

1486 Bathurst Street and 11 Raglan Avenue - Zoning Amendment and Site Plan Control Application - Request for Direction Report

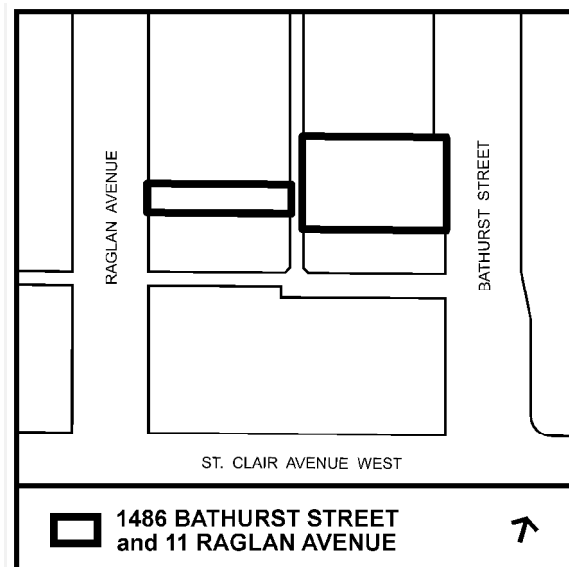
Date:	August 14, 2013
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 21 – St. Paul's
Reference Number:	12 293366 STE 21 OZ & 12 293351 STE 21 SA

SUMMARY

This application proposes to construct an 18-storey (56.2 metres plus a 5.5 metre mechanical penthouse) residential (8404 m²) and commercial (148 m²) mixed-use building at 1486 Bathurst Street. The building will contain a total of 105 residential units and 59 parking spaces. Access to the underground parking garage and loading space will be from 11 Raglan Avenue.

The proposed building does not represent good planning. The development does not conform to the policies of the Official Plan concerning setbacks, separation distances, and vehicular access. As well, the approval of this development would not be consistent with the Council approved "Tall Building Design Guidelines".

The applications were appealed to the Ontario Municipal Board (OMB) on June 14, 2013. The purpose of this report is to seek City Council's direction for the City Solicitor to oppose the proposal in its current form at the OMB and to advise the OMB of Council's position regarding the appropriate form of development on the site.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor and appropriate staff to attend the Ontario Municipal Board (OMB) hearing to oppose the owner's zoning appeals and site plan referral respecting the property at 1486 Bathurst Street and 11 Raglan Avenue.
2. City Council direct the City Solicitor to also advise the OMB that City Council's position is that any redevelopment of the site, if approved by the OMB, should:
 - a. secure services, facilities or matters pursuant to Section 37 of the Planning Act, as may be required by the Chief Planner and Executive Director;
 - b. satisfy the Chief Planner and Executive Director with respect to site plan matters, including the approval of plans and drawings and site plan conditions;
3. City Council authorize the City Solicitor and City staff to take any necessary steps to implement the foregoing.
4. Toronto and East York Community Council endorse the community consultation meeting scheduled by City Planning for the lands at 1486 Bathurst Street and 11 Raglan Avenue.

Financial Impact

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

ISSUE BACKGROUND

The application was submitted on December 13, 2012. A preliminary report was not sent to Community Council for this application pending the potential for an early revision. Planning staff provided comments to the applicant stating that the application as proposed was unacceptable. Planning staff provided the applicant with the following options:

1. That the applicant withdraw the application; or
2. That the applicant request in writing that the application be put on hold while they research alternative solutions; or
3. Planning staff submit a Refusal Report to Community Council for their consideration.

Planning staff did not receive a formal response to the above noted comments. Subsequently the applicant appealed the application to the OMB prior to Planning staff submitting a Refusal Report to Community Council.

Proposal

The applicant proposes to construct a residential condominium at 1486 Bathurst Street with a driveway located at 11 Raglan Avenue. The proposed building has a maximum height of 18-storeys (56.2 metres plus a 5.5 metre mechanical penthouse). A 4.5 metre stepback from the building face will be provided at the 5th floor for the northern two-thirds of the building on the Bathurst Street frontage. A 4.5 metres stepback from the building face will be provided at the 6th floor for the remaining southern third of the building fronting onto Bathurst Street. A similar 6 metre stepback from the building face will be provided at the 5th and 6th floors at the rear of the building, adjacent to the City owned laneway and the low-rise dwellings to the west.

The building, at grade, is setback 2.05 metres from rear lot line abutting the City owned laneway, 3.1 metres from the front property line, 0.63 metres from the south property line, and 0.895 metres from the north property line. Above the 5th floor the building is setback approximately 8.6 metres from the rear lot line, 7.1 metres from the front property line, 0.86 metres from the south property line, and 1.11 metres from the north property line. The separation distance from the existing 13-storey apartment building to the north is approximately 12.8 metres, and 26 metres to the existing 23-storey residential condominium to the south. The proposed Floor Space Index is 6.5.

The proposed development consists of 8,404 square metres of residential gross floor area, and 148 square metres of commercial retail space at the ground floor. There will be a total of 105 residential units consisting of 53 one-bedroom units and 52 two-bedroom units. Residential parking is proposed in a 3-level underground parking garage, comprised of 56 residential parking spaces and 3 care share spaces. A Type G loading space has been provided. A total of 86 bicycle parking spaces will be provided, including 22 visitor spaces.

The residential entry will also be located on the Bathurst Street frontage on the south side. It is proposed that the site will be accessed from a vehicular driveway off of Raglan Avenue (11 Raglan Avenue). The driveway would connect to the rear laneway and the underground garage ramp at the rear of the proposed building. Drop off and pick up, as well as garbage and loading facilities will be located on-site.

The Site Plan and Elevations are included in Attachments 1-5. Additional project information is included in Attachment 7 of this report (Application Data Sheet).

