

## 939 Eglinton Avenue East - Official Plan Amendment Application - Preliminary Report

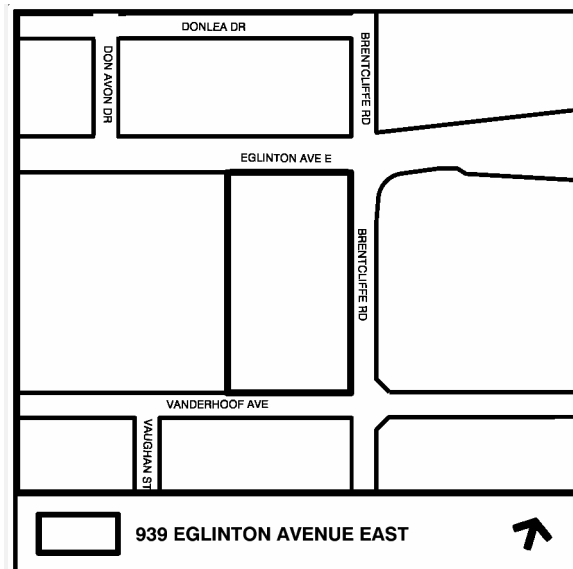
<b>Date:</b>	March 12, 2013
<b>To:</b>	Planning & Growth Management Committee
<b>From:</b>	Chief Planner & Executive Director, City Planning
<b>Wards:</b>	Ward 26 – Don Valley West
<b>Reference Number:</b>	P:\2013\Cluster B\PLN\PGMC\PG13022 (13 107003 NNY 26 OZ)

### SUMMARY

The application proposes to amend the Official Plan *Employment Areas* designation for the site to permit a mixed use development with residential, office, retail and other commercial uses.

The mixed use proposal would contain 1,300 dwelling units and 16,600 m<sup>2</sup> of non-residential space within two development blocks. The north block would contain a 7-storey office building and 18-storey mixed-use building. The southern development block would contain a public park and 3 residential buildings with heights ranging from 22-storeys along the Brentcliffe Road frontage up to 26 and 29-storeys along the west property. The application proposes a total gross floor area of 111,600 m<sup>2</sup> and density of 5.52 FSI.

The application will be reviewed concurrently and in the context of the statutory Five Year Review, which includes a Municipal Comprehensive Review, currently being conducted by City staff.



The application will also be reviewed concurrently and in the context of the EglintonConnects planning study currently underway for the Eglinton Crosstown Light Rail Transit (LRT) line.

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

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### The City Planning Division recommends that:

1. Staff be directed to review the application to amend the *Employment Areas* designation for the subject lands to permit residential uses 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. Staff be directed to review this application concurrently and in the context of the EglintonConnects planning study for the Eglinton Crosstown Light Rail Transit (LRT) line.
3. Upon completion of the Municipal Comprehensive Review, staff be authorized to:
  - (i) Schedule a community consultation meeting for the lands at 939 Eglinton Avenue East, together with the Ward Councillor.
  - (ii) Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
  - (iii) 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

At its May 30, 2011 meeting, Planning and Growth Management Committee provided direction to the Chief Planner and Executive Director, City Planning on a general work program and a public consultation strategy for the 5 Year Official Plan Review and Municipal Comprehensive Review. This statutory review is now underway. The link to the decision can be found at:

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

At its meeting held on November 8, 2012, the Planning and Growth Management Committee adopted a report from the Chief Planner dated October 23, 2012 which outlined draft City-wide *Employment Areas* policy directions. As an attachment to that Report, Planning staff included preliminary assessments for a number of site specific conversion requests from Employment to non-Employment uses. A preliminary assessment for the subject site at 939 Eglinton Avenue East was not included in the staff report due to the timing of the request.

Links to the Planning staff report can be found at:

<http://www.toronto.ca/legdocs/mmis/2012/pg/bgrd/backgroundfile-51493.pdf> (Part 1)  
and  
<http://www.toronto.ca/legdocs/mmis/2012/pg/bgrd/backgroundfile-51834.pdf> (Part 2)

City Council, on November 27, 28 and 29, 2012, adopted the Planning and Growth Management Committee recommendations with further amendments. A link to the City Council decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG19.5>

Public consultation respecting the draft Official Plan employment policies and preliminary assessments of requests to convert employment lands to other uses is currently underway.

## **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements. Staff advised the applicant that any application to redesignate the site to provide for residential uses would have to be reviewed in the context of the Five Year Review of the Official Plan, including the Municipal Comprehensive Review.

## **ISSUE BACKGROUND**

### **Proposal**

The application proposes to redesignate the lands located at 939 Eglinton Avenue East from *Employment Areas* to *Mixed Use Areas*. A conceptual site plan is illustrated on Attachment 1 to this report.

