



STAFF REPORT ACTION REQUIRED

1955-1985 Yonge St, 3 Belsize Dr, and 18-22 Millwood Rd – Site Plan Control Application – Final Report

Date:	June 1, 2017
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	06-199915 STE 22 SA

SUMMARY

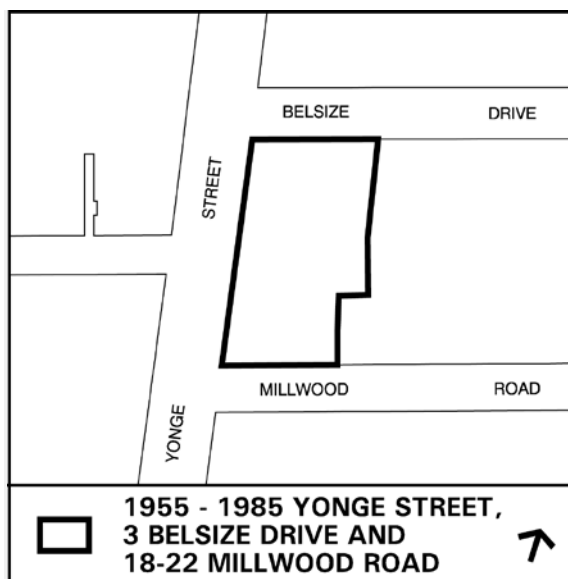
This Site Plan Control application proposes a 9-storey mixed use building containing 218 residential units (including 33 rental replacement units) and retail at grade. The loading space and below-grade parking garage for the proposed building are accessed from a driveway on Belsize Drive.

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 31, 2017, for a 9-storey mixed use building for the lands at 1955-1985 Yonge Street, 3 Belsize Dr., and 18-22 Millwood Rd.
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 August 25, 2010 City Council approved an Official Plan Amendment and Zoning By-law Amendment application for an 8-storey mixed use building at 1955-1985 Yonge Street, 3 Belsize Drive, and 18-22 Millwood Road. The report is available at: <http://www.toronto.ca/legdocs/mmis/2010/te/bgrd/backgroundfile-32464.pdf>

On May 2, 2012, the Committee of Adjustment approved Minor Variances to permit a 9-storey (37.7 metres, including mechanical penthouse) mixed use building on the subject site.

On May 25, 2017, Councillor Matlow referred the site plan control application to City Council for a decision, in accordance with By-law No. 483-2000.

ISSUE BACKGROUND

Proposal

To construct a 9-storey mixed use building containing 218 residential units (including 33 rental replacement units) and retail at grade. The loading space and below-grade parking garage for the proposed building are accessed from a driveway on Belsize Drive. Refer to Attachment No. 4 for project data.

Site and Surrounding Area

The site consists of the full block of the east side of Yonge Street from Belsize Drive on the north end to Millwood Road on the south. The site includes 3 Belsize Drive and 18 – 22 Millwood Road.

The following uses abut the site:

North: 2 to 3-storey mixed use buildings with retail or service commercial uses at grade;

South: 2 to 3-storey mixed use buildings with at-grade retail uses;

East: low-rise neighbourhood containing single detached and semi-detached houses.

West: mixed use (commercial/residential) and single use commercial buildings with retail at-grade. A 10-storey mixed commercial/residential building at the southwest corner of Yonge Street and Glebe Road West.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy

foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

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

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

Official Plan

The site is designated in the City's Official Plan as *Mixed Use Areas*. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks, open spaces and utilities.

Within *Mixed Use Areas*, the Official Plan policies indicate that new buildings should 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.

Zoning

The site is zoned MCR (Commercial Residential) under former City of Toronto Zoning By-law 438-86. The zoning permits a range of non-residential and residential uses.

On May 2, 2012, the Committee of Adjustment approved minor variances to permit a 9-storey (37.7 metres, including mechanical penthouse) mixed use building containing commercial on the ground floor and 231 residential units above (including 33 rental replacement units).

Agency Circulation

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

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Driveway Access

The subject site is bounded by Yonge Street to the west, Belsize Drive to the north, and Millwood Road to the south. The proposed development provides vehicular access to the loading space and the below-grade parking garage through a driveway off of Belsize Drive (a lower order road), which complies with the standards in the City's Access Management Guidelines.

The proposal complies with the Official Plan which states that new development will locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces by using shared service areas where possible within development blocks including public and private lanes, driveways and service courts and consolidating and minimizing the width of driveways and curb cuts across the public sidewalk.

The location of the driveway on Belsize Drive, rather than on Yonge Street, limits vehicle interactions with pedestrians on a major commercial street, and avoids gaps in the built form and streetwall along Yonge Street. The driveway design is safe, functional and can accommodate the traffic volume generated by the proposed 9-storey building.

