

1197 The Queensway and 8 Zorra Street - Zoning By-law Amendment Application - Preliminary Report

Date:	March 13, 2018
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	17 257307 WET 05 OZ

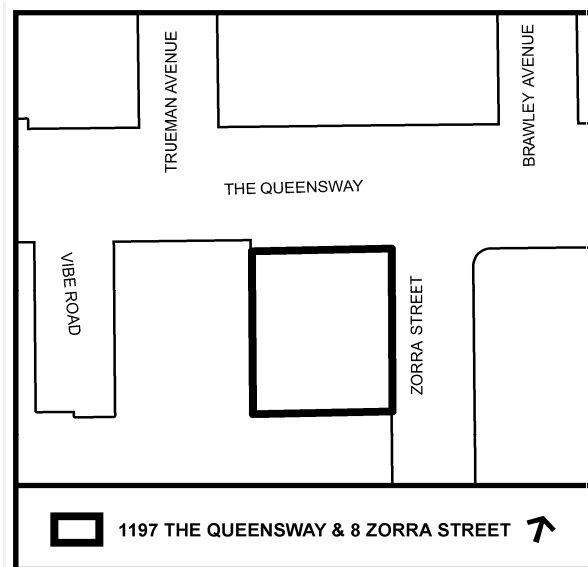
SUMMARY

This application proposes to amend the former City of Etobicoke Zoning Code (Site Specific By-law No. 514-2003) to permit a 13 storey (39 m in height, excluding the mechanical penthouse) mixed-use building containing 159 dwelling units at 1197 The Queensway and 8 Zorra Street. The development would have a total gross floor area of 13,110 m², including 347 m² of retail space at grade. A total of 118 parking spaces within a 3 level underground parking garage are proposed.

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.

On March 6, 2018, the applicant appealed this application to the Ontario Municipal Board citing City Council's failure to make a decision on the application within the timeline required by the *Planning Act*.

A community consultation meeting to be 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 in the first quarter of 2019, once Etobicoke York Community Council reconvenes following the election.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 1197 The Queensway and 8 Zorra Street 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

In 2002, the City conducted an Avenues Study for The Queensway between Kipling Avenue and Mimico Creek (The Queensway Avenue Study). The purpose of the study was to identify a vision and develop implementation strategies to achieve the revitalization of The Queensway as an Avenue consistent with the objective of the Official Plan to re-urbanize corridors along major streets in the City. In June 2003, City Council adopted The Queensway Avenues By-law (By-law No. 514-2003) to implement The Queensway Avenue Study vision. Generally, this Avenues Zoning By-law permits a mix of uses at a maximum density of 3.0 times the lot area and building heights of 6 and 8 storeys.

Pre-Application Consultation

A pre-application consultation meeting was held on March 11, 2016 to discuss complete application submission requirements and to identify issues with the proposal. Another pre-application consultation meeting was held on June 5, 2017. The proposal discussed at the meeting was for a 12 storey mixed use residential building with commercial uses on the first and second floors. Issues identified by Planning staff included: site organization; building height; massing of the building; building setbacks and stepbacks (in particular - reducing the height at the rear of the proposed building); stepping back the rear floors and providing a greater setback from the abutting lot containing an existing residential detached dwelling at 10 Zorra Street; shadow impacts; larger residential units with larger terraces to provide family friendly housing; vehicular circulation; traffic; parkland dedication; and sewer capacity.

ISSUE BACKGROUND

Proposal

The application proposes to amend the former City of Etobicoke Zoning Code (Site Specific By-law No. 514-2003) to permit a 13-storey mixed-use building containing commercial and residential uses at grade with residential uses above. The existing one-storey commercial plaza and the two-storey detached dwelling on the site would be demolished.

The proposed height of the 13-storey mixed-use building would be 39 m to the top of the main roof, 44 m in height to the top of the mechanical penthouse and an additional 5.5 m in height for a 21 m² cooling tower above. Although residential dwelling units are proposed on floors 1-12, the indoor amenity space proposed on the roof results in the proposal being deemed a 13 storey building as per the Zoning By-law. The total gross floor area of the proposal would be 13,110 m², of which 347 m² would be comprised of non-residential uses. The proposed overall density would be 7.93 times the area of the lot (see Attachment 5: Application Data Sheet).

The development would contain 159 residential dwelling units consisting of: 73 one-bedroom units (46%) – including 20 with dens; 67 two-bedroom units (42%) – including 38 with dens; and 19 three-bedroom units (12%).

The ground floor of the building would contain 347 m² of commercial space fronting The Queensway, the residential lobby accessible from both street frontages on the corner, indoor amenity space, 2 residential units fronting Zorra Street, a waste room, a servicing area and a bicycle parking area. At the second storey, the building would partially cantilever to the west, above the ramp to the underground parking garage, with a terrace extending to the west property line. At the third and fourth storey, the building would cantilever to the southeast corner above the driveway to be constructed to the rear yard property line.