The mixed use proposal would contain 1,300 dwelling units and 16,600 m<sup>2</sup> of non residential space in two development blocks. The blocks are separated by a mid-block vehicular driveway from Brentcliffe Road that leads to a circular driveway and underground/above grade parking structures. Vehicular access to the buildings are proposed by way of publicly accessible private streets rather than municipal roads. Details of the access, parking and loading arrangements for each development block would be provided with the rezoning application to be submitted.

The northern development block has frontage along Eglinton Avenue and Brentcliffe Road and would be developed with a U-shaped building that extends across both streets. The design accommodates a centrally located one-storey parking/loading structure covered by a landscaped roof deck. The western portion of the U-shaped structure comprises an 18-storey mixed-use building while the eastern portion of the complex, at the corner of Eglinton Avenue and Brentcliffe Road, would contain a 7-storey, 10,000 m<sup>2</sup> office building. The block includes 6,600 m<sup>2</sup> of street related retail space. The design of the 18-storey mixed-use building includes a 9-storey podium. The tower portion of the building would be stepped back from the street above the podium level with a further stepback above the 12<sup>th</sup> floor (see Attachments 2 and 3).

The southern development block has frontage along Brentcliffe Road and Vanderhoof Avenue and would be divided into four quadrants. A 3 hectare public park is proposed in the quadrant at the southeast corner of the block at Brentcliffe Road and Vanderhoof Avenue. Three residential apartment buildings are proposed on the other three quadrants and comprise a 22-storey building along Brentcliffe Road with a 26 and 29-storey buildings along the western portion of the block. All three buildings would be designed with 6-storey podiums and the top two floors of each tower would be stepped back. Vehicular access to the 29-storey building at the southwest corner of the block is proposed from Vanderhoof Avenue next to the west property line (see Attachments 1).

The proposed development would have a gross floor area of approximately 111,600 m<sup>2</sup> including 95,000 m<sup>2</sup> of residential floor space, approximately 10,000 m<sup>2</sup> of office space and 6,600 m<sup>2</sup> of retail space. The total gross floor area would result in a density of 5.52 FSI.

Statistical information is summarized in Attachment 6 of this report.

## **Site and Surrounding Area**

The property is located at the northern edge of the Leaside Business Park at the southwest corner of Eglinton Avenue and Brentcliffe Road. It is approximately 2 hectares in size with frontages of approximately 113 metres along Eglinton Avenue East, 178 metres along Brentcliffe Road and 113 metres along Vanderhoof Avenue.

The site is currently developed with a 2-storey office/commercial building with a gross floor area of approximately 13,470 m<sup>2</sup> and a large surface parking lot along the Brentcliffe Road frontage with another surface parking lot and loading facilities along the southwest edge of the site. Existing tenants include office uses (D+H Call Centre), restaurants (Tim Hortons, Nando's, Select Sandwiches), retail stores, (Morton Specialties, Walking on a Cloud, Comfort Shoes, Rogers Wireless, Pollard Windows) and service commercial establishments (Pure Fitness, The Printing House, Allstate, X-Copper, Leaside Park Dental Care).

With the exception of low and high-rise residential development east of the site, the Leaside Business Park is composed of a mix of employment and commercial uses. Retail, service, health club and restaurant uses are generally located along the edges of the employment area along Laird Drive and Eglinton Avenue East. The industrial related uses are located to the south in the interior of the employment area.

Surrounding uses include:

North: Eglinton Avenue then lands designated *Neighbourhoods* currently developed with semi-detached houses and apartment buildings ranging in height between 3 and 6 storeys, then further north the North Leaside neighbourhood comprised of low-rise single detached dwellings;

South: Vanderhoof Avenue then lands designated *Employment Areas* including two 2-storey commercial/office buildings at 105-109 Vanderhoof Avenue and 10 Brentcliffe Road located opposite the subject site. (It should be noted that owner of these lands has filed a letter with the City requesting a broader range of non-residential employment uses than those that staff is recommending in the draft proposed *Core Employment Area* designation).

East: Brentcliffe Road then lands designated *Mixed Use Areas* comprising a commercial plaza at 943-957 Eglinton Avenue East (Hyde Park Plaza) with retail stores (including Marshalls, Home Sense, Staples, Robert Lowery Pianos and 2001 Audio Video); then further east a residential development comprising townhouse units and three apartment towers (12 storeys and 17 storeys existing with a 20-storey building under construction);

West: Lands designated *Mixed Use Areas* to Laird Drive including a car dealership (Mercedes Benz) fronting Eglinton Avenue East with a 3-storey office building (Mercedes Benz Canada) fronting Vanderhoof Avenue; then further west at the corners of Eglinton Avenue/Laird Drive/Vanderhoof Avenue a large format retail shopping centre known as Riocan Leaside with stores including Canadian Tire and Future Shop. (It should be noted that Riocan has filed a conversion request with the City to redesignate their property municipally known as 815-845 Eglinton Avenue East from *Employment Areas* to *Mixed Use Areas* as part of the City's employment uses policies review).

