

149 – 157 Bathurst Street - Zoning Amendment and Rental Housing Demolition Applications - Request for Direction Report

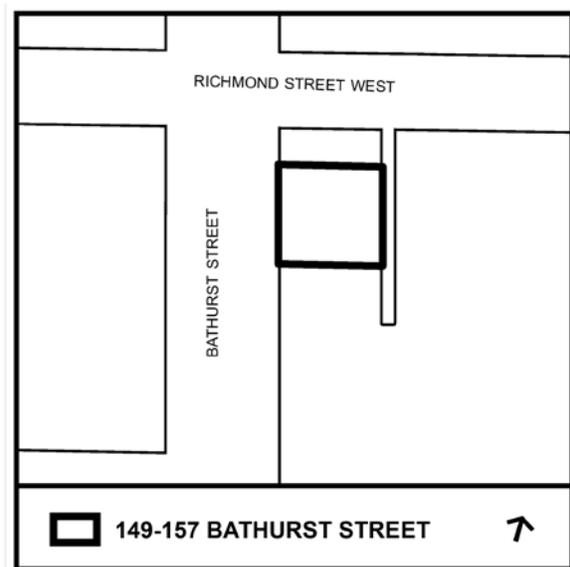
Date:	August 14, 2017
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	16-191733 STE 20 OZ and 16-250036 STE RH

SUMMARY

This application proposes to redevelop the site at 149 to 157 Bathurst Street containing five house-form buildings with a 19-storey mixed-use building containing 155 residential units, 24 below-grade parking spaces and retail at the ground floor. The building will have a height of 57.8 metres (61.6 meters including the mechanical penthouse). The five existing house-form buildings containing three rental dwelling units, four owner-occupied dwelling units and a rooming house with six dwelling rooms, are not proposed to be retained as part of this proposal.

An application for Rental Housing Demolition and Conversion under Section 111 of the *City of Toronto Act* (Chapter 667 of the Municipal Code) has been filed to permit the demolition of the three existing rental dwelling units at 149 to 157 Bathurst Street.

The proposed development of the represents an overdevelopment of the site, both in terms of built form and density and would create an unacceptable form of development. The proposal does not conform with Official Plan built form



policies nor does it satisfactorily respond to built form urban design guidelines. Issues raised by the proposal include:

- The proposed scale and form is not consistent with the policies of the Provincial Policy Statement and does not conform with the Growth Plan for the Greater Golden Horseshoe.
- The proposed height at 19-storeys (61.6 metres) is not in keeping with the existing and planned context for the King-Spadina West Precinct which is intended to be of a mid-rise warehouse character;
- The proposed built form is not consistent with the King Spadina Secondary Plan and Built form Guidelines which require new buildings to achieve a compatible relationship with the surrounding context through consideration of such matters as height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression;
- The scale of the proposal does not appropriately transition to adjacent house-form buildings and areas of lower scale on Bathurst Street;
- The proposed scale and form is inappropriate in relation to the adjacent contributing heritage properties and is inconsistent with the policy direction contained in the draft King Spadina Heritage Conservation District Plan; and
- The proposed loading scheme which locates the loading space within the public lane is not supportable.

The purpose of this report is to seek Council's direction for the City Solicitor and other appropriate City staff to attend an Ontario Municipal Board hearing in opposition to the applicant's current development proposal and appeal.

Staff recommend that Council's decision on the application for Rental Housing Demolition under Chapter 667 of the Municipal Code pursuant to Section 111 of the *City of Toronto Act* be deferred, as the proposed development is not supported by Planning staff. Council's decision under that statute is not appealable to the Ontario Municipal Board. Following the Ontario Municipal Board decision on the Zoning By-law Amendment appeal, the rental Housing Demolition and Conversion permit application will return to Council for consideration.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor and City staff, as appropriate, to attend the Ontario Municipal Board Hearing, and to oppose the Zoning By-law Amendment application for 149-157 Bathurst Street in its present form for reasons set out in the

report (August 14, 2017) from the Director, Community Planning, Toronto and East York District.

2. City Council authorize City Planning staff to continue discussions with the applicant on a revised proposal which addresses the issues set out in this report, including:
 - a. reducing the proposed height and massing to avoid overdevelopment of the site and to limit the negative impacts on adjacent properties;
 - b. improving compliance with Council's approved planning framework for the area including the King-Spadina Urban Design Guidelines (2006);
 - c. improving consistency with the draft King-Spadina Heritage Conservation District Plan;
 - d. housing issues; and
 - e. provision of an on-site Type-G loading space.
3. City Council authorize the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor, to secure services, facilities or matters pursuant to Section 37 of the *Planning Act*, should the proposal be approved in some form by the Ontario Municipal Board.
4. City Council defer making a decision on application No. 16 250036 STE 20 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* to demolish the three existing rental dwelling units at 149 to 157 Bathurst Street and instruct staff to report on the Rental Housing Demolition and Conversion Application to Toronto and East York Community Council, if necessary, at such time as an Ontario Municipal Board decision has been issued regarding the Zoning By-law Amendment appeal for such lands at 149 to 157 Bathurst Street.
5. In the event that the Ontario Municipal Board allows the appeal in whole or in part, City Council direct the City Solicitor to request the Ontario Municipal Board to withhold the issuance of any Order(s) on the Zoning By-law Amendment appeal for the subject lands until such time as the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning and the owner have provided draft by-laws to the Board in a form and with content satisfactory to the Director, Community Planning, Toronto East York District and the City Solicitor, including tenant assistance and any other rental related matters, and securing of payment, construction provisions and making operational of any improvements to the municipal infrastructure required in the reports set out below as accepted by the City's Chief Engineer and executive Director, Engineering and Construction Services and the City Solicitor has confirmed that the owner has entered into and registered a Section 37 Agreement with the City incorporating such tenant assistance, any other rental related matters and other Section 37 matters, all to the satisfaction of the Chief Planner and Executive Director, City Planning, and the City Solicitor, and until the City Solicitor confirms that the owner has provided a

Functional Servicing Report, Groundwater Report and Hydrogeology Assessment and Report acceptable to the Chief Engineer and Director and the OMB has been advised by the City Solicitor that the Owner has entered into a financially secured agreement with the City securing that the Owner will pay for, construct, provide and make operational any improvements to the municipal infrastructure in connection with the Functional Servicing Report, Stormwater Report, Groundwater Report and Hydrogeological Report as accepted by the City's Chief Engineer and Executive Director, Engineering and Construction Services, should the Chief Engineer determine that improvements to such infrastructure are required to support the development;

6. In the event that the Ontario Municipal Board allows the appeal in whole or in part, City Council direct the City Solicitor to request the Ontario Municipal Board to withhold the issuance of any Order(s) on the Zoning By-law Amendment appeal for the subject lands pending City Council approval of the application No. 16 250036 STE 20 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* to demolish the three existing rental dwelling units at 149 to 157 Bathurst Street.
7. City Council authorize the City Solicitor and other City staff to take such necessary steps, as required, to implement the foregoing.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

A pre-application meeting was held with City staff and the applicant on December 21, 2015, followed by a Pre-application Community Consultation meeting on June 27, 2016. The proposal presented at these meetings was generally similar to the proposal later submitted to the City in July 2016. Comments provided by both City staff and the community, raised concerns related to the overall height of the building, the lack of a formal base building that corresponds to the width of the street, lack of setbacks from the side property line and proposed loading from the lane. Additionally, a search of City records indicated the existence of a licensed rooming house at 149 Bathurst Street. Staff advised the applicant to proceed with caution to maintain occupancy throughout the application process and that compensation to support the relocation of individuals living in the rooming house would be required.

