

## 772 Queen Street East – Site Plan Control Application – Final Report

<b>Date:</b>	May 26, 2017
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 30 – Toronto-Danforth
<b>Reference Number:</b>	15-175212 STE 30 SA

### SUMMARY

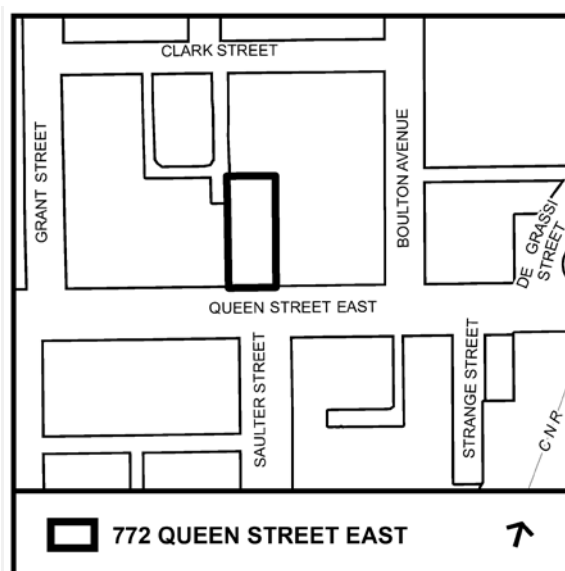
This application proposes to construct a two-storey addition to the current one-storey commercial building at 772 Queen Street East. The two-storey addition would consist of 11 residential units. The existing ground floor commercial uses will remain.

This report reviews and recommends approval in principle of the Site Plan Control application.

### RECOMMENDATIONS

**The City Planning Division recommends that:**

1. City Council approve in principle, the conditions set out in Attachment No. 3 to report dated May 26, 2017 from the Director, Community Planning, Toronto and East York District, the proposal for a two-storey addition with 11 residential units for the lands at 772 Queen Street East.
2. City Council delegate back to the Chief Planner or her designate the authority to issue final Site Plan Approval.



## **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

On June 29, 2015, Councillor Paula Fletcher referred site plan control application to City Council for a decision, in accordance with By-law No. 483-2000.

At its meeting on September 7, 2016, the Committee of Adjustment approved minor variance application A0965/15TEY at 772 Queen Street East. The variances approved included floor space index variances, a front main wall location variance and parking supply variances. The Committee of Adjustment also refused minor variance application A0451/16TEY at 8R Boulton Avenue, an adjacent property which would have provided 8 parking spaces to be used as off-site parking for 772 Queen Street East.

These decisions of the Committee of Adjustment were not appealed and became final and binding on September 27, 2016.

## **ISSUE BACKGROUND**

### **Proposal**

This application proposes to construct a two-storey addition to the current one-storey commercial building at 772 Queen Street East. The two-storey addition would consist of 11 residential units. The existing ground floor commercial uses will remain. The current one-storey building is generally built out to the front, rear and side yard setbacks. Refer to Attachment Nos.1 and 2 for the Site Plan and Elevation drawings. Attachment No. 4 provides project data.

### **Site and Surrounding Area**

The subject site is located on the north side of Queen Street East, east of Broadview Avenue, mid-block between Grant Street to the west and Boulton Avenue to the east. A public lane serving properties on Grant Street, Clark Street and Queen Street East runs along the west side of the site for approximately 13 metres from the north limit of the subject site. The site is generally rectangular in shape and has a frontage of 19.8 metres on Queen Street East, a depth of 45.8 metres, and an overall area of approximately 895.6 square metres.

The subject site is currently occupied by a one-storey commercial building split into three retail units fronting onto Queen Street East. Uses surrounding the site include:

- North: Low rise neighbourhoods, primarily with detached houses, semi-detached houses and row-houses.
- South: There are primarily 2- and 3-storey buildings that have a mix of residential and retail uses along Queen Street East as well as the Ralph Thornton Centre, a City-owned community centre, and the Queen Saulter Branch of the Toronto Public

Library. Further south are low rise neighbourhoods, primarily with detached houses, semi-detached houses and row-houses.

