

**75 The Esplanade - Zoning Amendment Application - Preliminary Report**

<b>Date:</b>	August 14, 2015
<b>To:</b>	Toronto and East York District Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 28 – Toronto Centre-Rosedale
<b>Reference Number:</b>	15 120727 STE 28 OZ

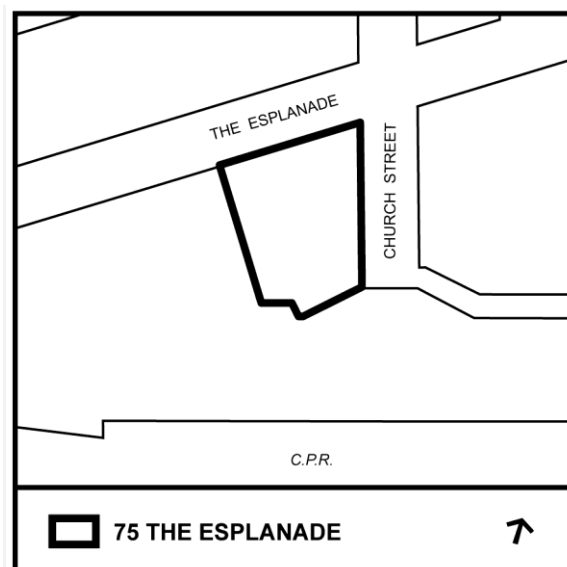
**SUMMARY**

This application proposes to redevelop the subject site with a 34-storey mixed used building containing street level retail and residential uses above. The project is proposed to contain 350 dwelling units and 1,426 square metres of retail space at the property known as 75 The Esplanade. This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process. Next steps include the scheduling of a community consultation meeting. A final report is targeted for the third quarter of 2016. The target date for the final report assumes that the applicant will provide all required information in a timely manner.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 75 The Esplanade together with the Ward Councillor.



2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Pre-Application Consultation**

A pre-application consultation meeting was held on December 17, 2014 with the applicant to discuss complete application submission requirements and consistency of the proposal with the local planning framework.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant is proposing to construct a new 34-storey tower on an existing parking lot. The proposed tower would include an 8-storey podium with a 26-storey tower above and 3 levels of underground parking. The total building height would be 112.6 metres including the mechanical penthouse. The proposed height of the podium is 25 metres. The development would have a total gross floor area of 24,672 square metres, including 1,426 square metres of retail space and 23,246 square metres of residential development comprised of 350 residential units. The retail space is proposed to be located in both the ground floor and the second storey mezzanine.

Vehicular access is proposed to be located off of a rear driveway which is accessible from Church Street. This rear driveway is proposed to include an existing 3.06 metre strip of land along the southern limit of the property off Church Street which is subject to a right of way and easement in favour of the City of Toronto for the purposes of access, services and repair and maintenance for the adjacent 6-storey above-grade parking garage owned and operated by the Toronto Parking Authority (TPA) and the 8-storey TCHC building located above the TPA parking garage. The City has also granted an easement in favour of this site over a portion of their property.

One Type B and one Type G loading space are also proposed, both of which would also be accessible from the rear driveway. There are 3 levels of underground parking proposed, with a total of 126 parking spaces including 120 resident parking spaces and 6 car share parking spaces. Neither visitor parking nor commercial parking are proposed.

A total of 356 bicycle parking spaces are proposed, including 315 resident bicycle parking spaces, 35 visitor parking spaces, and 6 commercial parking spaces. Resident bicycle parking spaces will be located on the ground floor and on all three levels of the

underground garage, while visitor and commercial bicycle parking will be located indoors on the ground floor.

The applicant proposes a total of 1,251 square metres of residential amenity space, comprised of 643 square metres of indoor residential amenity space and 608 square metres of outdoor residential amenity space. Outdoor amenity space is proposed to be located in a terrace on the second floor, accessible from the indoor residential amenity space. Indoor residential amenity space is to be located on the third, fourth, fifth, sixth, and seventh floors.

Category	Proposed
Site Area	2,386 m <sup>2</sup>
Proposed Tower Setbacks (Level 8 -11):	
South Property Line	2.5 m - 12.6 m
West Property Line	12.3 m – 20.4 m
The Esplanade	15.1 m - 21.2m
Church Street	2.2 m
Proposed Tower Setbacks (Level 12):	
South Property Line	7.8 m – 12.8 m
West Property Line	12.3 m – 20.4 m
The Esplanade	15.5m – 22.2 m
Church Street	6.5 m
Proposed Tower Setbacks (Level 13-34):	
South Property Line	6.6m – 12.8 m
West Property Line	12.3 m – 20.4m
The Esplanade	15.5 m – 21.9 m
Church Street	5.3m
Proposed Base Setback at Grade:	
South Property Line	4.2 m – 9.0 m
West Property Line	0.0 m
The Esplanade	5.0 m
Church Street	0.0 m
Sidewalk width:	
The Esplanade	6.1 m
Church Street	4.2 m
Tower Floorplate (approximate)	
Levels 8-11	739.5 m <sup>2</sup>
Level 12	573.5 m <sup>2</sup>
Levels 13-34	616.25 m <sup>2</sup>
Gross Floor Area (Above Grade)	
Residential	23,246 m <sup>2</sup>

