



Memorandum

Gary Wright, Chief Planner and
Executive Director
City Planning Division

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November 24, 2009

To: Councillor Mike Del Grande

From: Paul Zuliani, Manager

Re: Receipt of Revised Application

Official Plan Application 09 165304 ESC 39 OZ
Rezoning Application No. 08 143653 ESC 39 OZ
2900 Warden Avenue

PL M1391 PT BLK P PL M1430 BLK T RP 64R1494 PT 1
Ward 39 - Scarborough-Agincourt

Bousfields Inc, has submitted a revised application for the above-noted official plan and zoning by-law amendment application. The revised application proposes reduced residential building heights ranging from 7 to 25 storeys, a reduction in number of residential units from 1,370 to 1,175 and an expansion of the existing mall. A summary of the revised submission is attached to this memo.

The revised application will be circulated for comments to internal divisions as well as City-affiliated Agencies. Staff will be bringing forward a Status Report in January 2010 on the 'Finch-Warden Area Study' as well as the 'Application'.

If you have any questions, please contact Renrick Ashby, Senior Planner, at (416) 396-7022.

Paul Zuliani, Manager
Community Planning, Scarborough District

Enclosure: Reduced site plan and elevation
Summary Table

cc: Councillor Norm Kelly, Ward 40
Finch-Warden Working Group (sent via email)





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Summary of Revised Proposal

	Existing	1 st , Submission	Presentation of 2 nd , Revision	3 rd , Submission
Site Area	93 691 sq. m	93 691 sq. m	93 691 sq. m	93 691 sq. m
Commercial Floor Area	29 730 sq. m	7 210 sq. m (+ 2 830 sq. m ancillary retail) Total 39 770 sq. m	39 770 sq. m	40 370 sq. m
Community Space	0	0	850 sq. m	850 sq. m
Residential Floor Area	0	114 100 sq. m	n/a	102 300 sq. m (-11 800 sq. m)
Overall Gross Floor Area	29 730 sq. m	153 870 sq. m	n/a	143 520 sq. m (-10 350 sq. m)
Residential Units	0	1,370 units	1,275 units (-95)	1,175 units (-195)
Parking: Commercial	1 426	1 395	n/a	1 400 (+5)
Parking: Residential	0	1,595	n/a	1 367 (-228)
Buildings Heights	0	38 Storeys 32 Storeys 26 Storeys 20 Storeys 7 Storeys 10 Storeys	33 Storeys 29 Storeys 26 Storeys 20 Storeys 7 Storeys 10 Storeys	25 Storeys 23 Storeys 23 Storeys 19 Storeys 7 Storeys 10 Storeys





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