

The chart below describes the changes made to the concepts for the three sites; 300 Tokio, 144 Fanshaw and 791 Arundel, and how the changes have addressed the summarized feedback received from both the public and Standing Committee-Growth. Please note, the designs are conceptual and would be subject to change based on technical studies undertaken, as well as feedback/comments/requirements addressed through the site plan control process.

300 Tokio Street

Feedback Received	How it's been Addressed
1. Greater integration with and enhancement to Picton Park	Adjustments to the concept have been made for greater integration with Picton Park. On the eastern portion of the subject lands, the buffering/naturalization has been increased, and a multi-use trail has been added. The road network and parking configuration have been moved to the east side of the buildings. This will increase park visibility and allow for more efficient vehicular circulation.
2. Greater setbacks from John St., Junot Ave., and back of Picton Ave properties	Setbacks have been increased from John Street and Junot Avenue. Building B has been reconfigured to increase its setback from the back of the properties on Picton Ave.
3. Additional trees/maintenance of buffers at property line to increase privacy and decrease traffic noise	Additional trees/buffering/naturalization has been incorporated along the perimeter and internally to the site. Particularly along the eastern portion, where the lands are adjacent to existing low-rise residential development.
4. Increased outdoor amenity space	The outdoor amenity space has been increased throughout the entire site. The increased amenity area and landscaping allow for a more seamless integration into and throughout the Picton Park area. It will also support easier pedestrian access to and from Picton Park.
5. Concerns with scale of buildings	The building scale and density is permitted under the current "UM" – Urban Mid-rise Zone. Based on the development regulations of the "UM" Zone, the lands could support up to 426 units, 400 units are being proposed, with a building height of 20.0m, well under the permitted 25.0m maximum.
6. Address the character of the neighbourhood	Though remaining conceptual, the appearance of the buildings has been refined to provide additional details, both in terms of design and building materials. Building step-backs are being proposed along the southeast façade of the south elevation. This is the portion of the building adjacent to the established low-rise residential development. This is an architectural and urban design

	feature that reduces the perceived scale of larger buildings and achieves gradual increase from the low-rise residential buildings to the proposed mid-rise buildings. The stepbacks will allow for a more seamless integration of a higher density building with the existing low-rise residential development.
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144 Fanshaw Street

Feedback Received	How it's been Addressed
1. Greater setbacks from hydro corridor to address privacy of residents on Elron Crescent	Setbacks have been increased from all property lines.
2. Additional trees/maintenance of buffer at property line to increase privacy and decrease traffic noise	Buffering has been increased along all property lines to increase privacy. The building itself will help to reduce noise coming from the existing roads and increased traffic, in addition to the existing Hydro Corridor.
3. Concerns with scale of the building	The building scale has been reduced both in height and number of units. The units have been reduced from 200 to 150, and the building height has been reduced from 20.0m (6 storeys) to 17.0m (5 storeys).
4. Address the character of the neighbourhood	The design of the building has been refined to provide additional details, both in terms of design and building materials. Building stepbacks are being proposed along the northwest façade of the north elevation. This is the side of the building adjacent to the existing low-rise residential development. This is a common architectural and urban design feature that helps to reduce the perceived impact of larger buildings and will allow for a more gradual increase from the low-rise residential buildings to the proposed mid-rise building. This will allow for a more seamless integration of a higher density building with the existing low-rise residential development. Making it more consistent with the existing character of the area. A multi-use trail network is conceptually shown. Additional open space is being proposed throughout the site. This allows for the proposed development to better integrate with the existing naturalized feel of the area but also incorporating and building upon these features within the site itself.

791 Arundel Street

Feedback Received	How it's been Addressed
1. Greater integration with the existing trail system	The adjusted design conceptually proposes to relocate the existing trail along the back of the properties that front Toledo Street and improve the existing trail/trail network.
2. Larger natural buffer area to enhance privacy for residents on Toledo St	Proposing to maintain as much of the established tree line along the western portion of the site as possible for buffering for residents along Toledo St.
3. Natural buffer area along Arundel St	Buffering/landscaping/naturalization along Arundel Street has increased.
4. Concerns with scale of buildings	The building scale has been reduced in terms of the number of buildings, units and height. The number of buildings has been reduced from 3 to 2. The number of units has been reduced from 600 to 400. Previously, all buildings were proposed at 20.0m (6-storeys). Building A is now proposed at 19.8m (6-storeys) and Building B is now proposed at 16.8m (5-storeys).
5. Address the character of the neighbourhood	The design of the buildings has been refined to provide additional details, both in terms of design and building materials. Building step-backs are being proposed along the northeast façade of the north elevation. This is an architectural and urban design feature to reduce the perceived impact of larger buildings and achieve a gradual increase from the low-rise residential buildings to the proposed mid-rise buildings. Additional landscaped open space is being proposed throughout the site, this is to be sensitive to and compliment the highly naturalized area surrounding the subject site. The intention is to retain as many trees as possible and buffering around the site.
6. Consider integration of commercial amenities within development	The proposed development is for residential use. Commercial uses are not permitted in the UM zone and are not currently being contemplated for this site. However, additional homes will increase demand to support nearby commercial activity where permitted.
7. Consider addition of sidewalk along Arundel St, and increased walking/cycling amenities	There is a multi-use trail proposed around, and throughout the site, along with open space and pathways. The proposed network can accommodate pedestrians and cyclists.

	This can also be refined through the site plan control process.
8. Greater setbacks from existing neighbourhood of low-rise residential development (single detached homes)	Setbacks have been increased from all property lines. The reduction in the number of buildings has also increased the building separation between the existing low-rise residential development along Toledo Street and the proposed buildings on the subject lands. The entrance to the site has been conceptually moved further east and away from the Arundel St and Toledo St intersection, further from the residence on the southeast corner of this intersection, and away from the entrance to the Chartwell located on the north side of Arundel Street. This will require further review through site plan control.