The proposed design of the 13-storey mixed-use building contains various setbacks and stepbacks ranging per floor and direction (see Attachment 1: Site Plan). However, the north side setback from The Queensway would generally be 0 m for the first 6 storeys before stepping back 1.5 m on floors 7-9, stepping back another 1.5 m on the 10th floor, stepping back another 3 m on the 11th floor, and stepping back another 3 m on the 12th floor. The proposed south side (rear) setback generally ranges from 0.3 to 6 m.

The development would contain a total of 318 m² of indoor amenity space (2 m² per unit), of which 94 m² would be located on the first floor in the easterly portion of the building and 224 m² on the roof. A total of 318 m² of outdoor amenity space (2 m² per unit) would be located on the 13th floor adjacent to the proposed indoor amenity space. Terraces and balconies are also proposed throughout the building.

Vehicular access would be provided from Zorra Street via the 6 m driveway extending across the south side of the site. The ramp to the 3-level underground parking garage would be located on the southwest side of the site. The underground parking garage proposes 118 automobile parking spaces including 92 parking spaces for residents and 23 parking spaces for visitors. Three car-share parking spaces are proposed. One Type G loading space is proposed and would be located to the east of the underground parking ramp. A total of 120 bicycle parking spaces are proposed (58 long-term spaces at grade, 12 short-term spaces at grade and 50 long-term spaces on Level P1 of the underground garage).

Site and Surrounding Area

The subject site is located on the south side of The Queensway on the southwest corner of The Queensway and Zorra Street intersection. The subject site is generally rectangular in shape and relatively flat in topography. The subject site has approximate frontages of 36.7 m on The Queensway, 45.03 m along Zorra Street and a total area of approximately 1,653.9 m². The subject site is comprised of the following two buildings:

1197 The Queensway – A single storey commercial plaza building containing 3 units (currently occupied by 2 take-out/eat-in restaurants and 1 retail business) and a surface parking lot containing 11 parking spaces fronting The Queensway.

8 Zorra Street - An existing two-storey detached residential dwelling with attached double garage which is within the *Mixed Use Areas* designation of the Official Plan and the Class 1 Industrial Zone of the former City of Etobicoke Zoning Code.

The surrounding land uses are as follows:

North: One to two storey low-rise buildings with residential, retail and restaurant uses. Beyond which is a low-rise residential neighbourhood.

East: A three phased mixed-use development (as approved by Official Plan Amendment 281 and Zoning By-law No. 1314-2015) at 1193 The Queensway and 7-45 Zorra Street containing a total of 1,742 units within two 12-storey buildings fronting The Queensway (presently constructed), two 24-storey buildings setback behind (under construction) and three condominium buildings with heights of 19, 27 and 42 storeys respectively abutting Zorra Street and The Gardiner Expressway (not yet constructed).

The lands to the east of the subject property, between The Queensway, the Gardiner Expressway, Zorra Street and St. Lawrence Avenue are subject to Site and Area Specific Policy 6 and are not within the boundaries of The Queensway Avenues Study Zoning By-law No. 514-2003.

An application is currently under review for an Official Plan Amendment to amend Site and Area Specific Policy 6 (SASP 6) of the Official Plan to permit residential uses on Parcel 4 in SASP 6 which is currently designated for

commercial use only (2 St. Lawrence Avenue) (Application # 16 2584434 WET 05 OZ).

South: Five 1 and 2-storey detached dwellings (10-18 Zorra Street) which are designated *Mixed Use Areas* in the Official Plan and zoned Class 1 Industrial Zone in the former City of Etobicoke Zoning Code. Beyond which is a driveway and surface parking lot for the Kipling Queensway Mall. Further to the south is a current Zoning By-law Amendment Application to permit a 35-storey condominium building at 30-40 Zorra Street.

West: A 2-storey office building, a surface parking lot for the Kipling Queensway Mall and a 1-storey restaurant which is fronted by a single detached 1-storey dwelling.

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 subject site is designated *Mixed Use Areas* on Map 15 - Land Use Plan (see Attachment 3: Official Plan). According to Section 4.5 of the Official Plan, *Mixed Use Areas* are made up of a broad range of residential, commercial and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. The Official Plan states that "*Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing." However, not all *Mixed Use Areas* will experience the same scale or intensity of development.

Mixed Use Areas Policy 4.5.2 establishes a number of site related development criteria that must be met. Key development criteria for *Mixed Use Areas* include:

- Locating and massing new buildings to provide a transition between areas of different development intensity and scale, by providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- Locating and massing buildings to adequately limit impacts such as shadows on adjacent *Neighbourhoods*, streets, parks and open spaces, and to frame the edges of streets and parks, with a focus on generating comfortable conditions through measures that provide for adequate sunlight and comfortable wind conditions;
- Providing an attractive, comfortable and safe pedestrian environment;
- Providing indoor and outdoor recreation space for building residents;
- Having access to schools, parks, community centres, libraries and childcare; and
- Providing good site access, circulation and parking.

