

**54 – 74 Berwick Avenue & 191 – 211 Duplex Avenue
Official Plan & Rezoning Application - Preliminary
Report**

Date:	September 15, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	08 152941 STE 22 OZ

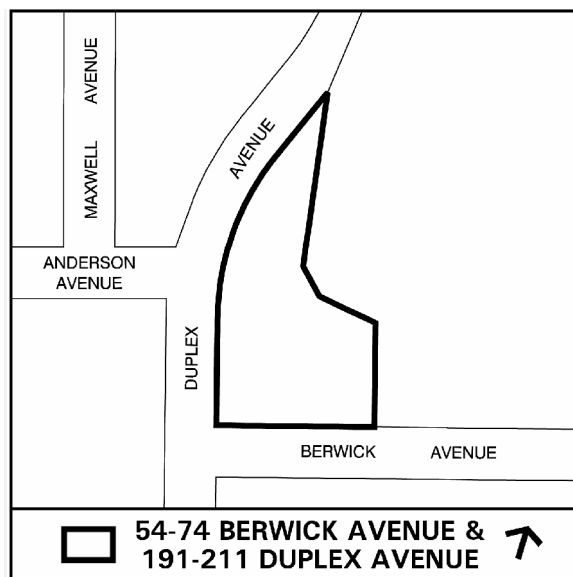
SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to amend the Official Plan and Zoning By-law for the lands at 54-74 Berwick Avenue and 191-211 Duplex Avenue to permit the construction of twenty 3-storey townhouses fronting onto Duplex Avenue and two hundred and fifteen condominium apartment units in a 17-storey building that fronts onto Berwick Avenue.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the application and on the community consultation process.

A community consultation meeting will be held in the neighbourhood in early November, 2008 following the community meeting that will be held to introduce the proposed Yonge-Eglinton Centre Focused Review policies and design guidelines. A statutory public meeting is targeted for the



spring of 2009 assuming that the applicant provides all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

This application is the lead-off application located at the southwest quadrant in the Yonge-Eglinton Centre Focused Review area which is comprised of the lands bounded by Eglinton Avenue on the north, Berwick Avenue on the south, Duplex Avenue on the west and Yonge Street on the east. The Yonge-Eglinton Centre has been identified as a location where Council intends to encourage some of the City's anticipated future growth to occur. The Yonge-Eglinton Centre has been the subject of a Focussed Review which was a public process that was specifically set up to examine the potential guidelines and policies to manage new development in the Centre. The review has resulted in the preparation of design guidelines and development policies for the centre.

PRE-APPLICATION CONSULTATION

A number of pre-application meetings have been held between Community Planning and the applicant. The applicant's initial submission showed the condominium component at 23-storeys. Approximately 6-storeys of that initial proposal pierced the 45 degree angular plane (measured from Duplex Avenue) as is required for this site in the draft Yonge-Eglinton Centre Design Guidelines and Secondary Plan Policies. The applicant's revised plans (currently under review) generally comply with the angular plane requirement.

ISSUE BACKGROUND

Proposal

The proposed development consists of twenty, 3-storey townhouses fronting onto Duplex Avenue and 215 condominium apartment units in a 17-storey building that fronts onto Berwick Avenue for a total of 235 units.

The 17-storey condominium consists of an 8-storey podium and a 9-storey tower. The tower (located at the southeast corner of the site) has a floorplate of 786 square metres. The podium steps down to two, 4-storey townhouse units located at the northeast corner of Duplex and Berwick Avenue. The tower is proposed to be stepped back by 11 metres from Duplex Avenue above the 4-storey townhouses. The tower steps back incrementally by 5.9 metres on the west elevations of the 8th, 10th, 12th and 14th storeys

A total of 284 underground parking spaces and 200 bicycle parking spaces are proposed to be provided for the residents and their visitors. Vehicular parking is proposed to be accessed via a driveway leading from Berwick Avenue. This driveway has been designed to become part of a public street upon future redevelopment of the adjacent site to the east. Loading is shown as occurring internally on the site but accessed via this same driveway.

The applicant is also proposing a small parkette at the northern extent of the site on Duplex Avenue. It is intended that this public open space will become part of a larger park with the future redevelopment of abutting lands to the north.

Site and Surrounding Area

The site is located at the northeast corner of Duplex and Berwick Avenues (refer to Attachment 6, Zoning Map). It is part of the larger block in the southwest quadrant of the Yonge-Eglinton Centre which is defined by Eglinton Avenue West to the north, Berwick Avenue to the south, Duplex Avenue to the west and Yonge Street to east.

The site is currently occupied by 20 residential lots containing 2-storey, semi-detached and single detached houses. Many of these houses are rental units. Portions of the site are as close as one half block to Yonge Street.

The following uses abut the site:

- North - immediately north of the site, within the subject City block is the parking garage for the Canada Square development and the vacant TTC garage. North of the garage is the driveway entrance to the bus terminal for the Eglinton TTC Subway station.

- East - the Canada Square development itself occupies the majority of the subject city block. It is a mixed commercial use complex that is made up of three interconnected office buildings (2200, 2190, 2180 Yonge Street) which are spread the length of Yonge Street within the block to the east of the site. The complex consists of an 18-storey office building (2180 Yonge Street), a six-storey office building (2190 Yonge Street) and a 17-storey office building (2200 Yonge Street). The complex also includes a small shopping concourse and the Canada Square movie theatres. The complex is located directly over the Yonge Street subway line with underground linkage from it to the Yonge-Eglinton subway station and bus terminal.