East: There are primarily 2- and 3-storey buildings that have a mix of residential and retail uses along Queen Street East

West: There are primarily 2- and 3-storey buildings that have a mix of residential and retail uses along Queen Street East

## **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.

## **Official Plan**

The site is located on an *Avenue* on the Urban Structure map (Map 2) of the Official Plan. The site is subject to Section 2.2.3 regarding reurbanizing the *Avenues*, which describes *Avenues* as "important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities, while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents".

The site is designated *Mixed Use Areas* in the City of Toronto Official Plan. This designation permits a broad range of commercial, residential and institutional uses and includes policies and development criteria to guide development and its transition between areas of different development intensity and scale.

The development criteria in *Mixed Use Areas* include:

- creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;

- providing for new jobs and homes for Toronto's growing population on underutilized lands;
- locating and massing new buildings to provide a transition between areas of different development intensity and scale;
- locating and massing new buildings to frame the edges of streets and parks;
- providing an attractive, comfortable and safe pedestrian environment;
- providing good site access and circulation and an adequate supply of parking for residents and visitors;
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- providing indoor and outdoor recreation space for building residents in every significant multi-residential development.

## **Zoning**

The site is zoned MCR T2.5 C2.0 R2.0 in the former City of Toronto Zoning By-law 438-86 and CR 2.5 (c2.0; r2.0) SS2 (x2294) in the City of Toronto Zoning By-law 569-2013. This zone permits a wide range of commercial and residential uses with a maximum density of 2.5 times the area of the lot, of which a maximum of 2.0 times may be non-residential and a maximum of 2.0 times may be residential. The maximum permitted height is 14.0 metres.

The minor variance application A0965/15TEY at 772 Queen Street East granted variances to permit a total floor space index for all uses equal to 2.94 times the area of the lot under By-law 438-86 and 2.88 times the area of the lot under By-law 569-2013. No parking spaces are required to be provided under either By-law.

## **Tree Preservation**

An Arborist Report has been submitted with the application and has been reviewed by Urban Forestry.

## **Queen Street East Heritage Conservation District Study**

The subject site is within the study area for the Queen Street East Heritage Conservation District Study.

In September 2006, Toronto City Council authorized Queen Street East between the Don Valley Parkway and the CN Railway for a Heritage Conservation District Study. Furthermore, in October 2012, City Council prioritized the same portion of Queen Street East as one of five high priority areas requiring a Heritage Conservation District Study.

The study is currently underway.

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and for drafting the recommended conditions set out in Attachment 3.

## **COMMENTS**

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

The Provincial Policy Statement 2014 (PPS) includes policies to manage and direct land use to achieve efficient development and land use patterns. Municipal planning decisions are required to be “consistent with” the PPS. The PPS requires that a range of land uses be provided and that intensification and redevelopment opportunities are identified and promoted.

The PPS promotes intensification and redevelopment opportunities through a more compact building form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. The proposal is consistent with the PPS.

The proposal also conforms to the Growth Plan for the Greater Golden Horseshoe which states that population growth will be accommodated by directing new growth to the built up areas of the community through intensification. This site is located in a built up area and the proposal is intensifying the use of land for housing.

### **Land Use**

The Official Plan states that lands designated as Mixed Use Areas are intended to achieve a multitude of planning objectives by combining a broad array of residential, office, retail and service uses. Mixed Use Areas are intended to be areas which allow residents to live, work and shop in the same area, giving individuals an opportunity to be less dependent upon their automobiles, while creating districts along transit routes that are animated attractive, and safe.

The property is located in an area with a mix of residential and commercial uses in single or mixed-use buildings. The ground floor of the existing building contains retail uses and the residential lobby. There are two-storeys of residential uses, with outdoor amenity space being proposed on the rooftop. The proposed mix of residential and commercial uses is consistent with the land use provisions of the Official Plan, the Zoning Bylaw and existing land uses in the area.

