

**21 Avenue Road - Zoning Amendment  
Preliminary Report**

<b>Date:</b>	January 25, 2012
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 27 – Toronto Centre-Rosedale
<b>Reference Number:</b>	11 332281 STE 27 OZ

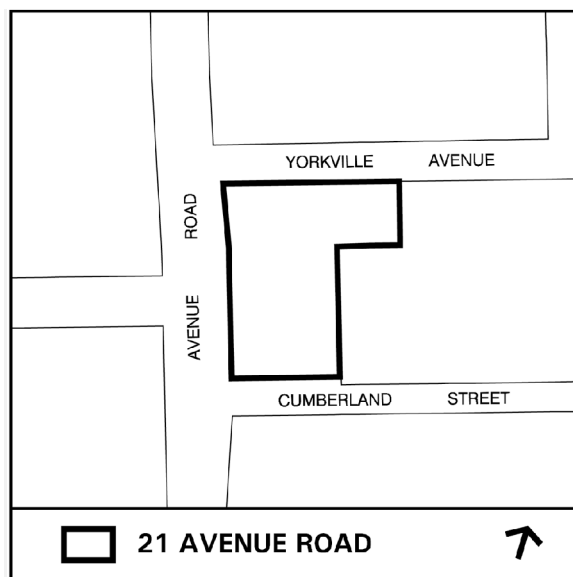
**SUMMARY**

This application proposes to convert the existing 31-storey hotel building into a mixed-use building, and to construct a mixed-use building of 39 storeys at the corner of Avenue Road and Cumberland Street, as well as a new 10-storey mixed-use building on Yorkville Avenue.

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

This application has been circulated to City departments and external agencies, where appropriate, for comment.

The next step is to hold a community consultation meeting where the community can review the application, provide comments, and ask questions of City staff and the applicants.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 21 Avenue Road 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**

City Council on January 26 and 27, 2010 approved, in principle, amendments to the Official Plan and Zoning By-law that would permit the development of the site consisting of two towers on a base building with the following dimensions:

- North tower height – 127 metres (including mechanical penthouse)
- South tower height – 133 metres (including mechanical penthouse)
- North tower floor plate area – 780 square metre maximum gross construction area (750 square metre - gross floor area);
- South tower floor plate area – 780 square metre maximum gross construction area (750 square metre gross floor area);
- North tower east-west length - 37.8 metres
- Building separation – 25 metres building face to building face

The approval was subject the applicant entering into a Section 37 Agreement with the City, in part, to secure \$1,000,000 towards local parks and street improvements in the area and \$500,000 towards the Toronto Reference Library Renovation Plan. The applicant was also required to provide a privately owned park/open space area to be designed and constructed by the Owner and to be made publicly accessible.

City Council directed the City Solicitor to attend an upcoming Ontario Municipal Board hearing in support of the appeals, modified as described above, subject to the Board's order being withheld until the City Solicitor advises the Board that the Section 37 Agreement has been executed and submits to the Board the Official Plan and Zoning By-law amendments in a form satisfactory to the City and the owner.

City Council's decision, and accompanying staff reports, is available on the City's website at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.TE30.4>

The Ontario Municipal Board (OMB) issued a decision dated May 18, 2010, approving the Official Plan and Zoning By-law amendments. The Order with respect to this decision was withheld until a Section 37 Agreement has been executed by the City and the Developer and the City has advised the Board accordingly.

The OMB decision is available on the OMB website at:

<http://www.omb.gov.on.ca/e-decisions/pl090551-may-18-2010.pdf>

The Section 37 Agreement has not been entered into, but it is anticipated to be finalized in the upcoming months. Therefore, the Official Plan and Zoning By-law amendments are approved in principle, until the City and the Developer advise the OMB, with respect to the Agreement, accordingly. The Zoning section in this report provides a more fulsome description of the By-law approved, in principle, at the OMB.

### **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

The proposal calls for the conversion of the existing 31-storey (99 metres tall, including the mechanical penthouse) Four Seasons Hotel into a mixed-use building; a new 39-storey (120 metres tall, plus a 5 metre mechanical penthouse) mixed-use tower at the corner of Avenue Road and Cumberland Street; and, a new 10-storey (37.7 metre tall, including mechanical penthouse) building along Yorkville Avenue, east of the existing hotel.

At the base of the two towers is a two storey podium (approximately 11.4 metres tall). Approximately 3,555 square meters of retail space is proposed within the podium of the development. The retail space is proposed to front along Avenue Road, Cumberland Street and Yorkville Avenue. The south tower steps back at the 3<sup>rd</sup> and 4<sup>th</sup> floors by 3 metres at the south and west side and then projects out again by 3 metres on the 5<sup>th</sup> floor to create a reveal. At the 31<sup>st</sup> floor of the south tower, the tower projects 3 metres to the north, once it clears the height of the existing tower to the north. At the 38<sup>th</sup> and 39<sup>th</sup> floors, the tower steps from the south 0.5 metres and 3 metres, respectively.

The floor plate of the existing hotel remains unchanged at approximately 1,050 square metres. The floor plate of the proposed south tower is 871 square metres from floor 5 to 19, and 861 square metres from floors 20 to 30, and 893 square metres from floor 31 to 37. The 38<sup>th</sup> and 39<sup>th</sup> floor plates are smaller at 826 square metres and 710 square meters, respectively.

The proposed separation distance between the two towers is 20 metres from building face (not including projecting balconies) of the new south tower to the inner portion of the bay windows on the existing tower.

The 10-storey building located on Yorkville Avenue is to contain retail for the majority of the ground floor, plus a residential lobby on the eastern side. Non-projecting balconies are located in varying locations up to the 7<sup>th</sup> floor, along Yorkville Avenue. At the 8<sup>th</sup> floor, the building steps back approximately 3 metres and again at the 9<sup>th</sup> floor. At the 10<sup>th</sup> floor the building steps back again 3 metres on the north façade and approximately 5 metres on the south façade.

In total, 883 residential units are proposed in this application. The proposed residential unit breakdown is as follows:

<b>Unit Type</b>	<b>Existing Tower</b>	<b>39-Storey Tower</b>	<b>10-Storey Building</b>
Bachelor	68	0	0
1-bedroom	384	170	0
2-bedroom	38	168	12
3-bedroom	4	37	2
<b>Total</b>	<b>494</b>	<b>375</b>	<b>14</b>

The lobby for the 10-storey building is to be located on Yorkville Avenue. The residential lobbies for the two towers will be located off a circular drop-off, internal to the site.