The development criteria contained in the *Mixed Use Areas* policies are supplemented by development criteria outlined in Built Form Policies in Section 3.1.2 and 3.1.3 of the Official Plan. The Built Form Policies emphasize the importance of ensuring that new development fits within its existing and/or planned context and that new buildings are required to provide appropriate massing that will respect the character of the surrounding area. The Official Plan also contains several policies related to the Public Realm (Section 3.1.3), Public Art (Section 3.1.4), Housing (Section 3.2.1) and Community Services and Facilities (Section 3.2.2) that will be considered in the review of this application.

The subject site is located on an *Avenue* on Map 2 of the Official Plan. *Avenues* are important corridors along major streets where reurbanization and growth is anticipated and encouraged to create new housing and employment opportunities, while improving the pedestrian environment, the appearance of the street, shopping opportunities and transit services for community residents.

The framework for new development on each *Avenue* will be established through an *Avenues* Study, resulting in appropriate zoning and design guidelines created in consultation with the local community. The site is in The Queensway Avenue Study Area for which an Avenues Study was completed and adopted by City Council in 2003. The Queensway Avenue Study was implemented through Zoning By-law No. 514-2003.

Zoning

The site is subject to the former City of Etobicoke Zoning Code as amended by Site Specific By-law No. 514-2003, By-law No. 191-2006, By-law No. 1288-2013 and By-law No. 280-2001. The northerly portion of the subject site at 1197 The Queensway is zoned Limited Commercial – Avenues Zone (AV) and the southerly portion of the site at 8 Zorra Street is zoned Class 1 Industrial Zone (I.C1) (see Attachment 4: Zoning).

The AV zoning permits retail, office, apartments and townhouses. The existing development standards for the land include a maximum height of 21 m (6-storeys) and a maximum permitted Floor Space Index of 3.0 times the lot area.

The I.C1 zoning permits a variety of uses such as business and manufacturing. New residential dwellings (except an accessory unit for a caretaker) are not permitted. Existing one-family detached dwellings south of The Queensway may be expanded or enlarged.

The City-wide Zoning By-law No. 569-2013, as enacted by Toronto City Council on May 9, 2013, does not apply to this site as site-specific zoning was established through the Avenues Study.

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>

Tall buildings are defined as buildings having a height that is greater than the width of the adjacent street right-of-way. The Queensway has a right-of-way width of 36 m at this location and the proposed building height is 39 m (excluding mechanical penthouse and cooling tower). The proposed floor plate of the building on the 11th storey is 907 m² and the floor plate of the 12th storey is 821.3 m². The appropriateness of this built form and the applicability of the Tall Building Design Guidelines will be evaluated through the review of this application.

Mid-Rise Building Design Guidelines

City Council adopted Mid-Rise Building Performance Standards in 2010 and an Addendum to these Standards in 2016, which are to be used together during the evaluation of mid-rise development applications in locations where the Performance Standards are applicable. Although the Queensway Avenue Study is the prevailing policy document and the Mid-Rise Performance Standards do not apply where an Avenue Study has been completed, the Mid-Rise Performance Standards may serve to guide the review of the application. These guidelines are available at: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/mid-rise-buildings/>

The main objective of this City-wide Study is to encourage future intensification along Toronto's *Avenues* that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. The Avenues and Mid-Rise Buildings Study identifies a list of best practices, categorizes the Avenues based on historic, cultural and built form characteristics, establishes a set of performance standards for new mid-rise buildings and identifies areas where the performance standards should be applied.

The Performance Standards are intended to be used as tools to implement both the Official Plan's *Avenues* and *Neighbourhoods* policies, maintaining a balance between reurbanization and stability. They are also intended to ensure quality and comfortable streetscapes along the *Avenues* framed and defined by buildings that provide for a minimum of 5 hours of sunlight on the sidewalks from March 21 to September 21, pedestrian perception stepbacks which mitigate the pedestrian perception of the building height along the *Avenues* and an acceptable relationship between mid-rise buildings and adjacent lots or *Neighbourhoods* and *Parks and Open Space* which the Official Plan policies are explicit in their intent to protect with appropriate transitions. The Performance Standards give guidance about the size, shape and quality of mid-rise buildings and are intended to respect Section 2.3.1 of the Official Plan.

Growing Up: 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. The Growing Up Draft Urban Design Guidelines will be considered in the review of this proposal.

Site Plan Control

The proposed development is subject to Site Plan Control. A Site Plan Control application has not yet been submitted.

Tree Preservation

City of Toronto By-laws provide for the protection of trees situated on both private and City property. A Tree Inventory and Preservation Plan, Landscape Plan and Arborist Report were submitted with the application. There are 9 trees on or within the subject site. The submitted Arborist Report indicates that 4 City-owned trees and 5 protected private trees would be removed to accommodate the proposed development. The submitted Landscape Plan shows a total of 6 new trees proposed on the City road allowance along The Queensway and Zorra Street.