Planning and Development Engineering staff support the location of the proposed driveway on Belsize Drive.

CONCLUSION

Planning Staff has completed the review of the Site Plan Control application for 1955-1985 Yonge Street, 3 Belsize Dr., and 18-22 Millwood Rd., and are recommending approval. Conditions of approval are contained in Attachment 3.

CONTACT

David Driedger, Senior Planner
Tel. No. 416-392-7613
E-mail: david.driedger@toronto.ca

SIGNATURE

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

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ATTACHMENTS

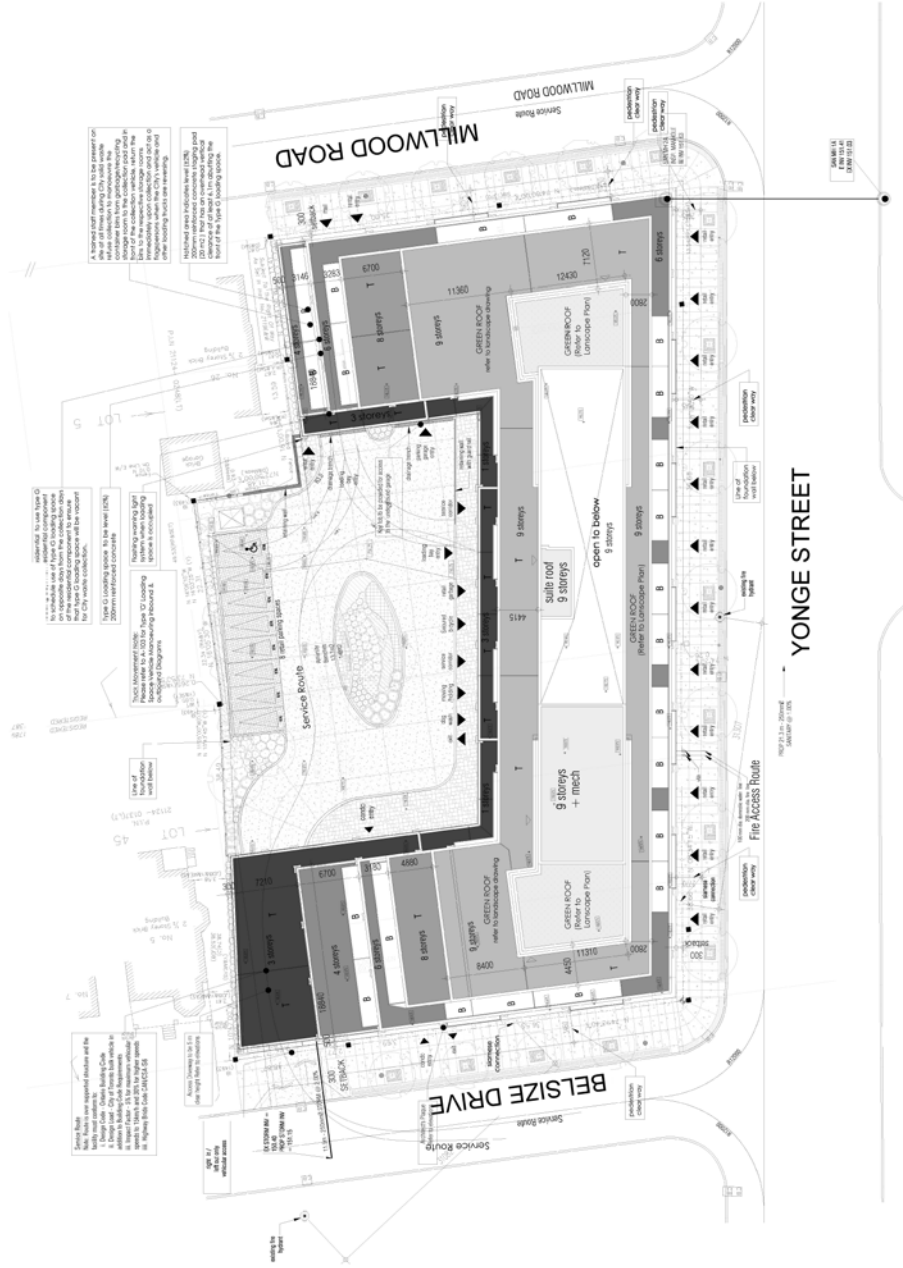
Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Conditions of Site Plan Approval

Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale

05/31/2017

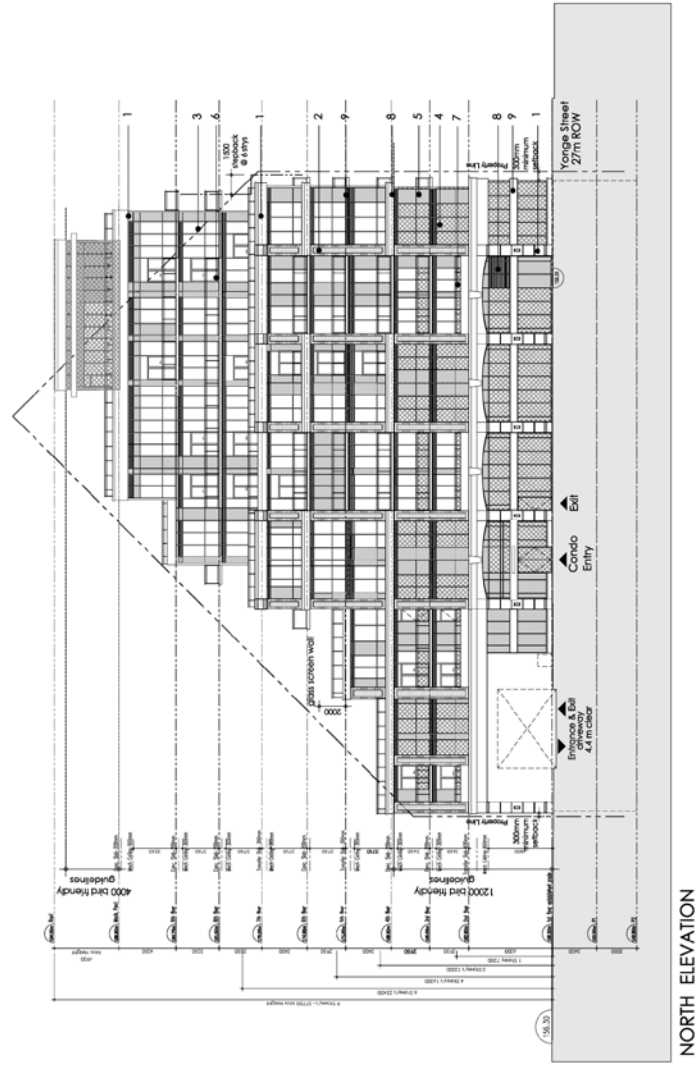
1955-1985 Yonge St, 3 Belsize Dr, 18-22 Millwood Rd

File # 06 199915 STE 22 SA

Staff report for action – Site Plan Bump Up – 1955-1985 Yonge St
V.01/11

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Attachment 2: Elevations



North Elevation

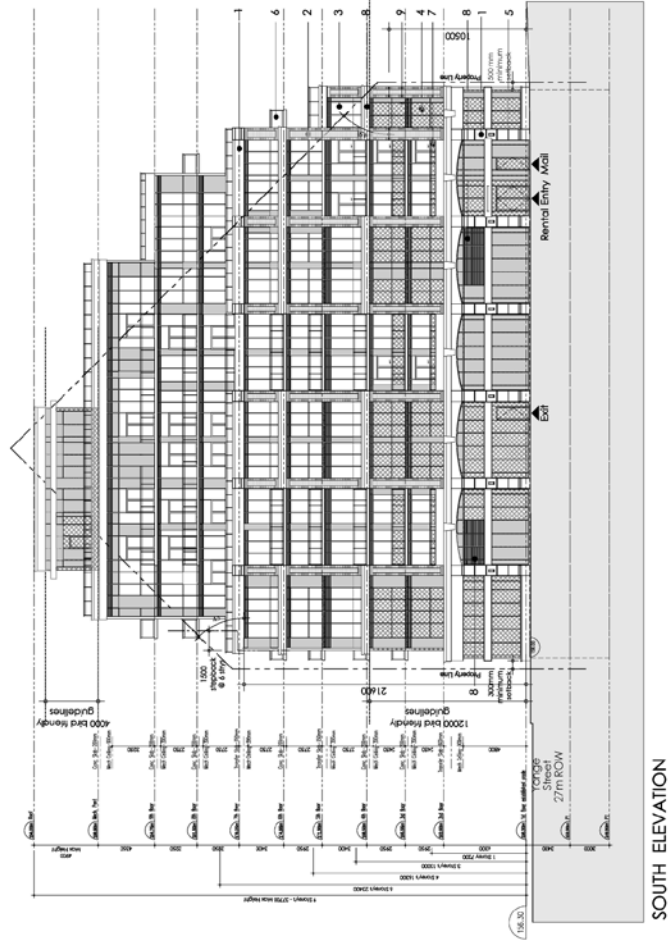
1955-1985 Yonge St, 3 Belsize Dr, 18-22 Millwood Rd

