



## STAFF REPORT ACTION REQUIRED

### 5840, 5868, and 5870 Yonge Street - Official Plan Amendment and Zoning Amendment Applications - Preliminary Report

<b>Date:</b>	March 15, 2016
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 23 – Willowdale
<b>Reference Number:</b>	16 109561 NNY 23 OZ

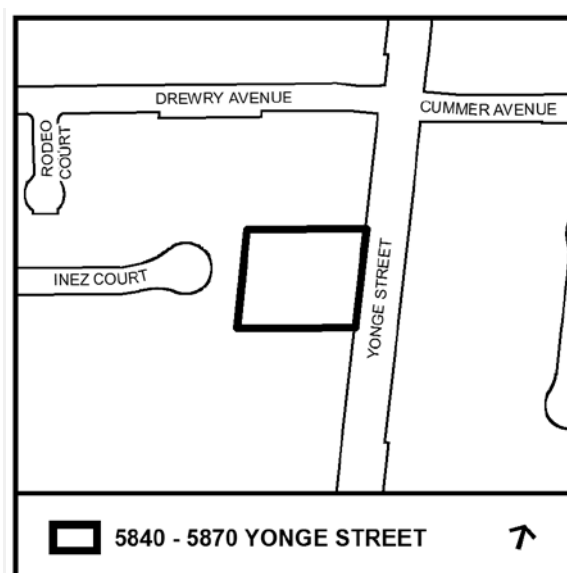
#### SUMMARY

This application proposes to amend the Official Plan and former City of North York Zoning By-law for the properties at 5840, 5868, and 5870 Yonge Street to permit a 29-storey residential building that includes an L-shaped 8 to 12-storey base building. The proposed building contains 518 residential dwelling units and 374 square metres of retail and service uses located on the ground floor. The applicant is proposing 477 parking spaces in a 4-level underground parking garage. In addition to the residential building, the application proposes a separate building with a total area of 3,577.8 square metres that would contain a car dealership.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

This report recommends that a community consultation meeting be scheduled by City Planning staff in consultation with the Ward Councillor.

A final report and public meeting under the Planning Act will be scheduled following



community consultation and the resolution of the outstanding issues, and provided the applicant provides all required information in a timely manner.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 5840, 5868, and 5870 Yonge Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

### Yonge Street North Planning Study

In June 2011, North York Community Council adopted a report summarizing and initiating the 'Yonge Street North Planning Study' in the context of increasing development pressures and the appropriateness of current and potential future amendments to Official Plan policies and designations. The subject lands are within the study area for the Yonge Street North Planning Study.

In November 2013, Council received for information the consultant's final report on the Study and requested City Planning staff to consult further with residents on an Implementation Plan that addresses a number of specific matters, to present historical traffic data and alternative low and mid-rise built form options, and to report to Community Council on the results of the community consultation prior to finalizing any draft Official Plan amendments:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.NY27.28>

On May 28, 2014, City Planning held a community consultation meeting to consult with residents on a draft implementation plan for the Yonge Street North Planning Study. The draft implementation plan is available on the City's website at:

<http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Community%20Planning/Files/pdf/N/North%20Yonge%20Planning%20Study/Yonge%20Street%20North%20Secondary%20Plan%20May%2021%202014%20draft%20for%20publi.pdf>

A final implementation plan for the Yonge Street North Planning Study has not yet been approved by Council. Planning staff are currently preparing modifications to the implementation plan for further consultations.

### Consent Application

The North York Panel of the Committee of Adjustment approved Consent applications (file # B072/14NY and B072/14NY) on February 19, 2015 to sever the west portion of 5840 Yonge Street and add it to 5868 – 5870 Yonge Street to form what is now shown in the subject development application as the property containing the residential development. The applications also proposed to sever a strip of land along the south side of 5868-5870 Yonge Street with a frontage of 9.77 metres and add it to the 5840 Yonge Street property to form a portion of what is now shown in the subject development application as the property containing the car dealership.

### **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant on October 22, 2015 to discuss complete application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant is proposing to amend the Official Plan and former City of North York Zoning By-law for 5840, 5868, and 5870 Yonge Street to permit a 29-storey residential development that includes a tower above an L-shaped 8 to 12-storey base building. The proposed building would have retail and service uses along Yonge Street. In addition, the proposal includes a separate 2-storey building on the southeast portion of the site that would contain a car dealership.

The proposed residential building and the car dealership are on separate properties but are both part of the site subject to this development application. The proposed residential development would be located at 5868-5870 Yonge Street and the car dealership would be located at 5840 Yonge Street. The applicant is proposing that the 2 properties be treated as 1 site for the purposes of density calculation, adjacency conditions, and context.

The proposed base building would be 8 storeys and 28.48 meters in height at the northeast portion of the site. West of the tower, the proposed base building extends parallel to the west property line of the site in a north-south orientation. This portion of the base building is proposed to be 12 storeys and 40.58 metres in height.

The proposed base building is located approximately 5.53 metres from the north property line, 4.2 – 7 metres from the east property line along Yonge Street, 5.5 metres from the west property line, and 1.14 metres from the property line of the proposed car dealership at 5840 Yonge Street. The 12-storey portion of the base building steps back above 8

storeys approximately 3 metres on the east and west sides, 1.5 metres on the north side, and 3.0 – 4.35 metres on the south side.

The proposed tower at 5868-5870 Yonge Street would be 91.78 metres in height (97.78 metres including the mechanical penthouse). It is rectangular in shape with dimensions of approximately 45.5 metres in its east-west orientation and 17.4 metres in its north-south orientation. The typical tower floorplate size from floors 14 to 29 is 746 square metres.