Non-Residential Total	1,426 m <sup>2</sup> 24,672 m <sup>2</sup>
Floor Space Index	10.34
Number of Units:	
Bachelor	0 (0%)
One-Bedroom	210 (60%)
Two-Bedroom	116 (33%)
Three-Bedroom	24 (7%)
Total	350
Ground Floor Height (incl. Mezzanine)	7.0 m
Proposed Vehicular Parking	
Residential	120
Visitor	0
Non-Residential	0
Car Share	6
Proposed Bicycle Parking	
Residential	315
Visitor	35
Non-Residential Long-Term	0
Non-Residential Short-Term	6
Loading Spaces	
Type G	1
Type B	1
Type C	0
Amenity Space	
Indoor Residential	643 m <sup>2</sup>
Outdoor Residential	608 m <sup>2</sup>
Total Amenity Space Provided	1,251 m <sup>2</sup>
Building Height (incl. mechanical penthouse and architectural elements)	112.6 m

## Site and Surrounding Area

The subject site is located at the southwest corner of Church Street and The Esplanade. The site is relatively flat and is irregularly shaped with a frontage of approximately 52.4 metres on The Esplanade and a depth of approximately 55.3 metres along Church Street. The total area of the site is approximately 2,386 square metres. The site currently contains a commercial surface parking lot with 96 spaces.

The following uses surround the site:

North: Immediately north of the site along The Esplanade are 4 and 5 storey commercial buildings. Included among these buildings is a heritage designated building at 70 The Esplanade, designated under Part IV of the Ontario Heritage Act. Many of the establishments in these buildings have seasonal patios at grade. There is a six-

storey office building on the northeast corner of Church Street and The Esplanade (3-5 Church Street). To the northwest of the site is The London on The Esplanade development (38-40 The Esplanade) consisting of two residential towers with heights of 16 and 33 storeys. Further northwest of the subject site is Berczy Park.

South: A six-storey TPA parking garage is located immediately south of the subject site. A 8-storey non-profit housing building (TCHC) is located on the top of the TPA parking garage (55 The Esplanade). Further south of the subject site is the Gardiner Expressway and the rail corridor.

East: Immediately east of the subject site, across Church Street, is a residential apartment building with multiple stepbacks ranging from 6 to 13 storeys. Further east are a mixture of low and mid-rise residential and commercial buildings, along with the St. Lawrence Market and the Market Wharf (18 Jarvis) mixed use building with a 104-metre, 34-storey residential tower.

West: The Novotel Toronto Centre Hotel (45-55 The Esplanade) is directly to the west of the subject site. The Hotel is 33-storeys with an 8-storey wing and colonnade at grade abutting the site. Further west of the property is Union Station.

### **Planning Act, Provincial Policy Statement and Provincial Plans**

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

The Provincial Policy Statement (PPS) 2014, provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and healthy communities. The PPS recognizes that local context and character is important. Policies are outcome-oriented and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

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

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

## **Official Plan**

The City of Toronto's Official Plan contains a number of policies that affect the proposed development. The Official Plan policies that affect the development are as follows:

### **Chapter 2 – Shaping the City**

#### **Section 2.2.1 Downtown: The Heart of Toronto**

The proposed development is located within the *Downtown* as defined in Map 6 of the City of Toronto Official Plan. Section 2.2.1 outlines policies for development within the *Downtown*. The *Downtown* is anticipated to accommodate growth, both in residents and in jobs, however this growth will not be spread uniformly across the whole *Downtown*. This growth is intended to build and strengthen the *Downtown* as the premier employment centre in the GTA and provide a range of housing opportunities. Efforts are also to be made to maintain and improve the public realm in the *Downtown*.

Transportation is a priority within the *Downtown* as accessibility and economic success go hand-in-hand. Building housing and employment opportunities along corridors with good transit access is important to the future of *Downtown*. Policies favouring the expansion of transit over increases in road capacity and encouraging more mixed use development in the *Downtown* are key components of the Official Plan.

### **Chapter 3 – Built Form**

#### **Section 3.1.1: The Public Realm**

Public realm policies are intended to promote beautiful, comfortable, safe and accessible streets, parks, open spaces, and public buildings. Quality architectural, landscape, and urban design and construction are to be promoted in private developments.

#### **Section 3.1.3: Built Form – Tall Buildings**

The proposed development constitutes a Tall Building. The Official Plan indicates that Tall Buildings are desirable in the right places, however they are not appropriate everywhere. Most of the proposed intensification is anticipated to be achieved with street oriented, grade related, or mid-rise building types. Tall building proposals will have to address key urban design considerations, including: the built form principles of the Official Plan; demonstrating how the proposed building and site design will contribute to and reinforce the overall City structure; demonstrating how the proposed building and site relate to the existing and/or planned context; taking into the account the relationship of the topography and other tall buildings; and providing high quality, comfortable and usable publically accessible open space areas.

### **Chapter 4 - Land Use Designation**

#### **Section 4.5 Mixed Use Areas**

The site of the proposed development is designated *Mixed Use Areas* in the Official Plan. *Mixed Use Areas* are intended to include a broad array of residential uses, offices, retail and services, institutions, entertainment, recreation and cultural activities, and parks and open spaces in single use or mixed use buildings.

