

Toronto STAFF REPORT

June 15, 2004

To: Toronto and East York Community Council

From: Director, Community Planning, South

Subject: Final Report
Official Plan Amendment & Rezoning Application 03 187527 STE 19 OZ
Owner: Generic Holdings Inc.
Architect: Quadrangle Architects
60 Bathurst Street
Ward 19 - Trinity-Spadina

Purpose:

This report reviews and recommends approval of an application to amend the Garrison Common North Secondary Plan and the Zoning By-law to permit a 12-storey mixed-used building containing 152 residential dwelling units including 674 square metres of retail at grade fronting on Bathurst Street. A 6-storey residential building containing 40 residential dwelling units faces Niagara Street.

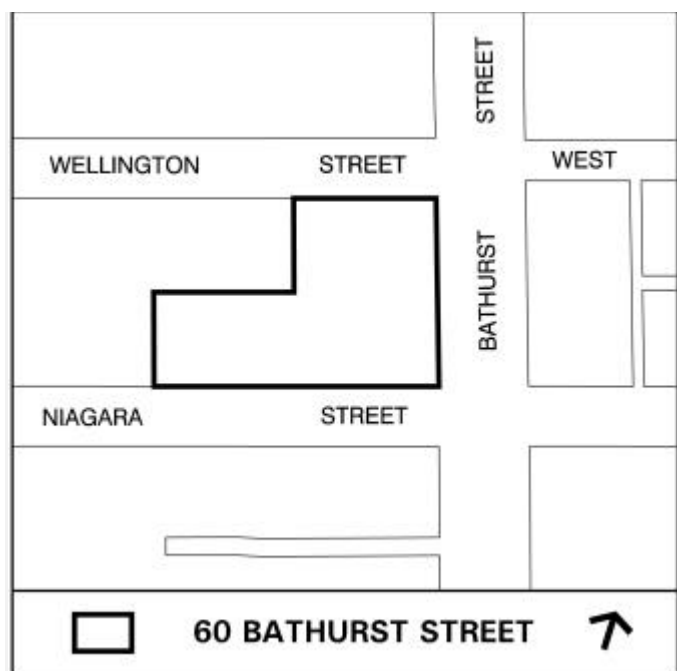
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that City Council:

- (1) amend the Garrison Common North Secondary Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6;
- (2) amend Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law



Amendment attached as Attachment No. 7;

- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required; and
- (4) before introducing the necessary Bills to City Council for enactment, require the owner to enter into a Section 37 agreement;
- (5) require the owner to provide and maintain a minimum of 193 parking spaces to serve this development, including 162 spaces for the use of residents, 24 spaces for the use of residential visitors, and 7 spaces for the use of the retail component;
- (6) require the owner to pay all costs associated with:
 - (a) the installation of one-way arrow and “Do Not Enter” signs on Wellington Street West and Niagara Street at each vehicular site access point;
 - (b) implementation of the appropriate “No Left Turn” prohibition at the Niagara Street site access, necessary to restrict outbound left turns during the AM and PM peak periods;
- (7) require the owner to provide and maintain a minimum of 1-Type G loading space on site to serve the development with a minimum length of 13 m;
- (8) require the owner to submit to the Commissioner of Works and Emergency Services, at least three weeks prior to the introduction of Bills in Council:
 - (a) final approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed building and townhouse units to enable the preparation of building envelope plans;
 - (b) a municipal lighting assessment for the existing lighting on Bathurst Street, Wellington Street West and Niagara Street and within the site; and
 - (c) a site servicing assessment to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development, to demonstrate how this site can be serviced, and to confirm whether the existing municipal infrastructure is adequate to service the development;
- (9) require the owner to pay for all streetlighting costs associated with this development including any required upgrades to the existing lighting on the rights-of-way;
- (10) require the owner to pay for any improvements to the municipal infrastructure in connection with Condition No. (12)(c), should it be determined that upgrades are required to the existing infrastructure to support this development;

- (11) require the owner to, at the time of site plan approval:
- (a) provide space within the development for the construction of any transformer vaults, Hydro, Bell and sewer maintenance holes required in connection with this development;
 - (b) provide a continuous sidewalk across both the Wellington Street West and Niagara Street vehicular site access points with 2 m driveway flares on both sides of each driveway;
 - (c) reinstate with full curbs, any existing vehicular access ramps on Bathurst Street, Wellington Street West, and Niagara Street that do not form part of the new vehicular site accesses, and restore the public boulevards to the satisfaction of the Commissioner of Works and Emergency Services and at no cost to the City;
 - (d) reconfigure the Type G loading space such that City refuse collection vehicles can access the loading space via the Niagara Street vehicular site access and egress the site via the Wellington Street West access;
 - (e) submit, prior to the issuance of the first below-grade building permit for the development, all environmental site assessment reports describing the current site conditions and the proposed remedial action plans to the Commissioner of Works and Emergency Services, for peer review;
 - (f) pay all costs associated with the City retaining a third-party peer review consultant and submit, prior to the issuance of the first building permit for the development, a certified cheque payable to the Treasurer, City of Toronto, in the amount of \$3,000.00, as a deposit towards the cost of peer review;
 - (g) submit, prior to the issuance of the first above-grade building permit for the development, a statement from a Professional Engineer (sealed and dated), for peer review and concurrence, that based on all the necessary supporting environmental documents:
 - (i) the site is suitable for its intended use; and
 - (ii) it is unlikely that there is any off-site contamination, resulting from the past land uses on the site, that has migrated from the site to the adjacent rights-of-way that would exceed applicable MOE guidelines, objectives, or regulations;
 - (h) enter into an agreement with the City, prior to the issuance of the first above-grade building permit for the development, should it be determined that remediation of the adjacent rights-of-way is required, in which the Owner, or

the party responsible for the contamination, commit to carrying out a remedial work plan acceptable to the City;

