



STAFF REPORT ACTION REQUIRED

545-601 Sherbourne Street & 3-7 Howard Street - Zoning Amendment Application - Preliminary Report

Date:	September 22, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	15 206976 STE 28 OZ

SUMMARY

This application proposes to construct a 58-storey mixed-use building with retail at grade and 640 residential rental units above. The designated heritage building located at 601 Sherbourne will be retained. The proposal includes the reconfiguration and redesign of St. James Town Park West. The applicant proposes to retain 8 residential rental units. The demolition application proposes the demolition of 24 residential rental units in the existing buildings.

Although the development site is located at the northeast corner of Howard and Sherbourne Streets, it is part of a larger Block bounded by Sherbourne Street to the west, Howard Street to the north, Bleecker Street to the east and Earl Street to the south. The Block has a total site area of 2.04 hectares and is occupied by four rental apartment buildings ranging in height from 28-43 storeys, as well as St. James Town West Park, which is a City-leased park.

An application for Rental Housing Demolition and Conversion under Section 111 of the *City of Toronto Act* (Chapter 667 of the Municipal Code) has been submitted with the rezoning application for the requested demolition of the 24 rental housing units.



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.

The next step is to conduct a community consultation meeting to allow the public to review the application and provide feedback.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 545-601 Sherbourne Street and 3-7 Howard Street 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 of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

St. James Town West Park and the larger Block are governed by several site-specific zoning by-laws. In 1971, Council adopted By-law 258-71 for the lands at 545-565 Sherbourne Street which allowed for the development of the existing retail podium and apartment buildings on site. In 2006, Council adopted site-specific By-law 1044-2006 to amend By-law 258-71, to permit an addition to the existing mixed-use development and allow for the construction of a one-storey retail development on the north end of the podium (Shoppers Drug Mart). By-law 693-80 adjusted parking requirements on the site and By-law 1994-0621 expanded the list of non-residential uses permitted on the site to include most of those permitted in the CR zones in the City.

In 2014, Council adopted By-law 133-2014 for the lands at 545-565 Sherbourne Street to permit the development of a 43-storey infill tower and three-storey grade-related townhouses along Bleecker Street. By-law 133-2014 also secured a minimum of 4,048 square metres of *landscaped open space* on site, which is the same size as St. James Town West Park.

It should be noted that the site is within the St. James Town Community Improvement (CIP) project area. The boundaries of this CIP were approved by City Council in 2003. A new CIP, which will replace and expand an earlier CIP with some similar objectives, is now being developed. The intent is that the new CIP will encourage open space improvements for the area. Background information on the CIP can be found at:

<http://www.toronto.ca/legdoc/2003/agendas/committees/to/to030401/it023.pdf>

Pre-Application Consultation

Several pre-application consultation meetings were held with the applicant to discuss complete application submission requirements and to identify issues with the proposal.

ISSUE BACKGROUND

Proposal

The development site is part of a larger Block that spans from Howard Street to just south of Earl Street and from Bleecker Street to Sherbourne Street. The Block has a total site area of 2.04 hectares and is occupied by four rental apartment buildings ranging in height from 28-43 storeys and 3-storey townhouses fronting onto Bleecker Street, as well as St. James Town West Park. St. James Town West Park is a City- leased park. The ranging municipal address for the Block is 545-601 Sherbourne Street and 3-7 Howard Street.

The applicant is proposing to develop the lands at 601-591 Sherbourne Street and 3-7 Howard Street and has acquired the property at 583 Sherbourne Street. Currently the property at 583 Sherbourne Street is located in the middle of the St. James Town West Park and has a lot area of 235 square metres. The applicant is proposing to consolidate 235 square metres area of 583 Sherbourne Street to the development site, while the existing site would be consolidated with the existing park. There are no proposed changes to the southern portion of the remaining Block.

The applicant is proposing to develop a 58-storey, 170.6 metre high (including mechanical penthouse) mixed-use building with a 3-storey base (12 metres) long Howard and Sherbourne Streets. The application proposes to retain the existing designated heritage building on-site located at 601 Sherbourne Street.

The ground floor setbacks of the 3-storey base building are as follows:

Property line	Setback
North Property line (Howard Street)	0 metres
South Property line (Adjacent to St. James Town Park)	2.6- 7.8 metres
East Property line (Adjacent to St. James Town Park – including the proposed loading area)	0.8 – 8.3 metres
West Property line (Sherbourne Street)	0 - 0.6 metres

The proposed tower has an average floor plate of approximately 845 square metres. The tower steps back 3 metres from the base building along Sherboure and an average of 7 metres from Howard Street. Along the south elevation adjacent to St. James Town West Park the tower steps back 3 metres at the 53rd-storey and 2 metres at the 28th-storey along the east elevation. See the table below for the proposed tower floor plate size.

