

30 Tippet Road Official Plan Amendment Application - Preliminary Report

Date:	January 30, 2012
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning
Wards:	Ward 10 – York Centre
Reference Number:	Pg12010 (File No. 11 312374 NNY 10 OZ)

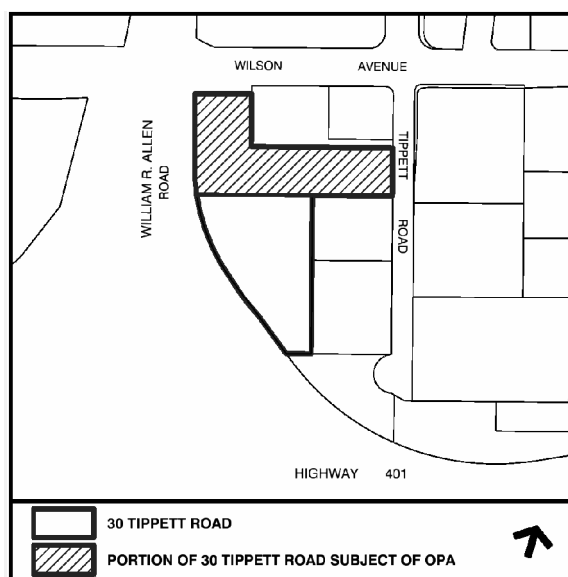
SUMMARY

An application has been submitted to amend the City's Official Plan to permit a mixed-use residential and commercial development through the conversion of employment lands. This application proposes to redesignate a portion of the land at 30 Tippet Road from *Employment Areas* to *Mixed Use Areas*.

The applicant's concept plan proposes two condominium apartment buildings of 13 and 12 storeys having a total of 276 dwelling units and a maximum height of approximately 44 metres (144 feet) located on the western portion of the site. These buildings would be connected by a 2-storey lobby and common amenity building and include 1,065 m² of commercial space on the ground floors of the two towers. Proposed on the eastern portion of the site are 30 three storey townhouse units in 6 blocks.

The site is within an employment area on the south side of Wilson Avenue east of Allen Road. This is the second application requesting conversion of employment lands to permit residential uses in this area.

This report provides preliminary information on the above-noted application and seeks Planning and Growth Management Committee's directions on



further processing of the application and on the community consultation process.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to review the change of land use proposed by this application concurrently and in the context of the statutory Five Year Review of the Official Plan, which includes a Municipal Comprehensive Review, that is being undertaken by the City Planning Division.
2. Upon completion of the Municipal Comprehensive Review, staff be authorized to:
 - a. Schedule a community consultation meeting for the lands at 30 Tippet Road, together with the Ward Councillor.
 - b. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
 - c. Notice for the public meeting 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 June 11, 2007 City Council considered a Final Report to amend the Official Plan and the former City of North York Zoning By-law for the segment of Wilson Avenue running generally between Keele Street and Bathurst Street to fully implement the results of the Wilson Avenue – *Avenue Study*. As part of this study, a number of properties fronting Wilson Avenue were zoned to "Avenues Mixed Use (AV-MU)". The subject site was not rezoned to permit mixed use development but retained its existing Industrial-Commercial MC(H) zoning given the applicable *Employment Areas* Official Plan designation.

On August 17, 2011 the Ontario Municipal Board issued a decision on the Downsview Area Secondary Plan. The entire 30 Tippet Road property has now been included within the boundaries of the Downsview Area Secondary Plan. The Secondary Plan continues the employment land use designation.

Section 26 of the *Planning Act* requires the City to review its Official Plan policies, including the designation of lands as areas of employment and the removal of land from areas of employment, every five years. This statutory review is now underway. The *Municipal Comprehensive Review* for *Employment Areas* referred to in the Provincial

Growth Plan is being undertaken concurrently with the Five Year Review of the Official Plan as directed by Planning and Growth Management Committee at its meeting on May 30, 2011. The link to the decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.PG5.2>

On November 8, 2011 Planning and Growth Management Committee considered a Preliminary Report for the property at 9 Tippet Road, which is to the east of this application across Tippet Road. The 9 Tippet Road application proposes to amend the City's Official Plan and Zoning By-law No. 7625 for the former City of North York to permit a residential development through the conversion of employment lands. This application proposes to remove the lands bounded by Wilson Heights Boulevard, Wilson Avenue, Champlain Boulevard, Highway 401 and Allen Road, which would include both 9 Tippet Road and the subject property, from an *Employment District* on the Official Plan's Urban Structure Map 2. Also proposed is the redesignation of 9 Tippet Road from *Employment Areas* to *Mixed Use Areas*. The Official Plan and Zoning By-law Amendment applications at 9 Tippet Road would facilitate a proposed residential development with 443 dwelling units having a gross floor area of 37,790 m² and a maximum building height of 14-storeys.