Urban Forestry staff advise 3 additional trees should be provided (1 tree along The Queensway and 2 trees along Zorra Street) for a total of 9 new street trees. Urban Forestry staff also require a minimum of 3 new trees on private property to compensate for the loss of each protected private tree. Therefore, staff require revised Landscape and Planting plans to be submitted. Further, an application to Injure or Destroy Trees and applicable fee for permission to remove trees and the associated consultation process for tree removal is required.

Reasons for the Application

Amendments to the former City of Etobicoke Zoning Code and Site Specific Zoning By-law No. 514-2003 are required as the proposal does not comply with the existing performance standards, particularly with respect to building height, total density, setbacks and number of parking spaces. An amendment is also required to establish appropriate development standards for the proposal. Through the review of the application, staff may identify additional areas of non-compliance with the former City of Etobicoke Zoning Code and Site Specific Zoning By-law No. 514-2003.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale;
- Functional Servicing and Stormwater Management Report;
- Geotechnical Study;
- Hydrogeological Report;
- Transportation Impact Study;
- Arborist Report;
- Shadow Study;
- Pedestrian Wind Assessment;
- Community Services and Facilities Study;
- Public Consultation Plan; and
- Draft Zoning By-law.

The Toronto Green Standard Checklist was also submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

A Notification of Complete Application was issued on November 24, 2017.

Issues to be Resolved

The application has been circulated to City divisions and public agencies for comment. Issues identified on a preliminary basis include, but are not necessarily limited to:

- Consistency with the Provincial Policy Statement and conformity to the Growth Plan for the Greater Golden Horseshoe;
- Conformity with the Official Plan policies, including development criteria for *Mixed Use Areas*, Public Realm and the Built Form policies in Chapter 3 particularly with respect to building height, massing, fit within the surrounding area or planned context and articulation of the proposed buildings;

- Determining the appropriateness of additional density, building height and massing, and impacts on the surrounding area;
- Assessing the appropriateness of the proposed 13-storey building within the context of the Avenue Study and the existing mid-rise buildings in the surrounding area;
- Consideration of the Mid-Rise Building Design Guidelines as supplementary to The Queensway Avenues Study;
- Applicability of the Tall Building Design Guidelines;
- Site design, organization and layout with respect to front yard, side yard and rear yard setbacks and setbacks from the building to the streets and property lines (particularly with respect to the abutting residential detached houses), vehicular site access/rear laneway design, locations of the parking ramp/access to the underground parking garage, automobile and bicycle parking spaces, landscape areas, pedestrian circulation and connections to the public realm;
- Sun, shadow and pedestrian wind comfort on the site, The Queensway, the north side of The Queensway sidewalk and surrounding properties;
- Mitigation of potential wind conditions created by the proposed development;
- Adequacy of existing infrastructure to support the proposal and identification of any required improvements;
- Transportation impacts arising from the proposed development;
- Configuration of the arrangement of indoor and outdoor amenity space;
- Tree removal and preservation measures;
- Parkland dedication requirements;
- Public art for the development and the applicant's participation in the Percent for Public Art Program and its Guidelines;
- Provisions for larger residential dwelling units suitable for a broader range of households, including families with children, and rental units (affordable and/or mid-range) to support a full range of housing and affordability as per housing policies in the Official Plan and The Growing Up Draft Urban Design Guidelines;
- Adequacy of existing community services and facilities required to serve the residents of the development; and