### **Density, Height, Massing**

The Zoning By-law permits a density on the site of 2.5 times the area of the lot.

The proposed building has a Committee of Adjustment approval to permit a total floor space index for all uses equal to 2.94 times the area of the lot under By-law 438-86 and 2.88 times the area of the lot under By-law 569-2013.

The two-storey addition to the existing one-storey building will result in a total building height of 12.2 metres, which is less than the permitted height of 14.0 metres.

While the existing one-storey commercial building is built up to the front, rear and side lot lines, the built form and massing of the addition constructed has been designed to ensure that the increase in density on the lot is done in a sensitive and appropriate manner. The proposed addition has been revised to ensure that the addition is 7.5 metres from the rear lot line, and to ensure that there is no penetration of the rear angular plane provisions in the Zoning By-laws. This ensures that the massing of the addition provides for an appropriate transition to the Neighbourhoods to the north.

### **Heritage and Urban Design**

The subject property is not on the Toronto Heritage Register. Due to nearby properties at 758 Queen Street East, 760 Queen Street East and 766 Queen Street East on the north side of Queen Street East and 765 Queen Street East on the south side of Queen Street East being included on the Toronto Heritage Register, Heritage Preservation Services have reviewed the application for potential heritage-related issues. Heritage Preservation Services determined that the adjacency policies as they relate to heritage properties in the Official Plan did not apply to the development site.

The applicant had initially proposed a metal screening at the front of the building above the existing one-storey commercial building. The metal screening was removed in subsequent revisions to address the concerns of Planning staff.

### **Parking**

Transportation Services had commented with respect to the lack of on-site parking proposed by this application. In response, the applicant attempted to secure off-site parking at 8R Boulton Avenue, an open space that had informally been used as a parking area by residents at 8 Boulton Avenue. A minor variance was required in order to permit a long-term lease arrangement between the owners of 772 Queen Street East and 8R Boulton Avenue.

At its meeting on September 7, 2016, the Committee of Adjustment approved minor variance application A0965/15TEY at 772 Queen Street East permitting 0 parking spaces to be provided on-site, notwithstanding the comments of Transportation Services. The Committee of Adjustment also refused minor variance application A0451/16TEY at 8R Boulton Avenue, an adjacent property which would have provided 8 parking spaces to be used as off-site parking for 772 Queen Street East. These decisions of the Committee of Adjustment were not appealed and became final and binding on September 27, 2016.

As a result of these Committee of Adjustment decisions, no parking spaces are required for the development at 772 Queen Street East.

### **Site Servicing**

Servicing connections for the building have been reviewed and accepted by Engineering and Construction Services. No additional municipal servicing infrastructure is being

requested as the existing sanitary and stormwater service connections are adequately sized.

## **Solid Waste Management**

The residential units proposed in the development are ineligible for City of Toronto collection services as the building is designed for front-end collection in the rear laneway. As such, waste from the residential addition must be collected by a private waste company. At any time, if all outstanding requirements are met, Solid Waste Management may reassess the site for eligibility for City residential waste collection services.

The existing commercial units within this building are also ineligible for City of Toronto collection and must store, transport and make arrangements for collection of all waste materials separately from the residential portion of this building. Collection of waste from the commercial portion of this building will be in accordance with Chapter 841, Solid Waste of the Municipal Code.

It is noted that the waste storage rooms for the residential and commercial units will remain separate, regardless of whether the City is providing pickup service or not. The residential waste storage room will have its own waste compactor that is not for intended for commercial waste.

Conditions related to solid waste management have been incorporated into the recommended conditions of Site Plan Approval in Attachment 3 to this report.

## **Urban Forestry**

Urban Forestry has reviewed this application. As a result of the existing commercial building occupying the entire property, there is no room for on-site planting of new trees. Urban Forestry notes that there are City trees in proximity to the property that will require tree protection securities.

Conditions related to protection of City-owned trees have been incorporated into the recommended conditions of Site Plan Approval in Attachment 3 to this report.

