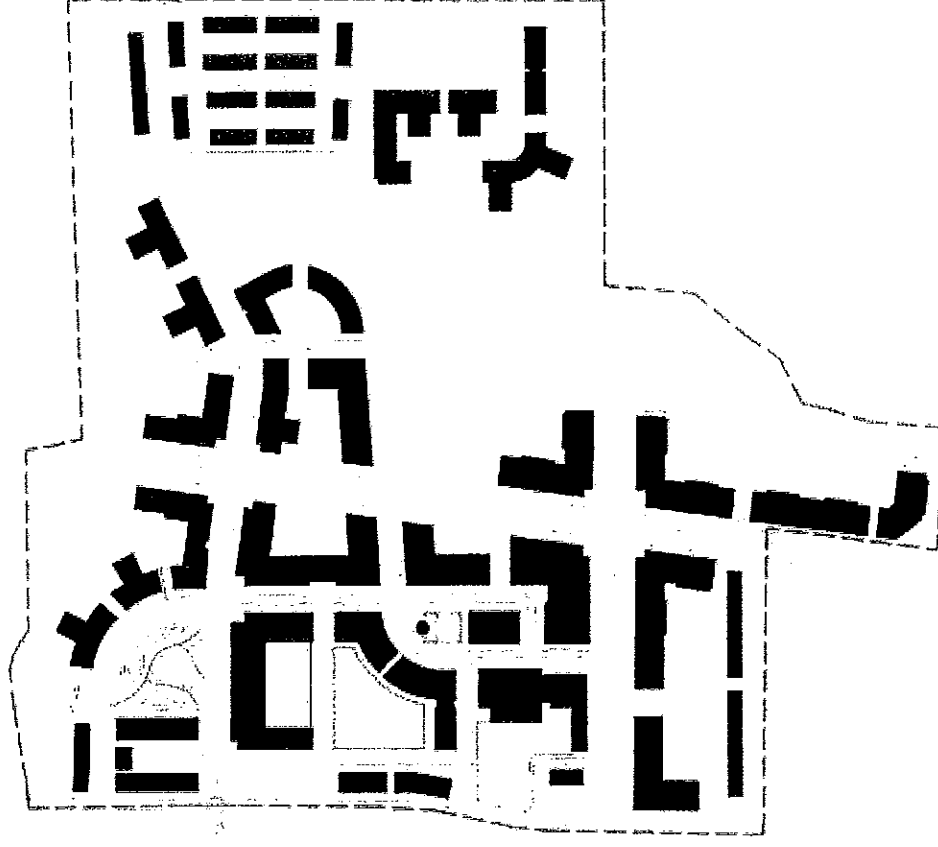
Proposed FSI

ATTACHMENT #3-7 *Diagrammatic Comparison of
OPA 651 and Proposed*



OPA 651 Figure Ground Diagram

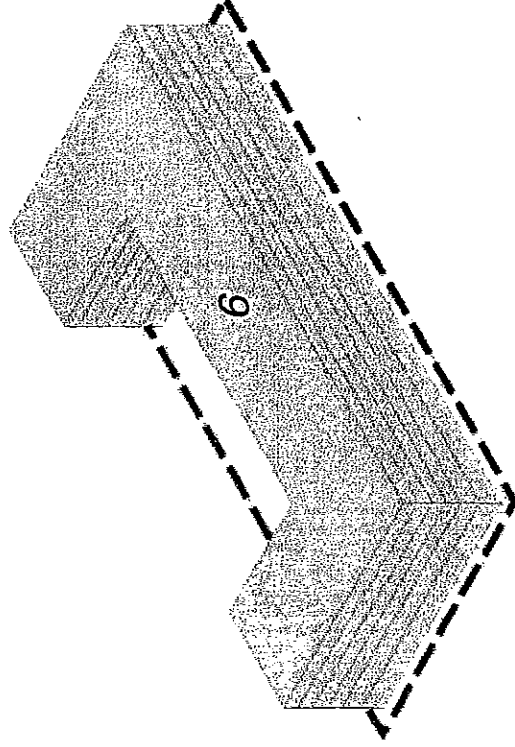
27.8% BUILT FORM FOOTPRINT
72.2% OPEN SPACE



