



C1.
Communication
CW(PM) – January 23, 2024
Item No. 1

PUBLIC MEETING

255 BASS PRO MILLS DRIVE
JANUARY 23, 2024



HARIRI PONTARINI
ARCHITECTS



Ferris + Associates Inc.
Landscape Architecture and Urban Design



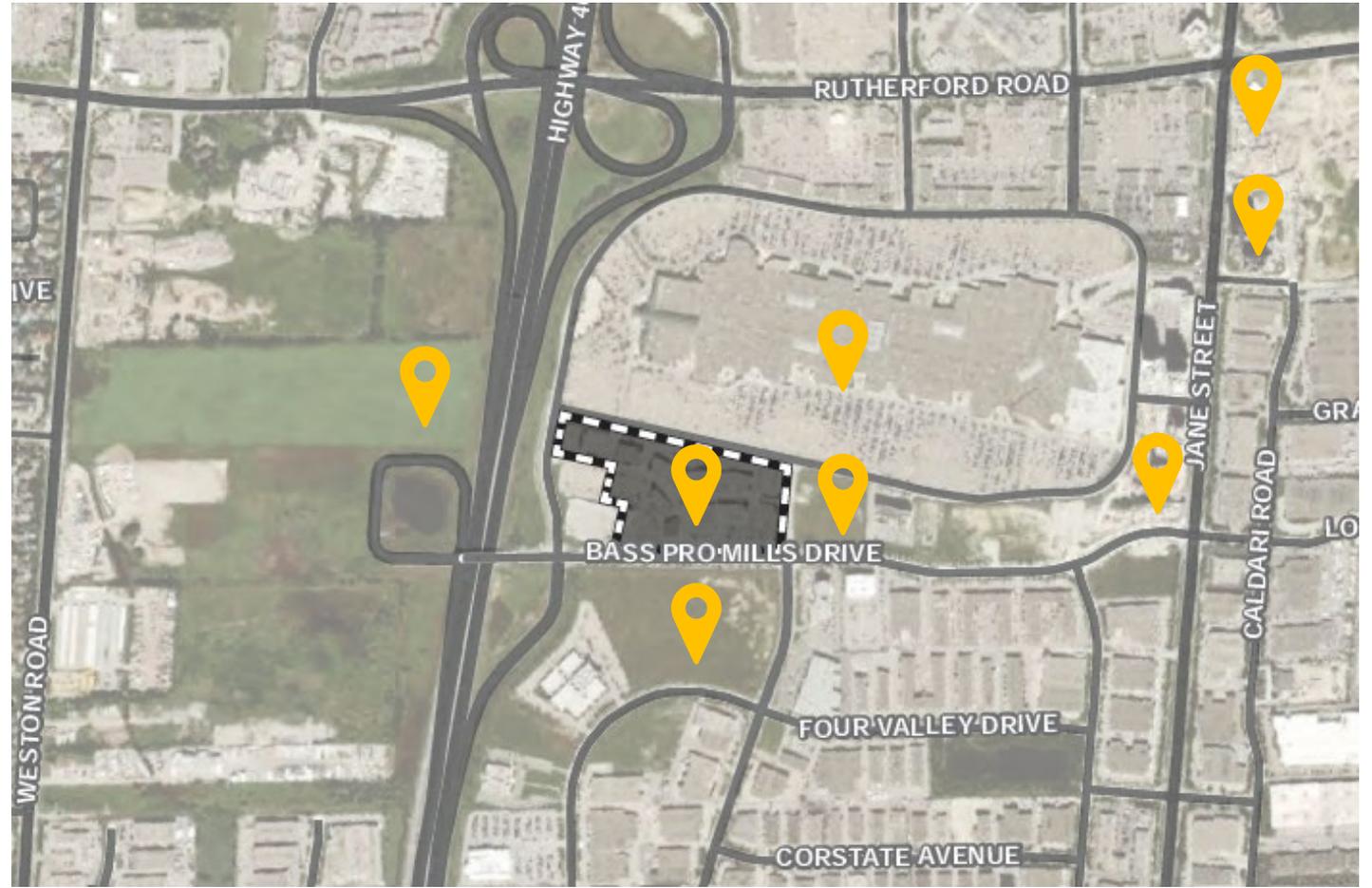
URBAN
STRATEGIES
INC



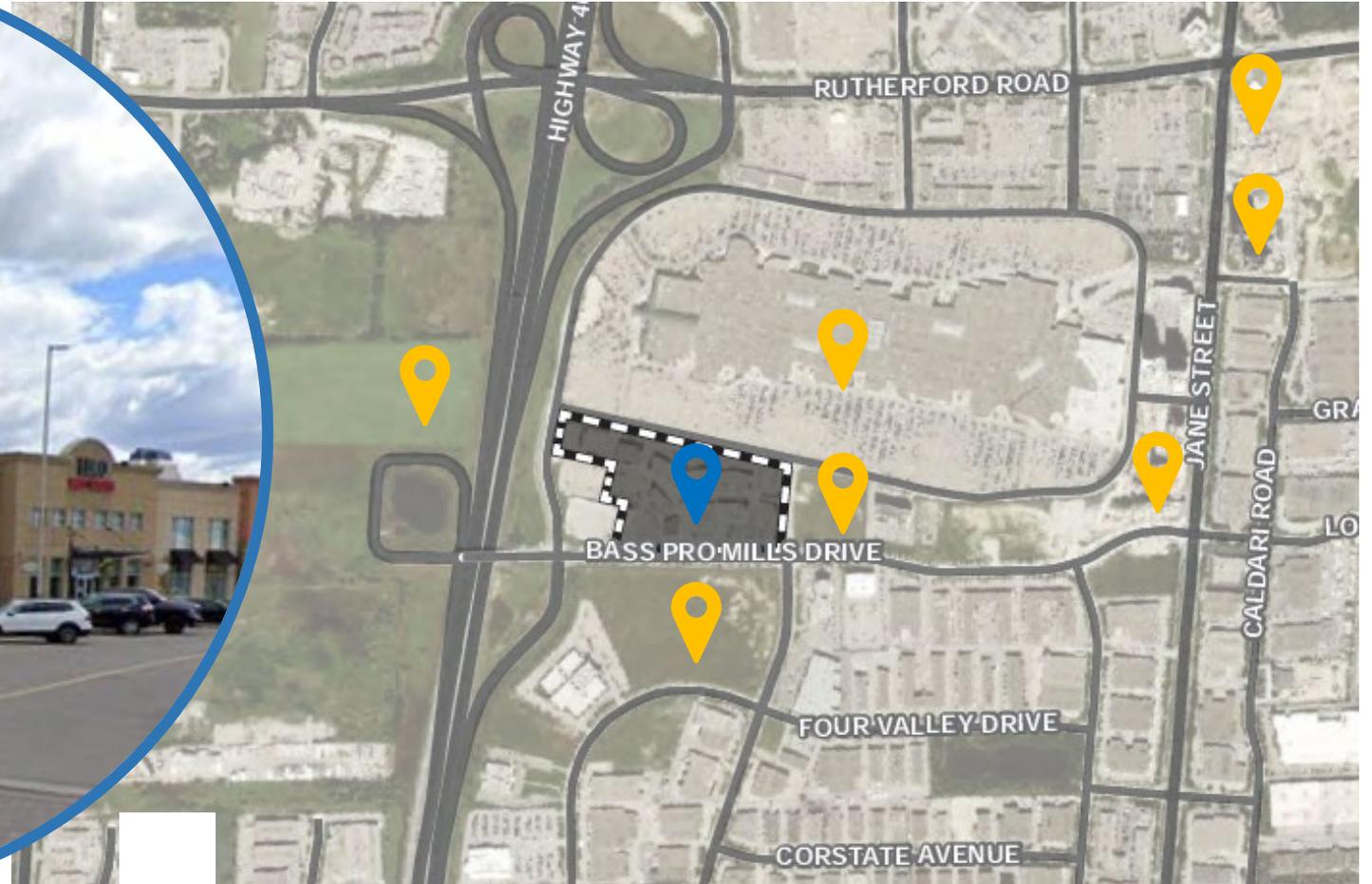