Developments in *Mixed Use Areas* are intended to create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependence and meets the needs of the local community. New buildings are to be located and massed to provide a transition between areas of different development intensity and scale. New buildings are to be massed and located to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open space. New developments are to provide attractive and safe pedestrian environments and take advantage of nearby transit services. Development is intended to provide good site access and circulation and an adequate supply of parking for both residents and visitors. Development in *Mixed Use Areas* is also intended to have access to schools, parks, community centres, libraries, and child care. Service areas, ramps, and garbage storage in developments are to be located and screened to minimize the impact on adjacent streets and residents. Indoor and outdoor recreation space for building residents is also to be provided in every significant multi-unit residential building.

### **St. Lawrence Neighbourhood Community Improvement Plan**

The site is located within the boundaries of the St. Lawrence Neighbourhood Community Improvement Plan. The St. Lawrence Neighbourhood Community Improvement Plan was enacted in 2008 and provides a Public Realm Strategy for the southwest quadrant of the St. Lawrence Neighbourhood. The Community Improvement Plan is intended to complement other planning initiatives in the St. Lawrence Neighbourhood by creating a strategic framework for the improvement of public lands in the area. Recommendations in the plan include improvements to Berczy Park, streetscape improvements, and improvements to the terminus of Church Street including improvements to the TPA parking garage which is immediately south of the subject site. The Community Improvement Plan identifies The Esplanade as a distinct and recognizable mixed use street with wide sidewalks, linear parks and grand promenades. It identifies that The Esplanade may become an important pedestrian route as the West Don Lands and Union Station precincts redevelop.

The St. Lawrence Neighbourhood Community Improvement Plan is available on the City's website at:

<http://www.toronto.ca/legdocs/bylaws/2008/law0085.pdf>

### **St. Lawrence Neighbourhood Focused Area Urban Design Guidelines**

The site is also within the St. Lawrence Neighbourhood Focused Area Urban Design Guidelines. The Guidelines outline the diversity of the various precincts within the area and create a template for sensitive development that is responsive to the unique historic character of the focused area of the St. Lawrence Neighbourhood. The goal of the

Guidelines is to improve the quality of the environment of the Focused Area for the St. Lawrence Market and to ensure that the elements that contribute to the special character of the diverse parts of the area are maintained and enhanced.

The Guidelines contemplate the subject site as being suitable for low-rise and mid-rise development, as it is part of the Mixed-Use Height Sensitive Area and is part of the Character Area. Development in the Mixed-Use Height Sensitive Area is comprised primarily of heights from low-rise (up to 6 storeys) to mid-rise (6-12 storeys). High-rise towers are inappropriate forms within most of the Mixed Use Height Sensitive Area. The subject site is also located in the Character Area where new development is required to be compatible with the existing low and mid-rise built character found in the St. Lawrence Neighbourhood Focused Area. High-rise buildings are considered by these guidelines to be inappropriate forms of development in the Character Area. A proposed development within the Character Area that exceeds the predominant height should demonstrate minimal visual impact from the perspective of the pedestrian on the street.

The Guidelines require that all tall buildings be sensitive to shadow impacts, notably any shadows on key areas. The guidelines identify Berczy Park as a Park and Open Space Sensitive to Building Shadows and the north side of The Esplanade as a Street/Sidewalks Sensitive to Building Shadows.

The Guidelines also identify that the ground level of the subject site located along The Esplanade is required to contribute to the pedestrian environment, including the development of wide sidewalks, a consistent street wall, retail at grade, and pedestrian weather protection.

The St. Lawrence Neighbourhood Focused Area Urban Design Guidelines are available on the City's website at:  
[http://www1.toronto.ca/city\\_of\\_toronto/city\\_planning/urban\\_design/files/pdf/designreviewpanel\\_stlawrence.pdf](http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/designreviewpanel_stlawrence.pdf)

### **St. Lawrence Neighbourhood Focused Area – Official Plan Amendment**

The site is located within an area that is undergoing a review for the development of an area specific Official Plan policy for the St. Lawrence Neighbourhood Focused Area. This area specific Official Plan policy will be focused on height, built form, and community benefits under Section 37 of the *Planning Act*. The Official Plan policy that is being developed for the St. Lawrence Neighbourhood Focused Area will be considered in the review of this application.

### **St. Lawrence Heritage Conservation District Study**

The site is located within the St. Lawrence Heritage Conservation District Study Area. This study was adopted by the Toronto Preservation Board at its meeting on May 23, 2014, and Heritage Preservation Services staff is currently working with the consultants



to develop a Heritage Conservation District Plan for the district. This Heritage Conservation District Plan will be considered when evaluating this application.

## **Zoning**

The site is partially zoned CR T4.0 C4.0 R2.5 and partially zoned R3 Z2.5 in the City of Toronto By-Law 438-86. The CR T4.0 C4.0 R2.5 zoning designation permits a variety of commercial and residential uses, while the R3 Z2.5 zoning designation permits a variety of residential uses. The maximum permitted height is 36 metres.

On May 9, 2013, Toronto City Council enacted City-wide Zoning By-law 569-2013, currently under appeal to the Ontario Municipal Board. Under the new Zoning By-law, the site is zoned CR4.0 (c4.0; r2.5) SS1 (x2278) and R(d2.5)(x81) in City of Toronto By-Law 569-2013. The CR designation permits a variety of commercial and residential uses, while the R designation permits a variety of residential uses.