## **Municipal Comprehensive Review**

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 addressing areas of employment including, without limitation, the designation of areas of employment in the Official Plan and policies addressing 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.

## **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 "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 permit the conversion of lands within employment areas to non-employment uses through a Comprehensive Review where it has been demonstrated that:

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

## **Growth Plan for the Greater Golden Horseshoe**

The Growth Plan for the Greater Golden Horseshoe (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. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan.

The Growth Plan includes similar policies to the PPS directed at the preservation of employment areas for future economic opportunities. 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 Growth Plan. The Growth 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 defines a Municipal Comprehensive Review 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 to areas where it has been demonstrated through the Municipal Comprehensive Review that it meets a number of criteria.

## **Official Plan**

The Official Plan designates these lands (and the employment lands associated with the Leaside Business Park) as *Employment Areas* (refer to Attachment 5). The Urban Structure Map of the Official Plan also recognizes these lands as *Employment District*. These designations are intended to protect and enhance employment uses. There is no *Avenue* overlay and there are no Secondary Plan or Site and Area Specific policies that apply to this area. The site forms part of a larger employment area bounded by Laird Drive/Millwood Road to the west, Overlea Boulevard to the south and the west branch of the Don River to the east.

The Official Plan provides criteria to review developments proposed within *Employment Districts* (Section 2.2.4). The objective of this criteria is to ensure that developments contribute to: the creation of competitive, attractive, highly-functional areas by supporting the economic function of the *Employment Areas* and the amenity of adjacent areas; providing adequate parking and loading on-site; providing landscaping to create attractive streetscapes and screening of parking, loading and service areas; and sharing driveways and parking areas wherever possible.

Among other relevant policies in evaluating the proposal are policies related to the Built Environment (Section 3.1). For larger sites the Official Plan includes Public Realm policies (Section 3.1.1) which promote the use of new streets to provide connections and divide larger sites into smaller development blocks. These development blocks should be appropriately sized and configured in relation to the requested land use and scale of development, provide adequate room within the block for parking and servicing needs and allow for phasing to be properly undertaken.

Section 3.2.3.5 of the Official Plan provides the City's policies on parkland. The Plan states that an alternative parkland dedication rate of 0.4 hectares per 300 residential units will be applied to proposals for residential development in parkland acquisition priority areas where Council has identified a need for parkland and enacted an Alternative Parkland Dedication By-law.

The subject development proposes a new residential neighbourhood. Section 3.3 of the Official Plan (Building New Neighbourhoods) outlines a comprehensive framework for planning new neighbourhoods to ensure they function as complete communities and not just housing. This planning framework includes consideration of the pattern of streets, blocks and open spaces, the mix and location of land uses and building types and a strategy to provide parkland and community services. The policy states that for new neighbourhoods to be viable communities they need a focal point, a fine grain of interconnected streets and pedestrian routes that define development blocks, high quality parks and open spaces and services that meet the needs of residents, workers and visitors.

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. The proposed residential use and extent of retail uses is not provided for within *Employment Areas*.

The Official Plan provides for the use of Section 37 of the *Planning Act* to secure community benefits in exchange for increased height and density for new development, provided it first meets the test of good planning and is consistent with the policies and objectives of the Plan.

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

## **Zoning**

The property at 939 Eglinton Avenue East is zoned as Light Industrial M1(3) in the former Town of Leaside Zoning By-law No. 1916 (see Attachment 4). The base M1 zone permits a number of industrial uses such as manufacturing, warehousing, data processing, communications, graphic arts, wholesaling and accessory offices. Office uses are also permitted including business and professional offices, as well as a limited range



of business service uses located on the first floor. The zoning limits retail uses if they are accessory to a manufacturing or wholesaling use provided the area of such retail use is not greater than 30% of the gross floor area. The M1 zone permits a maximum density or Floor Space Index of 0.75 (equivalent to a gross floor area of 15,176 m<sup>2</sup>).

In addition to the above noted uses, the site specific exception which applies to the site (By-law No.104-87) also permits technical trade and service uses and business services uses up to a maximum of 20% of the permitted floor area and ground floor retail stores but not including food stores or drive-in and take out restaurants.

### **Site Plan Control**

The proposed development would be subject to Site Plan Approval. An application has not been submitted.