Site and Surrounding Area

The subject site is located north of St. Clair Avenue West on the west side of Bathurst Street. The site consists of two separate properties, one fronting onto Bathurst Street (1486 Bathurst Street), and the other fronting onto Raglan Avenue (11 Raglan Avenue). The two properties are separated by a City owned laneway which runs north and south between Bathurst Street and Raglan Avenue. The two sites are approximately 1,315.67 square metres (14,161.75 square feet) in area. The frontages on Bathurst Street and Raglan Avenue are approximately 25.6 metres and 7.92 metres. The Bathurst Street

property is currently occupied by an at-grade commercial parking lot, the Raglan Avenue site is currently occupied by a three-storey single family dwelling.

The following uses abut the property:

North: Fronting onto Raglan Avenue is a pair of 3-storey semi-detached dwellings, further to the north is a 4-storey walk-up apartment building. To the north on the Bathurst Street frontage is a 13-storey residential apartment building with a 1-storey podium containing retail and office uses. On the roof of the 1-storey podium is the outdoor amenity area for the apartment building, a pool is located on the south-west portion of the roof.

South: Immediately to the south of the portion of the Site fronting onto Raglan Avenue is a 3-storey detached dwelling and a pair of semi-detached dwellings. To the south of the Bathurst Street portion of the site is a 4-storey office building. Further to the south fronting onto St. Clair Avenue West are two mixed-use residential condominiums 23 and 19-storeys in height. The 19-storey building is at the north-east corner of St. Clair Avenue West and Raglan Avenue, the 23-storey building is at the north-west corner of St. Clair Avenue West and Bathurst Street.

East: To the east of the site is a gas station at the north-east corner of St. Clair Avenue West and Bathurst Street. To the north of the gas station is St. Michaels' College School.

West: To the west of the site on the west side of Raglan Avenue are a number of 2 and 3-storey semi-detached dwellings.

Provincial Policy Statement and Provincial Plans

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

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

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

Official Plan

The City's Official Plan designates the portion of the site fronting onto Bathurst Street as *Mixed Use Areas* on Map 17- Land Use Plan. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks, open spaces and utilities.

Within *Mixed Use Areas*, the Official Plan policies indicate that new buildings should be located and massed to frame streets with good proportion, provide appropriate transition between areas of different intensity and scale, and to provide a comfortable, safe pedestrian environment. New development should take advantage of nearby transit services, and should provide good access, parking and circulation, among other matters.

The City's Official Plan designates the portion of the site fronting onto Raglan Avenue as *Apartment Neighbourhoods* on Map 17- Land Use Plan. *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities and small-scale retail, service and office uses that serve the needs of area residents. The Official Plan states that *Apartment Neighbourhoods* are stable areas of the City where significant growth is not anticipated.

Map 3 in the Official Plan shows that the anticipated Right-of-Way width of Bathurst Street is 20 metres. This segment of Bathurst Street is also identified as a Transit Priority Segment on Map 5, Surface Transit Priority Network.

The rear portion of the site (11 Raglan Avenue) is also subject to Site and Area Specific Official Plan Policy 38 which covers properties fronting onto Raglan Avenue north of St. Clair Avenue West to Claxton Boulevard. Area Specific Policy 38 states that land assembly will be required to allow for the development of more intensive buildings.

Zoning

The current zoning for the site in former City of York Zoning By-law 1-83 is RM2. This is a residential zoning designation that allows a number of residential and non-residential uses, including an apartment building, having a gross floor area of up to 2.5 times the lot area. The maximum permitted height is 8-storeys or 24.0 metres. The minimum required side yard setback is 4.5 metres. The portion of the site fronting onto Bathurst Street (1486 Bathurst Street) is subject to exception 375 which limits the height to 16 metres or 5-storeys. The zoning map is included in Attachment 6.

On May 9, 2013 Toronto City Council enacted City-wide Zoning By-law 569-2013. Lands that were subject to a rezoning application under the former general zoning by-law were not included in By-law 569-2013 in order to avoid interfering with the approval process as contemplated when the application was made. Once building permits have been issued and the development application is complete, it is the intended to bring the lands into by-law 569-2013 as part of a regularized work program for such sites. This process will be completed in collaboration with the owner of the lands.

Tall Building Guidelines

On May 8, 2013, City Council adopted the updated city-wide Tall Building Design Guidelines. The Guidelines integrate and build upon previous Council-adopted tall building guidelines and established a unified set of performance measures for the evaluation of all tall building development applications city-wide. The Tall Building Design Guidelines update and replace the "Design Criteria for Review of Tall Buildings Proposal" (2006).

A tall building is generally defined as a building that is taller than the road right-of-way adjacent to the site. The Tall Building Design Guidelines provide policy recommendations for tall buildings on issues of transition, building placement and orientation, entrances, massing of base buildings, tower floor plate sizes, tower setbacks and separation distances, pedestrian realm considerations and sustainable design. This document has been used in the evaluation of the proposed development.

Site Plan Control

A Site Plan application is required and was submitted by the applicant at the same time as the Rezoning application. The Site Plan application was appealed to the Ontario Municipal Board along with the Zoning By-law Amendment application.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist was submitted by the applicant and reviewed by City staff for compliance with the Tier 1 performance measures.

Reasons for Application

The proposed development does not comply with certain standards contained in the Zoning By-law, including height and density. The proposed density of 6.5 times the lot area exceeds the maximum total density of 2.5 times permitted by the Zoning By-law. At 18-storeys (56.2 m plus a 5.5 m mechanical penthouse), the proposal exceeds the maximum 16 metre height limit permitted by the Zoning By-law. The proposed side yard setbacks of 0.63 metres to the south and 0.895 metres to the north are less than the minimum 4.5 metres required by the By-law.

Community Consultation

Planning staff were unable to hold a community meeting for this application prior to the applicant registering an appeal with the Ontario Municipal Board on the basis of time.

Staff had been working with the applicants prior to the appeal and had recommended that the applicants revise their proposal before a community consultation was held.

