

**390-398 Spadina Road – Zoning Amendment Application  
– Refusal Report**

<b>Date:</b>	May 27, 2016
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 21 – St. Paul's
<b>Reference Number:</b>	15-149456 STE 21 OZ

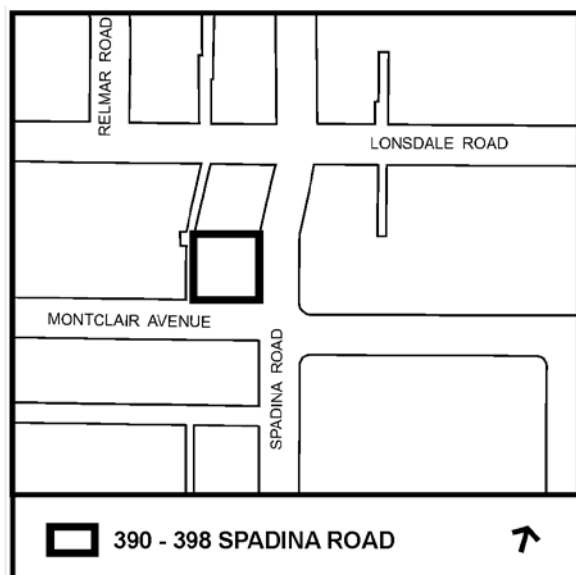
**SUMMARY**

This application proposes a 9-storey, 35.5 metre (including wrapped mechanical penthouse) mixed-use building containing 46 residential units with commercial at grade.

The proposal represents overdevelopment and is not good planning. The proposed building is too high. It will destabilize the low-scale built character of Forest Hill Village, a small commercial enclave along Spadina Road surrounded by neighbourhoods. A low-scale building would be more appropriate for this site.

The proposed development does not meet the Healthy Neighbourhoods, Built Form or *Mixed Use Area* policies of the Official Plan, and is not consistent with the City Council-approved Forest Hill Village Urban Design Guidelines.

This report reviews and recommends refusal of the application to amend the Zoning By-law.



## **RECOMMENDATIONS**

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

1. City Council refuse the Zoning By-law Amendment at 390-398 Spadina Road for reasons including the following:
  - a) The proposal does not conform to the Official Plan, including policies related to Healthy Neighbourhoods, Built Form, and Mixed Use Areas.
  - b) The proposal is not consistent with the City Council-approved Forest Hill Village Urban Design Guidelines.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

At its meeting of February 19, 2014 City Council requested City Planning to prepare urban design guidelines for Forest Hill Village along Spadina Road between Montclair Avenue and Thelma Avenue, and report back to Toronto and East York Community Council.

City Council directed that the mandate was to develop appropriate design guidelines to maintain the small town character of the area and determine the appropriate urban character, materials and building rhythm and articulation to be used on future developments/renovation within the study area.

After extensive community consultation and input, on June 16, 2015 Toronto and East York Community Council considered the Final Report from the Director, Community Planning, Toronto and East York District dated May 22, 2015 "Forest Hill Village – Urban Design Guidelines – Final Report" recommending approval of the Forest Hill Village Urban Design Guidelines. Community Council recommended to City Council that the Guidelines be adopted.

<http://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-80589.pdf>

On July 7, 2015 City Council adopted the Forest Hill Village Urban Design Guidelines as recommended by Community Council.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE7.16>

### **ISSUE BACKGROUND**

#### **Proposal**

The proposal is to construct a 9-storey, 35.5 metre (including wrapped mechanical penthouse) mixed-use building with commercial at grade and residential uses above at 390-398 Spadina Road.

The proposed development consists of 6,587 square metres of residential gross floor area and 684 square metres of commercial gross floor area. A total of 46 residential units are proposed (18 one-bedroom units, 28 two-bedroom units). The proposal provides for 165.6 square metres of indoor amenity space on the second and third floors, and no outdoor amenity space. The proposed Floor Space Index is 5.4 times the area of the lot.

The building base is set back a minimum of 2.0 metres from the rear lot line abutting the public laneway, 0.6 metres from the east lot line on Spadina Road, and abuts the south and north side lot lines. The sidewalk on Spadina Road would be approximately 3.2 metres in width.

The building provides a 4.3 metre stepback above the 3<sup>rd</sup> floor on the Spadina Road frontage, with additional 3.0 metre stepbacks above the 4<sup>th</sup> and 5<sup>th</sup> floors, and a 4.0 metre stepback above the 8<sup>th</sup> floor. On the north side, a 2.4 metre stepback is provided above the first floor with an additional 0.4 metre stepback above the 4<sup>th</sup> floor. On floors 6 to 9, balconies extend to the north property line. At the rear and south sides of the building, there is an approximately 0.4 metre stepback above the 3<sup>rd</sup> floor.

Residential parking is proposed in a 3-level underground parking garage, comprised of 62 residential parking spaces and 9 visitor spaces. A Type B loading space is provided within the building. Also proposed are 57 bicycle parking spaces including 7 visitor bicycle parking spaces, located on the ground floor and within the below-grade garage. A drop-off/lay-by is proposed on Montclair Avenue adjacent to the site.

The site will be accessed from the public laneway to the west of the site. Garbage and loading facilities will be located on-site. The residential entry will be located at the west end of the site on Montclair Avenue.

The Site Plan and Elevations are included in Attachments 1 and 2. Additional project information is included in Attachment 5 (Application Data Sheet).