PROCESS TO DATE



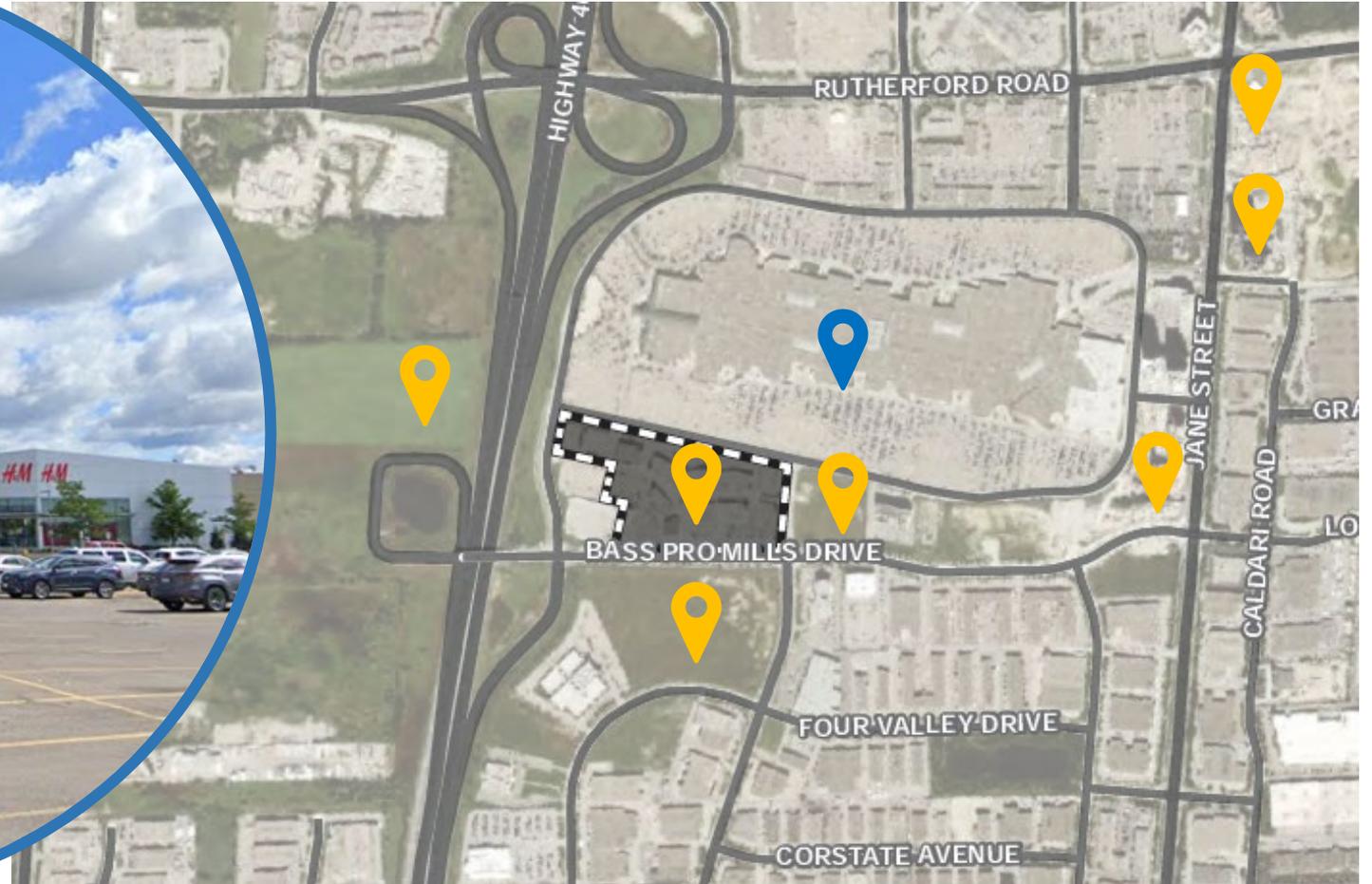
SITE CONTEXT



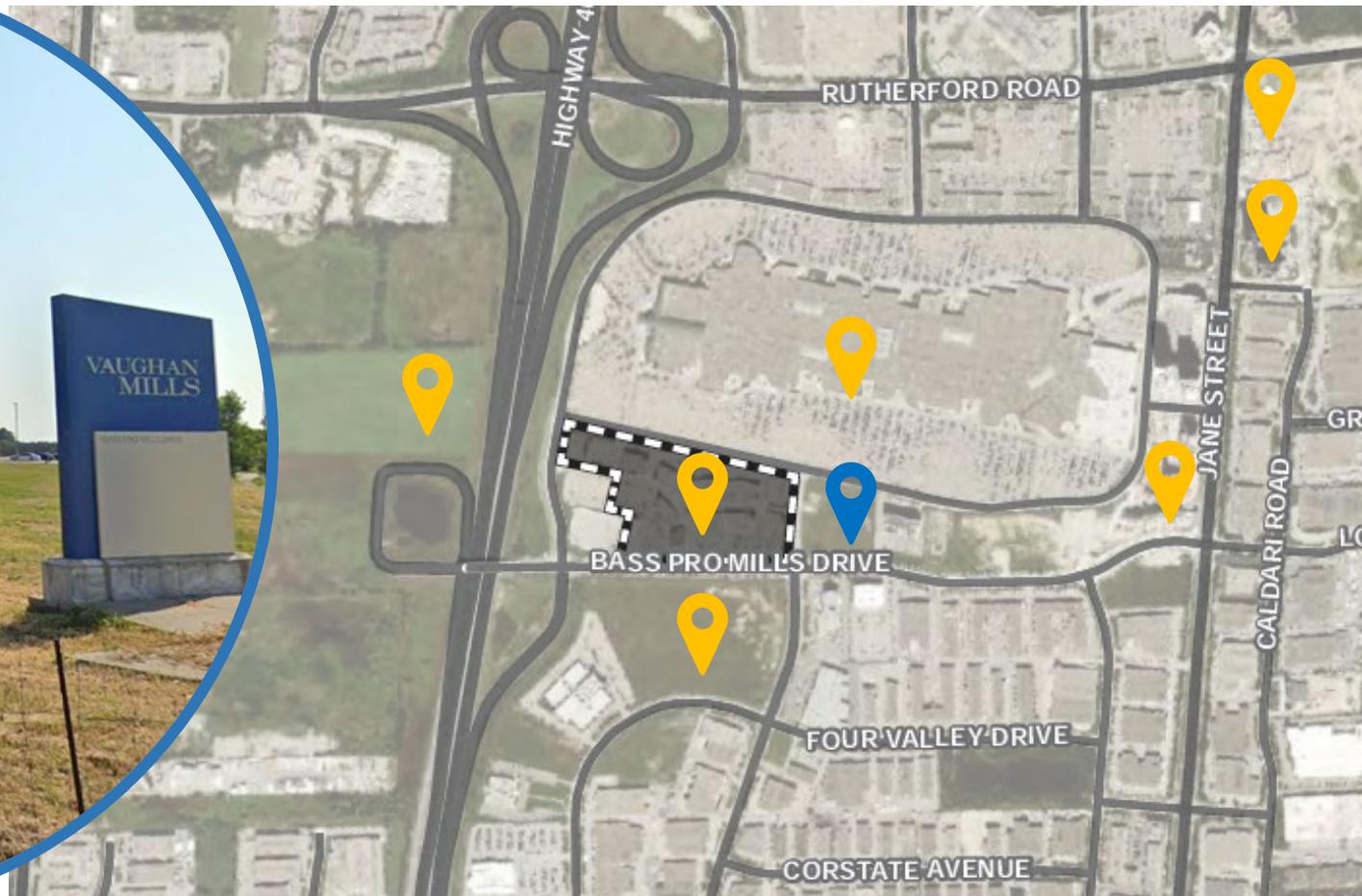
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