### **Reasons for the Application**

An Official Plan Amendment application is required as residential uses are not permitted on lands designated as *Employment Areas* in the Official Plan.

An application to amend the Zoning By-law to permit the proposed uses and establish appropriate zoning regulations to guide redevelopment of the site would be required should Council amend the *Employment Areas* designation to include the proposed uses.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Rationale Report
- Transportation Considerations
- Economic Implications Report
- Community Services and Facilities Study

A Notification of Complete Application was issued on February 20, 2013.

### **EglintonConnects**

In 2008 Metrolinx identified Eglinton Avenue as an "intensification corridor" in its Regional Transportation Plan. These corridors are areas that will have upgraded transit services sufficient to accommodate intensification of development.

In 2010, City Council approved a Transit Project Assessment Study for a LRT along Eglinton Avenue from Pearson Airport to Kennedy Road. Subsequently Metrolinx announced that the portion of the proposed Eglinton LRT from Weston Road to Kennedy Station was funded and would be built as part of a four-line Metrolinx LRT network planned for the City. Along this section of Eglinton the LRT will be underground. A station is planned at Laird Drive, just west of the site. The LRT is expected to be open for service in 2020.

In November 2011, Planning and Growth Management Committee adopted recommendations calling for the Eglinton LRT route between Jane Street and Kennedy Station, among other areas, to be endorsed for an *Avenue Study*. This study, called EglintonConnects, is being conducted by a dedicated team within the City Planning Division. The study will result in recommendations to City Council in the first quarter of 2014 for revised zoning along Eglinton Avenue with a view to intensifying residential and employment densities, where appropriate. The following is the link to the website for this study: <http://www.toronto.ca/planning/eglinton/eglintonplanningstudy.htm>.

The EglintonConnects study has identified the south side of Eglinton east of Laird Drive, including this site, as a Focus Area. Focus Areas are areas along the line that may be suitable for more intense redevelopment than the Mid-rise built form that will be the basis for redevelopment along the majority of the EglintonConnects study area.

The application will be reviewed concurrently and in the context of the EglintonConnects planning study for the Eglinton Crosstown Light Rail Transit (LRT) line.

### **Planning Act/Five-Year Review**

In May 2011, the City Planning Division commenced the statutory Five-Year Review of the Official Plan, which includes a Municipal Comprehensive Review as set out in the Growth Plan. Until these reviews are complete, refusal or approval of the subject application would be premature. 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.

### **Issues to be Resolved**

#### Land Use Issues

The subject site is part of a larger employment district. The appropriateness of amending the Official Plan designation for this site to permit residential uses must be evaluated, including the impacts on the surrounding employment area. On a preliminary basis, the following land use issues have been identified:

- The appropriateness of redesignating the subject site from *Employment Areas* to *Mixed-Use Areas* to permit residential uses on the site as part of the Official Plan Review and Municipal Comprehensive Review; and
- Consideration of change in the context of the Eglinton Avenue frontage between Laird Drive and Brentcliff Road including the conversion request on the Riocan site west of the site.

#### Area Wide Issues

As noted previously, the applicant is proposing an Official Plan Amendment that would permit a significant mixed use project with 111,600 m<sup>2</sup> of development and a density of 5.52 FSI.

On a preliminary basis, in addition to the land use issues above, the following issues have been identified that could impact the larger area as a result of the proposal:

- The impact of the proposed uses on the existing employment uses south and immediately west of the site;
- Appropriate location and mix of uses on the site;
- The impact from the existing industrial uses further south of the site on the higher residential buildings;
- The fit of the proposal with the planned context of the area;
- Ensuring that the proposal fits into the existing built form context of the area, as well as the built form context resulting from the EglintonConnects planning study;
- Needs arising from creating a new residential neighbourhood that should function as a viable community with interconnected streets and pedestrian routes that define appropriately shaped and scaled development blocks and create high quality parks and open spaces with services that meet the needs of residents, workers and visitors;
- The availability and adequacy of community services and facilities in the area to support the proposed residential development; and
- The Transportation Impact Study and local roads must be assessed to ensure there is sufficient capacity to accommodate the additional traffic generated by the development.

#### Site Specific Issues

In addition to the above issues, there are a number of site specific issues that must be evaluated to assess the merits of the proposal. Such issues include, but are not limited to:

- The appropriate location and mix of uses on the site including the character of Eglinton Avenue East, Brentcliffe Road and Vanderhoof Avenue;
- A network of public streets and parks that fit within a larger pattern to enhance the residential neighbourhood;
- The appropriateness of providing publicly accessible private streets rather than municipal roads;
- Appropriateness of the proposed density, built form, massing and building heights;
- Transition of building heights and massing including shadow impacts on the stable low density residential area located north of Eglinton Avenue East;
- Appropriate ground floor uses along streets and parks to support a safe pedestrian environment;
- Parkland dedication and location;
- Phasing of the development;
- Adequacy of residential amenity spaces;
- Fit of the proposal with the City's Tall Building Guidelines;
- Appropriateness of the proposed site access and road connections;
- Assessment of site servicing including stormwater management; and
- Determination of appropriate Section 37 community benefits.

