

219 Queen St West –Zoning Amendment – Refusal Report

Date:	September 20, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	11 237631 STE 20 OZ

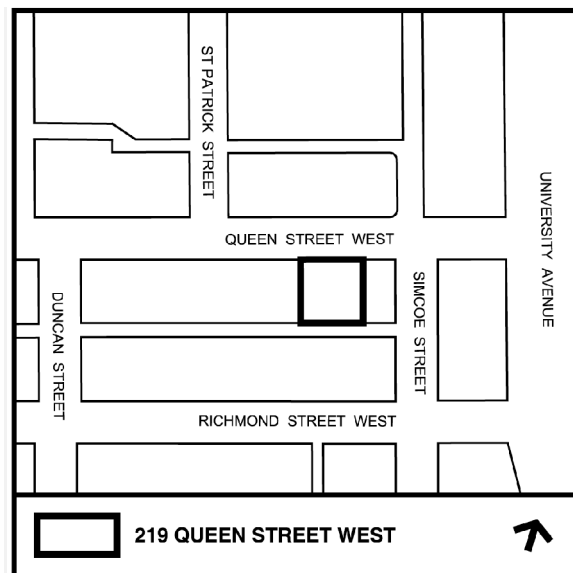
SUMMARY

This application proposes to develop the site at 219 Queen Street West with a 24-storey (82.5 metre) mixed use-building containing retail and office on the first and second level, with residential above.

The applicant's proposal consists of a building with a 2-storey podium which would contain 379 square metres of retail space at grade and 593 square metres of office space on the second floor. The 24-storey residential tower is proposed to contain 196 residential dwelling units, with a proposed gross floor area of 13,186 square metres. The overall gross floor area proposed for the site is 14,158 square meters, which results in a proposed overall density for this site at 15.2 times the lot area. A total of 54 parking spaces are proposed in 3 levels of below grade parking.

This report reviews and recommends refusal of the application to amend the Zoning By-law.

The approval of the proposed project would set a negative precedent for future development that undermines the policies of the Official Plan as they relate to Built Form, Heritage, and development within Mixed Use Areas, does not implement



Council approved guidelines such as the Design Criteria for the Review of Tall Building Proposals, and represents an overdevelopment of the subject site.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council refuse the application for Zoning By-law Amendment at 219 Queen Street West for the following reasons:
 - a. the proposal does not conform to the Official Plan, including policies related to Built Form, Heritage, Mixed-Use Areas;
 - b. the proposal is not consistent with Council-approved guidelines/policies such as the Design Criteria for the Review of Tall Buildings; and
 - c. the proposal represents over development of the site.
2. City Council authorize the City Solicitor together with City Planning and other appropriate staff to appear before the Ontario Municipal Board in support of City Council's decision to refuse the application, in the event that the application is appealed to the Ontario Municipal Board.
3. City Council authorize City Planning in consultation with the Ward Councillor, to secure services, facilities or matters pursuant to Section 37 of the *Planning Act*, as may be required by the Chief Planner, should the proposal be approved in some form by the Ontario Municipal Board.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

History

In July 2007, as part of a settlement to an objection to the Queen Street West Heritage Conservation District, this property was excluded from the Heritage Conservation District, and as such, is not subject to the guidelines of By-law 979-2007 that regulates the Queen Street West Heritage Conservation District.

Proposal

The applicant proposes to redevelop the site at 219 Queen Street West with a 24-storey mixed-use building, with an overall building height of 82.5 metres. The building is proposed to have a 2-storey podium which will contain 379 square metres of retail space at grade and 593 square metres of office space on the second floor. The 24-storey

residential tower will contain 196 residential dwelling units, with a proposed gross floor area of 13,186 square metres. The overall gross floor area for the proposal is 14,158 square meters, which results in a proposed overall density for this site at 15.2 times the lot area. A total of 54 parking spaces are proposed in 3 levels of below grade parking.

Site and Surrounding Area

The subject site is located on the south side of Queen Street West, a block west of University Avenue. The site is rectangular in shape, with a frontage of approximately 30 metres, a depth of 31 metres, and an overall lot area of 930 square metres. The site is currently being used as a commercial parking lot.

Development in the vicinity of the site is as follows:

North: Immediately north of the site is a 15-storey office building, on the Canada Life Lands, which is part of a planned campus.

East: Immediately east of the site is 205 Queen Street West which was designated under Part V of the *Ontario Heritage Act* in 2007. 205 Queen Street West is currently being used as a bank. Further east is a 10-storey office building fronting onto University Avenue.

South: Immediately south of the site is a 14-storey residential condominium building which is located within the King-Spadina Secondary Plan Area.

West: West of the site is the Queen Street West Heritage Conservation District which consists of predominantly 2-3 storey mixed use buildings.

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 has reviewed the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

Map 2 of the Official Plan identifies that the subject site is located within the *Downtown*. The Official Plan identifies the *Downtown* as one of the areas which can accommodate a vibrant mix of residential and employment growth. The Official Plan states that the *Downtown* will continue to evolve as a healthy and attractive place to live and work, as new development that supports the reurbanization strategy and the goals for *Downtown*, is attracted to the area. In particular, Section 2.2.1.1 of the Plan identifies that the *Downtown* policies of the Plan will shape the City's future by accommodating development that:

- builds on the strength of *Downtown* as the premier employment centre in the GTA;
- provides a full range of housing opportunities for *Downtown* workers and reduces the demand for in-bound commuting; and
- focuses on the *Financial District* as the prime location for the development of prestige commercial office buildings and landmarks buildings that shape the skyline.

Although the Plan identifies the *Downtown* as one of the areas which can accommodate growth, Section 3.1.3 acknowledges that tall buildings are desirable in the right places, but that they are not appropriate in all locations. When tall buildings are poorly located or designed, they can physically and visually overwhelm adjacent streets, parks and neighbourhoods. The Plan acknowledges that tall buildings are also only one form of intensification. Most of the proposed intensification is anticipated to be achieved with street oriented, grade related or mid-rise type buildings.

