

31, 33, 35 and 37 Helendale Avenue - Zoning By-law Amendment Application - Preliminary Report

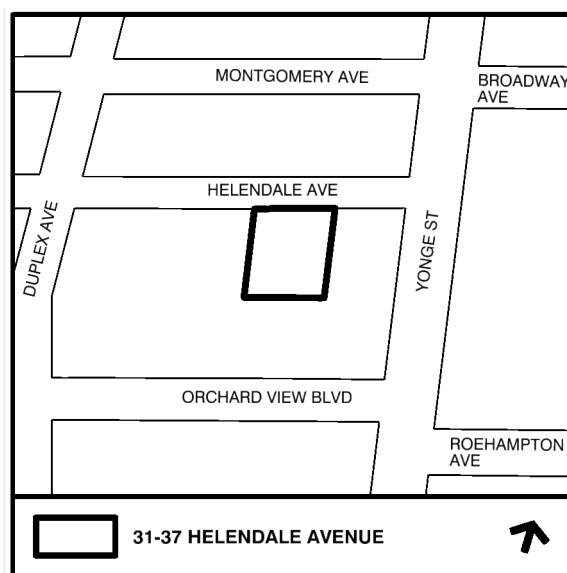
Date:	May 28, 2012
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	12 141927 NNY 16 OZ

SUMMARY

This application proposes to amend former City of Toronto Zoning By-law 438-86 to permit a 24-storey apartment building at 31, 33, 35 and 37 Helendale Avenue with a height of 72 metres, excluding mechanical equipment. The proposed building consists of a five-storey base building fronting Helendale Avenue with a 19-storey tower above the fifth storey. A total of 148 parking spaces are proposed in four levels of below grade parking. The gross floor area proposed for the building is 13,809 m², with 231 dwelling units, resulting in a proposed density of 8.5 times the area of the lot.

The application also proposes to replace the 18 existing one-bedroom, rental dwelling units located on site. The applicant has submitted an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental units. This will be reviewed concurrently with the rezoning application.

The report provides information on the submitted rezoning application and identifies preliminary issues with the proposal. This report also seeks direction on the processing of the application and the community consultation process.



As a separate rezoning application has been submitted for the site immediately to the east of the subject site, City Planning staff are recommending that both applications be studied and evaluated in the context of the block formed by Yonge Street, Orchard View Boulevard, Duplex Avenue and Helendale Avenue and determine whether an area specific policy should be created for the block through this study and evaluation.

The report also identifies significant concerns with the proposed building height, density, how the building transitions to low-rise development in close proximity to the site, resulting shadow impacts of the building on the surrounding neighbourhood, streets and open spaces and separation distances to adjacent sites. City staff will work with the applicant through the review of the application and the study and evaluation of the block to resolve these concerns.

The outcomes of the study and evaluation of the block is targeted for the first quarter of 2013, with a final report to consider this application targeted shortly thereafter, provided all required information to complete the review of the application is submitted by the applicant in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to study and evaluate this application in the context of other submitted development proposals, potential development sites and existing development within the block formed by Yonge Street to the east, Orchard View Boulevard to the south, Duplex Avenue to the west and Helendale Avenue to the north and determine the appropriateness of creating an area specific policy for the block through this study.
2. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
3. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
4. Notice for the public meeting for this proposal, under the *Planning Act*, be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On May 11, 2010, City Council adopted amendments to the Official Plan and Yonge-Eglinton Secondary Plan to delineate the proposed urban growth centre boundary of the *Yonge-Eglinton Centre* as required by the Province's Places to Grow Growth Plan for the Greater Golden Horseshoe. The boundaries of the amended *Yonge-Eglinton Centre* are

shown in Attachment 5. New policies were also introduced with respect to the urban growth centre to reinforce the underlying land use designations and the intent of the existing Secondary Plan. The subject site was not included in the urban growth centre. The report is available at:

<http://www.toronto.ca/legdocs/mmis/2010/pg/bgrd/backgroundfile-28933.pdf>.

PRE-APPLICATION CONSULTATION

City staff met with the applicant twice prior to the submission of the application. The proposal presented at the last pre-application meeting consisted of a 24-storey residential building occupying 31-35 Helendale Avenue. The applicant was attempting to acquire the two-storey single detached dwelling at 37 Helendale Avenue to consolidate the properties. Through the pre-application discussions and follow-up correspondence, staff identified the following issues with the proposal:

- whether the site was appropriate for a tall building;
- whether the height of the base building at five-storeys is appropriate given the existing context surrounding the site;
- the appropriateness of the proposed separation distances between the proposed tower and the existing and potential redevelopment sites east and south of the site;
- shadow impacts and loss of skyview as a result of the tall building form and the site's proximity to the Stanley Knowles Co-operative building and potential development sites;
- providing a consolidated approach for access and servicing with adjacent parcels;
- the parking rates proposed were lower than the rates that would be required under the repealed Harmonized Zoning By-law for Policy Area 1; and
- the provision of adequate bicycle parking.

City staff also discussed complete application submission requirements with the applicant.

ISSUE BACKGROUND

Proposal

The application proposes to amend former City of Toronto Zoning By-law 438-86 to permit a 24-storey apartment building with a height of 72 metres, excluding mechanical equipment, containing a total of 231 dwelling units. The proposed building consists of a five-storey base building with a 19-storey tower. The gross floor area proposed for the building is 13,809 m² (excluding amenity and mechanical areas) which results in a density of 8.5 times the area of the lot.