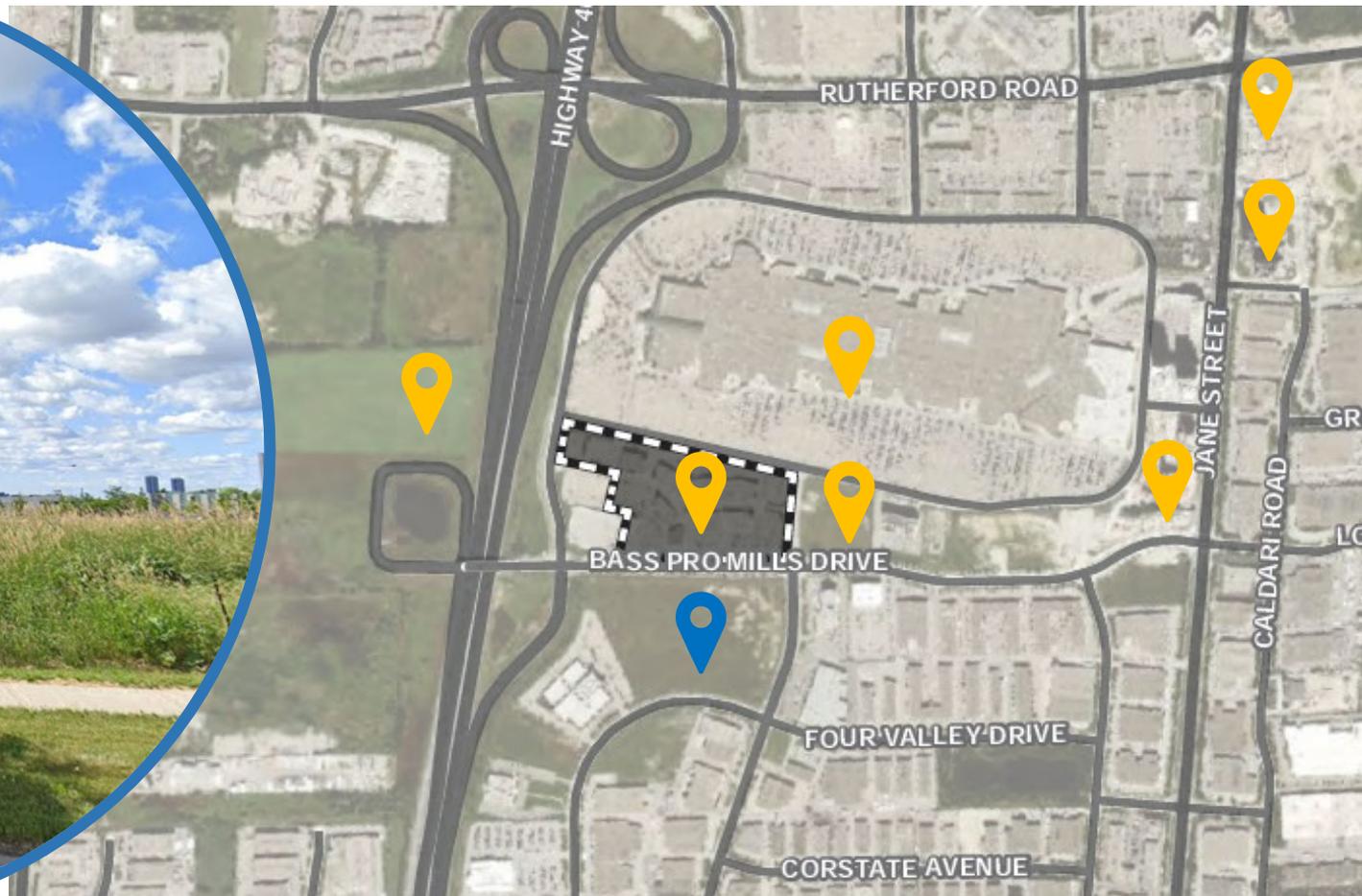
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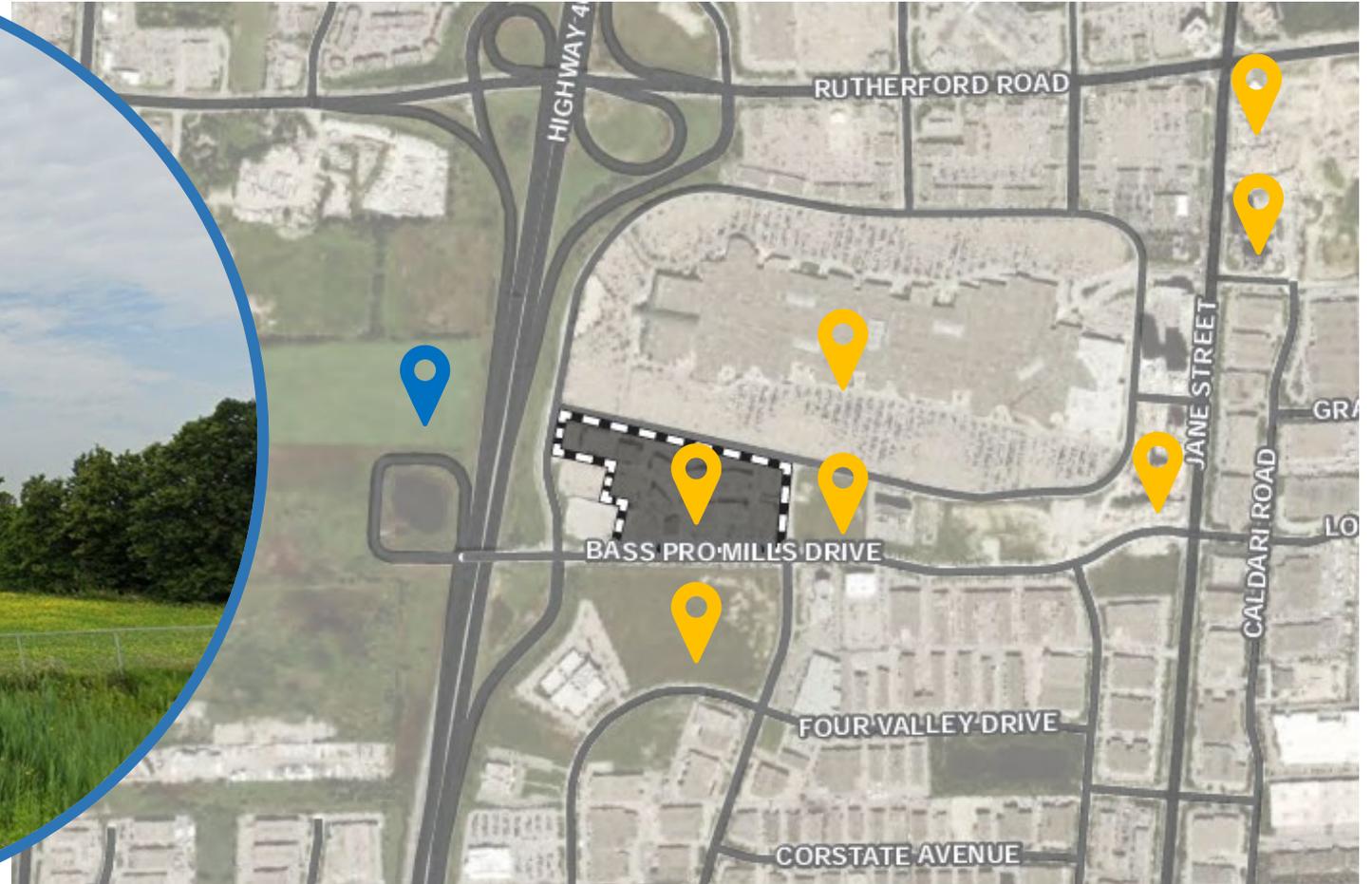