Staff prepared a preliminary report for the February 22, 2017 meeting of the Toronto and East York Community Council. The report identified a number of issues raised by the proposal.

ISSUE BACKGROUND

Proposal

The Zoning By-law Amendment application proposes to redevelop the site with a 19-storey mixed-use building containing retail space at grade and 155 residential units above. The proposed building will have a height of 57.85 metres (61.62 metres including the mechanical penthouse). A setback between 3.0 metres to 3.4 metres from the Bathurst Street property line is proposed and the building will then cantilever back to the property line for floors 4 to 6. The building will then stepback approximately 4.0 metres for floors 7 and 8, and will project out again towards Bathurst Street by 3.0 metres for floors 9 to 15. Floors 16 and 18 are then stepped back 4.0 metres from the floors below them and finally, the 19th floor, which contains the indoor and outdoor amenity space, will stepback an additional 3.18 metres for a total of 7.18 metres from the property line.

The existing laneway to the east is proposed to be widened by approximately 1.52 metres thereby creating a new rear property line for the site. The building is proposed to be located on this new rear property line and will stepback 2.5 metres at the second floor, resulting in a stepback of 5.5 metres from the centre-line of the adjacent lane. An additional 2.0 metre stepback starting at the 11th storey will locate the building 7.5 metres from the centre-line of the lane and the 19th storey will stepback an additional metre. The south and north façades will be built to their respective property lines. A series of balconies and terraces encroach into the stepbacks along the front and the rear building faces starting at the second storey.

The 155 proposed residential units will have the following breakdown, and 23 of these will be designated barrier-free:

Type of Residential Unit	Number of Units	Percentage of Total
Bachelor	10	6
One-Bedroom	94	61
One-Bedroom plus den	26	17
Two-Bedroom	16	10
Three-Bedroom	9	6
Total	155	100

Indoor amenity space will be located within two rooms on the 19th floor for a total of 269 square metres, each of which will have direct access to an outdoor amenity area located at the east and west sides of the building respectively. The total outdoor amenity area equals 192 square metres which results in a ratio of 1.74 square metres and 1.24 square metres per unit of indoor and outdoor amenity space respectively.

A total of 24 vehicular parking spaces will be accessed via the lane at the rear of the site and will be provided in the form of parking stackers. No visitor parking spaces are proposed. Additionally, there will be no on-site loading spaces as loading and garbage collection are proposed to be accommodated within the rear laneway. Short term bicycle

parking (12 spaces) will be located in the front of the building 8 short term and 148 long term bicycle spaces will be provided within the P1 level of the parking garage.

The Rental Housing Demolition and Conversion Application proposes to demolish the five house-form structures at 149, 151, 153, 155 and 157 Bathurst Street containing a total of eight dwelling units (three rental dwelling units and five owner-occupied dwelling units) and one rooming house containing six dwelling rooms. The applicant has not proposed to replace the existing rental dwelling units within the new development.

Site and Surrounding Area

The site is located on the east side of Bathurst Street, two properties south of Richmond Street West and comprises of five individual rowhouse properties that have been assembled to accommodate the development proposal. The site has a frontage and depth of approximately 26.5 metres and 29 metres respectively, for a total lot area of 768 square metres. A north-south public lane abuts the site at the rear which intersects with Richmond Street West and terminates just south of the subject property.

Based on staff site visit observations and information provided with the application, the proposed development site contains the following:

- 149 Bathurst Street:** Northern half of a semi-detached house containing one rental dwelling unit and a rooming house.
- 151 Bathurst Street:** Townhouse containing one owner-occupied dwelling unit
- 153 Bathurst Street:** Townhouse containing one owner-occupied dwelling unit and one rental dwelling unit
- 155 Bathurst Street:** Townhouse containing one owner-occupied dwelling unit
- 157 Bathurst Street:** Townhouse containing one owner-occupied dwelling unit and one rental dwelling unit

When the site visit was conducted on April 22, 2016, as part of the pre-application review process, the rooming house and many of the owner occupied and rental dwelling units were vacant.

The site is surrounded by the following uses:

- East:** A north-south public lane abuts the site at the rear which intersects with Richmond Street West and terminates just south of the subject property. A private lane located at 141 Bathurst Street provides access onto Bathurst Street. At the intersection of the public lane and the driveway at 141 Bathurst Street is a two-storey commercial building which has been identified as a contributing property in the draft King-Spadina Heritage Conservation District Plan.

On the opposite side of the lane, fronting Richmond Street, is a two-storey house form building at 579 Richmond Street West which is identified as contributing to the area's heritage character in the King-Spadina HCD Plan. This is followed by a 5-storey and a 12-storey office building. The south-west corner of Richmond and Portland Streets is occupied by a surface parking lot and a two-storey commercial building which is subject to a recent Ontario Municipal Board approval for a 15-storey mixed-use building and a public park.

South: To the immediate south of the subject site is 147 Bathurst Street which makes up the southern half of the semi-detached house located at 149 Bathurst Street (which is the southern limit of the subject site). Another semi-detached building is located to the south of this followed by the private driveway and small parking lot at 141 Bathurst Street.

South of the driveway are three two-and-a-half-storey house-form buildings as well as a three-storey designated heritage building, the John Mulvey House, constructed in 1869, located at the north-east corner of Bathurst and Adelaide Streets, which is home to the Factory Theatre. The three houses and the John Mulvey House are identified as contributing in the King Spadina HCD Plan.

On the south side of Adelaide Street West is a recently constructed 17-storey mixed-use building.

North: To the immediate north of the subject site are two properties containing townhouses at 159 and 161 Bathurst Street, of which the former shares a party wall with the existing townhouse at 157 Bathurst Street (which is part of the subject site) and the latter flanks Richmond Street West. Both of these buildings are identified as contributing in the King Spadina HCD Plan.

Further north, at the north-east corner of Bathurst and Richmond Streets is a six-storey office building constructed in the early 1900's. Just east of this, also on the north side of Richmond Street is the site of the recently Ontario Municipal Board approved development for a 14-storey mixed-use building at 604-618 Richmond Street, followed by a seven-storey mixed-use building at the north-west corner of Richmond and Portland Streets.

West: To the west, on the opposite side of Bathurst Street, south of Richmond Street, are a number of 2-3 storey row houses (154-164 Bathurst Street), which include a mix of retail, commercial and residential uses. Further south, at the northwest corner of Bathurst Street and Portugal Square, is a development including a 9-storey residential building (140 Bathurst Street) and two 2-storey semi-detached units (146-148 Bathurst Street), known as Adelaide Square. Across Portugal Square is St. Mary's Roman Catholic Church at 130 Bathurst Street, located at the westerly view terminus from Adelaide Street. To the south, at the southwest corner of Bathurst Street and Adelaide Street West, is an 11-storey apartment building (575 Adelaide Street West).

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) (2014) provides policy direction Province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its Official Plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the Planning Act and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. Policy 4.7 further states that the Official Plan is the most important vehicle for implementing the PPS.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;

- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

Official Plan

Chapter Two – Shaping the City

The subject site is located within the *Downtown*, as identified on the Official Plan's Urban Structure map. Chapter Two – Shaping the City identifies that the *Downtown* area offers opportunities for substantial growth, but it is not anticipated that this growth will be uniform. Rather, it is expected that the physical setting of many areas will remain unchanged and that design guidelines specific to districts of historic or distinct character will be implemented to ensure new development fits into the context of existing built form, setbacks, heights and relationship to historic and landmark buildings.