The base building is proposed to contain the 18 one-bedroom rental replacement units. The rental replacement units are located on the third to fifth floors and range in size from 46 m² to 61 m². The remaining 213 units (20 studio, 103 one-bedroom and 90 two-bedroom units) are located throughout the building and are proposed to be condominium registered. Grade-related dwelling units are proposed fronting Helendale Avenue and the west property line.

The proposed five-storey base building is setback 3 metres from the north property line, 4.5 metres from the west property line, 6 metres from the east property line and 7.3 metres from the south property line. A pedestrian walkway is located within the west side yard setback. The 19-storey tower element above the fifth storey is identified as having a typical floor plate of 728 m². Along the Helendale Avenue frontage, the tower element above the fifth floor steps back approximately 3 metres (western edge) to 5.5 metres (eastern edge) from the base building. The proposed tower is separated by 18 metres from the existing Stanley Knowles Co-operative tower.

Indoor residential amenity space is proposed, consisting of 320 m² of space. The proposal is also providing 140 m² of common outdoor amenity space on the sixth floor adjacent to the indoor amenity area.

A total of 148 parking spaces are proposed in four levels of below grade parking. 134 parking spaces are to be allocated to resident use with the remaining 14 parking spaces allocated to visitors. One loading space is proposed. Vehicular and service access is proposed from a 6 metre wide driveway from Helendale Avenue.

The applicant indicates that 216 bicycle parking spaces are also provided for, 29 of which would be located at grade. The remaining 187 spaces are located in an open air bicycle parking facility to the rear of the building that ramps up to the second floor. The open-air bicycle facility and access ramp to the below grade parking are setback 1.5 metres from the south property line. Additional statistics are provided in Attachment 6: Application Data Sheet.

Site and Surrounding Area

The site is located on the south side of Helendale Avenue just west of Yonge Street. The site has a 38.4m frontage on Helendale Avenue; is 42.1m metres deep; and has an area of 1,628 m². The property is currently developed with three, three-storey walk-up apartment buildings containing 18 rental units and a two-storey single-detached dwelling. The existing 18, one-bedroom rental units are approximately 70 m² in size. The existing walk-up apartment buildings are all currently vacant.

Land uses surrounding the subject site are as follows:

North: On the north side of Helendale Avenue at the corner of Yonge Street and Helendale Avenue is Postal Station K, a one- to two- storey post office building located on a National Historic Site. This building was listed on the City's Inventory of Heritage Properties in 1974 and is designated *Mixed Use Areas*. To the west of Postal Station K is a single-detached dwelling lot which takes its frontage on Montgomery Avenue and three, three-storey townhouses. The remaining buildings fronting Helendale Avenue are two-storey single- and semi-detached dwellings. The low-rise residential properties are designated *Neighbourhoods*.

At the northwest corner of Yonge Street and Montgomery Avenue is the Anne Johnston Health Station which was designated an historic building in 1987. To the west of this building is Fire Station 134. This building was listed on the City's

Inventory of Heritage Properties in 1983. The properties fronting on Yonge Street, north of the Anne Johnston Health Station, are one- to two-storey mixed-use buildings. Both heritage buildings and the Yonge Street frontage are designated *Mixed Use Areas*. Low-rise residential buildings are located to the rear of these buildings and are designated *Neighbourhoods*.

East: Abutting the site to the east is a one- to two-storey commercial building. Rezoning and Site Plan Control applications for a 28-storey mixed-use building were submitted on May 2, 2012. A separate Preliminary Report for this proposal is before North York Community Council for its consideration.

South: A portion of the Stanley Knowles Co-operative building, a surface commercial parking lot and a two-storey commercial building (RBC bank building) abut the site to the south. Southeast of the subject site are 2-3 storey commercial buildings fronting Yonge Street. Across Orchard View Boulevard is the Yonge-Eglinton Centre. This site is designated *Mixed Uses Areas "A"* and located within the *Yonge-Eglinton Centre* and is a mixed use complex that consists of two apartment buildings of 22 and 17-storeys in height, two office towers of 22 and 27-storeys in height and approximately 38,000m² of retail uses located on the first two floors and below grade concourses with connections to the Eglinton Subway Station. In April, 2010, City Council approved an application to amend the site specific zoning for the property to permit an additional 4,000m² of retail space and additions of 5 and 7-storeys of office space above the existing office towers, bringing the permitted height of the towers to 27 and 34-storeys.

West: Abutting the site to the west is the 15 storey (53m) Stanley Knowles Co-operative and Toronto Public Library building. The building consists of a two-storey base, occupied by the Toronto Public Library, and a 13-storey, residential tower element above the library (excluding mechanical equipment) that is setback from Helendale Avenue. Further west is the Neon building, at the northeast corner of Orchard View Boulevard and Duplex Avenue, which is currently under construction. This building was approved at 20-storeys. Three single-detached dwellings are located on the southeast corner of Helendale Avenue and Duplex Avenue.

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.

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 City's Official Plan is the most important vehicle for implementing the PPS and the Places to Grow Growth Plan. It is also the City's long-term vision for how the City should grow.