The subject site is designated *Mixed Use Areas* in the Official Plan. This designation permits a broad range of commercial, residential and institutional uses and includes policies and development criteria to guide development and its transition between areas of different development intensity and scale.

The development criteria in *Mixed Use Areas* includes, but are not limited to:

- creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- providing for new jobs and homes for Toronto's growing population on underutilized lands;
- locating and massing new buildings to provide a transition between areas of different development intensity and scale;
- locating and massing new buildings to frame the edges of streets and parks;
- providing an attractive, comfortable and safe pedestrian environment;

- providing good site access and circulation and an adequate supply of parking for residents and visitors;
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- providing indoor and outdoor recreation space for building residents in every significant multi-residential development.

The subject site is also within the King-Spadina Secondary Plan Area.

King-Spadina Secondary Plan

The King-Spadina Secondary Plan provides a framework for reinvestment and development, the intent of which is to encourage reinvestment for a wide range of uses in the context of a consistent built form that relates to the historic building stock and the pattern of streets, lanes and parks.

In particular the policies of Section 3.6 – General Built Form Principles specify that:

- buildings are to be located along the front property line to define edges along streets;
- lower levels are to provide public uses accessed from the street;
- servicing and parking is encouraged to be accessed from lanes rather than streets and minimize pedestrian/vehicular conflicts;
- new buildings should be sited for adequate light, view and privacy;
- new buildings achieve a compatible relationship with their built form context through consideration of such matters of building height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression;
- provide appropriate proportional relationships to streets and open spaces and minimize wind and shadow impacts on streets and open spaces; and
- provide high quality open spaces.

The heritage policies in Section 4 of the Secondary Plan acknowledge that heritage buildings are essential elements of the physical character of King-Spadina. Policy 4.3 specifically requires that new buildings achieve a compatible relationship to the heritage buildings within their context through consideration of matters including height, massing, scale, setback, stepbacks, roof line and profile, and architectural character and expression.

Zoning

The subject site is zoned MCR T3.0 by former City of Toronto Zoning By-law 438-86. The maximum permitted height at this site is 16.0 metres. The MCR zoning permits a range of residential and non-residential uses.

Site Plan Control

The subject site and development are subject to Site Plan Control. An application for Site Plan Control has not been submitted to date.

Tall Buildings Guidelines

Toronto City Council approved the use of the document, “Design Criteria for Review of Tall Building Proposals” (Tall Buildings Guidelines) in June, 2006 on a pilot basis, and it was endorsed by Council in May, 2010. The Tall Buildings Guidelines provide policy recommendations for tall buildings on issues of transition, building placement and orientation, entrances, heritage conservation, massing of base buildings, tower floorplates, separation distances, pedestrian realm considerations and sustainable design. City Council on January 29 and 30, 2008 (PG12.3) authorized the continued use and testing of the Tall Buildings Guidelines.

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

Reasons for Application

The proposed construction of a 24-storey mixed use building at a density of 15.2 times the lot area exceeds the 3.0 times the lot area density permitted by the former City of Toronto By-law 438-86, as amended.

At 24-storeys or 82.5 metres in height, the proposed mixed commercial-residential building will need an amendment to the former City of Toronto By-law 438-86, as amended, to exceed the permitted height of 16 metres.

Community Consultation

A Community Consultation Meeting was held on March 26, 2012 at City Hall. Approximately 30 members of the public were in attendance at this meeting. Concerns that were expressed at that meeting and in written comments submitted subsequent to that meeting included:

- Height and massing of the proposed building;
- The relationship of this building to other buildings within the adjacent Queen Street West Heritage Conservation District;

- Opportunities for the building design to be more sympathetic to the Queen Street West Heritage Conservation District;
- The separation distances proposed as they relate to the residential building immediately south of the site;
- Concerns regarding potential conflicts between uses within the laneway, such as driveway/underground parking garage entrances, loading, and garbage pickup;
- Shadowing of the Campbell House at Queen Street West and University Avenue; and
- General questions regarding construction staging, impacts on street and laneway, and how the crane swing will be dealt with.

Planning staff endeavoured to answer the questions asked by those in attendance at the Community Consultation meeting, and required revisions to be made to the plans. Further detail is provided in the comments section of this report.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application.

COMMENTS

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) promotes the appropriate intensification and efficient use of land, recognizing that land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns.

The Provincial Policy Statement states, in Section 4.5, that the Official Plan is the most important vehicle for implementing the Provincial Policy Statement. Furthermore, Section 4.5 directs municipalities to provide clear direction for the development of the municipality as well as areas suitable for growth.

The PPS also speaks to preservation of heritage resources. Section 2.6.3 of the Provincial Policy Statement states that, "development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration."

Although the proposal does generally comply with the policies contained within the PPS, revisions to the proposal as outlined within this report would bring the proposal into greater compliance with the PPS.

Land Use

The Provincial Policy Statement indicates that the Official Plan is to direct development to suitable areas. Intensification and redevelopment is to be provided in areas that take into account the existing building stock or area, and availability of infrastructure and public service facilities that meet projected needs.

The subject site is designated *Mixed Use Areas* in the Official Plan. The Official Plan identifies that these areas are intended to achieve a multitude of planning objectives by combining a broad array of residential, office, retail and service uses. *Mixed Use Areas* are intended to be areas which allow residents to live, work and shop in the same area, even in the same building, giving individuals an opportunity to be less dependent upon their automobiles, while creating districts along transit routes that are animated, attractive, and safe. Although *Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service uses in the City, not all *Mixed Use Areas* will experience the same scale or intensity of development. The highest buildings and greatest intensity will occur in the *Downtown*, with decreased intensity and scale in the *Centres* and along *Avenues*.