## **Site Plan Control**

The proposal is subject to Site Plan Control. An application for Site Plan Control has been submitted and is currently under review (File No. 15 120721 STE 28 SA).

## **City-Wide Tall Building Design Guidelines**

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

## **Downtown Tall Buildings: Vision and Supplementary Design Guidelines**

This project is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies where tall buildings belong Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings. The Downtown Vision and Supplementary Design Guidelines should be used together with the city-wide Tall Building Design Guidelines to evaluate new and current Downtown tall building proposals. The Downtown Tall Buildings Guidelines are available at <http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>

The Guidelines outline certain streets that are "High Streets" where tall buildings are considered to be an appropriate form of development and "Secondary High Streets" of which tall buildings are also considered to be an appropriate form of development but at a lower scale than on "High Streets". The proposed site is neither located on a "High Street" nor on a "Secondary High Street".

## **TOcore: Planning Toronto's Downtown**

On May 13, 2014, Toronto and East York Community Council considered a staff report regarding 'TOcore: Planning Toronto's Downtown', along with a related background document entitled 'Trends and Issues in the Intensification of Downtown'. These reports along with additional information are available on the study website at: [www.toronto.ca/tocore](http://www.toronto.ca/tocore)

TOcore is looking at how Toronto's Downtown should grow, with both a renewed planning framework and the necessary infrastructure to remain a great place to live, work, learn and play. TOcore is in its initial 'taking stock' phase, which involves an analysis of existing conditions, growth trends and priority issues in the Downtown. The study team will be reporting back to TEYCC by the end of 2015 on the results of Phase One and the priorities for Phase Two, "Planning and Analysis". The review of this application will be informed by the issues being considered under TOcore.

## **Tree Preservation**

An Arborist Report submitted by the applicant identified 8 trees both within and immediately adjacent to the subject property. There are 5 trees located within the City road allowance on Church Street and 3 trees to the west of the subject site on the adjacent private property. The application does not propose the removal of any of these trees. Urban Forestry will review the Arborist Report to determine the impact of the proposed development on the existing trees.

## **Heritage**

The buildings to the north of the property at 70 The Esplanade has been identified as a heritage designated building under Part IV of the Ontario Heritage Act.

## **Reasons for the Application**

An application has been filed as the proposed development requires an amendment to the zoning by-law to permit the proposed development, including but not limited to the proposed built form. The applicant is proposing increases in density and height. The applicant is also proposing modifications to the parking provisions in the by-law, including: a reduction in residential parking; permission for car-share spaces; and no visitor parking. Reductions in required indoor and outdoor residential amenity space have also been proposed. Other development standards are also proposed to be tailored on a site-specific basis, including setbacks.

Additional areas of non-compliance may be identified through the circulation and review process.

## COMMENTS

### Application Submission

The following reports/studies were submitted with the application:

- Arborist Report
- Tree Protection Plan
- Archaeological Assessment (Stage 1)
- Architectural Plans
- Servicing Plans
- Landscape Plans
- Qualitative Pedestrian Wind Assessment
- Pedestrian Level Wind Study
- Planning Rationale
- Functional Servicing and Stormwater Management Report
- Survey
- Toronto Green Standards Checklist
- Urban Transportation Considerations

A Notification of Complete Application was issued on March 24, 2015.

### Issues to be Resolved

Several preliminary issues have been identified through the review of this application. The most significant issue to be resolved is building height, as a tall building is not consistent with the St. Lawrence Neighbourhood Focused Area Urban Design Guidelines for this site. The review of this application will consider the merits of this specific proposal as an alternate built form to determine whether a deviation from the Guidelines is acceptable.

The following issues have also been identified for review:

- Consistency with the PPS and the Growth Plan for the Greater Golden Horseshoe;
- Conformity with the Official Plan policies, including development criteria for *Mixed Use Areas*;
- Consistency with the St. Lawrence Neighbourhood Focused Area Urban Design Guidelines.
- Consistency with the Heritage Conservation District Plan;
- Consistency with the Lawrence Neighbourhood Community Improvement Plan;
- Consistency with the forthcoming Official Plan Amendment for the St. Lawrence Neighbourhood Focused Area;
- Consistency with the city-wide and downtown Tall Building Design Guidelines;
- Proposed massing of the tower and base buildings;
- Proposed setbacks of the tower and base building;
- Proposed unit mix and the provision of family-sized units;

- Location of proposed bicycle parking;
- Adequacy of proposed vehicular parking;
- Impacts of shadowing on the surrounding area, notably on Berczy Park and the sidewalk on the north side of The Esplanade;
- Location and amount of the proposed indoor and outdoor amenity space;
- Adequacy of the surrounding schools and community facilities to support the additional demand generated by the proposed development;
- Pedestrian level wind mitigation;
- Overall fit of the proposal within the existing and planned context of the area; and
- Identification and securing of public benefits pursuant to Section 37 of the Planning Act should the proposal be approved.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

## **CONTACT**

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 Tel. No. 416-338-2560  
 E-mail: ehug@toronto.ca