Apartment Neighbourhoods

Land use designations are among the Official Plan's key implementation tools for achieving the vision established in the Plan. The subject lands are designated *Apartment Neighbourhoods*. This designation is distinguished from low rise *Neighbourhoods* because of the greater scale of buildings it provides for. However, both *Neighbourhoods* and *Apartment Neighbourhoods* are considered physically stable areas in the Official Plan and development must be consistent with this objective and reinforce and respect the existing physical character of buildings, streetscapes and open space patterns.

Apartment Neighbourhoods are generally not anticipated to accommodate significant growth. Where development is proposed, it is required to satisfy the development criteria identified in the Official Plan, which includes, but is not limited to, locating and massing new buildings to:

- provide a transition between areas of different development intensity;
- limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*; and
- frame the edges of streets with good proportion and maintain sunlight and comfortable wind conditions.

Healthy Neighbourhoods

The Healthy Neighbourhoods policies of the Official Plan identify that development in *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods* will:

- be compatible with the *Neighbourhood*;
- provide a gradual transition of scale and density;
- maintain adequate light and privacy for residents; and
- attenuate resulting traffic and parking impacts.

Policy 2.3.1.3 identifies that intensification of land adjacent to neighbourhoods will be carefully controlled to protect these stable areas from negative impact. The policy provides the opportunity to determine, through the review of applications involving significant intensification adjacent to a *Neighbourhood* or *Apartment Neighbourhood*, whether a Secondary Plan, area specific zoning by-law or area specific policy should be created in consultation with the local community following an *Avenue Study* or area based study. The policy requires City Council to make this determination at the earliest point in the process.

Built Form Policies

The development criteria identified in the *Apartment Neighbourhoods* and Healthy Neighbourhood policies are supplemented by additional development criteria in the Official Plan's Built Form policies, including policies that specifically address tall buildings in recognition that tall buildings come with larger civic responsibilities and obligations. The tall building policies address in more detail where they should be located, how the buildings should be designed and identifies other key urban design considerations when considering a tall building proposal.

The Official Plan identifies tall buildings as those whose height are typically greater than the width of the adjacent road allowance, and generally limits these buildings to parts of the *Downtown*, *Centres* and other areas where they are specifically permitted by a Secondary Plan or Zoning By-law. The right-of-way width in front of 31 to 35 Helendale Avenue is 14.94 metres and 15.24 metres in front of 37 Helendale Avenue. As such, the proposed building is considered to be a tall building. If through the review it is determined that a tall building is appropriate at this location it will be reviewed in the context of the City's Tall Building policies and guidelines.

Yonge-Eglinton Secondary Plan

The subject site is located within the Yonge-Eglinton Secondary Plan area and in close proximity to the *Yonge-Eglinton Centre*, one of four *Centres* identified on Map 2 as part of the Official Plan's growth management strategy. As noted previously, the boundaries of this growth area were recently amended to implement the policies of the Province's Growth Plan for the Greater Golden Horseshoe for intensification in urban growth centres. West of Yonge Street, the northern boundary of the *Yonge-Eglinton Centre* as approved by City Council in May, 2010 is Orchard View Boulevard. While in close proximity to the *Centre*, the subject lands are located outside the urban growth centre.

The Yonge-Eglinton Secondary Plan establishes a more detailed, local policy framework for guiding growth and change in the Secondary Plan area. It directs where to focus development, how to address and improve the transportation network, the public realm and provide community facilities and open space.

A primary objective of the Yonge-Eglinton Secondary Plan requires maintaining and reinforcing the stability of *Neighbourhoods* and minimizing conflicts between the various designations in terms of land use, scale and vehicular movement. An additional objective of the Secondary Plan is to maintain the existing scale of development within stable *Neighbourhoods* and limit overshadowing by securing a transition in height and scale from development in *Mixed Use Areas* and *Apartment Neighbourhoods*.

The Secondary Plan provides for development of the greatest height, density and scale to be situated in *Mixed Use Area "A"*, and development of a lesser scale that is contextually appropriate and compatible with adjacent areas to be located in *Mixed Use Areas "B"*, *"C"*, and *"D"*. The Secondary Plan also directs higher density residential development proposals within *Apartment Neighbourhoods* to sites with nearby subway station access subject to satisfying development criteria identified in the Secondary Plan and Official Plan. Development proposals on these sites may have reduced parking requirements to reduce conflicts between vehicular traffic and on-street servicing, maximize the

utilization of existing parking facilities and encourage residential uses to locate within the Secondary Plan area.

Rental Replacement

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. It also requires the protection of rental housing units. Policy 3.2.1.6 directs that new development resulting 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 if 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, and other assistance to lessen the hardship; or
- (b) In Council's opinion, the supply and availability of rental housing in the City has returned to a healthy state.

Section 37

The Official Plan also provides for the use of Section 37 of the *Planning Act* to secure the provision of community benefits in return for an increase in height and/or density of a development. If the requested increase in height and density is appropriate, the City will require the owner to enter into an agreement to secure community benefits.

Zoning

Zoning By-law 438-86 of the former City of Toronto zones the subject lands R2 with a density limit of 1.0 times the area of the lot. Permitted uses in an R2 zone include apartment buildings, detached houses, duplexes, row houses, semi-detached dwellings and triplexes. The maximum height permitted is 14.0m. In addition, buildings with a front lot line on Helendale Avenue may not extend beyond a 30 degree angular plane projected over the lot from a point 10m from the south street line.

Tenure

The applicant advises that 213 of the proposed units would be condominium. The remaining 18 units would be replacement rental units.