## **Toronto District School Board**

The Toronto District School Board (TDSB) has reviewed this application and notes that there is insufficient space at the local secondary school to accommodate students anticipated from the proposed development. The TDSB has requested that the status of local school accommodation be conveyed to potential purchasers to inform them that children from new development will not displace existing students at local schools.

Conditions related to enrolment and school busing services parameters have been incorporated into the recommended conditions of Site Plan Approval in Attachment 3 to this report.

## **Toronto Transit Commission**

The Toronto Transit Commission (TTC) has reviewed this application and noted that following street car routes, the 503 Kingston Road, 502 Downtowner, 501 Queen and 301 Queen streetcars, operate on Queen Street in proximity to the proposed development. As a result, there may be noise, vibration, electro-magnetic interference (EMI) and stray current may be transmitted by streetcar operations. The TTC has requested conditions to ensure that the proposed development will be designed with attenuation measures so that the levels of noise, vibration, EMI and stray current in the proposed development will be at the lowest levels technically feasible and that purchasers are warned of these potential impacts in purchasing agreements.

Conditions related to TTC streetcar operations have been incorporated into the recommended conditions of Site Plan Approval in Attachment 3 to this report.

## **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.80 to 1.56 hectares of local parkland per 1,000 people. The site is in the middle quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

The application is for a 900.4 square metre, 11-unit residential addition to the existing one-storey retail building. At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication requirement is 146 square metres or 45 % of the site area. However, as the site is less than 1 hectare in size, a cap of 10% is applied to the new residential use gross floor area.

The applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as the site is less than 200 metres from Jimmie Simpson Park and would not have dedicated parkland at a functional size.

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

## **Toronto Green Standard**

In 2013, City Council updated the two-tiered Toronto Green Standard (TGS) that was adopted by City Council on October 27, 2009. The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.



The applicant is required to meet Tier 1 of the TGS. No outstanding matters related to the Toronto Green Standard remain.

Toronto Green Standards requirements related to cycling infrastructure, storage and collection of recycling and organic waste, urban heat island reduction and bird friendly glazing have been secured through drawings submitted for Site Plan Approval.

## **CONCLUSION**

Planning staff recommend approval of the proposed Site Plan Control application, subject to the conditions provided in Attachment 3 to report dated May 26, 2017 from the Director, Community Planning, Toronto and East York District.

## **CONTACT**

Jason Tsang, Assistant Planner  
Tel. No. 416-392-4237  
E-mail: jtsang2@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 (South, North, West and East)  
Attachment 3: Conditions of Site Plan Approval  
Attachment 4: Application Data Sheet