Floors	Floor Plate Size
4-28	845 sq.m
29-44	743 sq.m
45-52	728 sq.m
53	540 sq.m

A total of 640 residential rental dwelling units are proposed, consisting of 416 studio/one-bedroom units, 212 two-bedroom units and 12 three-bedroom units. A total of 40,380 square metres of residential gross floor area and 420 square metres of retail gross floor area is proposed. Retail uses will be located at-grade with entrances proposed from Sherbourne and Howard Streets. The residential lobby entrance is to be located on Sherbourne Street.

The proposal includes 1,280 square metres of indoor amenity space located on the 2nd and 3rd floors and 293 square metres of outdoor amenity space on the adjoining terrace on the 2nd floor, as well as on the 4th floor.

Vehicular parking is proposed to be located in the existing 3-storey underground parking garage below St. James Town West Park, which services the larger Block. The parking garage will be reconfigured and expanded by 13 parking spaces at the P1 level to accommodate the proposed development. The applicant is proposing to link below-grade the existing parking garage to the new development. Overall there are 893 parking spaces, of which 249 spaces (185 residential and 64 visitor parking spaces) are proposed for this development. Vehicular access will continue to be from Bleecker Street.

A total of 640 bicycle parking spaces are proposed. The applicant is proposing to use the existing Type "G" loading space provided within the Block, which is accessible from Bleecker Street for the new tower. There is also a Type "A" and four Type "B" loading spaces existing within the Block. A moving truck loading area is proposed off the extended laneway on the east side of the proposed tower.

The applicant is proposing to redesign and reconfigure St. James Town West Park, which is a City-leased park, by introducing passive seating and active play areas, as well as well-lit pedestrian connections.

The demolition application proposes to demolish 24 affordable and mid-range rental units and have those tenants relocated into the owner's adjacent rental buildings at secured rents. The heritage building containing 8 rental units is proposed to be secured for 20 years with no changes.

Site and Surrounding Area

As noted above, the subject site is part of a larger Block; however the development site at 591-601 Sherbourne Street and 3-7 Howard Street is located at the southeast corner of Sherbourne and Howard Streets and is currently occupied by four low-rise mixed-use buildings. The buildings contain the following units by type:

- 583 Sherbourne St: 3 one-bedrooms, 2 bachelors
- 591 Sherbourne St: 1 two-bedroom, 1 bachelor
- 595 Sherbourne St: 7 one-bedrooms, 8 bachelors
- 599 Sherbourne St: 1 two-bedroom, 1 bachelor
- 601 Sherbourne St: 4 one-bedrooms, 4 bachelors

The development site includes the designated heritage property located at 601 Sherbourne Street, the Thomas Cruttenden Building containing 4 bachelor apartments and 4 one-bedroom apartments of which 6 are affordable and are in poor condition. The property at 583 Sherbourne Street is located further south along Sherbourne Street and is currently occupied by a three-storey mixed-use building. The proposed tower site is approximately 1607.5 square metres in size and is rectangular in shape.

The application also includes St. James Town West Park, which is a City-leased park. The City entered into a 60-year lease with the landowner in 1978 as part of the initial development proposal of the Block. There are 23 years outstanding in the lease. St. James Town West Park fronts Bleecker, Sherbourne and Howard Streets and is approximately 4,048 square metres in size. The southern portion of the park is encumbered by the existing below-grade parking garage.

North: at the northeast corner of Sherbourne Street and Howard Street is a recent Ontario Municipal Board approval for a 50-storey mixed-use building, which forms part of a larger development application.

South: is the larger Block which consists of one Z-shaped 28-storey, a 43-storey and two 30-storey residential buildings and a one-storey Shoppers Drug Mart commercial building. Beyond the larger block, is the Wellesley Community Centre, which anticipates construction of the new aquatic centre in the near future.

East: at the southeast corner of Howard Street and Bleecker Street is a three-storey mixed-use building. Further south along the east side of Bleecker Street are four high-rise Toronto Community Housing Corporation operated residential buildings ranging in height from 21-29 storeys.