## **Site and Surrounding Area**

The site is located at the northwest corner of Spadina Road and Montclair Avenue. It is square in shape and approximately 1340.1 square metres. The frontages on Spadina Road and Montclair Avenue are both approximately 36.7 metres. The site is currently occupied by three 2-storey mixed-use buildings. The site sits at the southern end of Forest Hill Village, a low-scale commercial area that runs along Spadina Road from Montclair Avenue to just north of Thelma Avenue.

The following uses surround the site:

North: Immediately to the north is a heritage listed 4-storey mixed-use building with retail at grade and residential units above. Further north are low-scale commercial and residential buildings along Spadina Road forming Forest Hill Village.

- South: A low-rise *Neighbourhood* consisting of 2 and 3-storey detached and semi-detached dwellings fronting onto Spadina Road.
- East: To the east across Spadina Road is Montclair Parkette, at the northeast corner of Spadina Road and Montclair Avenue. Also to the east are 2-storey mixed-use buildings fronting onto Spadina Road forming part of Forest Hill Village.
- West: To the west is a public laneway approximately 3 metres in width running north-south between Montclair Avenue and Lonsdale Road. On the west side of the laneway is a 7-storey apartment building. Further to the west is an *Apartment Neighbourhood* consisting of apartment buildings of 5 to 8 storeys in height.

### **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. 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 safety. 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 by the *Planning Act* 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, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

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

### **Official Plan**

The site is designated *Mixed Use Areas* in the City's Official Plan on Map 17 - Land Use Plan. The site is not located on an Avenue as shown on Map 2 – Urban Structure of the Official 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. Although Mixed Use Areas are a designation for growth, the Plan recognizes that not all Mixed Use Areas will experience the same scale or intensity of development.

Within *Mixed Use Areas*, the Official Plan policies indicate that new buildings should provide appropriate transition between areas of different intensity and scale, particularly towards lower scale *Neighbourhoods*. New buildings should provide a comfortable, safe

pedestrian environment and be located and massed to frame streets with good proportion. New development should take advantage of nearby transit services, and should provide good access, parking and circulation, among other matters.

The *Mixed Use Area* which forms Forest Hill Village is surrounded by extensive areas designated as *Neighbourhoods* and *Apartment Neighbourhoods*, as well as *Natural Areas* to the northwest associated with the Cedarvale Ravine (see Attachment 4). The area of *Apartment Neighbourhoods* generally extends northeast from near St. Clair Avenue West and Bathurst Street to Forest Hill Village.

*Apartment Neighbourhoods* are made up of apartment buildings, parks, local institutions, cultural and recreation facilities, small scale retail service and office uses. New and infill development in *Apartment Neighbourhoods* will contribute to the quality of life by massing new buildings to transition between areas of different development intensity and scale. In particular, *Neighbourhoods* will be protected through setbacks and/or stepping down of heights. New and infill development will also frame the edges of streets and parks, screen service areas, limit shadow and mitigate wind on parks and open spaces as well as *Neighbourhoods*. It will also enhance the safety, amenity and animation of adjacent streets and open spaces.

The Official Plan distinguishes *Apartment Neighbourhoods* from low-rise *Neighbourhoods* because a greater scale of buildings is permitted and different scale-related criteria guide development. New development in *Apartment Neighbourhoods* is subject to criteria respecting: location; massing; transition to lower scale *Neighbourhoods* and areas of different development intensity; and minimizing shadow impacts, among others.

The Official Plan is intended to be read as a whole. It is available on the City's Website at: [www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)

## **Zoning**

The subject site is zoned CR (Commercial Residential) under City-wide Zoning By-law No. 569-2013, as amended. This zoning permits residential units in detached, semi-detached, townhouse, duplex, triplex, fourplex and apartment buildings. The maximum permitted gross floor area is 2.5 times the lot area. The maximum commercial density is 2.0 times the area of the lot and the maximum residential density is 2.0 times the area of the lot. The maximum permitted height is 12.0 metres. The required rear yard setback is 7.5 metres from the lot line of the property abutting the opposite side of the lane. The minimum required side lot line setback from a lot line not abutting a street is 5.5 metres if there are windows or openings, and 0 metres if there are no windows or openings. The zoning map is included in Attachment 3.

## **Forest Hill Village Urban Design Guidelines (2015)**

The proposed development has been reviewed for consistency with the City-Council approved Forest Hill Village Urban Design Guidelines that apply to Forest Hill Village, an enclave of commercial and residential properties fronting on Spadina Road from Montclair Avenue to Strathearn Boulevard.

The Guidelines provide direction for evaluating new development in order to maintain the unique "small town" character of Forest Hill Village. The Guidelines identify the appropriate urban character, materials, and building rhythm and articulation for new buildings.

The Guidelines align with the provisions of the Zoning By-law and permit a maximum height of 12 metres, equal to 60% of the right-of-way width of Spadina Road, in order to maintain the human scale of the Village and to protect generous access to sunlight and sky views. Generally, the scale and context set out in the Forest Hill Village Guidelines support a maximum of 4-storey buildings, which is more restrictive than the City's Mid-rise Building Guidelines for Avenues.

The Guidelines also recommend the use of traditional materials such as brick and stone, the amount of glazing, recessed building entrances, vertical articulation to break up the massing of buildings, use of bay windows, and corner treatments.

### **Site Plan Control**

The proposal is subject to Site Plan Control. The applicant has not submitted a Site Plan Control application.