The development criteria contained within Section 4.5.2 of the Official Plan seeks to ensure that, among other matters, development in *Mixed Use Areas* creates a balance of high quality commercial, residential, institutional uses that reduce automobile dependency while meeting the needs of the local community. The Plan also seeks to create and sustain well paid, stable, safe and fulfilling employment opportunities on lands designated *Mixed Use Areas*. The King-Spadina Secondary Plan also contains general built form principles which are intended to provide a framework for development, in the context of a consistent built form that relates to the historic building stock and the pattern of streets, lanes and parks.

The proposed mix of office, commercial and residential uses is consistent with the land use provisions of the Official Plan, and the King-Spadina Secondary Plan policies, however it would need modifications to better respond to the policies related to built form and context.

Tall Buildings Guidelines

Section 3.1.3 of the Official Plan addresses built form policies for tall buildings. The Plan's policies on tall buildings are general, relating to the form of a building itself and considerations of neighbourhood context, and fit. In 2010, City Council endorsed Tall Building Design Guidelines which are applicable to the entire city.

The Tall Buildings Guidelines present design criteria for tall building, in relation to four basic organizational principles: site context; site organization; building massing; and

pedestrian realm. The Guidelines establish a framework to regulate tall buildings height, form and relationship to their surroundings. They focus on enhancing the pedestrian environment; minimizing shadowing of sidewalks, parks and public squares; protecting landmark views and heritage resources, and improving the quality of life.

The proposal fails to satisfy a number of criteria contained within the guidelines. Particular areas of non-compliance include: transition in scale; relationship to heritage buildings and districts; spatial separation; and sun, shadow and sky view.

Height

The *Downtown* is one of the areas of the city which is intended to accommodate a vibrant mix of residential and employment growth. The Official Plan identifies that the *Downtown* will continue to evolve as a healthy and attractive place to live and work, as new development that supports the reurbanization strategy and the goals for *Downtown* is attracted to the area. The Official Plan policies provide a framework for change and the planned context that will emerge over time.

Often the planned context is also informed by other factors which support growth. Context, however, cannot be the only determining factor when attempting to justify either additional height or a lowering of height. There are cases where the City of Toronto has approved non-contextual heights based on larger city building objectives, proximity to higher order transit or where it can be demonstrated that the additional proposed height would have a negligible impact, among other reasons. That case cannot be made for the proposal at this site. The proposed height does not transition to surrounding buildings, and will not enhance nor contribute to the Queen Street West Heritage Conservation District. The significant variation between the height of the proposed building and the height of the adjacent HCD is problematic, and fails to reflect the lower scale of the area. The subject site's location, between a designated building and a HCD, in addition to the proposed height is not appropriate in this location.

Building Siting and Massing

The Official Plan Built Form policies stress the importance of new development fitting harmoniously into its existing and/or planned context and limiting its impacts on neighbouring streets, parks, open spaces and properties. The Official Plan identifies that developments may be considered not only in terms of the individual building and site, but also in terms of how that building and site fit within the context of the neighbourhood and the City.

The proposal raises issues related to the Council approved 'Tall Building Guidelines'. The document states that setbacks beyond those required when planning for an as-of-right development are often necessary in order to achieve appropriate tall building conditions, including light, view and privacy. Among other things, the guidelines call for a 25 metre separation distance between tall buildings to allow for sun access and sky views between buildings and to protect the quality of life for residents by providing adequate separation for privacy. The applicant proposes tower setbacks that range from 1.0 to 1.89 metres at

the east and west property limits, which are unacceptable. Tower setbacks at the south range from 4.8 metres to 10 metres. While the proposed 10 metre setback is similar to other approvals in the area, that setback only occurs at one specific point in the tower, whereas the majority of setbacks proposed are minimal, and thus, are unacceptable. The inability of this proposal to achieve the minimum tower setback speaks to the small size of the site and the potentially negative precedent it may set for other areas of the *Downtown*.

In this particular case, the site is flanked on the east by a designated building at 205 Queen Street West, and to the west by the Queen Street West Heritage Conservation District. Although adjacent properties are unlikely to redevelop at present, if in future these properties apply to redevelop, this application would have had the effect of sterilizing the site east of the property and limiting development on the sites to the west.

If Council determines that the proposal in its current form, or of a similar form, is acceptable, the applicant should be required to enter into limiting distance agreements. This requirement is an agreement between the owners to the east and west and the applicant that, should the properties on either side be redeveloped, the new building will be set a sufficient distance from the property line in order to ensure that light, view and privacy are retained.

Heritage

Although the subject property is exempt from the Queen Street West Heritage Conservation District (HCD), the subject property is immediately adjacent to the HCD. Staff have evaluated the proposal's relationship to the HCD as it relates to the scale, character and form of the heritage buildings within the HCD and the designated building located immediately adjacent to the site at 205 Queen Street West.

The cultural heritage value of the Heritage Conservation District adjacent to the subject site is defined in the Queen Street West HCD Plan and identifies the "visual cohesiveness along the street... defined by the cumulative character of building scale, mass, height and proportion" as key elements of the district's heritage character. While the subject property is exempt from the Queen Street West HCD guidelines, both the City of Toronto's Official Plan and the Provincial Policy Statement include policies that apply to development adjacent to heritage properties.

Heritage Preservation Services (HPS) staff have identified that the proposal does not respect the distinct historic patterns, scale, rhythm and composition of properties within the adjacent HCD and its construction would have an adverse impact on the heritage attributes of the district. They have identified that the introduction of a 24-storey building would interrupt the historic low-scale heights and visual cohesiveness that has been established along Queen Street West affecting the historic context and relationships between all of the properties within the eastern portion of the district. Further, the historic bank building at 205 Queen Street West would be isolated from the rest of the district due to the height, massing, materials and façade patterns of the new building.