The applicant is proposing 1,023 square meters of indoor amenity space and 614 square metres of outdoor amenity space. The outdoor amenity space is proposed on the roof of the 4<sup>th</sup> and 5<sup>th</sup> floors, while the indoor amenity space is located on the third floor.

The application includes a residential gross floor area of 65,449 square metres and 3,555 square metres of non-residential gross floor area, which translates to a Floor Space Index of 16.84 times the lot area.

A total of 278 parking spaces are proposed (223 residential spaces, 4 car share spaces, and 51 commercial spaces within a commercial parking garage) to be provided in a four-level below-grade parking garage, which is accessible from Cumberland Street. Access from the site is proposed via Yorkville Avenue, Cumberland Street as well as Avenue Road. Bicycling parking is also provided for, with 160 residential spaces and 40 visitor spaces. There are two loading spaces, one Type G space and one Type B space, located on the ground floor, to accommodate the garbage/recycling, loading and moving requirements for the site.

The applicant is proposing publicly accessible open space, currently envisioned as a landscaped sculpture garden located, within a colonnade, along Avenue Road, under the south tower.

## **Site and Surrounding Area**

The site is located on the east side of Avenue Road, between Yorkville Avenue and Cumberland Street. The site is approximately 3,886 square metres with frontages of 76 metres along Avenue road, 69 metres along Yorkville Avenue and 42 metres along Cumberland Street.

The site is presently occupied by the Four Seasons Yorkville Hotel, a 380 suite hotel with associated hotel amenities and retail space. The hotel, which was constructed in 1970, consists of a 31-storey (92m to roof, 99m to top of mechanical penthouse) glass and concrete tower at the northwest corner of the site, and a three storey podium element at the south end of the site and also along Yorkville Avenue. Vehicular access is through a north-south driveway between Cumberland Street and Yorkville Avenue and additional driveway access off Avenue Road.

Uses and structures near the site include:

North: of Yorkville Avenue are house-form buildings accommodating retail uses. North of that is the seven-storey Hazelton Lanes mixed-use complex with an internal shopping mall on the lower levels and residential condominium in the upper levels. To the north and east is the 9-storey, Hazelton Hotel and Residences at Yorkville Avenue and Hazelton Avenue.

East: is a mixed-use complex known as the Renaissance Court located at 164 Cumberland Street. Renaissance Court is a 7-storey building enclosing a north-south pedestrian walkway with a mid-block courtyard at-grade.

South: of Cumberland Street is a 26 storey mixed-use building located at 150 Bloor Street West, known as the Renaissance Plaza. The building is L-shaped, and wraps around the Church of the Redeemer located at the corner of Bloor Street West and Avenue Road.

West: of Avenue Road is the Prince Arthur, located at 38 Avenue Road. It is a residential condominium building with a 24-storey tower element to the south end of the site stepping down to a 10-storey slab element at the north end.

## **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.

## **Official Plan**

The City of Toronto Official Plan designates the subject site *Mixed Use Areas* and locates the site within *the Downtown and Central Waterfront*, as shown on Map 2, of the Official Plan's Urban Structure map. As part of the Official Plan's growth strategy, the *Downtown* is identified, along with *Centres* and *Avenues*, as an area of intensification.

The Official Plan outlines a growth strategy for the City that highlights the importance of the *Downtown* as one of a number of locations where growth in employment and residential uses are encouraged. Policy 2.2.1.5 provides that the architectural and cultural heritage of *Downtown* will be preserved by designating buildings, districts and open spaces with heritage significance and by working with owners to restore and maintain historic buildings. Policy 2.2.1.6 provides that design guidelines specific to districts of historic or distinct character will be developed and applied to ensure new development respects the context of such districts in terms of the development's fit with existing streets, setbacks, heights and relationship to landmark buildings.

The *Mixed Use Areas* designation in the Official Plan provides for a broad range of commercial, residential and institutional uses, in single-use or mixed-use buildings, as well as parks and open spaces and utilities.

Development in *Mixed Use Areas* is subject to a number of development criteria. In *Mixed Use Areas*, developments will: locate and mass new buildings to provide a transition between areas of different development intensity and scale; provide appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*; locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods* particularly during the spring and fall equinoxes; provide good site access and circulation and an adequate supply of parking for residents and visitors; provide an attractive, comfortable and safe pedestrian environment; 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.

The Official Plan provides policies to realize excellence in the public realm. Policy 3.1.1.8 provides that scenic routes with public views of important natural or human-made features should be preserved and, where possible, improved by maintaining views and vistas as new development occurs. Policy 3.1.1.9 provides that public works and private development will maintain, frame and, where possible, create public views to important natural and man-made features from other public places. Section 3.1.3.2 provides that Tall Buildings, will address key urban design considerations including: meeting the built form principles of the Official Plan, relating to the existing and/or planned context, taking into account the relationship to topography and other tall buildings, and, meeting other objectives of the Plan.

Section 3.1.5 of the Official Plan provides policies that focus on conserving Toronto's irreplaceable heritage resources. Policy 3.1.5.1 provides that significant heritage resources will be conserved by listing properties of architectural and/or historic interest on the City's inventory and designating them. Development adjacent to properties on the City's Inventory of Heritage Properties will respect the scale, character and form of the heritage buildings and landscapes (Policy 3.1.5.2). Policy 3.1.5.9 provides for the conservation of heritage landscapes.

The Toronto Official Plan is available on the City's Website at:  
[www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)

### **Area Specific Policy 211 – Bloor Yorkville / North Midtown Area**

Area Specific Policy 211, in the Official Plan, recognizes that the Bloor-Yorkville/North Midtown Area comprises a broad mix of districts with differing intensities, scales and heights in a diversity of building forms. The area includes *Neighbourhoods*, *Apartment Neighbourhoods*, *Areas of Special Identity*, *Mixed Use Areas*, and open space provided by parks and ravines. It forms the north edge of the Downtown and provides for transition in density and scale. The subject site is partially located (the proposed 10-storey building) within the *Areas of Special Identity* within *Mixed Use Areas* called the Village of Yorkville (Map 1 of 2, Policy 211). The remaining portion of the site (the two towers) is also within a Height Ridge as illustrated on Map 2 of 2 in Policy 211.

### **University of Toronto Secondary Plan**

While the subject property is not located within the boundary of the University of Toronto Secondary Plan Area, there are Secondary Plan objectives that are directly affected by the scale of development on properties lying outside the boundary. Notably, there are policies that seek to preserve, protect and enhance the unique built form, heritage and landscape character of the Area (Policy 3.2 View, Vistas and Gateways). The buildings landscapes and special landmarks of the University of Toronto Area are distinctive in use, configuration and siting. Particular elements that are readily viewed from a distance contribute to the unique vistas and character of the University of Toronto Area.