The tower would step back from the main wall of the base building approximately 7.2 metres from the east (along Yonge Street), 0.5 – 2 metres from the south, 4.5 – 6 metres from the north, and 32 – 34 metres from the west.

The proposed tower is located approximately 10.3 metres from the north property line, 11.46 – 13.5 metres from the east property line along Yonge Street, 38 – 40 metres from the west property line and 1.6 metres from the property line of the proposed car dealership at 5840 Yonge Street.

Together, the proposed base building and tower contain 44,634 square metres of residential gross floor area including 518 residential dwelling units. The proposed unit mix includes 331 (64%) one-bedroom units, 132 (25%) two-bedroom units, and 55 (11%) three-bedroom units. The proposal also includes 374 square metres of non-residential uses on the ground floor.

The applicant is proposing 1,036 square metres of indoor amenity space located on the ground and 9<sup>th</sup> floors and 1,036 square metres of outdoor amenity area located outside the 12-storey portion of the base building at ground level and on an 8<sup>th</sup> floor terrace.

The proposed building setback of approximately 4.2 – 7 metres from the property line along Yonge Street would provide a sidewalk area of between approximately 9.5 metres and 12.0 metres from the building to the curb. The applicant is currently not proposing any pedestrian realm weather protection along Yonge Street.

Pedestrian access to the ground floor retail and service component of the building would be located along Yonge Street. The floor-to-ceiling height of the retail and service area would be 7 metres. Pedestrian access to the residential component of the building would be provided through the internal driveway where a residential lobby entrance would be located approximately half way between Yonge Street and the west property line.

Vehicles would access the residential building from Yonge Street at the northern portion of the site. The driveway would extend into the building and provide access to the ramp leading to a 4-level underground parking garage. The proposed parking garage contains 477 parking spaces, including 54 visitor parking spaces and 3 retail parking spaces. The applicant is also proposing to locate 524 bicycle parking spaces in the underground parking garage including 52 visitor spaces and 5 spaces for the retail uses.

Two loading spaces are proposed to be located inside the building on the ground floor. Garbage would be stored inside the building on the ground floor adjacent to the loading area.

In addition to the residential building, the proposal also includes a new building at 5840 Yonge Street that would contain a car dealership with a total floor area of 3,577.8 square metres. The proposed car dealership would be 11.5 metres in height (13.0 metres to the top of the elevator room). The car dealership is proposed to be located approximately 8.5 – 11.5 metres from the north property line of 5840 Yonge Street, between approximately 8.5 – 9.5 metres to the south property line, 5 metres from the east property line (Yonge Street) and approximately 18.5 - 24 metres from the west property line.

Vehicular access from Yonge Street to the car dealership is proposed to be separate from the residential building and located along the southern property line. The applicant is proposing 16 automobile parking spaces and 2 loading spaces located outside the building in a surface parking lot west of the proposed car dealership.

The density of the proposed residential portion of the development is 8.83 times the site area of the property at 5868-5870 Yonge Street. The density of the proposed car dealership site is 1.3 times the site area of the property at 5840 Yonge Street. The total density of the proposal, including both the residential building and car dealership properties, is 6.19 times the site area.

The applicant has advised that the residential component of the development would be a condominium.

### **Site and Surrounding Area**

The site subject to the Official Plan and Zoning By-law amendment applications is located on the west side of Yonge Street south of Drewry Avenue at 5840, 5868, and 5870 Yonge Street. It is generally flat and has an area of 7,851.31 square metres (0.785 hectares or 1.94 acres). The site is currently occupied by three, 1-storey commercial buildings and associated surface parking. The existing buildings have a combined non-residential gross floor area of approximately 2,538.1 square metres.

The subject site is comprised of 2 separate properties. The proposed residential development would be located at 5868-5870 Yonge Street. This property is L-shaped with approximately 30.81 metres of frontage on Yonge Street, a depth of approximately 97.4 metres and a site area of 5,096 square metres (0.51 hectares or 1.26 acres). The proposed car dealership would be located at 5840 Yonge Street. This property is square shaped with 50.49 metres of frontage on Yonge Street, a depth of 54.9 metres and a site area of 2,754.1 square metres (0.275 hectares or 0.68 acres).

North: Immediately north of the site is a 13-storey residential building. Further north is a 3-storey commercial/residential building at Yonge Street and Drewry Avenue.

South: South of the site is the 2-storey former Toronto Hydro building and hydro corridor.

East: On the east side of Yonge Street is a commercial plaza (Newtonbrook Plaza) and an 11-storey office building. A development proposal for this site was appealed to the Ontario Municipal Board. The proposal is for a mixed use development consisting of 4 towers at 28, 34, 37, and 36 storeys, a new municipal road, and a public park (file Nos 11 287471 NNY 24 OZ and 11 287481 NNY 24 SB). At their meeting on July 7, 2015 City Council adopted the principles of settlement to guide the final Official Plan amendment, Zoning By-law amendment and plan of subdivision. South of the Newtonbrook Plaza lands there is a 22-storey apartment building and a 24-storey apartment building.

West: Immediately west of the subject site are low-rise residential houses on Inez Court which are subject to a development application (file No. 08 145788 NYY 28 OZ). At their meeting on April 1, 2014 City Council endorsed a proposed Ontario Municipal Board settlement to permit a proposal for 2 residential towers at 11 and 29 storeys, the extension of Beecroft Road, as well as a public park. A revised rezoning application to implement the proposed settlement has not yet been submitted.