West: at the southwest corner of Selby Street and Sherbourne Street is a recently approved 50-storey building. Further south along Sherbourne Street is the 32-storey James Cooper Mansion building and 3-2 storey dwellings.

Provincial Policy Statement and Provincial Plans

Section 2 of the Planning Act sets out matters of provincial interest which City Council shall have regard to when carrying out its responsibilities, including: the orderly development of safe and healthy communities; the conservation of features of significant architectural, cultural and historical interest; the adequate provision of employment opportunities; the adequate provision of a full range of housing, including affordable housing; and the appropriate location of growth and development.

The Provincial Policy Statement (PPS) 2014, provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for Ontarians. Key policy objectives include: building strong communities; wise use and management of resources; providing for an appropriate range of housing, including affordable housing, to meet the needs of current and future residents; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented and some policies provide flexibility in their implementation provided that the provincial interests are upheld.

The PPS provides for the conservation of built heritage resources and allows for development adjacent to protected heritage properties, so long as it has been demonstrated that the significant heritage attributes of the property will be conserved. City Council's planning decisions are required to be consistent with the PPS. The PPS states that the Official Plan is the most appropriate vehicle for implementing the PPS. 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: direction for how and where to grow; the provision of infrastructure to support growth; to provide housing options to meet the needs of people at any age; and protecting natural system and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The development site is located within the *Downtown and Central Waterfront* area on Map 2 – Urban Structure in the Official Plan. The subject properties have a number of Official Plan designations. The properties located at the corner of Howard Street and Sherbourne Street, municipally known as 591-601 Sherbourne Street and 3-7 Howard Street are designated *Mixed-Use Areas*. The property at 583 Sherbourne Street is designated *Apartment Neighbourhoods*, and St. James Town West Park is designated *Parks and Open Space*.

The *Mixed Use Areas* designation permits a range of residential, commercial and institutional uses. The Plan includes criteria that direct the form and quality of development in this land use designation. The criteria state that new buildings: provide a transition between areas of different intensity and scale, including stepping down of heights towards lower scale neighbourhoods; minimize shadow impacts; and provide an attractive, safe and comfortable pedestrian environment.

The *Parks and Open Space* designation primarily permits public parks and recreational opportunities within the *Downtown and Central Waterfront* urban structure area. The Plan includes criteria for development of the *Parks and Open Space* designation such as: protect, enhance or restore natural features; preserve, or improve public visibility and access; maintain and create linkages between parks and open spaces; maintain or expand the size and improve the usability of publicly owned *Parks* lands for public parks; and provide comfortable and safe pedestrian conditions.

The *Apartment Neighbourhood Areas* are made up of apartment buildings, parks, local institutions, cultural and recreational facilities and small-scale retail service and office uses that serve the needs of the area residents. The Plan includes criteria for development within this designation such as: mass new buildings to provide a transition between areas of different development intensity and scale; mass new buildings to frame the edge of streets and parks with good proportions and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces; and mass new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale Neighbourhoods.

The Housing policies of the Official Plan include policies that encourage the provision of a full range of housing, in terms of form, tenure and affordability, and the protection of rental housing units. Firstly, policy 3.2.1(5) provides that significant new development on sites containing 6 or more rental units, where the existing rental units will be kept in the new development will secure the tenure of buildings where there are affordable or midrange rents, and may also secure improvements to the existing buildings to maintain their viability and to provide amenity to the residents at no extra cost to the tenants.

Secondly, Policy 3.2.1(6) provides that when new development requires the removal or the partial removal of rental housing containing six or more units, and any one of the units is affordable or mid-range, the units must be replaced by size, number, type and at rents similar to those at the time of application, that the rents of those units will be secured for at least 10 years and that an acceptable tenant relocation and assistance plan will address the right to return to a replacement unit and mitigation to lessen hardship.

The Official Plan policies regarding heritage resources set out directions for conserving our heritage through listing properties, designating them and entering into conservation agreements. Once a property is listed on the City's *Heritage Register* it is to be conserved and any development proposal on a heritage property requires a Heritage Impact Statement. New construction on or adjacent to, a property on the *Heritage Register* will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

This application was reviewed against all the policies of the Official Plan including the "Downtown", "Transportation", "Environment", "Public Realm", "Built Form" and "Parks and Open Space" sections of the Plan. The Official Plan is available at: http://www.toronto.ca/planning/official_plan/introduction/htm

Heritage

The development site includes the heritage property located at 601 Sherbourne Street, the Thomas Cruttenden Building. This building is included on the City's Heritage Register and was designated by Toronto City Council under Part IV of the Ontario Heritage Act on December 1, 2011 by By-law No. 1319-2011.