Additional issues may be identified through the Municipal Comprehensive Review, the Five Year Review of the Official Plan, the EglintonConnects planning study, the technical review of the application, agency comments and community consultation process.

## **CONTACT**

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## **SIGNATURE**

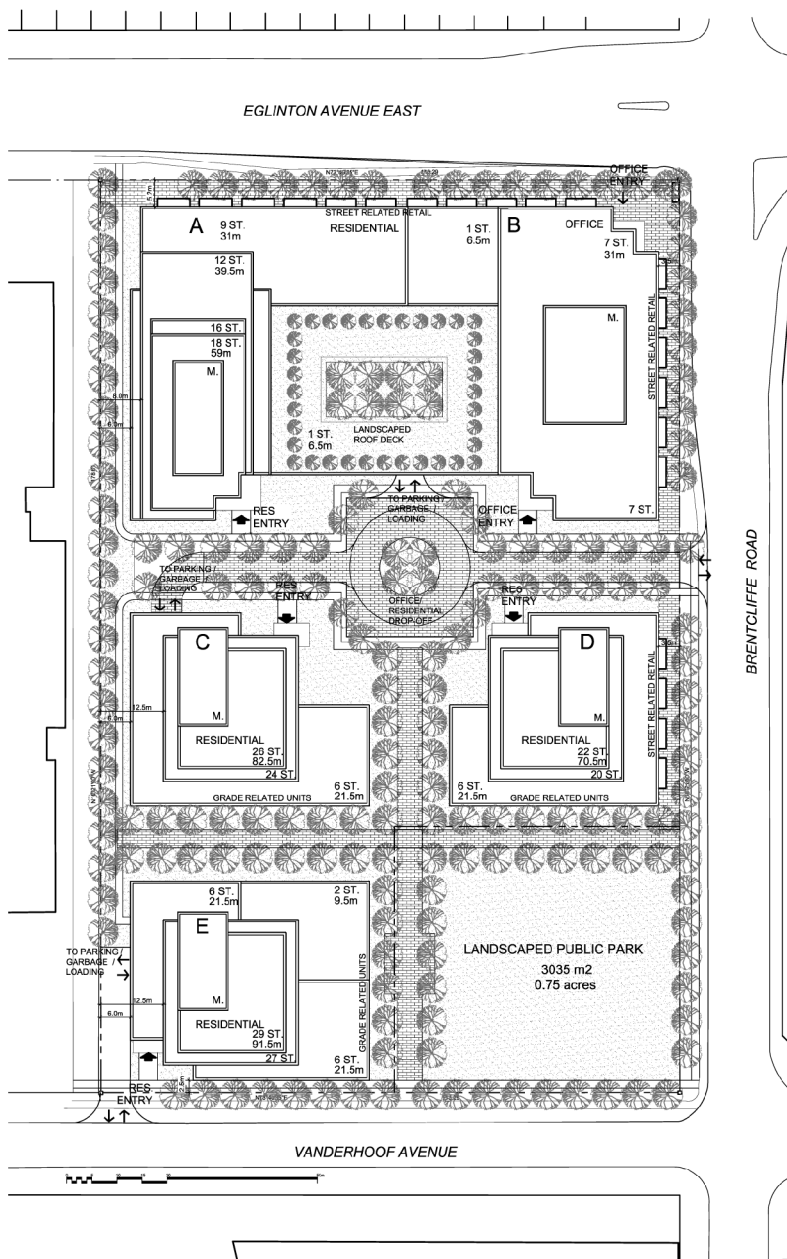
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Jennifer Keesmaat, MES, MCIP, RPP  
Chief Planner & Executive Director  
City Planning

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Building Mass Model (View from North)  
Attachment 3: Building Mass Model (View from South)  
Attachment 4: Zoning  
Attachment 5: Official Plan  
Attachment 6: Application Data Sheet