One such protected view identified in the Secondary Plan is that of the Ontario Legislative Assembly (OLA) Building as seen from University Avenue and Queens Park Crescent on Map 20-4 of the plan. While the development site is beyond the northerly limit of the Secondary Plan area, the policies are relevant to the extent that the vista of the OLA building may be impacted by development. The view of the Queen's Park Legislature from both University Avenue to the south and Avenue Road north of Bloor is one of only two views to major view termini identified on Map 20-4 of the University of Toronto Secondary Plan.

Policy 3.2.1 states that: "The preservation and enhancement of the existing series of unique, important and memorable views within, at the edges of, and into the University of Toronto Area from the surrounding areas as indicated on Map 20-4, will be encouraged through appropriate built form and landscape controls..."

## **Views of the Ontario Legislative Assembly Building**

The Ontario Legislative Assembly (OLA) building was listed on the City of Toronto's Heritage Inventory in 1973 and is positioned at the northern end of University Avenue forming a unique ceremonial avenue and collection of institutional buildings. The Ontario Legislative Building is one of the most important heritage buildings in the Province of Ontario and is a landmark within the City of Toronto. While the City has listed the building in the City's heritage inventory, the City is unable to designate Provincially owned properties under Part IV of the Ontario Heritage Act.

On March 8, 2011, City Council directed the City Planning Division "to report back to the Toronto and East York Community Council on the process for the City to adopt an Official Plan Amendment, including the Official Plan Review and implementing zoning by-law amendments or other policy or regulatory changes to protect views of the Ontario Legislative Assembly building from any vantage point along College Street at the intersection of University Avenue." This review is currently underway.

A link to Staff's most recent report and direction on this matter can be found using the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.TE9.34>

## **Zoning**

The subject site has two zoning designations under Zoning By-law 438-86, as amended. The portion of the property fronting onto Avenue Road occupying the majority of the site is zoned CR T6.0 C4.5 R6.0 with a height limit of 46 metres and density limit of 6 times the area of the lot. The north east portion of the site, fronting onto Yorkville Avenue, is zoned CR T3.0 C2.5 R3.0 with a height limit of 18 metres and a density limit of 3 times the area of the lot. This CR zoning category allows for a broad range of residential and commercial uses.

The site is also subject to site-specific By-law 188-69, permitting the existing Four Seasons Hotel. Among other performance standards, it permits a maximum gross floor area of 33,932 square metre (8.7 times the lot area).

A zoning by-law for a previous proposal was approved, in principle, by the OMB (see Decision History section). It permits two towers and associated podium within a specific built form envelope. A summary of some of the provisions are as follows: The height limit of the north tower is 127.0 m (37 storeys including mechanical penthouse), and the south tower is 133.0 m (39 storeys including mechanical penthouse). The towers are to have a separation distance of 25 metres, with floor plates of 750 square metres. The total gross floor area permitted is 62,000 square metres at a density of 15.95 times the area of the lot. A parking ratio is provided for the number of resident and visitor parking, as well as the requirement of one Type G and two Type B loading spaces.



## **Bloor –Yorkville/North Midtown Urban Design Guidelines**

The Bloor –Yorkville/North Midtown Urban Design Guidelines were approved by Council in July 2004 and are intended to give guidance to improve the physical quality of the area and ensure that its special character is respected in terms of new development.

The main planning objectives of the Design Guidelines include:

- Enhancement of Areas of Special Identity and historic buildings;
- Protection of residential areas from adverse impacts of commercial and/or higher density development;
- Improvement of public realm and publicly accessible areas; and
- Excellence in urban design, architecture, and landscaping.

The Bloor-Yorkville/North Midtown area is comprised of a number of precincts and corridors, each defined by its attributes in terms of function, built form and character. The subject site is located within the Avenue Road Corridor and the Village of Yorkville Precinct.

The Urban Design Guideline is available on the City’s website at:

<http://www.toronto.ca/planning/urbdesign/blooryorkville.htm>

## **Design Criteria for the Review of Tall Building Proposals**

Toronto City Council approved the use of the document “Design Criteria for Review of Tall Building Proposals” in June, 2006. In April, 2010, Council extended the authorization of its use. A tall building is generally defined as a building that is taller than the road right-of-way adjacent to the site.

The Design Criteria provide policy recommendations for tall buildings on issues of transition, building placement and orientation, entrances, heritage conservation, massing of base buildings, tower floor plates, separation distances, pedestrian realm considerations and sustainable design. This document will be used to assess the proposed tower.

The City’s “Design Criteria for Review of Tall Building Proposals” can be found on the City’s website at: <http://www.toronto.ca/planning/urbdesign/index.htm>

## **Site Plan Control**

The proposal is subject to Site Plan Control. The applicant submitted a site plan application (11 332287 27 SA), and is being reviewed concurrently with the Zoning By-law Amendment application.

## **Reasons for the Application**

The proposal calls for the conversion of the existing 31-storey (99 metres tall, including the mechanical penthouse) Four Seasons Hotel into a mixed-use building; a new 39-storey (120 metres tall, plus a 5 metre mechanical penthouse) mixed-use tower at the

corner of Avenue Road and Cumberland Street; and, a new 10-storey (37.7 metre tall, including mechanical penthouse) building along Yorkville Avenue, east of the existing hotel. The overall density proposed is 16.8 times the area of the lot.

While the proposal is lower in height, the development does not fall within the building envelopes previously approved by City Council and the Ontario Municipal Board and the proposal includes a new 10-storey building previously zoned for open space. The proposed density and height also exceeds the permissions in Zoning By-laws 438-86. A Zoning By-law amendment is therefore required. Additional areas of non-compliance with the Zoning By-laws may be identified as part of this review.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Green Standard Checklist
- Architectural Drawing and Renderings
- Energy Efficiency Report
- Wind Analysis Report
- Ontario Legislative Assembly View Study
- Traffic Impact Study
- Neighbourhood Context Parking Review
- Traffic Operations Assessment
- Shadow Study
- Arborist Report and Tree Preservation Report
- Functional Servicing Report and Preliminary Stormwater Management Report

A Notification of Incomplete Application issued on January 23, 2012, identifies the outstanding material required for a complete application submission as follows: Planning Rationale / Urban Design Report and a Heritage Impact Assessment.