Elevations

Applicant's Submitted Drawing

Not to Scale
05/31/2017

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South Elevation

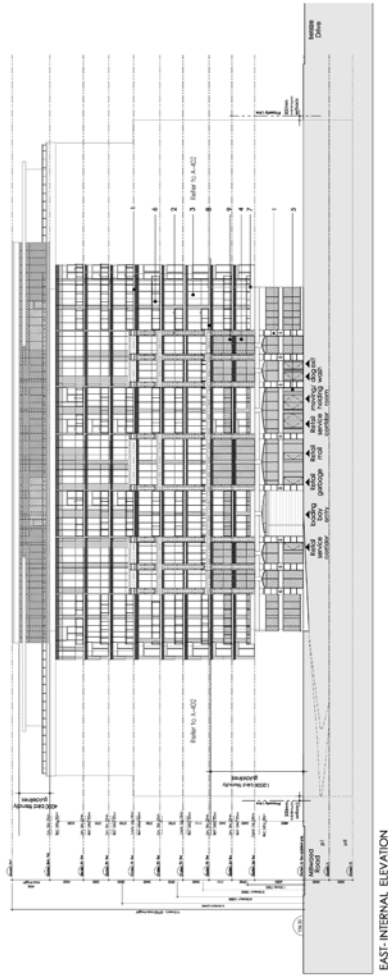
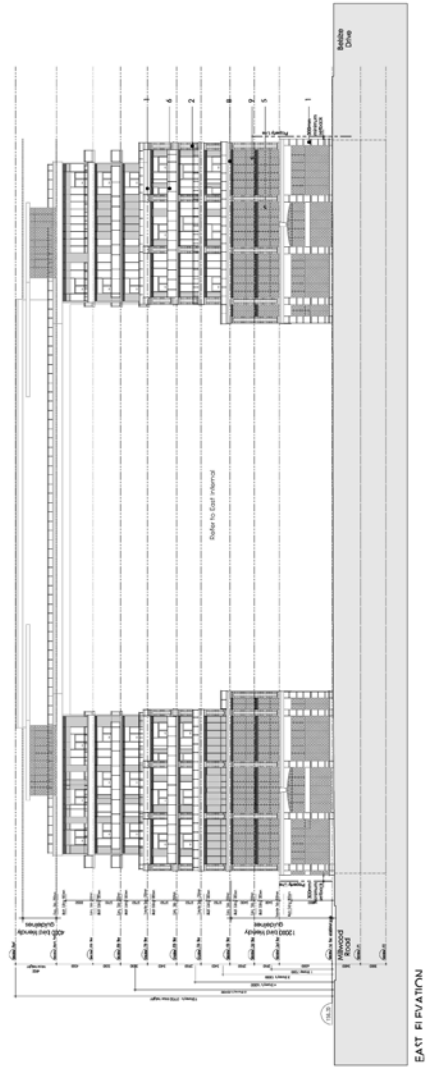
1955-1985 Yonge St, 3 Belsize Dr, 18-22 Millwood Rd