Chapter Three – Building a Successful City

Chapter Three of the Official Plan identifies that most of the City's future development will be infill and redevelopment, and as such, will need to fit in, respect and improve the character of the surrounding area. Section 3.1.2 Built Form provides policies that are aimed at ensuring that new development fits within and supports its surrounding context. Policies 3.1.2.1 to 3.1.2.4 seek to ensure that development is located, organized and massed to fit harmoniously with existing and/or planned context; frames and appropriately defines streets, parks and open spaces at good proportion; and limits impacts of servicing and vehicular access on the property and neighbouring properties. Meeting these objectives requires creating consistent setbacks from the street, massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and /or planned street proportion, creating appropriate transitions in scale to neighbouring existing and/or planned buildings, and limiting shadow impacts on streets, open spaces and parks.

Chapter Three also contains policies related to heritage resources and in particular, policy 3.1.5.2 states that "heritage resources on properties listed on the City's Inventory of Heritage Properties will be conserved" and that "development adjacent to properties on the City's Inventory will respect the scale, character and form of the heritage buildings and landscapes." Policy 3.1.5.26 states that "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

Additionally, the Official Plan also contains policies related to housing. Namely, Section 3.2.1 – Housing, requires that a full range of housing, in terms of form, tenure and affordability, be provided and maintained to meet the current and future needs of residents.

Chapter Four – Land Use Designations

The Official Plan designates the site as *Regeneration Areas* within the Downtown. *Regeneration Areas* are one of the key areas of the City expected to accommodate growth and in order to facilitate this, the designation permits a wide range of uses, including the proposed commercial uses. The Official Plan contains policies related to *Regeneration Areas* encouraging the restoration, re-use and retention of existing buildings that are economically adaptable for re-use so as to encourage a broad mix of commercial, residential, light industrial and live-work uses, thereby revitalizing areas of the City that are vacant or underused. Section 4.7.2 of the Official Plan provides development criteria in *Regeneration Areas*, to be guided by a Secondary Plan, which, in this case, is the King Spadina Secondary Plan.

The proposed application was evaluated against the policies described above as well as the policies of the Official Plan as a whole.

King-Spadina Secondary Plan (2006)

The subject site is situated within the King-Spadina Secondary Plan Area found in Chapter 6.16 of the Official Plan. The King-Spadina Secondary Plan emphasizes reinforcement of the characteristics and qualities of the area through special attention to built form and the public realm. The policies of Section 3 - Built Form and in particular the policies of Section 3.6 – General Built Form Principles specify that:

- buildings are to be located along the front property line to define edges along streets and lower levels are to provide public uses accessed from the street;
- servicing and parking are encouraged to be accessed from lanes rather than streets to minimize pedestrian/vehicular conflicts;
- new buildings will be sited for adequate light, view and privacy and compatibility with the built form context;

- new buildings will achieve a compatible relationship with their built form context through consideration of such matters of building height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression;
- appropriate proportional relationships to streets and open spaces will be provided; and wind and shadow impacts will be minimized on streets and open spaces;
- streetscape and open space improvements will be coordinated in new development; and
- high quality open spaces will be provided.

A primary objective of this plan is to use the historic fabric of the area as the context within which to assess new development. Additionally, achieving a mixture of compatible land uses and retaining and promoting commercial and light industrial uses is another major objective of the plan.

King-Spadina Urban Design Guidelines

Urban Design guidelines, in conjunction with the Official Plan policies, work together to achieve optimal building siting and design that enhances the public realm, while respecting and reinforcing the surrounding built environment and context. Guidelines are crucial planning tools that assist in testing the appropriateness of development applications in the policy context. The Guidelines are intended to assist in the implementation of the Official Plan policies for built form, and serve as a unified set of directions for the evaluation of development applications.

The Official Plan (Section 5.3.2: Implementation Plans and Strategies for City- Building, Policy 1) states that Guidelines will be adopted to advance the vision, objectives and policies of the Plan. Urban Design Guidelines, specifically, are intended "to provide a more detailed framework for built form and public improvements in growth areas." The King-Spadina Urban Design Guidelines support the implementation of the King-Spadina Secondary Plan. These guidelines state that new development should be compatible with existing heritage buildings in terms of massing, height, setbacks, stepbacks, and materials. New development, within the context of existing adjacent buildings, should define and contribute to a high quality public realm. Development should reinforce the character and scale of the existing street wall in the immediate surrounding area. In addition, the scale of the building brought to the sidewalk should respond proportionally to the width of the right-of-way.

Section 4.3.3 Built Form, recognizes that new development in the West Precinct has a distinguishing character of uniform height, scale and massing, producing an effect of a maturing mid-rise neighbourhood, which is different from Spadina Avenue and the East Precinct.

Section 5 contains the built form guidelines that expand on Section 4. Section 5.2.1 emphasizes that the street wall should be designed to ensure pedestrian comfort and adequate light penetration. This can be achieved through a 1:1 ratio of building height relative to street width. New development should reinforce the continuity of the street wall of a particular street using existing building heights and setbacks as the basis for the design of the street frontage.

Further, Section 5.4.1 Building Heights, affirms that the West Precinct is characterized by a homogenous form of low to mid-rise warehouse, office, and mixed-use building patterns. The guidelines state that applications displaying portions of buildings above the height limit set out in the Zoning By-law will be required to demonstrate no undue impacts on light, view, privacy, and sunlight access on nearby properties.

Section 5.4.3 Angular Planes and Stepbacks stipulates that where buildings are permitted to be higher than the street wall height, a stepback will be required that is large enough to ensure that the higher portion does not overwhelm and detract from the consistency of the street wall from the perspective of the pedestrian experience. This section also considers that, even in situations where a particular development meets angular plane requirements and does not cause significant wind or shadow impacts, the height may still not necessarily be acceptable within its context.

Section 5.4.4 Light, View and Privacy states that taller building elements (i.e. above the as-of-right height permissions) should be evaluated on their ability to achieve optimum proximity, light, view, and privacy conditions, as well as on their impact on other properties on the same block with similar potentials.

King-Spadina Secondary Plan Review

King Spadina is one of the highest growth areas in the downtown and it has a strongly influential heritage character. An estimated 50,000 people will live in King Spadina and the area will accommodate space for an estimated 50,000 jobs. The King-Spadina Secondary Plan is under review, recognizing that the Secondary Plan area has evolved from an area of employment (non-residential uses) into an area with a range of uses including residential. It is expected that the updated Secondary Plan will recognize that while the area will continue to grow and change, it must do so in a way that positively contributes to liveability, is better supported by hard infrastructure and community infrastructure, and more carefully responds to the strong heritage and character of the area.

At its meetings on August 25, 2014 and July 7, 2015 City Council endorsed a number of directions for the King-Spadina East Precinct to be used in reviewing current and future development applications including a downward gradation of tower heights from east to west from University Avenue towards Spadina Avenue, employing the city-wide Tall Buildings Guidelines to evaluate towers, particularly with regard to tower spacing and

tower floor plates and protecting the network of mid-block connections and laneways as a defining feature of the public realm, and expanding these connections to further the pedestrian network. At its meeting on July 7, 2015, City Council also expanded the boundary of the King-Spadina East Precinct Built Form Study to include the Spadina Precinct. The Secondary Plan is currently under review and a final report on the whole Secondary Plan area is anticipated in late 2017.

