

**1978 – 2002 Lake Shore Boulevard West - Zoning By-law
Amendment Application - Preliminary Report**

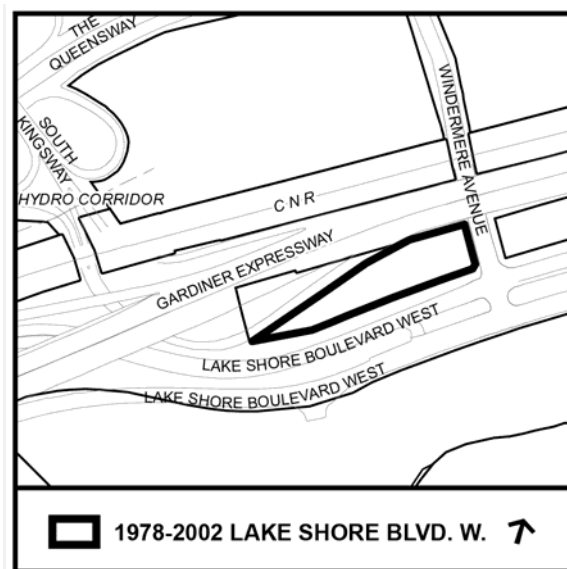
Date:	January 31, 2018
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 13 – Parkdale-High Park
Reference Number:	17 278471 WET 13 OZ

SUMMARY

This application proposes a mixed use building at 1978 to 2002 Lake Shore Boulevard West, the north-west corner of Windermere Avenue and Lake Shore Boulevard West. The proposal includes two residential towers of 21 and 26 storeys (73.5 and 88.5 metres in height respectively, including mechanical penthouse) integrated with a base building that ranges from 1 to 3 storeys in height then steps to 6 and 7 storeys between the towers. There are 607 proposed residential units with 988 m² of non-residential (retail) floor area proposed at grade. Vehicular access is proposed both from Windermere Avenue and Lake Shore Boulevard West to access internalized loading at grade and resident parking in 5 levels below grade. There are 526 spaces of vehicular parking and 608 bicycle parking spaces proposed. The applicant owns the subject site up to 65 metres in height with the City of Toronto owning the air rights above.

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

A community consultation meeting scheduled by staff in consultation with the Ward Councillor is intended to be held in the second quarter of 2018. In a non-election year, a Final Report and statutory public meeting under the *Planning Act* to consider this application would



be targeted for the fourth quarter of 2018 (this target assumes the applicant would provide all required information in a timely manner). However, it is anticipated that the statutory public meeting under the *Planning Act* will be held when Etobicoke York Community Council reconvenes after the election break.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 1978 to 2002 Lake Shore Boulevard West together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On May 17, 2011 City Council adopted item GM3.21, "Transfer of Properties to Build Toronto and Declaration of Surplus – Second Quarter" from the Chief Corporate Officer, dated April 14, 2011, approving the terms for transfer to Build Toronto, without strata limitations, 1978 and part of 2000 Lake Shore Boulevard West. The Ward Councillor indicated that she would prefer a strata limit be required with respect to the whole of the property.

<https://www.toronto.ca/legdocs/mmis/2011/gm/bgrd/backgroundfile-37549.pdf>

At their meeting of April 3, 2013 City Council adopted the report dated February 6, 2013 entitled "Property Transfers to Build Toronto – Enhanced Process" (GM20.6) from the Chief Corporate Officer that directed the Chief Corporate Officer to implement an enhanced process for property transfers to Build Toronto to augment the declared surplus and disposal process. The enhanced process required consultation with City Planning, the Ward Councillor where the property is located, Real Estate staff and any current leaseholder. Although part of the site at 1978 and part of 2002 Lake Shore Boulevard West was transferred to Build Toronto prior to this process coming into effect, the remainder of the site was subject to the enhanced consultation process. At their meeting of July 16 – 19, 2013, City Council authorized the transfer of a stratified portion of 2000 and 2002 Lake Shore Boulevard West (GM 23.8) to Build Toronto and that the previous transfer (noted above) of 1978 and part of 2000 Lake Shore Boulevard West (GM3.21) be amended to provide that only a stratified portion, limited to 65 metres above grade, be transferred to Build Toronto.

<https://www.toronto.ca/legdocs/mmis/2013/gm/bgrd/backgroundfile-59089.pdf>

<https://www.toronto.ca/legdocs/mmis/2013/gm/bgrd/backgroundfile-59090.pdf>

<https://www.toronto.ca/legdocs/mmis/2013/gm/bgrd/backgroundfile-59091.pdf>

<https://www.toronto.ca/legdocs/mmis/2013/gm/bgrd/backgroundfile-59092.pdf>

Pre-Application Consultation

Pre-application meetings were held with the proponent on April 20, 2017, June 8, 2017, July 21, 2017 and December 5, 2017. The meetings in April and June 2017 reviewed general concepts of built form and massing for the site and covered a range of background information including but not limited to: the possibility of two towers vs three towers on the site; the existing and planned context; and general issues that should be reviewed and researched by potential purchasers such as servicing information, transportation and geotechnical/hydrology features of the site.