Elevations

Applicant's Submitted Drawing

Not to Scale
05/31/2017

File # 06 199915 STE 22 SA



East Elevation

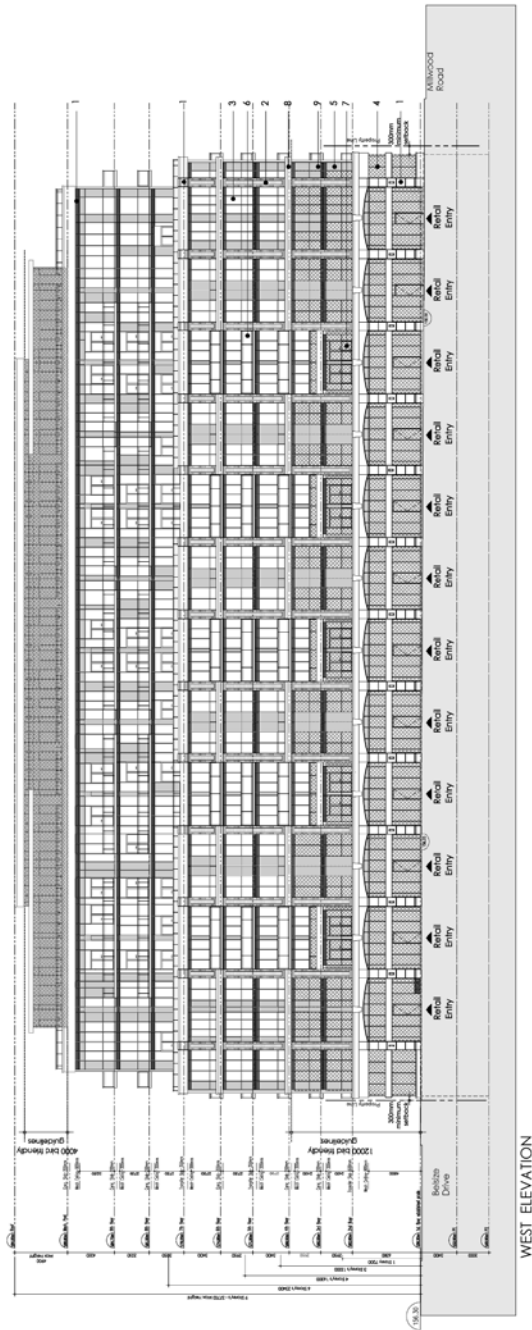
Elevations

Applicant's Submitted Drawing

Not to Scale
05/31/2017

1955-1985 Yonge St, 3 Belsize Dr, 18-22 Millwood Rd

File # 06 199915 STE 22 SA



West Elevation

1955-1985 Yonge St, 3 Belsize Dr, 18-22 Millwood Rd

Elevations

Applicant's Submitted Drawing

Not to Scale
05/31/2017

File # 06 199915 STE 22 SA

Attachment 3: Conditions of Site Plan Approval

No.	Plan Title	Dated	Revised Date	Prepared By
A.101	Statistics	February 2, 2017	April 11, 2017	Graziani & Corazza Architects Inc.
A102	Site Plan	February 2, 2017	April 11, 2017	Graziani & Corazza Architects Inc.
A201	P2 Underground Plan	February 2, 2017	February 2, 2017	Graziani & Corazza Architects Inc.
A202	P1 Underground Plan	February 2, 2017	February 2, 2017	Graziani & Corazza Architects Inc.
A301	Ground Floor Plan	February 2, 2017	April 11, 2017	Graziani & Corazza Architects Inc.
A302	2nd Floor Plan	November 30, 2016	November 30, 2016	Graziani & Corazza Architects Inc.
A305	5th Floor Plan	November 30, 2016	November 30, 2016	Graziani & Corazza Architects Inc.
A310	Lower Mechanical Penthouse Plan	November 30, 2016	November 30, 2016	Graziani & Corazza Architects Inc.
A311	Upper Mechanical Penthouse Plan	November 30, 2016	November 30, 2016	Graziani & Corazza Architects Inc.
A401	Elevations	November 30, 2016	November 30, 2016	Graziani & Corazza Architects Inc.
A402	Elevations	November 30, 2016	November 30, 2016	Graziani & Corazza Architects Inc.
A403	Internal Elevations	November 30, 2016	November 30, 2016	Graziani & Corazza Architects Inc.
A404	Internal Elevations	November 30, 2016	November 30, 2016	Graziani & Corazza Architects Inc.
A405	Streetscape Elevations	November 30, 2016	November 30, 2016	Graziani & Corazza Architects Inc.
A406	Streetscape Elevations	November 30, 2016	November 30, 2016	Graziani & Corazza Architects Inc.
A407	Streetscape Elevations	November 30, 2016	November 30, 2016	Graziani & Corazza Architects Inc.
A408	Streetscape Elevations	November 30, 2016	November 30, 2016	Graziani & Corazza Architects Inc.
L-1	Ground Floor Landscape Plan	December 19, 2006	February 2, 2017	Terraplan Landscape Architects
L-2	Ground Level Planting Plan	December 19, 2006	February 2, 2017	Terraplan Landscape Architects
LD-1	Landscape Details	December 19, 2006	November 25, 2016	Terraplan Landscape Architects

No.	Plan Title	Dated	Revised Date	Prepared By
LD-2	Landscape Details	December 19, 2006	April 10, 2017	Terraplan Landscape Architects
LD-3	Landscape Details	December 19, 2006	April 10, 2017	Terraplan Landscape Architects
LD-4	Landscape Details	December 19, 2006	February 2, 2017	Terraplan Landscape Architects
LD-6	Landscape Details	December 19, 2006	November 25, 2016	Terraplan Landscape Architects
LR-1	Landscape Green Roof Plan	December 19, 2006	November 25, 2016	Terraplan Landscape Architects
100 – 1 of 2	Notes & Details Plan	March 18, 2009	April 6, 2017	Politis Engineering Ltd.
100 – 2 of 2	Stormwater Detention Facility Details Plan	March 18, 2009	April 6, 2017	Politis Engineering Ltd.
101	Site Servicing & Public Utilities Plan	March 18, 2009	April 6, 2017	Politis Engineering Ltd.
102	Site Grading Plan	March 18, 2009	April 6, 2017	Politis Engineering Ltd.

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.

CITY PLANNING – David Driedger, Planner (416-392-7613)

2. Submit financial security in the amount of \$273,500.00 to the Director, Community Planning, Toronto East York District in the form of a Letter of Credit or certified cheque to guarantee the provision of landscape development works as detailed on the approved Landscape Plans.