King–Spadina Heritage Conservation District Study

At its meeting of October 2, 2012 Toronto City Council directed Heritage Preservation Services (HPS) staff to undertake a Heritage Conservation District (HCD) study of the King-Spadina area. A team led by Taylor-Hazell Architects undertook the study, and was subsequently retained to prepare the Plan. The first phase of the HCD Study was concluded in the spring of 2014 and recommended that the area merited designation under Part V of the Ontario Heritage Act as an HCD on the basis of its historical, associative, physical, contextual, and social and community values. On May 23, 2014, the Toronto Preservation Board received a staff report and endorsed the first phase conclusions of the HCD Study and its recommendations, including the recommendation to proceed with the development of two HCD plans for the recommended HCDs.

HPS initiated the second (plan) phase of the study in the fall of 2014 which resulted in the development of the statements of objectives, statements of cultural heritage value, boundaries, policies and guidelines, and community and stakeholder consultation.

The plan was considered at the June 22, 2017 Toronto Preservation Board meeting and will be considered at the September 6, 2017 Toronto and East York Community Council meeting. There are two contributing heritage properties located immediately adjacent to the site at 159 and 141 Bathurst Street.

The Toronto Preservation Board recommendations and King-Spadina HCD Plan can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PB24.1>

The overall objective of the King-Spadina HCD Plan is the protection, conservation and management of its heritage attributes including contributing properties so that the District's cultural heritage value is protected in the long-term.

City-Wide Tall Building Design Guidelines

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

In Policy 1 in Section 5.3.2 - Implementation Plans and Strategies for City-Building, the Official Plan states that Guidelines will be adopted to advance the vision, objectives, and policies of the Plan. Urban Design guidelines specifically are intended "to provide a more detailed framework for built form and public improvements in growth areas." The Tall Building Design Guidelines serve this policy intent, helping to implement Chapter 3.1. The Built Environment and other policies within the Plan related to the design and development of tall buildings in Toronto.

Official Plan Amendment 352 – Updating Tall Building Setbacks Downtown

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area. The implementing By-law (no. 1105-2016) was enacted on November 9, 2016 and provides the detailed performance standards for portions of buildings above 24 metres in height. Both OPA 352 and the implementing by-law are currently under appeal. The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of a tall building in the Downtown which would be implemented through an area specific Zoning By-law. The intent is that these policies would ensure that future growth positively contributes to the liveability, sustainability and health of Toronto's Downtown. More specifically, policies establish the reasoning for tower setbacks and recognize that not all sites can accommodate tall buildings and address base building heights.

Notwithstanding the Tall Building Design Guidelines and OPA 352, a building at the height proposed in this location would not be suitable.

TOcore: Planning Toronto's Downtown

TOcore: Planning Downtown is a three-year, inter-divisional study, led by City Planning. Building on Downtown's existing planning framework, TOcore's purpose is to ensure growth positively contributes to Toronto's Downtown as a great place to live, work, learn, play and invest by determining: a) how future growth will be accommodated and shaped, and b) what physical and social infrastructure will be needed, where it will go and how it will be secured.

The Downtown Plan will update the Downtown planning framework to shape future growth and link growth to the provision of needed infrastructure investments to achieve the city-building vision and policies of Toronto's Official Plan. A series of infrastructure strategies for transportation, parks and public realm, community services and facilities, water and energy are in development as part of this review.

City Council adopted the TOcore Proposals Report on December 15, 2016. The Proposals Report provides a vision for Downtown to 2041, five guiding principles and the policy directions that informed the development of the proposed Downtown Plan. The proposed Downtown Plan will be presented at the Planning and Growth Management Committee meeting on September 7, 2017.

The TOcore website is www.toronto.ca/tocore.

Chapter 667 - Rental Demolition and Conversion By-Law

Section 111 of the *City of Toronto Act, 2006* authorizes Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law, implements Section 111. Chapter 667 prohibits the demolition or conversion of rental housing units in buildings containing six or more residential dwelling units, of which at least one unit is rental, without obtaining a permit from the City and requires a decision by either City Council or, where delegated, the Chief Planner.

Pursuant to Chapter 667, Council may refuse an application, or approve the demolition and may impose conditions, including conditions that must be satisfied before a demolition permit is issued. These conditions further the intent of the City's Official Plan policies protecting rental and affordable housing. Pursuant to the City's demolition control by-law Chapter 363 of the Municipal Code, Council approval of the demolition of residential dwelling units under Section 33 of the *Planning Act* is also required where six or more residential dwelling units are proposed for demolition, before the Chief Building Official can issue a permit for demolition under the *Building Code Act*.

Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion and an application under Chapter 363 for residential demolition control, City Council typically considers both applications at the same time. Unlike *Planning Act* applications, decisions made by City Council under Chapter 667 are not appealable to the OMB.

On November 10, 2016, the applicant made an application for a Rental Housing Demolition and Conversion permit pursuant to Chapter 667 of the City of Toronto Municipal Code. A Housing Issues Report has been submitted with the required application and is currently under review. Should any of the rental dwelling units continue to be occupied by tenants, a tenant consultation meeting as per Chapter 667-14 is required to be held to review the impact of the proposal on tenants of the residential rental property and matters under Section 111.

Community Consultation

A community consultation meeting hosted by the Planning staff was held on December 5, 2016. Some of the issues raised included an interest in retaining the existing heritage house form buildings, concern regarding the overall height of the building as well as the streetwall height, lack of stepbacks from the front and side property lines, need for an on-site loading space and concern over the limited number of parking spaces. There was also an interest in seeing more details regarding building materials. The local Councillor also indicated a need for a construction management plan.

The comments heard at the consultation meeting have been considered in Planning staff's recommendation to oppose the application at the Ontario Municipal Board. The applicant has not formally submitted any changes to the proposal since the application was filed on July 15, 2016.

Reasons for the Application

The proposed development does not comply with the in-force Zoning By-law as it exceeds the permitted height of 26 metres by approximately 36 metres, resulting in a total building height of 57.8 metres (61.6 metres including the mechanical penthouse). Other areas of non-compliance include, but are not limited to, reduced building setbacks and stepbacks, required indoor and outdoor residential amenity space, number of residential and visitor parking spaces and provision of an on-site Type-G loading space.

The applicant has also submitted an application for a Rental Housing Demolition and Conversion permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units as the subject lands contain six or more residential dwelling units, of which at least one is rental.

COMMENTS

Planning Act, Provincial Policy Statement and Provincial Plans

Section 2 of the *Planning Act* requires municipalities to have regard for matters of provincial interest, including, as noted in Section 2(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest and in 2(r), the promotion of a built form that is well-designed and encourages a sense of place. In its current form, the proposed development does not have regard for the *Planning Act*.

The Provincial Policy Statement (PPS) encourages intensification and efficient development. However, it recognizes that local context is important and Section 4.7 of the PPS identifies the Official Plan as being the most important vehicle for implementing the PPS. The City of Toronto Official Plan has responded by establishing areas for intensification and includes policies to encourage intensification, provided that this can occur in the context of other applicable policies.

The application proposes to intensify the subject site which is located within a built-up urban area near higher-order transportation. The proposal, however, does not respect the level of intensification set out in the Official Plan and Secondary Plan for the area and is considered to be overdevelopment of the site.