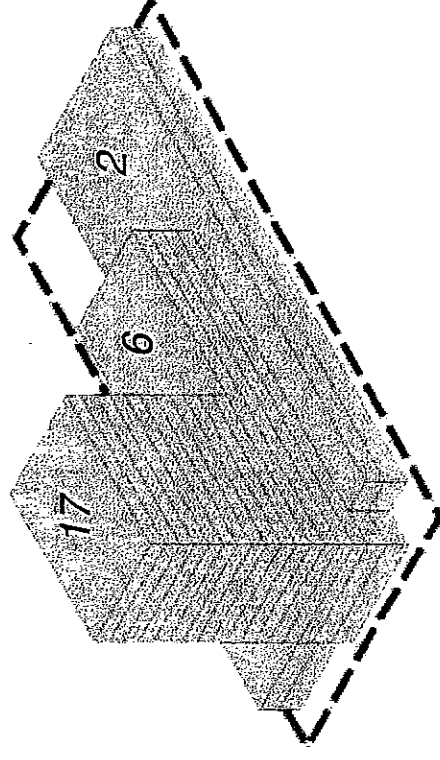
Proposed Figure Ground Diagram

22.0% BUILT FORM FOOTPRINT
78.0% OPEN SPACE

ATTACHMENT #3-8 **FSI Comparison of**
OPA 651 and Proposed

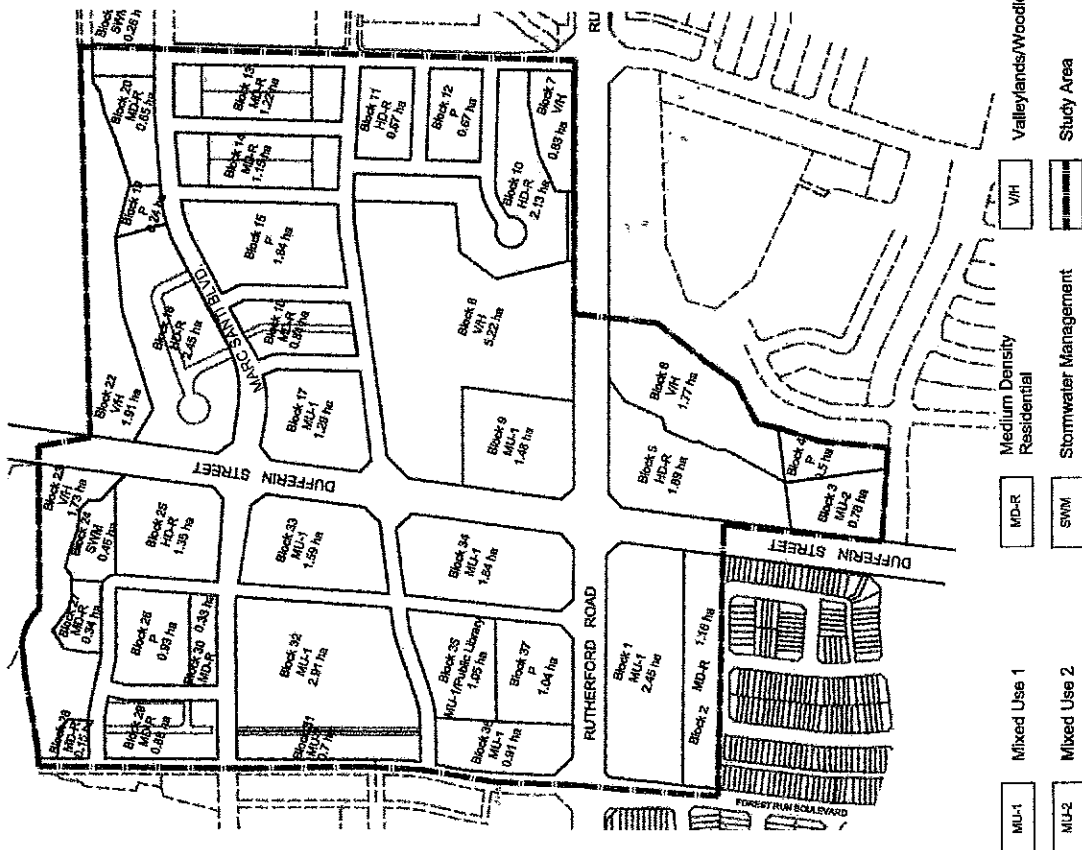
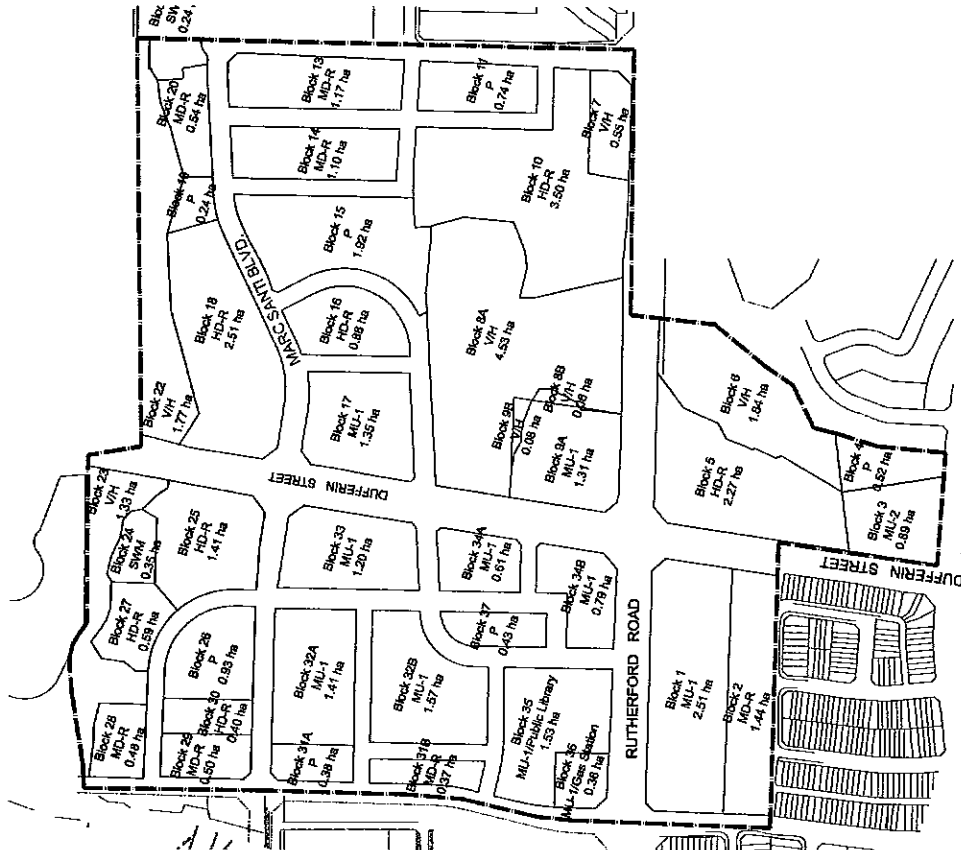