HPS staff have also reviewed the applicant's Heritage Impact Assessment (HIA) and identified that it does not provide an adequate analysis of the impact of the proposal on the attributes of the Heritage Conservation District. The effect of the new development on the height, mass, scale and proportion of the buildings in the HCD has not been assessed. Further, the Conservation Strategy outlined in the HIA does not respond to the heritage attributes of the Heritage Conservation District. Heritage Preservation Staff have identified that the current proposal does not support the heritage character nor does it incorporate transition into the adjacent HCD.

Parking

The applicant proposes to provide a total of 54 parking spaces for use by the residents accessed via a car elevator. No parking has been proposed for visitors or the commercial/retail component of this development.

Transportation Services staff have identified that a minimum of 131 parking spaces, consisting of 118 spaces for residents, 12 spaces for visitors, and 1 space for the commercial/office component of the development. Transportation Services staff recognize that as the proposal seeks to access the garage via a car elevator, the provision of residential visitor or public parking facilities in this development would not be appropriate. Technical Services staff do not support the parking reduction as proposed by the applicant.

Loading

The applicant proposes to provide one Type "G" loading space accessed off a 6.6 metre wide public lane to service the project. Although the Zoning By-law provides for exemptions from loading requirements for projects on lots that are less than 1,000 square metres in size, given the scale of the proposed development, it is essential that the proposal is designed with appropriate on-site loading facilities. Staff have requested that the applicant provide a loading study that demonstrates that the Type "G" loading space is operational and will meet the demands for the project.

Amenity Space

Section 3.1.2.6 of the Official Plan states that every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development, in addition to identifying that each resident will have access to outdoor amenity spaces. In addition, the former City of Toronto Zoning By-law requires that a minimum of 2m² per unit of indoor and outdoor amenity space be provided.

The applicant proposes to provide 277 square metres of indoor amenity space and 172 square metres of outdoor amenity space as part of this proposal rather than the 392 square metres of each required by the Zoning By-law. The applicant's proposal to provide less than 1 square metre of outdoor amenity space per unit is not acceptable.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Official Plan shows local parkland provisions across the City. The lands which are subject to this application are in an area with 0.42 to 0.78 hectares of local parkland per 1,000 people. The site is in the second lowest quintile of current provision of parkland. The site is in a parkland priority area, as per the City Wide Parkland Dedication By-law 1020-2010.

The application proposed 196 residential units and 972 m² of non-residential uses on a site with a net area of 931m². At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication requirement is 0.261 hectares. However, for sites that are less than 1 hectare in size, a cap of 10% is applied to the residential use while the non-residential use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is 87m².

The applicant proposes to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as an on-site dedication requirement would not be a usable size. The actual amount of cash-in-lieu will be determined at the time of issuance of the building permit.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS.

Section 37

Section 37 benefits have not been discussed in the absence of an agreement on appropriate height and massing and other issues raised in this report.

Conclusion

The proposed application would result in a building height and massing that is inconsistent with the intent of the Official Plan, is inappropriate for the site, and would have unacceptable impacts on the public realm and surrounding lands. It is the opinion of City Planning that this application is not in the public interest and does not constitute good planning. As a consequence City Staff recommend that the application be refused.

CONTACT

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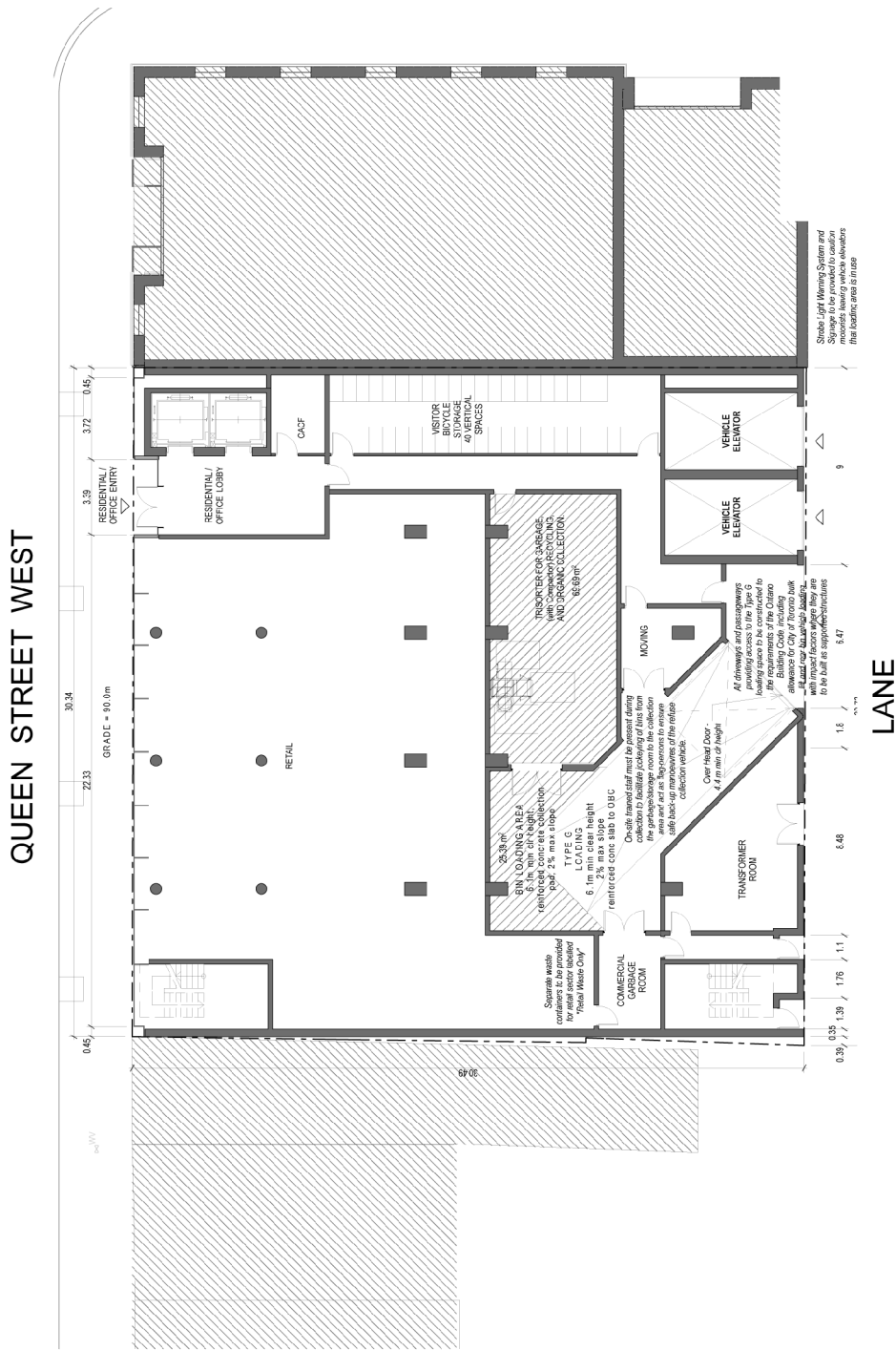
Gregg Lintern, MCIP, RPP
Director, Community Planning,
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: West Elevation
Attachment 3: South Elevation
Attachment 4: East Elevation
Attachment 5: North Elevation
Attachment 6: Zoning
Attachment 7: Application Data Sheet