## **SIGNATURE**

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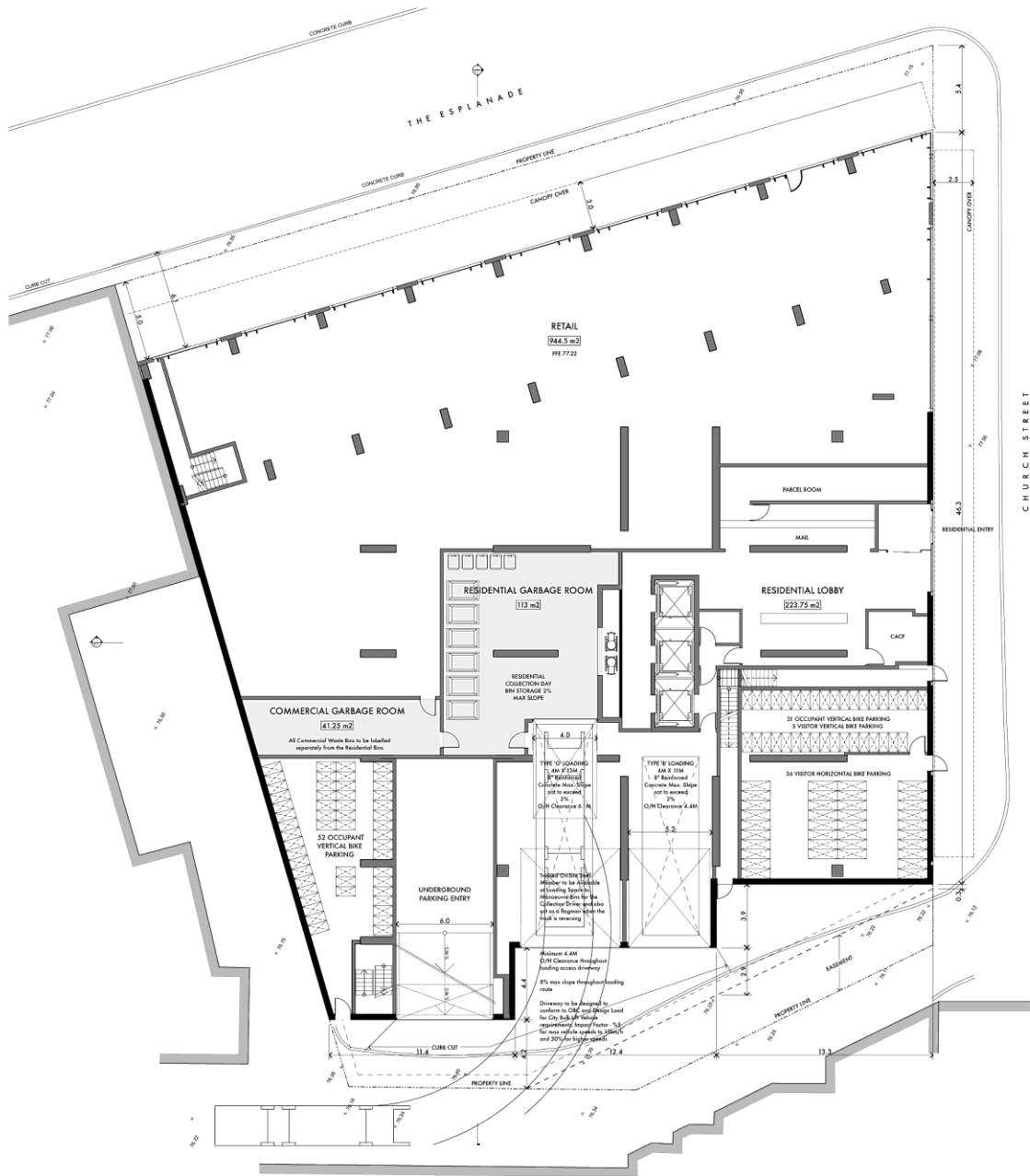
Gregg Lintern, MCIP, RPP  
 Director, Community Planning  
 Toronto and East York District

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## **ATTACHMENTS**

- Attachment 1: Ground Floor 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: Ground Floor Plan