URBAN FORESTRY – Gary R. LeBlanc, Planner (416-392-0494)

3. The applicant is proposing to remove five (5) trees protected under the provisions of the Private Tree By-law, which would require fifteen (15) replacement trees to be planted. The landscape plan which accompanies this development proposal indicates that six (6) large growing shade trees will be planted on the site in an appropriate growing environment. As such, the applicant is required to provide a cash-in-lieu payment for nine (9) trees at a value of \$583.00 per tree for a total of \$5,247.00. Payment may be made in the form of a certified cheque or money

order/bank draft payable to Treasurer, 'City of Toronto', or by Visa, MasterCard, American Express or debit.

4. The owner shall provide tree loss payment in the form of a certified cheque or money order/bank draft payable to 'Treasurer, City of Toronto', or by Visa, MasterCard, American Express or debit, in the amount of \$6,652.00 to cover the appraised tree value, and set fees of City owned trees to be removed as part of this project. This tree removal payment must be submitted to the attention of the Supervisor of Urban Forestry, Tree Protection & Plan Review.
5. The owner shall provide a tree planting security deposit in the form of an irrevocable Letter of Credit or certified cheque or money order/bank draft payable to Treasurer, 'City of Toronto', or by Visa, MasterCard, American Express or debit, in the amount of \$9,911.00 (\$583.00 per tree subject to change) for new tree planting within the City Road allowance. The deposit will be drawn upon to cover all costs incurred by the City of Toronto in enforcing and ensuring that the trees are planted and kept in a healthy and vigorous state during the two-year guarantee period.
6. The owner shall conduct an investigation of underground utilities prior to proposing new tree planting within the City road allowance. If planting is not possible due to a utility conflict, a utility locate information sheet from the respective utility company must be provided to the Supervisor of Urban Forestry, Tree Protection & Plan Review.

**ENGINEERING AND CONSTRUCTION SERVICES – Ana Maria Luciani,
Engineering Technical Coordinator (416-392-7869)**

7. The owner will submit revised landscaping plans showing the storm maintenance covers.

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

1. Remove all existing accesses, curb cuts, traffic control sign, etc. along the development site frontage that are no longer required and reinstate the boulevard within the right-of-way, in accordance with City standards and to the satisfaction of the Executive Director of Engineering and Construction Services.

2. Provide and maintain off-street vehicular parking and loading facilities, and access driveways in accordance with the approved plans and drawings, to the satisfaction of the Executive Director, Engineering & Construction Services.
3. Provide and maintain convex mirrors at each drive aisle corner within the underground parking garage, positioned in such a manner as to give all vehicles clear views of oncoming traffic.
4. Provide and maintain a flashing warning light system at the top of the parking garage ramp to alert motorists during times when the proposed loading space is occupied.
5. Provide and designate a maintenance person to act as a flag person to assist refuse collection vehicles and other large trucks with the back-up maneuver to and from the loading spaces.
6. Provide and maintain acceptable interior service connections between the loading facilities and the residential and retail garbage/recycling storage rooms, and each of the retail and residential units established.
7. Provide and maintain the pavement markings and signing in the underground garage substantially in accordance with the "accepted" plan.
8. Provide and maintain the parking spaces designated for rental residential units by means of clearly visible signs and/or pavement markings for the exclusive use of rental residential unit.
9. Provide and maintain any additional residential spaces exceeding the Zoning By-law requirement with roughed-in conduits to allow for future electrical outlets for plug-in electric vehicles to comply with the Toronto Green Standard (TGS) AQ.1.1 Automobile Infrastructure Tier 1 Required Performance Measure.
10. Provide and maintain "Wayfinding" signing to direct residential visitors to the separate condominium and rental building elevator lobbies.
11. Construct and maintain the retaining walls as specified in the accepted engineering design and drawings to the satisfaction of the Executive Director, Engineering & Construction Services.
12. Provide certification to the Executive Director, Engineering & Construction Services from the Professional Engineer who designed the retaining walls confirming that the walls were constructed in accordance with the accepted engineering drawings.
13. Construct and maintain all facilities necessary to permit City bulk-lift solid waste refuse collection of waste, organics and recyclable materials for the residential

component of the development, in accordance with Chapter 844, Waste Collection for Residential Properties”.