### **Reasons for Application**

The proposed development does not comply with certain standards of the Zoning By-law, including height, density, and setbacks. The proposed density of 5.4 times the lot area exceeds the maximum total density of 2.5 times permitted by the Zoning By-law. The proposed height of 35.5 metres exceeds the maximum 12 metre height limit permitted by the Zoning By-law. The proposed setback to the north of 2.4 metres is less than the minimum required 5.5 metres.

### **Community Consultation**

A community meeting was held respecting the proposed development on October 20, 2015. Approximately 100 members of the public attended, along with the area Councillor and City staff. The following matters were raised at the meeting:

#### Height

Concerns were raised regarding the proposed 9-storey height of the building. Residents felt that the proposed height does not fit within the character of Forest Hill Village. Residents expressed that new development within Forest Hill Village should comply with

the existing zoning and be no more than 4 storeys in height. A number of residents stated that the building will be even more prominent due to the topography of the site.

#### Character of Forest Hill Village

Residents expressed that Forest Hill Village is unique and should be preserved, and that the proposed development would drastically change the character of the Village and would overwhelm the streetscape of Spadina Road. Residents stated that the proposed building should not be approved as it does not conform to the Council-approved Forest Hill Village Urban Design Guidelines and is overdevelopment of the site.

#### Privacy and Overlook

Concerns were raised with regard to the impact of the proposed 9-storey building on the 4-storey apartment building to the north, and the 7-storey apartment building to the west. Residents stated that the proposed building would impact privacy, and block views and light.

#### Shadowing

Residents noted that Spadina Road is currently very sunny, and the proposed building would have negative impacts on the public realm along Spadina Road. Concerns were also raised about the shadow impacts of the building on the 4-storey apartment building to the north, and the 7-storey apartment building to the west.

#### Traffic and Parking

Residents raised concerns about existing and future traffic levels along Spadina Road and potential increases in traffic on side streets. Residents expressed that it is already dangerous to turn north onto Spadina Road from Montclair Avenue and that the proposed building will exacerbate this issue. A desire for improvements to the Spadina Road and Montclair Avenue rights-of-way were expressed by residents in order to increase safety.

Residents objected to the proposed lay-by on Montclair Avenue as it would privatize a portion of the public realm and would result in the removal of three on-street parking spaces.

#### Community Services

Concerns were raised about the limited community services in the immediate area and that the proposed development would put further strain on them.

#### Servicing

Questions were asked about servicing for the proposed development and if there is sewer capacity for new development.

Concerns regarding the construction process and the existing maintenance conditions of the subject site were also expressed.

The above noted issues were also raised by residents who sent written comments to Planning staff.

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions.

## **COMMENTS**

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

The Provincial Policy Statement 2014 (PPS) in Section 4.7 states that the Official Plan is the most important vehicle to its implementation. Furthermore, Section 4.7 directs municipalities to provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

Staff have reviewed the proposal and determined that its conformity with the PPS, and its consistency with the Growth Plan for the Greater Golden Horseshoe, is problematic because it fails to meet the policies of the Official Plan, as detailed below.

### **Height**

The Built Form policies in section 3.1.2 of the Official Plan require that "new development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context". The Built Form and *Mixed Use Areas* policies require that new buildings frame the edge of streets with good proportion.

As part of the Healthy Neighbourhoods policies in Section 2.3.1 of the Official Plan, development in *Mixed Use Areas* is to provide a gradual transition of scale and density from adjacent *Neighbourhoods*.

Although the Official Plan addresses transition from *Apartment Neighbourhoods* and *Mixed Use Areas* to lower scaled *Neighbourhoods*, it does not specifically address transition from an *Apartment Neighbourhood* to a lower scaled *Mixed Use Area*. The Built Form policies, however, require that new development will limit its impacts on neighbouring streets, open spaces, and properties by creating appropriate transitions in scale to neighbouring existing and/or planned buildings.

As a result, there is no policy context in the Official Plan that supports the proposed building height of the application. The proposed building would not only extend the higher built form of the adjacent *Apartment Neighbourhood* eastward into the *Mixed Use Area* of Forest Hill Village, it would also create a new precedent for height in both Forest Hill Village and the adjacent *Apartment Neighbourhood*.

Policy 3.5.3(2) requires that traditional retail shopping streets "will be improved as centres of community activity by encouraging quality development of a type, density and form that is compatible with the character of the area and with adjacent uses".

The existing and planned context of this proposal is the *Mixed Use Area* that makes up Forest Hill Village. The site is located at the south end of Forest Hill Village, a small commercial enclave forming a traditional retail shopping street. The Village is



predominantly commercial and mixed-use buildings ranging from one to four storeys in height. The maximum permitted height within Forest Hill Village is 12 metres.

The context within Forest Hill Village is distinct and differs from the higher *Apartment Neighbourhood* west of the subject site on Montclair Avenue and the low-rise *Neighbourhood* on Spadina Road south of Montclair Avenue.

The proposed 9-storey (35.5 metre) building has an overall height comparable to an 11-storey building due to high floor-to-ceiling heights. The proposed building height does not fit harmoniously within Forest Hill Village. It greatly exceeds the 20 metre wide right-of-way of Spadina Road. It does not frame the streetscape on Spadina Road with good proportion suitable for the Village. It does not support Spadina Road as a local shopping street with amenity and access to sunlight.