Agency Circulation

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

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff have reviewed the proposal and determined that it is consistent with the Provincial Policy Statement (PPS), and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

The Provincial Policy Statement states, in Section 4.5, that the Official Plan is the most important vehicle for implementing the Provincial Policy Statement. Furthermore, Section 4.5 directs municipalities to provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

Built Form and Density

Planning staff reviewed the height and density of the proposed development and found neither to be determinative of what is appropriate development of the site given the issues outlined below.

Setbacks and Separation Distance

The Built Form and Tall Building policies, Sections 3.1.2 and 3.1.3, of the Official Plan require that new development will be located and organized to fit within the existing and planned context of the subject site. The tower portion of a tall building is to be designed with appropriate dimensions for the site and provide an appropriate relationship to adjacent towers or potential towers.

To achieve sufficient light, views and privacy for proposed towers, and to secure light, views and privacy for adjacent existing and potential tower sites, the Tall Building Design Guidelines recommend that towers should be separated by a minimum distance of 25 metres. The Tall Building Design Guidelines also recommend a minimum tower setback of 12.5 metres from the property line. This setback assumes that a matching setback is or would be provided on an adjacent site if it contains or could be redeveloped as a tall building.

The proposed separation distance from the existing 13-storey apartment building to the north is approximately 12.8 metres, of which 11.69 metres is located on the adjacent property. The separation distance from the existing 23-storey residential condominium (500 St. Clair Avenue West) to the south is 26 metres. Of the 26 metres, 25.14 metres is located on the adjacent properties, which include a 4-storey office building, a 6.2 metre wide laneway, and the 23-storey condominium to the south.

The following table compares the proposed tower setbacks and separation distances with those required in the Tall Building Design Guidelines.

Tower Setbacks			Tower Separation	
	Minimum Setback (Guideline)	Proposed Setback	Minimum Separation (Guideline)	Proposed Separation
North	12.5 m	1.11 m	25 m	12.8 m
South	12.5 m	0.86 m	25 m	26 m (to existing tower)/0.86 m (to adjacent property)
West	12.5 m (to centreline of laneway)	10.1 m (to centreline of laneway)		
East	3 m (from building face)	4.5 m (from building face)		

Tall Building Guideline 3.2.3 c) states that not all sites may be appropriate for a tall building. For small sites the minimum setbacks are to be applied to determine the feasibility of the site to accommodate a tall building. Given that the Bathurst Street frontage is only 25.6 metres, the subject site is too small to accommodate the minimum 12.5 metre setback to the north and south property lines.

Planning staff have advised the applicant that a tall building could be feasible if the property immediately to the south were incorporated into the development and the required setbacks and separation distances were then applied.

Section 3.2.3 of the Tall Building Guidelines, which focuses on separation distances, supports the assembly of multiple properties: "If it is not feasible to construct a tower on a site after applying these setback and setbacks, the site may be too small for a tall building. In some cases, it may be possible to assemble several smaller properties to allow tall building development to proceed, but in other cases, the small site may only be able to accommodate a lower-scale building form, such as a mid-rise building."

In addition, the proposed building will negatively impact the development potential of the adjacent property to the south. The adjacent property has existing height permissions in the zoning by-law for 8-storeys. The south façade of any new development at 1486 Bathurst Street should not contain any windows or openings for the first 8-storeys to protect the development potential of the adjacent property. The currently proposed building has a blank façade only for the first 5 storeys.

The proposed setbacks and separation distances from existing and future buildings are not acceptable. The proposed building neither conforms to the policies of the Official Plan nor to the Tall Building Design Guidelines. Planning staff do not support the building as

proposed. A midrise building would be a more appropriate redevelopment of the subject site with its current lot area.

Vehicular Access

The Healthy Neighbourhoods policies of the Official Plan require that development in *Apartment Neighbourhoods* will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns. The Built Form policies in Section 3.1.2 of the Official Plan require that vehicular access minimize the impact on surrounding properties and improve the safety and attractiveness of the streets. To achieve this objective the Official Plan and Tall Buildings Design Guidelines state that shared service areas are to be used. This includes existing public and private lanes.

The applicant has proposed providing vehicular access to the site by way of a driveway over 11 Raglan Avenue. That property is currently occupied by an existing residential dwelling, and is designated *Apartment Neighbourhoods* in the Official Plan. The proposed driveway would be 6 metres in width with a 1.9 metre wide concrete sidewalk on the north side.

The minimum required width for a two-way driveway is 6 metres. A 3 metre landscaped buffer should be applied to both sides of the driveway to mitigate the impact on the neighbouring properties, resulting in a total width of 12 metres. The property at 11 Raglan Avenue is only 7.9 metres wide.

An existing laneway running east-west is located approximately 16.4 metres to the south of the proposed laneway. This laneway connects to the north-south laneway located between 11 Raglan Ave and 1486 Bathurst Street. The applicant has noted that the north-south laneway does not currently have sufficient width to accommodate garbage truck turning paths. This has been considered as part of the application review by City Planning, and Transportation Planning.

City Planning and Transportation Planning staff do not support the proposed vehicular access as it creates a second laneway onto Raglan Avenue 16.4 metres north of the existing lane. An appropriate landscaped buffer has not been provided between the driveway and the adjacent residential properties. The proposed driveway will disrupt the streetscape along Raglan Avenue.

The proposed driveway does not conform to the policies of the Official Plan or the Tall Building Design Guidelines.

Parking

The proposed building will have a total of 56 residential parking spaces and 3 car share spaces located in a 3-level underground garage. The garage is to be accessed from the rear of the building off of the City owned laneway and the driveway located at 11 Raglan Avenue.