Attachment 1: Site Plan



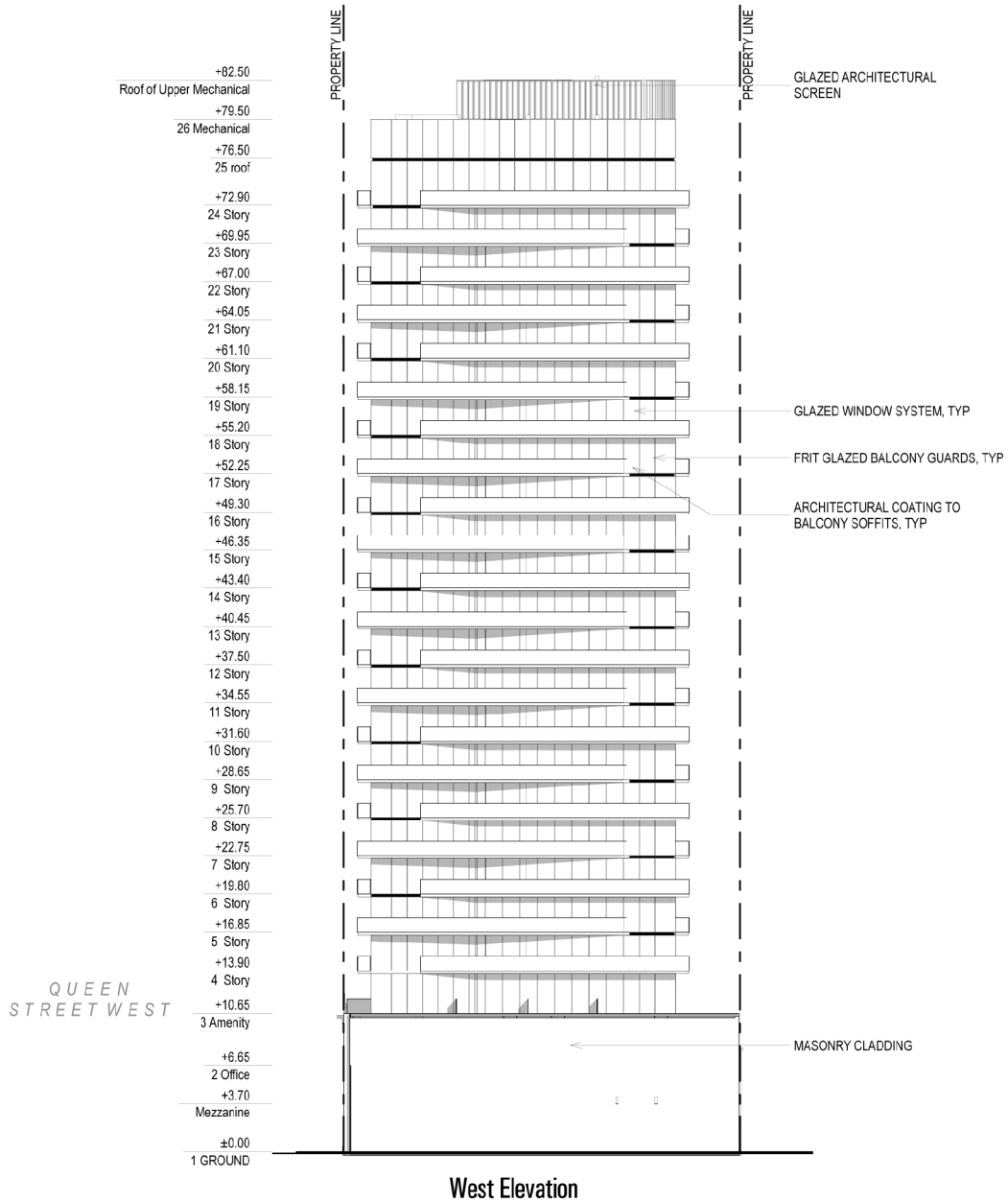
219 Queen Street West

First Floor Plan
 Applicant's Submitted Drawing

File # 11 237631 0Z

Not to Scale
 09/17/2012

Attachment 2: West Elevations



Elevations

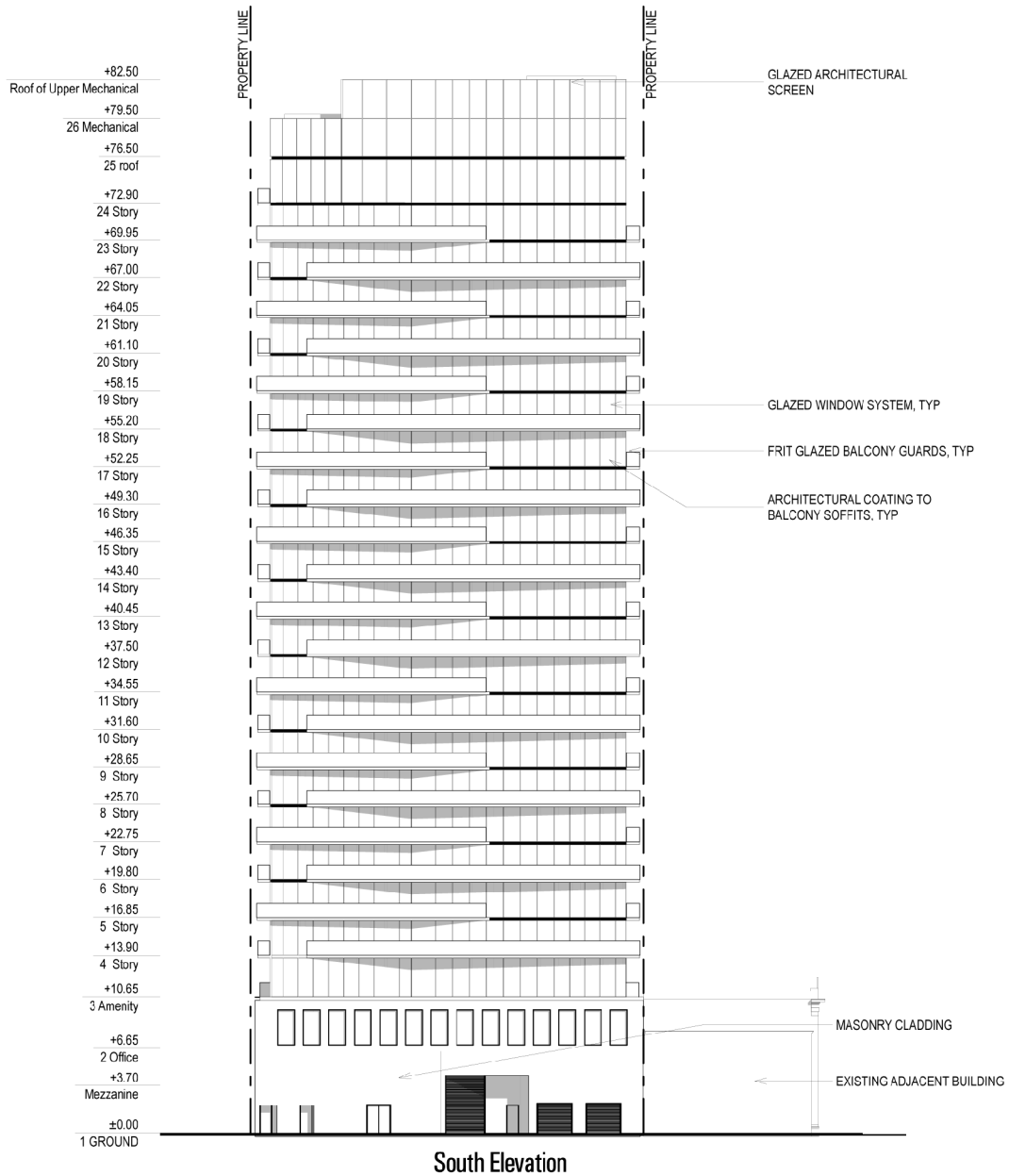
219 Queen Street West

Applicant's Submitted Drawing

Not to Scale
09/04/2012

File # 11 237631 0Z

Attachment 3: South Elevation



Elevations

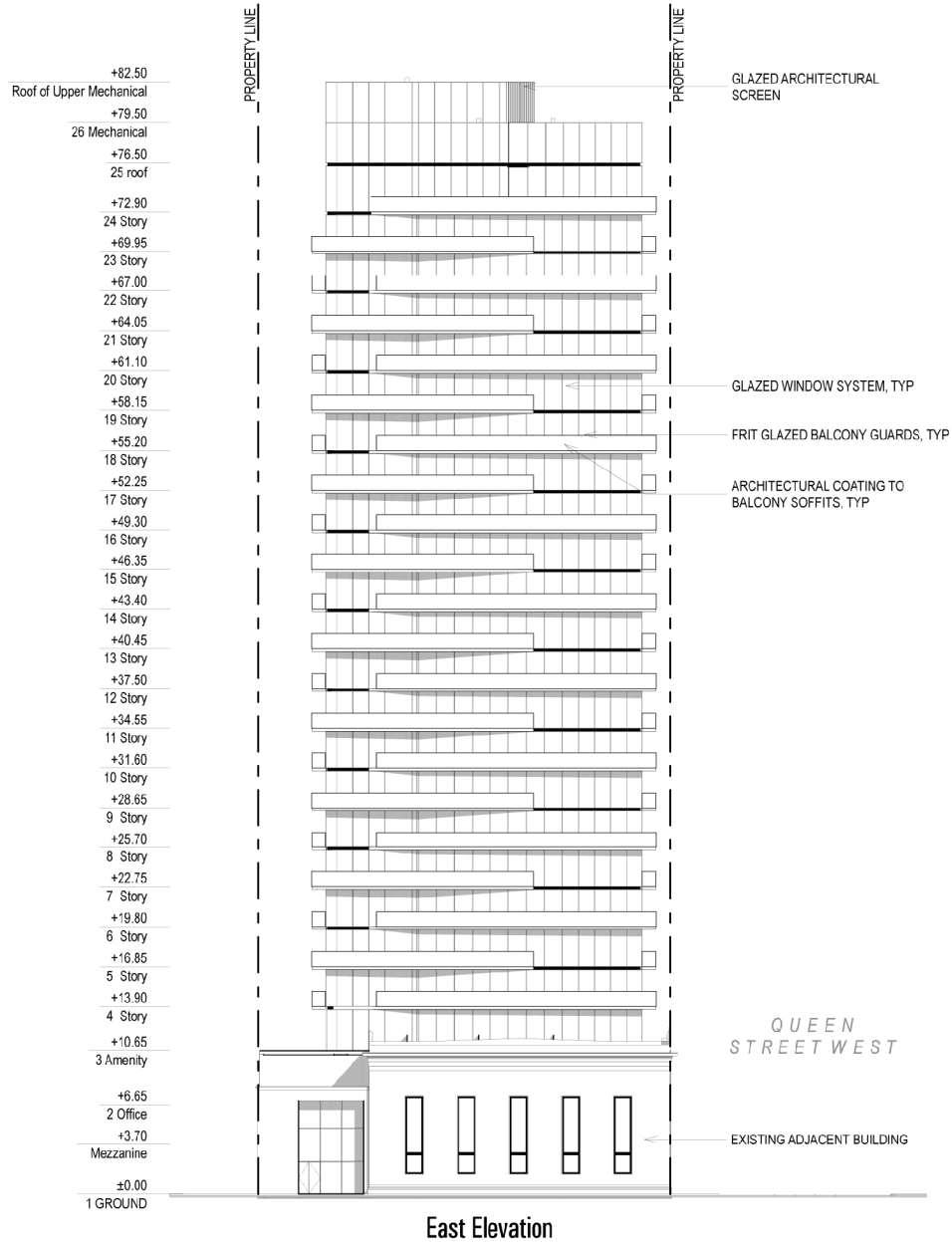
Applicant's Submitted Drawing

Not to Scale
09/04/2012

219 Queen Street West

File # 11 237631 0Z

Attachment 4: East Elevation



Elevations

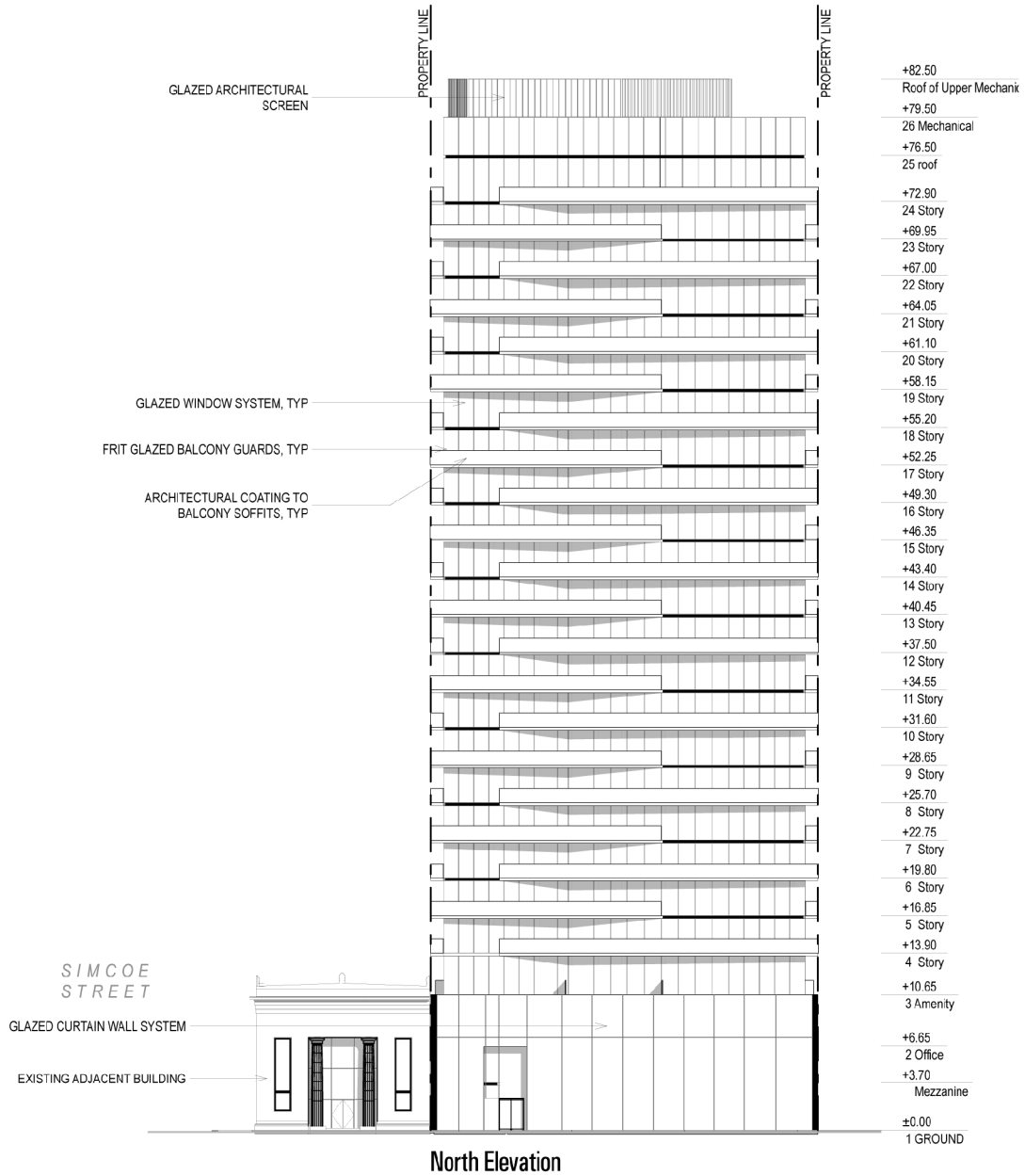
219 Queen Street West

Applicant's Submitted Drawing

