

602 – 622 King Street West, 503 and 505 Adelaide Street West and 1 and 11 Adelaide Place - Zoning Amendment Application - Preliminary Report

Date:	October 22, 2013
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	13 215423 STE 20 OZ

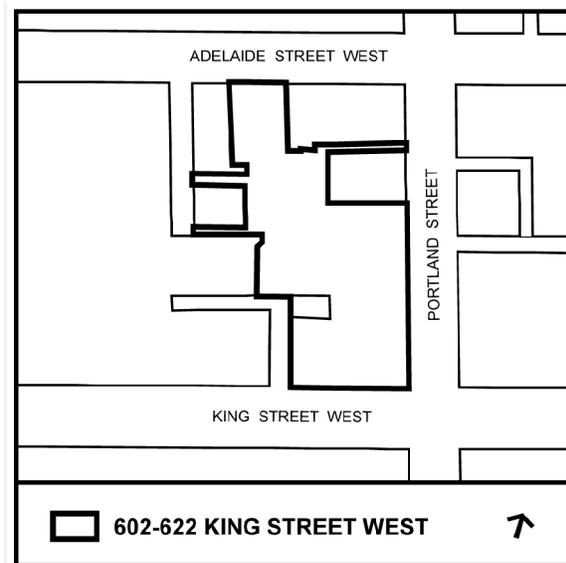
SUMMARY

This application proposes to amend the former City of Toronto Zoning By-law 438-86 and comprehensive Zoning By-law No. 569-2013 to permit the development of a 20-storey mixed-use building with retail uses at grade, 209 residential units and 21,675 square metres of office space. Included in the proposal are 177 parking spaces in three levels of parking to serve the project located in a below grade parking facility.

The proposal also includes the retention of the listed heritage building at 602-604 King Street West.

An application has also been filed under the Residential Rental Property Demolition and Conversion requirements of Chapter 667 of the Municipal Code.

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.



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Staff have raised concerns with the applicant about the appropriateness of the proposed height of the building in the context of the West Precinct of King-Spadina.

The further processing of the application and public consultation process are recommended in order to give the applicant the opportunity to work with City staff, the community and the Ward Councillor to address these concerns and others that may arise through further review of the application.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 602-622 King Street West, 503 and 503 Adelaide Street West and 1 and 11 Adelaide Place, 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

The lands at 620 King Street West which form part of the subject site were subject to a minor variance application in 2008 (file no. A650/08TEY). The variance proposed an 11-storey building at 39.9 metres in height. The Committee of Adjustment approved the variances on August 27, 2008. The Committee's decision was appealed to the Ontario Municipal Board and a settlement was proposed and presented to the Board on a consent basis which proposed a 10-storey building at 36.5 metres in height). The Board issued its decision to approve the variances based on the proposed settlement on January 8, 2009.

The property at 620 King Street West was subsequently consolidated with adjacent properties and a revised, comprehensive development proposal was prepared by Context Developments. On November 9, 2011 a proposal for the redevelopment of this consolidated site was presented at a public meeting hosted by the local Councillor. The proposal was for a development similar to the current proposal at 18-storeys in height. On December 12, 2012 a community meeting was held to discuss the Context Development proposal for the consolidated site and the two proposals to the west at 103-111 Bathurst Street (11 289519 STE 20 OZ) and 525 Adelaide Street West (12 117029 STE 20 OZ).

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Most of the questions regarding the proposed developments focused on the proposed development on the subject site, as this development was the largest of the three proposals presented at the meeting and included an interconnected network of laneways which were proposed to provide a mid-block connection and animate the interior of the block with publicly accessible open spaces and retail uses at-grade. Among the issues raised by the public with regard to the proposals presented were the following issues:

- The proposed development on the subject site looks too tall and dense. What shadows are created?
- Would it be possible to include some daycare space and/or children's play space as part of the proposal?
- The proposed pedestrian connections would become a noisy thoroughfare at night given the proximity of clubs.
- If trucks use the internal laneways for servicing, will it be possible to limit delivery times to reduce noise at night?
- Who will be responsible for the maintenance of the open space connections?
- Moving the heights into the middle of the block won't prevent others from proposing similar heights in other locations.
- Family-sized units could be provided here given the opportunity to provide amenities.
- If the developments proposed in the neighbourhood proceed to construction in roughly similar timeframes, the neighbourhood will be severely impacted by the construction.
- Need a construction management agreement.
- Can the buildings be greener?
- There is a need for more office space as opposed to residential condominium units.

The Context development proposal was never submitted to the City as an application. Later in 2012, the consolidated site, including the property at 620 King Street West, was added to the property at 602-604 King Street West and adjacent lands as described in this report to form the current development site.

Pre-Application Consultation

A pre-application consultation meeting was held on January 24, 2013 with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The proposed development consists of a building which extends through the site from the Adelaide Street West frontage to the King Street West frontage and a series of connected parcels which serve as pedestrian routes and in some cases will also provide access for service vehicles.