OPA 651
7-storey Continuous Street Wall
3.8 FSI



OPA Proposed
19-storey Point Tower on 2-storey Podium
3.8 FSI

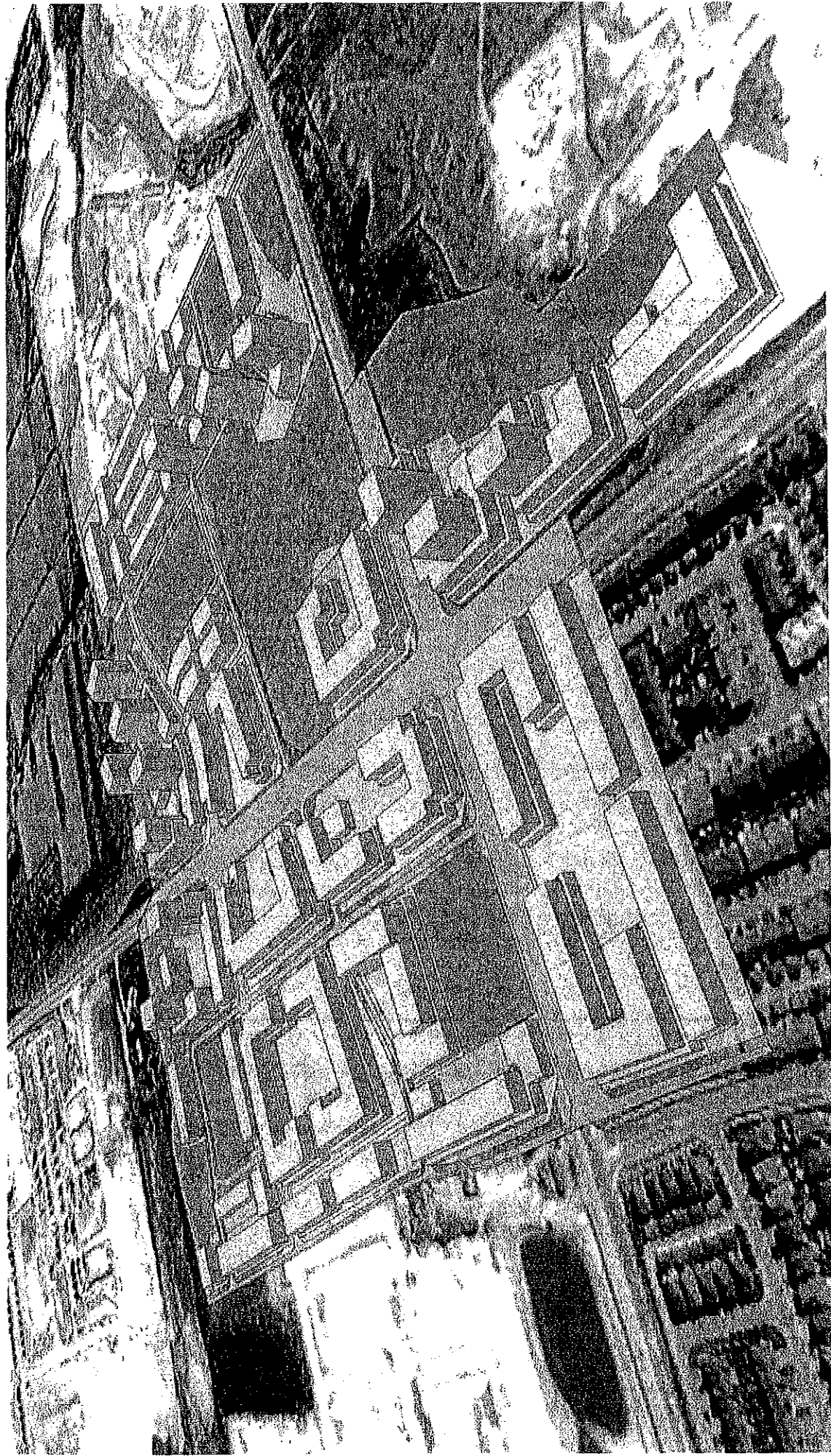
Appendix A: Development Block Areas



Proposed Block Areas Diagram

OPA 651 Block Areas Diagram

ATTACHMENT #3-10
*3-D Comparison of
OPA 651 and Proposed*



OPA 651

ATTACHMENT #3-11
**3-D Comparison of
OPA 651 and Proposed**



Proposed