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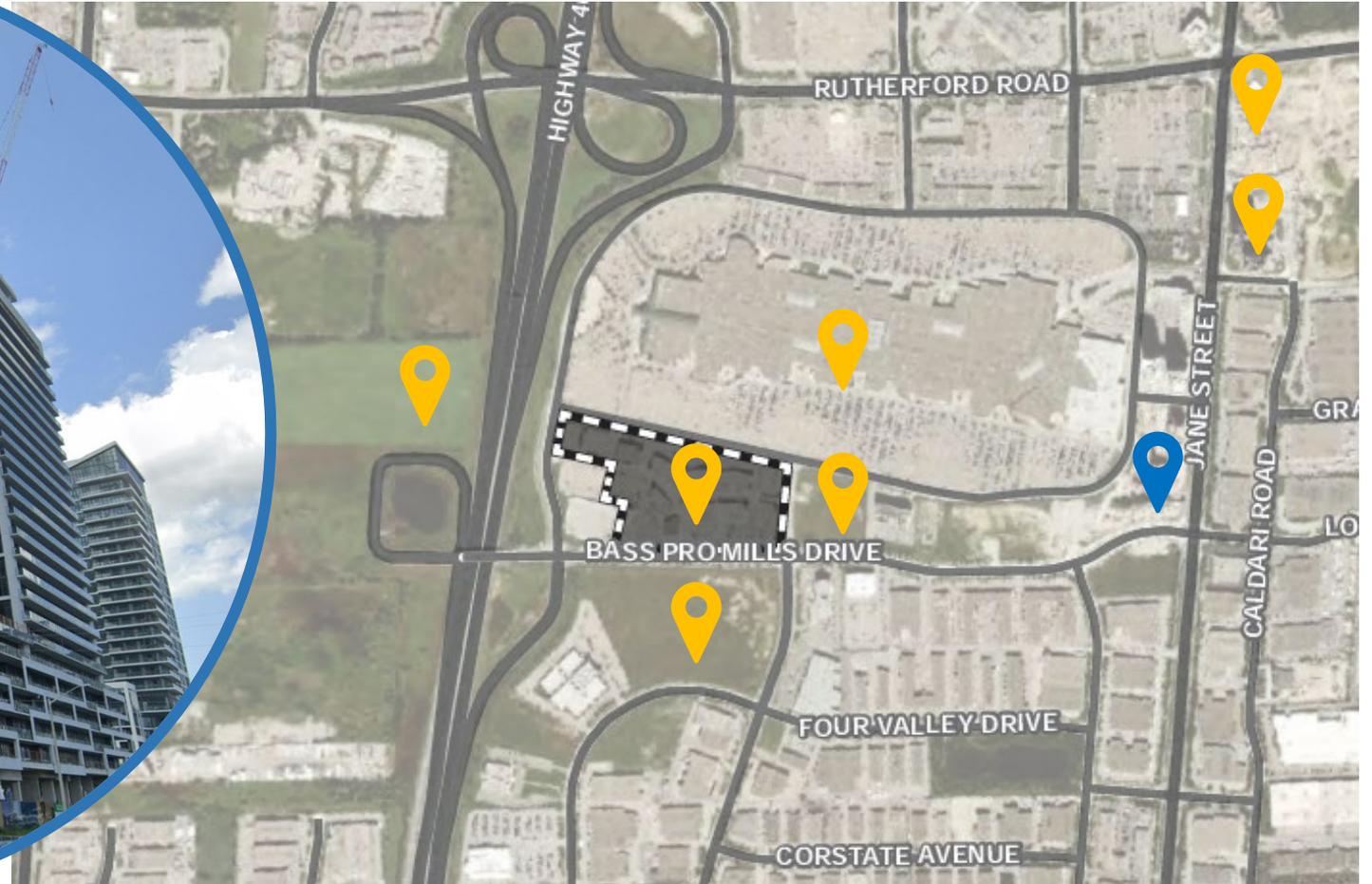
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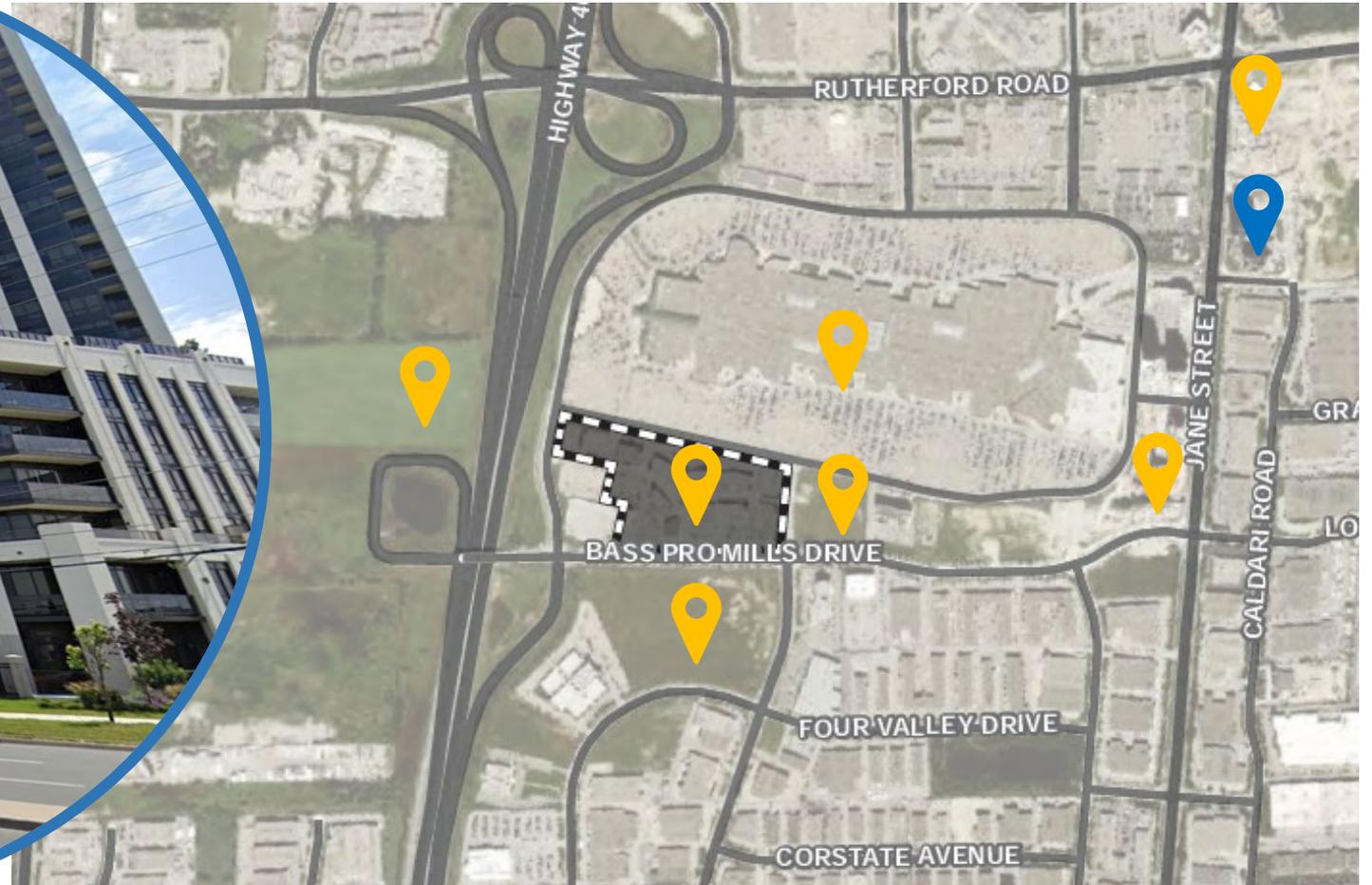