Not to Scale
09/04/2012

File # 11 237631 0Z

Attachment 5: North Elevation



Elevations

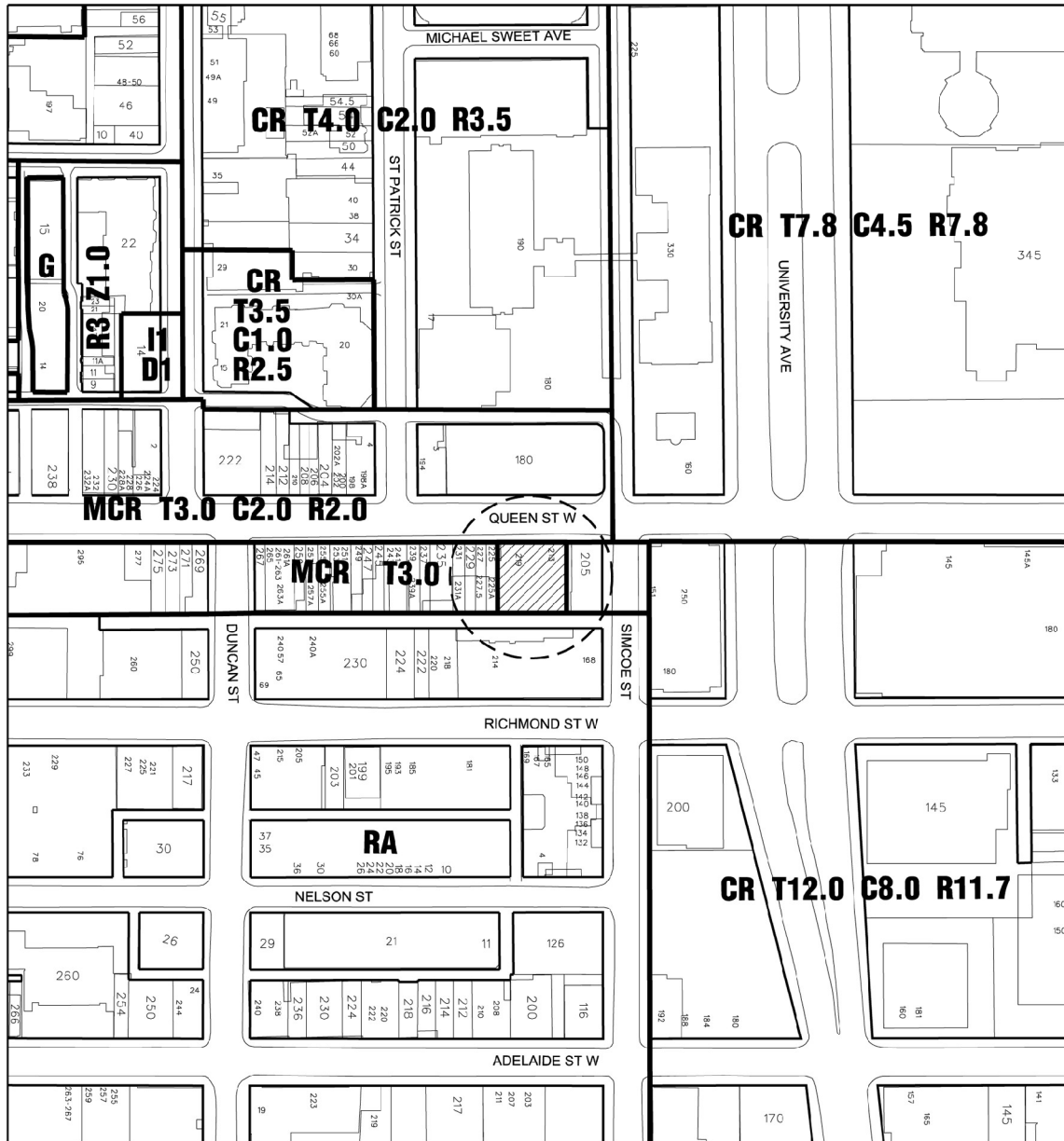
219 Queen Street West

Applicant's Submitted Drawing

Not to Scale
09/04/2012

File # 11 237631 0Z

Attachment 6: Zoning



TORONTO City Planning
Zoning

219 Queen Street West

File # 11 237631 OZ

CR	Mixed-Use District	I1	Industrial District
MCR	Mixed-Use District	G	Parks District
R3	Residential District		
RA	Mixed-Use District		



Not to Scale
Zoning By-law 438-86 (as amended)
Extracted 11/29/2011

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	11 237631 STE 20 OZ
Details	Rezoning, Standard	Application Date:	July 13, 2011
Municipal Address:	219 QUEEN ST W		