## Ground Floor Plan

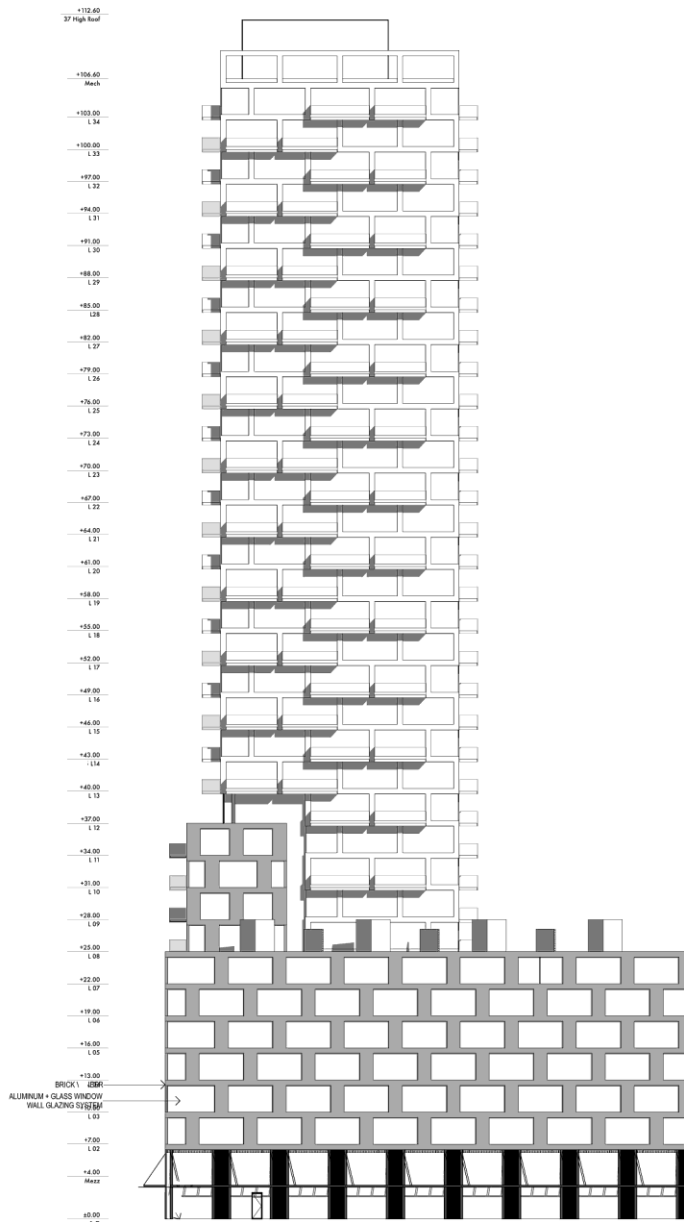
75 The Esplanade

Applicant's Submitted Drawing

Not to Scale   
08/04/2015

File # 15 120727 STE 28 OZ

## Attachment 2: North Elevation



North Elevation

### Elevations

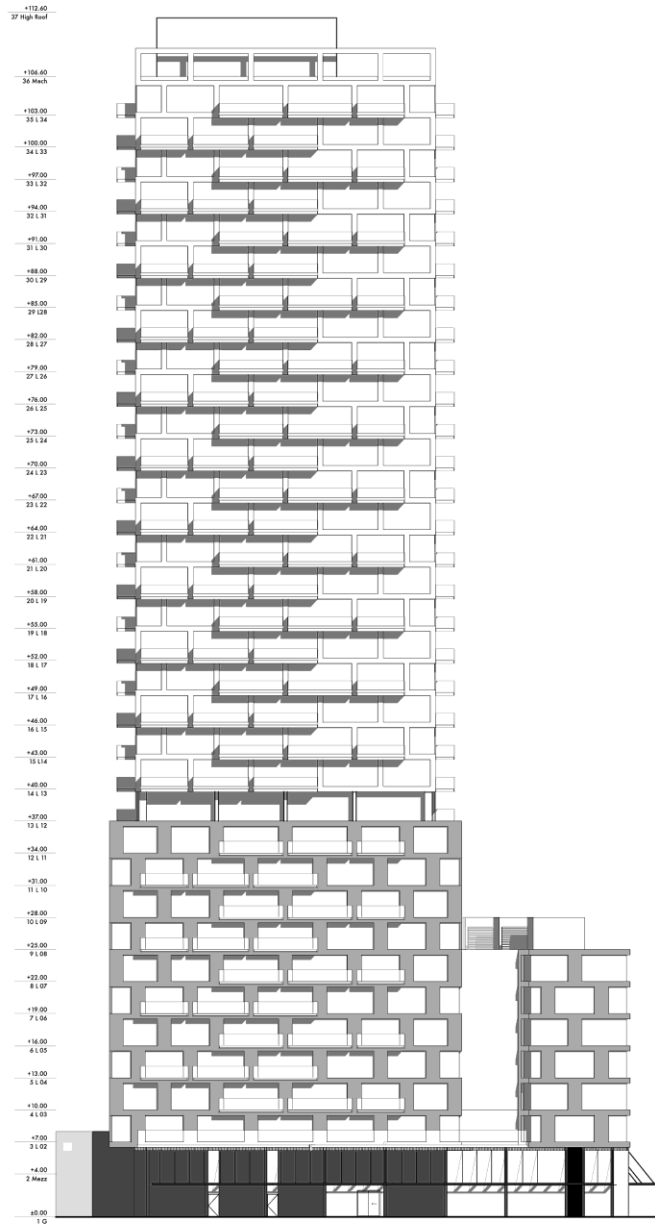
Applicant's Submitted Drawing

Not to Scale  
08/04/2015

75 The Esplanade

File # 15 120727 STE 28 OZ

### Attachment 3: East Elevation



East Elevation

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## Elevations

Applicant's Submitted Drawing