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS), 2014 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. The PPS recognizes that local context and character is important. The PPS states that the Official Plan is the most important vehicle for implementing 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 be consistent with the PPS and to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. Staff will review the proposal 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 must be considered in the review of the proposed development application including the following:

### **Chapter 2 – Shaping the City**

#### **Section 2.2.2: Centres: Vital Mixed Use Communities**

The site is located within the North York Centre on Map 2 – Urban Structure in the Official Plan. Section 2.2.2 identifies the importance of the Centres in accommodating employment and residential growth. It identifies the importance of building a high quality public realm featuring public squares and parks, community gardens, public art, and a comfortable environment for pedestrians and cyclists, to attracting businesses, workers, residents and shoppers. It also prescribes that a Secondary Plan be in place to outline a growth strategy, show how transportation and other local amenities can be improved, specify variations in the mix of land uses and intensity of activities within each of the Centres and knit each Centre into the surrounding fabric of the City.

### **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 residential development is considered 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 subject site is designated *Mixed Use Areas* on Map 16 in the Official Plan. *Mixed Use Areas* are intended to include a broad range commercial, residential and institutional

uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

Development in *Mixed Use Areas* is required 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;
- be located and massed to provide a transition between areas of different development intensity and scale;
- 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; provide attractive and safe pedestrian environments and take advantage of nearby transit services;
- provide good site access and circulation and an adequate supply of parking for both residents and visitors;
- have access to schools, parks, community centres, libraries, and child care;
- locate and screen service areas, ramps, and garbage storage in developments to minimize the impact on adjacent streets and residents; and
- provide indoor and outdoor recreation space for building residents in every significant multi-unit residential building.

## **Chapter 6 – Secondary Plans – North York Centre Secondary Plan**

The subject site is also subject to the North York Centre Secondary Plan. Located in the North York Centre North portion of the Secondary Plan, the lands are designated '*Mixed Use Area G*' which permits commercial uses, institutional uses that are not predominantly offices, residential uses, public parks, and recreational uses. Commercial uses are limited to 20% of the gross floor area on the site. A density of 2.0 times the area of the lot is permitted plus any available density incentives up to an additional 33% of the total gross floor area or a total maximum potential density of 2.66 times the site area.

The maximum permitted height on the site is 87 metres. Site-specific increases in height limits are discouraged by the Secondary Plan, however are possible where an improved built form is provided, there are no appreciable impacts on stable residential areas, and where the proposal meets the urban design objectives of the North York Centre Secondary Plan.

The North York Centre Secondary Plan also contains built form and urban design policies that require:

- a transition from Yonge Street to neighbouring residential areas through a decrease in height and building mass;
- building setbacks and a build-to line of approximately 4 metres from the Yonge Street property line;



- ground floor retail and commercial uses that animate Yonge Street;
- a building streetwall height of between 8 and 25 metres; and
- a further building setback of approximately 10 metres for the portions of buildings higher than the streetwall height for approximately two-thirds of the street frontage of the lot.

The secondary plan identifies a park and/or privately-owned publicly accessible open space along the southern portion of this site that would connect Mullet Drive in the east to the planned extension of Beecroft Road west of the site. The Secondary Plan also identifies the subject lands as a potential location for public art.

## **Zoning**

The property at 5868-5870 Yonge Street is zoned C1 and the property at 5840 Yonge Street is zoned C1 (5) – General Commercial Zone in the former City of North York Zoning By-law No. 7625. The C1 zoning allows for a wide variety of uses including detached and attached houses, apartments, offices, retail uses, restaurants, and institutional uses. The C1(5) zoning allows a motor vehicle dealership and accessory vehicle body repair shop in addition to the uses permitted in the C1 zone. The maximum height permitted in the C1 and C1(5) zones is the lesser of 9.2 metres or three storeys. This site is not subject to City-Wide Zoning By-law 569-2013.

## **Site Plan Control**

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

## **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>

## **Tree Preservation**

There are 19 trees subject to the City's tree protection by-laws located on the site or within 6 metres of the site boundary. A total of 5 trees are proposed to be removed. All of the trees proposed to be removed are on private property.

Tree Preservation and Landscape Plans have been submitted with the application and circulated to the City's Urban Forestry staff for their review.

## **Reasons for the Application**

An Official Plan amendment application has been submitted to amend the North York Centre Secondary Plan to increase the maximum permitted building height from 87 metres to 91.78 metres and to increase the maximum permitted density from 2.0 to 6.19

times the combined site area. The zoning by-law amendment is proposed to change the zoning designation from C1 to RM6 in order to permit the proposed residential building, increase the permitted building height from 9.2 metres or three storeys to 91.78 metres and 29-storeys, and establish the appropriate development standards.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Rationale;
- Sun/Shadow Study;
- Pedestrian Wind Conditions – Letter of Opinion;
- Tree Inventory;
- Stage 1 Archaeological Assessment;
- Environmental Investigation;
- Traffic Impact Assessment;
- Functional Servicing and Stage 1 Stormwater Management Report;
- Community Services and Facilities Study; and
- Toronto Green Standards Checklist.

A Notification of Complete Application for the Official Plan Amendment was issued on March 16, 2016. A Notification of Incomplete Application for the zoning by-law amendment was issued on February 26<sup>th</sup>, 2016 and identifies that the submission of a Pedestrian Level Wind Study is required for the application to be deemed complete.

### **Issues to be Resolved**

Planning staff have significant concerns with this application in its current form. Among the issues of concern to staff are the relationship between the proposed residential building site and car dealership site, the proposed density, built form and massing, and the proposed building setbacks.