14. Provide and maintain private refuse collection services for the retail components of the development, and in connection with this, store all refuse on private property, in rodent-proof containers. The public rights-of-way must not be used for the storage or collection of any refuse materials.
15. Label all (non-residential) bins (painted or stenciled lettering ranging in height from 0.15 m to 0.30 m), for “Non-Residential Use Only.
16. Provide and maintain an automated waste diversion system in the garbage/recycling storage rooms, as accepted by the Executive Director, Engineering & Construction Services.
17. Provide on-site trained staff members to transfer the refuse from the residential garbage/recycling storage rooms to the collection pad, and be present at all times during City refuse collection days to maneuver the containers in front of the waste collection vehicle and act as flag persons when the City vehicle and other large vehicles are reversing to/from the Type G loading space. In the event that staff are not present at the time the City’s solid waste refuse collection vehicle arrives at the site, the vehicle will leave the site and will not return until the next scheduled day.
18. Provide a certification letter to the Executive Director, Engineering & Construction Services from the architect who designed the building to confirm that all solid waste management facilities and the horizontal and vertical clearances required for City collection vehicles have been constructed in accordance with the approved site plan drawings.
19. Provide a certification letter to the Executive Director, Engineering & Construction Services, by the Professional Engineer who designed and supervised that in all cases where a collection vehicle is required to drive onto or over a supported structure (such as an underground parking garage) the structure can safely support a fully loaded collection vehicle (35,000 kilograms) and confirms to the following:
 - a) Design Code – Ontario Building Code;
 - b) Design Load – City bulk lift vehicle in addition Building Code requirements; and,
 - c) Impact Factor – 5% for maximum vehicular speeds to 15 km/h and 30% for higher speeds.
20. Agree to notify all tenants/Owners, in writing and in their deed/leases, of the arrangements in place with respect to waste collection for the residential component of this development.

21. Notify Solid Waste Management Services upon completion of the development and complete the necessary application and waiver forms prior to the commencement of City refuse collection for this development.
22. Construct and maintain stormwater management measures/facilities and site grading as recommended in the Stormwater Management Report and the Site Grading Plan, and as accepted by the Executive Director, Engineering & Construction Services.
23. Construct and maintain site servicing as indicated on the Site Servicing Plan, and as accepted by the Executive Director, Engineering & Construction Services.
24. Provide certification to the Executive Director, Engineering & Construction Services from the Professional Engineer who designed and supervised the construction confirming that the stormwater management facilities and site grading have been constructed in accordance with the accepted Stormwater Management Report and the accepted Grading Plans.
25. Provide certification to the Executive Director, Engineering & Construction Services from the Professional Engineer who designed and supervised the construction, confirming that the site servicing facilities have been constructed in accordance with the accepted drawings.
26. Submit an application to Toronto Water, Environmental Monitoring & Protection, for any permanent dewatering system that is required for the building, and enter into an agreement and/or permit to discharge groundwater as required by the General Manager, Toronto Water.
27. Prior to the registration of the plan of condominium, submit a copy of the relevant section(s) of the proposed Condominium Declaration that disclose(s) the obligations of the Owner in respect of the discharge of groundwater ("Private Water") to a City sewer pursuant to Toronto Municipal Code Chapter 681, to the satisfaction of the Executive Director, Engineering & Construction Services.
28. Should any party, including the applicant or any subsequent Owner, apply for more than one condominium corporation encompassing any or all of this development), staff may require legal assurances, including but not limited to mutual access easements, with respect to the approved services. Such assurances will be determined at the time of application for condominium approval.
29. The Owner is required to apply for revised municipal numbering prior to filing an application for a building permit.

URBAN FORESTRY

30. The owner shall remove City owned trees only upon the agreement of the local Councillor and receipt of the required tree removal payment by the Supervisor of Urban Forestry, Tree Protection & Plan Review and the building and/or demolition permits have been obtained and the permitted construction and/or demolition related activities associated with this project warrant the removal of the trees.
31. The applicant shall have a qualified company implement the approved Landscape Plan and all approved tree preservation and maintenance strategies to the satisfaction of Urban Forestry. As well, prior to construction or grading activities, where necessary to ensure the health and vigour of trees to be preserved, tree maintenance measures must be undertaken by a certified arborist or other qualified expert and according to currently accepted sound arboricultural practices.
32. The owner agrees that tree planting must be completed according to the approved Landscape Plan and to the satisfaction of Urban Forestry within one year from occupancy. Any proposed revisions to the planting plan must first be approved by Urban Forestry.
33. The owner must submit to Urban Forestry (via tpprsouth@toronto.ca) notice and documentation of the construction of the tree trenches (or soil volumes with soil cells). Notice of the timing of the construction must be submitted at least one week prior to the construction. Additionally, documentation of each step of the construction must include photographs as well as any other records of the various stages of the construction. The stages should include (as appropriate and not limited to) excavation, (base preparation, installation of cells), framing, pouring of concrete, installation of soils and tree planting.
34. The site shall be 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, on behalf of the General Manager of Parks, Forestry & Recreation.
35. The owner must submit to the Urban Forestry Supervisor of TPPR South, notice and documentation of the construction of the Continuous Tree Trenches or Soil Cell Trenches. Notice must be submitted one week prior to the start of construction of the trenches. Documentation of each step of the construction of the trenches should include photographs and other records of the various stages. The stages can include (but not limited to) base preparation, framing, pouring of concrete, addition of soil and tree planting. Upon conclusion, the documentation must be submitted to Urban Forestry (tpprsouth@toronto.ca).