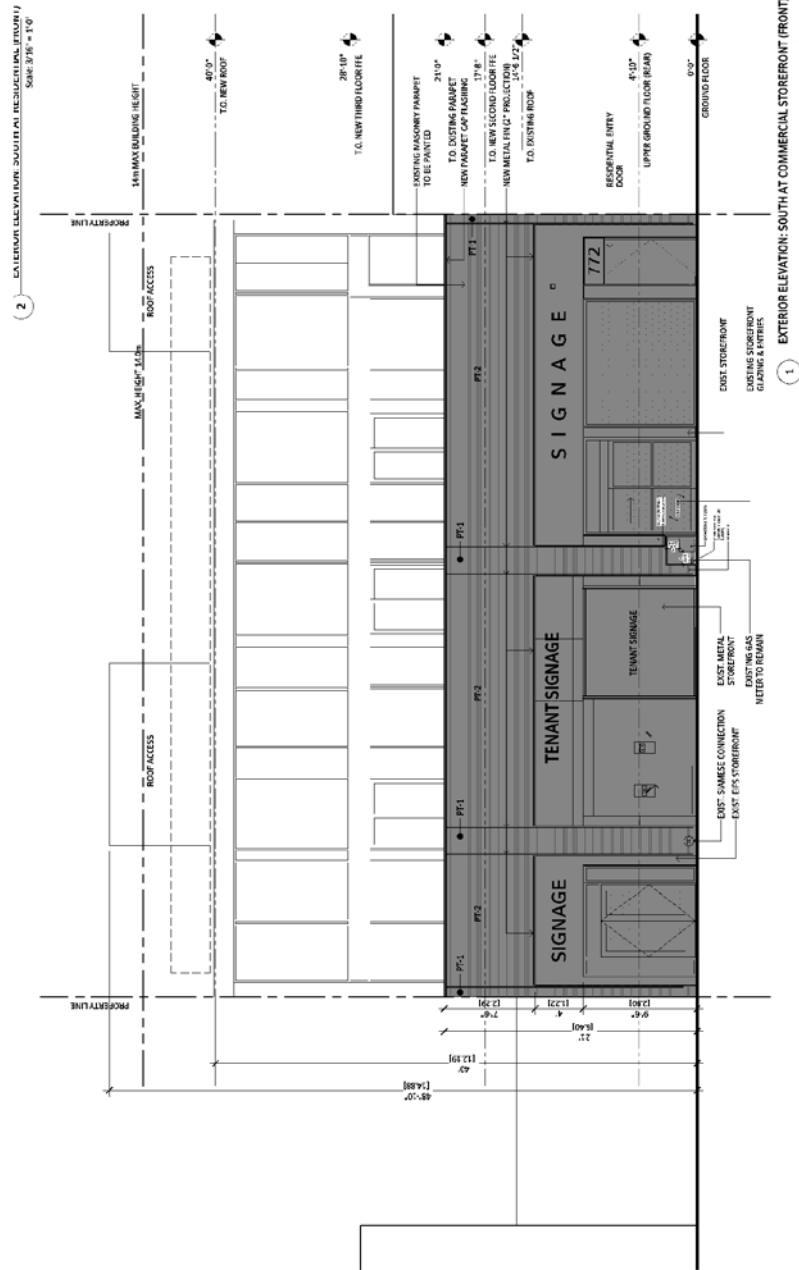
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## Site Plan

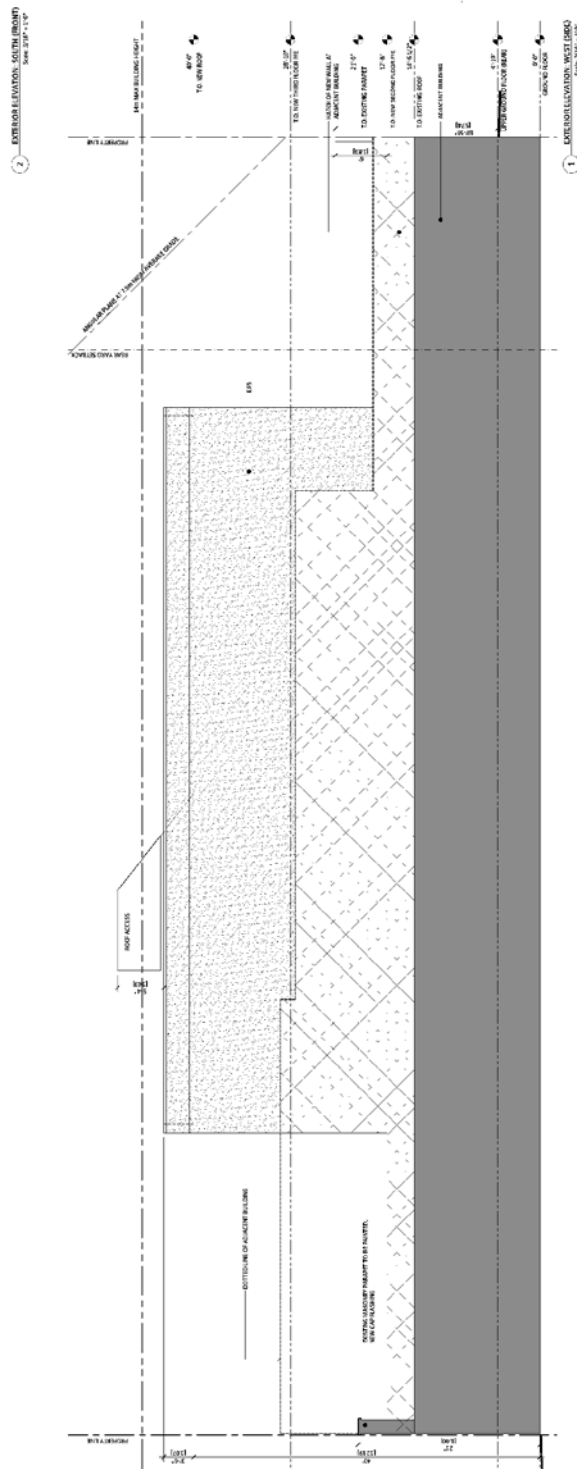
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## Attachment 2: Elevations