Planning staff will also require the resolution of the issues listed below:

- conformity with the Official Plan policies, including the sections on "Centres: Vital Mixed Use Communities", "Public Realm", "Built Form" and "Built Form – Tall Buildings", and "Mixed Use Areas";
- conformity with the North York Centre Secondary Plan;
- future interrelationship between the residential portion of the site and the car dealership and need for a comprehensive master plan;
- deployment of density on the site and development potential of the portion of the site proposed to contain a car dealership;
- organization of the site and relationship to the adjacent and proposed buildings;

- appropriateness of a tall building on the property at 5868-5870 Yonge Street given the configuration and width of the property;
- consistency with the city-wide Tall Building Design Guidelines, including built form, fit and transition in scale, sunlight and skyview, tower placement, setbacks from property lines, separation distances, pedestrian realm, and publicly accessible open space;
- overall height, massing, and density of the proposal;
- height and massing of the base building including the siting and scale of base building on Yonge Street;
- setbacks and stepbacks from the existing and proposed property lines;
- skyview, shadow, light and privacy impacts on the surrounding area;
- pedestrian level wind mitigation;
- overall fit of the proposal within the existing and planned context of the area;
- potential for on-site parkland dedication and/or a publicly accessible open space connecting Mullet Road to the east with the future extension of Beecroft Road to the west;
- improvements to the public realm, pedestrian circulation, and streetscape;
- location, amount, and quality of on-site amenity areas and open spaces;
- location of pedestrian entrance to the residential building;
- location of bicycle parking;
- traffic impacts, site circulation, and parking assessment;
- possible conveyance of 1.5 metres of land along Yonge Street to accommodate a widening of the Yonge Street right-of-way from 33 metres to 36 metres;
- ability of site ingress and egress to accommodate a median on Yonge Street in accordance with the North York Centre Secondary Plan;
- assessment of site servicing and stormwater management; and
- identification and securing of public benefits pursuant to Section 37 of the Planning Act and the North York Centre Secondary Plan 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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E-mail: [ateixei@toronto.ca](mailto:ateixei@toronto.ca)

## **SIGNATURE**

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Joe Nanos, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2a: North Elevation