At the meeting of July 21, 2017 the proponent proposed two towers of 24 and 26 storeys with floorplates of approximately 850 and 920 m² and a separation of approximately 49 metres at the widest point. The base building was 1-storey in the rear (north side) stepping up to 3 storeys for the remainder of the site rising to 7 storeys for a structure connecting the towers. Access was proposed from Windermere Avenue and Lake Shore Boulevard West. Concerns raised by staff include:

- Height particularly in relation to the Council adopted strata of 65 metre maximum height on the property;
- Built form and massing, particularly the size of the proposed floorplates;
- Encourage unique architectural design due to the shape of the lot;
- Setbacks from Lake Shore Boulevard West and Windermere Avenue;
- Shadow impacts to the north and on the parkland to the south and east, particularly the playground and wading pool in the park;
- Affordable housing should be a minimum of 10% of the units;
- The amount of amenity space;
- The number of family sized units;
- Natural heritage matters particularly in relation to the proximity to the lake and the seasonal flight path of song birds;
- Development should be pet/dog friendly and include a dog relief area and pet wash station;
- Adjacency to the Humber River Trail connection;
- Sidewalk alignment; and
- Demonstrate how the proposal would address design guidelines including the Tall Building Design Guidelines and Growing Up Vertical: Planning for Children in New Vertical Communities Design Guidelines.

The proponent held a pre-application community consultation meeting September 28, 2017 at St. Pius X Elementary School which staff attended. Two members of the public attended and it was noted there were issues with notice of the meeting that was sent out, in that it was not posted in buildings or received by many residents. The concept shown at the meeting was for two towers of 24 and 26 storeys as described above.

A Pre-Application Consultation (PAC) meeting was requested November 14, 2017 and was held December 5, 2017 where an application checklist was provided by staff. At that meeting, the proponent presented a concept with two towers of 24 and 26 storeys, floorplates of 750 and 895 m²; base building of mostly 3 storeys (except for a small part on the north side of the site) rising

to 6 and 7 storeys between the towers. The proposal submitted and outlined in this report is in keeping with this version of the proposal.

ISSUE BACKGROUND

Proposal

As noted above, City Council authorized the transfer to Build Toronto of a stratified portion of the property limited to 65 metres above grade. The area (or air rights) above the level of 65 metres remains in the ownership of the City of Toronto. The applicant is proposing a development for the whole of the site both within and also above the 65 metre strata.

The applicant is proposing to develop the subject site with two residential towers of 21 (73.5 metres in height including mechanical penthouse) and 26 (88.5 metres in height including mechanical penthouse) storeys. The base building would be 1 storey in height stepping up to 3 storeys at the rear (north) end of the site continuing with the 3 storeys for the remainder of the site. The towers would be 45 metres apart at their closest edge and have a 6 and 7 storey structure connecting the towers.

The development proposes a total of 607 dwellings units located both within the towers and the base consisting of: 367 one bedroom units (60%); 179 two bedroom units (30%); and 61 three bedroom units (10%). The development would have a total gross floor area of 48,031 m², with 47,043 m² of residential gross floor area and 988 m² of retail gross floor area. The proposed density is 10.6 times the lot area.

A total of 2,428 m² of amenity space is proposed for the site. Indoor amenity space is proposed on the fourth floor (outdoor space on the roof of the base building) and the eighth floor (indoor and outdoor space on the roof of the connecting structure). There is 1,214 m² each of indoor and outdoor amenity space proposed for the site.

The 21-storey tower would have a floor plate area of 895 m². This tower would be located at the west end of the site and is generally triangular in shape following the shape of the site. The tower would also have an irregular façade so the setbacks range from 2 to 3 metres to the tower face along the north side adjacent to the Gardiner Expressway on-ramp and south side adjacent to Lake Shore Boulevard West.

The 26-storey tower would be located at the east end of the site and is an oval shape. The floorplate would vary on this tower being larger (approximately 840 m²) until floor 11 then reducing to approximately 760 m² from floors 12 to 14 and reducing again to approximately 710 m² from floors 15 to 26. The floorplates for the whole of the tower would average 787 m². The tower setback to the property line would be 3 metres at the closest point to Windermere Avenue and Lake Shore Boulevard West.

The separation distance between the two towers would also vary being 45 metres at the closest point. The base of the building would have a 0 metre setback along the south side adjacent to Lake Shore Boulevard West and a 1.1 metre setback on the east side adjacent to Windermere Avenue.

The lobbies for the residential towers are proposed to be located on Windermere Avenue for the east tower and Lake Shore Boulevard West for the west tower. Retail space is proposed along the frontage of Lake Shore Boulevard West with an additional retail space wrapping the corner at Windermere Avenue.

There are two vehicular and service accesses proposed for the site, one approximately in the middle of the site along the Lake Shore Boulevard West frontage and one from Windermere Avenue at the north end of the site. Loading is proposed at grade toward the east end of the site with two loading spaces and a staging area. Also proposed at grade are 30 visitor parking spaces, visitor and some residential bicycle parking spaces and a drop off and pick up area. There are five levels of below grade parking proposed having a total of 526 vehicular spaces. In addition to the bicycle parking at grade, there is additional bicycle parking on P1 and on the second floor for a total of 608 spaces.

Site and Surrounding Area

The site is located at the northwest corner of Windermere Avenue and Lake Shore Boulevard West. The shape of the site is triangular with an area of approximately 0.45 hectares. The site has 181 metres of frontage on Lake Shore Boulevard West and approximately 27 metres on Windermere Avenue. The site was previously occupied by the Joy Oil Gas Station and is now currently vacant. Surrounding uses are as follows:

- North: The Gardiner Expressway including the on ramp from the South Kingsway. To the north of the Gardiner Expressway are two residential condominium towers and townhouses.
- South: Across the frontage of the property along Lake Shore Boulevard West is a cycle trail connection. Across Lake Shore Boulevard West is the Martin Goodman Trail, Sunnyside Boardwalk and parking area.
- East: Across Windermere Avenue is the Mirabella condominium development currently undergoing the site plan approval process for two residential towers of 38 storeys (120 metres in height, including mechanical penthouse).
- West: The on ramp to the Gardiner Expressway eastbound and the underpass for Lake Shore Boulevard 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 impact 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.