The development is also adjacent to a number of heritage properties. To the north, on the opposite side of Howard Street, are the heritage properties at 603 Sherbourne Street and 4 Howard Street. 603 Sherbourne Street is subject to an Intention to Designate under Part IV of the Ontario Heritage Act, and 4 Howard Street is listed on the City's Heritage Register.

To the east of the development site, on the opposite side of Bleecker Street, is the heritage property at 21 Howard Street. 21 Howard Street is subject to an Intention to Designate under Part IV of the Ontario Heritage Act.

To the west of the development site are the heritage properties at 592, 582, and 572 – 578 Sherbourne Street. 592 Sherbourne Street is designated under Part IV of the Ontario Heritage Act, by By-law No. 312-89 (amended By-law No. 62-2015) 582 Sherbourne Street is designated under Part IV of the Ontario Heritage Act by By-law 950-2008. 572 – 578 Sherbourne Street are listed on the City of Toronto's Heritage Register.

The applicant has submitted a Heritage Impact Assessment in support of their planning application. Heritage staff will review the application in the context of this assessment.

Zoning

On May 9, 2013, City Council enacted city-wide Zoning By-law 569-2013, which is currently under appeal at the Ontario Municipal Board. Therefore, both Zoning By-law 569-2013 and former City of Toronto General Zoning By-law 438-86 currently apply to the proposed development site. Zoning By-law 438-86 only applies to St. James Town West Park.

Under Zoning By-law 569-2013, the proposed development site located at 591-601 Sherbourne Street and 3-7 Howard Street is zoned CR 1.5 (c1.0, r1.0) SS2 x 2174 and is restricted to a height limit of 12 metres. The property at 583 Sherbourne Street is zoned R (d 2.0) (X975). There is also a site specific by-law 574-85 that applies to the property, which permits an eating establishment at-grade with 4 dwelling units above.

Under Zoning By-law 483-86, properties at 591-601 Sherbourne Street and 3-7 Howard Street are zoned CR T1.5 C1.0 R1.0, which permits residential and a range of commercial uses. The property at 583 Sherbourne Street is zoned R3 Z 2.0. The west portion of St. James Town West Park is zoned R3 Z2.0 and the eastern portion is zoned R2 Z1.0.

Site Plan Control

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

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 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.

This application is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies where tall buildings belong in Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings. The Downtown Tall Buildings Guidelines also contain heritage principles and performance standards.

The subject site fronts onto Sherbourne Street which is identified as a "High Street" with a Tower-Base Form. The site is located on the portion of Sherbourne Street identified to accommodate a height range of 77 to 137 metres or 25 to 45 storeys.

Rental Housing Demolition and Conversion

Section 111 of the *City of Toronto Act*, 2006 authorizes Council to regulate the demolition, conversion and severance of residential rental properties in the City. By-law No. 885-2007 (also known as the Rental Housing Demolition and Conversion By-law), which established Chapter 667 of the Municipal Code, implements the City's Official Plan policies protecting rental housing.

The By-law makes it an offence to demolish, convert to condominium, or sever the whole or any part of a residential rental property where there are six or more dwelling units, unless approval has been granted for a Section 111 permit for the demolition, severance or conversion. City Council may refuse an application, or approve the application with conditions.

Where a planning application triggers an application under Chapter 667 for rental demolition, severance or conversion, typically City Council considers 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 Ontario Municipal Board.

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 existing rental units.

Reasons for the Applications

The Zoning By-law Amendment has been submitted to establish uses and the development standards for the proposed development related to, among other matters, maximum density and height, commercial and residential floor area, parking and loading requirements, building envelopes and amenity space.

The applicant is also seeking to amend the parking standards of By-law 133-2014.

All areas of non-compliance with both Zoning By-law 569-2013 and Zoning By-law 438-86 will be identified through the circulation and review process.

The applicant has submitted an application for a Section 111 permit because the demolition of affordable or midrange rental housing is not permitted by Chapter 667 without Council approval.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Architectural plans and drawings
- Plans, Floor Plans, Elevations and Sections
- Shadow Impact Study
- Stage 1 Archaeological Assessment
- Preliminary Pedestrian Level Wind Study
- Planning and Urban Design Rationale
- Tree Inventory Analysis
- Community Services and Facilities Report
- Traffic Impact Study
- Housing Issues Report
- Functional Servicing and Stormwater Management Report
- Green Development Standards Checklist

A notice of complete application was issued on October 14, 2015.

