

103, 109-111 Ossington Avenue - Zoning Amendment Application - Request for Direction Report

Date:	May 16, 2013
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	12-122813 STE 19 OZ

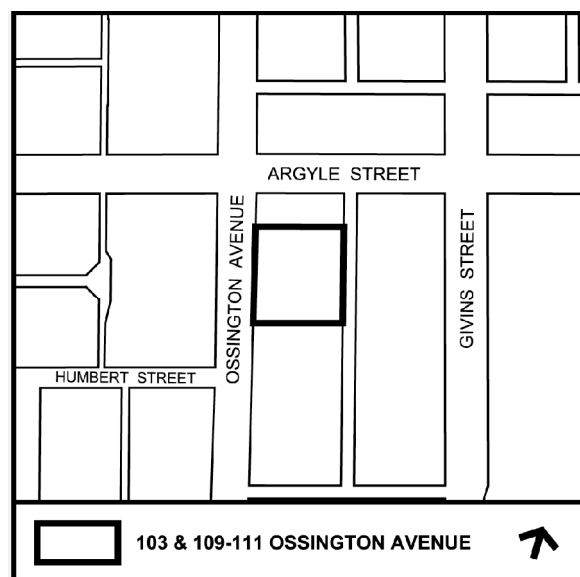
SUMMARY

This application proposes to redevelop the property at 103-111 Ossington Avenue with a 6-storey mixed use building comprising ground floor retail/commercial, 86 residential residential units and 2 levels of below grade parking.

This report advises Council that the applicant has appealed the Zoning By-law amendment and Site Plan application to the Ontario Municipal Board (OMB) and seeks direction regarding representation at the Ontario Municipal Board hearing and negotiations with the applicant to resolve the issues identified in this report.

The proposal does not demonstrate adequate transition in height, scale and intensity from the stable residential area to the east. The rear massing of the proposed building requires additional stepping back and the height requires reduction.

Planning staff have been in discussions with the applicant about changes to the height, massing and amenity space to try to reach a settlement. To date no revisions have been submitted.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council request the Chief Planner and Executive Director, City Planning Division, in consultation with the City Solicitor and Ward Councillor, to continue negotiations with the applicant with the goal of achieving a settlement that meets the recommended massing and building height described in the report dated May 16, 2013, from the Director Community Planning, Toronto and East York District.
2. In the event that staff and the applicant are unable to reach a satisfactory settlement, City Council authorize the City Solicitor, together with City Planning staff and any other appropriate staff, to oppose the applicants' appeal respecting the Zoning By-law Amendment application for 103, 109-111 Ossington Avenue (File Number 12-122813 STE 19 OZ) and Site Plan application (File Number 12-122807 STE 19 SA), and to attend any Ontario Municipal Board Hearings in opposition to such appeal.
3. City Council authorize the City Solicitor and other City staff to take any necessary steps to implement the foregoing.

Financial Impact

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

DECISION HISTORY

A full background on the application, context, planning framework and preliminary report can be found at:

<http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-46244.pdf>).

City staff commenced an Area Study in August 2012, on Ossington Avenue between Queen Street West and Dundas Street West. Staff anticipates submitting a final report of the study in the fourth quarter of 2013. This application pre-dates this study.

The City Council decision pertaining to the commencement of the study can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.MM25.15>

PROPOSAL

The application proposes to construct a 6-storey mixed-use building comprising a ground floor retail/commercial component having a gross floor area of 1,072 m², 86 residential units having a gross floor area of 6,438 m² and 2 levels of below grade parking.

The proposed building will have a height of 21.5 metres with a screened mechanical penthouse having a height of 3.5 metres, resulting in a total height of 25 metres. The 2nd floor is setback by 1 metre above the ground floor retail level along Ossington Avenue. The 3rd, 4th, 5th and 6th floors have a variety of balconies and terraces and setbacks along Ossington Avenue. An indoor and adjacent outdoor amenity space is located on the 2nd

floor. A green roof is proposed above the 6th floor. A total of 70 parking spaces are proposed; 60 parking spaces will be provided for residents of the building and 10 spaces provided for visitors and retail clientele. Two levels of underground parking will accommodate 66 parking spaces with 4 parking spaces provided at grade at the rear of the building, adjacent to the public lane (Argyle Place). The site will be accessed off Argyle Place. A type 'G' loading space is also provided and located at the south-east corner of the site adjacent to the same public lane.

For further statistical information, refer to the Application Data Sheet found on Attachment 7 of this report.

Site and Surrounding Area

The site, municipally referred to as 103-111 Ossington Avenue, is located on the east side of Ossington Avenue. The rectangular shaped lot has an area of 1,906.4m² with 46 metres of frontage on Ossington Avenue and 42 metres in depth.

The site is occupied by 2, two-storey buildings, used as an auto repair and sales shop with ancillary surface parking to the north of the building. The second building was used as a distribution business and social clubhouse.

Ossington Avenue, between Queen Street West and Dundas Street West has a main street character made up of 2-3 storey buildings with a mix of commercial and residential uses. The subject property as well as other properties located on the east side of Ossington Avenue, between Argyle Street and Bruce Street is distinguished by their deep lot character (approximately 42 metres) and 6 metre rear lane condition. Two storey row houses with detached garages are located to the east across Argyle Place (lane). The properties on the west side of Ossington, do not have the deep lot and rear lane character/condition noted above.

Reasons for the Application

The proposed development would exceed the permitted density of 2.5 times the lot area with a proposed density of 3.9 times the area of the lot. The proposed building would exceed the permitted height of 14 metres with a proposed height of 21.5 metres. In addition, the proposed building does not comply with the required amount of indoor and outdoor amenity space along with other more detailed provisions of the Zoning By-law.

Site Plan Control

The applicant has submitted a concurrent Site Plan Control application (12-122807 STE 19 SA) which is also part of the OMB appeal. The approval of this Site Plan Control application will be required prior to the issuance of building permits for the proposed development.