- (i) require the owner to submit, prior to occupancy of the first building component of the development, a Record of Site Condition (RSC) to the Commissioner of Works and Emergency Services, with respect to the statement from the Professional Engineer submitted for peer review;
 - (j) require the owner to submit to the Commissioner of Works and Emergency Services for review and acceptance, revised plans/additional information with respect to Conditions Nos. (5), (7), (11)(d), (8)(b) and (8)(c);
- (12) advise the owner:
- (a) to contact Transportation Operations Staff of Works and Emergency Services, at least 6 months prior to occupancy of the development, with regards to the implementation of the “No Left Turn” prohibition at the Niagara Street vehicular site access and the installation of one-way arrow and “Do Not Enter” signs at the Wellington Street West and Niagara Street vehicular site access points;
 - (b) to make a separate application to the Commissioner of Works and Emergency Services for permits to carry out any works involving construction in, or occupancy of, the abutting public rights-of-ways of Bathurst Street, Wellington Street West and Niagara Street;
 - (c) to submit, in conjunction with an application for a building permit, revised plans and documentation, detailing how the proposed building will be constructed in accordance with the Ontario Building Code relating to the provisions of fire fighting;
 - (d) of the City’s requirement for payment of a service charge associated with the provisions of City containerized garbage collection;
 - (e) that, in the event that the on-site staff members are not available at collection time, the vehicle will leave the site and not return until the next schedule collection day;
 - (f) to contact Solid Waste Management Services Section of Works and Emergency Services about this project to complete the necessary application and waiver forms prior to the commencement of City waste collection; and
 - (g) that the storm water runoff originating from the site should be disposed of through infiltration into the ground and that storm connections to the sewer system will only be permitted subject to the review and approval by the Commissioner of Works and Emergency Services of an engineering report detailing that site or soil conditions are unsuitable, the soil is contaminated or that processes associated with the development on the site may contaminate the storm runoff.

Background:

Proposal

The proposed development consists of 192 residential units in two buildings. Building A is a 12-storey building fronting on Bathurst Street, including 152 dwelling units and 674 square metres of retail at grade. Building B is a 6-storey building fronting on Niagara Street, including 40 dwelling units.

Site and Surrounding Area

The site is L-shaped, with frontages on Bathurst Street, Wellington Street West and Niagara Street. The existing multi-storey industrial buildings on the site have been recently demolished.

North: 1 to 3½ storey commercial, industrial and residential buildings

South: 2 to 3 storey rowhouses and 3 to 5 storey industrial and commercial buildings

East: a proposed 12 storey residential condominium building and 5 storey office building;
and

West: a 1½ storey industrial building and several rowhouses.

Official Plan

The eastern portion of the site is designated in the Garrison Common North Part II Plan as Medium Density Mixed Commercial-Residential Area, which permits residential and commercial uses. A total density of 4.0 times the lot area is permitted in mixed-use buildings, with a maximum residential density of 3.0 times the lot area and a maximum non-residential density of 1.5 times the lot area. Building heights generally in the range of 6-10 storeys are permitted.

The western portion of the site is designated in the Garrison Common North Part II Plan as Mixed Industrial-Residential Area 'A', which permits a wide range of residential uses and industrial uses which are compatible with neighbouring uses. A density of 1.5 times the lot area is permitted for buildings containing only residential uses. A density of 3.0 times the lot area is permitted for buildings containing only industrial uses.

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board. The first prehearing on the new Official Plan was held on April 19 and 20, 2004. The next prehearing has been scheduled for September 14, 2004

Once the Plan comes into full force and effect, it will designate the site Mixed Use Area. The site is subject to the Garrison Common North Secondary Plan. Area Specific Policy 2 will apply to the western portion of the site, and would permit a mix of employment and residential uses.

Zoning

The site is currently divided into two separate zoning categories. The eastern portion of the site is zoned MCR T3.0 C1.0 R2.5, which permits a mix of commercial and residential uses, with a maximum commercial density of 1.0 times the lot area and a maximum residential density of 2.5 times the lot area. The western portion of the site is zoned I1 D3, which permits industrial uses to a maximum density of 3.0 times the lot area. Residential uses are not permitted in the I1 D3 zone.

Site Specific Official Plan and Zoning By-law

Site specific Official Plan and Zoning By-law approvals were enacted in 1994 by Council to permit a previous development proposal on the site (By-laws 1994-0528 and 1994-0529). The Part II Plan of the time required an amendment to allow a residential density of 2.9 times the lot area, since the maximum was 1.5 times the lot area. The site was zoned for industrial uses at the time and the amendment was required to permit residential uses.

Garrison Common North Community Improvement Plan

The Plan outlines the needs of the area for community services, facilities and amenities. Under Section 37 of the Planning Act, the applicant will contribute to the provision of these services.

Ontario Municipal Board

The applicant has requested the OMB to close its files with respect to the appeals of the Official Plan and Zoning By-law approvals granted by the City to the previous owner. The current application is for a different development proposal. If the OMB does not dispose of the 1994 Official Plan amendment and Zoning By-law upon closing its files, then the City could formally repeal them.

Site Plan Control

A Site Plan Approval application (file no. 2003 187540 000 00 SA) has been concurrently submitted and is under review.

Reasons for the Application

The proposed residential use is permitted by the in-force Official Plan and Garrison Common North Part II Plan as well as by the new Official Plan and Garrison Common North Secondary Plan but is not permitted by the Zoning By-law.

The proposed density exceeds the density permitted in the in-force Garrison Common North Part II Plan and the Zoning By-law.

Community Consultation

A community consultation meeting was held March 10, 2004. Approximately 16 residents and landowners attended. As a result of that meeting, a further meeting was held March 31, 2004 to discuss revisions to the proposal. Twenty-two residents and landowners attended.

City Planning staff received letters and/or written comments from 11 residents and business owners in the immediate area.

At the March 10, 2004 meeting, the March 31, 2004 meeting and in the letters received, a number of issues were raised. These issues are listed below:

- height and density of the proposed development;
- incompatibility of the proposed design with the existing neighbourhood;
- incremental impact of development approvals on the character of the neighbourhood;
- impacts on access to sunlight and effect of shadows;
- impacts on privacy;
- increased traffic on Wellington Street West and Niagara Street; and
- need for sufficient visitor parking to serve the proposed development.