Location Description:	PLAN 155 PT LOT 5 LOTS 1 TO 4 PLAN TOWN OF YORK PT LOT 12 **GRID S2013		
Project Description:	Zoning amendment application to permit the development of the lands for a new 24 storey mixed use building containing 212 residential dwelling units, 984 square metres of office space, and 294 square metres of retail space. A total of 67 parking spaces will be located in a below grade parking facility, of which 54 spaces would be for residents.		

Applicant:	Agent:	Architect:	Owner:
Sherman Brown Dryer Karol		Architects Alliance	Aarrowhead Ventures Inc

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	MCR T3.0 C2.0 R2.0	Historical Status:	N
Height Limit (m):	16	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	931	Height: Storeys:	24
Frontage (m):	30	Metres:	82.5
Depth (m):	31		
Total Ground Floor Area (sq. m):	916		Total
Total Residential GFA (sq. m):	13186	Parking Spaces:	54
Total Non-Residential GFA (sq. m):	972	Loading Docks:	1
Total GFA (sq. m):	14158		
Lot Coverage Ratio (%):	98.4		
Floor Space Index:	15.21		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	13186	0
Bachelor:	0	Retail GFA (sq. m):	379	0
1 Bedroom:	153	Office GFA (sq. m):	593	0
2 Bedroom:	22	Industrial GFA (sq. m):	0	0
3 + Bedroom:	21	Institutional/Other GFA (sq. m):	0	0
Total Units:	196			

Contact:	Planner Name:	Marian Prejel, Senior Planner
	Telephone:	(416) 392-9337