Attachment 2b: South Elevation

Attachment 2c: East Elevation

Attachment 2d: West Elevation

Attachment 3: Former City of North York Zoning By-law 7625

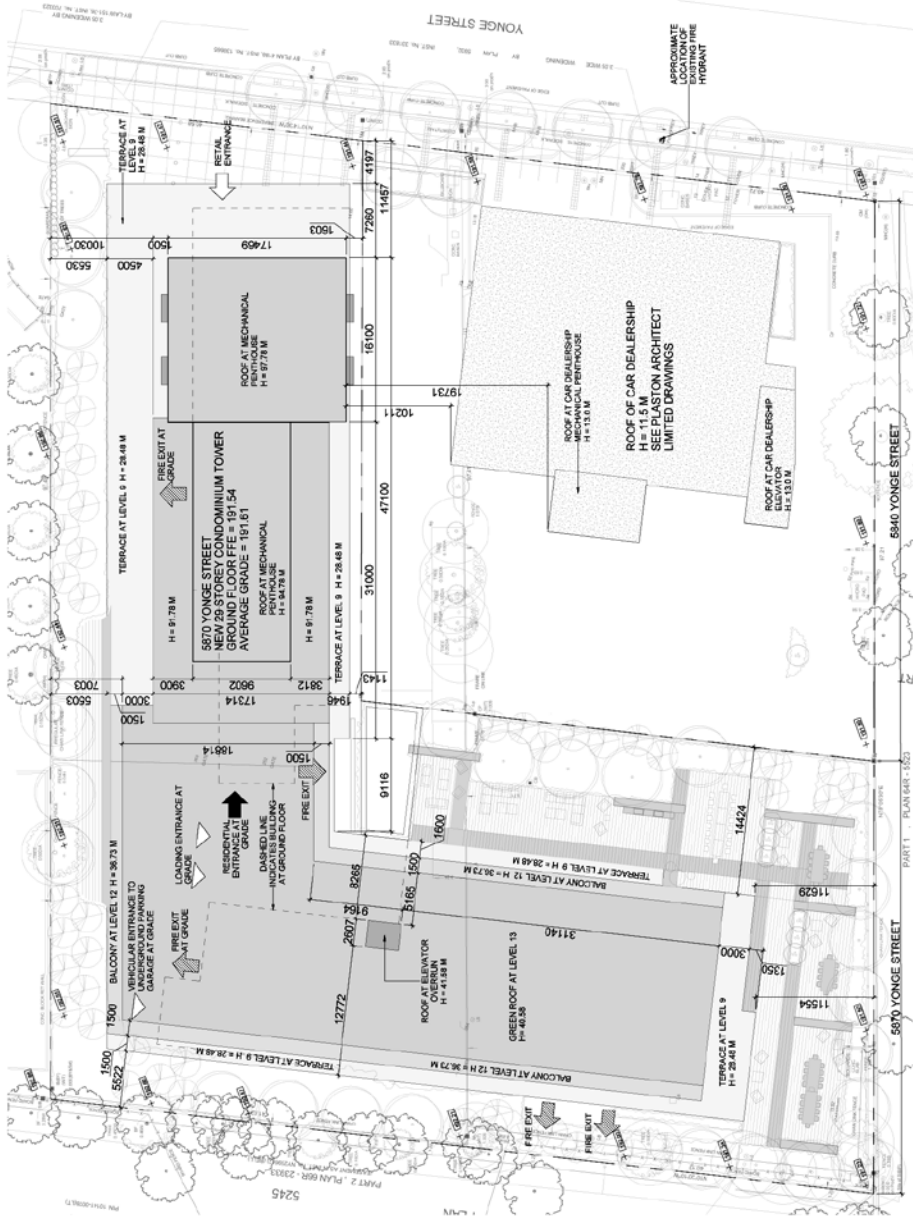
Attachment 4: Official Plan

Attachment 5: North York Centre Secondary Plan – Density

Attachment 6: North York Centre Secondary Plan – Height

Attachment 7: Application Data Sheet

# Attachment 1: Site Plan



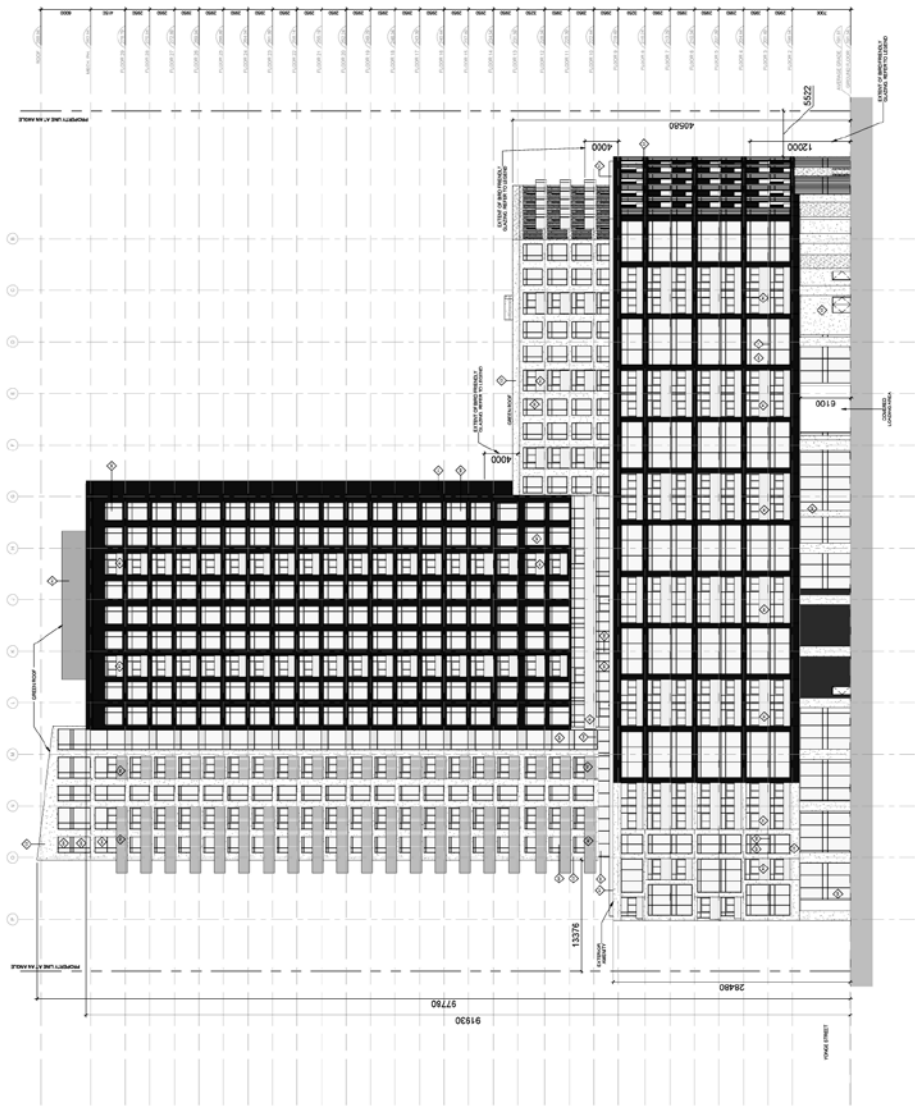
5840 - 5870 Yonge Street

Site Plan  
Applicant's Submitted Drawing

File # 16 109561 NNY 23 02

Not to Scale  
02/22/2016

Attachment 2a: North Elevation