Agency Circulation

The application was circulated to all appropriate agencies and City Departments. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

Comments:

Density, Height, Massing

The proposed density, height and massing have been identified as concerns by area residents.

The impact of Building B, the 6-storey building on the west portion of the site, on adjacent industrial and residential properties has been identified as a concern by local residents and property owners. Residents have noted concerns about increased shadows, loss of privacy, proximity of the proposed building to adjacent windows and the negative impact on the character of the Niagara Street streetscape.

The in-force Official Plan requires that siting and massing of new buildings be appropriate in relationship to neighbouring development. The proposed development provides continuity and enclosure to streets by aligning building walls with the street edge on Bathurst Street and Niagara Street. It respects the street proportions and provides a transition to the lower-scaled buildings to the west and north. On Wellington Street West, the 12-storey building at Bathurst steps down to a landscaped area and then to the adjacent low-rise industrial building. On Niagara Street, building heights step down from 9 storeys in Building A at Bathurst Street, to 6 storeys on Niagara Street, to the low-rise industrial and residential buildings to the west. The visual impact and shadow impacts of Building B are reduced by significant stepbacks above the fifth storey at both the front and rear facades. Shadow studies indicate that adjacent buildings will retain adequate sunlight.

The Garrison Common North Part II Plan (Section 2.2.1) states that the City's Urban Design Guidelines provide a context for coordinated incremental development. In conformity with these guidelines, the proposed development incorporates:

- consistent setbacks from Niagara Street, including a pattern of landscaped front yards and a series of separate entrances to reinforce the narrower lot width pattern;
- open space within the block in the form of the service lane, individual rear yards and the publicly accessible parkette;
- well-defined building entrances to both individual units and shared lobbies on Niagara Street;
- well-defined residential and retail entrances on Bathurst Street through the use of both architectural elements and landscape details;
- parking and servicing located interior to the site; and
- height of building to street width ratios of less than 1:1.

The proposal also incorporates a landscaped mid-block pedestrian passage.

The New Official Plan in Section 4.5 Policy 2(c) requires that development in Mixed Use Areas be located and massed to provide a transition between areas of different development intensity and scale, particularly providing setbacks from and a stepping down of heights towards, lower scale Neighbourhoods. The setbacks and stepbacks on Building B address its proximity to lower scale Neighbourhoods. Policy 2(e) of the same section refers to the need to provide an attractive and comfortable pedestrian environment. The proposed designs for the public realm and the mid-block passage achieve these objectives.

Compatibility with the neighbourhood

Concerns have been raised regarding the compatibility of the design with the streetscape, particularly with existing buildings on Niagara Street.

Niagara Street is characterized by a mixture of building types and heights. Front yard setbacks on the street are relatively consistent and most buildings are built either to the side lot lines or have very narrow side yards. The block currently includes several industrial/commercial buildings with heights ranging from 16.6 m to 18.4 m as well as lower-scaled industrial buildings with heights of 3.5 m to 12.1 m and rowhouses with heights of 7.6 m to 10.6 m. The proposed development, with landscaped front yards, a height of 15.2 metres along the street edge and deep stepbacks at the 6th storey before rising to a total height of 18 metres, is appropriate given the various building heights in this block.

Bathurst Street, with the exception of the Bathurst/ King intersection, is lined with low-and mid-rise mostly commercial buildings and vacant sites. The new Official Plan calls for residential intensification along Bathurst Street. Immediately across Bathurst Street from the site, a proposed 12-storey building has been approved by the Ontario Municipal Board. Building A is compatible with approved development in this section of Bathurst Street and the new Official Plan's design guidelines for the public realm.

Sun and Shadow

Owners of nearby properties have expressed concern regarding the shadows which will be created by the proposed buildings, particularly Building B, which is located on the west portion of the site. The concern is that shadows will be cast on residential backyards as well as outdoor amenity areas (roof decks) of adjacent industrial buildings. Some concerns have also been expressed regarding the impact of morning shadows created by Building A on the townhouses across Wellington Street to the north, particularly on the walk-out basement units.

Impacts on sun and shadows were considered in evaluating the effect of the proposal on nearby properties. The New Official Plan, in Section 4.5 Policy 2.d, requires that new buildings in Mixed Use Areas be located and massed to minimize shadow impacts on adjacent Neighbourhoods during the spring and fall equinoxes. After 10a.m. during the spring and fall equinoxes, the proposed development will result in additional shadowing on the rear yard of one of the rowhouses. Additional shadows will fall on some of the stacked townhouses on the north side of Wellington Street West and their east-facing, sunken rear yards until approximately 11a.m. during the spring and fall equinoxes.

Privacy

Building B, on Niagara Street, has a number of rear balconies and terraces. Impacts on privacy to the rear yards of the rowhouses on Wellington Street West and the roof decks of the adjacent industrial buildings are of concern to the neighbours. The new Official Plan, Section 3.1.2 Policy 3.c) states that impacts on neighbouring buildings and open space should be minimized by ensuring adequate privacy by providing adequate separation between building walls. Current City policies regarding light, views and privacy apply to the adjacent residential rowhouses only. These policies regarding facing distances between residential buildings for light, views and privacy require a minimum separation of 11 m, of

which 5.5 m is normally required on each property. The rear façade of Building B is located 8.4 m from the rear property line, with stepbacks to 9.3 m at the 2nd and 3rd floors, 11.7 m at the 4th floor and 14.1 m on the 5th and 6th floors. Balconies, extending from the facades, are 2.4 m deep. The rear yard setback and the stepbacks comply with current City policy regarding separation between buildings. The rowhouses on Wellington are not directly north of the proposed development. The viewing angles from the rear balconies of the proposed building to the rear yards and windows of the rowhouses are oblique and are also intercepted to some extent by the industrial 1 and 1½ storey buildings immediately to the west and north. Privacy impacts related to Building B are acceptable.

Privacy impacts related to Building A, on Bathurst Street, are minimal and acceptable.