Issues to be Resolved

Prior to presenting a Final Report to Toronto and East York Community Council, the following issues, as well as any others identified by staff and the public, will need to be reviewed and addressed:

1. consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
2. conformity with Official Plan policies;
3. conformity with the Tall Buildings Design Guidelines and the Downtown Tall Buildings: Vision and Supplementary Design Guidelines including the sections on built form performance standards, pedestrian realm and sustainable design;
4. conformity with Parks Canada's "Standards and Guidelines for the Conservation of Historic Places in Canada", approved by City Council as the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City (March 3, 4, and 5, 2008);
5. review the proposal against recent approvals within the immediate context;
6. the height and density of the proposal;
7. the parkland dedication requirements and the future of St. James Town West Park;
8. the park Improvements in relation to the 60 year parkland lease;
9. the proposed land exchange of 583 Sherbourne Street;
10. built form and massing issues including, but not limited to: setbacks, stepbacks, views, sky view, light penetration, privacy, wind mitigation, appropriate transition to the adjacent St. James Town West Park and pedestrian realm weather protection;
11. the shadow impacts on neighbouring parks and open space in the area;
12. the proposed mix of unit sizes and a lack of family-sized units;
13. provision of high-quality public realm, landscape design and appropriate sidewalk widths;
14. the provision of parking, loading and bicycle parking and the expansion of the existing below-grade parking garage;
15. the appropriateness of the rental replacement plans, including replacement unit size's, locations and access to parking;

16. the proposed tenant relocation and assistance plan; and
17. the adequacy of amenity areas proposed.

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

CONTACT

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SIGNATURE

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

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ATTACHMENTS

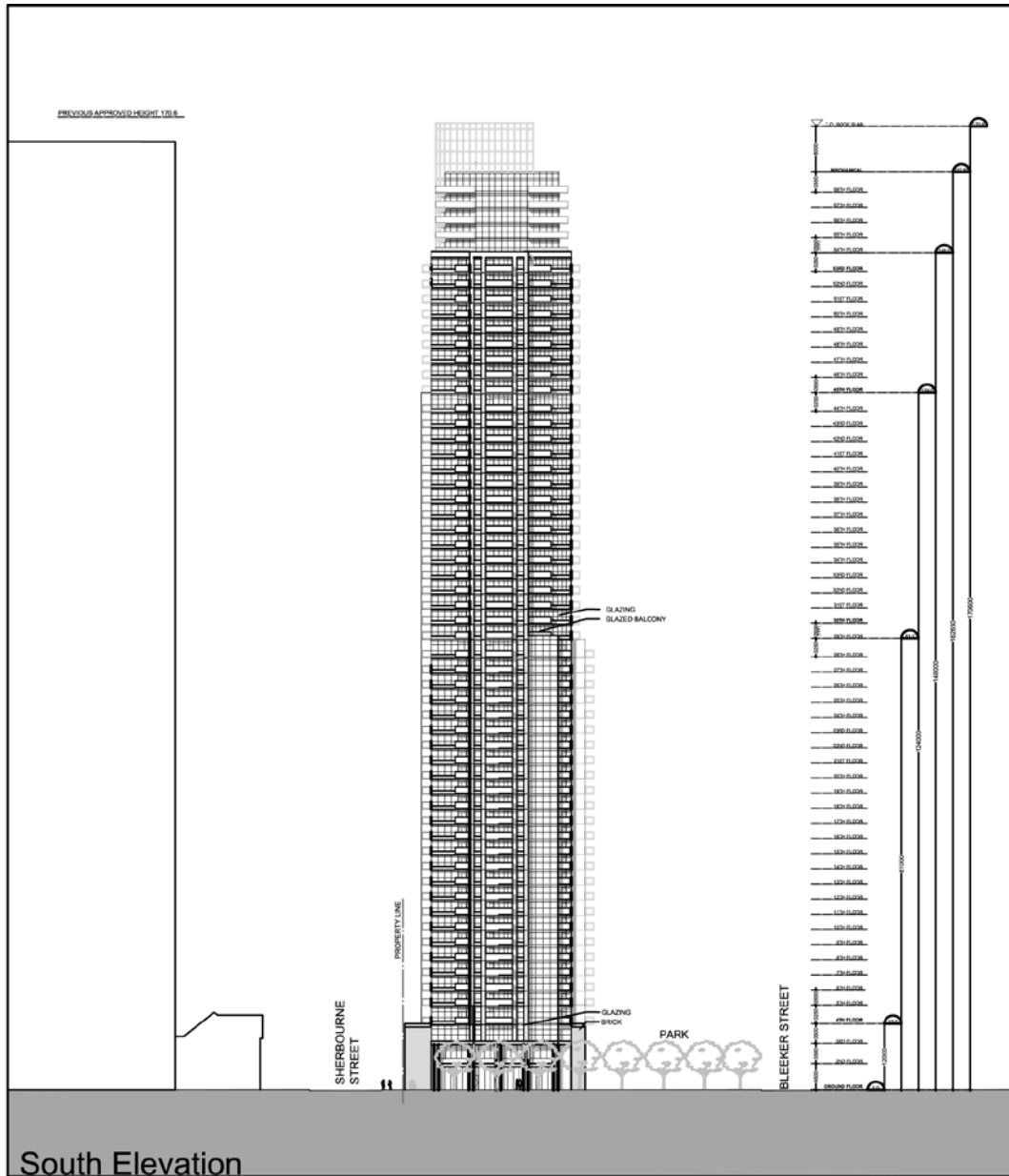
Attachment 1: Site Plan
Attachment 2: South Elevations
Attachment 3: North Elevation
Attachment 4: East Elevation
Attachment 5: West Elevation
Attachment 6: Official Plan
Attachment 7: Zoning
Attachment 8: Application Data Sheet