## Attachment 1: Site Plan



### Site Plan

Applicant's Submitted Drawing

Not to Scale  
02/7/2013



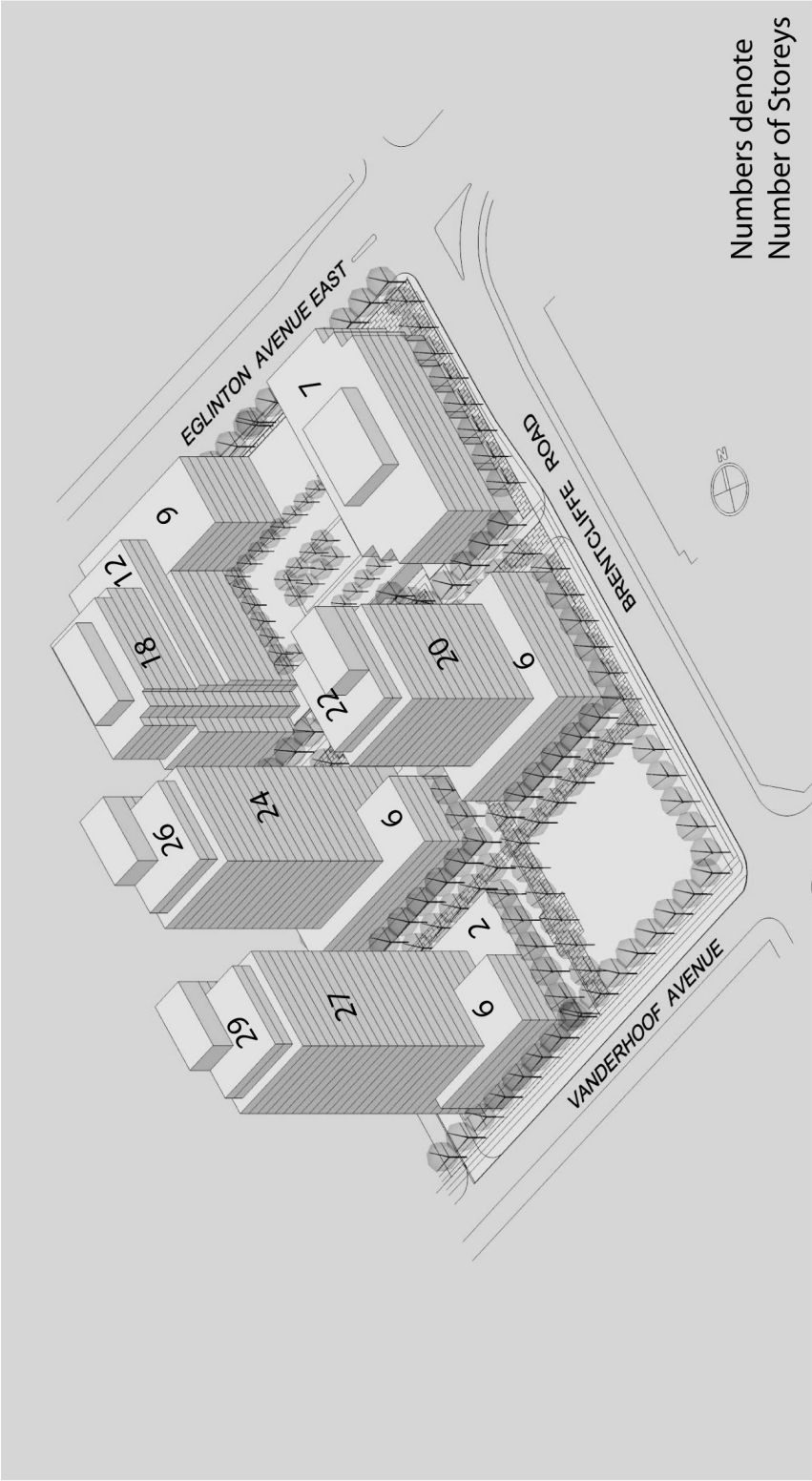
939 Eglinton Avenue East

File # 13 107003 NNY 26 02

File # 13 107003 NNY 26 0Z



Attachment 3: Building Mass Model (View from South)