Traffic Impact, Access, Parking and Servicing

Vehicular access to the site is on Wellington Street West and on Niagara Street, via a new internal lane. The internal service lane provides access to 211 parking spaces (205 underground and 6 at grade). The total number of parking spaces is sufficient to meet the needs of the proposed development provided that at least 24 spaces be reserved for residential visitors and at least 7 spaces for the retail component. The Type G loading space is required to be 13.0 m in length. Access to the site, on-site parking and garbage facilities are consistent with Section 3.1.2 Built Form Policy 2 of the New Official Plan.

Local residents and property owners have expressed concern that automobile traffic increases due to the overall density and number of dwelling units will have a negative and unreasonable impact on local streets and intersections.

Works and Emergency Services (WES) staff have evaluated the traffic impacts of the proposed development, recognizing current queueing at the intersection of Niagara Street and Bathurst Street during peak periods. WES staff are recommending that, during peak periods, all traffic exit the site west-bound onto Wellington Street West. Given this change, WES staff find the traffic impacts reasonable.

Open Space/Parkland

The new Official Plan, Section 3.1.2 Policy 5.d) states that new development will provide landscaped open space within development sites. A parkette, 182 square metres in size, is being proposed on Wellington Street. Public access to the parkette will be secured via an easement agreement. The condominium corporation will be responsible for maintaining the parkette.

Streetscape

The proposed development includes extensive landscaping of the boulevard, including 29 trees on the public right-of-way on Niagara Street, Bathurst Street and Wellington Street West and achieves the New Official Plan's objective of a comfortable and attractive pedestrian environment as outlined in Section 3.1.2 Policy 5 and Section 4.2 Policy 2.f).

Encroachments

The proposed development drawings indicate a pedestrian gate and a trellis structure which encroach onto the public right-of-way. Any proposed encroachments on or over public lands will require separate approval from the Commissioner of Works and Emergency Services.

Community benefits under Section 37 of the Planning Act

The applicant has agreed to contribute to the implementation of the streetscape improvement projects as described in the Garrison Common North Community Improvement Plan, in the amount of \$370,000. Priority streets to be improved are Bathurst Street south of King Street, Wellington Street (Bathurst to Walnut) and Niagara Street (Bathurst to King).

The emphasis will be on greening the streets through additional soft landscaping.

Conclusions:

The proposed mixed-use development at 60 Bathurst Street and 60 Niagara Street provides for an appropriate residential intensification along Bathurst, a major arterial road. The intensity of the development is scaled-down on the western portion of the site to provide a transition to the low-rise residential properties to the west of the site and to be compatible with the heights of existing buildings on Niagara Street.

Contact:

Elise Hug, Planner, West Section
Telephone: (416) 392-0758
Fax: (416) 392-1330
Email: ehug@toronto.ca

Ted Tyndorf
Director, Community Planning, South District

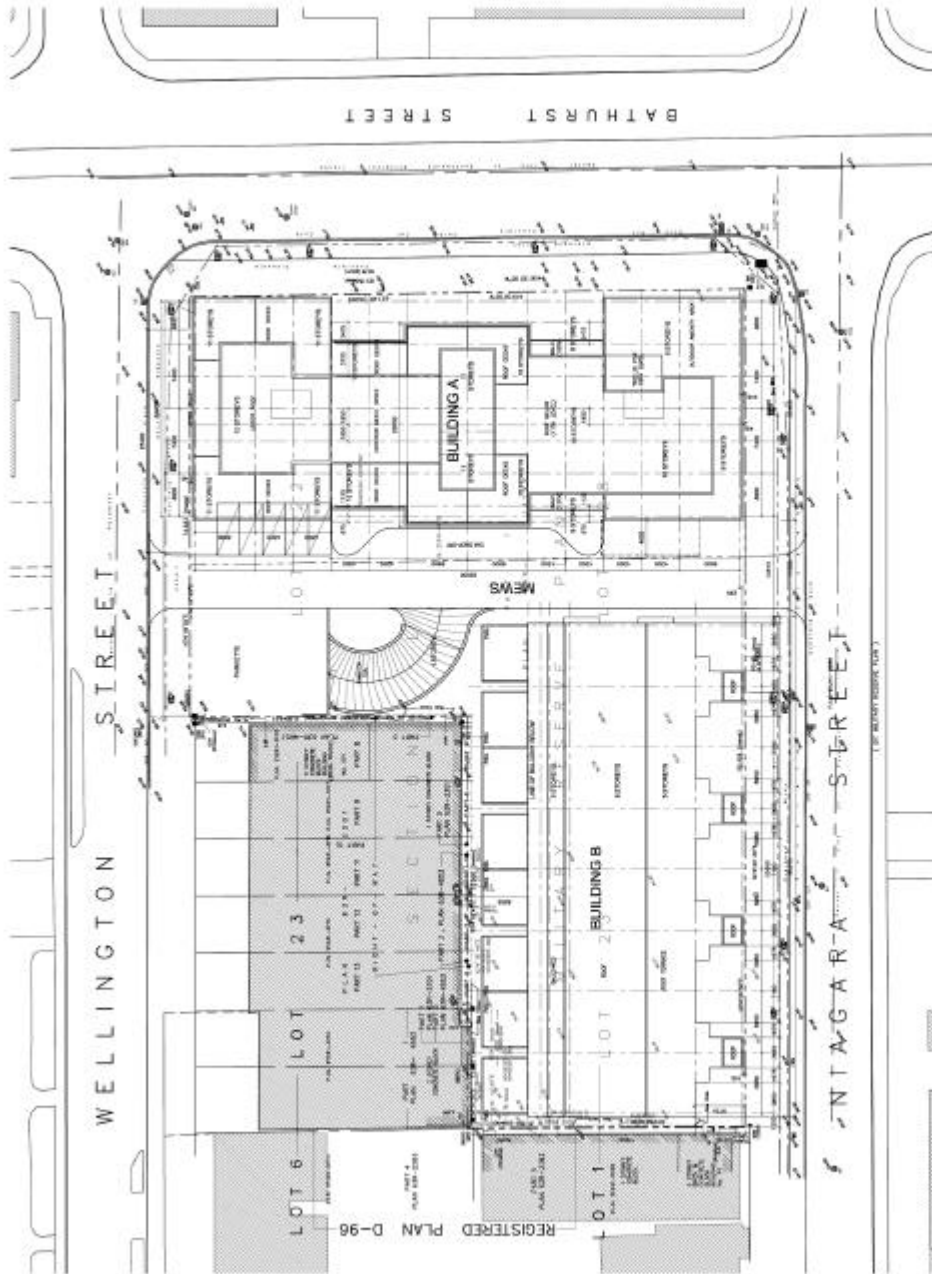
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List of Attachments:

Attachment 1: Site Plan
Attachment 2: Elevation 1
Attachment 3: Elevation 2
Attachment 4: Zoning

Attachment 5: Official Plan
Attachment 6: Draft Official Plan Amendment
Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

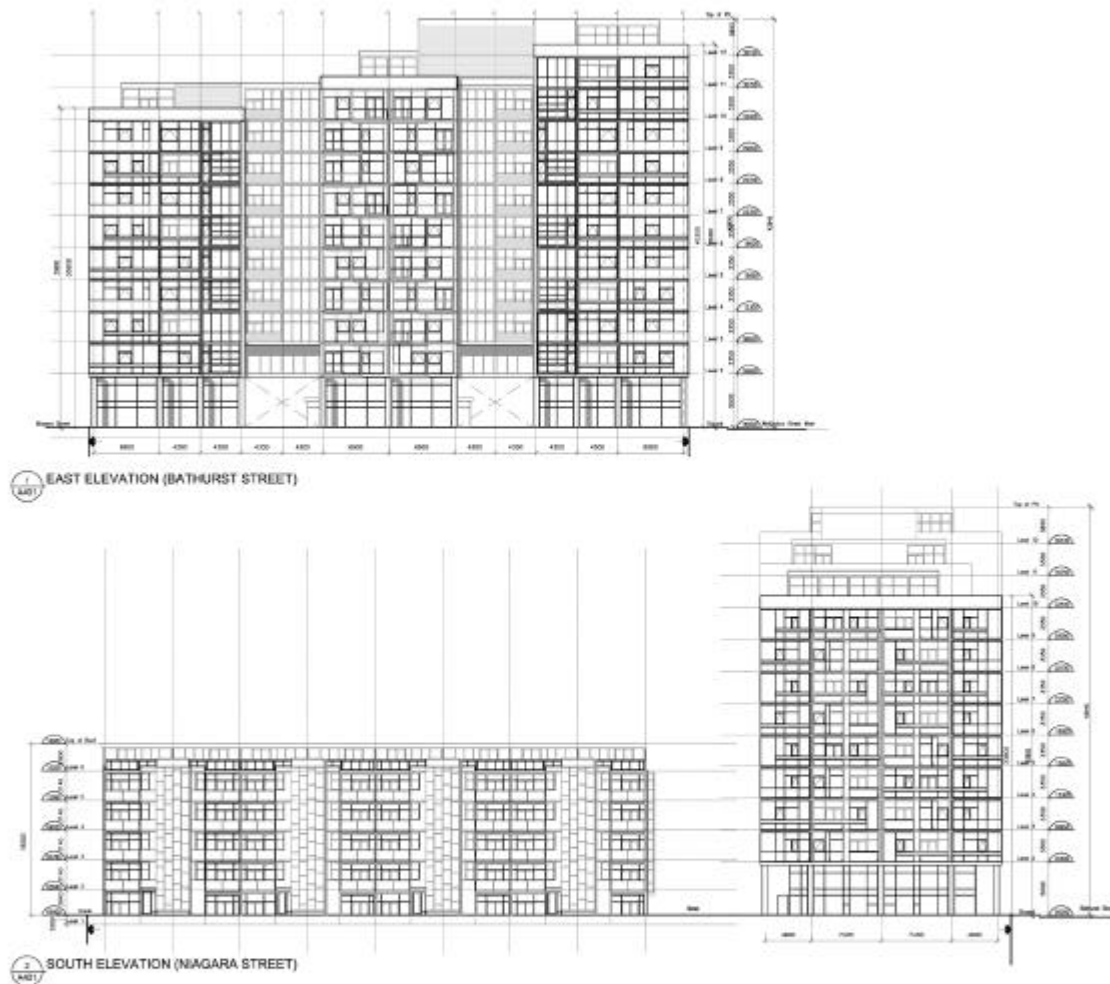
Applicant's Submitted Drawing

Not to Scale
06/07/04

60 Bathurst Street

File # 03 187527