- South - immediately south of the site (on the south side of Berwick Avenue) are a number of 2-storey semi-detached and single detached homes.
- West - immediately to the west of the site on the west side of Duplex Avenue are 2-storey single detached homes. Lands to the west are entirely low density *Neighbourhoods*.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

The proposed development is within the Yonge-Eglinton Centre, which is shown as a 'Growth Centre' on Schedule 4 of the Growth Plan for the Greater Golden Horseshoe (GPGGH). Section 2.24 of the GPGGH provides that 'Urban Growth Centres' will be focal areas for investment; accommodate and support major transit infrastructure; serve as high density employment centres; and accommodate a significant share of population and employment growth. 'Urban Growth Centres' in Toronto are required to be planned to achieve a minimum gross density of 400 residents and jobs combined per hectare by 2031 or earlier.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject lands are currently designated *Neighbourhoods* under the Official Plan. An Official Plan Amendment(s) will be required if the proposed development is not found to be in compliance with Official Plan and Secondary Plan Policies that are in force at the point in time that Council is dealing with the Final Recommendations Report. This will be affected by the date that amendments to the Official Plan resulting from the Focused Review come into force.

i) Neighbourhoods – Section 4.1

The site is currently entirely within the *Neighbourhoods* designation of the Official Plan (refer to Attachment 7, Official Plan). The *Neighbourhoods* policies permit a range of

low density residential uses including walk-up apartments of no greater than 4-storeys (with a zoning by-law amendment). Only apartment buildings which were legally constructed prior to the approval date of the Official Plan are permitted within the *Neighbourhoods* designation without an amendment.

The applicant is proposing to redesignate the entire site from *Neighbourhoods* to *Mixed Use Areas*. Apart from the Duplex Avenue frontage, the policies and design guidelines of the Focussed Review also contemplate a moderate high-rise residential building on this site. If the Focussed Review is implemented prior to Council's final consideration of this application, and if the applicant does not request different Official Plan designations than are shown in the Focused Review, an Official Plan Amendment may not be required.

ii) Mixed Use Area Designation – Section 4.5

Given that the applicant proposes to redesignate the site to *Mixed Use Areas*, the proposal will be evaluated on the basis of whether the proposed redesignation is desirable from a good planning perspective and on the basis of how well it complies with the *Mixed Use Area* designation policies should the redesignation be approved. The *Mixed Use Area* policies that will be applied to the proposed development include:

- create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- take advantage of nearby transit services;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

iii) Built Form – Section 3.1.2

The Official Plan also includes policies that are aimed at ensuring that the built form of new developments fits within the context of its surrounding area. Policies that are to be complied with are found in Sections 3.1.2.3 to 3.1.2.6.

In particular Section 3.1.2.3 requires that new development will be massed to fit harmoniously into its existing and/or planned context and will limit its impacts on neighbouring streets, parks, open spaces and properties by:

- massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion;
- creating appropriate transitions in scale to neighbouring existing and or planned buildings for the purpose of achieving the objectives of the Plan;
- providing for adequate light and privacy; and
- adequately limiting any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets, properties and open spaces, having regard for the varied nature of such areas.

iv) Yonge-Eglinton Secondary Plan

The site is also designated *Neighbourhoods* in the Yonge-Eglinton Secondary Plan. There are no additional *Neighbourhoods* policies contained in the Secondary Plan. Therefore the *Neighbourhoods* policies in the Official Plan are applicable to the site.

General Policies of the Secondary Plan which are particularly applicable are as follows:

- policy 2.2 requires that residential areas (which would include *Mixed Use Areas*) contain a full range of housing forms and tenure suitable for family and other households. A primary objective of the Secondary Plan is to maintain and encourage a full range of housing forms and tenure suitable for family and other households in a manner that is contextually appropriate and compatible with existing residential uses and residential built form;
- policy 2.4 states that it is a primary objective to maintain and reinforce the stability of *Neighbourhoods*, *Apartment Neighbourhoods* and *Parks and Open Space Areas* in terms of land use, scale and vehicular movement. This means that regardless of whether the site is redesignated or not, the proposal must have regard for its impact on the surrounding low density neighbourhoods; and
- policy 2.7 requires that the form of proposed buildings is to be compatible with other existing development by such means as:
 - i) maintaining the existing scale of developments with stable *Neighbourhoods* and protecting such areas from overshadowing from buildings located in abutting *Mixed Use Areas*,

- ii) securing a transition in height and scale from developments in *Mixed Use Areas* to *Neighbourhoods* and, in particular, to those sites which abut a *Neighbourhood*, and
- iii) requiring that development on those portions of land which project into adjacent *Neighbourhoods* will be designed in a manner so as to be of a height and scale consistent with the abutting residential uses.

v) Yonge-Eglinton Centre Focussed Review - Draft Policies and Design Guidelines

The draft policies and urban design guidelines of the Focussed Review indicate that this site has the potential to be redeveloped with a variety of residential building types. The guiding principle is that the permitted height and density on this site should be stacked at its south-east corner along Berwick Avenue and then transition down to its western edge where it faces existing low density houses. Also, according to the draft policies and design guidelines, building heights on the site are to fit within a 45 degree angular plane restrictions along Duplex Avenue.

The proposed development generally follows this principle. However, the applicant is requesting a redesignation of the entire site to *Mixed Use Area* (but with certain use restrictions). The draft policies of the Focussed Review shows a *Mixed Use Area* designation for the tower portion of the site but maintains a *Neighbourhoods* designation for the Duplex Avenue frontage where townhouses are proposed. Townhouses are permitted in both *Neighbourhoods* and *Mixed Use Areas* designations. The proposed built form may be the same regardless of the designation (*Neighbourhoods* or *Mixed Use Area*) but the *Neighbourhoods* designation may be a clearer expression of the City's intent for the east side of Duplex Avenue.

Zoning

The site is zoned R2 Z0.6 (refer to Attachment 6, Zoning). That zoning permits a wide range of residential uses including apartment buildings providing that the gross floor area meets the density constraint of 0.6 times the lot area and the height restriction of 56 metres for the portion of the site that is within 122 metres of the north limit of Berwick Avenue (By-law 438-86 Section 12 (2)119(i) (B) and 9 metres for the portion of the site to the north of that.

By-law 438-86 Section 12(2)119(v) requires that any building within the Yonge-Eglinton Centre between Berwick Avenue and Duplex Crescent must be within a 45 degree angular plane constructed from a line 10 metres from the lot line facing Berwick Avenue as well as from the lot line facing Duplex Avenue.

Site Plan Control

The proposed development is subject to site plan control. An application must be submitted and will be considered concurrently with the Official Plan and Zoning By-law amendment applications.

Tree Preservation

The applicant has submitted an arborist report and tree preservation plan for review by City Forestry.

Reasons for the Application

i) Official Plan and Yonge-Eglinton Secondary Plan Amendments

The applicant requires an Official Plan amendment to permit an apartment building of greater than 4-storeys in height in a *Neighbourhoods* designation. Alternatively, a redesignation of the site from *Neighbourhoods* to *Mixed Use Areas* would also permit the apartment building use under the Official Plan.