The Growth Plan for the Greater Golden Horseshoe identifies the *Downtown* as an Urban Growth Centre, which is a regional focal point for accommodating population and employment growth in complete communities which are well designed to meet people's needs for daily living throughout an entire lifetime. The Growth Plan has updated its minimum intensification targets to be achieved by 2031 as measured by phased-in annual

residential developments in delineated built-up areas, from 40 percent (as per the 2006 Growth Plan) to 60 percent in the updated, 2017 Growth Plan. Notwithstanding these updated minimum targets, the City of Toronto, which is wholly located within a delineated built-up area, has already exceeded this minimum intensification target.

Further, Policy 2.2.2 of the Growth Plan requires that, in developing a strategy to achieve minimum intensification targets throughout delineated built-up areas, municipalities will encourage intensification in a form that achieves a desired urban structure and which identifies the appropriate type and scale of development with appropriate transition of built form to adjacent areas. Policy 5.2.5.6 goes on to state that, in planning to achieve the minimum intensification and density targets of the Plan, municipalities will develop and implement urban design and Official Plan policies, including other supporting documents, which direct the development of a high quality public realm and compact built form.

As the City has already met its minimum intensification targets, no single application is needed to be approved or built in order to achieve the Growth Plan's forecasted growth for the City of Toronto by 2031.

The built form policies of the Official Plan and the King-Spadina Secondary Plan also place emphasis on ensuring that new buildings achieve a compatible relationship with their built form context through consideration of such matters as building height, massing, scale, setbacks, roofline and profile, architectural character and expression.

The proposed development does not meet the Official Plan policies to adequately site and mass new buildings to provide adequate setbacks and stepbacks and does not provide appropriate heritage conservation.

Based on the above-noted reasons, the proposal does not have regard for the *Planning Act*, is not consistent with the PPS and does not conform to and conflicts with the Growth Plan for the Greater Golden Horseshoe.

Conformity with the Planning Framework for King-Spadina

The application has been assessed in the context of the planning framework for King-Spadina which includes the Official Plan, the King-Spadina Secondary Plan currently being refined, the on-going King-Spadina Secondary Plan Review and King-Spadina Heritage Conservation District study and the Tall Building Design Guidelines. As outlined below, the proposal does not meet the objectives of the King-Spadina planning framework. This planning framework contemplates a mid-rise building typology which respects and reinforces the surrounding heritage warehouse character.

Land Use

The proposed development is located in the *Downtown* and *Regeneration Areas* of the Official Plan and is in an appropriate location for development. The proposed retail and residential uses are permitted in this area of the *Downtown*, and provide a mix of uses which are encouraged in *Regeneration Areas*. The proposed development however does

not address the need for additional office uses in the area which would contribute to a balance of employment and residential uses.

Heritage

A Heritage Impact Assessment (HIA) prepared by Goldsmith Borgal and Company Limited Architects dated July 7, 2016, was submitted in support of the application. City Planning staff have reviewed this report and the plans and drawings accompanying the application and are of the opinion that the proposed development will not adequately conserve the cultural heritage values, attributes and character of the adjacent contributing heritage properties at 141 and 159 Bathurst Street, nor does it demonstrate a compatible relationship with the surrounding heritage context.

The applicant submitted a Stage 1 Archaeological Report with their application. The report noted that there are no archeological resources on the site and City staff support these findings.

Height, Massing and Separation Distances

The proposed building is located on a midblock site adjacent to two-storey house-form buildings to the north and the south, both of which share party walls with the existing buildings on the subject site. Additionally, the buildings to the north are listed as contributing buildings in the King Spadina Heritage Conservation District Plan. As required by the King Spadina Secondary Plan as well as the Urban Design Guidelines, new buildings are to achieve a compatible relationship with their built form context through consideration of such matters as height, massing, scale, setbacks, stepbacks and architectural expression. New development should reinforce the character and scale of the existing street wall and the base of the building should respond proportionally to the width of the street so as to reinforce the existing building rhythm of the street. Similarly, the King-Spadina Heritage Conservation District Plan advises that, in order to respect the character and pattern of the street-wall frontage and height of the adjacent contributing heritage built form, a base building height is to be established which will be consistent with the streetwall height of the adjacent buildings. Elements above this height are to be stepped back from the front wall.

The proposed design of the building includes an interplay of setbacks and stepbacks, which, when coupled with the proposed height, results in a building mass that is not in keeping with the Official Plan, King-Spadina Secondary Plan, Built Form Guidelines or the HCD Plan. While the first three storeys of the building are setback from the front property line by just over 3 meters, this is not sufficient to align with the adjacent heritage buildings which are setback even further from Bathurst Street. Furthermore, above the third storey, the building cantilevers over this setback right up to the front property line interrupting the visual perception of the setback from the street.

As noted in the heritage comments above, in order to respect the character and pattern of the streetwall frontage and the height of the adjacent contributing heritage buildings at the base level, it is necessary to achieve a continuous streetwall by setting-back the building enough so that it lines up with the adjacent buildings and also establishes a base building height that is consistent with the contributing buildings. It is then necessary to stepback the remainder of the building above the base sufficiently to conserve the attributes of the adjacent contributing buildings. The proposed building mass does not respect this recommended built form. While the first three storeys are setback from Bathurst Street, the setback is not enough to bring the building in line with the adjacent buildings. Further, rather than providing a stepback above the three-storey base, the building cantilevers out towards the street. Ultimately, the proposed building mass is more in keeping with that of a "canyon" form building, which, at 19-storeys, is not consistent with the existing and planned context of the King Spadina West Precinct and is not a desirable built form.

The proposed mass also comes right up to the north and south property lines without the provision of stepbacks and includes some glazing on the north and south facades which is problematic should similar developments be proposed on either side of the building. Council-adopted OPA 352, which is under appeal and not in force at this time, establishes a Downtown Tall Building Setback Area and requires a tall building stepback of 12.5 metres for upper portions of the building from a lot that is not a streetline, is consistent with the City-wide Tall Building Guidelines. While a tall building is not an appropriate built-form for the West Precinct, it is expected that, in addition to a decrease in overall building height and the provision of an appropriately scaled base building, the taller elements above the base will stepback at least 5.5 meters from each, the north and south property lines, so as to not compromise appropriate redevelopment of adjacent sites while at the same time protecting sunlight, sky view and privacy for residents and sun and sky access to the public realm.

A building is also required to be massed, with an appropriate base building height and stepbacks for the taller elements above, in a manner which frames the public realm and maintains sunlight on the opposite side of the sidewalk and retains skyview between buildings. As noted above, the proposal for a 19-storey canyon form building does not achieve these built form objectives.

Amenity Space

The development proposes 269 square metres and 193 square metres of indoor and outdoor amenity space respectively. This falls short of the required 2.0 square metres of each, indoor and outdoor amenity space per unit as it results in 1.74 square meters of indoor and 1.24 square metres of outdoor amenity space. The amount of amenity space, particularly outdoor amenity space, should be increased.

Sun, Shadow and Wind

Wind

A Quantitative Pedestrian Level Wind Assessment completed by Gradient Wind Engineering Inc. was submitted with the application. The report identifies that the 19th storey outdoor amenity space located on the west side of the building will experience uninterrupted westerly winds and as such will require a wind barrier in order to achieve conditions suitable for sitting or more sedentary activities during the warmer months. To achieve this, the report recommends a wind barrier with a minimum height of 1.8 metres above the walking surface around the perimeter of this amenity space. Should development proceed on this site, it will be necessary for the applicant to include this increased parapet/wind screen in any revised architectural drawings and massing models.