Site plan showing the proposed tower and surrounding area. The plan includes the following details:

- PROPOSED TOWER:** A large rectangular building with dimensions 142.5m x 117.5m.
- EXISTING 1 STOREY PODIUM:** A circular building with a diameter of 14.0m.
- PARK:** A landscaped area of 4,048 m².
- TOWNHOUSES:** Residential buildings located to the east of the tower.
- STREETS:** The site is bounded by HOWARD STREET to the north, SHERBOURNE STREET to the east, and SHERBOURNE STREET to the south.
- FIRE ROUTE:** A designated path along the southern boundary.
- Other Features:** The plan includes labels for 'SUB', 'PARKING', 'LANDSCAPE', and 'ACCESS TO PARKING'.

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Attachment 2: South Elevation



South Elevation

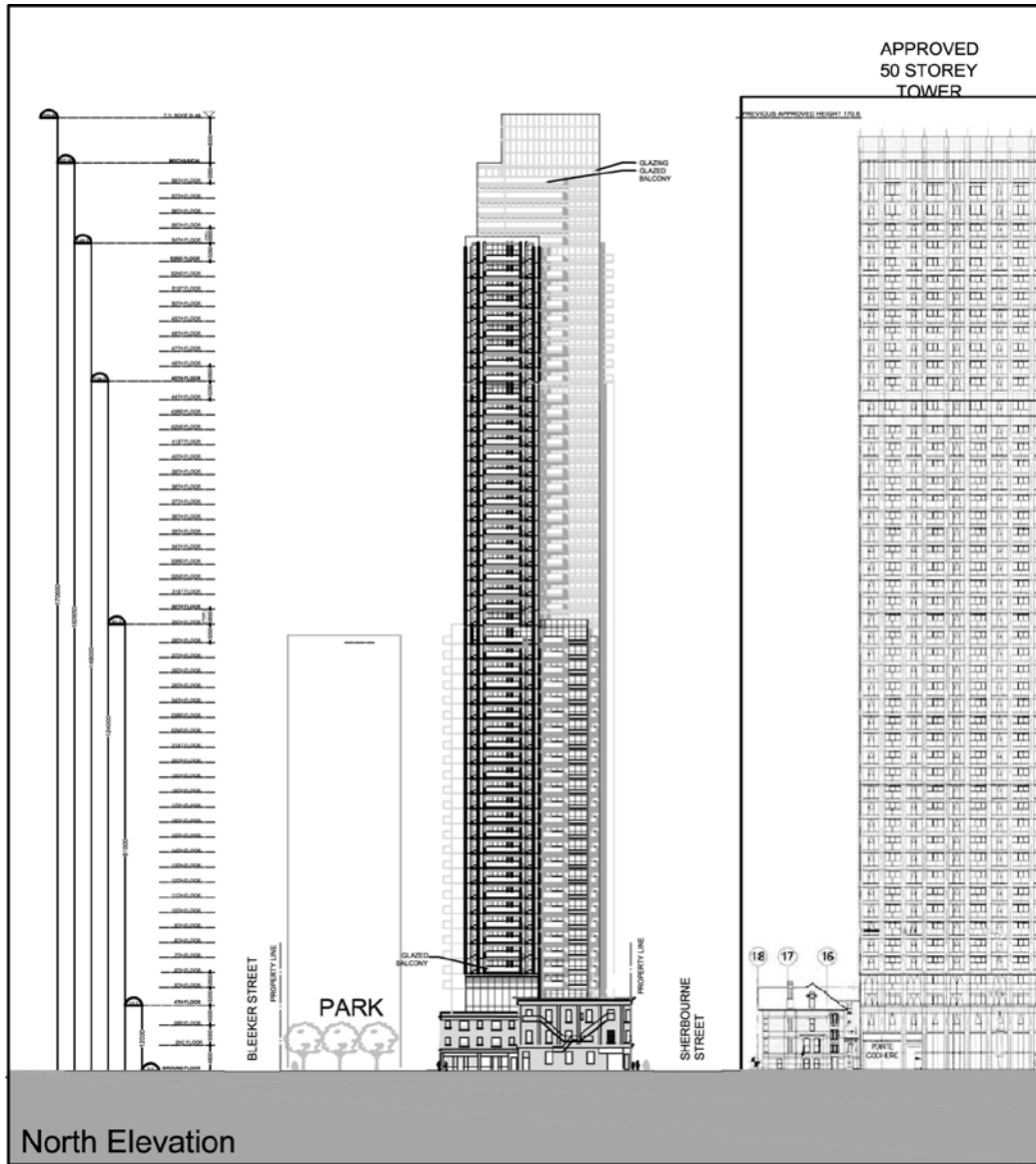
Applicant's Submitted Drawing

Not to Scale
1006/2015

545-601 Sherbourne Street
3-7 Howard Street

File # 15_206976 STE 28 OZ

Attachment 3: North Elevation



North Elevation

Applicant's Submitted Drawing

Not to Scale
1006/2015

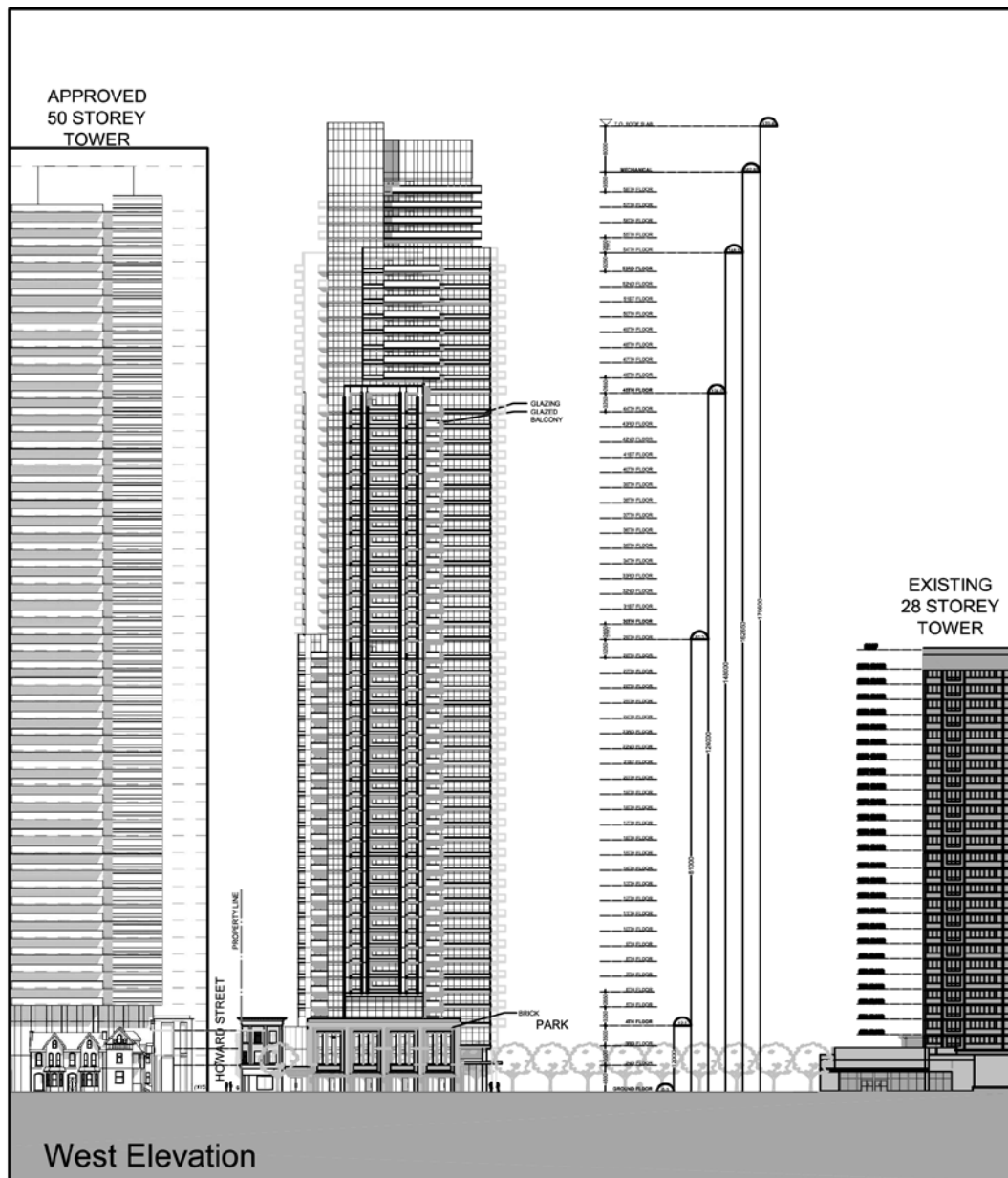
545-601 Sherbourne Street
3-7 Howard Street