Similarly, the applicant also requires a Yonge-Eglinton Secondary Plan amendment to permit the proposed apartment building within a *Neighbourhoods* designation. As with the Official Plan, a redesignation of the site from *Neighbourhoods* to *Mixed Use Area 'A'*, would also permit the proposed apartment building use under the Secondary Plan.

Either alternative, Official Plan/Secondary Plan amendments to allow a 17-storey apartment in a *Neighbourhoods* designation or redesignations to *Mixed Use Areas*, in both Plans to allow the proposed apartment building use would still require zoning amendments for height and density at minimum. Neither the Official Plan amendment nor the redesignation alternative may be necessary if a Council approval of the Focused Review precedes an approval of this application and if the applicant's proposal complies with the policies of the Review.

ii) Zoning Amendments

The proposed development would require amendments to the zoning by-law to permit the proposed density of approximately 4.2 times the lot area and to permit the proposed height of approximately 58.5 metres. A zoning amendment would also be required to permit the balconies of the 17th floor of the apartment tower to marginally penetrate the 45 degree angular plane as measured from Duplex Avenue. Additional areas of non-compliance with the Zoning By-law will be identified through further review of the application and may include, parking, bicycle parking and public amenity space.

COMMENTS

Planning and Design Issues

The Yonge-Eglinton Centre Focussed Review identifies this site and the area in general as having the attributes (i.e., proximity to, transit, places of entertainment and employment) that make it ideal for intensification. The Review indicates that an evaluation of planning applications within the Yonge-Eglinton Centre which focuses solely on height and density restrictions would not achieve the compatible built form and

exceptional design which should be required of a higher density mixed use area that is located on the fringe of a low density neighbourhood.

For this reason the Review bases its development regulations on a design oriented approach. Such approach will complement the existing policies of the Official Plan and the Yonge-Eglinton Secondary Plan that are aimed at ensuring the compatibility with the surrounding lower density neighbourhoods of new development proposals in the Centre area.

Planning staff have worked with the applicant to fashion the proposed development to closely follow the main design principles of the Focussed Review and Draft Urban Design Guidelines. Principles which have been given particular attention to guiding the proposed design (but which may necessitate further revisions) are as follows:

i) Size and Scale

The site is surrounded to the south and southwest by low density neighbourhoods and higher density mixed commercial-residential use to the north and east. The proposal needs to respect these conditions and to ensure that its built form is providing the appropriate transitioning down in heights and densities to the low-rise neighbourhoods.

ii) Massing and Angular Planes

By-law 438-86 requires a 45 degree angular plane to be applied to the properties on the east side of Duplex Avenue south of Duplex Crescent. The Draft Yonge-Eglinton Centre Secondary Plan (Design Guidelines) incorporates this requirement.

The angular plane requirement exists to limit the height, location and massing of buildings that are in proximity to low density residential neighbourhoods (i.e., on the west side of Duplex Avenue). The closer a proposed building is to Duplex Avenue the lower it must be to fit within the required plane, so as to limit impacts upon the low-rise neighbourhood to the west.

The proposed development has been designed to step its height up to a concentration on the west side of the site and comply (west facing balconies excepted) within the angular plane requirements of the By-law and the recommendations of the Focussed Review.

By-law 438-86 also requires a 45 degree angular plane from Berwick Avenue. This requirement has not been carried through into the recommendations of the Focussed Review. However, the draft design guidelines encourage a stepping back of the tower from the Berwick Avenue podium of the project. However, proposed policies and guidelines do require that new developments have regard for the existing low scale development across Berwick Avenue.

iii) Landscaped Open Space

The concept plan included in the draft Design Guidelines for the Yonge-Eglinton Centre shows a park along a portion of Duplex Avenue from just south of the intersection of

Duplex Crescent. The park is intended to help create community focus and a transition from the mixed use (large buildings) on Yonge Street to the low density residential area on the west side of Duplex Avenue.

The park (in the concept plan) spans a portion of the north end of the subject lands. This application proposes a small triangular parkland dedication at the north end of the site. It can act as a passive parkette break to the otherwise built environment. The parkette would become part of the larger (concept plan) park with additional parkland being added to the north and east in the future.

iv) Access and Servicing

The Design Guidelines encourage new development in the Yonge-Eglinton Centre Secondary Plan area to locate vehicular access and service entrances via a new north-south road. This guideline is intended as a means to reduce potential negative traffic impacts of new development within the Centre on existing homes west of Duplex Avenue and south of Berwick Avenue.

The proposed development has shown that all parking, loading and pick-up, drop-off activity will take place internally on the site as accessed by a new 6 metre wide driveway leading into the site from Berwick Avenue. It is intended that this driveway will be more than doubled in width and be extended northwards as a new through-road connection linking to Duplex Avenue roughly opposite Duplex Crescent and south of Eglinton Avenue West. Timing of the new road would depend on the redevelopment of the lands to the east and north of the site.

Staff's preliminary review of the site plan indicates that the proposed 6 metre wide driveway may be insufficient width. Transportation Planning and Transportation Services (Works Department) staff will assist in determining whether the proposed access will function well as a driveway in the interim and as the appropriate roadway dedication for the future street.

Rental Housing

The proposal seeks to demolish 20 single-detached rental houses containing at least 22 units.

Section 3.2.1 of the Official Plan includes housing policies that encourage the provision of a full range of housing, in terms of form, tenure and affordability, and the protection of rental housing units. Policy 6 indicates that new development that would result in the loss of six or more rental housing units will not be approved unless:

- (a) all the rental housing units have rents that exceed mid-range rents; or
- (b) the following are secured:

- (i) at least the same number, size and type of rental housing units are replaced and maintained with rents similar to those at the time the redevelopment application is made;
 - (ii) for at least 10 years, rents for replacement units will be the rent at first occupancy with annual increases subject to specific limits; and
 - (iii) an acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship; or
- (c) in Council's opinion, the supply and availability of rental housing in the City has returned to a healthy state.

Available information indicates that the existing houses have been used as residential rental housing for many years and, as such, are subject to the Official Plan housing policies and Rental Housing Demolition and Conversion By-law.