The proposed building height does not comply with the *Mixed Use Areas*, Built Form or Healthy Neighbourhoods policies of the Official Plan, and is not consistent with the Forest Hill Village Urban Design Guidelines.

### **Massing and Transition**

The Healthy Neighbourhoods policies of the Official Plan require that development adjacent to *Neighbourhoods* will provide a gradual transition of scale and density through stepping down of buildings and setbacks from those *Neighbourhoods*. The Built Form policies require that new development create appropriate transitions in scale to neighbouring existing and planned buildings. *Mixed Use* policy 2(c) further states that new development is to locate and mass new buildings to provide transition between areas of different development intensity and scale, through means such as setbacks, and stepping down of heights, particularly towards lower-scale *Neighbourhoods*.

The proposed building does not provide any meaningful transition to the low-rise *Neighbourhood* to the south. The building rises straight up 9-storeys (35.5 metres). It greatly exceeds the 12 metre height permitted by existing zoning and the Forest Hill Village Urban Design Guidelines. There is only an approximately 0.4 metre setback above the 3<sup>rd</sup> floor on the Montclair Avenue frontage.

To the north, the proposed building does not provide adequate transition to the adjacent 4-storey heritage building. The first three storeys of the proposed building are approximately equal in height to the adjacent 4-storey building, while the remaining 6 storeys are set back 2.4 metres from the north property line with primary windows facing north and balconies extending to the property line on the 6<sup>th</sup> to 9<sup>th</sup> floors.

On the Spadina Road frontage the building provides a 4.3 metre setback above the 3<sup>rd</sup> storey, 3.0 metre step backs above the 4<sup>th</sup> and 5<sup>th</sup> floors, and a 4.0 metre setback above the 8<sup>th</sup> floor. The proposed step backs on the Spadina Road frontage, while generous, fail to obviate the impact of the excessive height of the building, and its scale in relation to the lower rise character of Forest Hill Village. The Forest Hill Village Urban Design Guidelines state that access to sky view, when viewed from the street, should be

maintained. The proposed height, massing, and lack of transition result in a built form that is not consistent with the Guidelines. The proposal would have significant negative impacts on the built character of Forest Hill Village.

The building does not provide adequate transition to the adjacent low-rise *Neighbourhood* to the south, the apartment building to the north, or the buildings on Spadina Road.

The massing and transition of the proposed building does not comply with the *Mixed Use Areas*, Built Form or Healthy Neighbourhoods policies of the Official Plan, and does not meet the intent of the Forest Hill Village Urban Design Guidelines.

### **Shadow and sky view**

The Built Form policies require new development to adequately limit any resulting shadowing of neighbouring streets, properties, and open spaces. The *Mixed Use Areas* policies require that new buildings are massed to frame the edge of streets with good proportion and maintain adequate sunlight for pedestrians on adjacent streets, parks and open spaces. The Official Plan states that City streets are significant public open spaces that provide amenities such as sky view, sunlight, and gathering places.

The planned context along Spadina Road permits a maximum building height of 12 metres, which maintains a generous amount of sky view and sunlight on Spadina Road. The proposed building would significantly reduce the amount of sunlight on Spadina Road as well as the access to sky views from the sidewalks, altering the character of the area. The proposed building is not consistent with the Forest Hill Village Urban Design Guidelines, which state that access to sky view, when viewed from the street, should be maintained.

### **Privacy**

The Built Form policies of the Official Plan require that new development will limit its impacts on adjacent properties by providing adequate light and privacy. The proposed building has primary windows and balconies on the west and north façades that will create privacy and overlook issues for residents of the adjacent 4-storey apartment building to the north, and the 7-storey apartment building to the west. The proposed building does not meet the Built Form policies of the Official Plan.

### **Forest Hill Village Urban Design Guidelines**

The Forest Hill Village Urban Design Guidelines apply to the properties fronting onto Spadina Road from Montclair Avenue to Strathearn Boulevard. The Guidelines provide direction for new development in order to maintain the small town character of the Village. The Guidelines align with the zoning and recommend a maximum height of 12 metres, equal to 60% of the right-of-way width, in order to maintain the human scale of the Village and to protect for generous amounts of sunlight and sky views. The guidelines state that access to sky view, when viewed from street level, should be maintained.

The development is not consistent with the Forest Hill Village Urban Design Guidelines. The proposed 9-storey (35.5 metre) building considerably exceeds the 4-storey (12 metre) height limit recommended by the Guidelines. The proposed massing and lack of transition to Spadina Road results in a loss of sky view, which does not meet the objectives of the Guidelines.

### **Montclair Parkette**

The Official Plan requires that new development will limit additional shadowing on neighbouring parks to preserve their utility. The Official Plan also contains policies to ensure that Toronto's system of parks and open spaces is maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The subject site is located in an area with 0 to 0.42 hectares of local parkland per 1,000 people. This area is in the lowest quintile of current provision of parkland. The existing parkland needs to be preserved in a usable state and as opportunities arise there is a need to acquire new parkland.

Montclair Parkette is located at the northeast corner of Spadina Road and Montclair Avenue and is approximately 250 square metres in area. In the summer, the proposed building would cast a significant amount of shadow on the Parkette during the late afternoon and evening. Access to sunlight in Montclair Parkette should be maintained in order to preserve the usability of the park.

### **Wind**

The Built Form policies of the Official Plan require that new development will adequately limit any resulting uncomfortable wind conditions on neighbouring streets. The *Mixed Use Areas* policies further require that new development will maintain comfortable wind conditions for pedestrians on adjacent streets.