Attachment 2: Elevation 1



Elevations

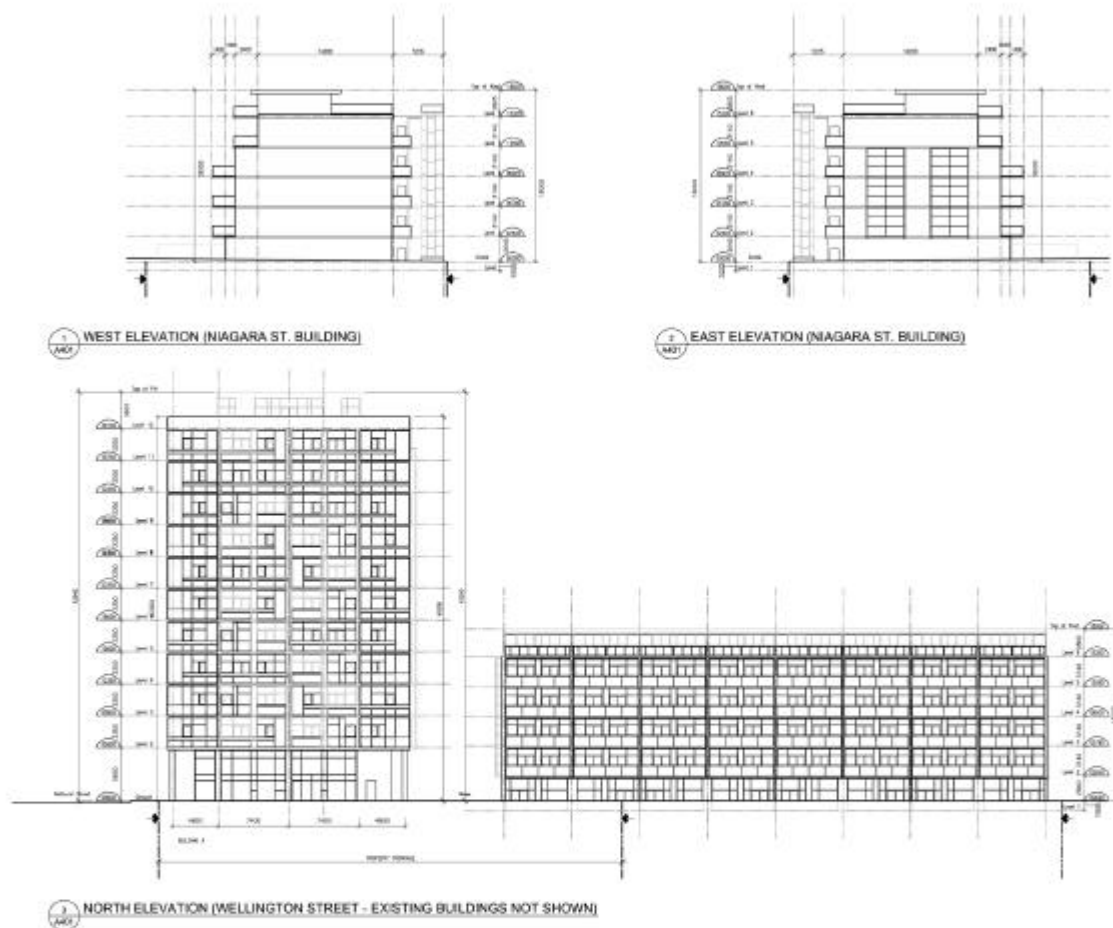
Applicant's Submitted Drawing

Not to Scale
06/07/04

60 Bathurst Street

File # 03_187527

Attachment 3: Elevation 2



Elevations

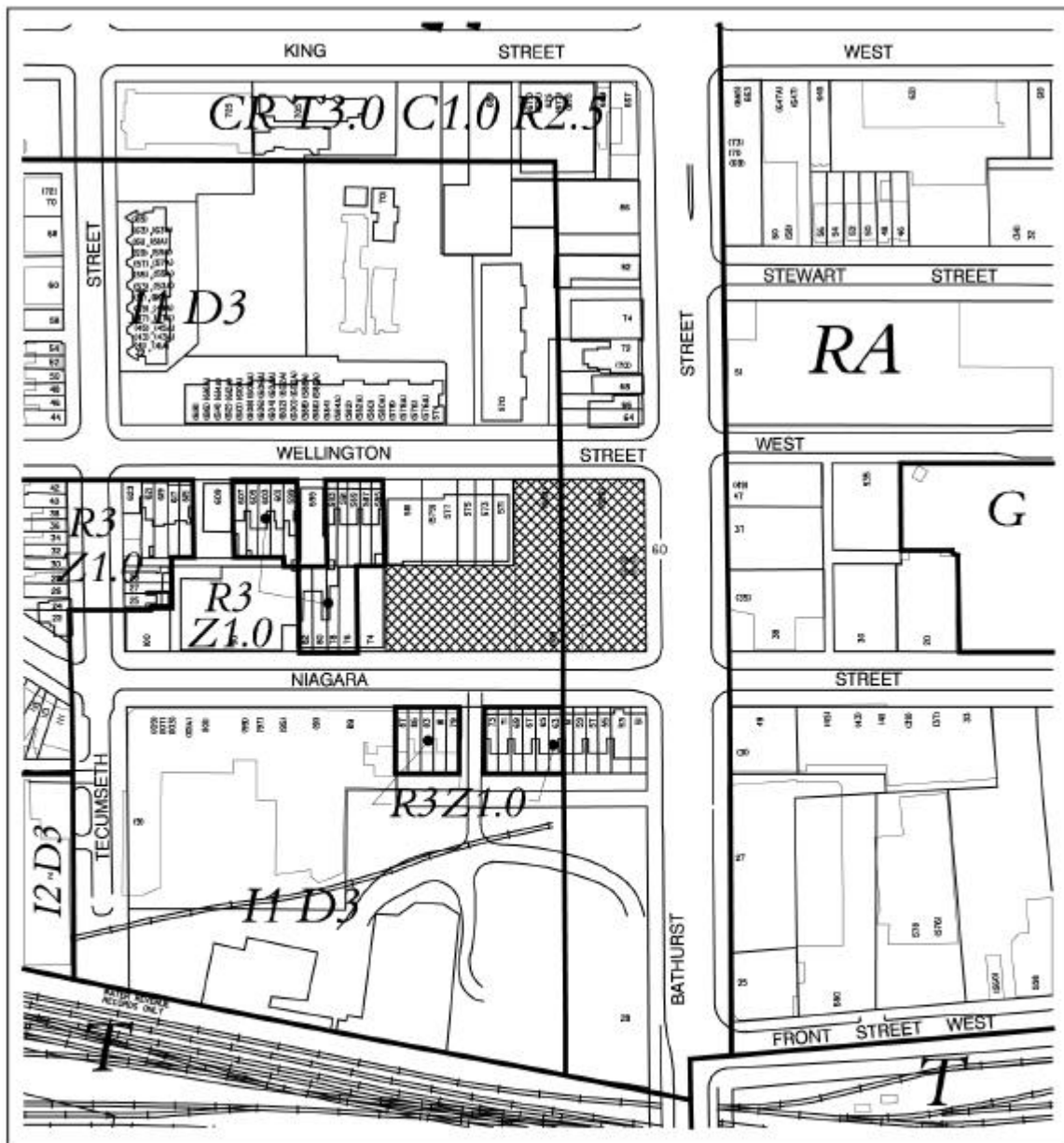
Applicant's Submitted Drawing

Not to Scale
06/07/04

60 Bathurst Street

File # 03_187527

Attachment 4: Zoning (Map)