Building Mass Model - South

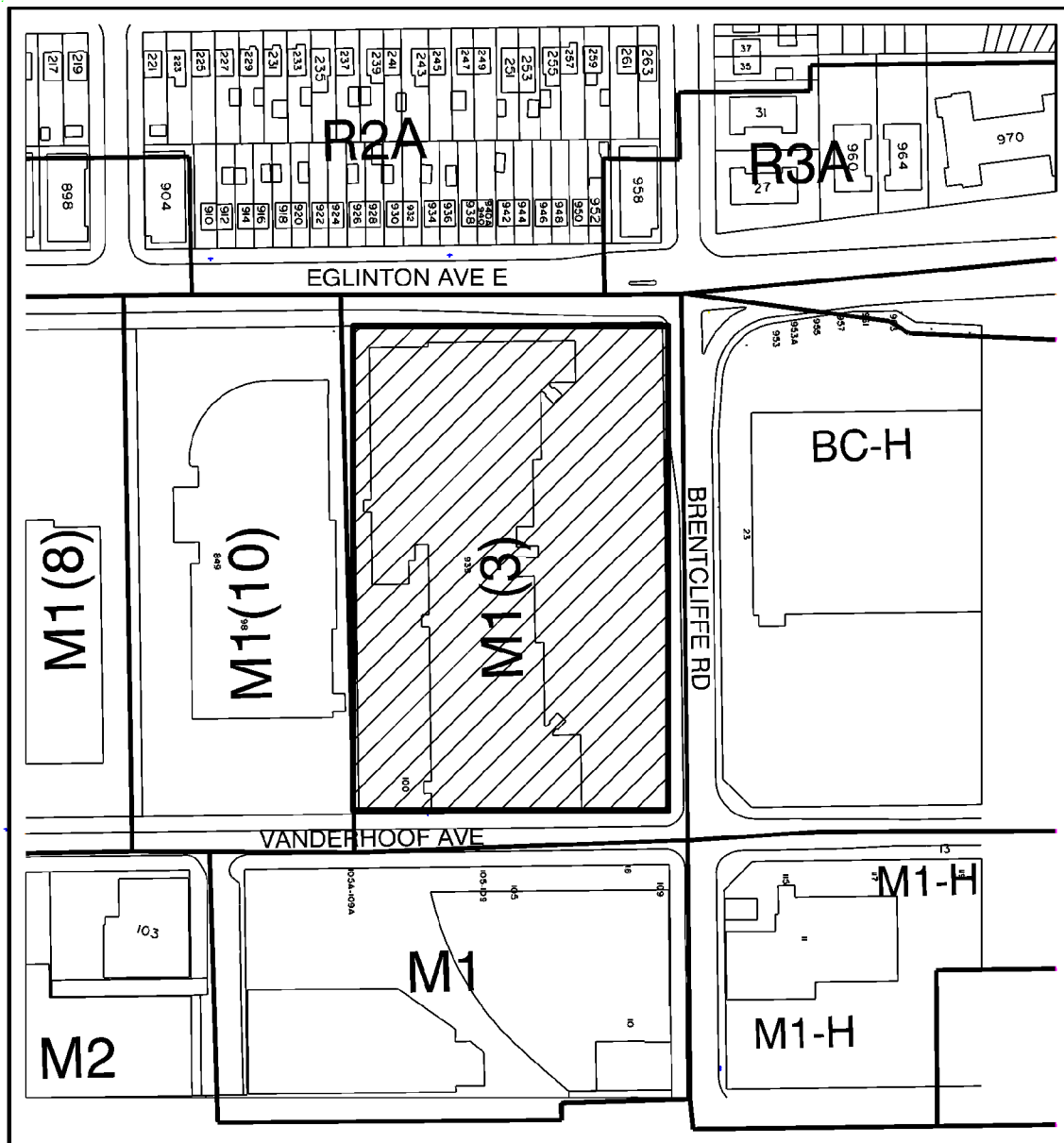
939 Eglinton Avenue East

Applicant's Submitted Drawing

Not to Scale  
02/07/2013

File # 13 107003 NNY 26 0Z

## Attachment 4: Zoning



**Toronto** City Planning  
Zoning

939 Eglinton Avenue East

File # 13 107003 NNY 26 02

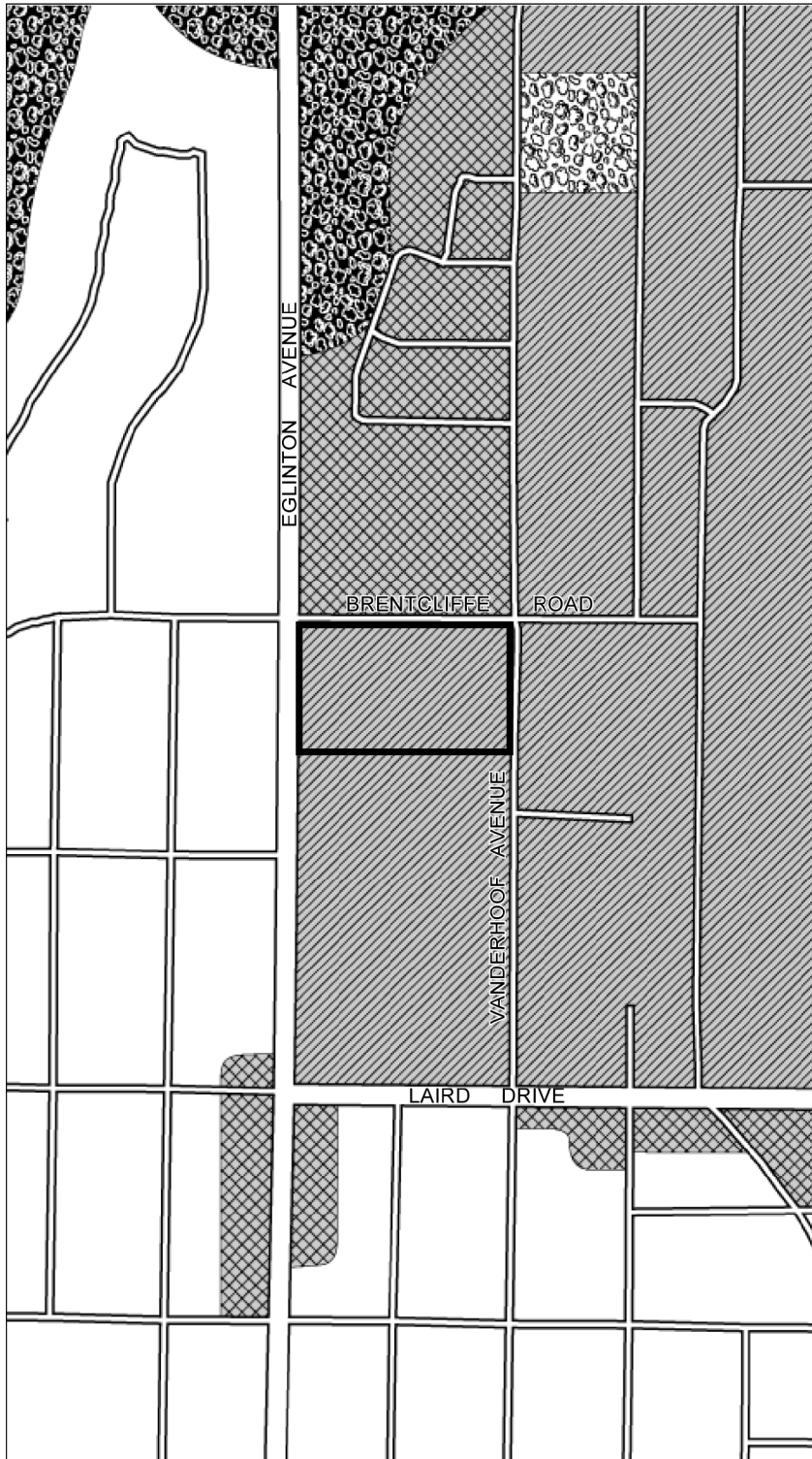
R2A	Medium Density Residential	H	Holding Zone
R3A	High Density Residential		
M.1	Light Industrial		
M.2	General Industrial		
BC	Business Centre		



Not to Scale  
Zoning By-law 7625 as amended  
Extracted 02/07/2013



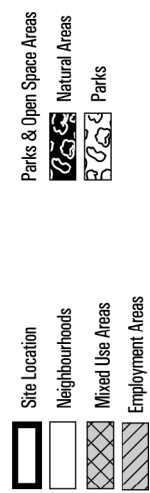
## Attachment 5: Official Plan



939 Eglinton Avenue East

**Toronto** City Planning  
Official Plan

File # 13 107003 NNY 26 0Z



Not to Scale  
02/07/2013

## Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment	Application Number:	13 107003 NNY 26 OZ
Details	OPA, Standard	Application Date:	January 16, 2013
Municipal Address:	939 EGLINTON AVE E		
Location Description:	PLAN 2755 PT BLK A **GRID N2604		
Project Description:	The application proposes to amend the Official Plan Employment Areas designation of the site to permit a mixed use development with residential, retail and office uses. The mixed use proposal would contain 1,300 dwelling units in four buildings with heights up to 29-storeys, a 7-storey, 10,000 square metres office building, 6,600 square metres of retail space along Eglinton Avenue East and Brentcliffe Road, an underground parking garage and a public park.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
DIAMOND CORP	LUCY CAMERON	PAGE + STEELE	939 GP INC

### PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:
Zoning:	M1(3)	Historical Status:
Height Limit (m):	18.5	Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq. m):	20235	Height:	Storeys:	29
Frontage (m):	178.61		Metres:	91.5
Depth (m):	113.29			
Total Ground Floor Area (sq. m):	0			<b>Total</b>
Total Residential GFA (sq. m):	95000		Parking Spaces:	0
Total Non-Residential GFA (sq. m):	3035		Loading Docks	0
Total GFA (sq. m):	111600			
Lot Coverage Ratio (%):	0			
Floor Space Index:	5.51			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	95000	0
Bachelor:	0	Retail GFA (sq. m):	6600	0
1 Bedroom:	0	Office GFA (sq. m):	10000	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	1300			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	Steve Forrester, Senior Planner
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