The 9 Tippet Road application raises a number of land use and area wide issues, particularly: the future comprehensive development of the lands proposed to be removed from the *Employment Districts* area; appropriate street and block patterns; assessment of pedestrian connections, parks and open spaces, public realm and accessibility to the Wilson Subway Station; and traffic impacts and parking assessment. These issues would impact all properties within this quadrant, including 30 Tippet Road. The link to the 9 Tippet Road Planning and Growth Management Report can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.PG9.2>

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss the appropriateness of the submission given the City initiated Five Year Review of the Official Plan and the associated Municipal Comprehensive Review, and to discuss complete application requirements.

ISSUE BACKGROUND

Proposal

This application is for an Official Plan Amendment only. It proposes to redesignate a portion of the lands at 30 Tippet Road from *Employment Areas* to *Mixed Use Areas* to permit a predominately residential development through the conversion of employment lands.

The applicant's concept plan, which could form the basis of subsequent rezoning and site plan applications, includes two condominium apartment buildings of 13 and 12 storeys

having a total of 276 dwelling units and a maximum height of approximately 44 metres (144 feet) located on the western portion of the site. These buildings would be connected by a 2-storey lobby and common amenity building and include 1,065 m² of commercial space on the ground floors of the two towers. Proposed on the eastern portion of the site are 30 three storey townhouse units in 6 blocks. The proposed density for this project is 2.1 times the area of the lot.

A total of 314 residential parking spaces are proposed of which 35 would be dedicated for residential visitors. No parking has been identified for use by the commercial component. Parking for the towers would be provided in a multi-level below grade parking garage having 284 spaces and 30 parking spaces would be provided within at-grade garages for the townhouses. The development is proposed to be served by private streets with access provided from a driveway off Tippet Road.

Site and Surrounding Area

The property known municipally as 30 Tippet Road is irregularly shaped having an area of 22,951 m² (247,047 ft²) and is located south of Wilson Avenue on the east side of Allen Road. The northern portion of this property with an area of 11,540 m² is the subject of this application to amend the Official Plan. The lot is relatively flat with a frontage of 45.7 metres on Tippet Road which provides access to the site. The property does have frontage on Wilson Avenue, however, there is no access to or from Wilson Avenue and the land slopes down as a result of the underpass where Wilson Avenue travels beneath Allen Road. The entire site is paved and is currently used as the TTC 'South Commuter Parking Lot' for the Wilson Subway Station with 192 spaces.

The area contains a mix of uses including residential, commercial, institutional, retail and light industrial as follows:

North: The property at the southwest corner of Wilson Avenue and Tippet Road is 545 and 555 Wilson Avenue, which in July 2011 was rezoned to permit a mixed-use condominium development having 388 units with a base building of 8 storeys and two towers at 15 and 16 storeys. Across Wilson Avenue to the north is another TTC commuter parking lot.

South: The southern portion of the site will remain as a TTC commuter parking lot. Two 1-storey office/industrial buildings are located south of the entrance to the commuter parking lot at 4 and 6 Tippet Road. Further south is a 4-storey office building.

East: Gramercy Park at 525 Wilson Avenue is a mixed-use building currently under construction. This development would have a maximum height of 12-storeys and contain 512 residential units. South of that at 9 Tippet Road is a one-storey warehouse building being used as a temporary sales centre for the Gramercy Park development. An application has been submitted for 9 Tippet Road seeking to

convert this property from employment lands to residential to permit a building with a maximum height of 14-storeys and 443 dwelling units.

West: Allen Road abuts the site to the west. The western end of the site also includes a TTC subway entrance to Wilson Station. West of Allen Road is a commercial shopping area containing a Costco, Home Depot, Best Buy and other commercial uses.

Statutory Official Plan Review of Areas of Employment Under the Planning Act

The City is currently undertaking the five Year Review of the Official Plan as required under Section 26 of the *Planning Act*. Section 26 1(b) of the *Planning Act* requires municipalities to revise the Official Plan, as it contains policies dealing with areas of employment including, without limitation, the designation of areas of employment in the Official Plan and policies dealing with the removal of land from areas of employment to ensure those policies are confirmed or amended.

The City is therefore reviewing all the policies in the Official Plan addressing areas of employment and the designation of lands currently shown on Maps 13 to 24 of the Official Plan as *Employment Areas*. The City is also reviewing policies regarding the removal of land from these areas of employment. The City has a statutory obligation to undertake this review under the *Planning Act*, and would have this obligation even if the Growth Plan and PPS did not address this matter.

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS establishes the policy foundation for regulating the use and development of land. City Council's planning decisions are required to be consistent with the PPS.

The PPS requires the City to promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment (including industrial, commercial and institutional uses) to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) planning for, protecting and preserving *employment areas* for current and future uses; and

- d) ensuring the necessary *infrastructure* is provided to support current and projected needs.

The PPS defines *employment areas* as those areas designated in an Official Plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

Section 1.3.2 of the PPS states that the City may only give consideration to converting lands within *employment areas* to non-employment uses when a *comprehensive review* has met the following two-part test:

- (i) the land is not required for employment purposes over the long-term; and
- (ii) that there is a need for the conversion.