Ontario Municipal Board Appeal

On December 11, 2012 the City Clerk's Office received notification that the applicant filed an appeal of the Zoning By-law Amendment application to the OMB, citing Council's failure to make a decision on the application within the prescribed timelines of

the Planning Act. A prehearing was held May 17, 2013. A second pre-hearing has been scheduled for August 26, 2013 and the full hearing will commence on November 5 until November 15, 2013.

Community Consultation

A community consultation meeting was held on June 25, 2012. The meeting was attended by City Planning staff, the applicant, the owner, the Ward councillor and approximately 250 members of the public. City Planning staff attended a second community meeting organized by the Ward councillor on October 9, 2012 to discuss the proposal.

Issues raised during the discussion of the proposal, which have been considered in the review of the application, were related to the following matters:

- Compatibility of proposed development with existing character of the area;
- Height, scale and massing of the proposed building;
- Potential shadow and view impacts on Argyle Place;
- Traffic and neighbourhood parking impacts;
- The size and bay widths of the proposed commercial unit on the ground floor is not consistent with the smaller scale units on Ossington Avenue;
- The proposal should incorporate family size 3-bedroom units; and
- The majority of the retail units should be no greater than 220 m² and no more than one shall be greater than 550 m² reflecting existing size of units on Ossington Avenue.

All of the above noted issues are discussed in the Comments section of this report.

Discussions with the Applicant

City staff met with the applicant in 2012 to address comments from Planning staff, other City divisions and agencies and concerns expressed by residents at the community consultation meetings. The applicant agreed to continue working with City staff to attempt to resolve the issues identified in this report.

COMMENTS

Agency Circulation

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

Provincial Policy Statement and Provincial Plans

This application supports and is consistent with the Provincial Policy Statement (PPS) direction of intensification to achieve growth and urban vitality while making efficient use of existing infrastructure.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe, by proposing intensification in a *Mixed Use Area* on a Major Street served by surface transit.

Official Plan

This proposal has been reviewed against the policies described below as well as all of the policies of the Official Plan as a whole. The subject property is located on a Major Street on Map 3 of the Official Plan of Toronto and designated as a *Mixed Use Area* (Map 4). Policy 4.5.2 of the Official Plan sets out the development criteria for new development in *Mixed Use Areas*. The policy specifically requires that new development provide a transition between areas of different intensity and scale, through setbacks and/or stepping down of heights. It also requires that development limit shadow impact on adjacent *Neighbourhoods*. Ossington Avenue is not a designated *Avenue*, however it is a designated *Mixed Use Area*. Policy 4.5.2(b) indicates that new development in this type of *Mixed Use Area* will provide for new jobs and homes. The size of this property and rear lane conditions on the subject property as well as other adjacent properties between Argyle Street and Bruce Street are appropriate physical characteristics that can support intensification.

Site and Area Specific Policy 156 in the Official Plan applies to this site as well as other sites on both sides of Ossington between Queen Street and Dundas Street. This policy allows a limited range of light industrial uses that are compatible with residential uses.

Staff support redevelopment and intensification of the site, however further articulation of the building and a reduction of the building height are necessary to limit impacts on abutting properties and achieve greater compatibility with the local character.

Land Use

The proposed mix of residential and commercial use is consistent with the land use provisions of the Official Plan and the Zoning By-law.

Density

The zoning permits a total density of 2.5 times the lot area. The proposed development would result in a density of 3.9 times the area of the lot (7, 5131m²). The By-law permits a maximum residential gross floor area of 1.5 times the lot area (2,859.6 m²). The proposed residential gross floor area will be 3.4 times the lot area (6,438.90 m²). Given the intensification objectives of the PPS and the Official Plan, Planning staff support an increase in density on the site, subject to the applicant providing a better transition to the *Neighbourhood* and reducing the building height.

Midrise Guidelines

Toronto City Council, at its meeting of July 8, 2010, adopted the recommendations contained in the staff report prepared by City Planning entitled "Avenues and Mid-Rise Buildings Study", with modifications. The main objective of this City-wide Study is to encourage future intensification along Toronto's *Avenues* that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. The Avenues and Mid-rise Buildings Study identifies a list of best practices, categorizes the Avenues based on historic, cultural and built form characteristics, establishes a set of performance standards for new mid-rise buildings and identifies areas where the performance standards should be applied.

The Performance Standards are intended to be used as tools to implement both the Official Plan's *Avenues* and *Neighbourhoods* policies, maintaining a balance between reurbanization and stability. The Performance Standards give guidance about the size, shape and quality of mid-rise buildings and are intended to reflect Section 2.3.1 of the Official Plan.

The staff report on the Mid-Rise Study noted that although the Guidelines were to provide performance standards and recommendations for mid-rise buildings on the Avenues, they may also be appropriate and useful to guide the review of proposals for mid-rise buildings in *Mixed Use Areas* not on Avenues. Given the size of the subject site and that fact that it displays the same proximity to higher order transit as many Avenues sites, staff have used the City's Avenues and Mid-Rise Buildings Study design criteria to assist in evaluating the proposal. The proposed development has been reviewed based on standards for height, setbacks, stepbacks, angular plane relationships and relationships to adjacent streets. These standards are intended to address issues such as shadowing, overlook and appropriate massing.

Height and Massing

The Official Plan Policy 4.5.2(c) states that in *Mixed Use Areas* development will locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*. In addition, the following policies provide the criteria and limitations for growth in *Mixed Use Areas*.

Policy 2.3.1 – Healthy Neighbourhoods, states that, at the boundary points between the neighbourhoods and the growth areas, development in the *Mixed Use Area* will have to demonstrate a transition in height, scale and intensity as necessary to ensure that the stability and general amenity of the adjacent residential area are not adversely affected.