File # 15_206976 STE 28 OZ

Architectural drawing of the East Elevation of a proposed 50-storey tower. The drawing shows a tall, slender building with a brick base and a glass upper section. A vertical scale on the left indicates floor levels from 10000 to 17000. The building is situated on a plot with a property line and a park area. A label "APPROVED 50 STOREY TOWER" is at the top right. The drawing is labeled "East Elevation" at the bottom left.

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Attachment 5: West Elevation



West Elevation

Applicant's Submitted Drawing

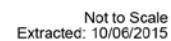
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545-601 Sherbourne Street
3-7 Howard Street

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545-601 Sherbourne Street
and 3-7 Howard Street
File # 15 206976 STE 28 0Z



Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	15 206976 STE 28 OZ
Details	Rezoning, Standard	Application Date:	August 14, 2015
Municipal Address:	545- 601 SHERBOURNE ST & 3-7 HOWARD ST		
Location Description:	The northeast corner of Howard and Sherbourne Streets		
Project Description:	Proposed is a 58-storey rental building, with retail uses at grade. As part of these applications they are also proposing to reconfigure St. James Town West Park, and make significant improvements to it. The existing heritage designated building at 601 Sherbourne Street (known as the Thomas Cruttenden Building) will be retained. The existing underground parking garage on the Block will be modified to connect below grade to the new building.		

Applicant:

Bousfield Inc
3 Church Street, Suite 2000
Toronto, Ontario
M5E 1M2

Architect:

Page & Steele Architects
95 St. Clair Avenue West
Toronto, Ontario
M4V 1N5

Owner:

Grossman Holdings Ltd.
555 Sherbourne Street
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PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	
Zoning:	CR 1.5 (c1.0; r1.0) SS2 (x2174); R3 Z2.0 & R4 Z2.0	Historical Status:	Y
Height Limit (m):	30	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	20414	Height:	Storeys:	58
Frontage (m):	93.6		Metres:	170.6
Depth (m):	51.3			
Total Ground Floor Area (sq. m):	11681			Total
Total Residential GFA (sq. m):	150496		Parking Spaces:	893
Total Non-Residential GFA (sq. m):	5868		Loading Docks	8
Total GFA (sq. m):	156364			
Lot Coverage Ratio (%):	57			
Floor Space Index:	7.7 (entire block)			

DWELLING UNITS

Tenure Type:	Rental
Rooms:	0
Bachelor:	807
1 Bedroom:	485
2 Bedroom:	726
3 + Bedroom:	139
Total Units:	2165

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	150496	0	
Retail GFA (sq. m):	5868	0	
Office GFA (sq. m):	0	0	
Industrial GFA (sq. m):	0	0	
Institutional/Other GFA (sq. m):	0	0	

CONTACT:	PLANNER NAME:	Jennifer Renaud, Planner
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