Shadow

Shadow studies submitted by the applicant show that there is no impact on the Queen Street West HCD during any time of the day at the spring and fall equinox or during the summer months. There are no parks within the vicinity of this site which experience shadow resulting from this development.

Parking, Garbage and Loading

The proposed development includes 24 residential parking spaces located within parking stackers with access off the public lane to the north of the site. The Zoning By-law requires 99 parking spaces. A Transportation Assessment, Parking and Functional Loading Review by LEA Consulting Ltd. has been submitted in support of the application. City Transportation Services staff found that the report lacked the empirical evidence to support the reduced parking supply and require that the report be revised or the number of spaces proposed be increased.

An on-site Type G loading space is required to serve the development. The applicant proposes to locate the loading space within the adjacent lane and the report by LEA Consulting Ltd. supports this location, however, City Solid Waste Management staff do not concur with this conclusion. An on-site Type-G loading space is required to serve the development not only for waste collection, but also for move-in/move-out activity. Any proposed parking spaces would be blocked during waste collection and during move-in/move-out activity, which is not acceptable. The use of the laneway for loading will also block the lane for others relying on it for access. Prior to the approval of a site specific Zoning By-law to allow for the redevelopment of the site, an on-site Type-G loading space must be provided on the plans.

Bicycle Parking

The Official Plan contains policies which encourage reduced automobile dependency as well as promoting alternative modes of transportation. The policies contained within the Plan attempt to increase the opportunities for better walking and cycling conditions for residents of the City. The development proposes to provide 160 bicycle parking spaces which equals the supply required by the Zoning By-law, and is therefore acceptable.

Servicing

Engineering and Construction Services staff require a revised Functional Servicing Report as well as a full Hydrogeology Assessment and Report confirming whether groundwater will need to be pumped as part of the design of the building. Additionally, this information must be provided and reviewed by Engineering and Construction Services staff before the approval of a site specific Zoning By-law to allow for the redevelopment of the site.

Provision of Family-Sized Units

The proposed development contains 155 residential units, including nine 3-bedroom units (6%). Staff seek to secure a minimum 10% of all units as 3-bedroom units to create a diversity of unit types and to accommodate families. This is consistent with the PPS encouraging residential development to promote a mix of housing types and also with Official Plan policy 3.2.1 requiring that a full range of housing be provided and maintained to meet the current and future needs of residents. The application proposes only 6% of all units as 3-bedroom units which is in-consistent with this objective and is thereby unacceptable to staff.

Staff comments to the applicant have indicated that the number of 3-bedroom units has to be increased to meet the 10% minimum. Additionally, staff also encourage the applicant to adjust the overall unit distribution to accommodate more 2-bedroom units to further support Provincial and City policies requiring the provision of a full range of housing types whereas 78% of the total units proposed are in the form of 1-bedroom or 1-bedroom plus den.

Public Realm

A minimum pedestrian clearway of 2.1 metres within the City boulevard has to be provided along Bathurst Street. Where the minimum pedestrian clearway cannot be provided on public property, an easement to the City at nominal cost for use by the general public, and including provision for maintenance, indemnity and insurance by the owner, may need to be secured on private lands.

Tenure

The proposed tenure is condominium.

Rental Housing Replacement

As the site contains three existing rental dwelling units, the City's Official Plan Policy requiring replacement of the existing rental housing does not apply as fewer than six rental dwelling units are proposed to be demolished.

Council's decision on the Rental Demolition Application will be contingent on the provision of an appropriate Tenant Assistance Plan for all affected tenants. The details of the Tenant Assistance Plan for the purposes of complying with the City's standard practices have not yet been finalized. Staff will continue to work with the applicant to resolve these outstanding matters, to be secured in any by-law amendments and through

one or more agreements with the City pursuant to Section 37 of the *Planning Act*, in the event the Board were to allow the appeal in whole or in part. In addition, in the event the Board were to allow the appeal in whole or in part, no Board order should be issued until such time as the form of any implementing by-laws is satisfactory to the Chief Planner and the City Solicitor and until a Section 37 Agreement with the City has been executed and registered to the satisfaction of the City, securing such matters.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). 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. To this end, the development proposes the required number (140 and 16) long-term and short-term bicycle parking spaces respectfully. Should the Zoning By-law Amendment application be approved in some form, the subsequent Site Plan Control application will be further reviewed for compliance with the Toronto Green Standards.

Section 37

Section 37 of the Planning Act allows the City to require community benefits in situations where increased density and/or height are permitted. Community benefits are specific capital facilities (or cash contributions for specific capital facilities) and can include: parkland and/or park improvements above and beyond the required S. 42 Planning Act parkland dedication, public art; streetscape improvements on the public boulevard not abutting the site; Heritage Conservation District studies identified in the Official Plan; and other works detailed in Section 5.1.1.6 of the Official Plan. Section 37 may also be used as may otherwise be agreed upon, subject to the policies contained in Chapter 5 of the Official Plan. The community benefits must bear a reasonable planning relationship to the proposed development including, at a minimum, an appropriate geographic relationship and may relate to planning issues associated with the development (e.g. local shortage of parkland). No discussions were advanced as the project review had not resulted in an agreement on the proposal.

Planning staff recommend that the City Solicitor be directed to request the Ontario Municipal Board, in the event it determines to allow the appeals in whole or in part, to withhold any order that may approve the development until such time as the City and the owner have presented draft by-laws to the Board in a form acceptable to the Chief Planner and the City Solicitor, in consultation with Toronto Building, including providing for the appropriate Section 37 benefits to be determined and incorporated into any zoning by-law amendment and a satisfactory Section 37 agreement has been entered into as between the City and the owner and registered on title, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor.

CONCLUSION

Staff have reviewed the application submitted by the applicant for 149-157 Bathurst Street on July 15, 2016 and determined that the proposal is not consistent with the policies of the Provincial Policy Statement and does not conform with the Growth Plan for the Greater Golden Horseshoe. Additionally, the proposal does not conform with the Official Plan, including the King-Spadina Secondary Plan, as well as with the intent of Council approved guidelines such as the King-Spadina Urban Design Guidelines which support the Official Plan and the Tall Building Design Guidelines. It is also not consistent with Council endorsed directions of the King-Spadina Secondary Plan Review and the Toronto Preservation Board supported King-Spadina Heritage Conservation District Plan.

It is the opinion of Planning staff that the proposed development application constitutes overdevelopment of the site, is not good planning and is not in the public interest. It is recommended that the City Solicitor, together with City Planning and other appropriate staff be directed to attend the Ontario Municipal Board hearing in opposition to the appeal.

Staff recommend that Council's decision on the application for Rental Housing Demolition under Chapter 667 of the Municipal Code pursuant to Section 111 of the *City of Toronto Act* be deferred until the Ontario Municipal Board has made a decision on the Zoning By-law Amendment appeal, following which the Rental Housing Demolition and Conversion permit application would return to Council for consideration.