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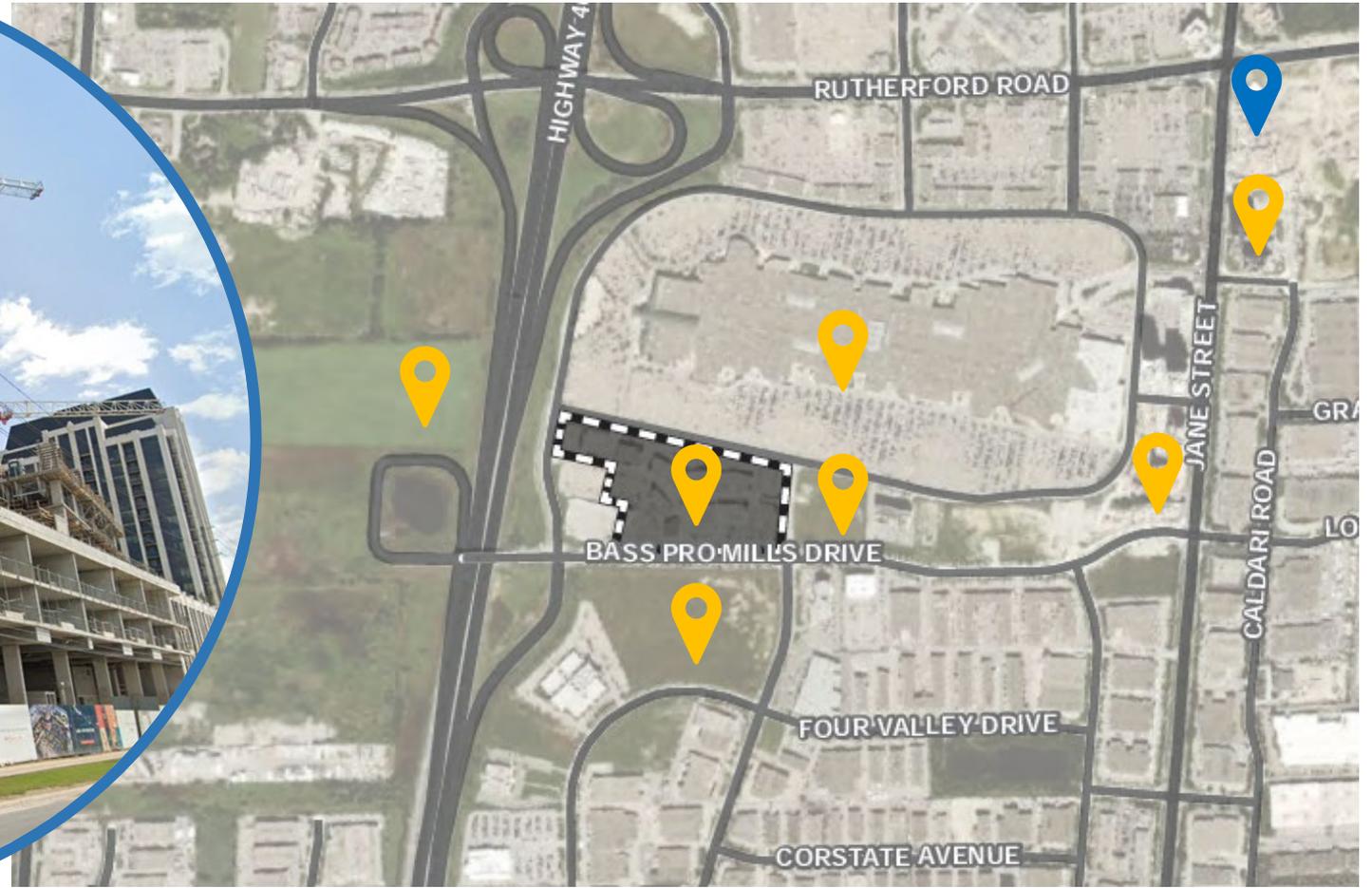
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