Technical Services staff have reviewed the proposal and determined that the proposed building should provide parking at the following rates:

Bachelor units	0.3 spaces per unit
1-bedroom units	0.72 spaces per unit
2-bedroom units	0.81 spaces per unit
3-bedroom units	0.81 spaces per unit
Residential visitors	0.1 spaces per unit

The above noted ratios would require a total of 80 parking spaces for the current unit mix. The use of car share spaces, to offset the required number of parking spaces, should be limited to 2 car share spaces. Technical services and Transportation Planning do not support the proposed parking supply.

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 provisions across the City. The lands which are the subject of this application are in an area with 0 to 0.42 hectares of local parkland per 1,000 people.

The site is in the lowest quintile of current provision of parkland. The site is in a parkland priority area, as per the City Wide Parkland dedication By-law 1020-2010.

The application proposes 105 residential units and 148 square metres of non-residential uses on a site with a net area of 1,315.7 square metres. At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication requirement is 0.14 hectare or 106.4% of the site. However, for sites that are less than 1 hectare in size, a cap of 10% is applied to the residential use, while the non-residential use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is 130 square metres.

The applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as an on-site parkland dedication requirement of 130 square metres would not be of a useable size and the entire site is to be encumbered by an underground garage.

The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS. Outstanding issues identified by circulated divisions include: tree planting along street frontages, green roof details, and glass and other design features for migratory birds.

Should the application or a revised scheme be approved at the OMB, the applicant should be required to submit a site plan that brings their proposal into compliance with these standards.

Section 37

Section 37 of the *Planning Act* allows the City to authorize increased density and/or height in return for the provision of services, facilities or matters. The Official Plan contains provisions authorizing these Section 37 matters, provided the density and/or height increase are consistent with the objectives of the Official Plan regarding building form and physical environment. Section 5.1.1.4 of the Plan allows Section 37 to be used for development with more than 10,000 square metres of gross floor area where the zoning by-law amendment increases the permitted density by at least 1,500 square metres and/or significantly increases the permitted height.

Given the increase in proposed increase in density of 9028 square metres, for the current proposal, the Official Plan would require the provision of Section 37 benefits. Discussions regarding Section 37 benefits between the applicant and the City were not advanced as there was not a resolution on appropriate development for the site.

In the event that this application is brought before the Ontario Municipal Board (OMB) and the OMB grants additional density and/or height beyond that which is permitted in Zoning By-law 438-86, the City will request that the OMB withhold their final order until the City has an agreement with the applicant to secure the appropriate community benefits. Such benefits could include contributions (as deemed appropriate by City Council) for:

- Improvements to local area parks; and
- Streetscape improvements in the St. Clair Avenue West and Bathurst Street area.

Conclusion

City Planning staff have reviewed the development proposal for 1486 Bathurst Street and 11 Raglan Avenue and find that the proposal does not represent suitable development of the subject sites. The proposed building represents overdevelopment of the lot, negatively impacting the surrounding properties and Raglan Avenue. A mid-rise building would be more appropriate development of the subject site given its current configuration.

The development does not conform to the policies of the Official Plan or the Tall Building Design Guidelines concerning setbacks, separation distances and vehicular access. As such, Planning staff recommend refusal of the proposed Zoning By-law Amendment.

CONTACT

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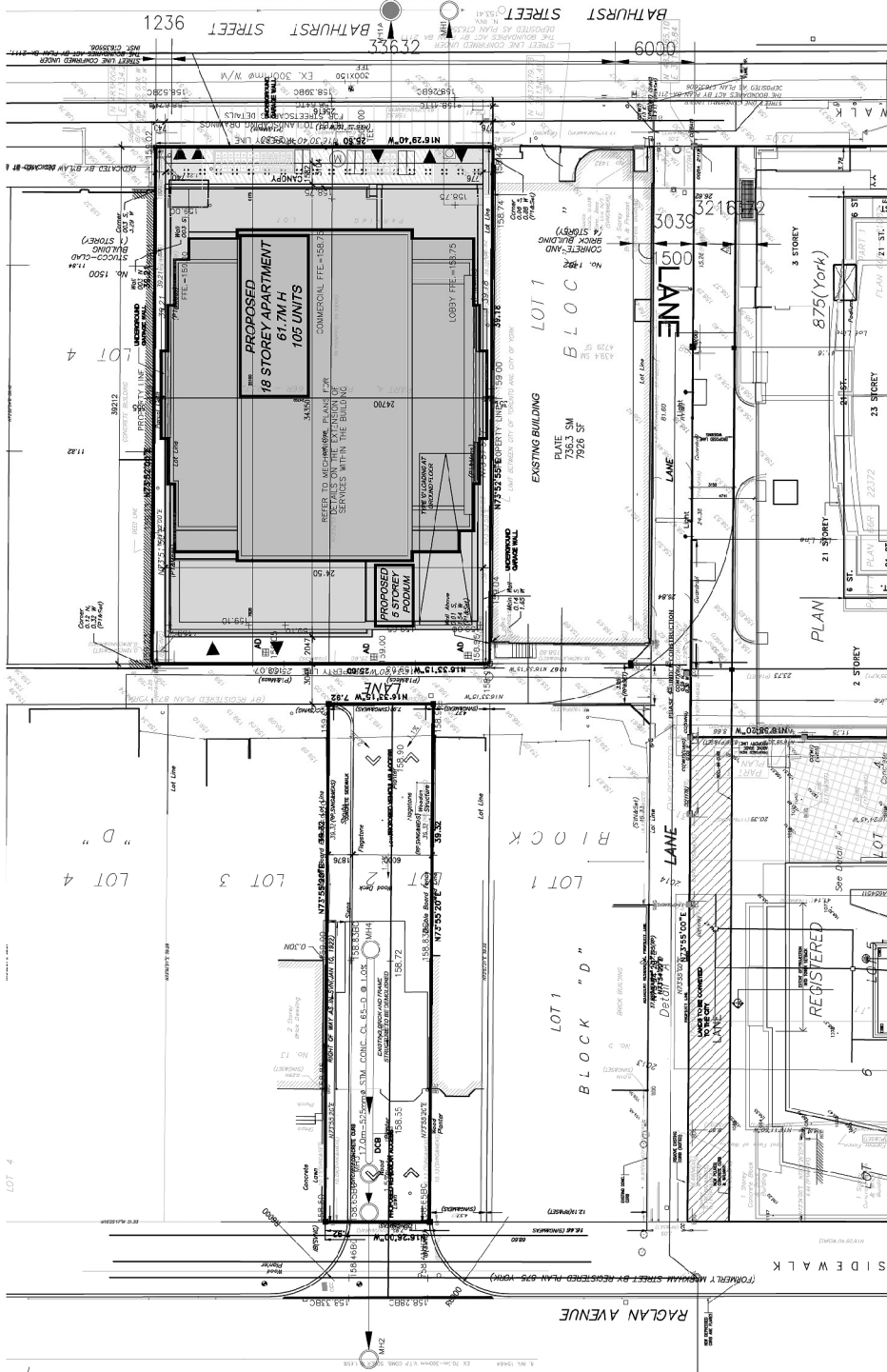
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