Policy 2.3.1(3), which speaks more generally to how new development should protect *Neighbourhoods* and be planned in a way that respects the existing and/or planned street proportion states that "intensification of land adjacent to neighbourhoods will be carefully controlled so that neighbourhoods are protected from negative impact. Policy 3.1.2.3 – Built Form states that "new development will be massed to fit harmoniously into its

existing and/or planned context, and will limit its impacts on neighbouring streets, parks, open spaces and properties" by "creating appropriate transitions in scale to neighbouring existing and/or planned buildings" and "providing for adequate light and privacy."

All the aforementioned policies establish the principle that new development should fit into its existing and/or planned context by having appropriate transitions in height, scale and intensity so as to limit adverse impacts. It is for this reason that Planning staff have used the Mid-rise Guidelines for 'deep lots' as relevant tool to appropriately scale the proposed building.

The proposed building height of 21.5 metres is more than the planned right-of-way width of Ossington Avenue which will be 20 metres, forming more than a 1:1 relationship. The applicant's drawings and urban design rationale include angular planes that are part of the Avenues and Mid-rise Guidelines (Mid-rise Guidelines). Planning staff are of the view that a reduction of the building height to 20 metres conforming with the planned right-of-way width of Ossington Avenue is appropriate in this context.

The Mid-rise guidelines provide some flexibility in rear yard transitions to Neighbourhoods on shallow sites that otherwise may not be developed. For shallow sites, City Planning considers whether it would be appropriate under the specific circumstances to provide more leniency to allow development to occur and whether it would still represent good planning. The current application is on a deep lot that is also separated from the *Neighbourhood* by a 6.0 metre wide lane. This circumstance gives the applicant ample opportunity to provide a good transition to the neighbourhood while still allowing for significant development on the lot. The application as submitted asks for the same flexibility that would be afforded to a shallower, more constrained lot. Planning staff do not support this position and are asking for the applicant to modify the building to comply with a 45 degree angular plane at ground level from the east limit of Argyle Place.

The proposed building will be built to the front property line, with the upper floors stepped back. The proposal incorporates varying step backs all through the building height along Ossington Avenue. The 5th and 6th floors which are above the Zoning By-law's maximum height of 14 metres are within the angular plane taken from a height of 16 metres or 80% of the planned Ossington Avenue right-of-way width. This is acceptable to Planning staff.

The height of the ground floor which contains the retail area is 5.4 metres. The Mid-rise guidelines recommend a minimum floor to ceiling height of 4.5 metres to facilitate retail uses at grade which is more in keeping with character of retail/commercial stores on Ossington Avenue. A reduction of the ground floor height will also serve to achieve compliance with the recommended building height of 20 metres.

Unit Breakdown and Type

The proposal includes 86 units, comprising 8 studios, 66 one-bedroom and 12 two-bedroom. One of the comments at the community meeting was the desire to have units

suitable for families. Although there are no three-bedroom units proposed, 14% of the units are 2 bedrooms (or 2 bedroom plus den). Staff will continue to encourage the applicant to increase the number of 2 bedroom units to better accommodate families.

Sun and Shadow

The applicant submitted a sun/shadow study of the as-of right and the proposed building for the months of March, June, September and December. On March 21st and September 21st, shadows were cast on the west side of Ossington Avenue in the morning, on other buildings on Ossington early afternoon, and towards the abutting neighbourhood to the east in the evening due to the north-south orientation of the proposed building. This would allow for approximately 5 hours of sunlight on the sidewalks on Ossington Avenue. There will be shadow impacts on the backyards of the houses on Argyle Place. The shadows will progressively fall on the rear garages at 3:18 pm; the backyards at 4:18 pm and the roof of the houses at 5:18 pm. Even though the as-of -right shadow follow the same trend, the extent is less than the shadows cast by the proposed building. As such, a reduction of the building height and stepping back of the rear massing would reduce impacts and be more in keeping with the as-of-right shadow impacts.

Site Servicing

The applicant submitted a Functional Servicing Report which concludes that full sewer and water services can be provided to the proposed development, including necessary utility infrastructure. The applicant also submitted a stormwater management report in support of this proposal. City Engineering staff have requested that a revised site servicing and grading plan as well as a landscaping plan showing existing and proposed utilities be submitted for review prior to approval of the site plan application. City Engineering staff have not identified any concerns with the existing City infrastructure being able to accommodate the proposed building.

Amenity Space

Amenity spaces in the form of balconies or terraces have been provided in most of the individual units. The By-law requires the provision of 2m² per unit of indoor and outdoor amenity space. In this instance, 172m² each of indoor and outdoor amenity space is required. The proposed building will have 66.6 m² of indoor amenity space and 55.7m² of outdoor amenity space located on the 2nd floor. Planning staff can accept the contiguous location of the outdoor space with the indoor space fronting Ossington Avenue and that the private amenity space will meet some of the needs of the residents. Staff are suggesting that the size should be increased to 86m² each (indoor and outdoor space). There is space on the second floor to facilitate a larger indoor and outdoor space. The proposed green roof has limited access for maintenance purposes.

Design & Materiality

One of the questions raised at the community meetings was about the materials proposed for the building, and the overall design of the proposal. This Zoning Amendment application is recommending a built form envelope including an overall height, required setbacks and stepbacks, parking ratios, loading, overall gross floor area and unit type

requirements. As part of the Site Plan Approval application staff will be asking for the front façade to be more articulated, including how doors and windows are placed and treated. Staff are also asking for the use of complementary architectural materials, detailed information on the proposed materials and architectural detailing/treatments on the north and south elevations, which will be visible as people approach the building. The applicant has indicated their willingness to work with City staff to this end. Planning staff can secure the accepted materials as part of the Site Plan agreement.

Streetscape

Commercial/retail uses will be maintained at grade, to continue the local retail nature of the area. The base of the proposed building will have a similar height with other buildings on Ossington Avenue and the upper floors have been stepped back to mitigate pedestrian height perception. The sidewalk will be approximately 4.8 metres wide after the 1 metre land conveyance allowing for an edge zone, tree planting and street furnishing zone and a pedestrian clearway. The applicant proposes to plant 4 trees on Ossington Avenue, provide bicycle parking rings and eliminate existing curb cuts and driveways to improve the pedestrian realm. The proposed exterior building materials at - grade and streetscape improvements can be secured through Site Plan Approval.