Specific details on the rental housing are outstanding and will need to be covered as part of a Housing Issues Report. The Report should include information on the following:

- a) the proposal as it relates to the City's relevant Official Plan policies;
- b) data on the existing and proposed housing units, including rent levels and unit and bedroom size; and
- c) a tenant relocation and assistance plan (if applicable).

Rental Housing Demolition and Conversion By-law

The Rental Housing Demolition and Conversion By-law (885-2007), contained in Chapter 667 of the City's Municipal Code, implements the City's Official Plan policies protecting rental housing. The By-law prohibits demolition or conversion of rental housing units without obtaining a permit from the City issued under Section 111 of the City of Toronto Act. Proposals involving six or more rental housing units require a decision by City Council. Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued under the Building Code Act.

Where an application for Official Plan amendment or rezoning triggers an application under Chapter 667 for rental demolition or conversion, typically City Council decides on both applications at the same time. Unlike *Planning Act* applications, decisions made by the City under By-law 885-2007 are not appealable to the OMB.

The applicant will be required to submit a Section 111 application for the demolition of the rental properties.

Green Development Standards

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

Section 37

The Official Plan includes policies pertaining to the exchange of public benefits for increased height and density for new developments pursuant to Section 37 of the *Planning Act*. The applicant is aware that the City intends to apply the Section 37 policies of the *Planning Act* to this proposal. Details of a Section 37 agreement between the applicant and the City will be established if the project is to be recommended for approval. One potential public benefit could be a cash contribution towards the purchase and construction of the future park shown in the draft design guidelines of the Focused Review for Yonge-Eglinton Centre.

Additional issues may be identified and further information may be required through the review of the application, agency comments and the community consultation process.

CONTACT

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SIGNATURE

Raymond David, Acting Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: North Elevation