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

Attachment 1: Site Plan



1486 Bathurst Street and 11 Raglan Avenue

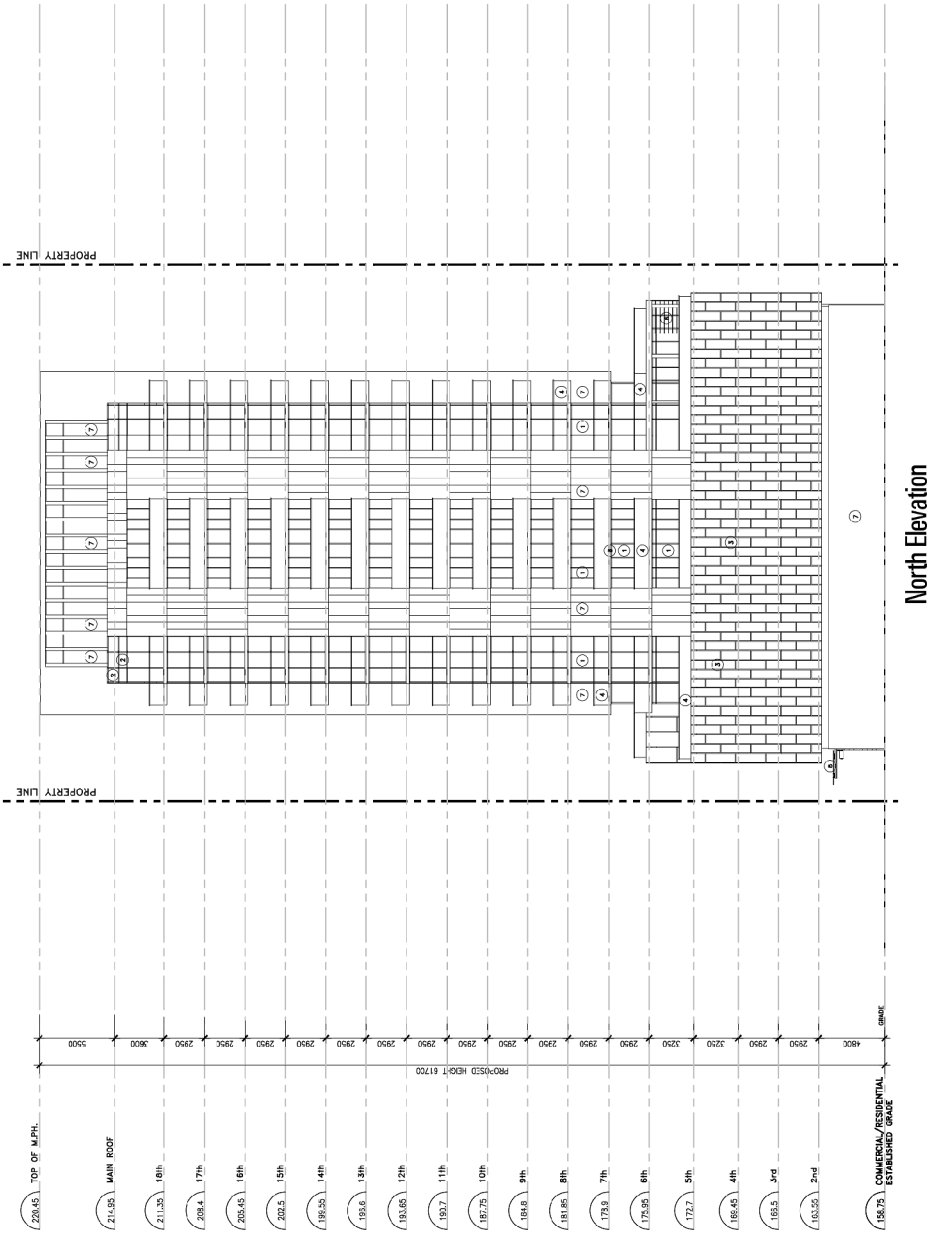
Site Plan

Applicant's Submitted Drawing

Not to Scale
03/04/2013

File # 12 293366 0Z

Attachment 2: North Elevation