CONTACT

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SIGNATURE

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

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: West Elevation

Attachment 3: South Elevation

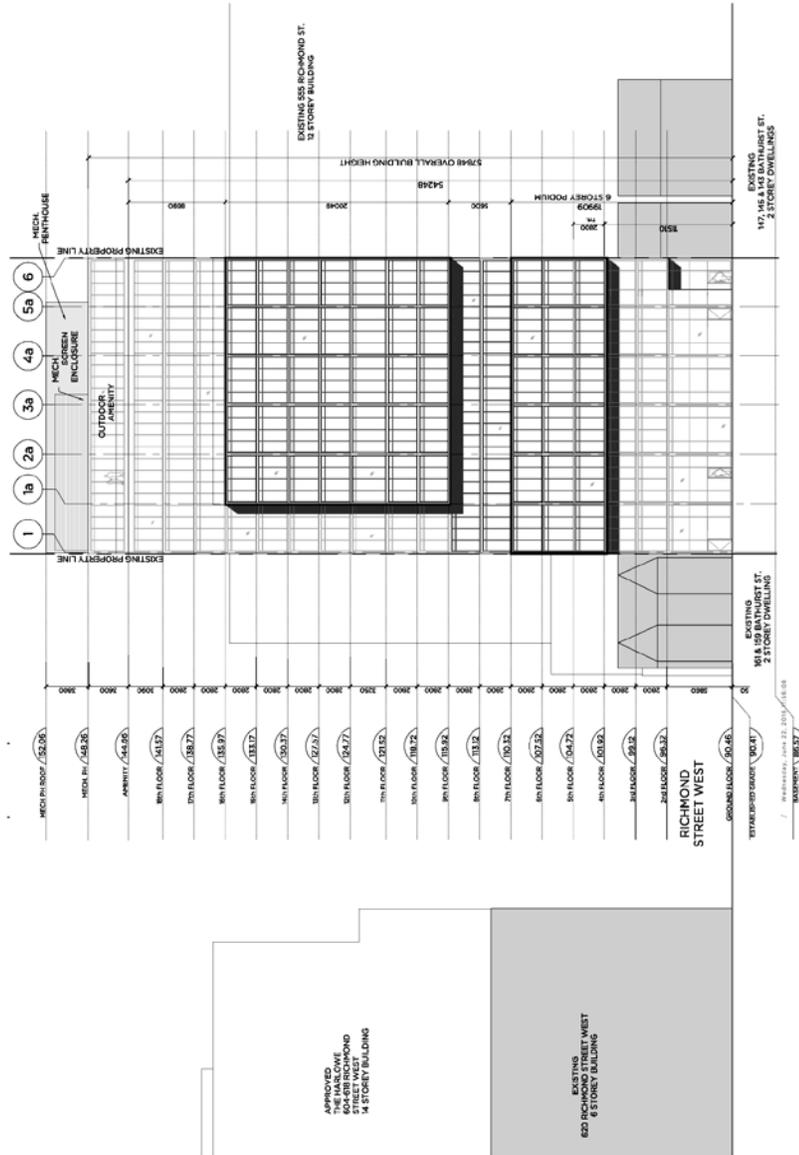
Attachment 4: North Elevation

Attachment 5: East Elevation

Attachment 6: Excerpt of City-Wide Zoning By-law 569-2013

Attachment 7: Application Data Sheet

Attachment 2: West Elevation

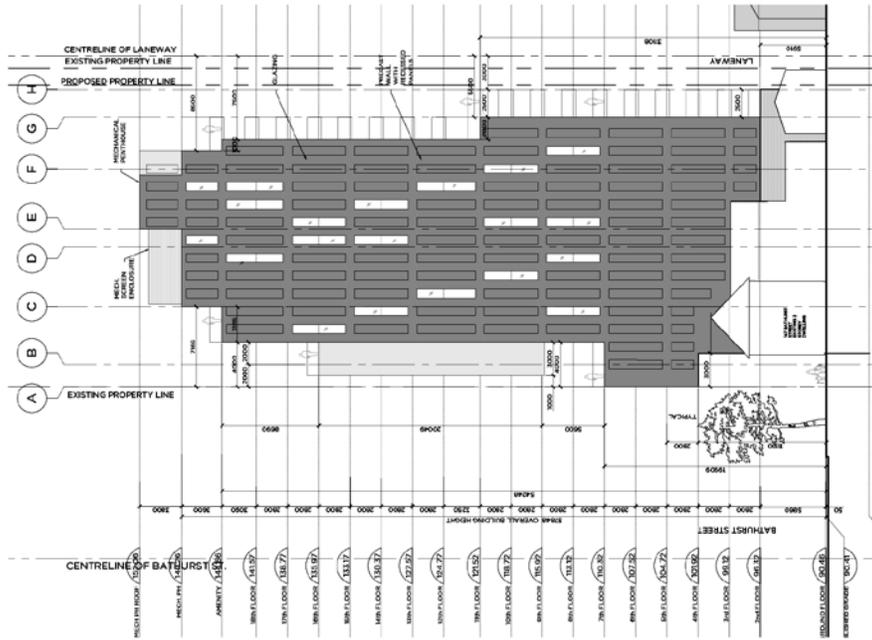


West Elevation
 Applicant's Submitted Drawing

File # 16 191733 STE 20 0Z

Not to Scale
 02/03/2017

Attachment 3: South Elevation

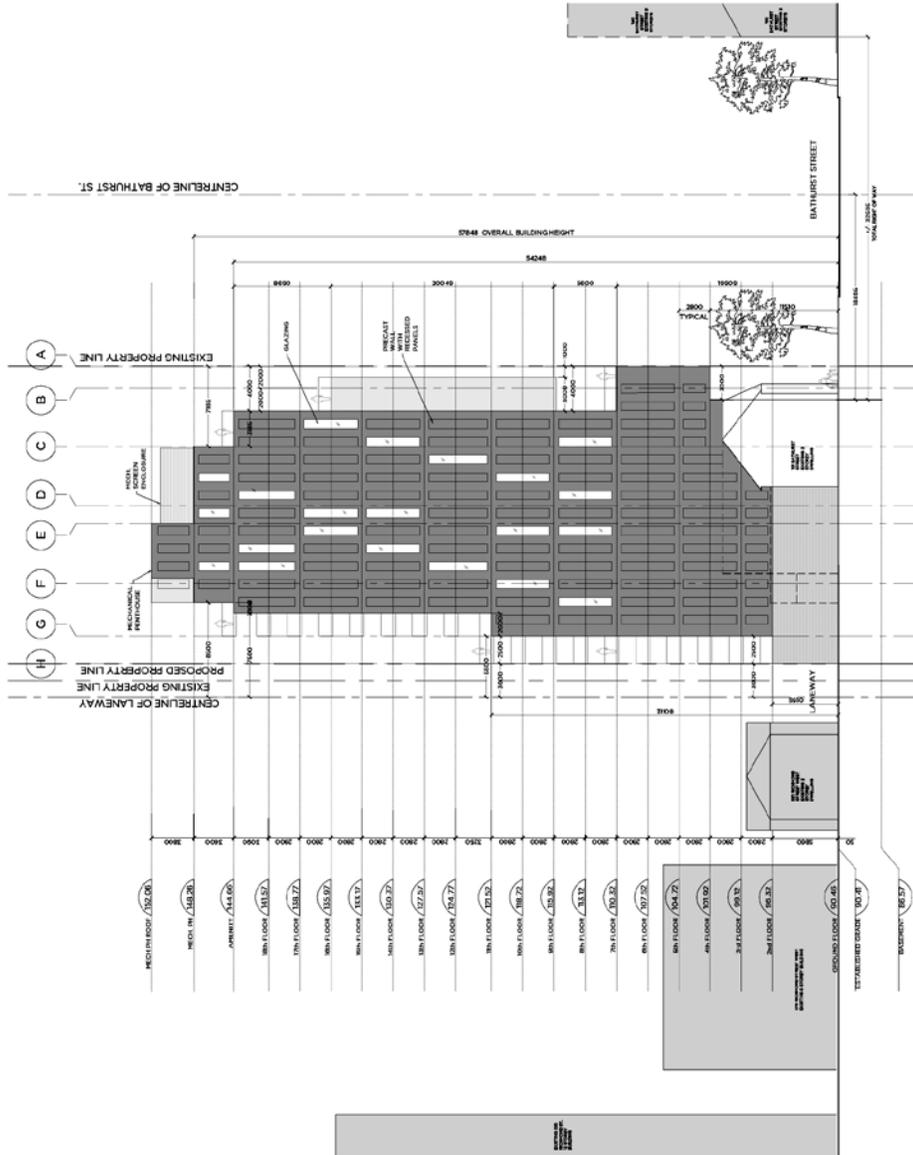


149-157 Bathurst Street

South Elevation
 Applicant's Submitted Drawing
 Not to Scale
 02/03/2017

File # 16 191733 STE 20 0Z

Attachment 4: North Elevation



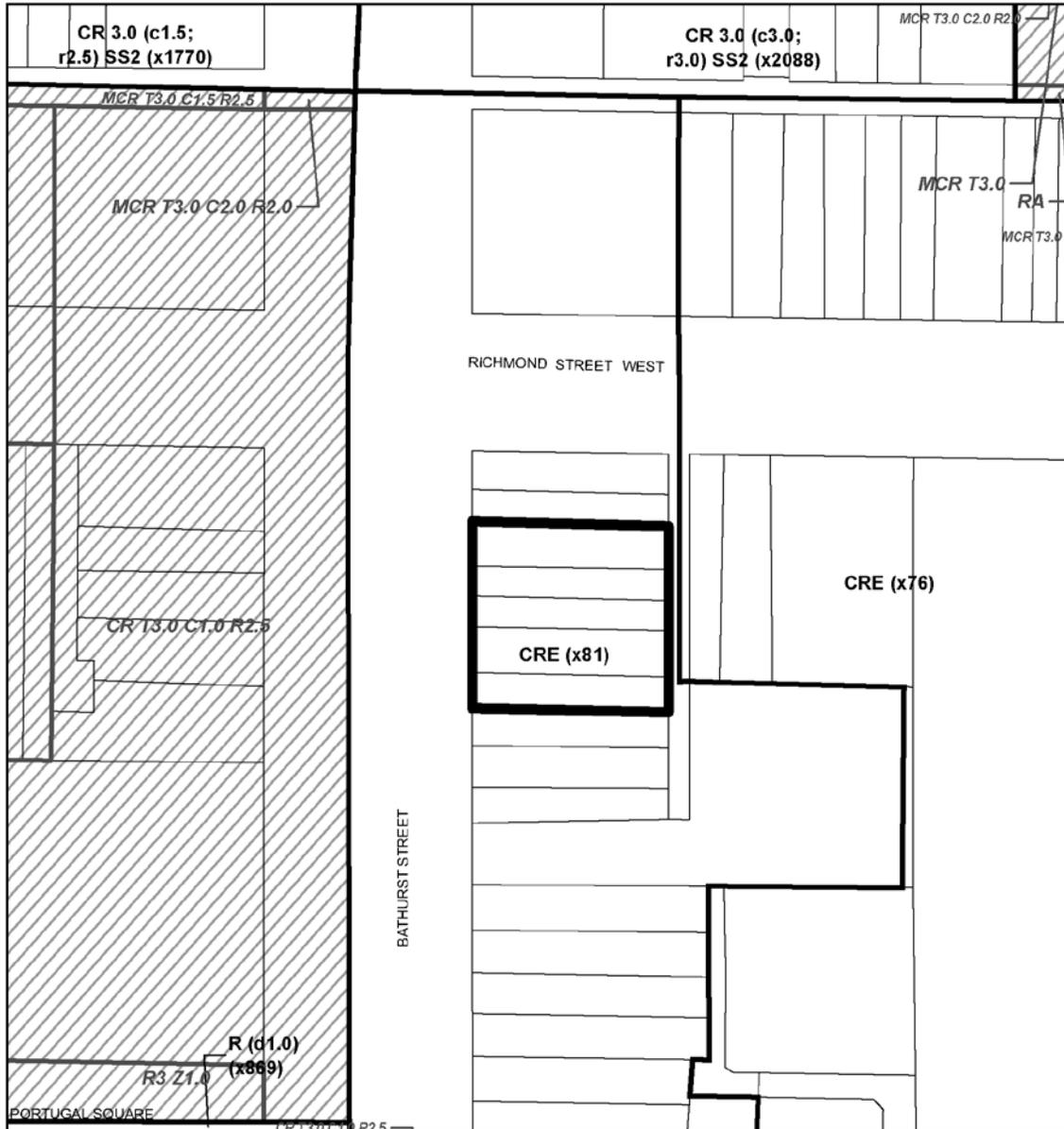
149-157 Bathurst Street

North Elevation
 Applicant's Submitted Drawing

File # 16 191733 STE 20 02

Not to Scale
 02/03/2017

Attachment 6: Zoning By-law Map



Zoning By-Law No. 569-2013

149-157 Bathurst Street

File # 16 191733 STE 20 OZ

Location of Application

R Residential

CR Commercial Residential
 CRE Commercial Residential Employment

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

R3 Residential District
 CR Mixed-Use District
 MCR Mixed-Use District
 RA Mixed-Use District
 I1 Industrial District



Not to Scale
 Extracted: 12/02/2016

Attachment 7: Application Data Sheet

Application Type Rezoning Application Number: 16 191733 STE 20 OZ