Growth Plan for the Greater Golden Horseshoe

The Growth Plan 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.

The Growth Plan requires the City to maintain an adequate supply of lands providing locations for a variety of appropriate employment uses to accommodate the employment growth forecasts of the Plan. The Plan requires municipalities to promote economic development and competitiveness by:

- a) providing for an appropriate mix of employment uses including industrial, commercial and institutional uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) planning for, protecting and preserving *employment areas* for current and future uses; and
- d) ensuring the necessary infrastructure is provided to support current and forecasted employment needs.

The definition of an *employment area* in the Growth Plan is the same as that used in the PPS.

Municipalities may permit conversion of lands within employment areas to non-employment uses only through a *Municipal Comprehensive Review*. The Growth Plan

clarifies and strengthens the application of the PPS as it applies to employment lands, in particular by clarifying the definition of *Municipal Comprehensive Review* by defining it as: “an Official Plan review, or an Official Plan Amendment, initiated by a municipality that comprehensively applies the policies and schedules of this Plan” (Growth Plan). Consistent with the PPS, the Growth Plan limits such conversions only where it has been demonstrated through the *Municipal Comprehensive Review* that it meets a number of criteria.

The PPS and the Growth Plan require municipalities to promote economic development and competitiveness by planning for, protecting and preserving employment areas for current and future employment uses. Approval of the subject application without first undertaking a *Municipal Comprehensive Review* would be contrary to the *Places to Grow Act 2005* which requires that all municipal planning decisions conform with the Growth Plan and would be premature.

Official Plan

The portion of the subject property with frontage on Wilson Avenue is identified as an *Avenue* on Map 2 of the Official Plan. Policy 4 of Section 2.2.3, *Avenues: Reurbanizing Arterial Corridors* states that the land use designation policies in Chapter 4 apply to and prevail on lands shown as *Avenues* on Map 2. *Avenues* are important corridors located along major streets where reurbanization is anticipated and are intended to develop as important corridors where not only new housing will be created but also employment and new jobs.

Policy 1 of Section 2.2.4, *Employment Districts: Supporting Business and Employment Growth* maintains that *Employment Districts* will be protected and preserved exclusively for economic activity to achieve a variety of identified city-building objectives. The property is designated *Employment Areas*. The intent of the *Avenue* in this location along Wilson Avenue is reurbanization that includes new jobs and employment consistent with this land use designation, and does not include residential uses.

The land use designation of the property is *Employment Areas* as shown on Land Use Plan, Map 16. The land use policies of Section 4.6, *Employment Areas* state that *Employment Areas* are intended to be places of business and economic activity. Uses that support this function consist of offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores and services that serve area businesses and workers.

Downsview Area Secondary Plan

The Downsview Area Secondary Plan designates the entire property as *Employment Areas* and it is located within the Wilson District of the Plan. The Secondary Plan requires a minimum gross density of 0.75 times the area of the lot and a maximum density of 1.0 times on the entire property.

District Plans are required to be completed to the satisfaction of the City which outline development principles and guidelines at a level of detail not practical within the Secondary Plan. District Plans will provide a context within which to prepare and review development applications, such as Zoning By-law Amendments and Draft Plans of Subdivision. The Wilson District is comprised of the three TTC commuter parking lots on Wilson Avenue at Allen Road. Redevelopment of the commuter parking lots will result in an improved streetscape and improved pedestrian connections to Wilson Avenue. The need for the replacement of commuter parking resulting from the redevelopment of these lots will be reviewed and assessed in consultation with the TTC.

Zoning

The entire property is zoned Industrial-Commercial MC(H) Zone, which permits a variety of industrial, commercial and institutional uses. The MC zone permits a maximum floor space index of 1.0. The Holding (H) provision restricts retail stores, personal service shops and office uses to a maximum of 5,000m² or 0.5 F.S.I.

The site is also subject to the height restrictions related to the former Downsview Airport, now operated by Bombardier Aerospace, and imposed by Schedule “D” (Airport Hazard Map). The Schedule restricts maximum building and structure heights to 15.24 metres.

Other Planning Applications

The applicant has only submitted an application to amend the City of Toronto Official Plan. A rezoning application and site plan application to implement the concept site plan have not been submitted.

Reasons for the Application

An amendment to the Official Plan is required to redesignate the land from *Employment Areas* to *Mixed Use Areas*. An amendment to the Downsview Area Secondary Plan is also required to permit the proposed residential uses and to implement the development at the proposed density.

COMMENTS

Provincial Plans and Policy Statement (PPS)

To consider an application for conversion of employment lands to non-employment use, the PPS requires a comprehensive review to be conducted which is based on a review of growth projections and which includes consideration of alternative directions for growth. Only after such a review can City Council consider converting employment lands, and then only where the two-part test has been satisfied. That is, that the comprehensive review has demonstrated that the land is not required for employment purposes over the

long-term and that there is a need for the conversion (for example, to meet the population and housing targets as determined through the comprehensive review).