Rental Housing Demolition and Conversion By-law

The Rental Housing Demolition and Conversion By-law (885-2007), established Chapter 667 of the City's Municipal Code. It is one of the tools which 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, 2006*.

Proposals in which six or more rental housing units will be affected 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. Council approval of demolition under Section 33 of the *Planning Act* may also be required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the *Building Code Act*.

Where an application for 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 City Council under By-law 885-2007 may not be appealed to the OMB. The applicant has submitted an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental units.

Site Plan Control

This proposal is subject to Site Plan Control approval. An application in this regard has not been submitted to date.

Tree Preservation

City of Toronto By-laws provide for the protection of trees situated on both private and City property. An Arborist Report was submitted with the application and is currently under review by City staff.

Reasons for the Application

An application to amend the Zoning By-law is required to permit the proposed height and density of the proposal, as well as to amend other applicable zoning standards such as the By-law's angular plane requirements, parking requirements, amenity space requirements and building setbacks.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Assessment and Rationale Report and Housing Issues Report;
- Traffic Impact Study (the study included sections on Transportation Demand Management Initiatives, Parking Assessment and Preliminary Construction Management Plan);
- Arborist Report;
- Toronto Green Standard Checklist;
- Functional Servicing and Stormwater Management Report;
- Pedestrian Level Wind Preliminary Assessment;
- Heritage Impact Assessment; and

- Community Services and Facilities Inventory.

A Notification of Complete Application was issued on April 25, 2012 for the rezoning application. While the Complete Application notification was issued, additional detail in a number of the reports and on the submitted drawings is required to complete the review of the application.

Rental Housing Demolition and Replacement

A Notice of Incomplete Application was issued for the rental housing demolition application. The following information was identified as required for a complete application submission:

- a revised Housing Issues Report to address application requirements;
- sizes of the existing and new rental housing units. The applicant submitted an approximate size of the existing rental units, which is not sufficient;
- the last rent paid and the month and year the vacant units were last occupied;
- a list of the names and forwarding addresses of the last tenants; and
- further details related to the proposed layouts for the rental replacement units as well as facilities, parking provisions and amenity spaces to be provided for the rental units.

Additionally, in applying the requirements of both the Official Plan (Policy 3.2.1.6) and Chapter 667 of the Municipal Code, the following issues have been identified on a preliminary basis:

- the Official Plan requires the replacement of rental units to be with the same number, *size* and type of units as those being replaced, with similar rents. The application is proposing replacement units that are significantly smaller than the approximate size of the existing units;
- confirming whether the single-detached dwelling at 37 Helendale Avenue is a rental property; and
- the replacement units cannot be condominium registered, the location of the rental units within the proposed building must ensure the ability to secure the rental tenure of the replacement units.

Other Issues to be Resolved

The subject site is not located within the *Yonge-Eglinton Centre* urban growth centre boundary. It is located within an *Apartment Neighbourhood* and is adjacent to a *Neighbourhood*, located across the street. The site also abuts a development application submitted for a 28-storey mixed-use building to the east. To the south of the site, at the corner of Orchard View Boulevard and Yonge Street, is a potential development site that, similar to the subject site, is also not located within the urban growth centre. This site is designated *Mixed Use Areas*. There are also three single-detached dwellings at the southeast corner of Helendale Avenue and Duplex Avenue, designated *Apartment Neighbourhoods*, which could redevelop in the future.

This proposal and the abutting development proposal are significant intensification. Approving this application or the abutting proposal without studying and evaluating the proposals within the context of the surrounding block would be premature and could negatively impact the surrounding neighbourhood, which would be contrary to the objectives of the Official Plan.

As a result, it is recommended this proposal be studied and evaluated in the context of other submitted development proposals, potential development sites and existing development within the block formed by Yonge Street to the east, Orchard View Boulevard to the south, Duplex Avenue to the west and Helendale Avenue to the north. Such a study, as provided for in Policy 2.3.1.3 of the Official Plan, will be used to determine whether it would be appropriate to create an area specific policy for the block and will allow for a comprehensive and informed process for the review of the application.

Other issues identified to date with the rezoning application include:

1. Conformity with the Official Plan's policies.
2. The appropriateness of the height and density of the building in relation to its existing and planned context and whether the site is suitable for a tall building proposal.
3. Built form as it relates to, but not limited to:
 - providing an appropriate massing of the building that respects the existing street proportions of Helendale Avenue, existing development in the area and planned context;
 - ensuring the proposal appropriately transitions in scale to existing and planned contexts;
 - providing appropriate separation distances between existing and proposed buildings to ensure sunlight, skyview and privacy;
 - the relationship and scale of the base building and its ground floor uses to the existing mid-block pedestrian walkway west of the site; and
 - shadowing of, and other possible impacts to, adjacent streets and neighbouring properties including low-rise residential uses and buildings listed or designated on the City's Inventory of Heritage Properties within close proximity to the site.
4. Compatibility with existing stable *Neighbourhoods* to the north and with existing uses within the surrounding *Apartment Neighbourhoods* designation.
5. The adequacy and appropriateness of the proposed indoor and outdoor amenity space for both the proposed replacement rental housing and the condominium units.
6. The appropriateness of the proposed reduced parking requirement based on the proximity to the Eglinton Subway Station and future light rapid transit station

access and determining whether traffic impacts on the surrounding street network will be attenuated.