Attachment 3: South Elevation

Attachment 4: East Elevation

Attachment 5: West Elevation

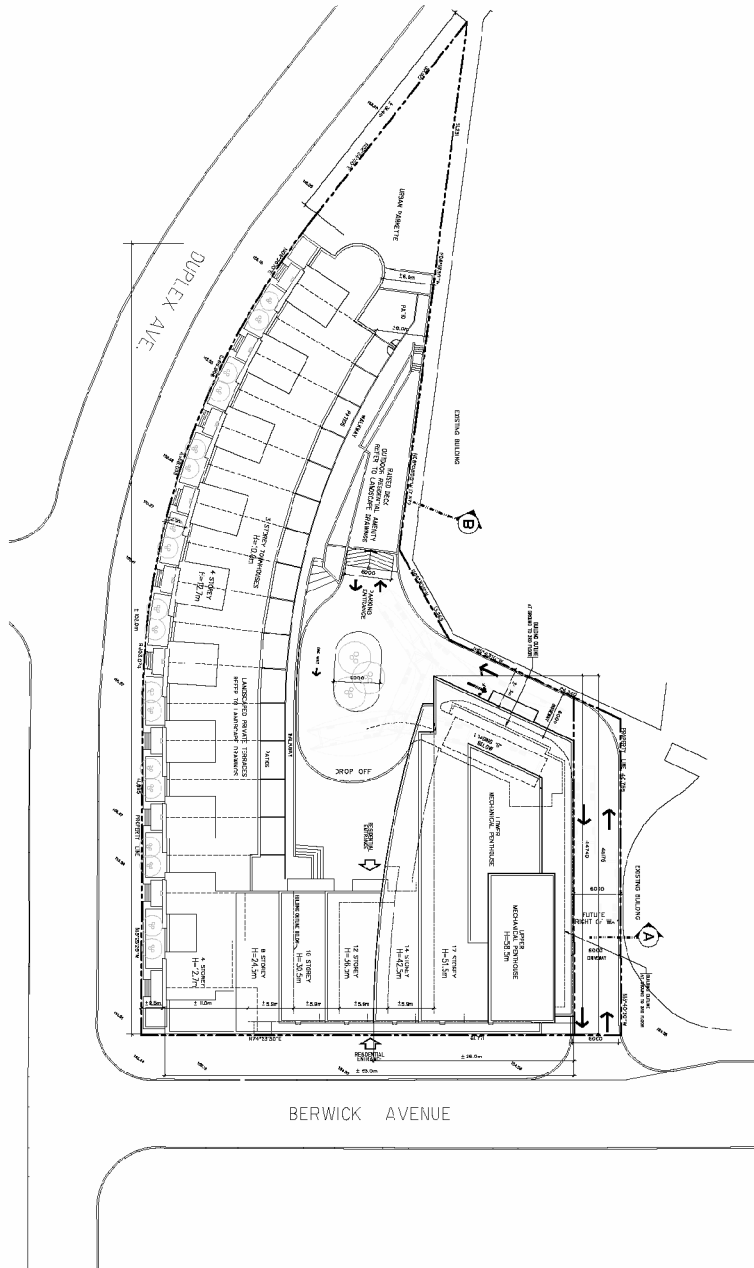
Attachment 6: Zoning

Attachment 7: Official Plan

Attachment 8: Yonge-Eglinton Secondary Plan

Attachment 9: Application Data Sheet

Attachment 1: Site Plan



Site Plan

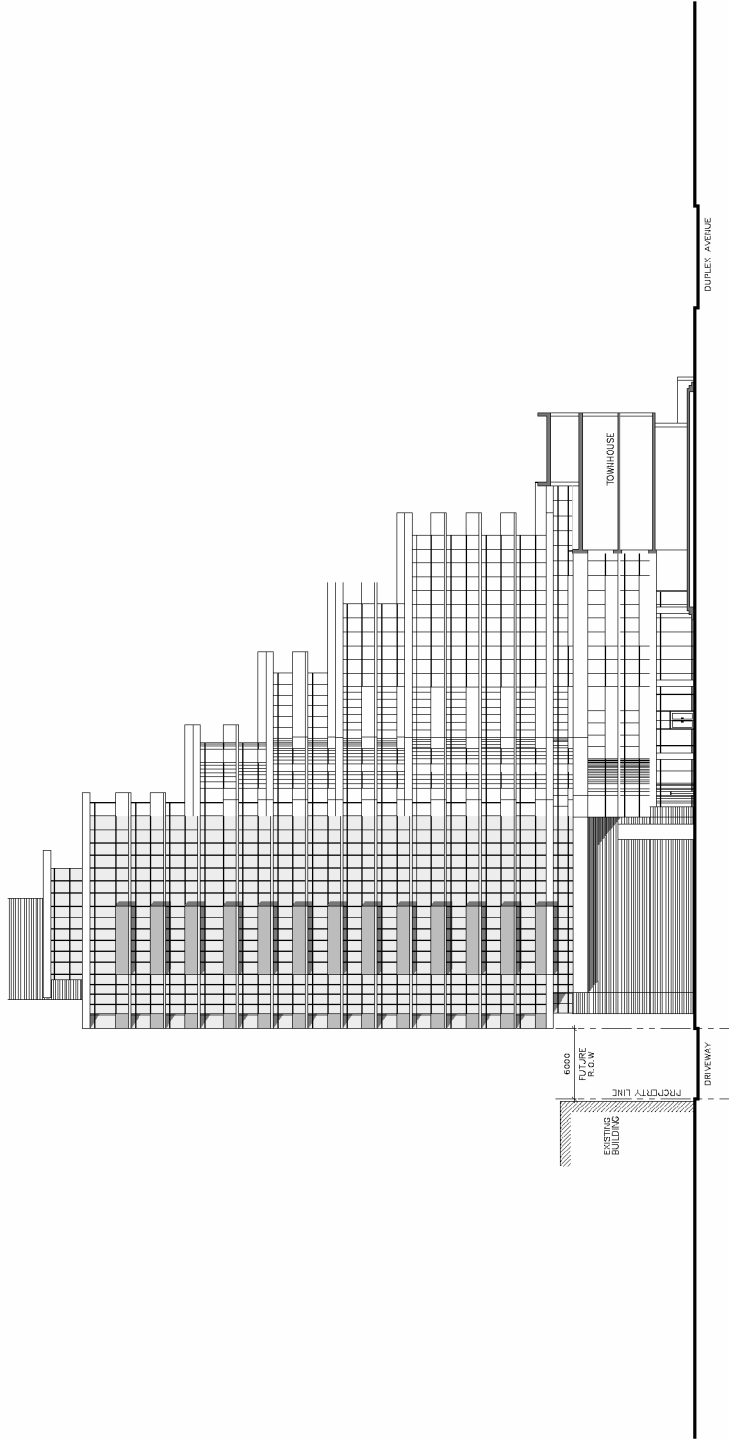
54 - 74 Berwick Avenue & 191 - 211 Duplex Avenue