### **Issues to be Resolved**

#### **Impact on the View of the Ontario Legislative Assembly Building**

Staff will assess the potential impact of the proposed development on the views of the OLA building in consideration with the on-going study of possible Official Plan amendments, zoning by-law amendments, or other regulatory changes to protect views of the OLA building.

#### **Height, Massing and Density**

In addition to the issue relating to the impact on the view of the OLA building, staff will assess the newly proposed 39-storey building and its relationship to the existing hotel building in terms of height, scale, tower separation, massing, siting and density and overall fit within the Avenue Road corridor. Staff will also review the 10-storey proposal in terms of its height and massing, fit within the Village of Yorkville and neighbouring buildings, and any other considerations as set out in the Official Plan and Urban Design

Guidelines. Staff will also review the proposed streetscaping in terms of the open space along Avenue Road and podium design.

The applicant submitted a shadow study, which Planning staff will review to assess the shadow impacts on nearby lower scale *Neighbourhoods*. Staff may require additional reports and studies to evaluate the current or revised proposals throughout the review process.

### **Access, Parking and Traffic**

The development proposes vehicular access to the site from Cumberland Street. Access from the site is proposed via Yorkville Avenue, Cumberland Street as well as Avenue Road. To satisfy the parking demand generated by the development, 278 underground vehicular parking spaces are proposed (223 residential spaces, 4 car share spaces, and 51 commercial spaces within a commercial parking garage). A Traffic Impact Study, Neighbourhood Context Parking Review and Traffic Operations Assessment, prepared by LEA Consulting Ltd., were submitted in support of the current proposal. The application and applicable studies have been circulated to Transportation Services staff for their review. Staff will assess the appropriateness of the proposed access arrangements and parking supply.

### **Section 37**

Section 37 of the *Planning Act* allows the City to enter into an agreement with an applicant to grant a height and/or density increase for a particular project that is greater than what the zoning by-law would otherwise permit in return for community benefits. Details of a Section 37 Agreement between the applicant and the City will be worked out, in consultation with the Ward Councillor, if the project is ultimately considered to be good planning and recommended for approval.

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

### **Toronto Green Standard**

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

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.

## **CONTACT**

Oren Tamir, Planner  
Tel. No. (416) 392-7349  
Fax No. (416) 392-1330  
E-mail: [otamir@toronto.ca](mailto:otamir@toronto.ca)

## **SIGNATURE**

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Gregg Lintern, Director, MCIP, RPP  
Community Planning, Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Application Data Sheet  
Attachment 2: Site Plan  
Attachment 3: West Elevation  
Attachment 4: North Tower – North Elevation  
Attachment 5: South Elevation  
Attachment 6: East Elevation  
Attachment 7: South Tower – North Elevation  
Attachment 8: Zoning By-law 438-86

## Attachment 1: Application Data Sheet

Application Type	Rezoning	Application Number:	11 332281 STE 27 OZ
Details	Rezoning, Standard	Application Date:	December 30, 2011
Municipal Address:	21 AVENUE RD		
Location Description:	PLAN 289 PT LOT 1 PLAN 298 PT LOTS 1 & 18 **GRID S2703		
Project Description:	Rezoning application to convert the existing 31-storey hotel building into a mixed-use building, and to construct a mixed-use building of 39 storeys at the corner of Avenue Road and Cumberland Street, as well as a new 10- storey mixed-use building on Yorkville Ave. A total of 883 residential units, 278 parking spaces, and 200 bicycle parking spaces are proposed (See 11 332287 STE 27 OZ for Site Plan Approval).		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
SHERMAN BROWN DRYER KAROL			KINGDOM HOTELS (TORONTO)

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR T6.0 C4.5 R6.0, CR T3.0 C2.5 R3.0	Historical Status: N/A

Height Limit (m):	46, 18	Site Plan Control Area: Y
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### PROJECT INFORMATION

Site Area (sq. m):	3886	Height:	Storeys:	39, 10
Frontage (m):	76.5		Metres:	124.8, 37.7
Depth (m):	69.1			
Total Ground Floor Area (sq. m):	2058			<b>Total</b>
Total Residential GFA (sq. m):	61894		Parking Spaces:	278
Total Non-Residential GFA (sq. m):	3555		Loading Docks	2
Total GFA (sq. m):	65449			
Lot Coverage Ratio (%):	53			
Floor Space Index:	16.8			

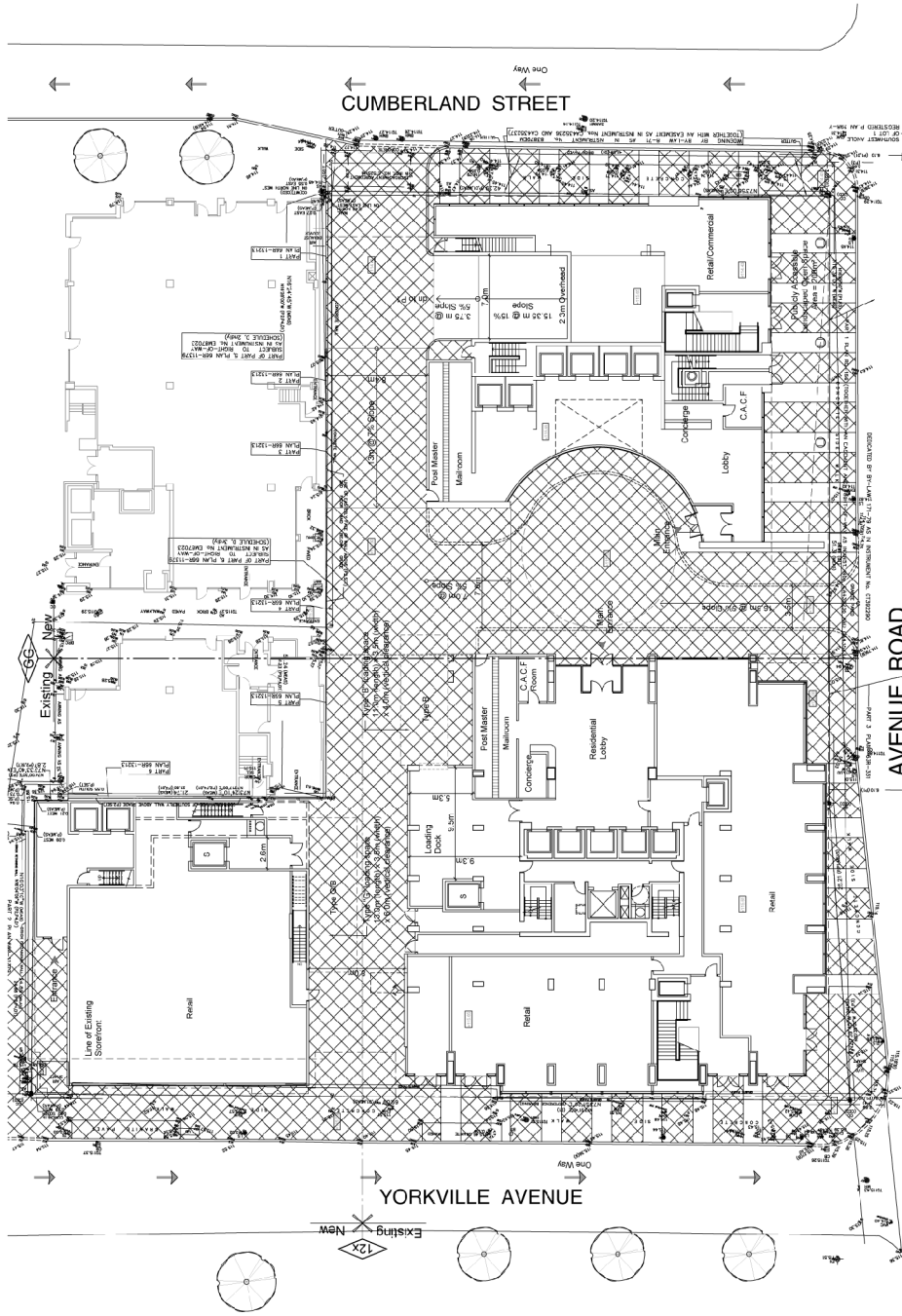
### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	68
1 Bedroom:	554
2 Bedroom:	218
3 + Bedroom:	43
Total Units:	883