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 City 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.

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

Official Plan

The property is designated *Mixed Use Areas* on Map 15, Land Use Plan of the Official Plan (see Attachment 5: Official Plan). *Mixed Use Areas* provide for a broad range of commercial, residential and institutional uses in single or mixed use buildings, as well as parks and open spaces and utilities. *Mixed Use Areas* are intended to accommodate new employment and residential development such as new office space, apartments or retail uses.

However, not all *Mixed Use Areas* are expected to experience the same scale or intensity of development. Surrounding context, built form considerations and the capacity of municipal infrastructure will inform the extent of development. This designation contains policies and development criteria to guide development and its transition between areas of different intensity and scale. In particular, Policy 4.5.2 includes development criteria, such as:

- Locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Official Plan, through means such as providing appropriate setbacks and/or stepping down of heights;
- Locating and massing new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces; and
- Providing an attractive, comfortable and safe pedestrian environment.

Of particular relevance to this application is Chapter 2 of the Official Plan which sets out the Urban Structure of the City, develops the strategy for directing growth within this structure and establishes policies for the management of change, through the integration of land use and transportation planning. Policy 2.3.2 sets out the general framework for Toronto's Green Space System and Waterfront. Within this section, Policies 2.3.2.1 and 2.3.2.6 both refer to enjoyment of lands under public ownership and increased public enjoyment and use of lands along the water's edge. Also, Policy 2.3.2.7 refers to development improving public spaces in the waterfront. This is expanded on by Parks and Open Spaces Policy 3.2.3.3 which refers to the effects of development from adjacent properties on parkland. More specifically, additional shadows, noise, traffic and wind generated by new development must be minimized to preserve parkland utility.

Chapter 3 of the Official Plan establishes the policy direction for guiding growth by integrating social, economic and environmental perspectives on the built, human and natural environment. The Built Form policies (Policy 3.1.2) identify the importance of urban design as a fundamental element of City building. These policies are intended to minimize the impacts of new development and guide the form of new buildings to fit within their context. They require that new development:

- Be located and organized to fit with its existing and/or planned context;
- Frame and support adjacent streets, parks and open spaces;
- Locate and organize vehicular and service areas in such a way to minimize their impact and to improve the safety and attractiveness of adjacent streets, parks and open spaces;

- Be massed and its exterior façade be designed to fit harmoniously into its existing and/or planned context and to limit its impact by, among other things, creating appropriate transitions in scale as well as adequately limiting the resulting shadowing and wind conditions on neighbouring streets, properties and open spaces;
- Be massed to define edges of streets, parks and open spaces;
- Provide amenity for adjacent streets and open spaces for pedestrians; and
- Provide indoor and outdoor amenity space for residents.

Policy 3.1.3 addresses Tall Building proposals and how they should respond to key urban design considerations. In addition to addressing specific built form characteristics, the policy states that proposals for Tall Buildings must clearly demonstrate how they relate to the existing and planned context, taking into account their relationship with the topography and other tall buildings and how they meet the other objectives of the Official Plan.

The Natural Heritage policies in Section 3.4 of the Official Plan require all development in or near the natural heritage system to be evaluated to assess the development's impact on the natural heritage system and identify measures to mitigate negative impacts on and/or improve the natural heritage system.

The Official Plan includes policies for parkland acquisition as well as criteria for the location and configuration of parks. In addition, the Official Plan contains policies that discourage tree removal and promote increasing the tree canopy coverage in the City.

Western Waterfront Master Plan

The Western Waterfront Master Plan, approved in 2009 by City Council, focuses on the public realm and more specifically re-imagines the Western Waterfront as a significant new waterfront park featuring public beaches in addition to embracing its dual role as a destination and travel corridor. Key provisions include a 6 m wide pedestrian promenade along the north side of Lake Shore Boulevard West and improved cycling and pedestrian connections along Windermere Avenue. The Plan contains Key Principles including 5.1.1.1 which refers to increasing useable park space along the waterfront, 5.1.1.2 referencing improving the waterfront as a 'place' and 5.3.2.2 which refers to enhancing public use of the parkland.

Windermere Village Design Guidelines

Windermere Village is located directly north of the site on the other side of the Gardiner Expressway and CN/Metrolinx rail corridor. As such, most of the urban design guidelines for this area are not applicable to the subject site. However, there are provisions that seek to preserve the Lake Ontario view corridor from Windermere Village and to improve the at-grade pedestrian route along Windermere Avenue to Lake Ontario that the proposal must satisfactorily address.

Zoning

The lands are zoned CR 2.0 (C2.0; R1.0) SS2 (x1160) in City of Toronto Zoning By-law No. 569-2013 (see Attachment 6: Zoning). This zone permits a range of residential and non-residential uses (subject to use qualifiers), including apartment buildings to a maximum building height of 14 m and a maximum density of 2.0 times the area of the lot. The site is also subject to Exception 1160

which requires the premises to comply with Exception 900.11.10(2) and with former City of Toronto By-law No. 438-86 Section 12(2)270(a), which restricts the amount of non-residential gross floor area on the lands to approximately 8,000 m²

Site Plan Control

A site plan application will be required for this proposal. To date no application has been submitted.