The Wind Study submitted by the applicant determined that wind conditions on Spadina Road would only be suitable for strolling or walking in the summer. This is not acceptable for year-round activities in the Village and will negatively impact its small town, pedestrian-oriented character. Wind conditions along this section of Spadina Road should support standing and sitting.

### **Montclair Avenue Drop-off/Lay-by**

Planning staff and Transportation Services do not support the drop-off/lay-by proposed on Montclair Avenue adjacent to the site. The proposed lay-by would remove approximately 3 on-street parking spaces. Vehicular drop-off and pick-up should be located on-site. The proposed lay-by should be removed.

### **Loading**

The application proposes a Type B loading space, whereas a larger Type G loading space is required for a development of this scale. Development Engineering staff do not support the proposal and require that a Type G loading space be provided. In addition, the

application does not demonstrate that trucks can turn into and out of the proposed loading space.

## **Parking**

A total of 71 parking spaces are proposed - 62 spaces for residential use and 9 spaces for visitors. The Zoning By-law requires a total of 63 parking spaces - 44 spaces for residential use, 9 spaces for visitors, and 10 spaces for retail use. The proposed parking allocation needs to be revised to provide a minimum of 10 spaces for retail use.

## **Heritage**

The proposed 9-storey (35.5 metre) building will negatively impact the 4-storey heritage apartment building located immediately north of the site, at 404 Spadina Road. There is a slight curve in Spadina Road as it runs through Forest Hill Village. Due to the curve in the road, the heritage building at 404 Spadina Road is a prominent building when entering the Village from the south. The proposed development will tower over the heritage building due to its proposed height and lack of transition. The proposed building does not respect the lower scale of the heritage building.

## **Amenity space**

A total of 92 square metres of outdoor and indoor amenity space is required by the Zoning By-law. The proposed development will provide 165.6 square metres of indoor amenity space and 0 square metres of outdoor amenity space. The application should be revised to provide the required amount of outdoor amenity space.

## **Conclusion**

The proposed building represents overdevelopment that destabilizes the low-scale built character of Forest Hill Village. The proposal is not appropriate development of the site. The scale and height of the adjacent *Apartment Neighbourhood* should not extend into the *Mixed Use Area* where the site is located. A low-scale building would be more appropriate development of the site given its context in Forest Hill Village.

The proposed building does not fit within its existing or planned context and does not meet the Healthy Neighbourhoods, Built Form, and *Mixed Use Area* policies of the Official Plan. The proposal is not consistent with the Forest Hill Village Urban Design Guidelines. As such, Planning staff recommend refusal of the proposed Zoning By-law Amendment.

## **CONTACT**

David Driedger, Planner  
Tel. No. 416-392-7613  
Fax No. 416-392-1330  
E-mail: ddriedg@toronto.ca

## **SIGNATURE**

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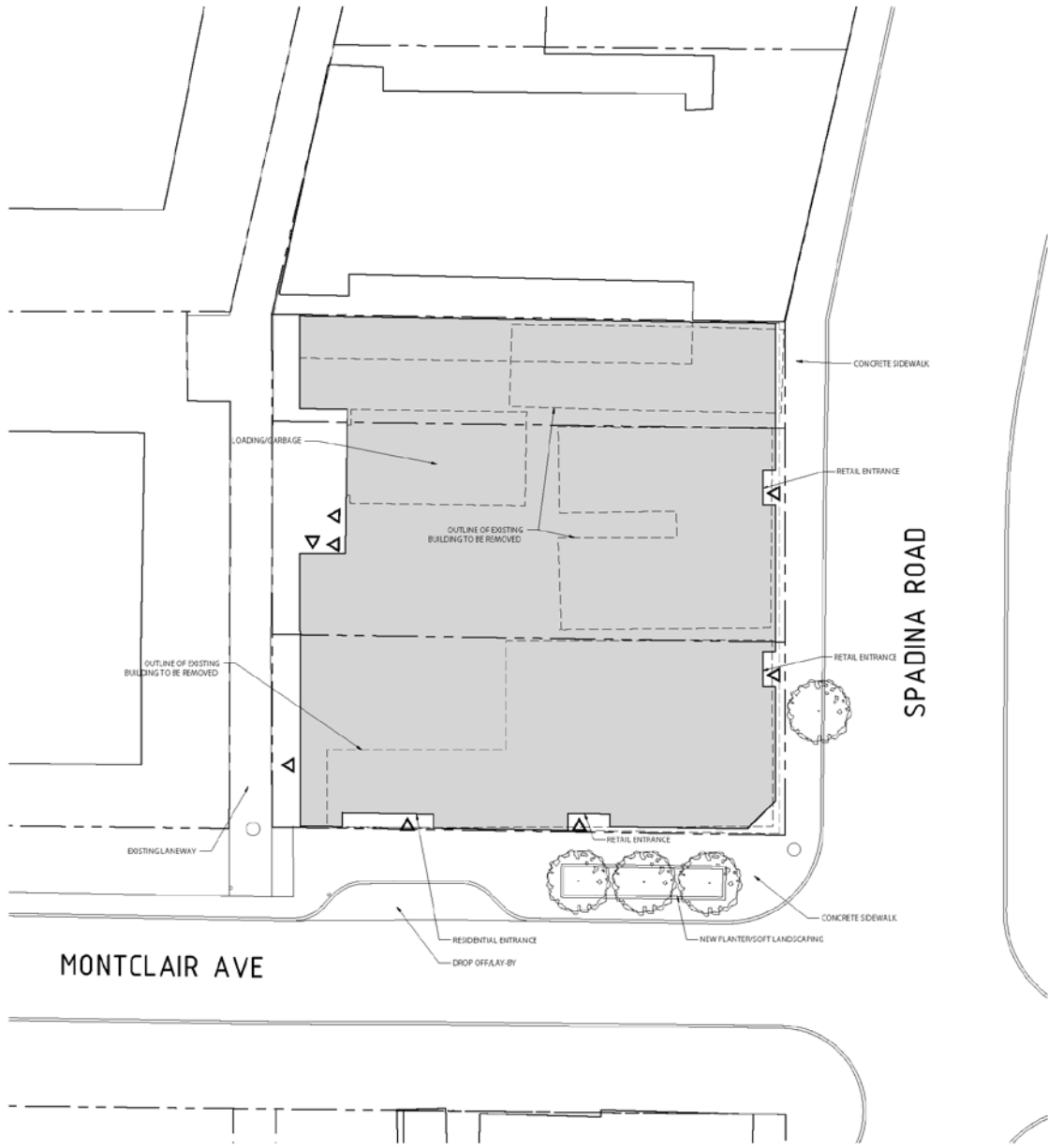
Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Zoning  
Attachment 4: Official Plan  
Attachment 5: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