The Growth Plan reiterates and clarifies the objectives of preserving and protecting employment lands from conversions to non-employment uses. Policy 5 of Section 2.2.6 clarifies that the City may permit a conversion of employment area lands to non-employment uses only through a *Municipal Comprehensive Review* which is described as an Official Plan review, or an Official Plan Amendment, initiated by a municipality that comprehensively applies the policies and schedules of the Growth Plan. This review would need to demonstrate the following:

- a) there is a need for the conversion;
- b) the City will meet its employment forecasts allocated to the City pursuant to the Growth Plan;
- c) the conversion will not adversely affect the overall viability of the employment area and the achievement of the intensification target, density targets and other policies of the Growth Plan;
- d) there is existing and planned infrastructure to accommodate the proposed conversion;
- e) the lands are not required over the long term for the employment purposes for which they are designated; and
- f) cross-jurisdictional issues have been considered.

Approval of an application to convert employment area lands to non-employment uses would not conform to the Growth Plan without the City first undertaking a comprehensive review addressing the criteria set out in the Growth Plan. In May 2010, the City Planning Division commenced the statutory Five Year Review of the Official Plan, which includes a *Municipal Comprehensive Review*. The subject application is premature prior to the completion of these reviews. It is therefore recommended that the application be reviewed concurrently and in the context of the Five Year Review of the Official Plan and the *Municipal Comprehensive Review*.

Official Plan

The Official Plan states that *Employment Districts* shown on Map 2 will be protected and promoted exclusively for economic activity in order to maintain and grow the tax base, attract new employment, foster competitiveness, nurture a diverse economic base, provide for balanced growth between population and employment, and provide job opportunities for Toronto residents.

The *Employment Districts* are large areas comprised of lands where the *Employment Areas* land use designation applies. They form part of the long term growth management and job intensification strategy of the Official Plan. Lands shown as *Employment Districts* on Map 2 are needed for employment purposes over the long term to accommodate part of the job growth projected to 2031 and to ensure the City's fiscal health. The *Employment Areas* land use designation is intended for a wide range of employment uses and specifically does not include residential land uses.

The City is currently reviewing policies in the Official Plan related to employment areas and the application to redesignate the subject property from *Employment Areas* to *Mixed Use Areas* is premature at this time. Further analysis of the appropriateness of the redesignation to allow for the proposed residential development is required in the context of the Five Year Review of the Official Plan and the *Municipal Comprehensive Review*.

The property is located within the Downsview Area Secondary Plan area. Secondary Plan policies relating to matters such as Affordable Housing, Community Services and Facilities, and Transportation will be used to evaluate the proposal. The applicant will also be required to submit a District Plan for staff to appropriately consider any proposed land use change.

Application Submission

The following reports/studies were submitted with the application:

- Planning Report;
- Community Services Inventory;
- Employment Area Impact Analysis; and
- Traffic Overview.

A Notification of Incomplete Application was issued on December 16, 2011 and identifies that a Community Services and Facilities Report is required for a complete application submission.

Issues to be Resolved

Land Use

The subject site is the northern portion of a surplus TTC parking lot, which is to be transferred to Build Toronto and eventually sold to the applicant. The southern portion of the site would be transferred to Build Toronto and a development proposal for that portion has not been submitted. The current proposal is for an Official Plan Amendment. The appropriateness of redesignating the subject property from *Employment Areas* to *Mixed Use Areas* and introducing residential uses at this site will need to be evaluated. Staff will determine the applicability of the *Employment Districts* and *Avenues* overlay in the Official Plan across the portion of the site proposed for redesignation and review the land use change relationship of the other application at 9 Tippet Road.

Orderly Development

When the northern portion of the property is eventually conveyed, the retained portion of City lands would become landlocked without public access or frontage on a public street. The existing subway station entrance, which is to remain, would only be accessible through the use of a private driveway and not a public street. As currently proposed by the applicant, the subject development raises a number of issues respecting the orderly development of the lands related to public accessibility. These issues include having a TTC subway station entrance, the retained portion of City lands, any future development on the retained lands and the proposed development all served by a private street with shared access. Staff will also review the suitability of the concept plan in order to appropriately assess the requested land use change.

Area Wide Issues

On a preliminary basis, the following issues have been identified that would impact the larger area as a result of the proposed redesignation and potential conveyance:

- The submission of a District Plan will be required, as per the Downsview Area Secondary Plan, to appropriately assess the proposed land use change.
- Issues related to the potential comprehensive development of lands in the southeast quadrant of the intersection of Wilson Avenue and Allen Road.
- Land use changes for this site and the larger area as proposed by other applications.
- Proposed street and block plan for the area.
- The availability and adequacy of community services and facilities to accommodate the proposed residential development and increased residential development proposed in the area.
- Assessment of pedestrian connections, street patterns, parks and open spaces, public realm and public accessibility in the area including access to the Wilson Subway Station and the subject property.
- Traffic impacts and parking.
- The appropriateness and location of pedestrian and bicycle routes through the site and connections to adjacent properties and the wider area.
- The proposed density and distribution of building heights and their appropriateness given their proximity to the Bombardier Aerospace facility and its associated flight path regulations.
- The implications of redesignating a portion of the property for the remaining portion of the property.