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	61894	0	0
Retail GFA (sq. m):	3555	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

# Attachment 2: Site Plan



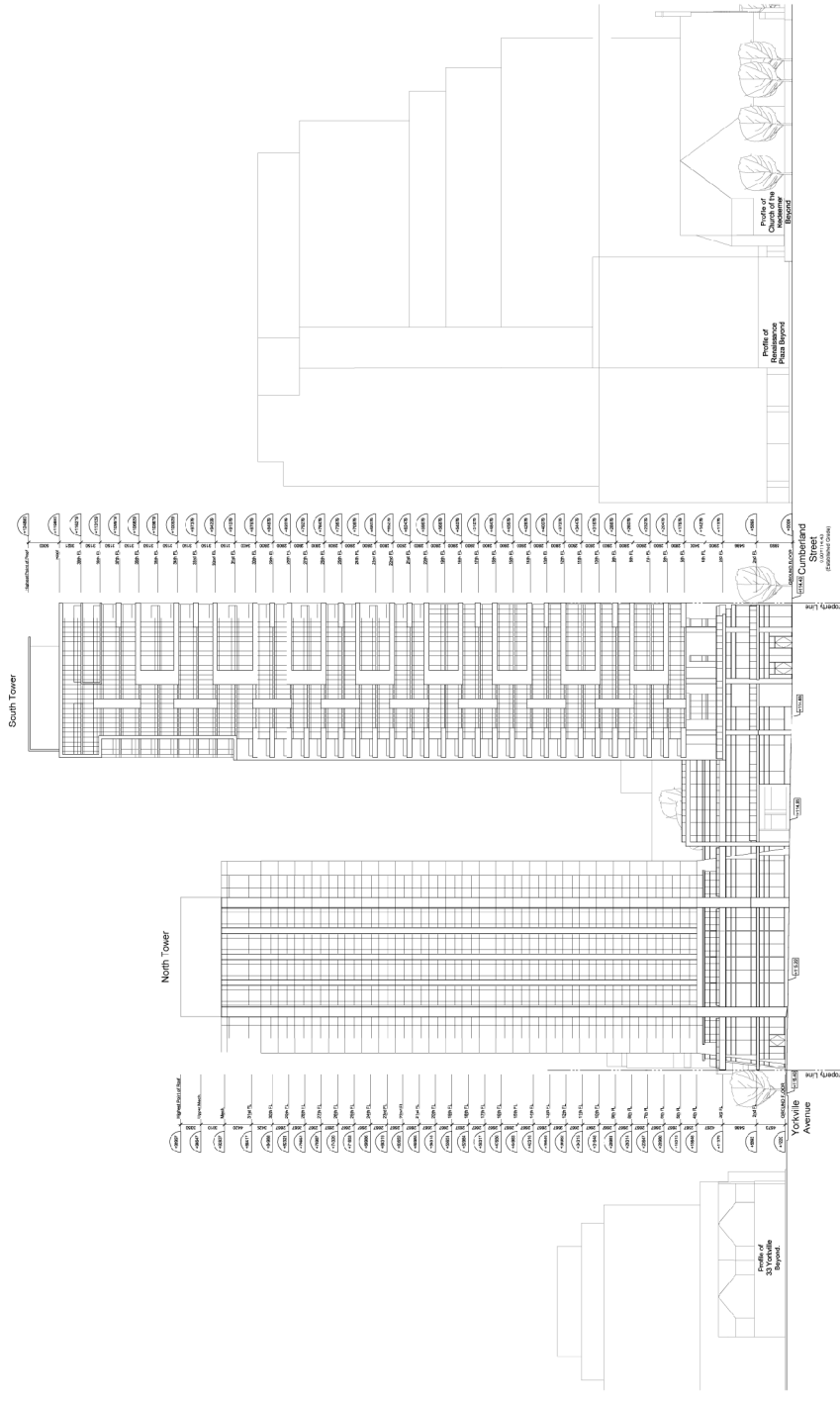
21 Avenue Road

**Site Plan**  
 Applicant's Submitted Drawing

File # 11 332281 0Z

Not to Scale  
 01/05/2012

# Attachment 3: West Elevation



West Elevation

21 Avenue Road