City-Wide Tall Building Design Guidelines

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

Growing Up Vertical: Planning for Children in New Vertical Communities

In July 2017, Toronto City Council adopted the Growing Up Draft Urban Design Guidelines, and directed City Planning staff to apply the "Growing Up Guidelines" in the evaluation of new and under review multi-unit residential development proposals. The objective of the Growing Up Draft Urban Design Guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children at the neighbourhood, building and unit scale.

Reasons for the Application

An application to amend the Zoning By-law is required to permit the proposed height and density, as well as to amend other applicable performance standards such as parking requirements and building setbacks.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report;
- Preliminary Transportation Assessment;
- Shadow Study; and
- Plan Package including: Context Plan; Site Plan and Statistics; Underground Plan, Ground Floor Plan; Typical Floor Plans; and Elevations.

A Notification of Incomplete Application issued on January 22, 2018 identifies the outstanding material required for a complete application submission as follows:

- Topographical Survey;
- Building Mass Model;

- Pedestrian Level Wind Study;
- Community Services/Facilities Study;
- Natural Heritage Impact Study;
- Arborist Tree Preservation Report and Plan;
- Landscape Concept Plan;
- Green Development Standard Checklist;
- Noise and Vibration Impact Study;
- Stormwater Management Report;
- Hydrogeological and Geotechnical Report;
- Functional Servicing Report; and
- Preliminary Servicing Plan.

Issues to be Resolved

Planning staff will review and discuss with the applicant the issues below that have been identified on a preliminary basis:

- Conformity with the Provincial Policy Statement (2014) and Growth Plan for the Greater Golden Horseshoe;
- Conformity with the City of Toronto Official Plan policies including but not limited to: Built Form, Healthy Neighbourhoods, Natural Heritage, Open Space, and *Mixed Use Areas*;
- Conformity with the Council direction regarding the strata provisions for the lands;
- Conformity with the City-wide Tall Building Design Guidelines;
- Appropriateness of the height, scale, floorplates and intensity of the proposed development and related impacts;
- Compatibility and fit with the physical character and context of the area;
- Providing appropriate separation distances between proposed buildings to ensure appropriate levels of sunlight, skyview, privacy and high quality landscaped open space for outdoor amenity;
- Shadowing impacts on buildings and amenities within the site, as well as on adjacent streets, properties and open space/parkland;
- Wind impact on the pedestrian environment and surrounding amenity areas;
- Adequacy of the proposed parking and loading supply;
- Adequacy of servicing infrastructure to support the proposed development;
- Evaluation of the transportation impacts of the proposed development;
- The appropriateness of the locations of the proposed access and servicing arrangement for this site;
- The adequacy and appropriateness of the proposed indoor and outdoor amenity space and access to these amenities for both existing and future residents including families with children to support a full range of housing opportunities;
- Submission and review of the Toronto Green Standard Checklist for compliance with Tier 1 performance standards; and
- Identification and securing of community benefits under Section 37 of the *Planning Act*, as a result of the proposed increased height and density, should the application be recommended for approval.

Additional issues may be identified once the full range of information required for a complete application is provided and through the review of the application, agency comments and the community consultation process.

CONTACT

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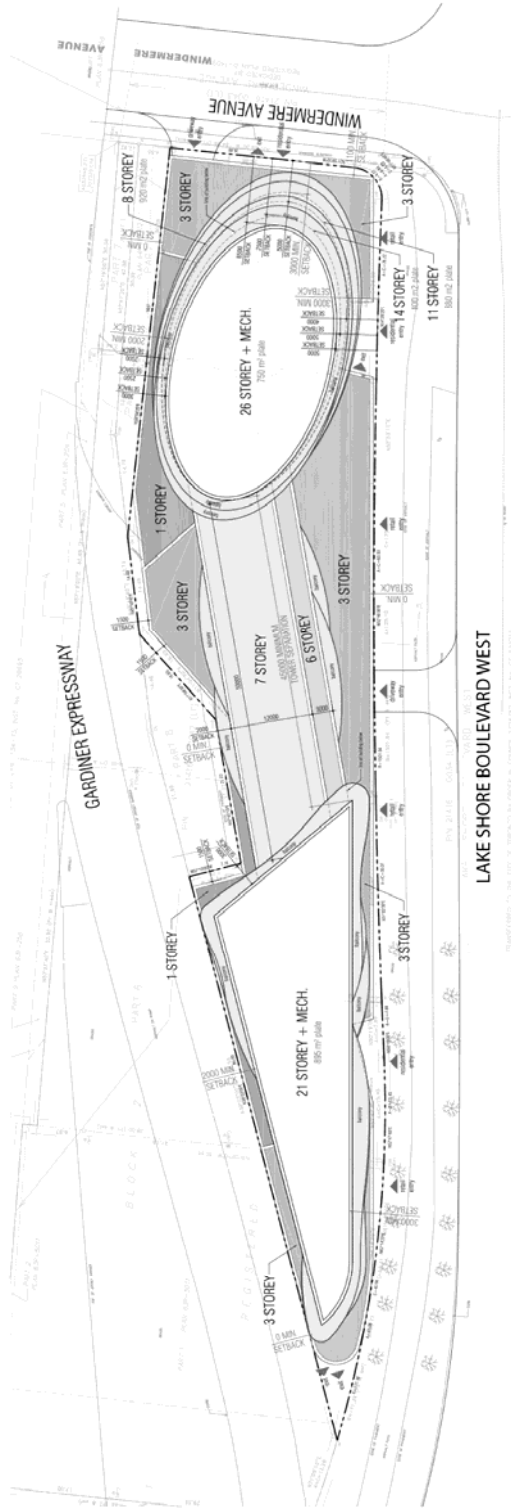
SIGNATURE