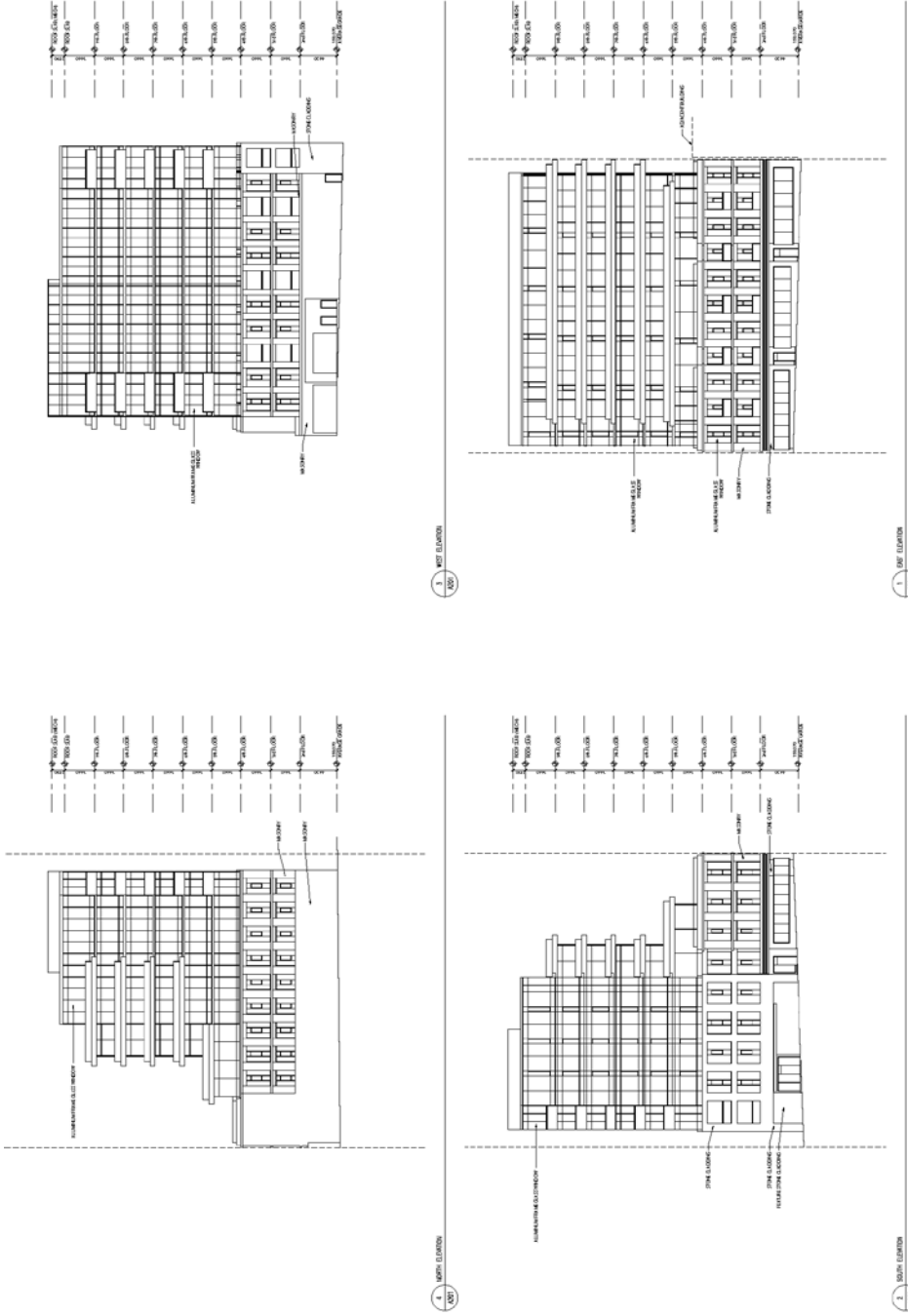
390-398 Spadina Road

Applicant's Submitted Drawing

Not to Scale 

File # 15\_149456 STE 21 OZ

# Attachment 2: Elevations



390 - 398 Spadina Road

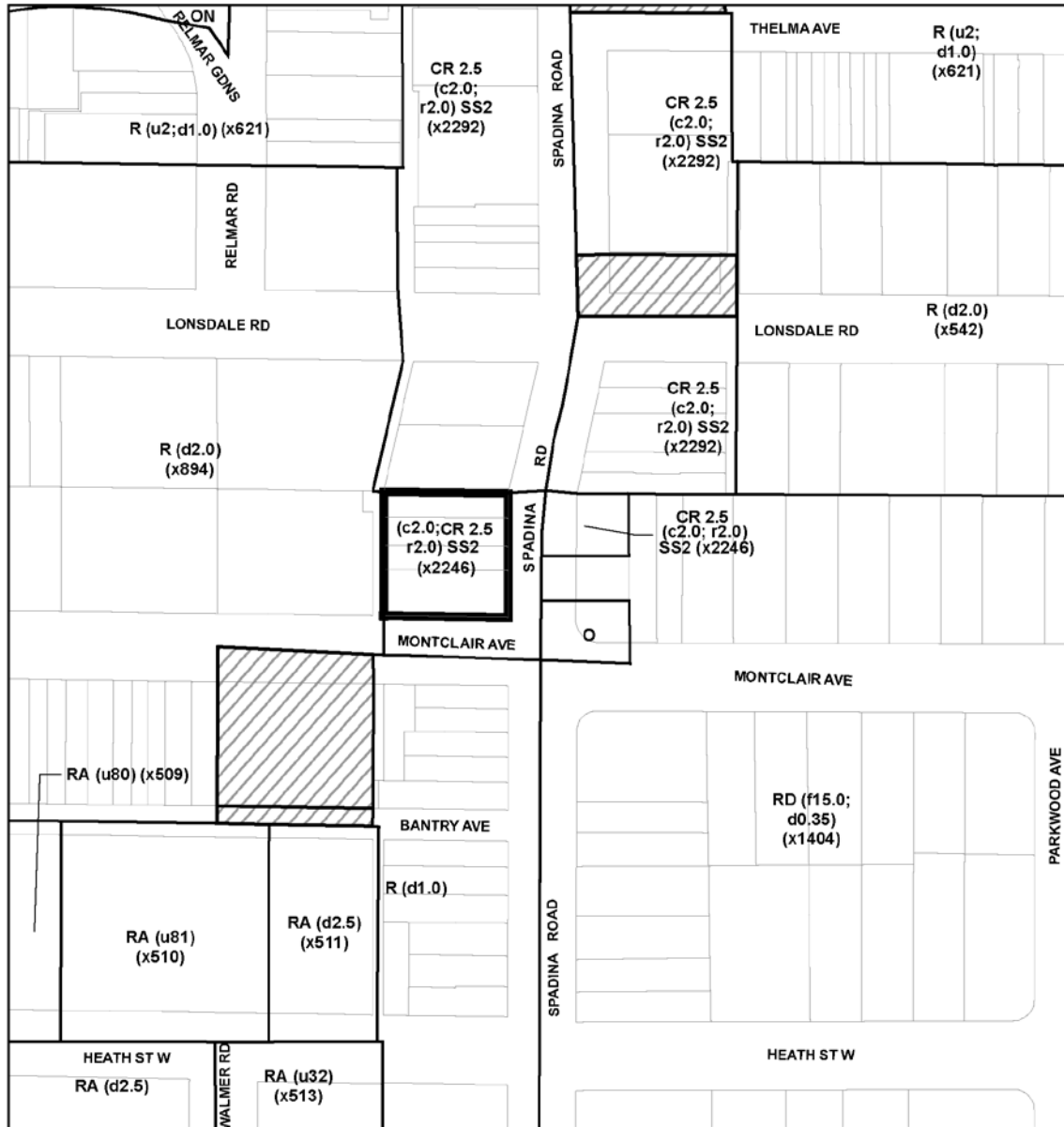
File # 15\_149456\_STE 21 0Z

Elevations

Applicant's Submitted Drawing

Not to Scale  
05/15/2015

### Attachment 3: Zoning



Zoning By-law 569-2013

390 - 398 Spadina Road  
File # 15 149456 STE21 OZ

Location of Application

- R** Residential
- RD** Residential Detached
- RA** Residential Apartment
- CR** Commercial Residential
- O** Open Space
- ON** Open Space Natural

See Former City of Toronto Bylaw No. 438-86  
See Former City of York Bylaw No. 1-83