- Should the application be recommended for approval, identification of appropriate community benefits under Section 37 of the *Planning Act*, as a result of the proposed increase in height and density of the proposal.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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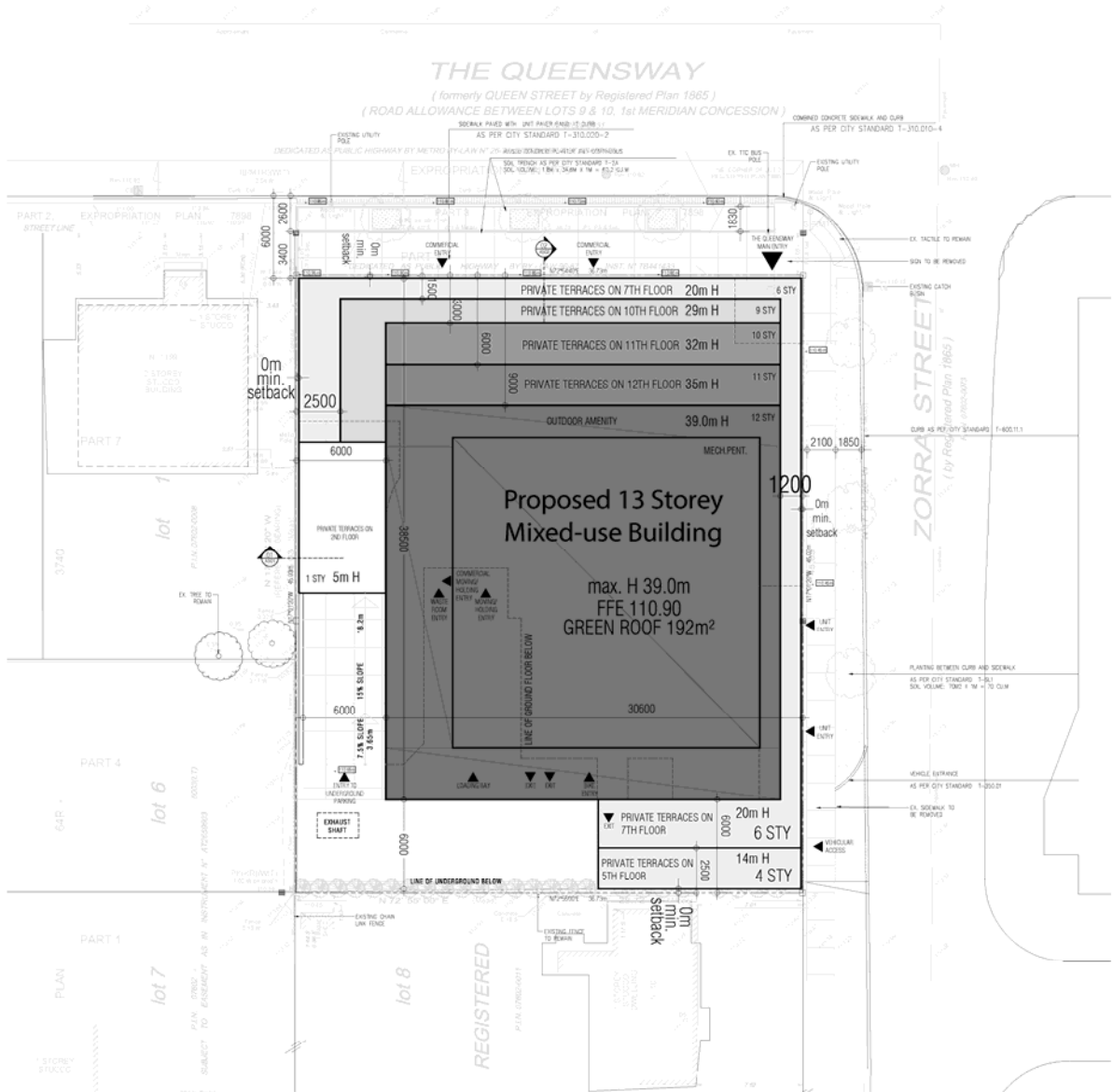
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Neil Cresswell, MCIP, RPP
Director of Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1:	Site Plan
Attachment 2a:	North Elevation
Attachment 2b:	East Elevation
Attachment 2c:	South Elevation
Attachment 2d:	West Elevation
Attachment 3	Official Plan
Attachment 4:	Zoning
Attachment 5:	Application Data Sheet