The proposed building would have commercial uses at grade for the wider part of the building fronting King Street West, with 11 floors of office uses and four floors of residential uses above. This portion of the building steps back approximately 6 metres above the fourth floor (18.6 metres in height) with an additional 4 metre step back at the 12th office floor. There are additional step backs for the residential floors above. The portion of the building fronting on Adelaide Street West is exclusively a residential building. The proposed building steps back approximately 1.5 metres above the 5th floor (19.6 metres in height) with an additional step back of approximately 5.5 metres above the 15th floor (49.6 metre in height).

With regard to height, the portion of the building fronting on King Street West has a total of 16 floors (one retail, 11 office floors and four residential floors) with a height of 65.8 metres. The taller floor to ceiling heights for the office uses and the height of the ground floor at 8.3 metres means that the top three residential floors and the mechanical penthouse of the 16-storey southern part of the building are equivalent in height to the top four floors of the 19-storey residential portion of the building fronting on Adelaide Street West. The top floor of this part of the building is equivalent to the height (at 65.8 metres) of a typical 20-storey residential condominium building. The portion of the building fronting Adelaide Street West is a 19-storey residential building. The top residential floor has a height of 62.2 metres and the mechanical penthouse adds another 6.0 metres for height of 68.2 metres. See Attachments 2, 3, 4 and 5 – Elevations.

The proposed development would have a gross floor area (gfa) of approximately 39,799 m². This is comprised of: 21,156 m² of commercial (office) space; 16,853 m² of residential gfa; 1,790 m² of retail space located at grade; and 793 m² of residential amenity space. The existing commercial office building at 602 King Street West building is 5,370 m² and the existing residential rental properties located on the site have a combined gfa of 317m². The total gfa resulting from the proposed development is 45,486 m², resulting in a proposed floor space index 7.85. All figures are calculated based upon the provisions of By-law 569-2013. See Attachment 7 – Application Data Sheet.

The project would include 209 residential units. The proposal includes 106 one-bedroom units, 82 two-bedroom units; and 21 three-bedroom units. Approximately 793 m² of

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indoor amenity space is proposed on the second floor of the residential building. The outdoor amenity space for the residential component of the building consists of a small (approximately 50m²) terrace on the second floor of the building adjacent the indoor amenity space. The proposal includes an overhead pedestrian walkway which would connect the 4th floor of the proposed office component of the development to the rooftop of the retained building at 602-604 King Street West. The rooftop of the building at 602-604 King Street West is proposed to be used as a rooftop amenity space for the office employees.

Vehicular access to the underground parking garage for both residential and commercial components of the development would be from a ramp located on the easterly portion of the proposed residential building fronting on Adelaide Street West. Included in the proposal are 177 parking spaces, including 89 spaces for residents and 88 commercial parking spaces for the commercial users and residential visitors in three levels of underground parking.

Access for service vehicles would be from a proposed one-way private driveway adjacent the west side of the proposed underground garage ramp. Service vehicles would access separate loading areas for the residential component and the office and retail components of the development from the private laneway which connects to Portland Street. Service vehicles would enter from Adelaide Street West and exist to Portland Street. Access would be right-in/right-out given Adelaide Street's one-way eastbound traffic flow. The new building would be built over the proposed private laneway which would be a covered throughway for most of its length. The proposal anticipates that this servicing laneway would also function as part of the proposed pedestrian laneway network though the site.

The fact that the site extends from Adelaide Street West through to King Street West creates an opportunity to provide mid-block pedestrian connections through the site. The application proposes that these at-grade pedestrian laneway connections might also be used as courtyards to enhance the use of this space by the public. The principle entrances for both the residential and office components of the development would be from these privately-owned internal walkways and servicing laneways.

The subject site includes 8 existing rental units in 4 rowhouses located at 1 Adelaide Place, 11 Adelaide Place, 503/503A Adelaide Street West and 505 Adelaide Street West. The proposal includes the demolition of the rowhouse at 503/503A Adelaide Street West and the loss of two rental units. The applicant is not proposing to replace these rental units. The remaining six rental units are proposed to be retained.

Site and Surrounding Area

The subject site extends from the south side of Adelaide Street West through to the north side of King Street West. The property is irregular in shape and includes frontage on Adelaide Place to the west, Adelaide Street West to the north, Portland Street to the east

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and King Street West to the south. The site has an area of 5,793 m² and frontage of approximately 9.5 metres on Adelaide Place, 21.7 metres on Adelaide Street West, 78.0 metres on Portland Street and 56.8 metres on King Street West. The site is an assembly of a number of properties which are developed with buildings occupied by a mix of commercial and residential uses, including:

- a three and a half-storey listed heritage building at 602-604 King Street West (Parisian Laundry Building) which includes tenants such as Hariri Pontarini Architects, Scholastic Publishing, Buca Restaurant, Hamman Spa and Delux Paints;
- a one-storey converted warehouse building at 606 King Street West occupied by Valdez restaurant (proposed to be demolished);
- a two and half-storey converted industrial building at 620 King Street West containing business and professional offices (proposed to be demolished);
- a vacant parcel at 622A King Street West, formerly occupied by a 1-storey automobile facility (Bianchi Brothers Auto Body);
- a vacant lot at 501 Adelaide Street West used as a commercial parking lot;
- a 2-storey rowhouse at 503 and 503A Adelaide Street West;
- a 2-storey rowhouse at 505 Adelaide Street West, one of a grouping of two semi-detached houses at 505-511 Adelaide Street West (the George Clark Houses, built 1883);
- a 2-storey rowhouse at 1 Adelaide Place; and
- a 2-storey rowhouse at 11 Adelaide Place.

The site is surrounded by the following uses:

North: The northern edge of the site is defined by Adelaide Street West which has a right-of-way of 20 metres and the buildings which occupy the south side of the street east of the portion of the site which fronts on Adelaide Street West. These parcels are occupied by a semi-detached house at 497-499 Adelaide Street West, a 2-storey office building and a two and a half-storey office building at 487 Adelaide Street West (located at south-west corner of Adelaide and Portland Streets) which is occupied by the Spirit House Bar and the Toronto School of Bartending).

North-west of the site on the north side of Adelaide Street West at the north-east corner of Bathurst Street and Adelaide Street West is the Factory Theatre, a house form building and a four-storey addition designated under the *Ontario Heritage Act*. Evangel Hall, a 7-storey contemporary building which provides transitional housing is located east of the Factory Theatre. Immediately to the north of the subject site is a 4-storey self-storage building and a surface parking lot and 2 to 3-storey rowhouses extending to Portland Street. To the east of Portland Street on the north side of Adelaide Street West is a 1-storey commercial building.

South: The southern edge of the site is defined by the north side of King Street West which has a right-of-way of 20 metres. On the south side of King Street West are a number of low-rise building ranging in height from 1 to 2-storeys containing a mix of restaurants, office and residential uses. To the west of these buildings is the site of an approved development at 621 King Street West, a 15-storey mixed use building on King Street West and an 11-storey building on Stewart Street approved by the Ontario Municipal Board (file no. 2011 242716 STE 20 OZ).

West: To the immediate west of the site is an 8.23 metre wide private lane, to the west of which are a number of converted warehouse buildings fronting on King Street West, including: a 3½ - storey commercial office building at 624 King Street West; a 3-storey commercial office building at 626-628 King Street West; and a 4-storey office building at 642 King Street West. There is a contemporary 2½ - storey office building at 636 King Street West and a new mixed use building at 650 King Street West which is comprised of a 10-storey building on King Street West and a 16-storey building on Bathurst Street which has a height of 52.6 metres including mechanical elements. To the north of the development at 650 King Street West at the corner of Bathurst Street and Adelaide Street West (103-111 Bathurst Street) is the site for a 17-storey mixed use building (55.6 metres in height including mechanical elements) recently approved by the Ontario Municipal Board (file no. 2011 289519 20 OZ). To the east of that site and immediately west of Adelaide Place is a property at 523, 525 and 252A Adelaide Street West, which is the subject of an application for a 17-storey mixed-use building 50.5 metres in height with the mechanical penthouse at a height of 55.6 metres (file no. 11 289519 STE 20 OZ). Council has directed staff to prepare the By-law approving the development.

To the immediate west of the portion of the site at 622A King Street West (now vacant) is a single storey commercial building at 8 Waterloo Terrace. To the immediate West of the portion of the property at 502-505 Adelaide Street West are three 2-storey rowhouses fronting on Adelaide Street West, (507-511 Adelaide Street West) and to the south fronting on the east side of Adelaide Place are a grouping of six two-storey rowhouses (1-11 Adelaide Place), the end units of which form part of the subject site.

East: To the east of the subject site on the west side of Portland Street north of King Street West is a 4½ - storey converted warehouse building at 600 King Street West occupied by commercial uses including the Bier Markt bar and restaurant and the Spoke Club. Further north is a 2-storey restaurant at 101 Portland Street (Gusto Restaurant) and three 2-storey rowhouses. 2 to 3-storey rowhouses with municipal Addresses from 98 to 106 Portland Street A surface parking lot is located north of the rowhouses at the southeast corner of Portland Street and Adelaide Street West.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety.

City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is designated Regeneration Area in the City of Toronto Official Plan which permits the proposed residential and commercial uses. Chapter 6.16 of the new Official Plan contains the King-Spadina Secondary Plan. The King-Spadina Secondary Plan emphasizes the reinforcement of the characteristics and qualities of the area through special attention to built form and the public realm. In particular the policies of Section 3 – Built Form specify that new buildings will achieve a compatible relationship with their built form context through consideration of such matters as building height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression. Buildings in the King-Spadina area shall also be sited and massed to provide adequate light, view and privacy for neighbouring properties. The King-Spadina Urban Design Guidelines (2006) will also be referenced in reviewing this application.