North Elevation

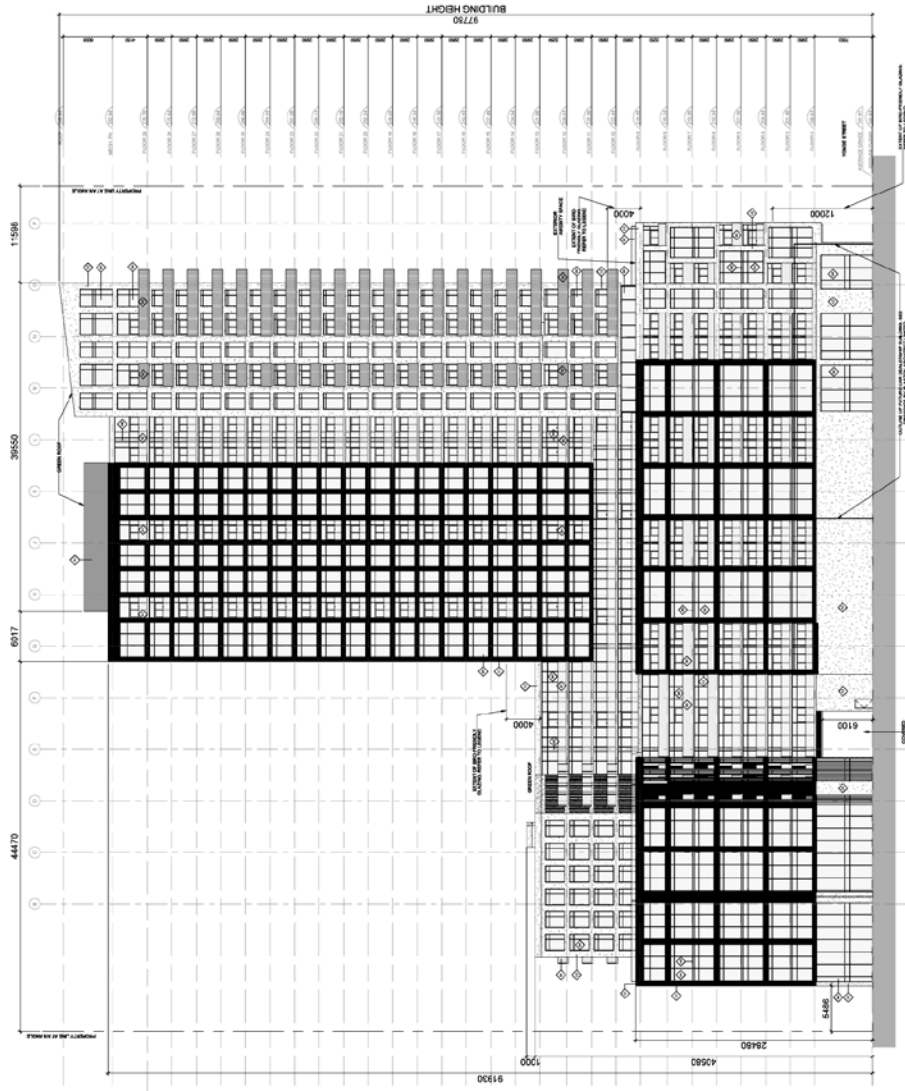
Applicant's Submitted Drawing

Not to Scale  
02/22/2016

5840 - 5870 Yonge Street

File # 16 109561 NNY 23 0Z

## Attachment 2b: South Elevation



**South Elevation**

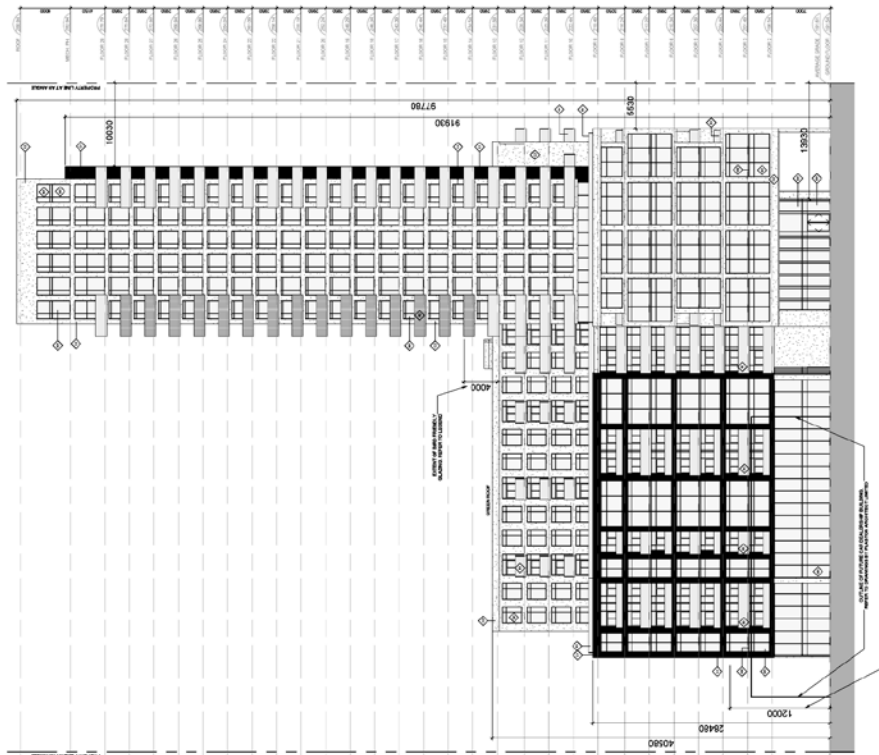
Applicant's Submitted Drawing

Not to Scale  
02/22/2016

**5840 - 5870 Yonge Street**

File # 16 109561 NNY 23 0Z

## Attachment 2c: East Elevation



**East Elevation (Yonge Street)**

Applicant's Submitted Drawing

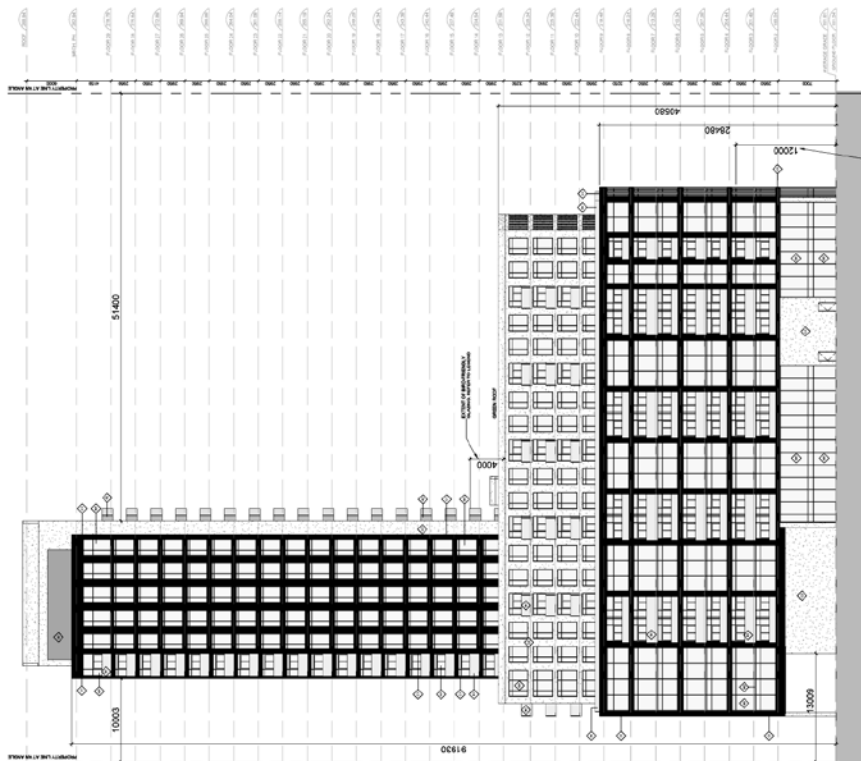
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02/22/2016