Attachment 1: Site Plan



Site Plan

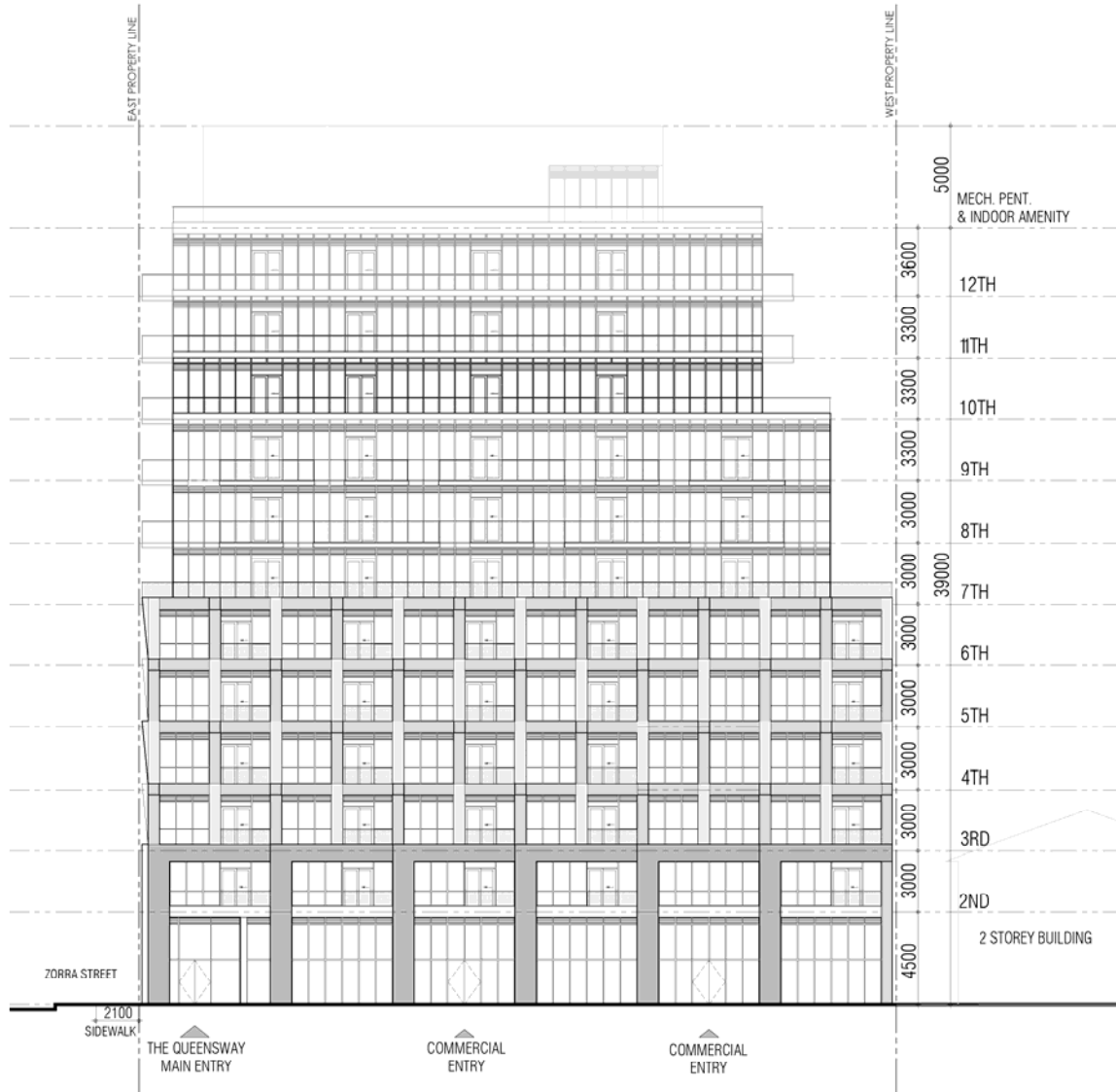
Applicant's Submitted Drawing

Not to Scale 

1197 The Queensway
& 8 Zorra Street

File # 17 257307 WET 05 02

Attachment 2a: North Elevation



North Elevation

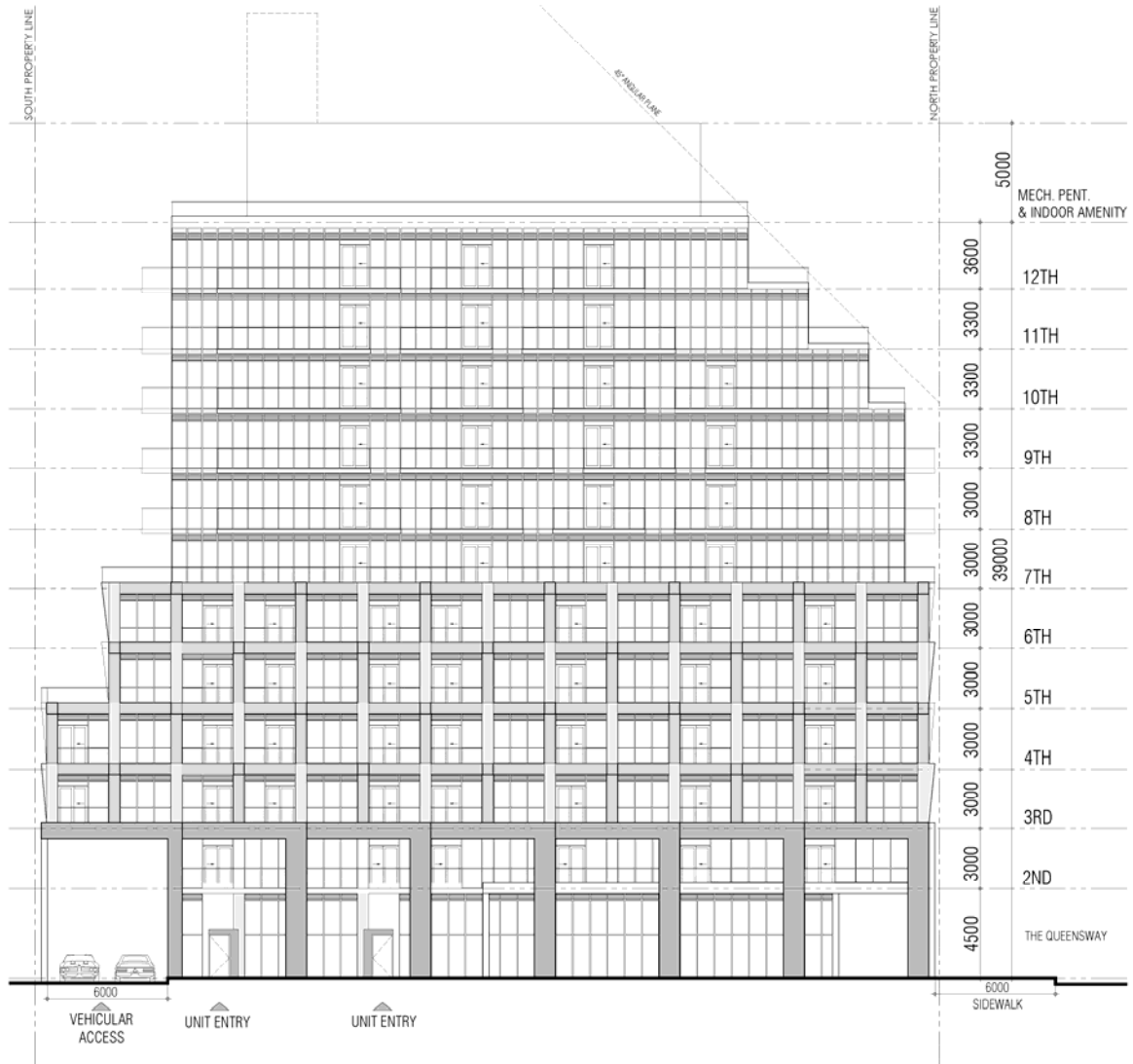
Applicant's Submitted Drawing

Not to Scale
03/01/2018

**1197 The Queensway
& 8 Zorra Street**