1486 Bathurst Street and 11 Raglan Avenue

North Elevation

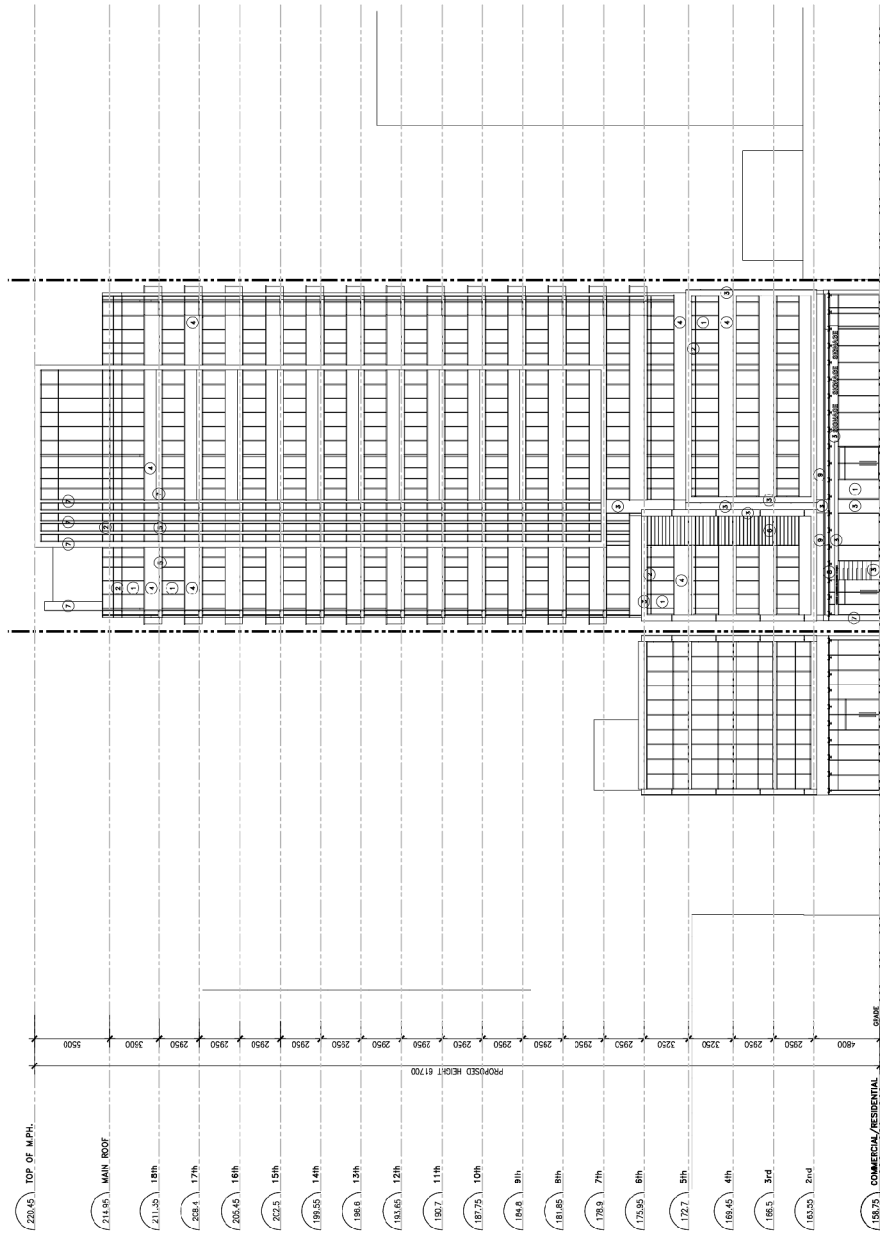
Elevations

Applicant's Submitted Drawing

Not to Scale
03/04/2013

File # 12 293366 0Z

Attachment 3: East Elevation



East Elevation

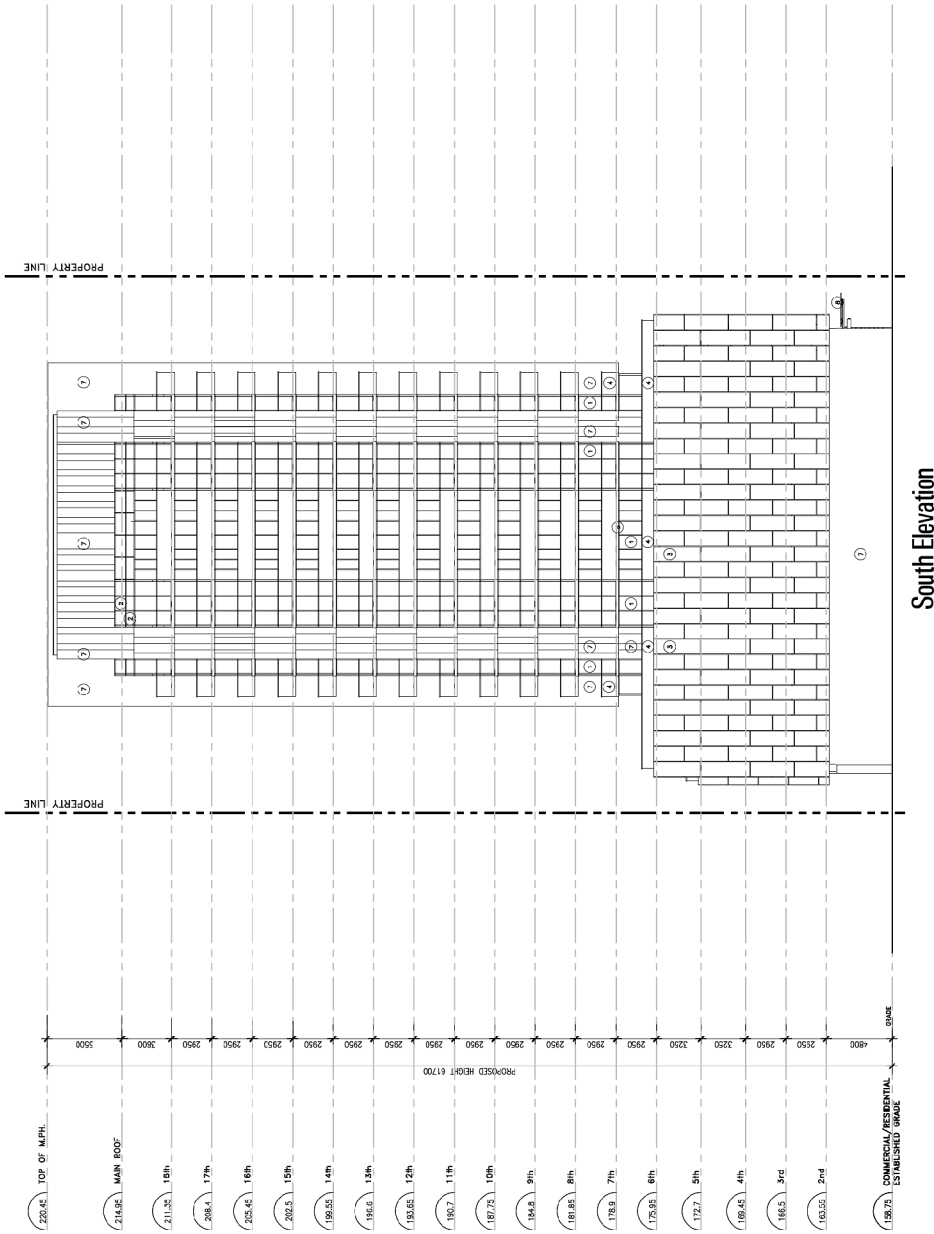
1486 Bathurst Street and 11 Raglan Avenue