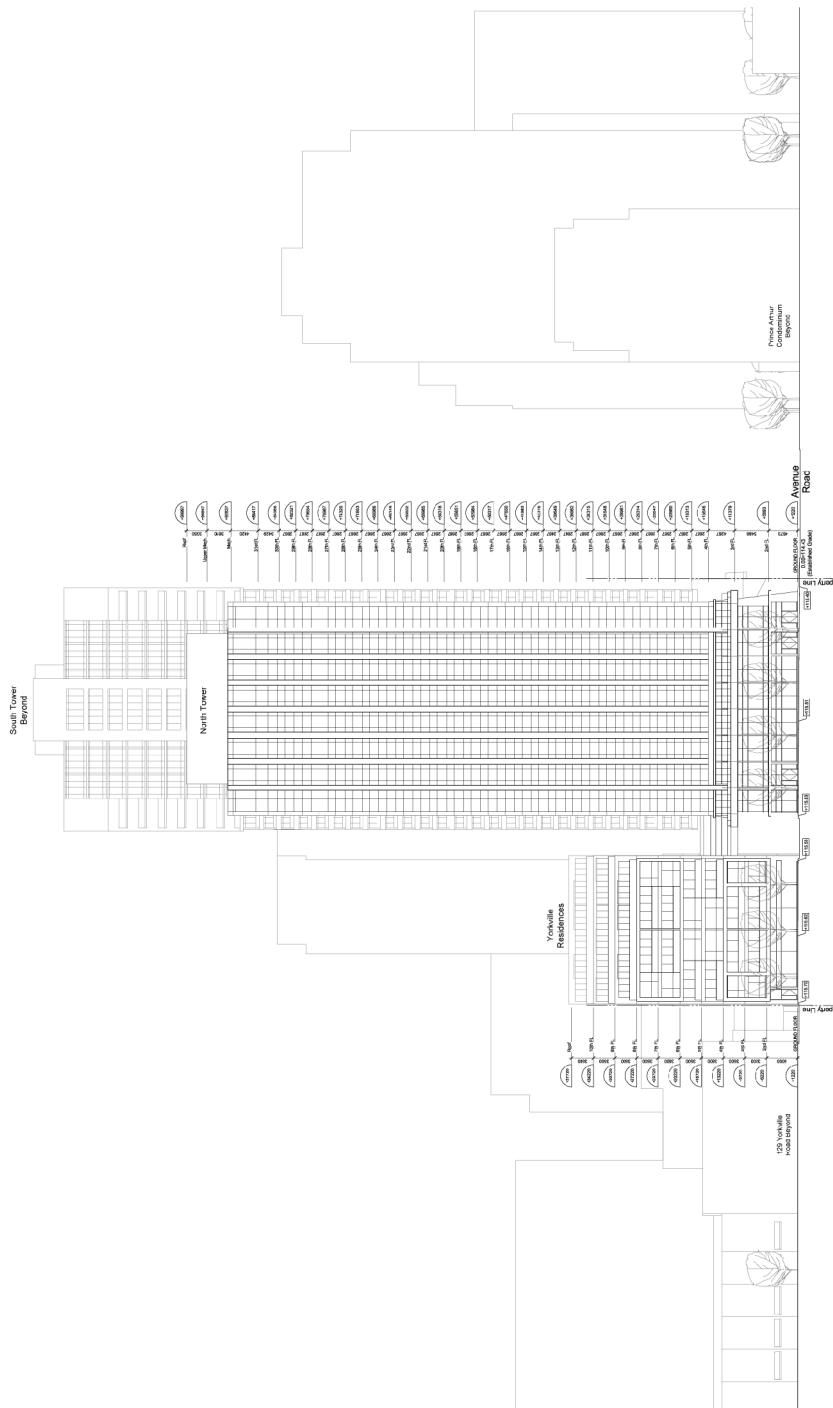
Elevations

Applicant's Submitted Drawing

Not to Scale  
01/05/2012

File # 11 332281 0Z

**Attachment 4: North Tower – North Elevation**



**North Tower - North Elevation**

**Elevations**

Applicant's Submitted Drawing

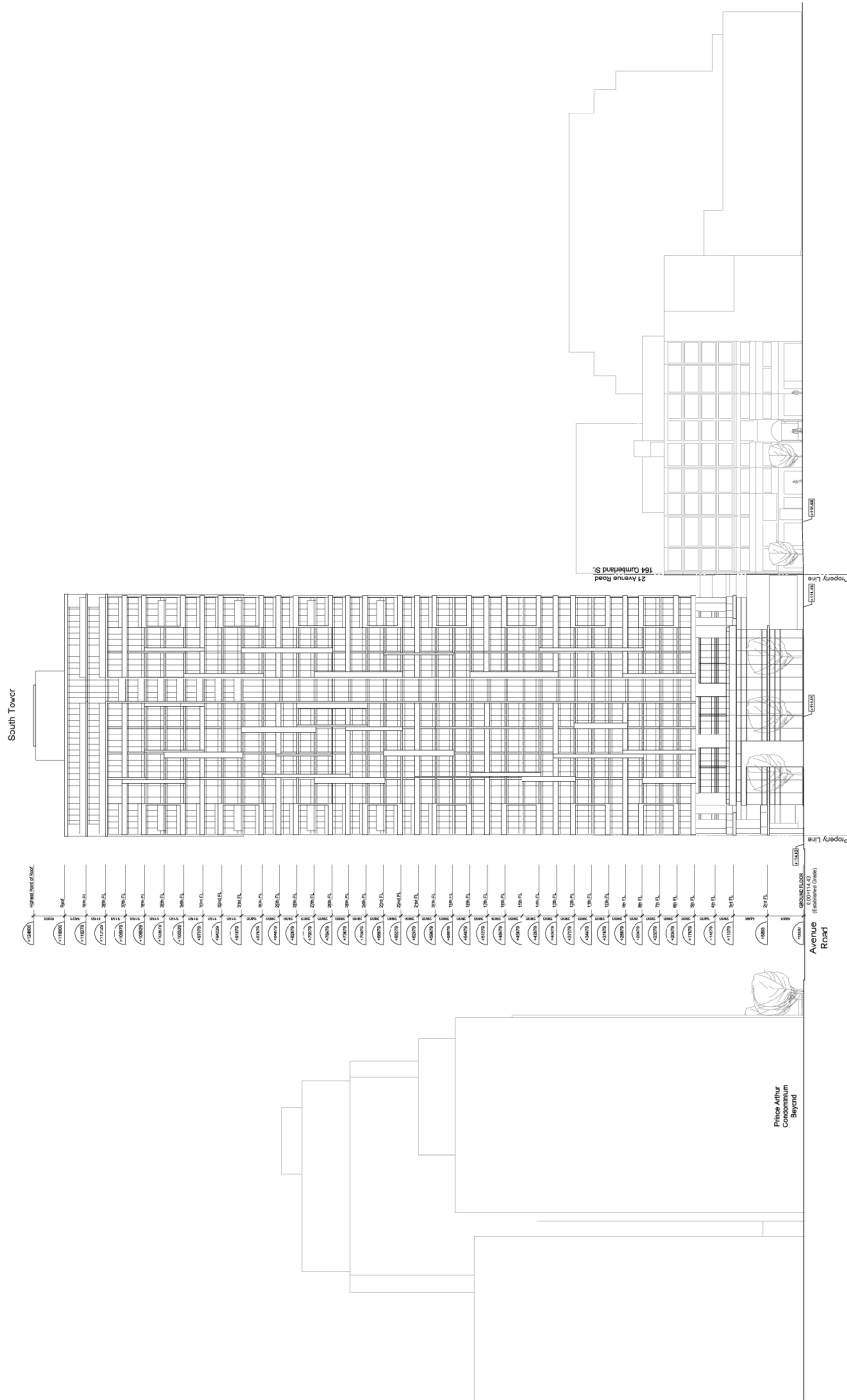
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**21 Avenue Road**