The Housing policies in the Official Plan support a full range of housing, including rental housing. On sites containing six or more rental units where existing rental units are being retained and new development is proposed, the existing rental housing is to be secured. In addition, needed improvements and renovations to the existing rental housing may also

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be secured. The Official Plan indicates how Section 37 agreements also may be used to secure any needed improvements to the existing rental building.

Zoning

The site is zoned Reinvestment Area (RA) by Zoning By-law 438-86, as amended (see Attachment 6). The RA Zone permits a range of residential uses, as well as commercial, institutional and limited industrial uses. As part of the RA zoning controls, density standards were replaced with built form objectives expressed through height limits and setbacks.

The Zoning By-law permits a maximum building height of 23 metres for this site if a 3 metre stepback at 20 metres is provided. An additional 5 metres is permitted for rooftop mechanical elements.

The Zoning By-law requires a 7.5m setback from the side and rear lot lines for areas over 25 metres from the street lot line.

Rental Housing Demolition and Conversion By-law

The Rental Housing Demolition and Conversion By-law (885-2007), contained in Chapter 667 of the City's Municipal Code, implements the City's Official Plan policies protecting rental housing. The By-law prohibits demolition or conversion of rental housing units without obtaining a permit from the City issued under Section 111 of the *City of Toronto Act*. Proposals involving the loss of six or more residential units, where one or more of the units are rental, require the submission of a Section 111 application. Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued under the Building Code Act. Any conditions, such as tenant relocation assistance will be secured in one or more legal agreements.

Usually, where a related application such as an Official Plan amendment or rezoning triggers an application under Chapter 667 for rental demolition or conversion, City Council decides on both applications at the same time. Unlike *Planning Act* applications, decisions made by the City under By-law 885-2007 are not appealable to the OMB.

The subject site includes 8 residential units of which all have been identified as rental housing. The proposal includes the demolition of two (2) rental housing units at 503/503A Adelaide Street West. The remaining six rental units are proposed to be retained. As such, the applicant has submitted an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the two (2) rental housing units.

Site Plan Control

The proposed development is subject to site plan approval. An application for Site Plan Control has not been submitted.

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Heritage Conservation District Study

The King-Spadina Secondary Plan area contains many listed and designated heritage buildings. At its meeting on August 16, 2012 Toronto City Council directed Heritage Preservation Services staff to undertake Heritage Conservation District studies in five priority areas. One of these areas is the King-Spadina Secondary Plan area. The Request for Proposals for the King-Spadina Heritage Conservation District Study was issued and a team lead by Taylor-Hazell Architects has been chosen to undertake the study. It is anticipated that the initial study will be completed by April of 2014. The development of a Heritage Conservation District Plan and the designation under Part V of the *Ontario Heritage Act* of one or more identified Heritage Conservation Districts will follow as the second part of the study.

Tree Preservation

There are seven City-owned trees located on the City boulevard adjacent the subject site. The applicants Arborist Report recommends the removal of three of these trees and the retention of four based on their condition. Urban Forestry staff have recommended that all existing street trees be removed to allow for the planting of new street trees to current City standards. Based upon these standards, Urban Forestry staff recommend that street trees be provided in the following quantities:

- King Street West – 6 or 7 trees
- Portland Street – 5 to 8 trees
- Adelaide Street West – to be determine due to vehicular access restrictions

There is one tree on the site which would qualify for protection under the City's Private Tree By-law. The tree is recommended for removal and Urban Forestry staff have concurred with the Arborists Report and recommended that an application be submitted for the removal of the tree.

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Reasons for the Application

The applicant has submitted a Zoning By-law Amendment application to permit a building that exceeds the permitted maximum building height of 23 metres by approximately 43 metres, resulting in a proposed building height of 65.8 metres, (68.2 metres inclusive of the mechanical penthouse). In addition, the proposed building does not comply with other restrictions that are in effect on the lands.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Plan of Survey
- Site Plan and Statistics
- Architectural Plans, Elevations and Sections
- Grading and Servicing Plan
- 3-D Massing Model
- Arborist Report
- Stage 1 - Archaeological Assessment
- Heritage Impact Assessment
- Landscape Plans and Details
- Planning Rationale (Including an assessment of community services and facilities and a housing issues assessment)
- Sun/Shadow Study
- Pedestrian Level Wind Study
- Functional Servicing and Stormwater Management Report
- Transportation Impact Study
- Toronto Green Standards Checklist

A Notification of Incomplete Application was issued on October 30, 2013

Issues to be Resolved

Issues to be addressed include, but are not necessarily limited to:

- In applying the requirements of Official Plan policy 3.2.1.5, the following housing issues have been identified on a preliminary basis: securing the remaining six (6) existing rental units as rental housing for an extended period of time (if this cannot be done, the requirements of other Official Plan policies related to the demolition and conversion of rental housing may be applicable); and securing any needed improvements and renovations to the existing rental buildings, without pass through of such costs in the rent to tenants.
- Conformity with the existing Urban Structure and Built Form policies of the King-Spadina Secondary Plan, including the requirement that development result

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- in a height, built form and massing which is complementary to the historic physical fabric of the area.
- Evaluation of the appropriateness of a Tall Building on the site and evaluation of the proposed with Tall Building Guidelines (Design Criteria for the Review of Tall Building Proposals) for floorplate sizes, base building massing and setbacks for upper levels.
 - Determination of appropriate separation distances to adjacent buildings.
 - Traffic, parking, site servicing and loading issues raised by Engineering and Construction Services and Transportation Services staff.
 - Impacts on the pedestrian realm, (including appropriate streetscape treatments and sidewalk widths) that may result from the intensity and scale of the proposed development.
 - The function the proposed internal pedestrian and servicing walkways / laneway needs to be understood both in the context of the existing proposal and the broader neighbourhood. The ownership of these laneways need to be clarified by the applicant and the means of securing public access to the proposed at-grade pedestrian walkways / servicing laneways needs to be determined.
 - The absence of adequate residential outdoor amenity space.
 - The appropriateness of the proposed building frontage on Adelaide Street West.
 - The appropriate conservation and preservation of the listed heritage building at 602-604 King Street West. This building should be designated concurrently with the approval of any plans for the redevelopment of the site.
 - The submitted Heritage Impact Assessment does not provide a full analysis of the heritage issues relating to the site. Further information including the identification and evaluation of currently unidentified heritage resources on the site and the impact the proposal would have on them and on the heritage character of the King-Spadina area in general is required.
 - Securing a public art contribution.

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.

Section 37

Should this project proceed to approval, appropriate Section 37 benefits will be assessed in accordance with Sections 5.1 and 7.2 of the King-Spadina Secondary Plan and secured as part of the final report and by-laws.