## West Elevation

## 772 Queen Street East

Applicant's Submitted Drawing

Not to Scale  
04/28/2017

File # 15 175212 STE 30 SA



### **Attachment 3: Conditions of Site Plan Approval**

#### **List of Approved Drawings**

<b>Plan Number</b>	<b>Title</b>	<b>Prepared By</b>	<b>Date on Plans</b>
A1.00	Site Plan	Studio JCI Inc	March 27, 2017
A1.01	Landscape Site Plan	Studio JCI Inc	March 27, 2017
A3.00	Basement Floor Plan	Studio JCI Inc	January 23, 2017
A3.01	Ground Floor Plan	Studio JCI Inc	March 27, 2017
A3.02	Second Floor/Roof Plan	Studio JCI Inc	January 23, 2017
A3.03	Third Floor Plan	Studio JCI Inc	January 23, 2017
A3.04	Roof Plan	Studio JCI Inc	January 23, 2017
A5.00	Elevations	Studio JCI Inc	January 23, 2017
A5.01	Elevations	Studio JCI Inc	January 23, 2017
A5.02	Elevations	Studio JCI Inc	January 23, 2017
	Stormwater Management Compliance Letter	Cole Engineering Group	November 6, 2015

#### **A. PRE-APPROVAL CONDITIONS**

##### **LEGAL SERVICES – Stephanie Morrow – 416-397-5379**

1. Enter into the City's standard site plan agreement to and including registration of the site plan agreement on title to the subject lands by the City at the owner's expense.

##### **URBAN FORESTRY – Jason Kostopoulos – 416-392-7384**

2. The owner shall provide a tree protection security deposit in the form of an irrevocable Letter of Credit or certified cheque payable to Treasurer, City of Toronto, in the amount of \$4,038.00 to cover the appraised tree value, removal and replacement costs of City owned trees. This deposit shall be drawn upon to cover all costs incurred by the City of Toronto if the City owned trees require maintenance or removal and replacement as a result of construction activities associated with this project. Payment must be in person at Urban Forestry, 50 Booth Ave, 2<sup>nd</sup> Floor.
3. The owner shall submit to the Supervisor, Urban Forestry, Tree Protection and Plan Review, South ([tpprsouth@toronto.ca](mailto:tpprsouth@toronto.ca)), a letter/email and photos, from a certified arborist that documents the installed tree protection (hoarding) prior to the issuance of any building permit and prior to final site plan approval.

**TORONTO DISTRICT SCHOOL BOARD – Mario Silva – 416-394-7526**

4. The applicant/developer/owner shall enter into an agreement to erect and maintain signs, at points of egress and ingress of the development site, advising that;

"The Toronto District School Board makes every effort to accommodate students at local schools. However, due to residential growth, sufficient accommodation may not be available for all students. Students may be accommodated in schools outside this area until space in local schools becomes available

For information regarding designated school(s), please call (416) 394-7526."

**B. POST APPROVAL CONDITIONS**

In addition to the above pre-approval conditions, the following post approval conditions are to be fulfilled by the owner following site plan approval and will be incorporated into a site plan agreement:

The proposed development shall be carried out and maintained in accordance with the plans and drawings referred to herein, to the satisfaction of the City of Toronto.