7. Confirming the number and location of proposed bicycle parking spaces as the submitted drawings and the applicant's description of the proposal differ.
8. The appropriateness of the proposed access and servicing arrangement for this site and adjacent development sites.
9. The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.
10. The applicability of Section 37 of the *Planning Act* to secure appropriate community benefits and the rental replacement units should the application be recommended for approval.

The preliminary issues identified with the proposal, in particular the proposed building height, density, how the building transitions to low-rise development in close proximity to the site, resulting shadow impacts of the building on the surrounding neighbourhood, streets and open spaces and separation distances to adjacent sites are significant. Staff will work with the applicant through the review of the application and in the study and evaluation of the block to resolve these issues. Additional issues may be identified through the evaluation of the proposal in the context of the surrounding block, agency comments and the community consultation process.

CONTACT

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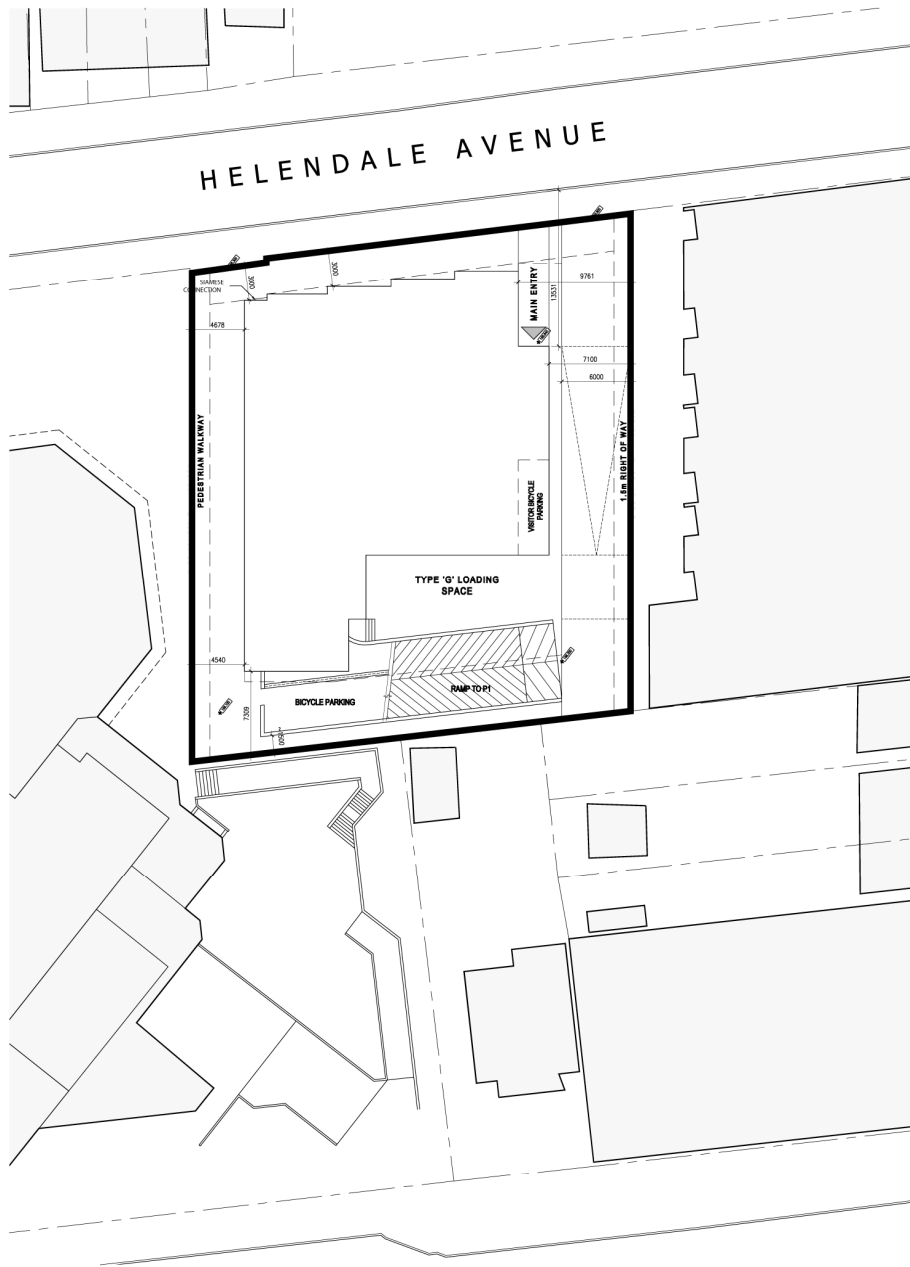
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2: Elevations
- Attachment 3: Perspective Drawing
- Attachment 4: Zoning
- Attachment 5: *Yonge-Eglinton Centre*
- Attachment 6: Application Data Sheet