Applicant's Submitted Drawing

Not to Scale 

File # 08_152941

Attachment 2: North Elevation



North Elevation

54 - 74 Berwick Avenue & 191 - 211 Duplex Avenue

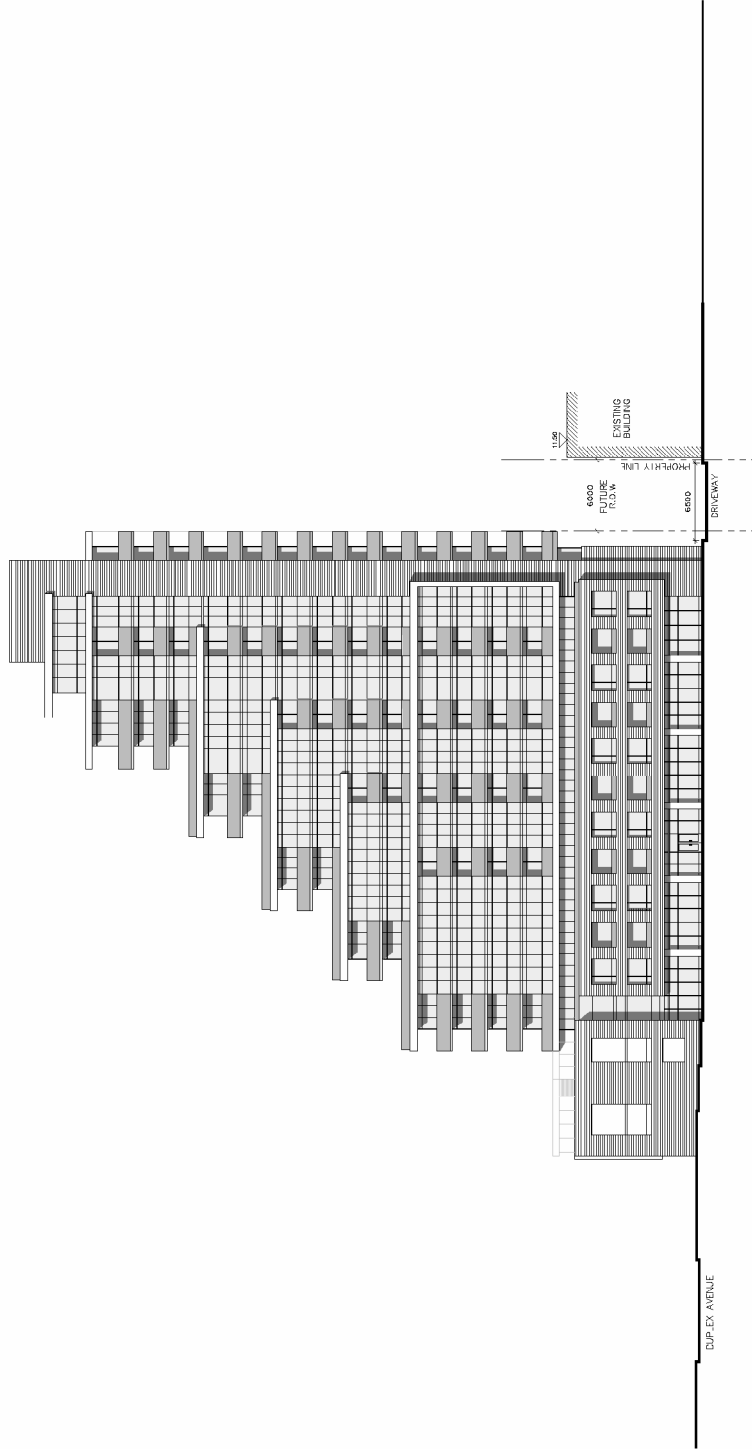
Elevations

Applicant's Submitted Drawing

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08/26/08

File # 08_152941

Attachment 3: South Elevation



South Elevation

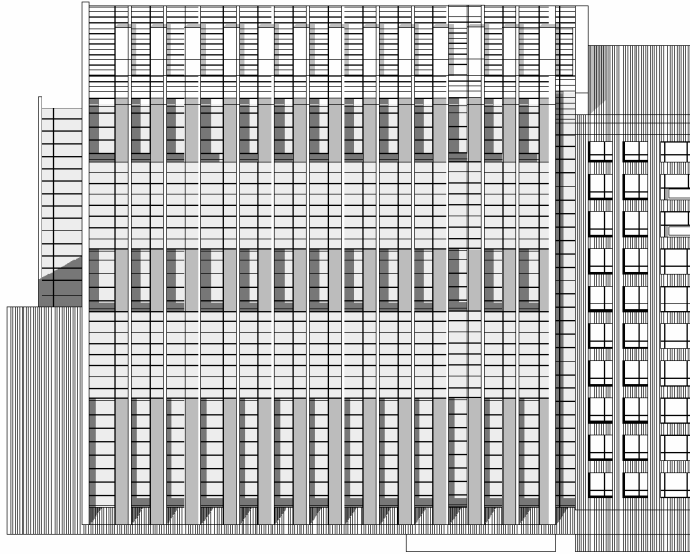
Elevations
Applicant's Submitted Drawing

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54 - 74 Berwick Avenue & 191 - 211 Duplex Avenue

File # 08_152941

Attachment 4: East Elevation



BERWICK - AVT/ME

East Elevation

Elevations

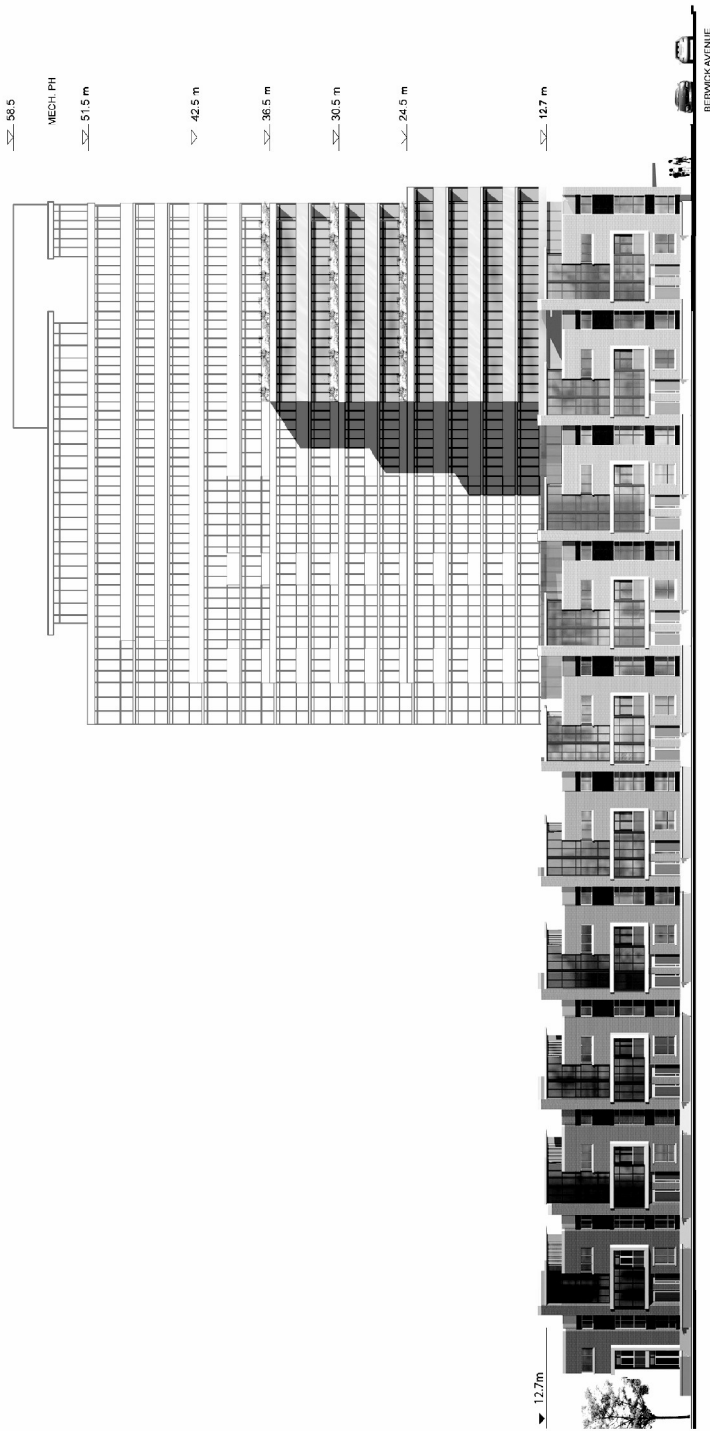
54 - 74 Berwick Avenue & 191 - 211 Duplex Avenue