Site Specific Design

In addition to the above noted orderly development, land use and area-wide issues, there are a number of site specific issues that would need to be evaluated to assess the merits of the proposed concept plan and the subsequent submission of a rezoning and site plan application. Such issues include, but are not limited to: the appropriateness of the development being served through private streets; the location, orientation and

organization of the building and site including service areas, building entrances and ground floor uses; the height and massing of the building to achieve appropriate built form and relationships to the street, surrounding properties, recent development sites and uses, including setbacks, stepbacks and building separation distances; an evaluation of the vehicular access points and shared driveways; and conformity with Tall Buildings Guidelines. The townhouse component of the applicant's proposal raises a number of concerns and will have to be reviewed in detail using the Infill Townhouse Guidelines and Development Infrastructure Policy and Standards (DIPS). Appropriate Section 37 contributions and benefits would also be reviewed.

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

CONTACT

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SIGNATURE

Gary Wright
Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1: Concept Site Plan
Attachment 2A – 2B: Elevations
Attachment 3: Official Plan
Attachment 4: Zoning
Attachment 5: Application Data Sheet

The site plan illustrates the proposed 10-story building, which is a rectangular structure with a central courtyard. The building is situated at the corner of William R. Allen Road and Wilson Avenue. The plan includes detailed dimensions for the building footprint, parking spaces, and landscaping. Key features include:

- Building Footprint:** The main building is 10 stories high and 100 feet wide. It includes a central courtyard and a smaller 2-story section on the right side.
- Parking:** There are 100 parking spaces located around the building. The parking spaces are 8 feet wide and 20 feet deep.
- Landscaping:** The plan shows a series of trees and shrubs along the streets and around the building. The trees are 12 feet high and 10 feet wide.
- Streets:** The building is located at the intersection of William R. Allen Road and Wilson Avenue. The streets are 40 feet wide.
- Surrounding Context:** The plan shows existing buildings and streets in the surrounding area. The existing buildings are 3 to 4 stories high. The streets are 40 feet wide.

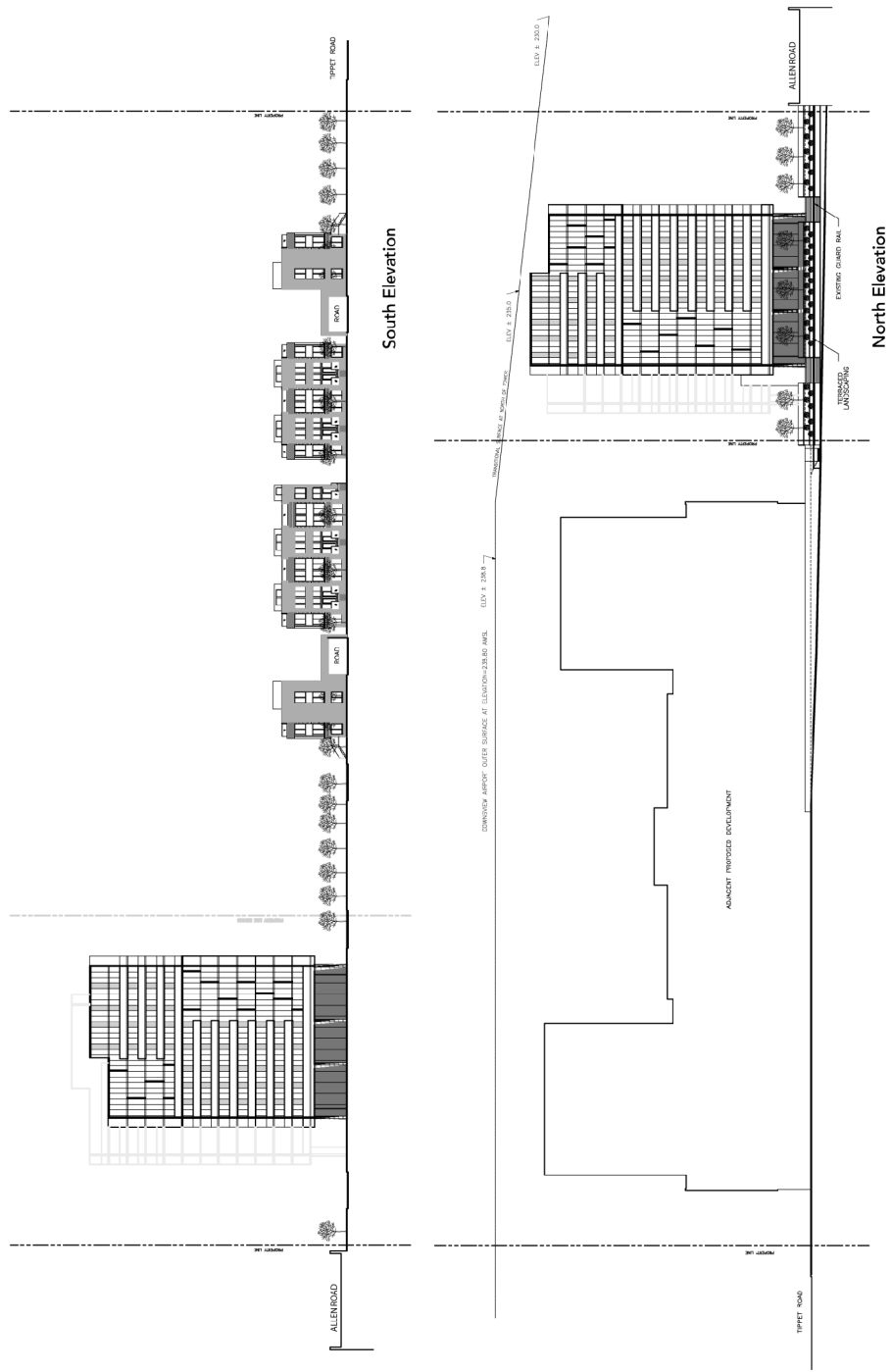
The plan also includes a north arrow and a scale bar. The north arrow points towards the top of the page. The scale bar indicates that 1 inch equals 10 feet.