Elevations
 Applicant's Submitted Drawing

Not to Scale
 03/04/2013

File # 12 293366 0Z

Attachment 4: South Elevation



1486 Bathurst Street and 11 Raglan Avenue

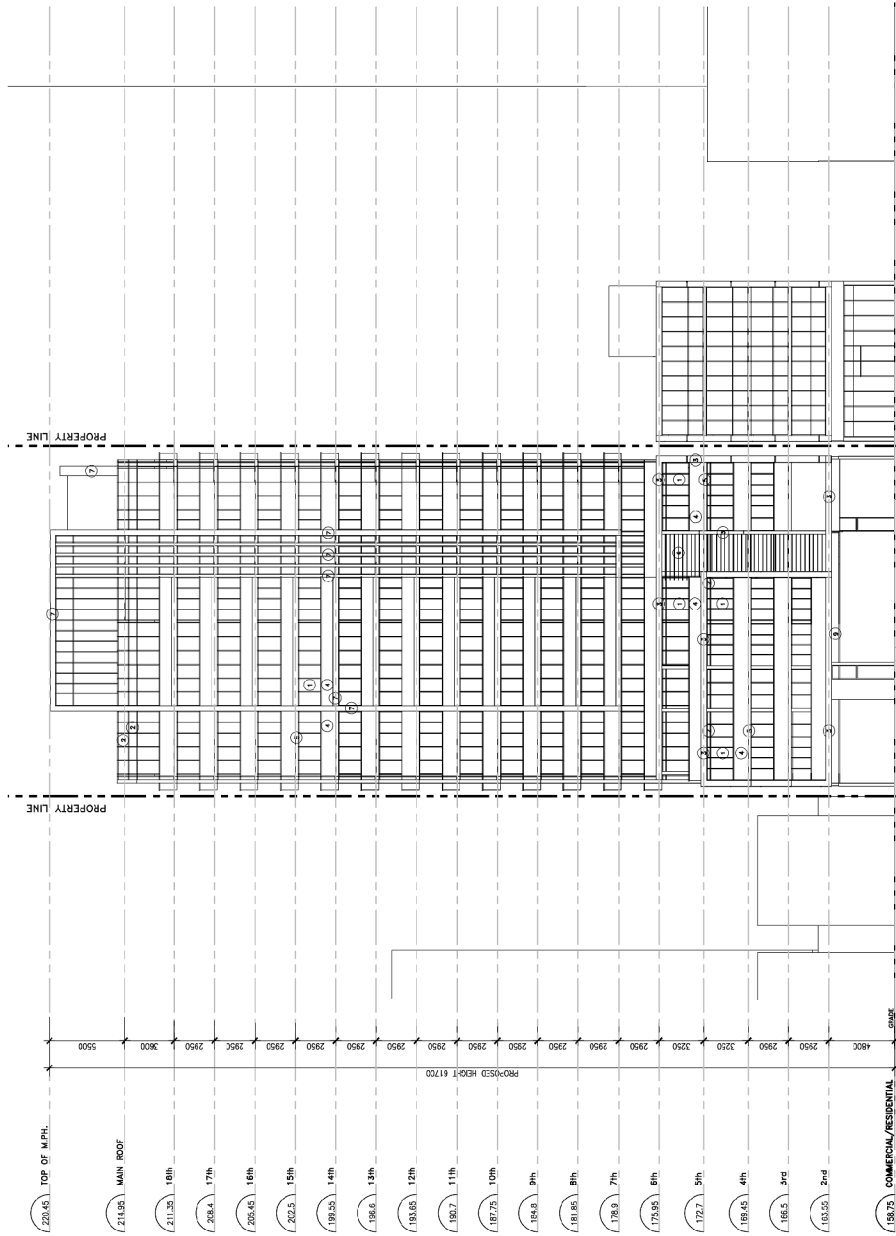
South Elevation

Elevations
 Applicant's Submitted Drawing

Not to Scale
 03/04/2013

File # 12 293366 0Z

Attachment 5: West Elevation



1486 Bathurst Street and 11 Raglan Avenue

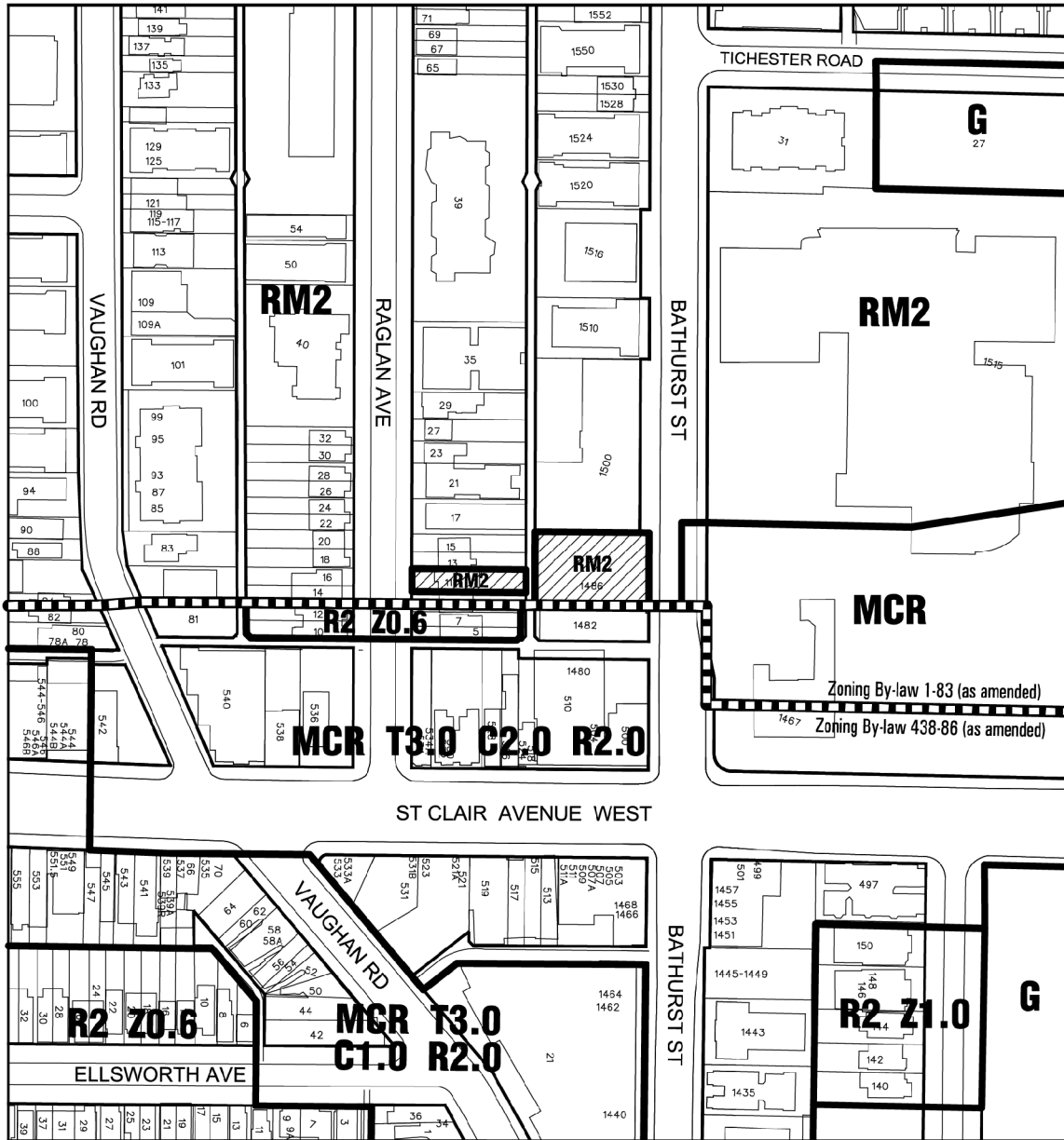
West Elevation

Elevations
Applicant's Submitted Drawing

Not to Scale
03/04/2013

File # 12 293366 0Z

Attachment 6: Zoning



1486 Bathurst Street and 11 Raglan Avenue

File # 12 293366 0Z

Zoning By-law 1-83 (as amended)
 RM2 Residential Multiple Zone
 MCR Mixed Commercial Zone
 G Green Open Space Zone

Zoning By-law 438-86 (as amended)
 MCR Mixed-Use District
 R2 Residential District
 G Parks District



Extracted 03/04/2013

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	12 293366 STE 21 OZ
Details	Rezoning, Standard	Application Date:	December 13, 2012
Municipal Address:	1486 BATHURST ST & 11 RAGLAN AVE		
Location Description:	PLAN 875 BLK C LOTS 2 AND 3 PT LOT 4 RP 66R22372 PART 4 **GRID S2105		
Project Description:	An application to amend the Zoning By-law to permit the construction of an 18-storey (56.2 metres plus a 5.5 metre mechanical penthouse) residential (8404 sq.m.) and commercial (148 sq.m.) mixed-use building at 1486 Bathurst