File # 11 332281 0Z



**Attachment 5: South Elevation**



**South Elevation**

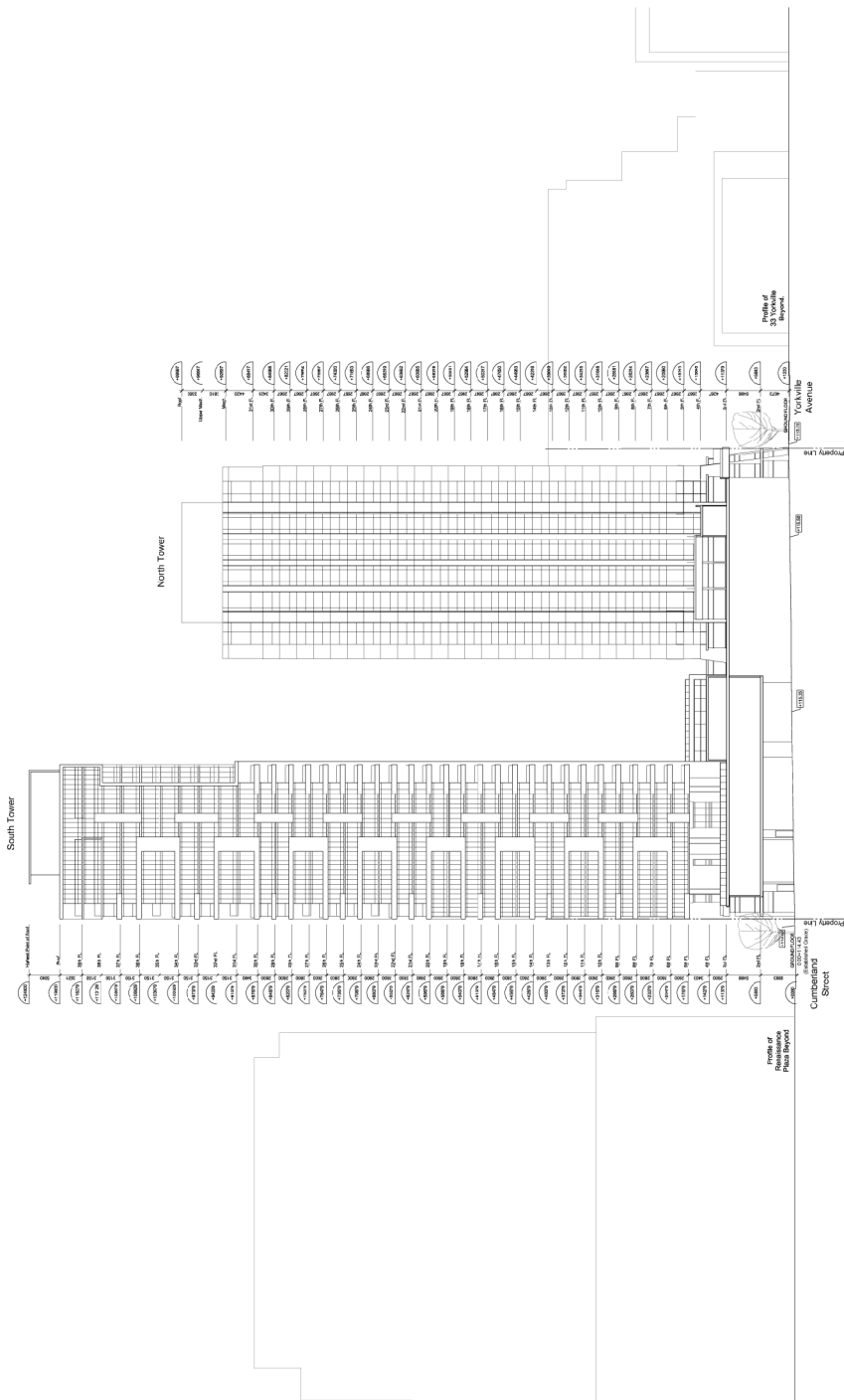
**21 Avenue Road**

**Elevations**  
Applicant's Submitted Drawing

Not to Scale  
01/05/2012

File # 11 332281 0Z

Attachment 6: East Elevation



East Elevation

Elevations

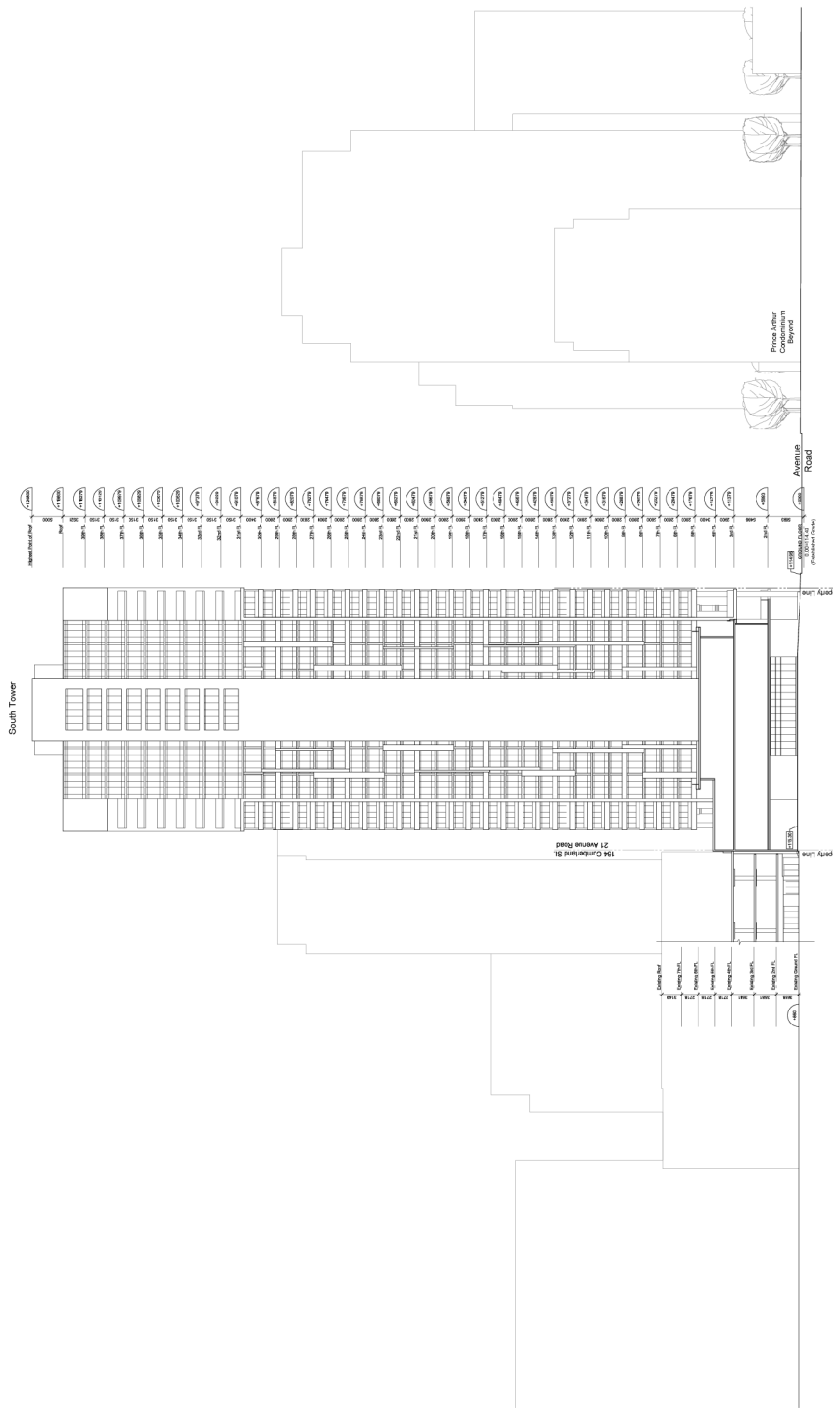
Applicant's Submitted Drawing

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21 Avenue Road

File # 11 332281 0Z