Applicant's Submitted Drawing

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File # 08_152941

Attachment 5: West Elevation



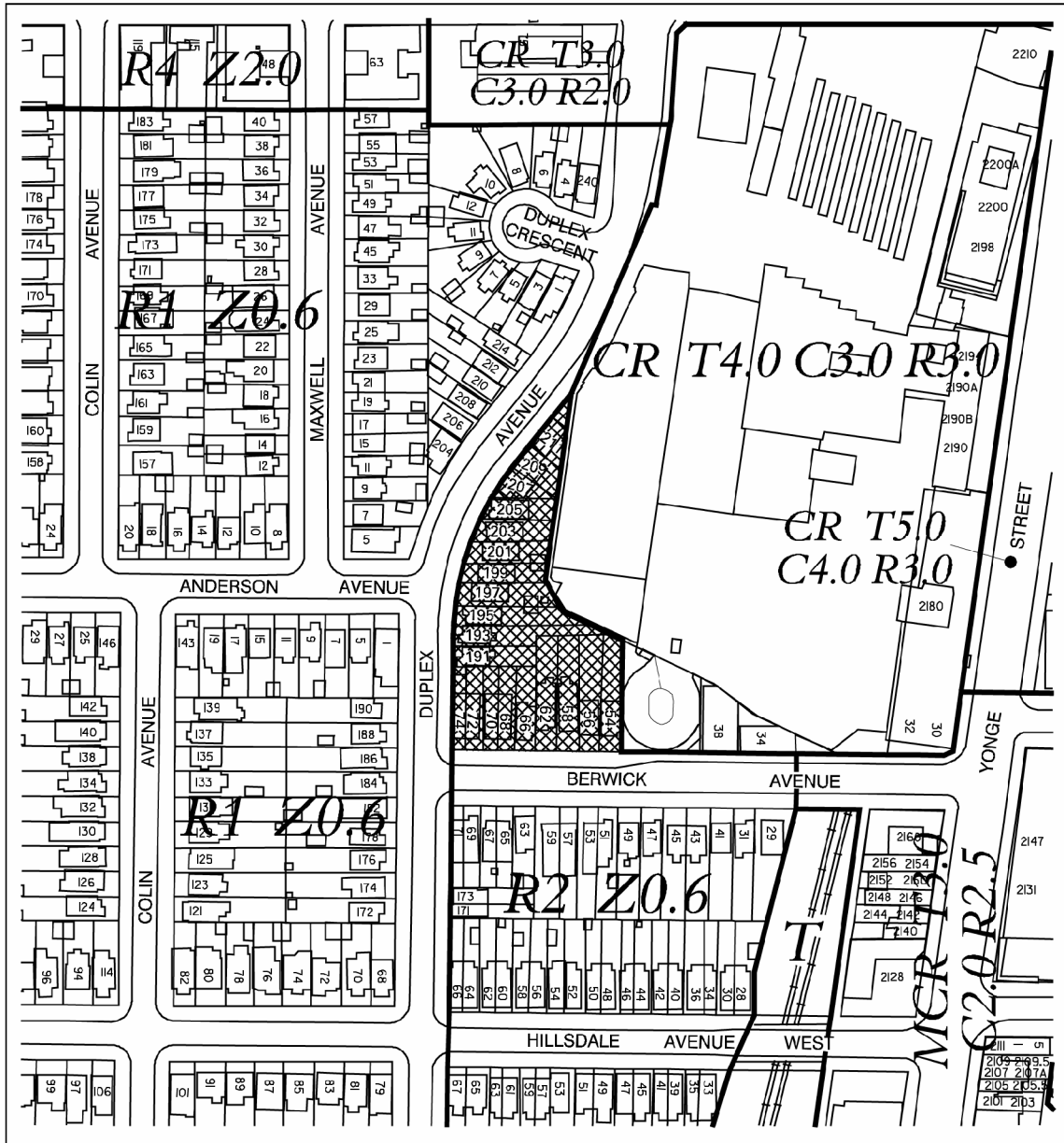
West Elevation

Elevations
 Applicant's Submitted Drawing

Not to Scale
 08/26/08

File # 08_152941

Attachment 6: Zoning



54 - 74 Berwick Avenue & 191 - 211 Duplex Avenue

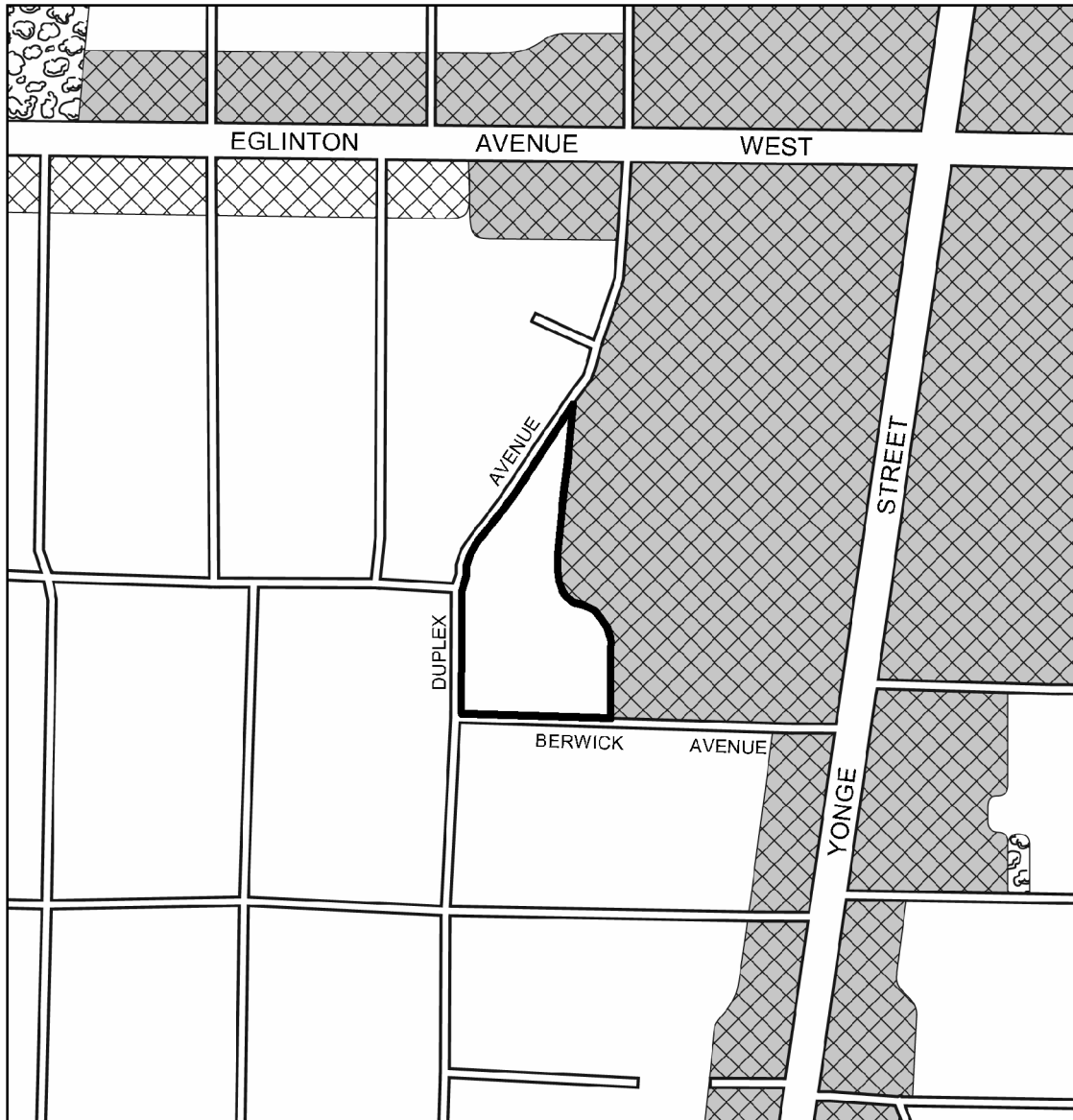
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- R1 Residential District
- R2 Residential District
- R4 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District
- T Industrial District