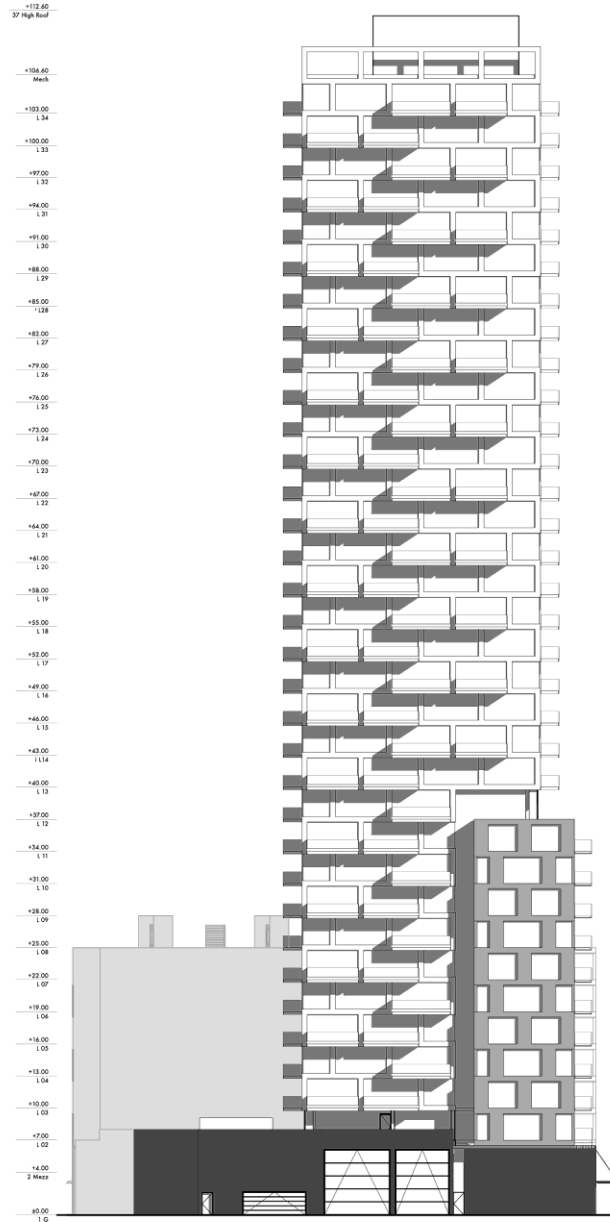
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75 The Esplanade

File # 15 120727 STE 28 OZ

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## Attachment 4: South Elevation



South Elevation

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### Elevations

Applicant's Submitted Drawing

Not to Scale  
08/04/2015

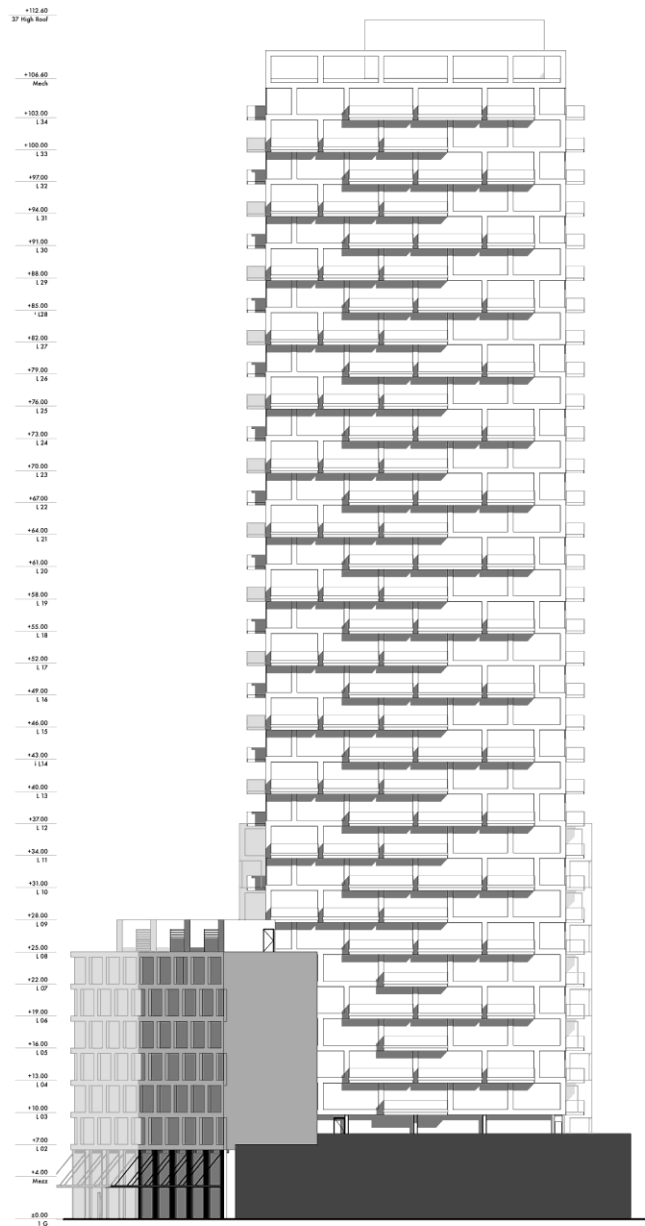
75 The Esplanade

File # 15 120727 STE 28 0Z

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## Attachment 5: West Elevation