Neil Cresswell, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North Elevation
Attachment 3: South Elevation
Attachment 4: East Elevation
Attachment 5: Official Plan
Attachment 6: Zoning
Attachment 7: Application Data Sheet

Attachment 1: Site Plan

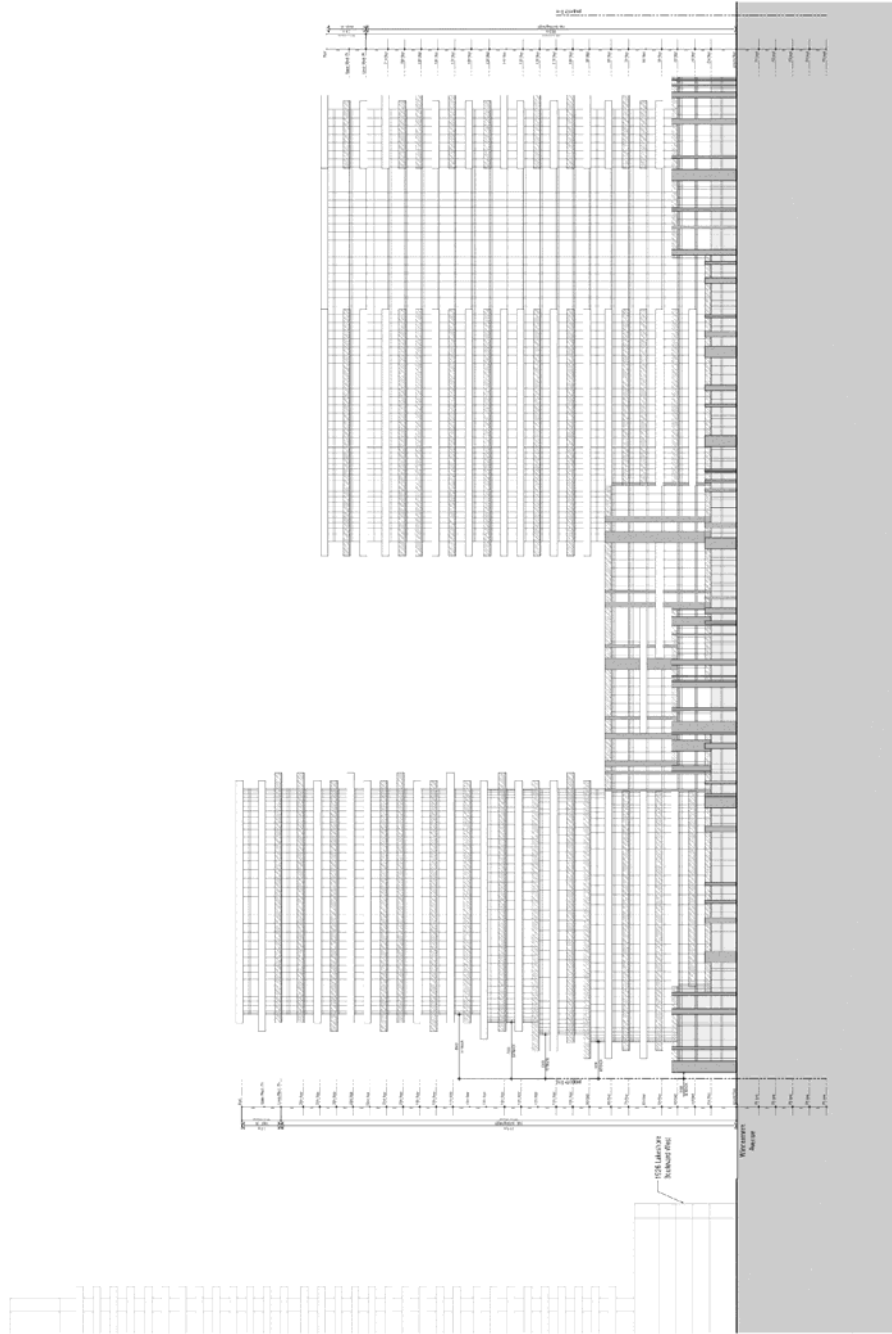


1978-2002 Lake Shore Boulevard West

Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 01/16/2018

File # 17 278471 WET 06 0Z

Attachment 2: North Elevation



North Elevation

Elevations

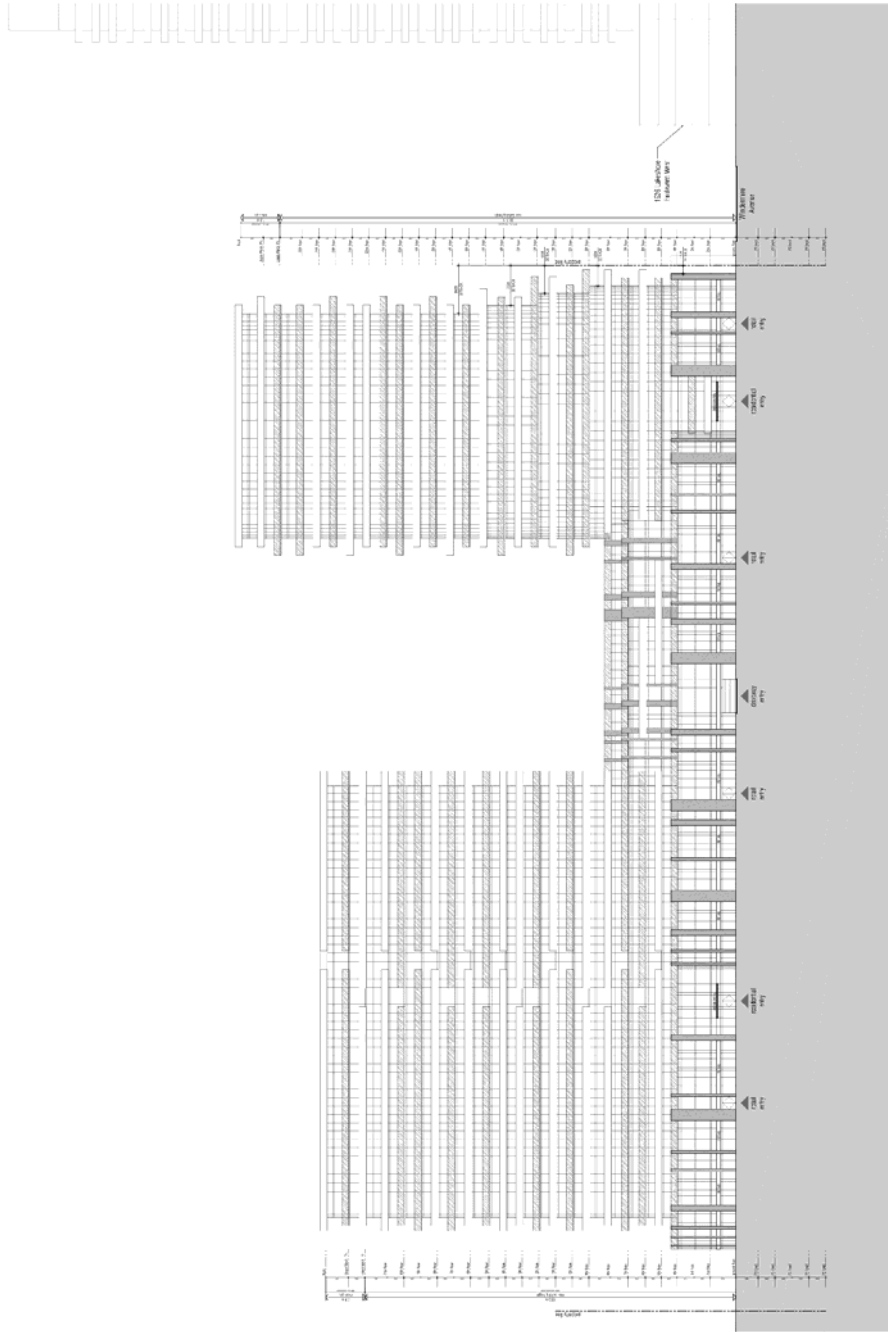
1978-2002 Lake Shore Boulevard West

Applicant's Submitted Drawing

Not to Scale
01/16/2018

File # 17 278471 WET 06 02

Attachment 3: South Elevation



South Elevation

Elevations

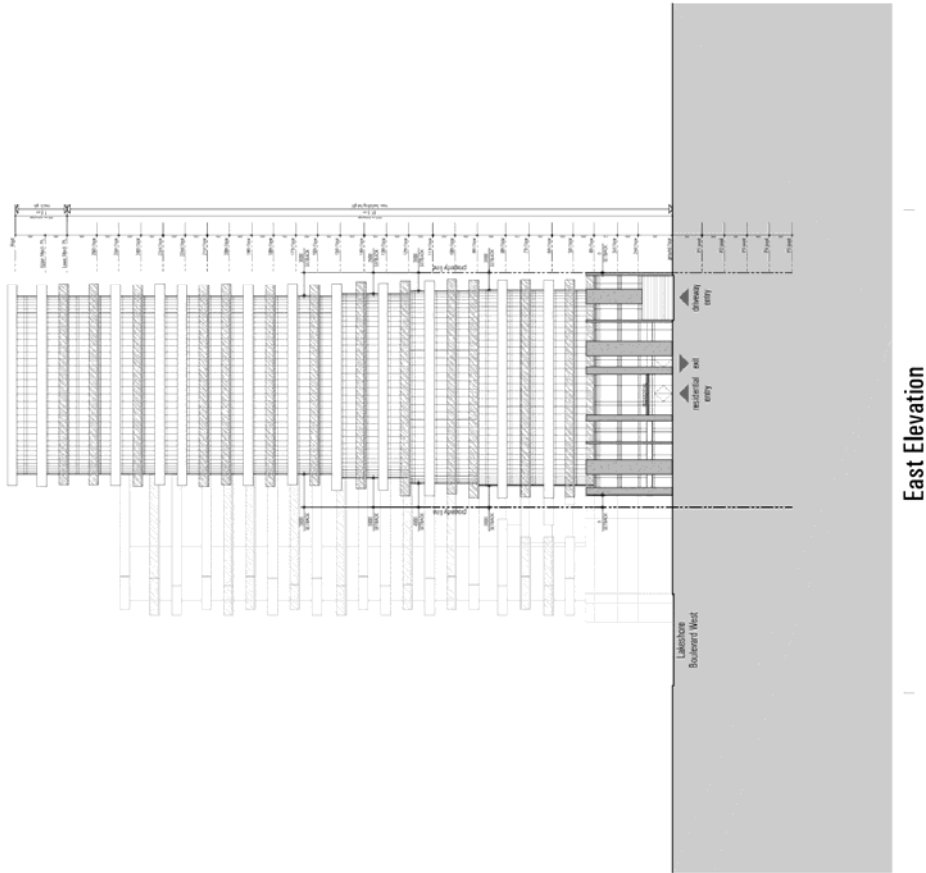
Applicant's Submitted Drawing

Not to Scale
01/16/2018

1978-2002 Lake Shore Boulevard West

File # 17 278471 WET 06 0Z

Attachment 4: East Elevation