30 Tippet Road

Not to Scale
01/04/2012

Not to Scale
01/04/2012

Attachment 2A: Elevations (North and South)

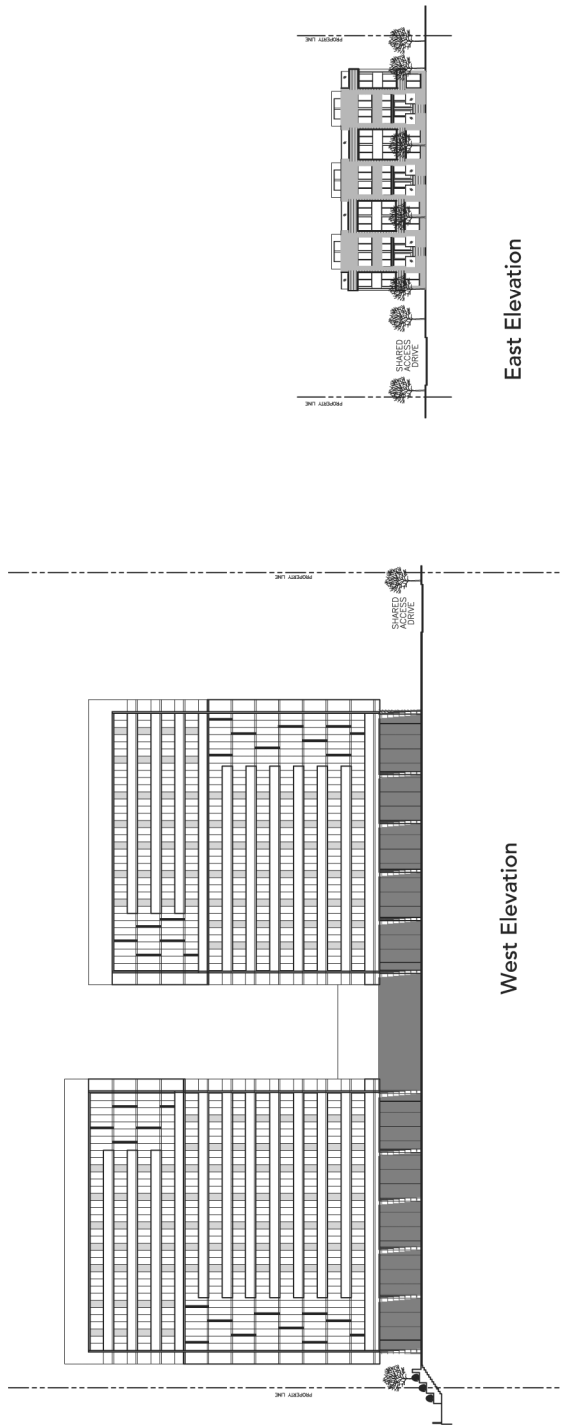


Elevations
Applicant's Submitted Drawing
Not to Scale
01/04/2012

30 Tippet Road

File # 11 312374 NNY 10

Attachment 2B: Elevations (East and West)