**5840 - 5870 Yonge Street**

File # 16 109561 NNY 23 0Z



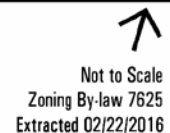
Attachment 2d: West Elevation



5840 - 5870 Yonge Street

West Elevation  
Applicant's Submitted Drawing  
Not to Scale  
02/22/2016

File # 16 109561 NNY 23 0Z



## Attachment 4: Official Plan



**Toronto** City Planning  
Extract from Official Plan

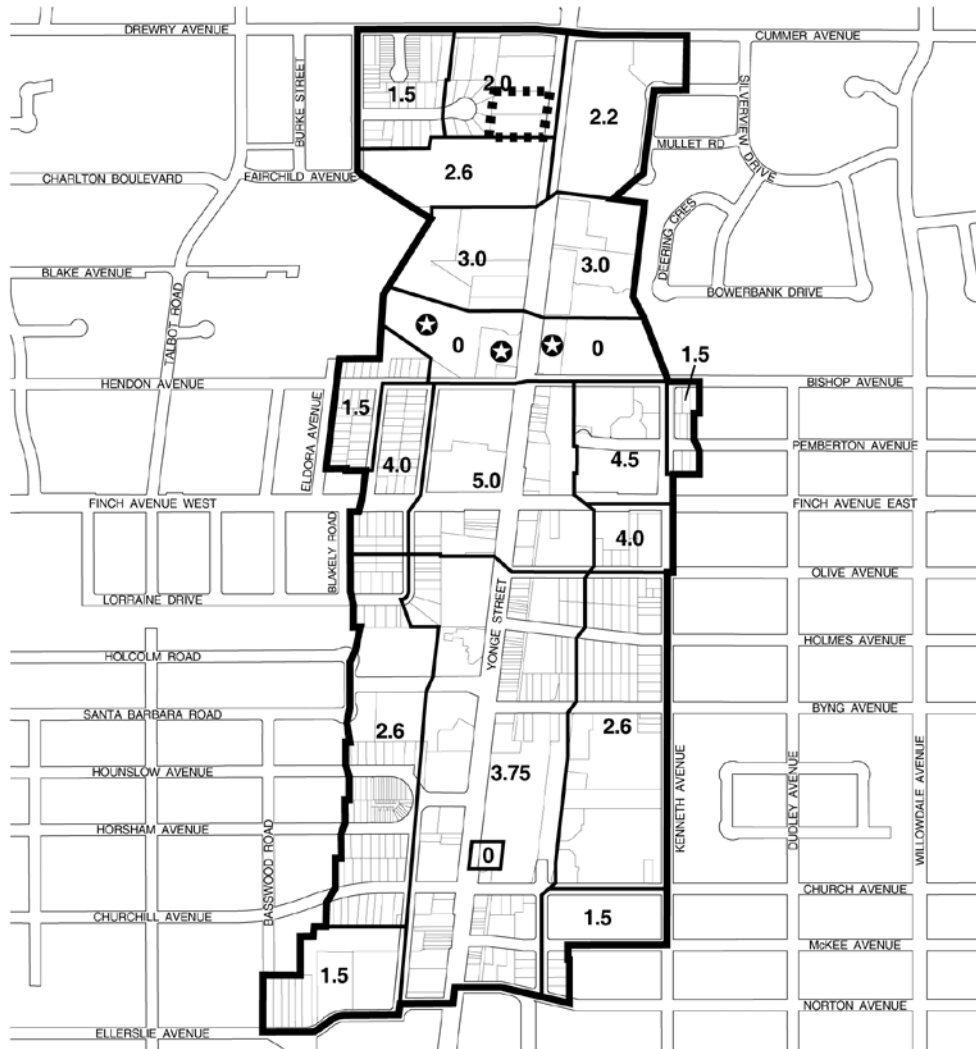
5840 - 5870 Yonge Street

File # 16 109561 NNY 23 0Z



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02/22/2016

## Attachment 5: North York Centre Secondary Plan – Density



### North York Centre Secondary Plan

5840 - 5870 Yonge Street

MAP 8-7 North York Centre North Density Limits

File # 16 109561 NNY 23 02

— Secondary Plan Boundary



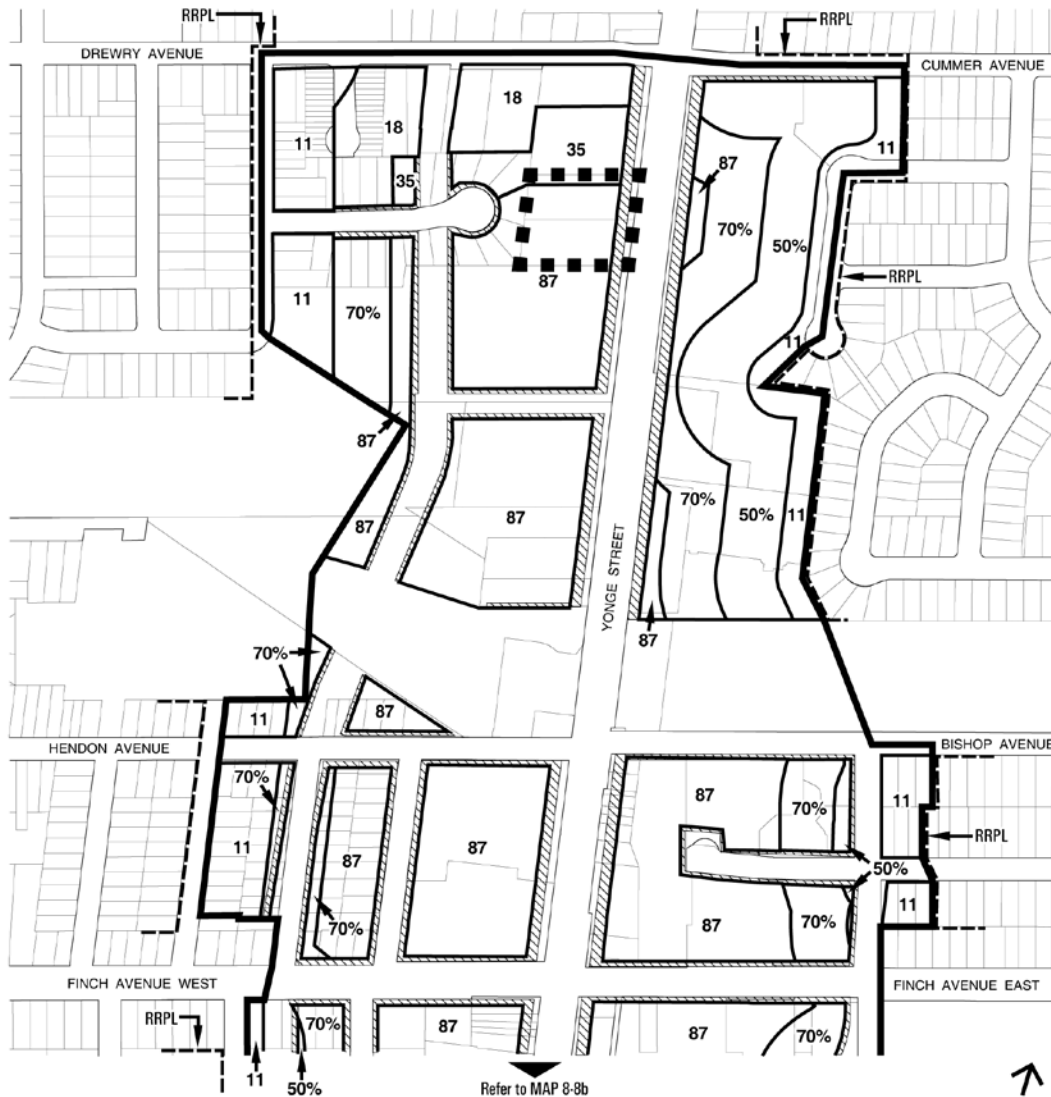
Density can only be assigned to these lands pursuant to the Official Plan, North York Centre Secondary Plan, Section 3 or Section 13

Note: Density Limits are exclusive of density incentives and transfers



June 2006

## Attachment 6: North York Centre Secondary Plan – Height



### North York Centre Secondary Plan

5840 - 5870 Yonge Street

MAP 8-8a Maximum Height Limits

File # 16 109561 NNY 23 02

	Secondary Plan Boundary		Maximum 50% Horizontal Distance from RRPL
	The Lesser of 11m or 3 Storeys		Maximum 70% Horizontal Distance from RRPL
	The Lesser of 18m or 6 Storeys		Street Facade Limit as per Section 5.3 of this Secondary Plan
	The Lesser of 35m or 12 Storeys		Relevant Residential Property Line (RRPL)
	Maximum 87m Above Grade		



June 2006

## Attachment 7: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	16 109561 NNY 23 OZ
Details	OPA & Rezoning, Standard	Application Date:	January 27, 2016
Municipal Address:	5840-5870 YONGE STREET		
Location Description:	CON 1 WYS PT LOT 22 **GRID N2301		