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

CONTACT

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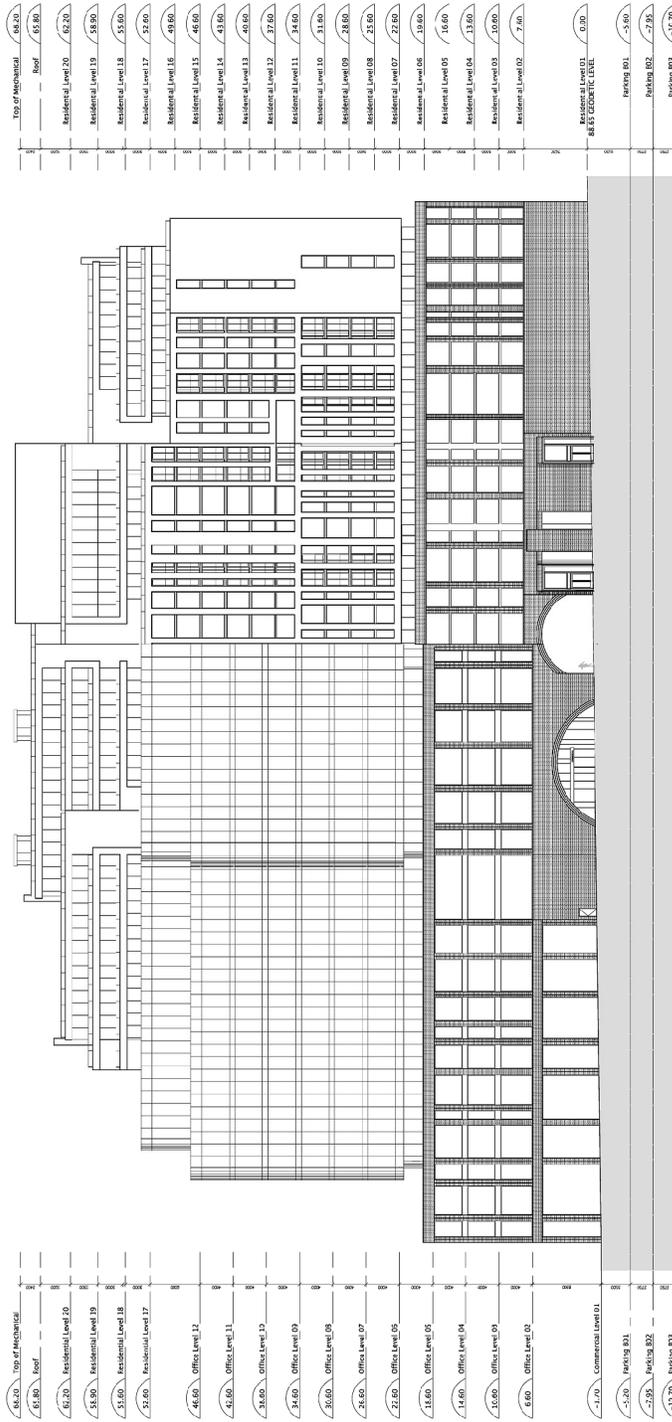
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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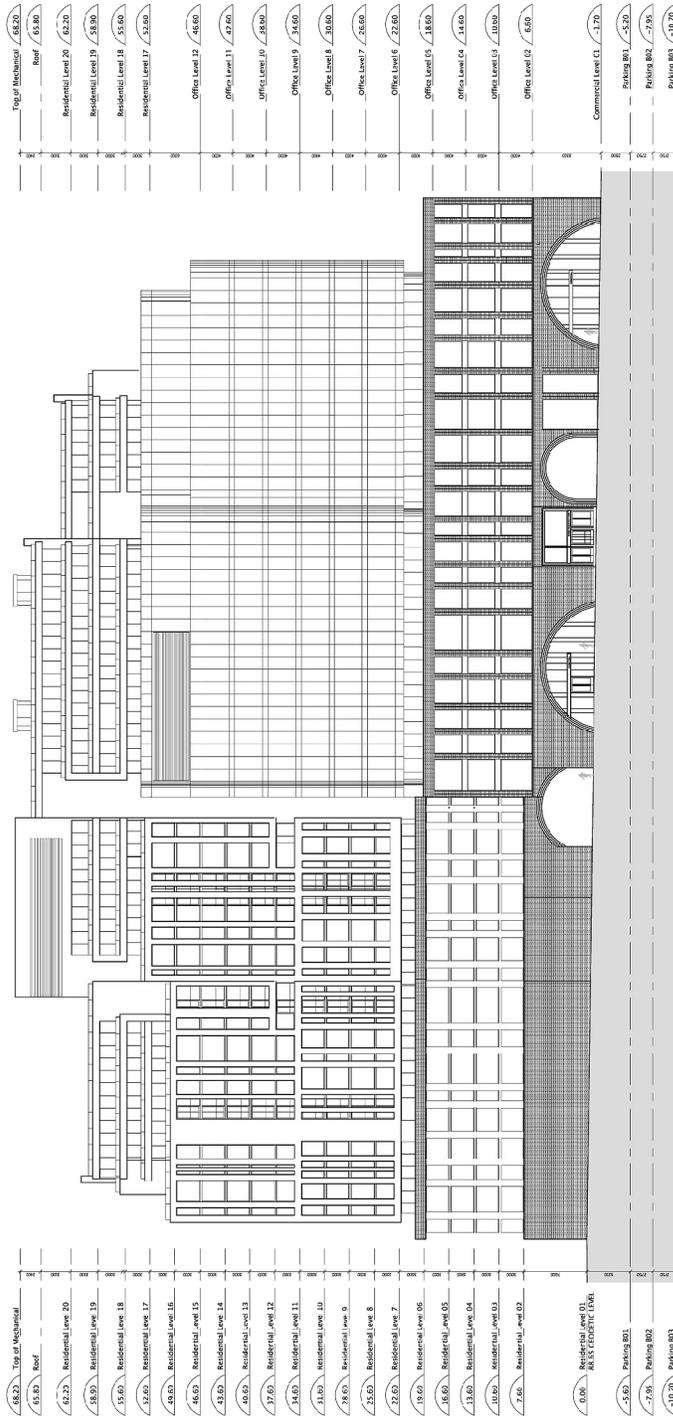
ATTACHMENTS