Toronto Urban Development Services
Zoning

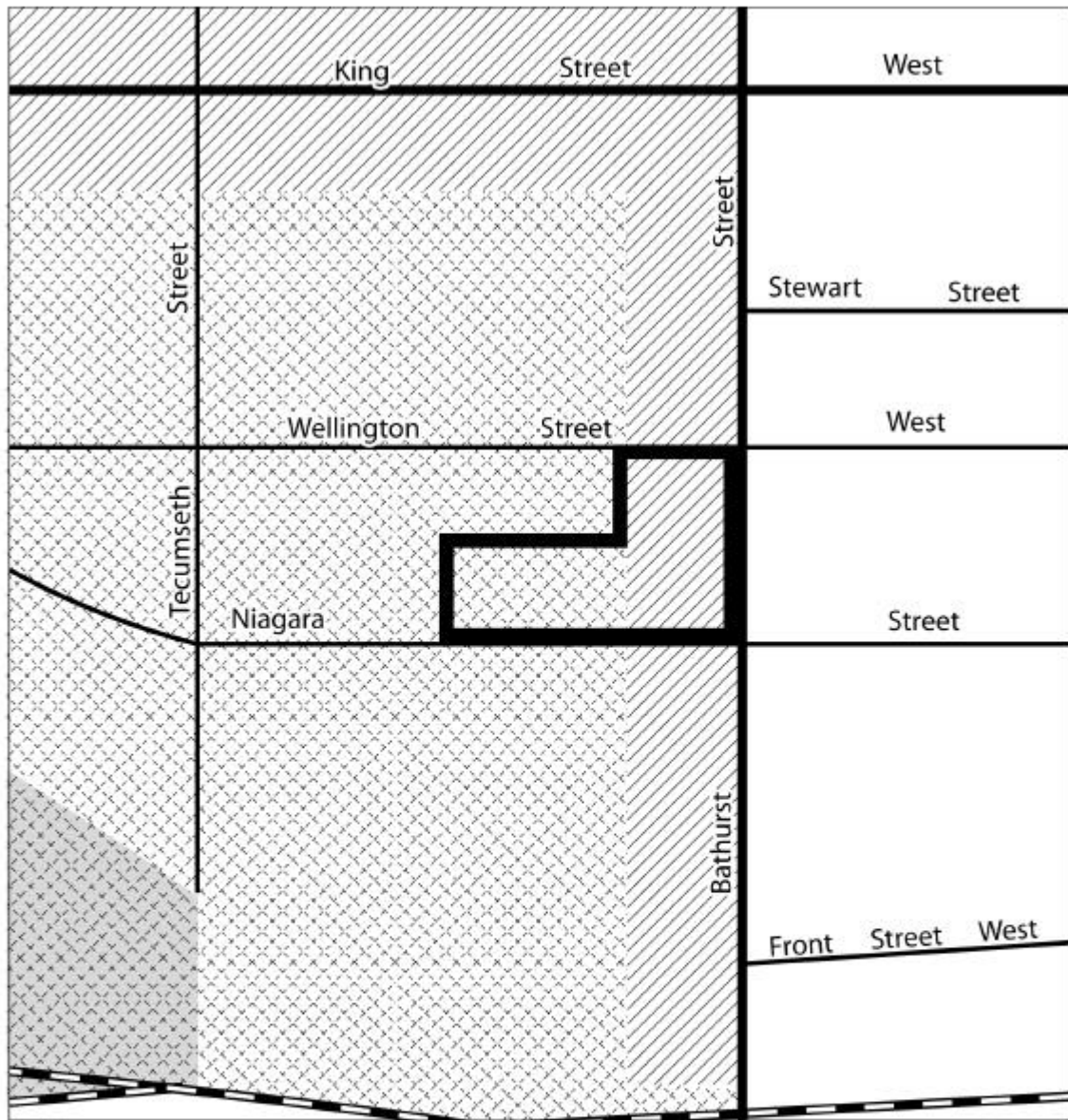
60 Bathurst Street
File # 03_189867

G	Parks District	I3	Industrial District
R3	Residential District	T	Industrial District
CR	Mixed-Use District		
RA	Mixed-Use District		
I1	Industrial District		



Not to Scale
Zoning By-law 438-86 as amended
Extracted 11/06/03 - EM

Attachment 5: Official Plan (Map)



Toronto Urban Development Services
Official Plan

60 Bathurst Street

File # 03_187540

- | | |
|---|---------------------------|
| Site | General Use Areas |
| Medium Density Mixed Commercial-Residential Areas | King-Spadina Part II Plan |
| Mixed Industrial-Residential Areas | |

↑
Not to Scale
11/12/03

Attachment 6: Draft Official Plan Amendment (City of Toronto Part II Plan)

Authority: Toronto South Community Council Report No. XX, Clause No. XXX, as adopted by City of Toronto Council on XXXXXXXX, 2004.

Enacted by Council:

CITY OF TORONTO

Bill No.

BY-LAW No. XXX-2004

To adopt an amendment to the Garrison Common North Part II Official Plan for the City of Toronto respecting lands known as 60 Bathurst Street and 60 Niagara Street;

WHEREAS the Council of the City of Toronto has had application made to it for a proposed Official Plan Amendment respecting 60 Bathurst Street and 60 Niagara Street;

AND WHEREAS the Council of the City of Toronto conducted a public meeting under Section 17 of the Planning Act, R.S.O. 1990, c.P13 regarding proposed Official Plan Amendment.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The text and map annexed hereto as Schedule “A” are hereby adopted as an amendment to the Garrison Common North Part II Official Plan for the former City of Toronto.
2. This is Official Plan Amendment No. XXX.

ENACTED AND PASSED this XXX day of XXXX, A.D., 2004.