Project Description:	Proposal for a 29-storey residential building including 8 to 12-storey base building. The proposed building contains 518 residential dwelling units and 374 square metres of non-residential uses on the ground floor. The applicant is proposing 477 parking spaces in a 4-level underground parking structure. In addition to the tower, the proposal also includes a new building that would contain a car dealership with a total area of 3,577.8 square metres.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
TODD TRUELLE GOLDBERG GROUP 2098 AVENUE RD, TORONTO, ON, M5M 4A8	TODD TRUELLE GOLDBERG GROUP 2098 AVENUE RD TORONTO, ON, M5M 4A8	QUADRANGLE ARCHITECTS LIMITED, 901 KING ST W, SUITE 701, TORONTO ON M5V 3H5	1831988 ONTARIO LIMITED, 220 STEELES AVE W, THORNHILL ON, L4J 1A1

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Secondary Plan: Yes
Zoning:	C1and C1(5)	Historical Status: No
Height Limit (m):	9.2 metres or 3 storeys	Site Plan Control Area: Yes

### PROJECT INFORMATION

Site Area (sq. m):	7851.31	Height:	Storeys:	29
Frontage (m):	81.3		Metres:	91.93
Depth (m):	97.4			
Total Ground Floor Area (sq. m):	2,035			<b>Total</b>
Total Residential GFA (sq. m):	44,634		Parking Spaces:	477
Total Non-Residential GFA (sq. m):	3,951.8		Loading Docks	2
Total GFA (sq. m):	48,585.8			
Lot Coverage Ratio (%):	36.5			
Floor Space Index:	6.19			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	44,634	0
Bachelor:	0	Retail GFA (sq. m):	3,951.8	0
1 Bedroom:	331(64%)	Office GFA (sq. m):	0	0
2 Bedroom:	132 (25%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	55 (11%)	Institutional/Other GFA (sq. m):	0	0
Total Units:	518			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Alex Teixeira, Senior Planner</b>
	<b>TELEPHONE/EMAIL:</b>	<b>416-395-7110/ateixei@toronto.ca</b>