Access, Parking & Loading

Vehicular access and servicing for the site is off Argyle Place lane on the east side of the property, which extends from Argyle Street to Bruce Street. A total of 70 parking spaces are proposed; 60 parking spaces will be provided for residents of the building and 10 spaces provided for visitors. Two levels of underground parking will accommodate 66 parking spaces with 4 parking spaces provided at grade at the rear of the building. One Type-G loading space is proposed. The By-law requires 86 resident parking spaces. The Zoning By-law does not require parking for the commercial use. City Transportation staff have asked the applicant to provide parking commensurate with the premises located on 'Other Avenues' well served by surface transit. This would result in a slightly higher number of parking spaces than the proposed 70 spaces. A total of 79 spaces would be required comprising 67 residents spaces and 12 visitor spaces. City Planning does not support the sharing of visitor spaces with the commercial units.

City Transportation staff are satisfied with the volume of vehicular activity generated by this project and the use of Argyle Place for access and servicing. City Transportation staff require additional information to demonstrate that the Type-G loading space can be accessed properly. City engineering staff also requires the applicant to convey 1metre wide strip of land along the Ossington Avenue frontage for boulevard widening purposes.

Bicycle Parking

The Official Plan contains policies which encourage reduced automobile dependency as well as promoting alternative modes of transportation. The policies contained within the Plan attempt to increase the opportunities for better walking and cycling conditions for residents of the City. The applicant proposes to provide a minimum of 76 occupant bicycle parking spaces and 16 visitor bicycle parking spaces. The location and

organization of the bicycle spaces should be improved and can be dealt with as part of the Site Plan approval.

Open Space, Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provision across the City. The subject lands are in an area with 0.78 to 1.55 hectares of local parkland per 1,000 people. The site is located in the middle quintile of current provision of parkland. The site is in a parkland priority area, as per Parkland Dedication By-law 1020-2010.

The application proposes 86 residential units and 1076 m² of commercial space on a site with a net area of 1,906 m². At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication would be 0.114 hectares (62% of the site area). However, for sites of less than 1 hectare in size a cap of 10% applies for residential uses and 2% for the proposed non-residential use. In total, the parkland dedication requirement is 169 m².

The applicant would be required to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as an on-site parkland dedication requirement of 169m² would not be of useable size and would be encumbered with below grade parking. The actual amount of cash-in-lieu to be paid would be determined at the time of issuance of the building permit if an approval is granted.

Conclusion

The applicant has appealed the Zoning By-law Amendment and Site Plan applications to the Ontario Municipal Board (OMB) on the basis that Council has not made a decision within the required timeframe.

The *Mixed Use Areas* designation in the Official Plan supports the intensification and reurbanization of this site in a manner that is consistent with its existing and planned context. The Official Plan Healthy Neighbourhoods policy 2.3.1.2 (b) states that development in *Mixed Use Areas* that are adjacent to neighbourhoods should provide a gradual transition of scale and density through the stepping down/setback of buildings from *Neighbourhoods*. The Mid-rise Guidelines help to articulate a planned context that is compatible with the existing context, while allowing for a reasonable level of intensification. Planning staff are of the view that further stepping back of the rear massing and a reduction of the building height would more appropriately transition the proposed building to better relate to its existing context. Additionally, amenity space should be provided at a rate of 1m² per unit or 86 m² each for indoor and outdoor use. This report recommends that City Council authorize the Chief Planner and Executive Director in consultation with the City Solicitor and Ward Councillor to continue negotiations with the applicant with the goal of achieving a settlement that meets the recommended changes outlined in this report.

In the event that a satisfactory settlement is not reached in advance of the Ontario Municipal Board hearing, this report recommends that City Council authorize the City Solicitor, together with City Planning staff and any other appropriate staff, to attend any Ontario Municipal Board Hearings in opposition to the appeal and to support the position set out in this report.

CONTACT

Francis Kwashie, Planner
Tel. No. 416-392-1306
Fax No. 416-392-1330
E-mail: fkwashi@toronto.ca