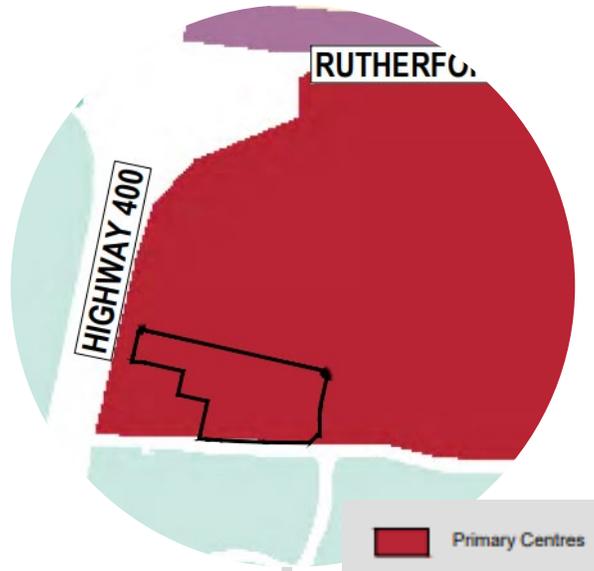
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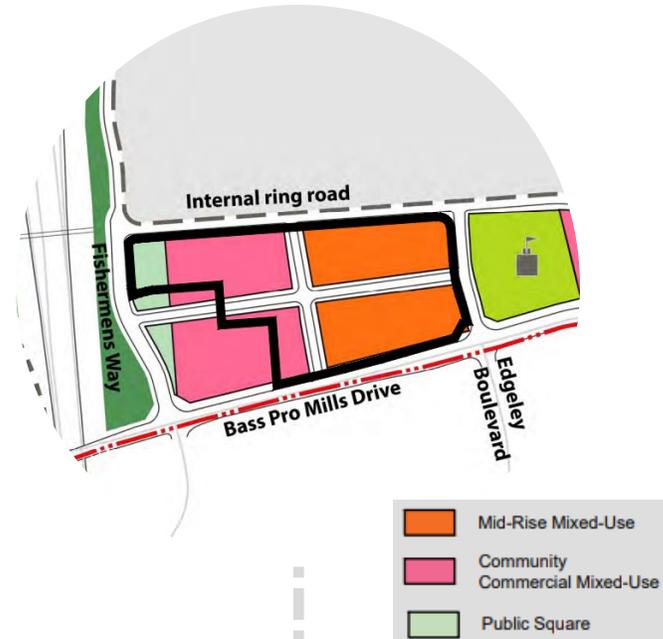
SITE CONTEXT