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

Attachment 2: East Elevation



Attachment 3: West Elevation



West Elevation

602-622 King Street West

Elevations

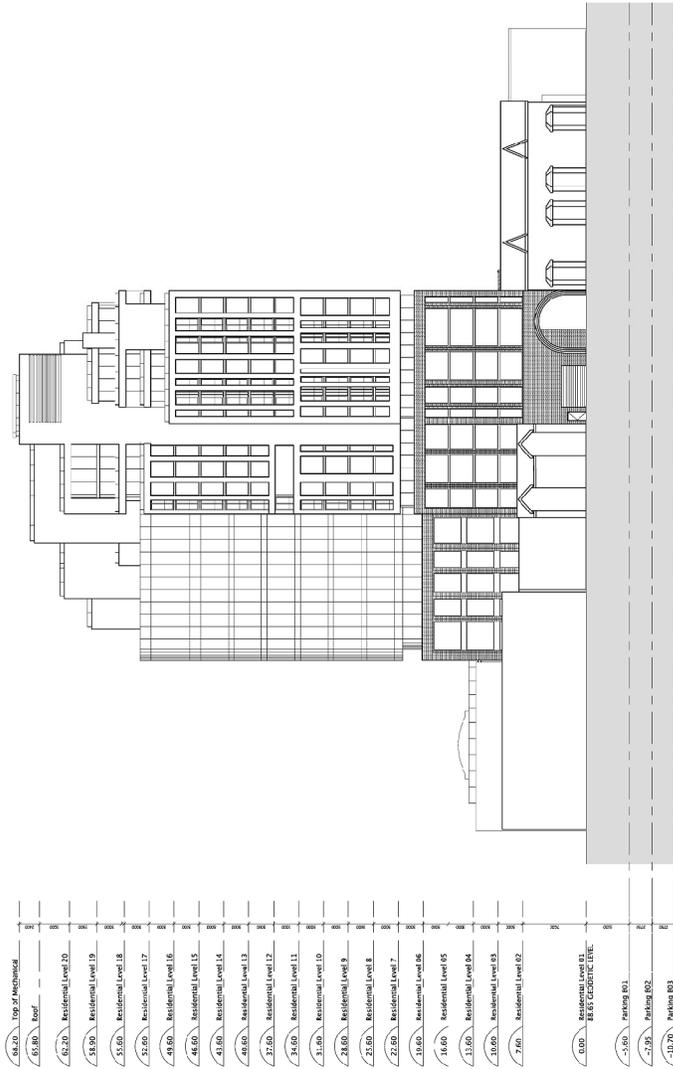
Applicant's Submitted Drawing

Not to Scale
09/18/2013

File # 13 215423 02

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Attachment 4: North Elevation



North Elevation

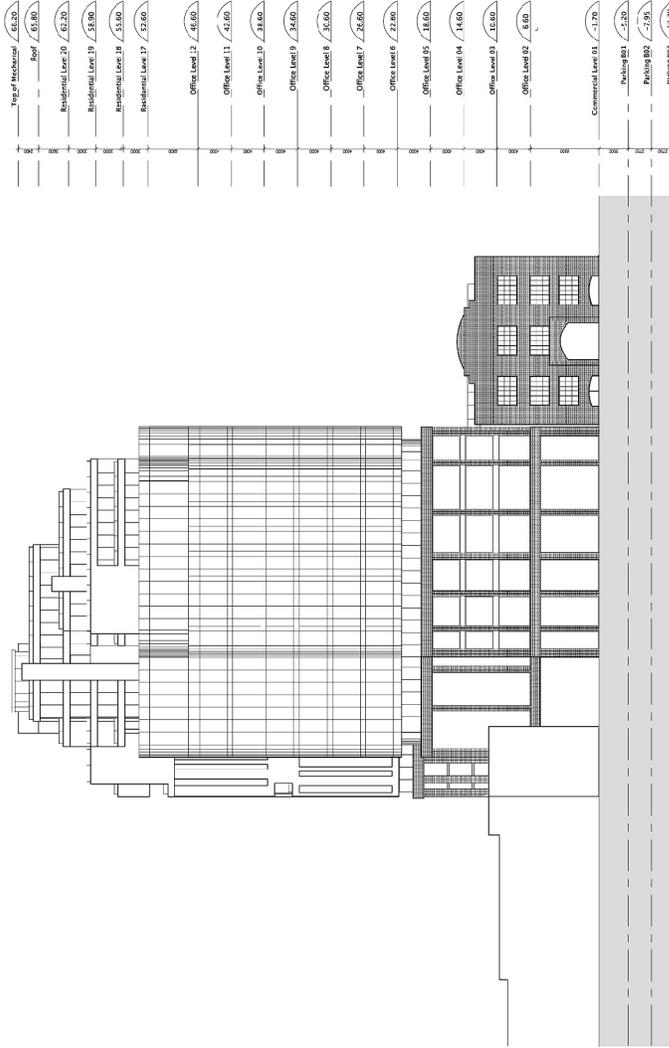
602-622 King Street West

Elevations
Applicant's Submitted Drawing

File # 13 215423 0Z

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Attachment 5: South Elevation



