



Attachment #2

Summary of Application Revisions

Attachment 2: Summary of Application Revisions

A previous owner submitted applications for Rezoning and Special Development Permit in January 2018 for 222 residential units, a density of 7.20 FSR and a height of 29 storeys / 89.7 metres (294.3 feet). All of the residential units were proposed to be fully stratified market ownership.

Ownership of the subject applications has been transferred to Brookfield Properties, who have converted the building to a secured market rental building. All previously proposed amenities including, design and construction adjacent community park at 824 Agnes Street, a publically accessible indoor community space, a cash contribution towards outfitting the indoor amenity space, and enhanced streetscape and pedestrian treatment on Victoria Street, have been maintained within the proposal.

When an initial update was provided to Council on March 28, 2022 this conversion to rental included 327 secured market rental units in a 32 storey building at 8.78 FSR. Through the application review process, the applicant has further refined their proposal both to include an additional one storey and to find efficiencies within the existing building to deliver 25 more secured market rental units. Revisions summarized below:

	Current Proposal	March 2022	Previous Owner
Units	352 Rental Units	327 Rental Units	222 Stratified Units
Density	9.40 FSR	8.78 FSR	7.20 FSR
Height	33 storeys	32 storeys	29 storeys
Floorplate	706 square meters (7,600 sq. ft.)	706 square meters (7,600 sq. ft.)	617 square metres (6,650 sq. feet)