Attachment 1: Site Plan



Site Plan

31-37 Helendale Avenue

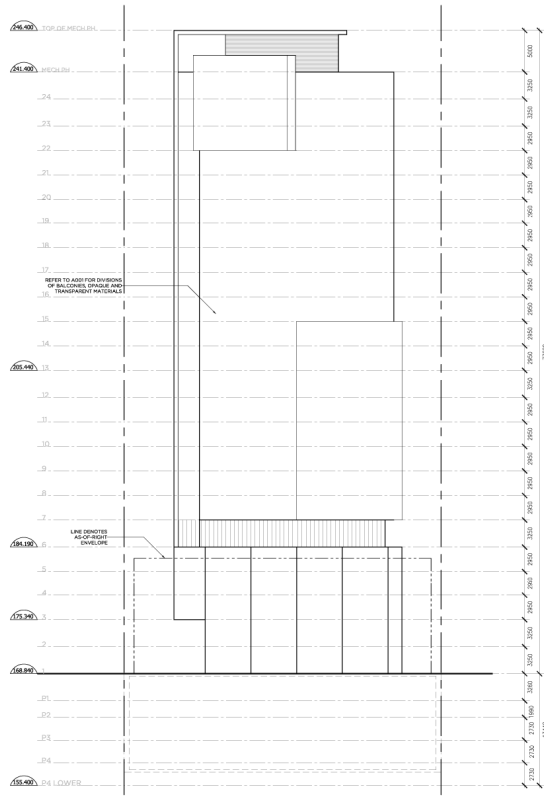
Applicant's Submitted Drawing

Not to Scale
05/02/2012

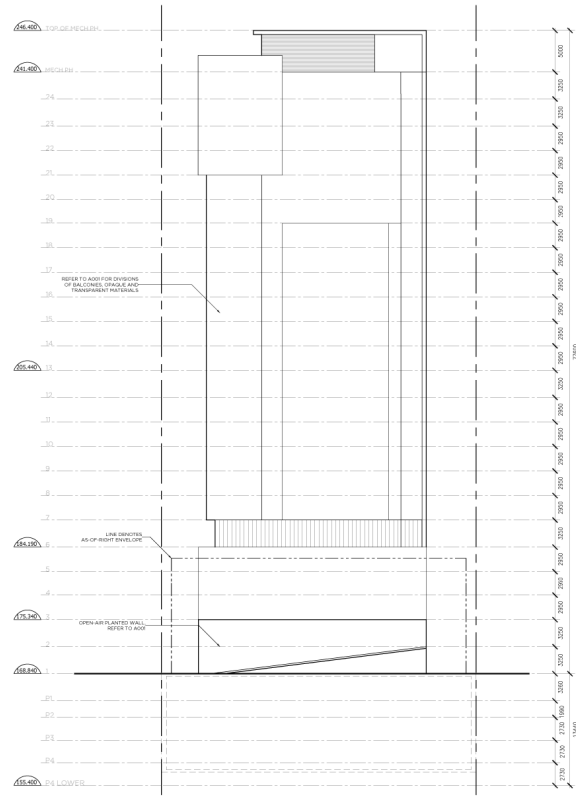


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Attachment 2: Elevations



NORTH ELEVATION



SOUTH ELEVATION

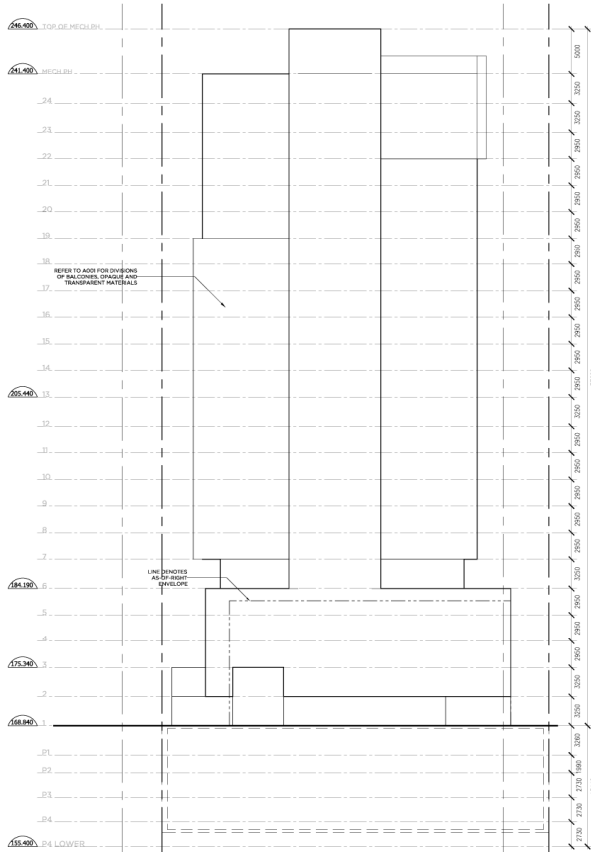
Elevations

Applicant's Submitted Drawing

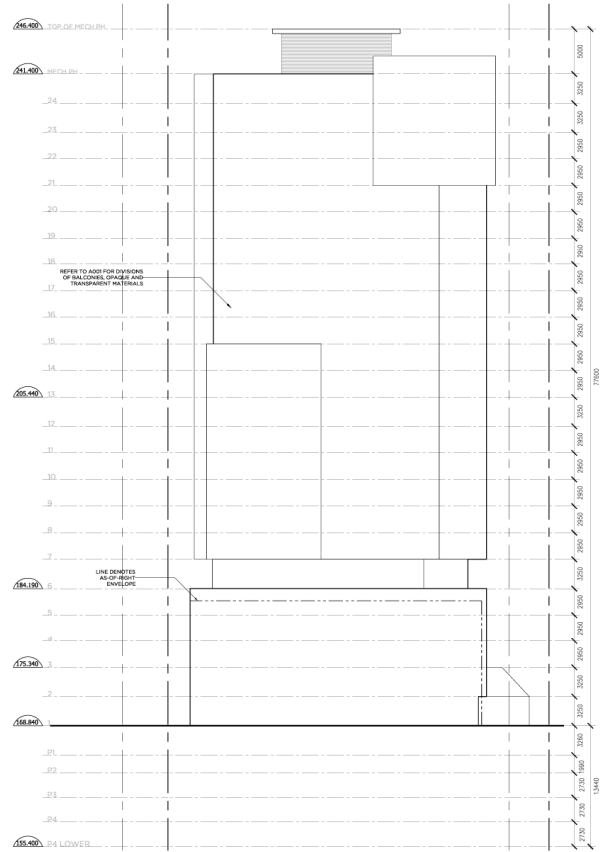
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31-37 Helendale Avenue