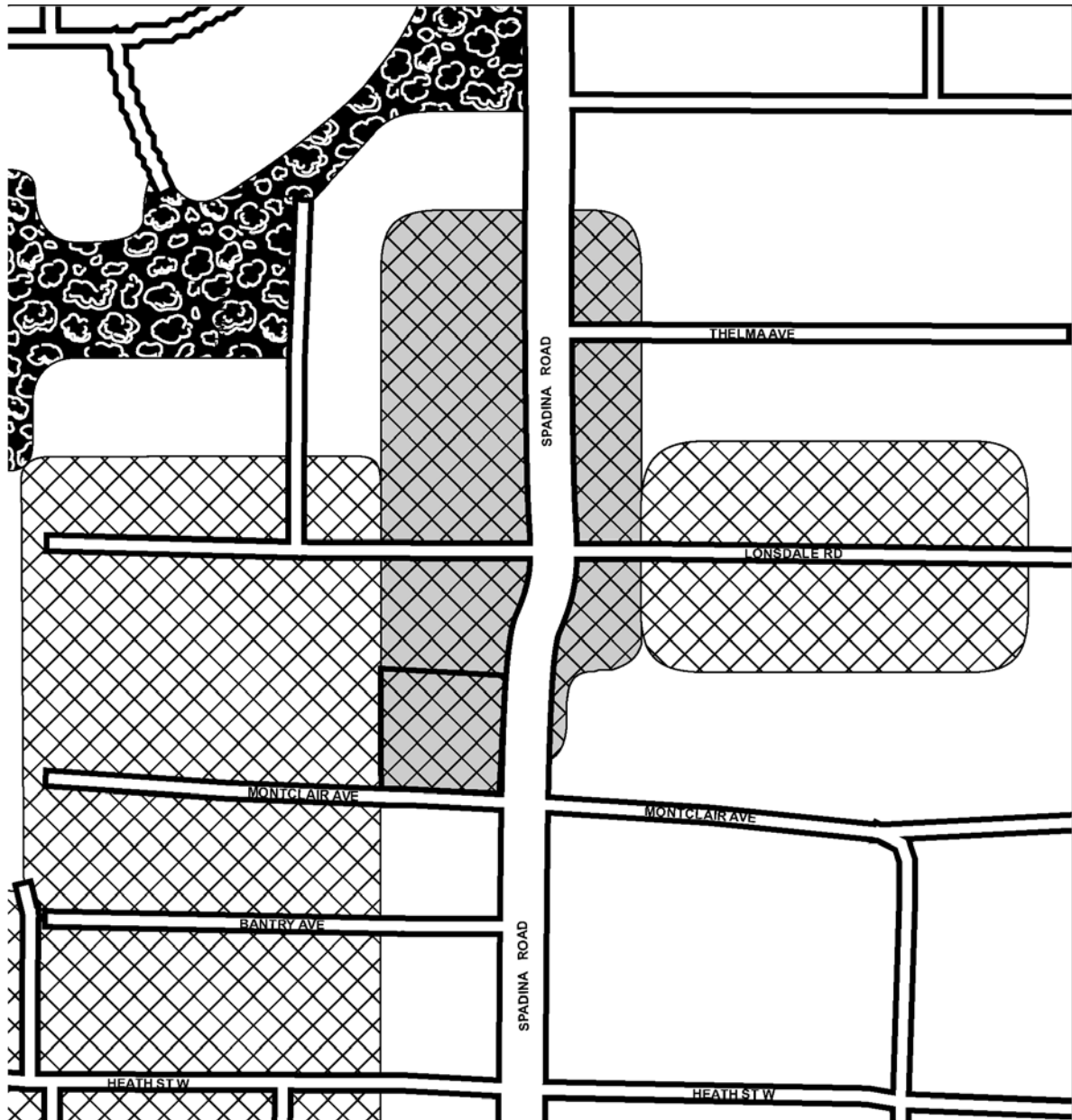
- CR** Mixed-Use District
- R2** Residential District
- RM2** Residential Multiple Zone



Not to Scale  
Extracted: 05/11/2015



Attachment 4: Official Plan



390 - 398 Spadina Road



File # 15 149456 STE21 0Z

-  Site Location
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Natural Areas
-  Parks & Open Space Areas

↑  
Not to Scale  
05/30/16

## Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	15 149456 STE 21 OZ
Details	Rezoning, Standard	Application Date:	April 30, 2015
Municipal Address:	390-398 SPADINA RD		
Location Description:	PLAN 711 LOT 1 **GRID S2106		
Project Description:	9-storey mixed-use building consisting of 46 residential units (18 one-bedroom, 28 two-bedroom) with a total residential gfa of 6,587 square metres, and 694 square metres of commercial retail space on the ground floor. A total of 71 parking spaces are proposed on three below grade levels.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Walker Nott Dragicevic Associates, 90 Eglinton Ave. E., Ste. 970, Toronto, ON M4P 2Y3	Walker Nott Dragicevic Associates, 90 Eglinton Ave. E., Ste. 970, Toronto, ON M4P 2Y3	Giannone Petricone Associates, 462 Wellington St. W., Ste. 501, Toronto, ON M5V 1E3	Armel Corporation, 5060 Spectrum Way, Ste. 505, Mississauga, ON L4W 5N5

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	CR 2.5 (c2.0; r2.0) SS2 (x2246)	Historical Status:	N
Height Limit (m):	12	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	1340.1	Height:	Storeys:	9	
Frontage (m):	36.66		Metres:	35.5	
Depth (m):	36.67				
Total Ground Floor Area (sq. m):	1247				<b>Total</b>
Total Residential GFA (sq. m):	6587		Parking Spaces:	71	
Total Non-Residential GFA (sq. m):	694		Loading Docks	1	
Total GFA (sq. m):	7271				
Lot Coverage Ratio (%):	93				
Floor Space Index:	5.4				

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	6587	0
Bachelor:	0	Retail GFA (sq. m):	694	0
1 Bedroom:	18	Office GFA (sq. m):	0	0
2 Bedroom:	28	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	46			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>David Driedger, Planner</b>
	<b>TELEPHONE:</b>	<b>416-392-7613</b>
	<b>EMAIL:</b>	<b>ddriedg@toronto.ca</b>