SIGNATURE

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

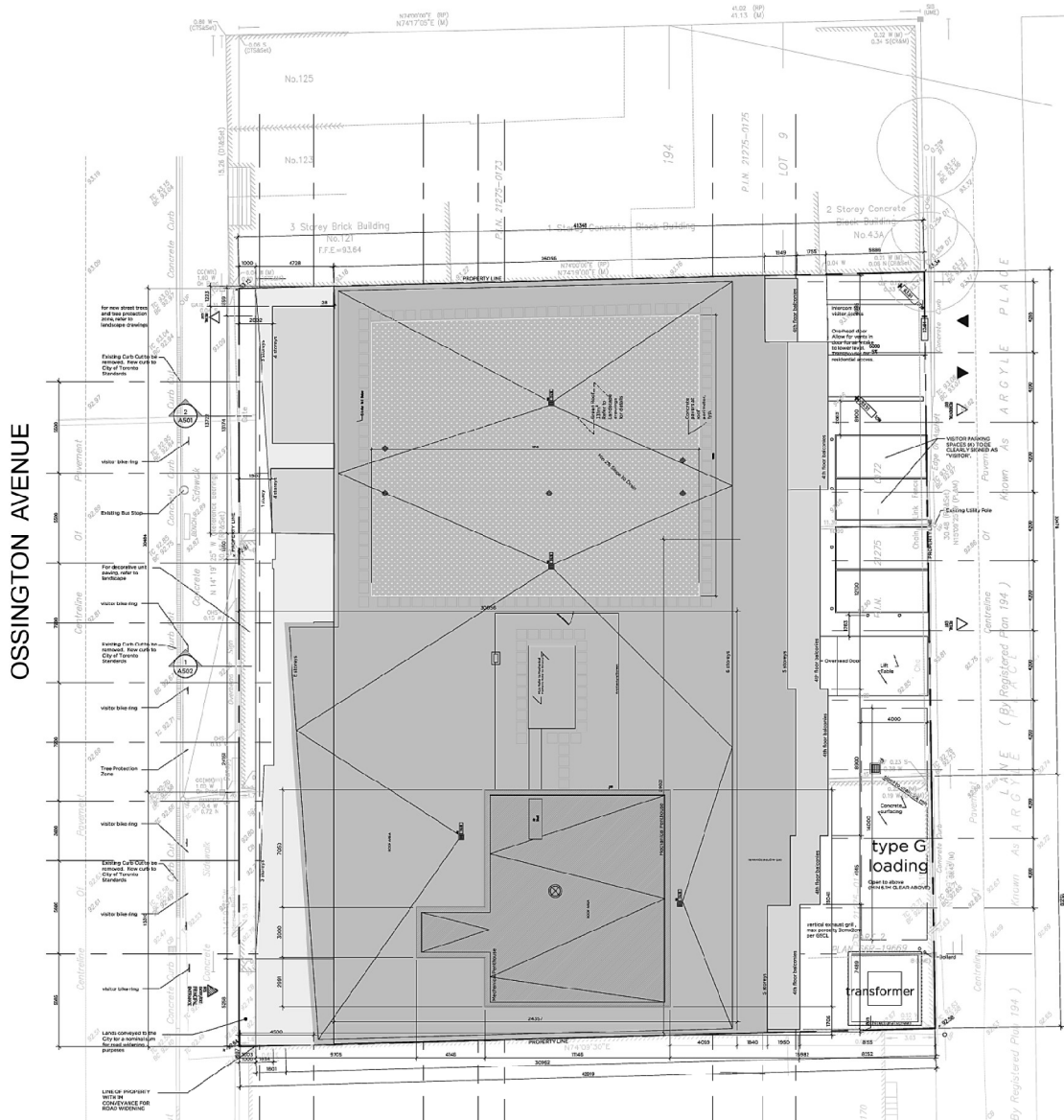
(P:\2013\Cluster B\pln\TEYCC\8168142063.doc) - smc

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: West Elevation
Attachment 3: North Elevation
Attachment 4: East Elevation
Attachment 5: South Elevation
Attachment 6: Former City of Toronto Zoning By-law (map)
Attachment 7: Application Data Sheet