West Elevation

### Elevations

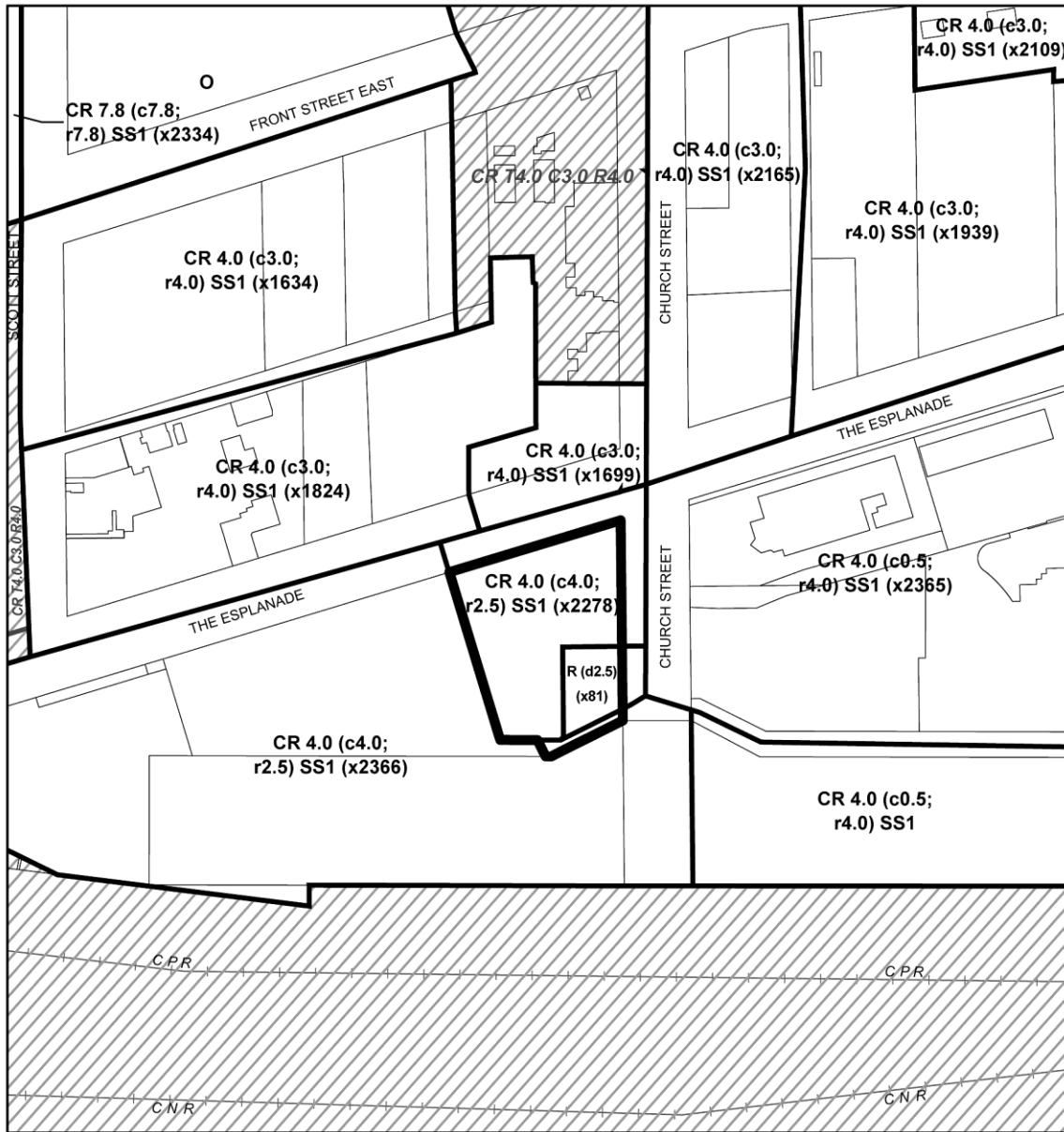
Applicant's Submitted Drawing

Not to Scale  
08/04/2015

75 The Esplanade

File # 15 120727 STE 28 0Z

## Attachment 6: Zoning



**Zoning By-Law No. 569-2013**

**75 The Esplanade**

**File # 15 120727 STE 28 0Z**



Location of Application

R Residential

CR Commercial Residential  
O Open Space



See Former City of Toronto By-Law No. 438-86

CR Mixed-Use District  
T Industrial District



Not to Scale  
Extracted: 08/04/2015

**APPLICATION DATA SHEET**

Application Type	Rezoning	Application Number:	15 120727 STE 28 OZ
Details	Rezoning, Standard	Application Date:	February 24, 2015
Municipal Address:	75 THE ESPLANADE		
Location Description:	RP 66R11446 PARTS 8 TO 10 **GRID S2812		
Project Description:	Proposal for rezoning for a 34 storey mixed use building consisting of 1,426 sq m of retail and 350 residential dwelling units, and 3 storeys of underground parking		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
AIRD & BERLIS LLP			CARHAR 3-ESPLANADE GP INC

**PLANNING CONTROLS**

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR 4.0 (c4.0; r2.5) SS1 (x2278)	Historical Status:	
Height Limit (m):	36	Site Plan Control Area:	Y

**PROJECT INFORMATION**

Site Area (sq. m):	2386	Height:	Storeys:	34
Frontage (m):	52.5		Metres:	112.6
Depth (m):	53.34			
Total Ground Floor Area (sq. m):	1928			<b>Total</b>
Total Residential GFA (sq. m):	23246		Parking Spaces:	126
Total Non-Residential GFA (sq. m):	1426		Loading Docks	2
Total GFA (sq. m):	24672			
Lot Coverage Ratio (%):	80.8			
Floor Space Index:	10.34			

**DWELLING UNITS**

**FLOOR AREA BREAKDOWN** (upon project completion)

			<b>Above Grade</b>	<b>Below Grade</b>
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	23246	0
Bachelor:	0	Retail GFA (sq. m):	1426	0
1 Bedroom:	210	Office GFA (sq. m):	0	0
2 Bedroom:	116	Industrial GFA (sq. m):	0	0
3 + Bedroom:	24	Institutional/Other GFA (sq. m):	0	0
Total Units:	350			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Elise Hug, Planner</b>
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