Elevations

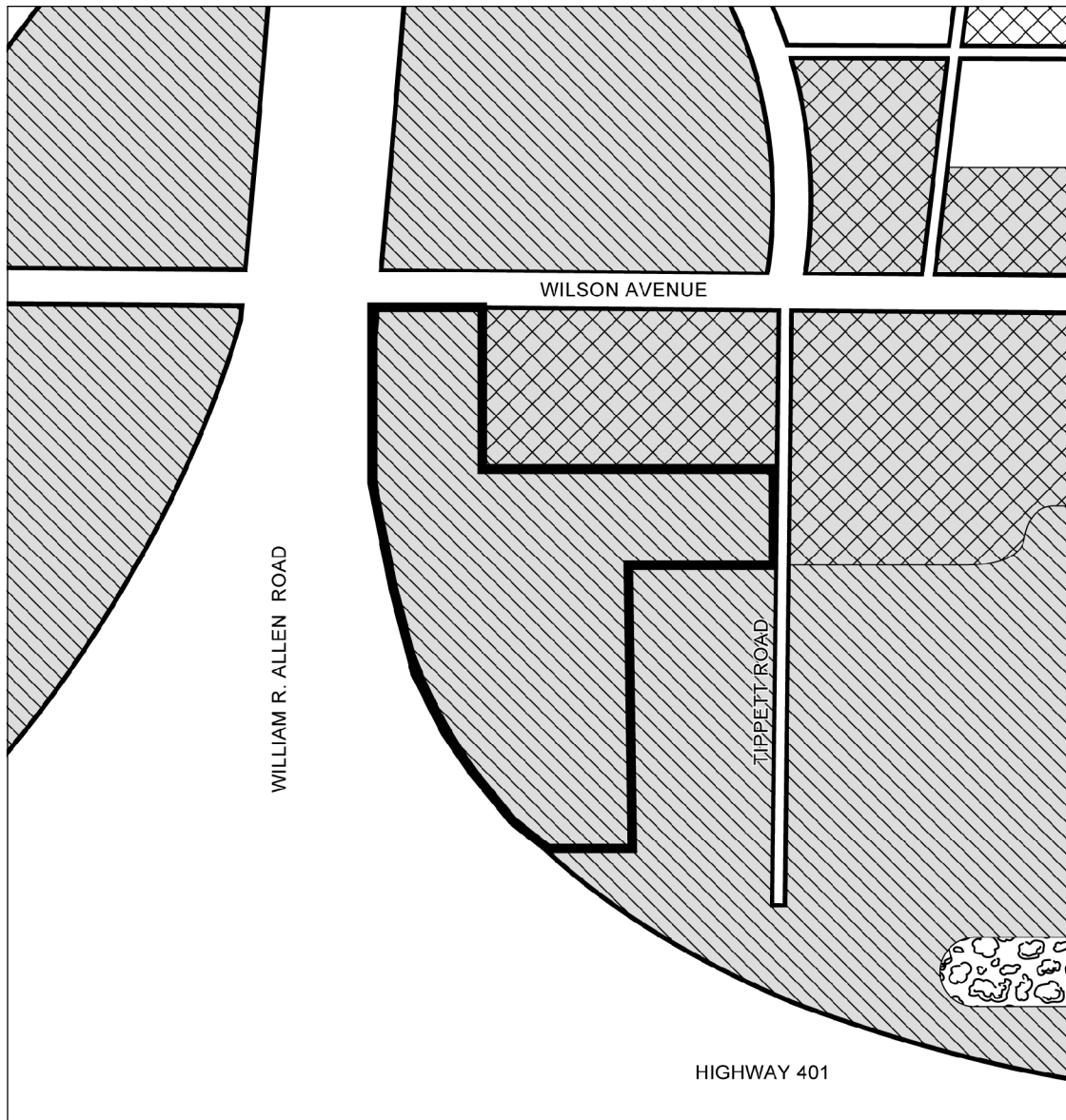
Applicant's Submitted Drawing

Not to Scale
01/04/2012

30 Tippet Road

File # 11 312374 NNY 10

Attachment 3: Official Plan



Toronto City Planning
Official Plan

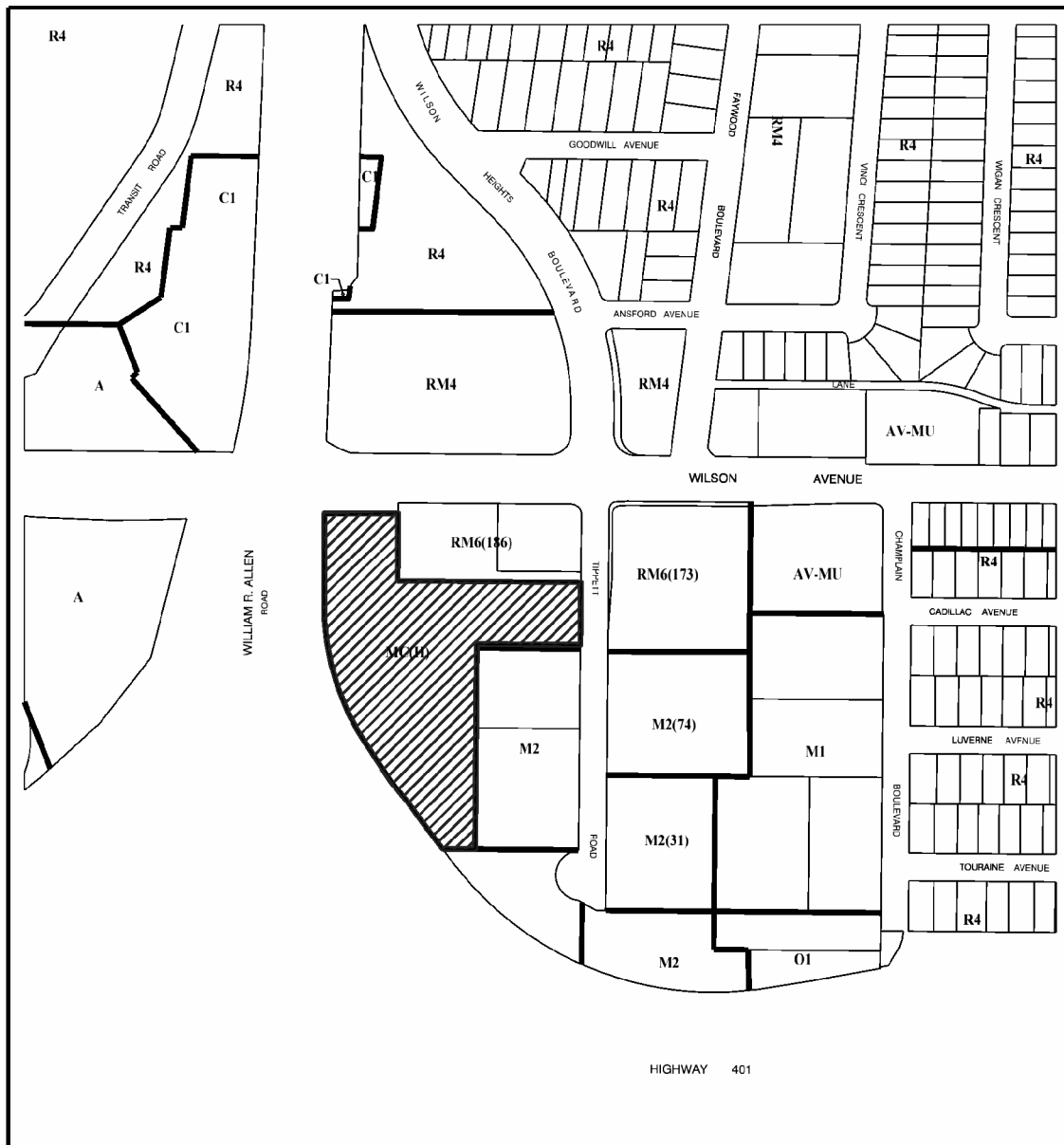
30 Tippet Road

File # 11 312374 NNY 10

	Site Location		Parks & Open Space Areas
	Neighbourhoods		Parks
	Apartment Neighbourhoods		Employment Areas
	Mixed Use Areas		

↑
Not to Scale
01/04/2012

Attachment 4: Zoning



TORONTO City Planning
Zoning

30 Tippet Road
File # 11 312374 NNY 10

R4 One-Family Detached Dwelling Fourth Density Zone
RM4 Multiple-Family Dwellings Fourth Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone
C1 General Commercial Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

M1 Industrial Zone One
M2 Industrial Zone Two
MC Industrial-Commercial Zone
AV-MU Avenues Mixed Use
O1 Open Space Zone

A Airport Hazard Area Zone



Not to Scale
Zoning By-law 7625
Extracted 01/04/2012

Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment	Application Number:	11 312374 NNY 10 OZ
Details	OPA, Standard	Application Date:	November 18, 2011
Municipal Address:	30 TIPPET RD		
Location Description:	PLAN 4402 PT LOT 2 PLAN 2466 PT BLK A RP 64R6322 PART 1 **GRID N1006		