Attachment 1: Site Plan

ARGYLE STREET



Site Plan

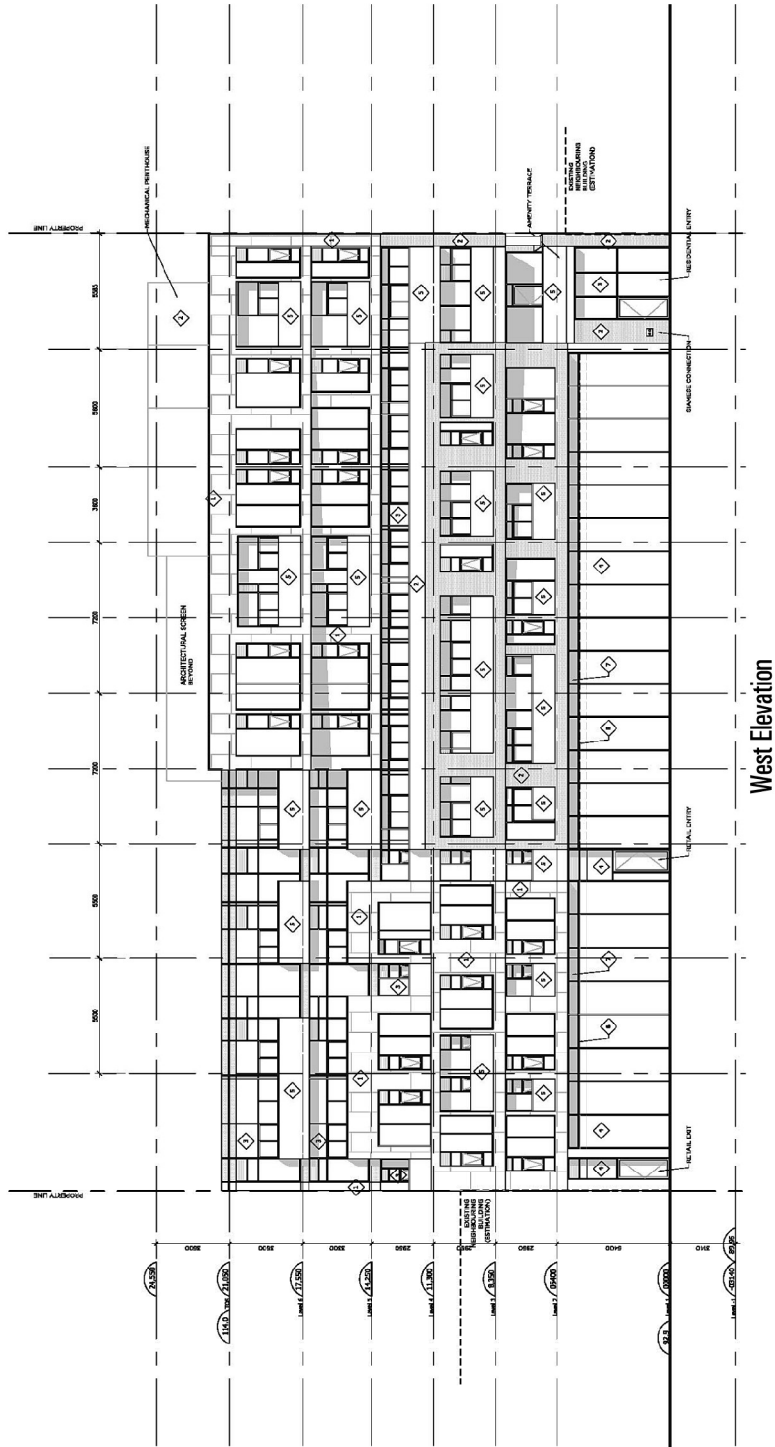
103 & 109-111 Ossington Avenue

Applicant's Submitted Drawing

Not to Scale
03/05/2012

File # 12 122813 0Z

Attachment 2: West Elevation

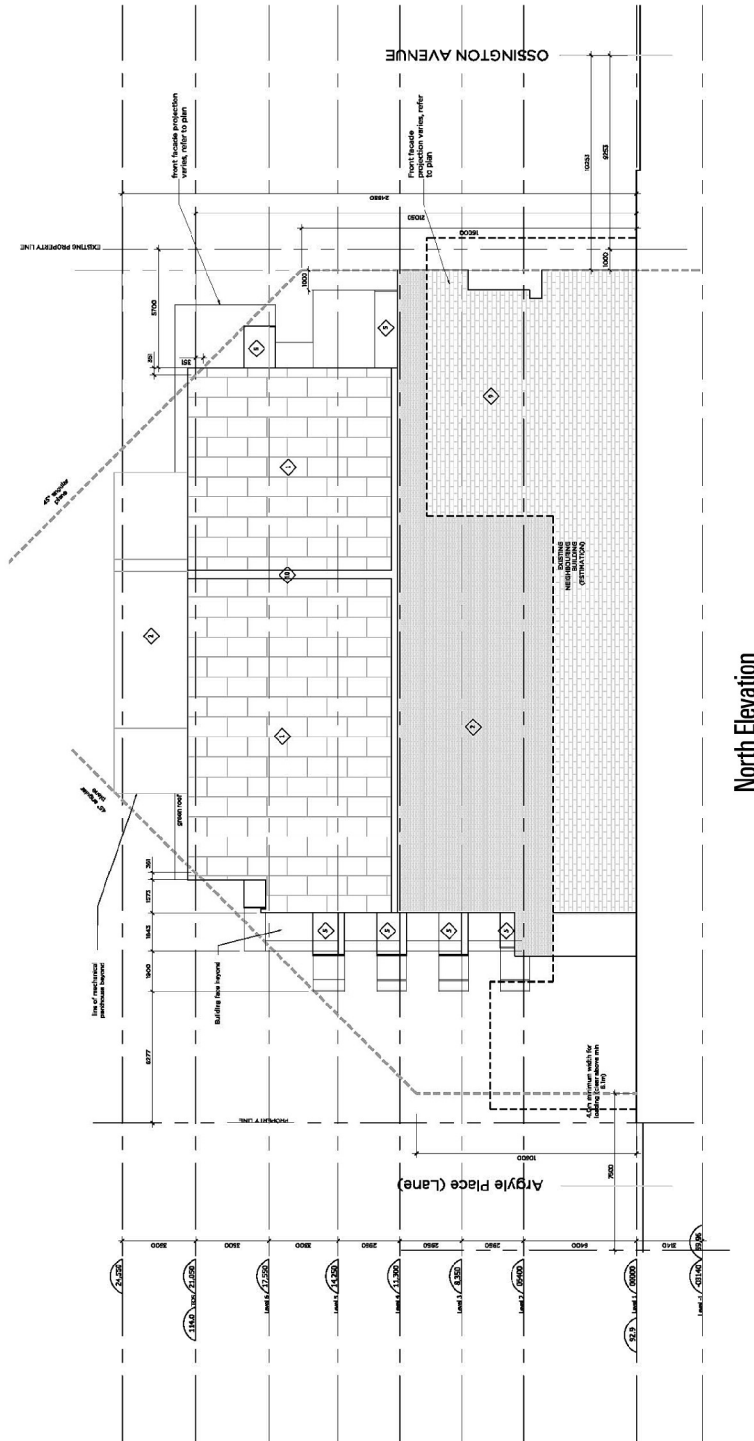


103 & 109-111 Ossington Avenue

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 03/05/2012