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WEST ELEVATION



EAST ELEVATION

Elevations

31-37 Helendale Avenue

Applicant's Submitted Drawing

Not to Scale
05/02/2012

File # 12 141927 NNY 16 0Z

Attachment 3: Perspective Drawing



Perspective

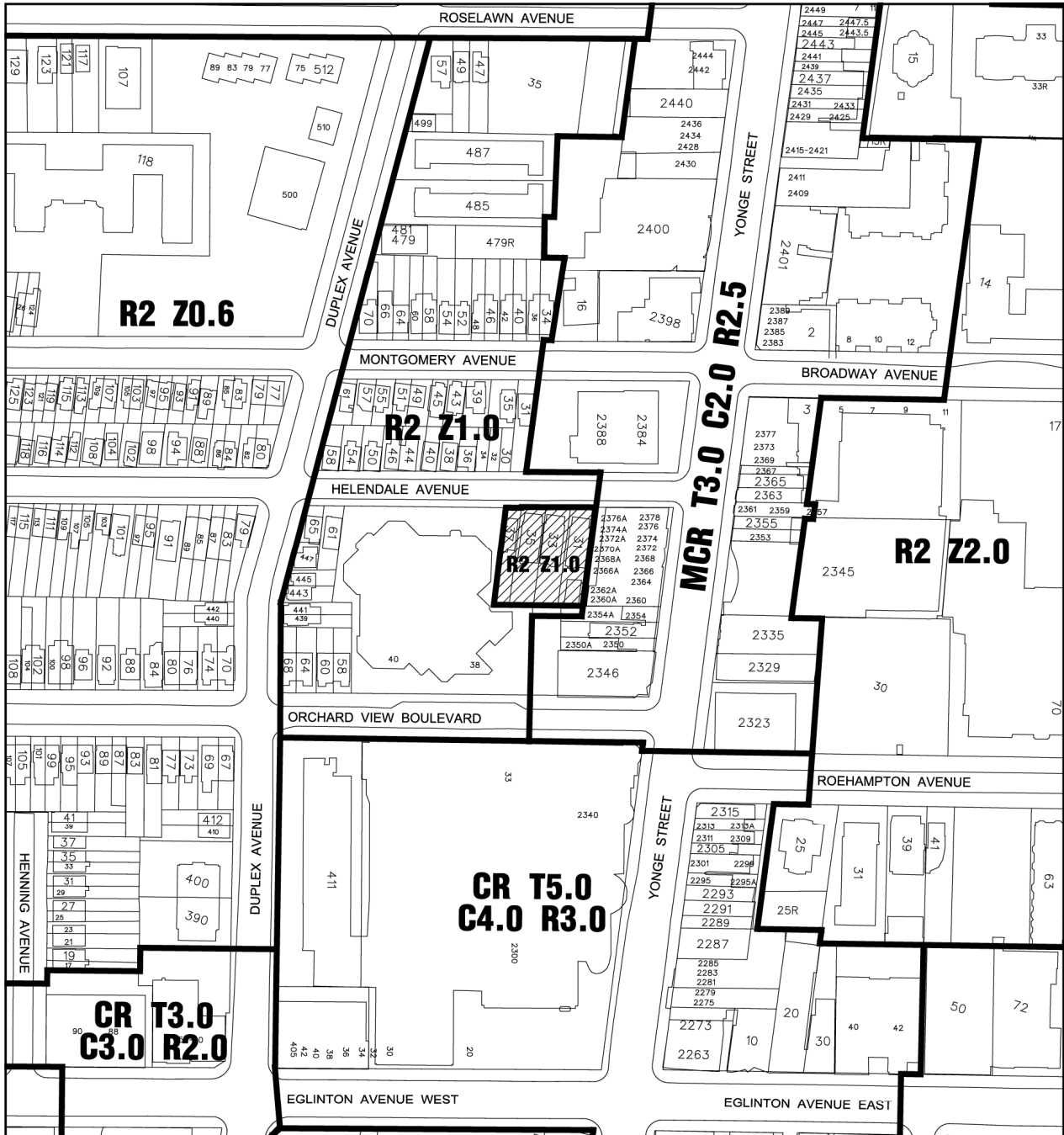
Applicant's Submitted Drawing

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31-37 Helendale Avenue

File # 12 141927 NNY 16 0Z

Attachment 4: Zoning



31-37 Helendale Avenue

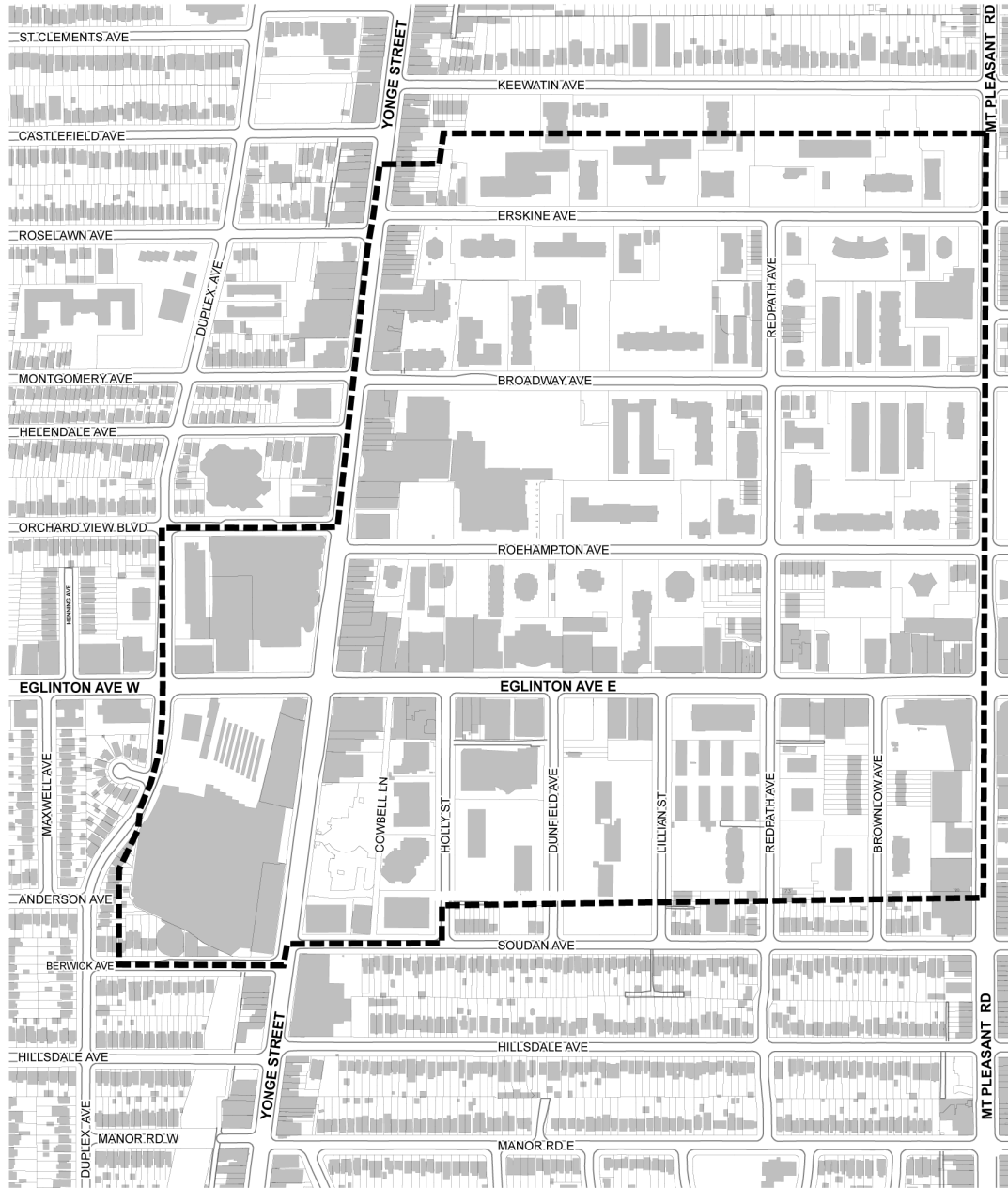
File # 12 141927 OZ

- R2 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District



Not to Scale
Zoning By-law 438-86 (as amended)
Extracted 05/02/2012

Attachment 5: Yonge-Eglinton Centre



Yonge-Eglinton Centre

31-37 Helendale Avenue



Not to Scale
05/09/2012



File # 12 141927 NNY 16 0Z

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	12 141927 NNY 16 OZ
Details	Rezoning, Standard	Application Date:	March 23, 2012

Municipal Address: 31, 33, 35 and 37 HELENDALE AVE
 Location Description: PLAN 563 PT LOT 20 PT LOT 21 **GRID N1606
 Project Description: Rezoning application to permit the re-development of the lands for a new 24 storey apartment building, consisting of a 5 storey base building with a 19=-storey tower element, with 231 residential units. 13,809 m² of gross floor area is proposed. Replacement of the existing rental residential dwelling units located on site is proposed. 148 parking spaces located in a below grade parking facility are proposed.

Applicant:	Agent:	Architect:	Owner:
COMARE HOLDINGS INC	COMARE HOLDINGS INC	RAW	COMARE HOLDINGS INC

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:
Zoning:	R2 Z1.0 H 14.0	Historical Status:
Height Limit (m):	14.0 m	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	1627.6	Height:	Storeys:	24
Frontage (m):	38.4		Metres:	72.16
Depth (m):	42.1			
Total Ground Floor Area (sq. m):	667.7			Total
Total Residential GFA (sq. m):	13809		Parking Spaces:	148
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	13809			
Lot Coverage Ratio (%):	41			
Floor Space Index:	8.48			

DWELLING UNITS

Tenure Type:	Rental, Condo
Rooms:	0
Bachelor:	20
1 Bedroom:	121
2 Bedroom:	90
3 + Bedroom:	0
Total Units:	231

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	13809	0	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:	Cassidy Ritz, Planner
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