POLICY & REGULATORY CONTEXT



OFFICIAL
PLAN

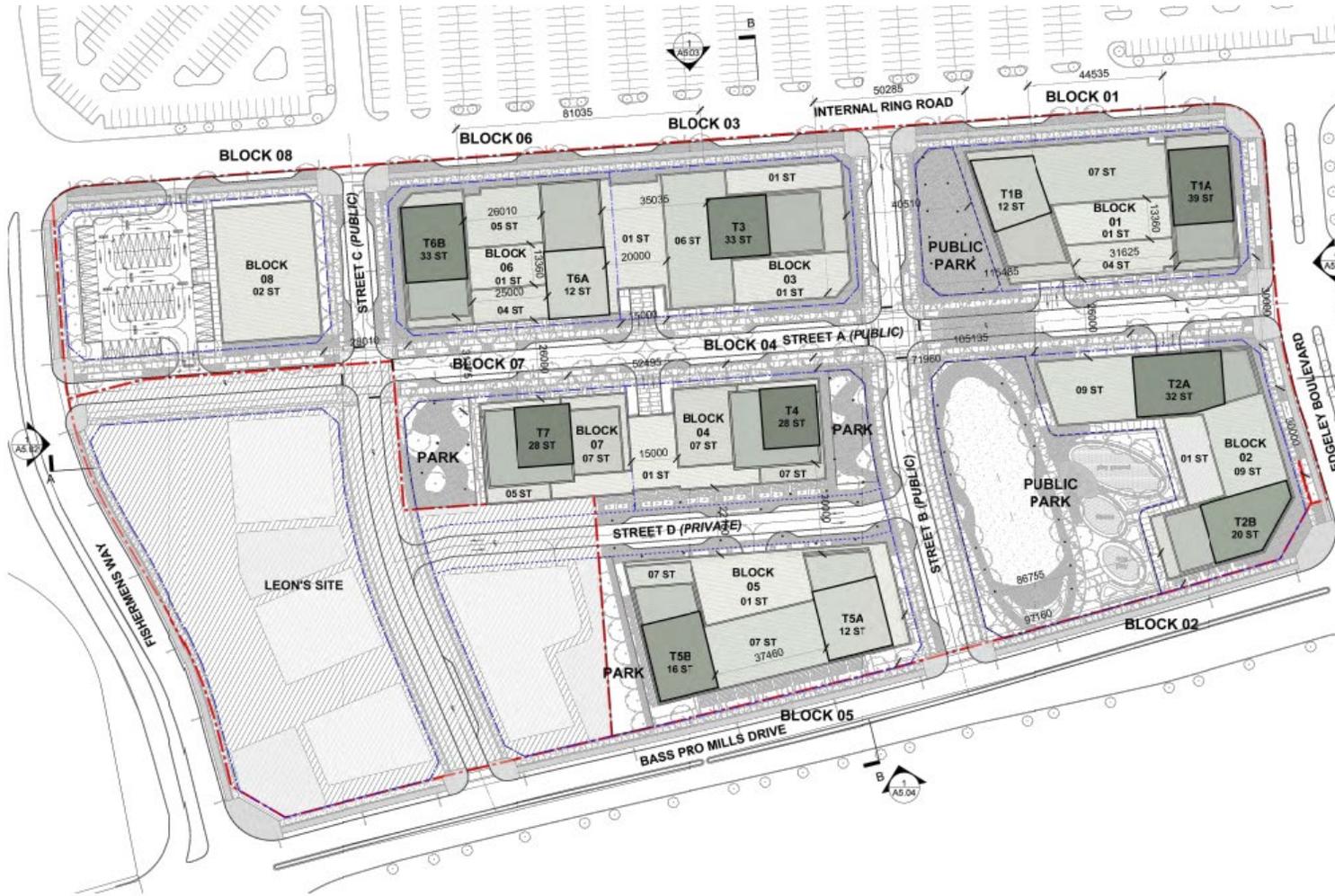


SECONDARY
PLAN



ZONING
BY-LAW

MASTER PLAN



Site Statistics Summary:

- 2.5 million sq. ft. of GFA
- 8 development blocks
- Heights ranging from 2 storeys to 39 storeys
- 2,966 residential units
- 11,942 sq. m. of outdoor amenity
- 3,368 sq. m. of indoor amenity
- 3,072 sq. m. of office space
- 4,689 sq. m. of retail space
- 7,502 sq. m. of open space in public parkland and POPS

MASTER PLAN



RENDERINGS



RENDERINGS



BLOCK PLAN



Block Plan Summary:

- 3.1 million sq. ft. of GFA
- 10 development blocks
- Heights ranging from 2 storeys to 39 storeys
- 3,211 residential units
- 14,782 sq. m. of office space
- 5,192 sq. m. of retail space
- 9,253 sq. m. of open space in public parkland and POPS

*The graphic shown does not necessarily reflect Leon's vision for its property.

THANK YOU



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