

MEMORANDUM

TO: Community Design Advisory Committee
FROM: Jacob Ritchie – Planning & Development
DATE: 2018-05-02
SUBJECT: **Map Details for SMPS Map 2 - MAXIMUM GROSS FLOOR AREA RATIOS and LUB Schedule 9 - MAXIMUM BUILDING HEIGHTS**

Dear Chair & Committee members,

Upon release of the Draft Centre Plan documents on February 23rd, 2018 there were three properties where the Centre Plan team withheld some detail on GFAR and height due to the complexity of height precincts cutting across individual large lots.

The three properties affected were:




1. Former Bloomfield School Site
2. Former St. Patricks High Site
3. Lands fronting Robie, Pepperell, and Shirley Streets

This information memo serves to share the information that will eventually form the additional schedules that will control maximum height and GFAR on these sites. The information here reflect the work that has gone into site planning on these sites over the past several years but citizens, developers, and municipal staff.

Table 1 outlines the detail relating to SMPS Map 2 and LUB Schedule 9 for each of the three sites.

(see table next page)

Table 1 - Site Detail

	Site Map	Heights	GFAR
Bloomfield		Ranging from 38m to 20m	4.00
St. Pat's High		Ranging from 56m to 20m	4.00
Lands at Robie, Pepperell, and Shirley		Ranging from 46.5m to 12m	5.00
All other lot and built form regulations are contained within the Draft Planning Documents released on February 23 rd , 2018			

Please be advised that this is the first draft of the map detail, further review through the next phases of the project could unveil more information as the final SMPS & LUB is developed.