Elevations

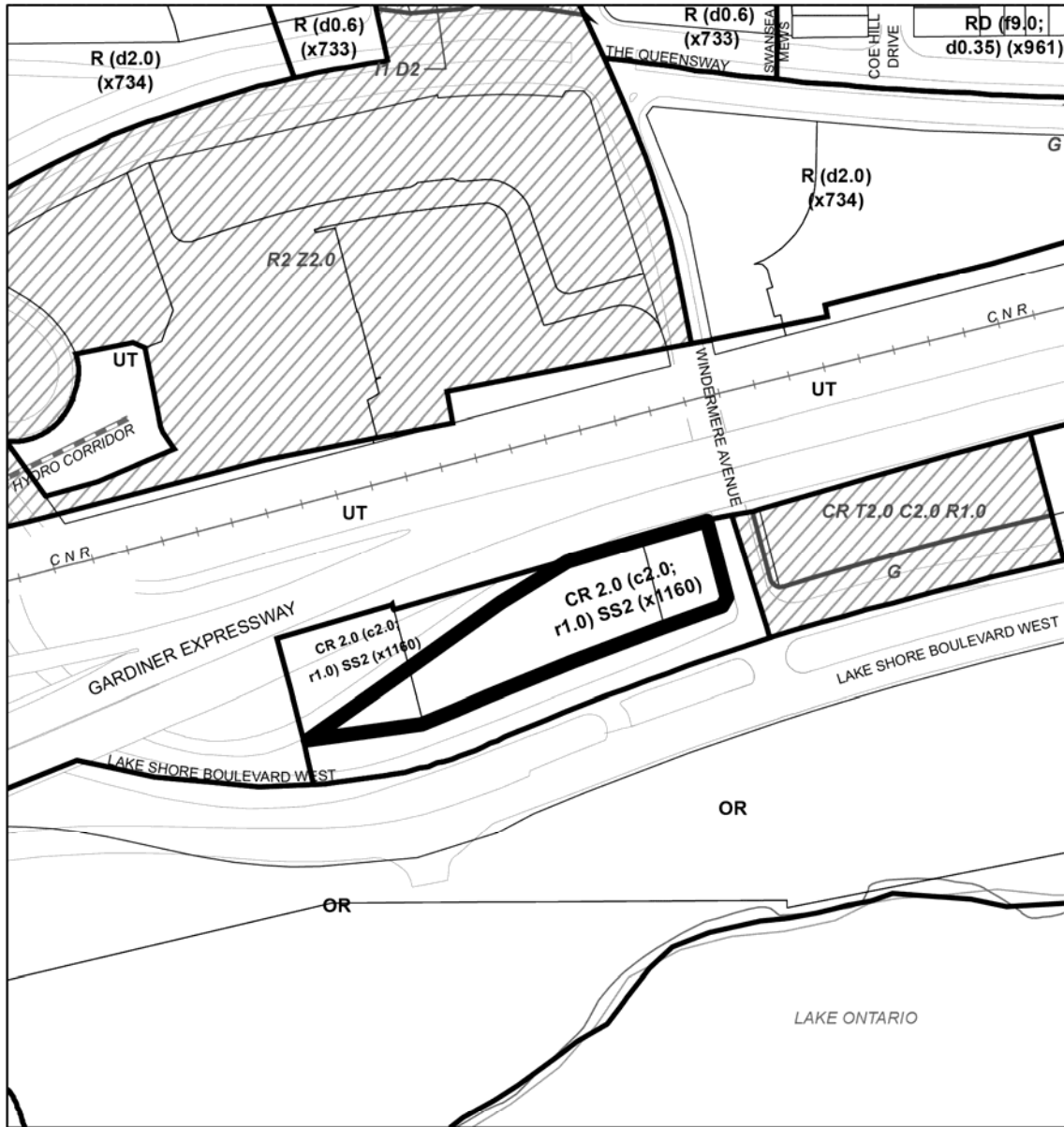
Applicant's Submitted Drawing

Not to Scale
01/16/2018

1978-2002 Lake Shore Boulevard West

File # 17 278471 WET 06 02

Attachment 5: Official Plan



Zoning By-Law No. 569-2013

1978-2002 Lake Shore Boulevard West

File # 17 278471 WET 06 02

Location of Application

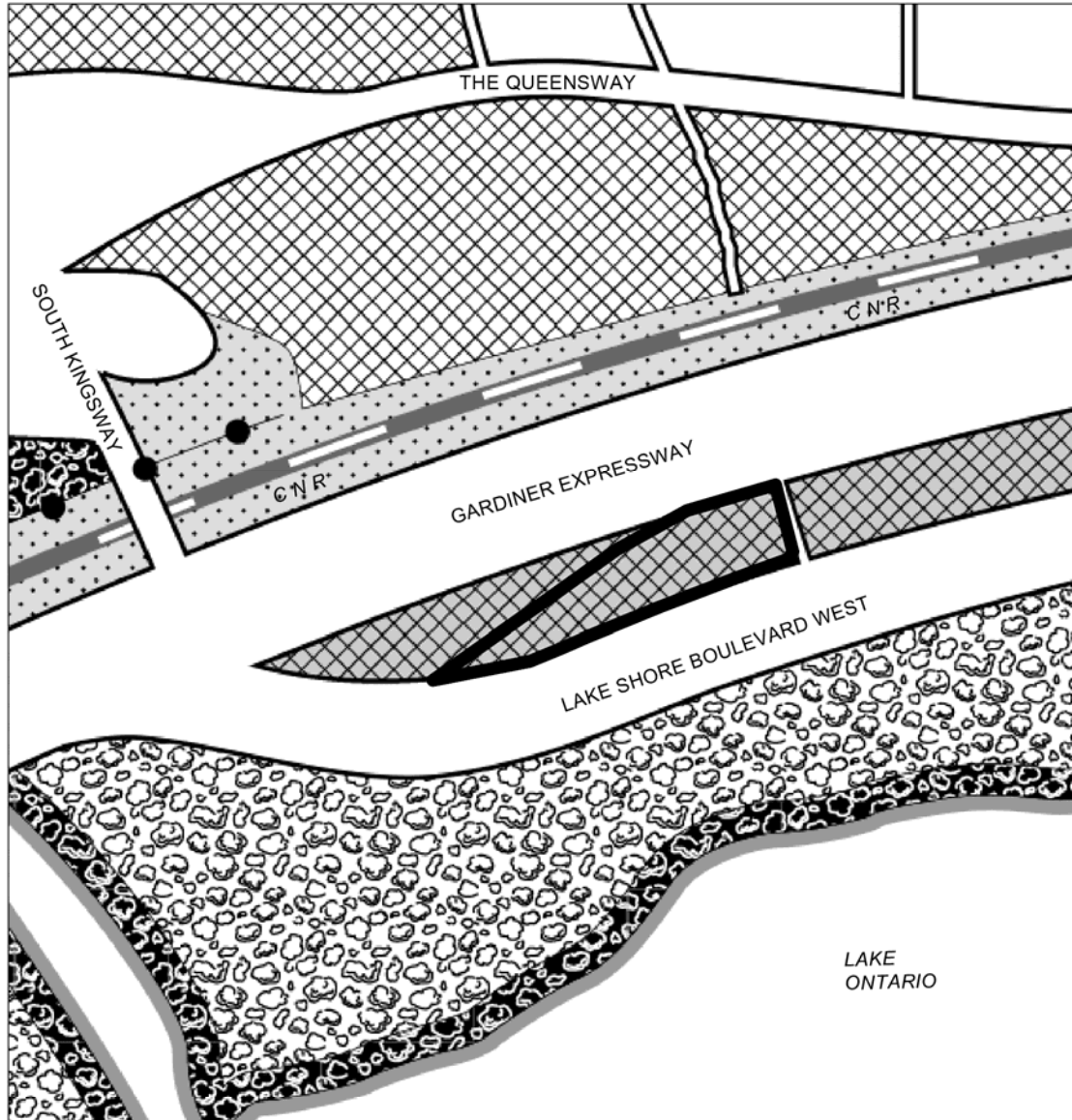
R Residential
RD Residential Detached
CR Commercial Residential
OR Open Space Recreation
UT Utility and Transportation

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

R2 Residential District
CR Mixed-Use District
I1 Industrial District
G Parks District

Not to Scale
 Extracted: 01/15/2018

Attachment 6: Zoning



TORONTO
Extract from Official Plan

1978-2002 Lake Shore Boulevard West

File # 17 278471 WET 06 02



↑
Not to Scale
01/16/2018

Attachment 7: Application Data Sheet

Application Type: Rezoning Application Number: 17 278471 WET 13 OZ