**ENGINEERING AND CONSTRUCTION SERVICES – Geoffrey Boddy – 416-338-7607**

1. The owner shall remove all existing accesses, curb cuts, and traffic control sign along the development site frontage that are no longer required and reinstate the curb, gutter and boulevard within the City's right-of-way, in accordance with City standards and to the satisfaction of the Executive Director, Engineering & Construction Services.
2. The owner shall provide certification to the Executive Director, Engineering & Construction Services from the architect who designed the building to confirm that all solid waste management facilities have been constructed in accordance with the approved site plan drawings.
3. The owner shall provide and maintain private refuse collection services for the retail and multi-residential components of the development and in connection with this, store all refuse on private property. The public rights-of-way must not be used for the storage or collection of any refuse materials.



## **URBAN FORESTRY**

4. The owner shall submit to the Supervisor, Urban Forestry, Tree Protection and Plan Review, South ([tpprsouth@toronto.ca](mailto:tpprsouth@toronto.ca)) a letter/email and photos, from a certified arborist, that documents site conditions (such as condition of the tree protection or any tree issues). The letter should be submitted once construction has begun and then every six months thereafter.
5. The owner shall ensure the site is developed and maintained in accordance with the approved plans and conditions of approval associated with the Site Plan, Grading Plan, Site Servicing Plan, Landscape Plan, Building Permit and Tree Permit(s)/Approvals. Any proposed revisions/alterations to the approved plans or permits that affect trees must be approved by Urban Forestry in writing, on behalf of the General Manager of Parks, Forestry & Recreation.

## **TORONTO DISTRICT SCHOOL BOARD**

6. The applicant/developer/owner shall agree to include the following warning clauses in all offers of purchase and sale of residential units (prior to registration of the plan and for a period of ten years following registration), that;

"Despite the best efforts of the Toronto District School Board, sufficient accommodation may not be locally available for all students anticipated from the development area and that students may be accommodated in facilities outside the area, and further, that students may later be transferred.

Purchasers agree for the purpose of transportation to school, if bussing is provided by the Toronto District School Board in accordance with the Board's policy, that students will not be bussed home to school but will meet the bus at designated locations in or outside of the area."

## **TORONTO TRANSIT COMMISSION (TTC)**

7. Due to the close proximity to 503 Kingston Road, 502 Downtowner, 501 Queen and 301 Queen streetcars, noise, vibration, electro-magnetic interference (EMI) and stray current may be transmitted by our transit operations. The Commission will not accept responsibility for such effects on any building(s) and/or occupants. Therefore, the owner shall apply attenuation measures so that the levels of noise, vibration, EMI and stray current in the proposed development will be at the lowest levels technically feasible. The owner is also required to insert the following clause into all purchase or rental agreements:
  - a) There is the potential for noise, vibration, electro-magnetic interference (EMI) and stray current into the proposed building as a result of streetcar operations on Queen Street East. The TTC accepts no responsibility for any such effects.

**CANADA POST – Michael Monteleone – 647-212-0563**

8. The owner/developer shall provide each building with its own centralized mail receiving facility. This lock-box assembly must be adjacent to the main entrance and maintained by the owner/developer in order for Canada Post to provide mail service to the tenants/residents of this project.
9. The owner/developer shall agree to provide Canada Post with access to any locked doors between the street and the lock-boxes via the Canada Post Crown lock and key system. This encompasses, if applicable, the installation of a Canada Post lock in the building's lobby intercom and the purchase of a deadbolt for the mailroom door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder.