File # 17 257307 WET 05 0Z

Attachment 2b: East Elevation



East Elevation

Applicant's Submitted Drawing

Not to Scale
03/01/2018

1197 The Queensway
& 8 Zorra Street

File # 17 257307 WET 05 02

Attachment 2c: South Elevation

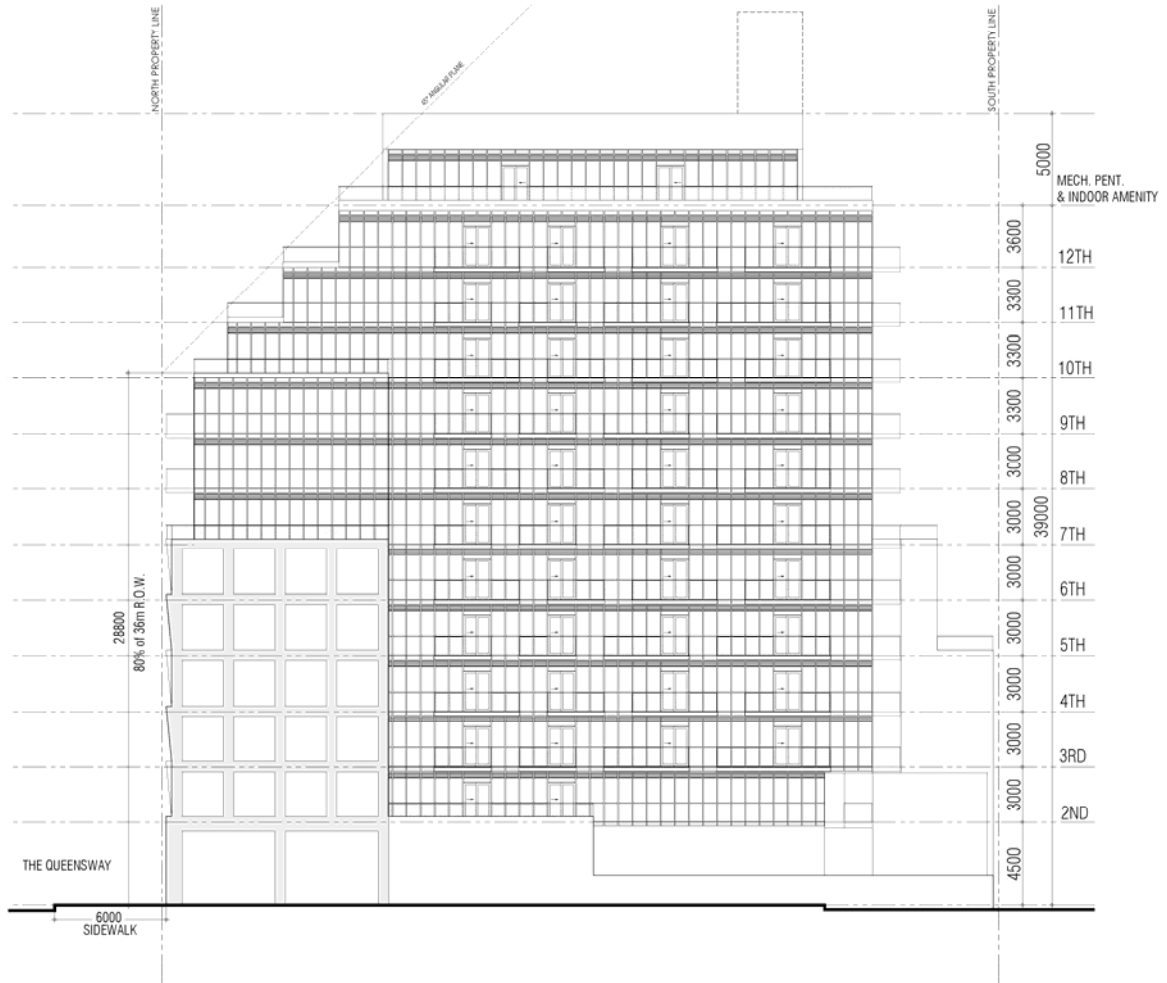


South Elevation
 Applicant's Submitted Drawing
 Not to Scale