File # 12 122813 0Z

Attachment 3: North Elevation



North Elevation

Elevations

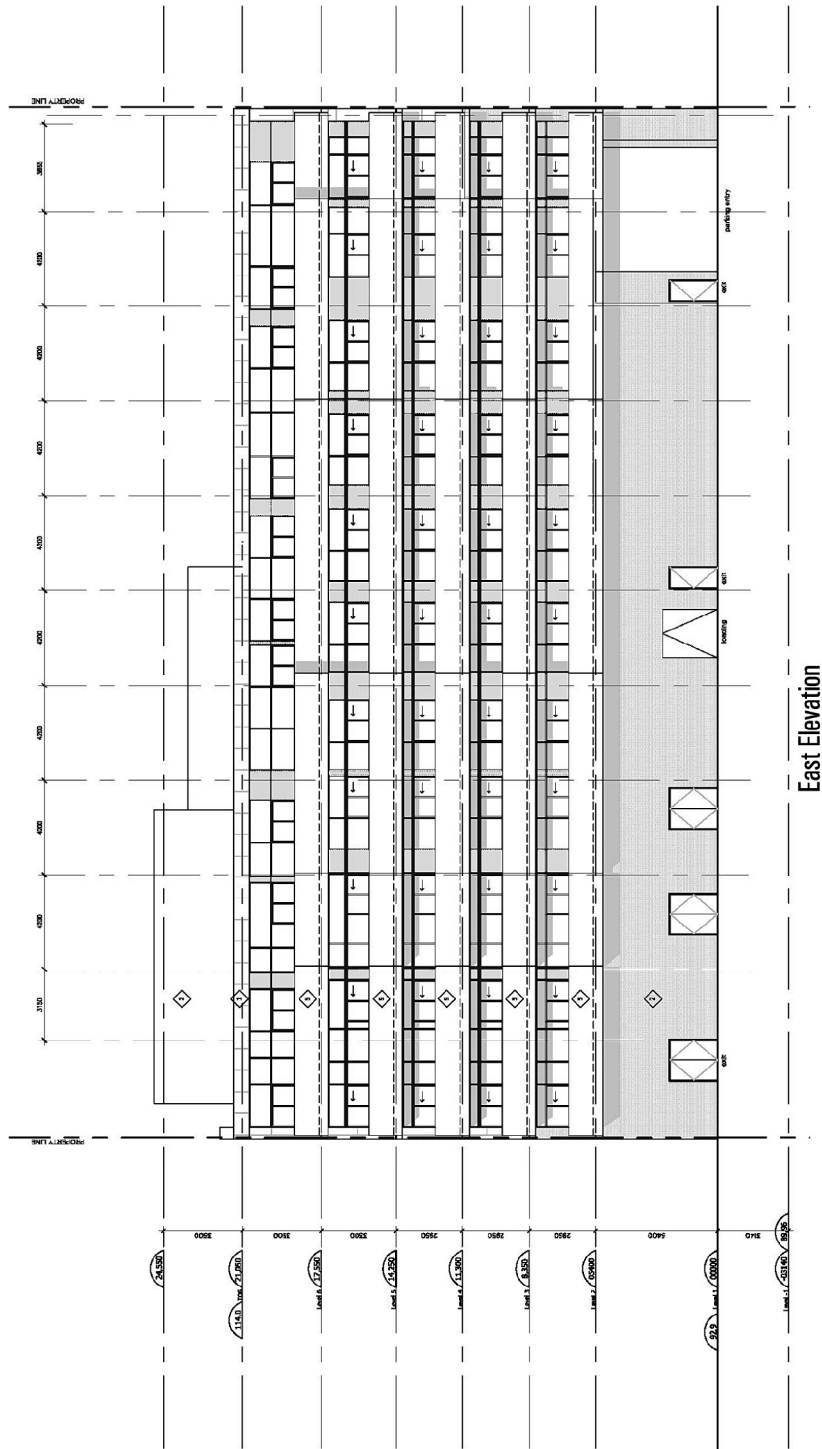
103 & 109-111 Ossington Avenue

Applicant's Submitted Drawing

Not to Scale
03/05/2012

File # 12 122813 0Z

Attachment 4: East Elevation



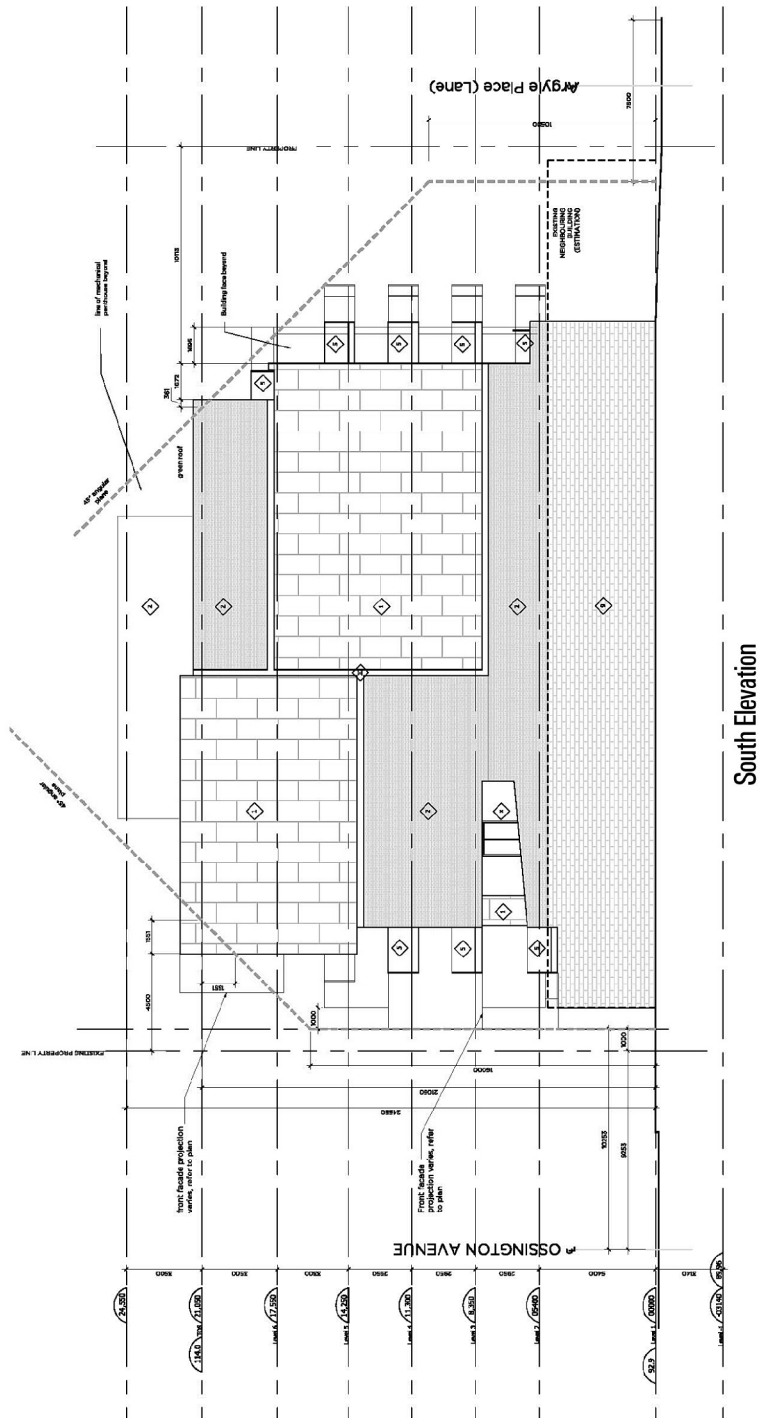
Elevations
Applicant's Submitted Drawing
Not to Scale
03/05/2012