South Elevation

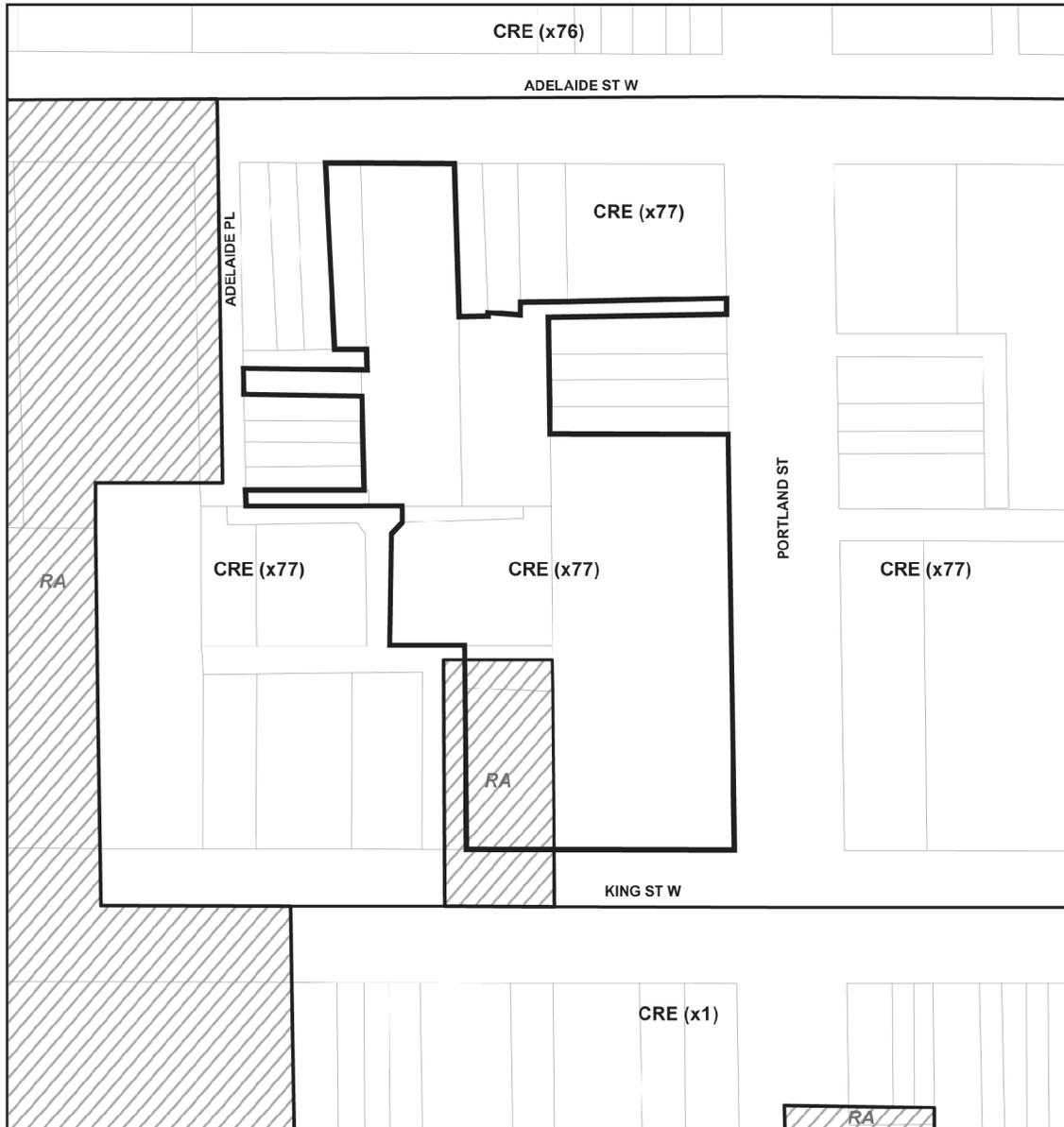
602-622 King Street West

Elevations
Applicant's Submitted Drawing

Not to Scale
09/18/2013

File # 13 215423 0Z

Attachment 6: Zoning



TORONTO City Planning
Zoning By-law 569-2013

602-622 King Street West
 File # 13 215423 STE 20 0Z

- | | |
|---|---|
|  Location of Application |  See Former City of Toronto Bylaw No. 438-86 |
| CRE Commercial Residential Employment | RA Mixed-Use District |


 Not to Scale
 Extracted 10/22/2013

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Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	13 215423 STE 20 OZ
Details	Rezoning, Standard	Application Date:	August 2, 2013
Municipal Address:	602 KING ST W		
Location Description:	PL MILITARY RESERVE PT LTS 7 & 18 SECTION G **GRID S2014		
Project Description:	A rezoning application for a mixed use development that includes a 12-storey office building adjoined by a 20-storey residential building. Site shall include new residential gross floor area of 16853m ² comprised within 106 one bedrooms, 82 two bedrooms and 21 three bedroom units. 22946m ² of office/retail space along with 177 parking spaces shall be provided.		

Applicant:	Agent:	Architect:	Owner:
Goodmans Llp		Hariri Pontarini Architects	RA King/Portland Nominee Ltd

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	569-2013
Zoning:	RA	Historical Status:	
Height Limit (m):	23	Site Plan Control Area:	

PROJECT INFORMATION

Site Area (sq. m):	5792.95	Height:	Storeys:	20
Frontage (m):	0		Metres:	68.2
Depth (m):	0			
Total Ground Floor Area (sq. m):	3796			Total
Total Residential GFA (sq. m):	16853		Parking Spaces:	177
Total Non-Residential GFA (sq. m):	22946		Loading Docks	3
Total GFA (sq. m):	45486			
Lot Coverage Ratio (%):	65.5			
Floor Space Index:	7.9			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	106
2 Bedroom:	82
3 + Bedroom:	21
Total Units:	209

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	16853	0
Retail GFA (sq. m):	1790	0
Office GFA (sq. m):	26843	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	Dan Nicholson, Planner
	TELEPHONE:	(416) 397-4077

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