Street. The building will contain a total of 105 residential units and 59 parking spaces. Access to the underground parking garage and loading space will be from 11 Raglan Avenue. See associated Site Plan Control 12-293351.		

Applicant:	Agent:	Architect:	Owner:
The Goldman Group, 55 St. Clair Ave. W. Suite 240, Toronto, ON M4V 2Y7	The Goldman Group, 55 St. Clair Ave. W. Suite 240, Toronto, ON M4V 2Y7		440179 Ontario Limited, 55 St Clair Ave. W. Suite 240, Toronto, ON M4V 2Y7

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas (1486 Bathurst St) & Apartment Neighbourhoods (11 Raglan Ave)	Site Specific Provision:	Site an Area Specific Policy 38
Zoning:	RM2	Historical Status:	
Height Limit (m):	16 m (5 storeys)	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1315.67	Height:	Storeys:	18	
Frontage (m):	25.6		Metres:	61.7	
Depth (m):	39.21				
Total Ground Floor Area (sq. m):	366				Total
Total Residential GFA (sq. m):	8404		Parking Spaces:	59	
Total Non-Residential GFA (sq. m):	148		Loading Docks	1	
Total GFA (sq. m):	8552				
Lot Coverage Ratio (%):	27.8				
Floor Space Index:	6.5				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m):	8404
Bachelor:	0	Retail GFA (sq. m):	148
1 Bedroom:	53	Office GFA (sq. m):	0
2 Bedroom:	52	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	105		

CONTACT: PLANNER NAME: David Driedger, Planner TELEPHONE: 416-392-7613