Project Description:	Amend the land use designation from Employment Areas to Mixed Use Areas to implement a mixed use residential commercial development south of Wilson Ave and west of Tippet Rd. The proposal includes two residential towers of 12 and 13 storeys with a total of 276 units located on the western portion of the site adjacent to Allen Road. On the eastern portion of the site are 30 townhouse units in 6 blocks. Access is provided by a driveway off Tippet Rd. Parking for the towers is in a below grade parking garage with 284 spaces and 30 townhouse parking spaces at grade.		

Applicant:	Agent:	Architect:	Owner:
Siglat Investments Limited 20 Eglinton Ave., W. suite #1700, Tor, ON M4R2H1 416-322-4043			City of Toronto

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:
Zoning:	RM6(173)	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	11540.2	Height:	Storeys:	13
Frontage (m):	45.7		Metres:	44.1
Depth (m):	0			
Total Ground Floor Area (sq. m):	1911			Total
Total Residential GFA (sq. m):	23297		Parking Spaces:	314
Total Non-Residential GFA (sq. m):	1065		Loading Docks	0
Total GFA (sq. m):	24644			
Lot Coverage Ratio (%):	16.6			
Floor Space Index:	2.1			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	306

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	23297	0
Retail GFA (sq. m):	1347	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	John Andreevski, Senior Planner, jandree@toronto.ca
	TELEPHONE:	416-395-7097