East Elevation

103 & 109-111 Ossington Avenue

File # 12 122813 0Z

Attachment 5: South Elevation



Elevations

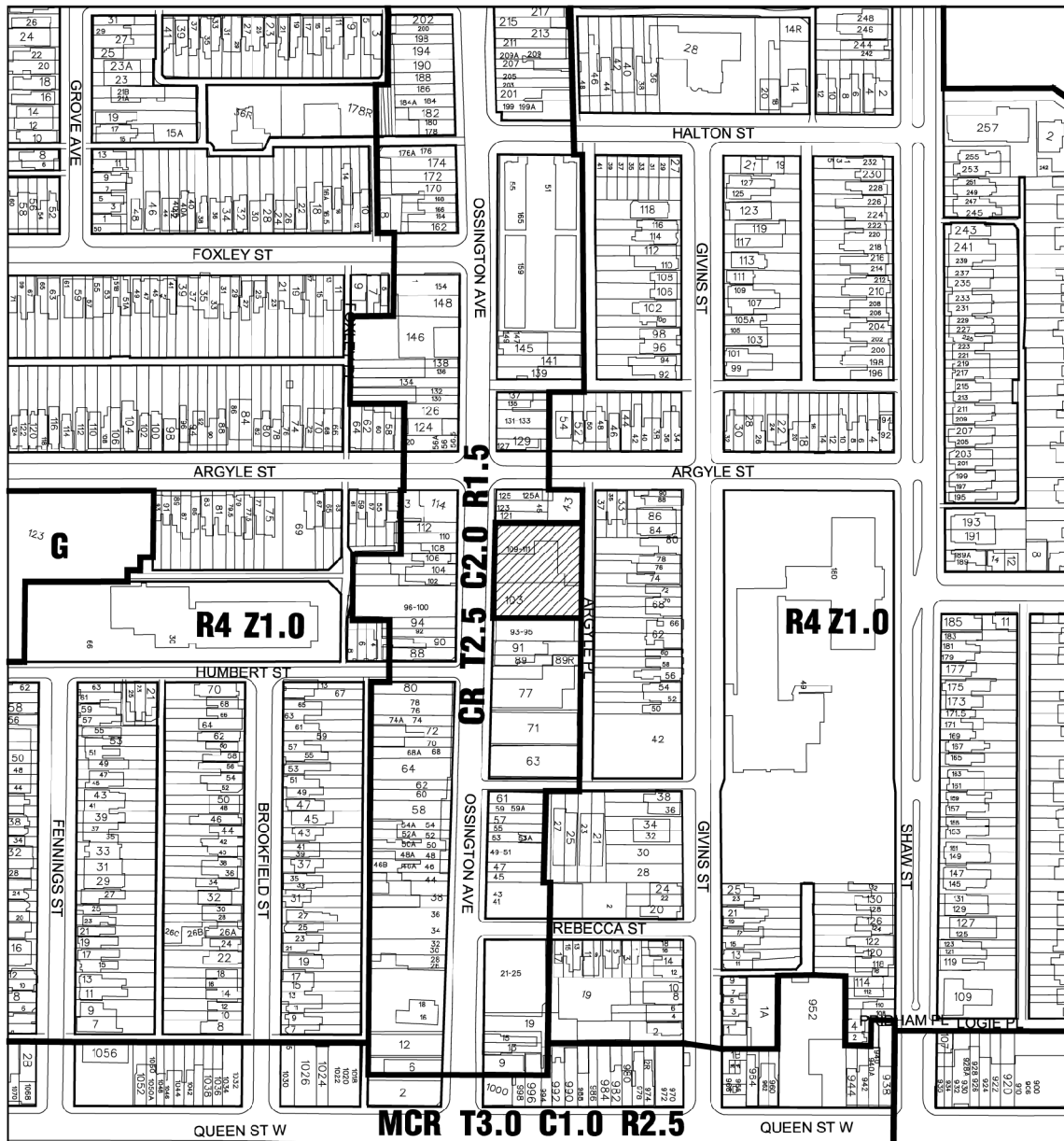
Applicant's Submitted Drawing

Not to Scale
03/05/2012

103 & 109-111 Ossington Avenue

File # 12 122813 0Z

Attachment 6: Zoning By-law Map



103 & 109-111 Ossington Avenue

File # 12 122813 0Z

CR Mixed-Use District
MCR Mixed-Use District
R4 Residential District
G Parks District



Not to Scale
Zoning By-law 438-86 (as amended)
Extracted 03/05/2012

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	12 122813 STE 19 OZ
Details	Rezoning, Standard	Application Date:	February 15, 2012
Municipal Address:	109-111 OSSINGTON AVE		
Location Description:	PL 194 LT7 **GRID S1906		
Project Description:	Proposal to construct a 6-storey mixed-use building comprising ground floor retail/commercial, 86 residential units with 2 levels of parking below grade. 103 Ossington Ave & 109-111 Ossington Ave. See Site Plan 12 122807.		

Applicant:	Agent:	Architect:	Owner:
Armstrong Hunter & Associates		RAW	Stella T Nowak

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR T2.5 C2.0 R1.5	Historical Status:
Height Limit (m):	H14	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	1,906.4	Height:	Storeys:	6
Frontage (m):	45.79		Metres:	21.5
Depth (m):	41.5			
Total Ground Floor Area (sq. m):	1,203.8			Total
Total Residential GFA (sq. m):	6,438.9		Parking Spaces:	70
Total Non-Residential GFA (sq. m):	1,074.2		Loading Docks	1
Total GFA (sq. m):	7,513.1			
Lot Coverage Ratio (%):	63			
Floor Space Index:	3.9			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	6,438.9	0
Bachelor:	8	Retail GFA (sq. m):	1074.2	0
1 Bedroom:	66	Office GFA (sq. m):	0	0
2 Bedroom:	12	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	86			

CONTACT: PLANNER NAME: Francis Kwashie, Planner
TELEPHONE: 416-392-1306