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Zoning By-law 438-86 as amended
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Attachment 7: Official Plan



TORONTO City Planning
Official Plan

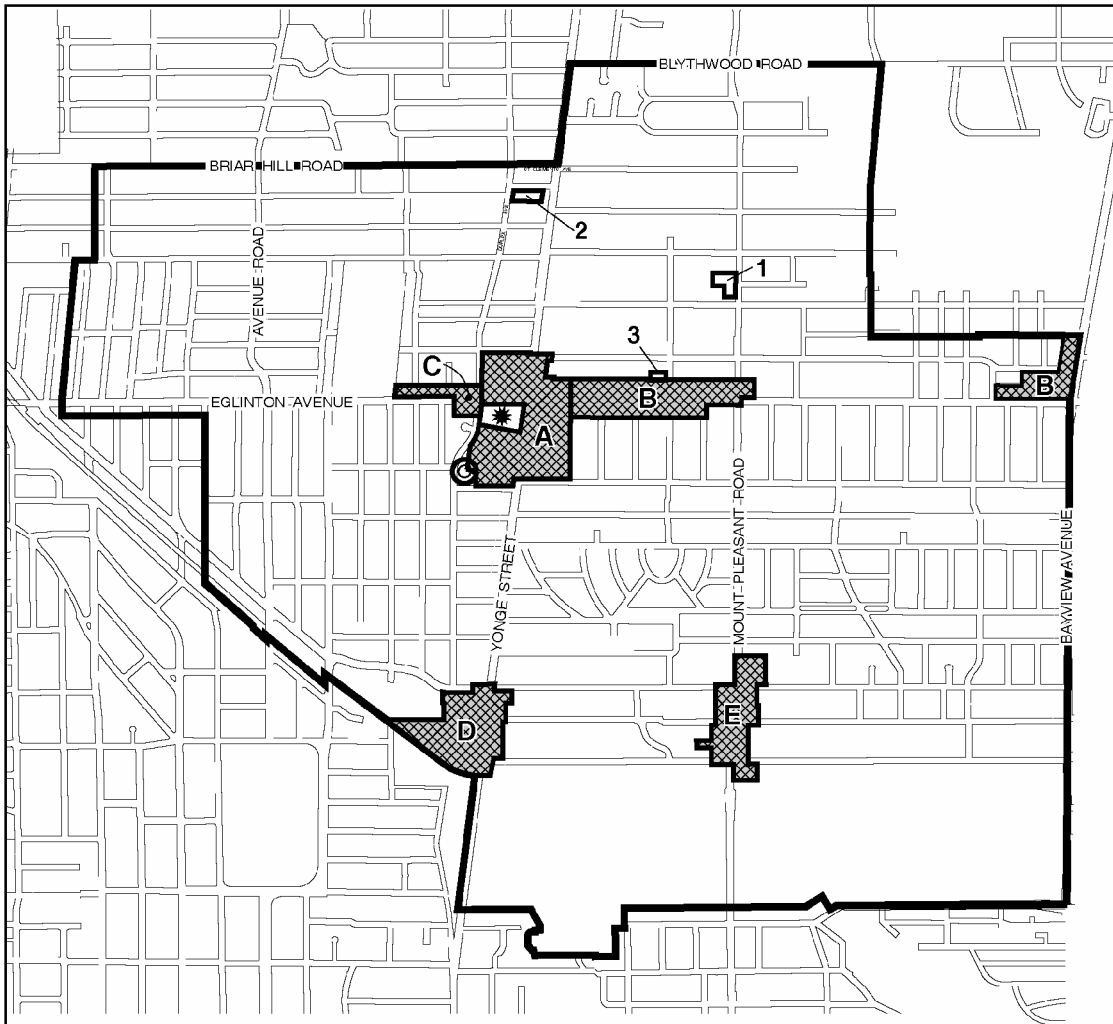
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File # 08_152941

-  Site Location
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks


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Attachment 8: Yonge-Eglinton Secondary Plan



54 - 74 Berwick Avenue & 191 - 211 Duplex Avenue

Yonge-Eglinton Secondary Plan

MAP 21-1 Land Use Plan

File # 08_152941

-  Site Location
-  Secondary Plan Boundary
-  Mixed Use Areas
-  Special Study Area
-  Site and Area Specific Policies


 Not to Scale
 08/26/08

Attachment 9: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	08 152941 STE 22 OZ
Details	OPA & Rezoning, Standard	Application Date:	April 29, 2008

Municipal Address: 54 BERWICK AVE
 Location Description: PL 491E PT LT12 **GRID S2203
 Project Description: 20 3-storey townhouses on Duplex Ave. and a 17-storey apartment building fronting on Berwick Ave. OP AND ZBL AMENDMENT

Applicant:	Agent:	Architect:	Owner:
ANDRIN CHERRYTREE LIMITED	ADAM BROWN	PAGE AND STEELE ARCHITECTS	ANDRIN CHERRYTREE LIMITED

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	204-80
Zoning:	R2 Z0.6	Historical Status:	
Height Limit (m):	9	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	4749	Height:	Storeys:	17	
Frontage (m):	61.771		Metres:	58.5	
Depth (m):	0				
Total Ground Floor Area (sq. m):	1860				Total
Total Residential GFA (sq. m):	19,800		Parking Spaces:	284	
Total Non-Residential GFA (sq. m):	0		Loading Docks	1	
Total GFA (sq. m):	19,800				
Lot Coverage Ratio (%):	39.2				
Floor Space Index:	4.2				

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	23
1 Bedroom:	130
2 Bedroom:	62
3 + Bedroom:	20
Total Units:	235

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	19,800	19,800	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

CONTACT:	PLANNER NAME:	Tim Burkholder, Sr. Planner
	TELEPHONE:	(416) 392-0412