 Details: Rezoning, Standard Application Date: December 21, 2017
 Municipal Address: 1978 LAKE SHORE BOULEVARD WEST
 Location Description: PLAN D1409 PT BLK 3 RP 63R5011 PART 3 **GRID W1309
 Project Description: Proposed development of a mixed-use building with two residential towers, 21 and 26 storeys on a 3-6 storey base building that includes a retail component, with a partial 7-storey connecting element between the towers. A total of 607 units are proposed with 526 parking spaces in 5 levels of below grade parking. The City of Toronto owns the air rights above 65 metres in height over this site.

Applicant:	Agent:	Architect:	Owner:
Kristine Zwicker Winlake Developments Limited Suite 300, 2828 Bathurst Street, Toronto, ON M6B 3A7		Enzo Corazza Graziani + Corazza Architects Inc. 1320 Shawson Drive, Suite 100, Mississauga, ON, L4W 1C3	Winlake Developments Limited

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N/A
Zoning:	CR 2.0 (C2.0; R1.0) SS2 (X1160)	Historical Status:	N/A
Height Limit (m):	14 metres	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	0.45 ha	Height: Storeys:	26
Frontage (m):	181	Metres:	88.5
Depth (m):	26.9		
Total Ground Floor Area (sq. m):	2,826		Total
Total Residential GFA (sq. m):	47,043	Parking Spaces:	526
Total Non-Residential GFA (sq. m):	988	Loading Docks	2
Total GFA (sq. m):	48,031		
Lot Coverage Ratio (%):	62		
Floor Space Index:	10.6		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	47,043
Bachelor:	0	Retail GFA (sq. m):	988
1 Bedroom:	367 (60%)	Office GFA (sq. m):	0
2 Bedroom:	179 (30%)	Industrial GFA (sq. m):	0
3 + Bedroom:	61 (10%)	Institutional/Other GFA (sq. m):	0
Total Units:	607 (100%)		

CONTACT: Sarah Henstock, Manager **TELEPHONE:** 416-394-2610 **E-MAIL:** Sarah.Henstock@toronto.ca