Mayor

City Clerk

Schedule "A"

1. Section 18 of the Garrison Common North Part II Official Plan for City of Toronto is amended by adding Section 18.633 as follows:

"18.633 Lands known municipally in the year 2004 as 60 Bathurst Street and 60 Niagara Street.

Notwithstanding any of the provisions of this Plan, as amended, Council may pass by-laws respecting the lands shown by heavy lines on Map 18.633 to permit the erection and use of a mixed-use building (referred to as Building A) and a residential building (referred to as Building B) provided that:

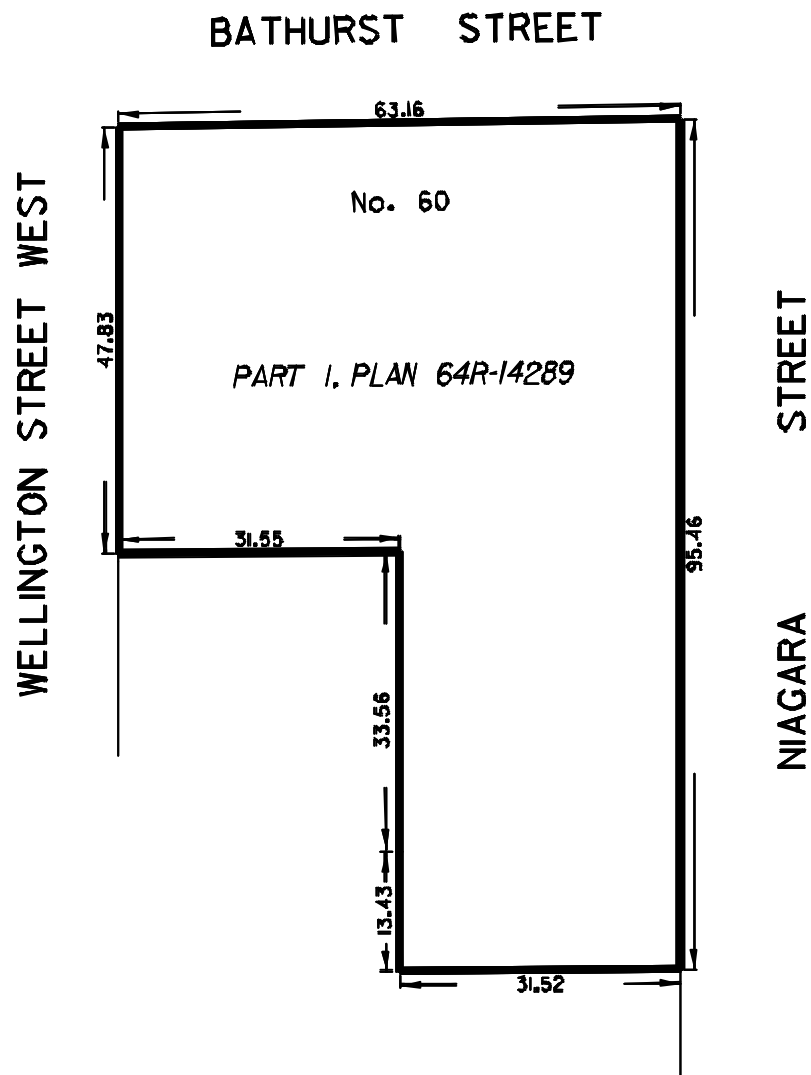
- (a) the combined residential gross floor area and non-residential gross floor area of the two buildings does not exceed 19,937 square metres, of which the total residential gross floor area of the two buildings shall not exceed 18,965 square metres and the non-residential gross floor area shall not exceed 972 square metres;
- (b) Building A has a maximum building height of 43.0 metres, including the mechanical penthouse;
- (c) Building B has a maximum building height of 18.0 metres, including the mechanical penthouse; and
- (d) the Owner of the lands has entered into an agreement pursuant to Section 37 of the Planning Act to provide community benefits to be allocated to priority streetscape projects as listed in the Garrison Common North Community Improvement Plan.

ENACTED AND PASSED this XXX day of XXX, A.D., 2004.

Mayor

City Clerk

MAP 18.633



METRES



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO JUNE, 2004
DPA04/18633.DGN
FILE: B5-Z36
MAP No. 49G-323 DRAWN: DR/VG

Attachment 7: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	03 187527 STE 19 OZ
Details	OPA & Rezoning, Standard	Application Date:	October 21, 2003

Municipal Address:	60 BATHURST ST, Toronto ON
Location Description:	MILITARY RESERVE L LT28 PT LTS 22 & 23 **GRID S1909
Project Description:	Proposed a 12-storey residential (152 units) building with retail at grade and a 6-storey stacked townhouse (40 units) building.

Applicant:	Agent:	Architect:	Owner:
SPEARS AND ASSOCIATES INC CATHERINE SPEARS		QUADRANGLE ARCHITECTS LIMITED	GENERIC HOLDINGS INC.

PLANNING CONTROLS

Official Plan Designation:	MDMCRA, MIRA'A'	Site Specific Provision:	94-0529, 138-03
Zoning:	CR T3.0 C1.0 R2.5 and I1 D3	Historical Status:	
Height Limit (m):	25, 18	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	4523	Height:	Storeys:	12
Frontage (m):	63.16		Metres:	42.945
Depth (m):	95.46			
Ground Floor GFA (sq. m):	2086		Total	
Residential GFA (sq. m):	19263	Parking Spaces:	210	
Non-Residential GFA (sq. m):	674	Loading Docks	1	
Total GFA (sq. m):	19937			
Lot Coverage Ratio (%):	46.1			
Floor Space Index:	4.42			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Tenure Type:	Condo, Freehold	Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	19263
Bachelor:	0	Retail GFA (sq. m):	674
1 Bedroom:	118	Office GFA (sq. m):	0
2 Bedroom:	70	Industrial GFA (sq. m):	0
3 + Bedroom:	4	Institutional/Other GFA (sq. m):	0
Total Units:	192		

CONTACT:	PLANNER NAME:	Elise Hug, Planner
	TELEPHONE:	(416) 392-0758