36. The owner is to maintain the approved ground cover and irrigation system for the life of the Site Plan Agreement.
37. The owner shall provide a two-year renewable guarantee for all new tree plantings within the City road allowance and shall notify the Supervisor of Urban Forestry, Tree Protection & Plan Review in writing, of the planting date prior to planting. This date is used to establish the anniversary date of the required two-year renewable guarantee. The owner must notify Urban Forestry in writing after the trees have been planted to start the guarantee period (tpprsouth@toronto.ca).
38. The owner shall maintain all new tree plantings within the City road allowance in good condition. Trees will be inspected during and prior to the end of the renewable guarantee period. If the trees are in good condition at the end of the renewable guarantee period, the City will assume maintenance and ownership of the trees.
39. The owner shall be responsible for the maintenance or replacement of all new tree plantings within the City road allowance if during or at the end of the renewable guarantee period the trees are not in good condition, require maintenance or require replacement. The owner will be responsible for rectifying the problem as determined by and to the satisfaction of the General Manager of Parks, Forestry & Recreation.
40. The owner shall maintain all newly replanted trees within the City road allowance in good condition and shall provide an additional two-year renewable guarantee. After the tree guarantee period has concluded, the owner must provide Urban Forestry a Certificate of Completion from the qualified tree care or landscape company documenting all maintenance work done to the trees during the guarantee period. Additionally, the owner must provide Urban Forestry an inventory (digital and hard copy) of the new road allowance trees.

SITE PLAN ADVISORY COMMENTS

Engineering and Construction Services

1. The owner must make separate applications to the General Manager, Transportation Services for permits to carry out any works involving the construction in, or occupancy of the abutting public rights-of-way.
2. The 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 Transportation Services. 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.

3. The owner will be required to submit, prior to the issuance of a construction permit for the streetscaping work within the public rights-of-way, a Letter of Credit to guarantee the work to be undertaken and a certified cheque to cover the engineering review and inspection fees, the amounts of which will be determined at a later date once the landscaping plans are accepted.
4. The owner will have regard for the City's Vibrant Streets design guidelines, which are available on the City's website at: www.toronto.ca/streetfurniture
5. The owner will submit costs for the installation of any proposed new City of Toronto Standard bicycle locking rings on public right-of-way at the rate of \$433.92/unit, including HST.
6. The owner will be required to make an application to the General Manager, Toronto Water for the installation of any proposed services within the City's public right-of-way after acceptance of the stormwater management report and site grading and servicing plan.
7. The owner shall obtain approval from Toronto Hydro Energy Services, for removing and/or relocating any utility with attached municipal street lighting and for any upgrades.
8. 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.

Attachment 4: Application Data Sheet

Application Type	Site Plan Approval	Application Number:	06 199915 STE 22 SA
Details	Standard	Application Date:	December 28, 2006
Municipal Address:	1985 YONGE ST		
Location Description:	PL 1789 PT LT3 **GRID S2208		
Project Description:	To construct a 9-storey mixed-use building containing 218 residential dwelling units (including 33 rental replacement units), and retail at grade. The loading space and below-grade parking garage are accessed from a driveway on Belsize Drive.		

Applicant:	Agent:	Architect:	Owner:
Yonge Millwood Development Ltd. 7880 Keele Street W, Vaughan ON, L4K 4G7	Anthony Decarli, 7880 Keele Street W, Vaughan ON, L4K 4G7	Graziani & Corazza Architects Inc. 1320 Shawson Drive, Suite 100, Mississauga ON, L4Q 1C3	Yonge Millwood Development Ltd. 7880 Keele Street W, Vaughan ON, L4K 4G7

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	MCR T3.0 C2.0 R2.5, R2 Z0.6		
Height Limit (m):	16, 9, 0	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	4254	Height:	Storeys:	8	
Frontage (m):	88.91		Metres:	37.7	
Depth (m):	52.97				
Total Ground Floor Area (sq. m):	2198				Total
Total Residential GFA (sq. m):	17951		Parking Spaces:	183	
Total Non-Residential GFA (sq. m):	1205		Loading Docks	2	
Total GFA (sq. m):	19165				
Lot Coverage Ratio (%):	51.6				
Floor Space Index:	4.51				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental, Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	17951	0
Bachelor:	11	Retail GFA (sq. m):	1205	0
1 Bedroom:	129	Office GFA (sq. m):	0	0
2 Bedroom:	75	Industrial GFA (sq. m):	0	0
3 + Bedroom:	3	Institutional/Other GFA (sq. m):	0	0
Total Units:	218			

CONTACT:	PLANNER NAME:	David Driedger, Senior Planner
	TELEPHONE:	416-392-7613
	EMAIL:	david.driedger@toronto.ca