**Attachment 7: South Tower – North Elevation**



South Tower - North Elevation

**Elevations**

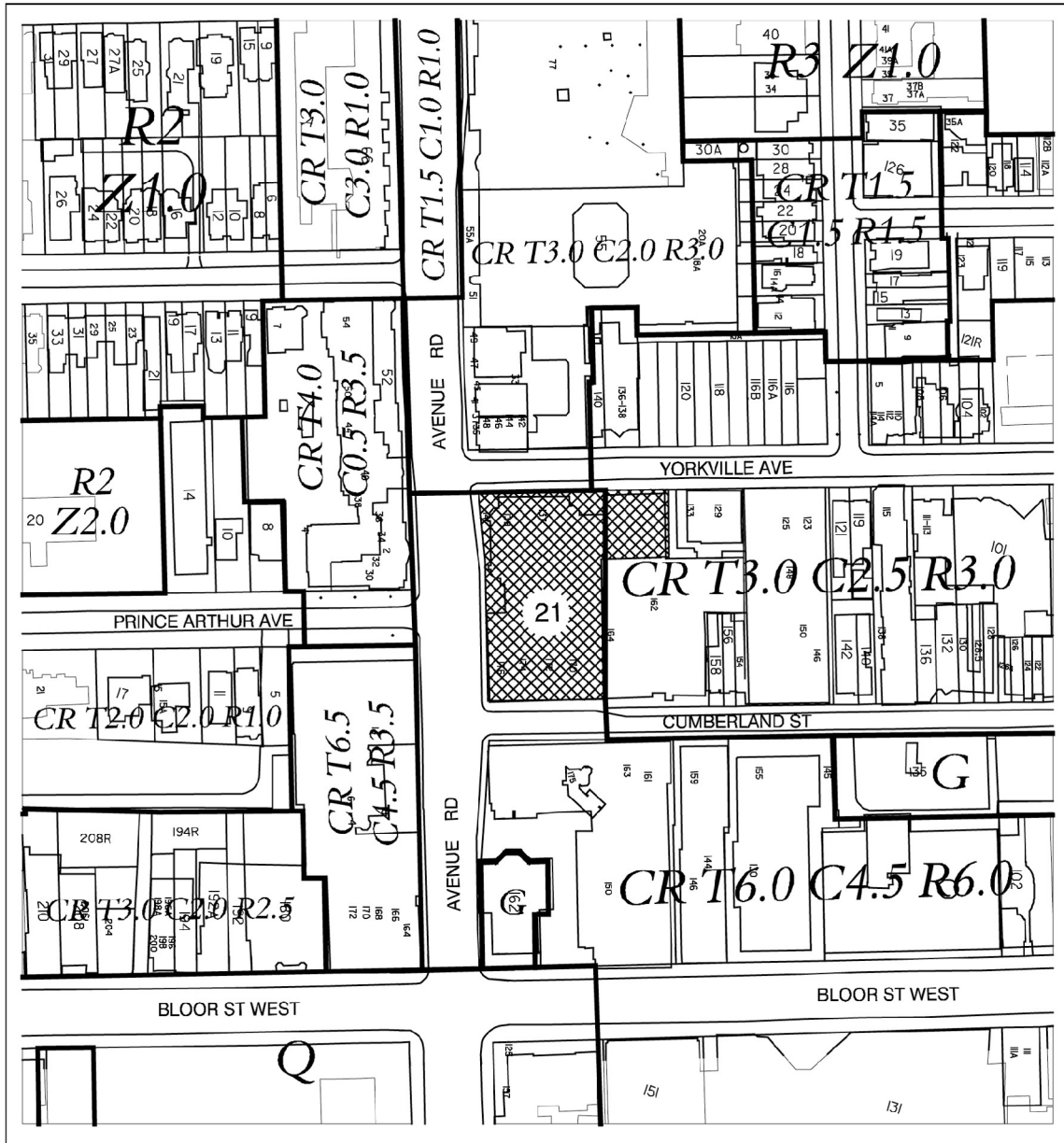
Applicant's Submitted Drawing

Not to Scale  
01/05/2012

**21 Avenue Road**

File # 11 332281 0Z

Attachment 8: Zoning By-law Map (438-86)



21 Avenue Road

File # 11 332281 0Z

- G Parks District
- R2 Residential District
- R3 Residential District
- CR Mixed-Use District
- Q Mixed-Use District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 01/05/2012