 Details Rezoning, Standard Application Date: July 15, 2016
 Municipal Address: 149 BATHURST ST
 Location Description: MILITARY RESERVE SEC H PT LOT 15 **GRID S2012
 Project Description: Proposal for a 19 storey (152m) residential tower with 155 units, 24 parking spaces, and retail at the ground floor at 149 to 157 Bathurst Street in the current location of multiple single, detached and row houses. The subject site is located within the King Spadina Heritage Conservation District study area and King Spadina Secondary Plan Area.

Applicant: **Agent:** **Architect:** **Owner:**
 Bousfields Inc Raw Design CCB Bathurst Street Limited Partnership

PLANNING CONTROLS

Official Plan Regeneration Areas Site Specific Provision:
 Designation:
 Zoning: RA Historical Status: King Spadina Heritage Conservation Study Area
 Height Limit (m): 26 Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq. m):	749	Height:	Storeys:	19
Frontage (m):	26.65		Metres:	57.85
Depth (m):	28.6			
Total Ground Floor Area (sq. m):	594			Total
Total Residential GFA (sq. m):	9191		Parking Spaces:	24
Total Non-Residential GFA (sq. m):	172		Loading Docks	0
Total GFA (sq. m):	9363			
Lot Coverage Ratio (%):	98.67			
Floor Space Index:	12.5			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	9191	0
Bachelor:	10	Retail GFA (sq. m):	172	0
1 Bedroom:	120	Office GFA (sq. m):	0	0
2 Bedroom:	16	Industrial GFA (sq. m):	0	0
3 + Bedroom:	9	Institutional/Other GFA (sq. m):	0	0
Total Units:	155			

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