**SITE PLAN ADVISORY COMMENTS**

The owner is advised of the following

- That the Green Roof By-law (By-law No. 583-2009) (Chapter 492 of the City of Toronto Municipal Code) including Article IV the Toronto Green Roof Construction Standard, may be applicable to the proposed development. For further information, please contact Sebastian Cuming, Toronto Building at 416-395-6384.
- That approval for all work that will be carried out within the abutting public rights-of-way, which may include but not be limited to financial responsibility for removal or relocation of existing street furniture (transit shelters, benches, litter bins, bicycle locking rings, etc.), must be received from the Transportation Services Division. The owner must contact Street Furniture Management to co-ordinate the removal or relocation of Astral street furniture or bicycle locking rings. There are Third Party costs associated with the removal and relocation of Astral street furniture and costs to remove the City of Toronto bicycle locking ring(s). The City and Astral will not undertake any work associated with removing, reinstalling or relocating existing street furniture until it receives payment. If clarification is required on how the above standards will apply to this site, the owner can contact Street Furniture Management at [streetfurniture@toronto.ca](mailto:streetfurniture@toronto.ca). For all other works within the public right-of-way, the Owner can contact Right-of-Way Management, Toronto & East York District, Construction Activities, at 416-392-7877.
- That payment must be submitted for the installation of the proposed new City of Toronto Standard bicycle locking rings within the public right-of-way at the rate of \$433.92/unit, including HST. The certified cheque must be made payable to the Treasurer, City of Toronto and forwarded to the attention of:

Lisa Ing  
Transportation Services, Public Realm  
Street Furniture Management  
433 Eastern Avenue  
2nd Floor, Block B  
Toronto, ON M4M 1B7  
Tel: 416-397-0590  
Lisa.Ing@toronto.ca

- That this development shall have regard for the City's Vibrant Streets design guidelines, available on the City's website at: [www.toronto.ca/streetfurniture](http://www.toronto.ca/streetfurniture)
- That the site is currently not eligible for city residential waste collection services. Residential waste shall be collected by a private waste collection company. At any time, if all outstanding requirements are met, Solid Waste may reassess the site for eligibility for City residential waste collection services.
- That approval shall be obtained from Toronto Hydro Energy Services for the removal and/or relocation of any utility with attached municipal street lighting and for any upgrades. Contact Toronto Hydro Energy Services at 416-542-8100 for comments and cost estimates for any required fieldwork.
- That the owner is financially responsible for all costs associated with the excavation, improvement, removal and/or relocation of any above or below-grade public or private utility resulting from the development of this property.
- That as the project nears completion, the owner/developer contact Canada Post for a Postal Code as the existing postal coding will not apply and new postal codes will be issued for this development (Michael Monteleone, 647-212-0563, michael.monteleone@canadapost.ca)

#### Attachment 4: Application Data Sheet

Application Type	Site Plan Approval	Application Number:	15 175212 STE 30 SA
Details		Application Date:	June 16, 2015
Municipal Address:	772 QUEEN ST E		
Location Description:	PLAN 304 PT LOTS 7 AND 8 **GRID S3007		
Project Description:	Proposal to construct a two storey addition with 11 residential units, the ground floor commercial will remain		
<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Studio JCI Inc	Studio JCI Inc	Studio JCI Inc	772 Queen St E Ltd

#### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR 2.5 (c2.0; r2.0) SS2 (x2294)	Historical Status:	
Height Limit (m):	14	Site Plan Control Area:	Y

#### PROJECT INFORMATION

Site Area (sq. m):	895.6	Height:	Storeys:	3
Frontage (m):	19.83		Metres:	12.2
Depth (m):	45.78			
Total Ground Floor Area (sq. m):	879.5			<b>Total</b>
Total Residential GFA (sq. m):	900.4		Parking Spaces:	0
Total Non-Residential GFA (sq. m):	1564.2		Loading Docks	0
Total GFA (sq. m):	2464.6			
Lot Coverage Ratio (%):	98			
Floor Space Index:	2.75			

#### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	10
2 Bedroom:	1
3 + Bedroom:	0
Total Units:	11

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

	Above Grade	Below Grade
Residential GFA (sq. m):	900.4	0
Retail GFA (sq. m):	720.1	844.1
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

**CONTACT: PLANNER NAME: Jason Tsang, Assistant Planner**  
**TELEPHONE: 416-392-4237**