 03/01/2018

**1197 The Queensway
 & 8 Zorra Street**

File # 17 257307 WET 05 0Z

Attachment 2d: West Elevation



West Elevation

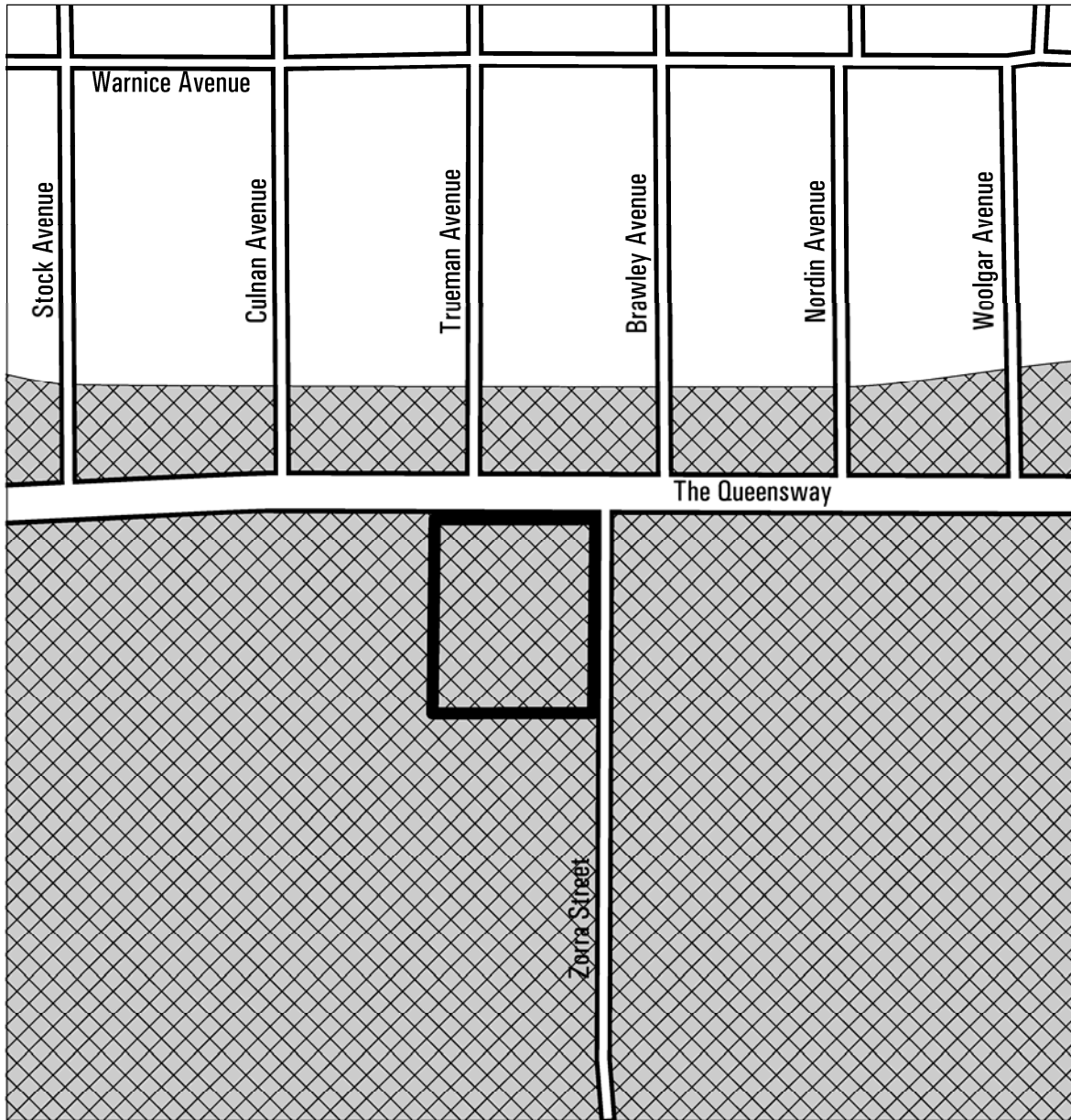
Applicant's Submitted Drawing

Not to Scale
03/01/2018

**1197 The Queensway
& 8 Zorra Street**

File # 17 257307 WET 05 0Z

Attachment 3: Official Plan



TORONTO
 Extract from Official Plan

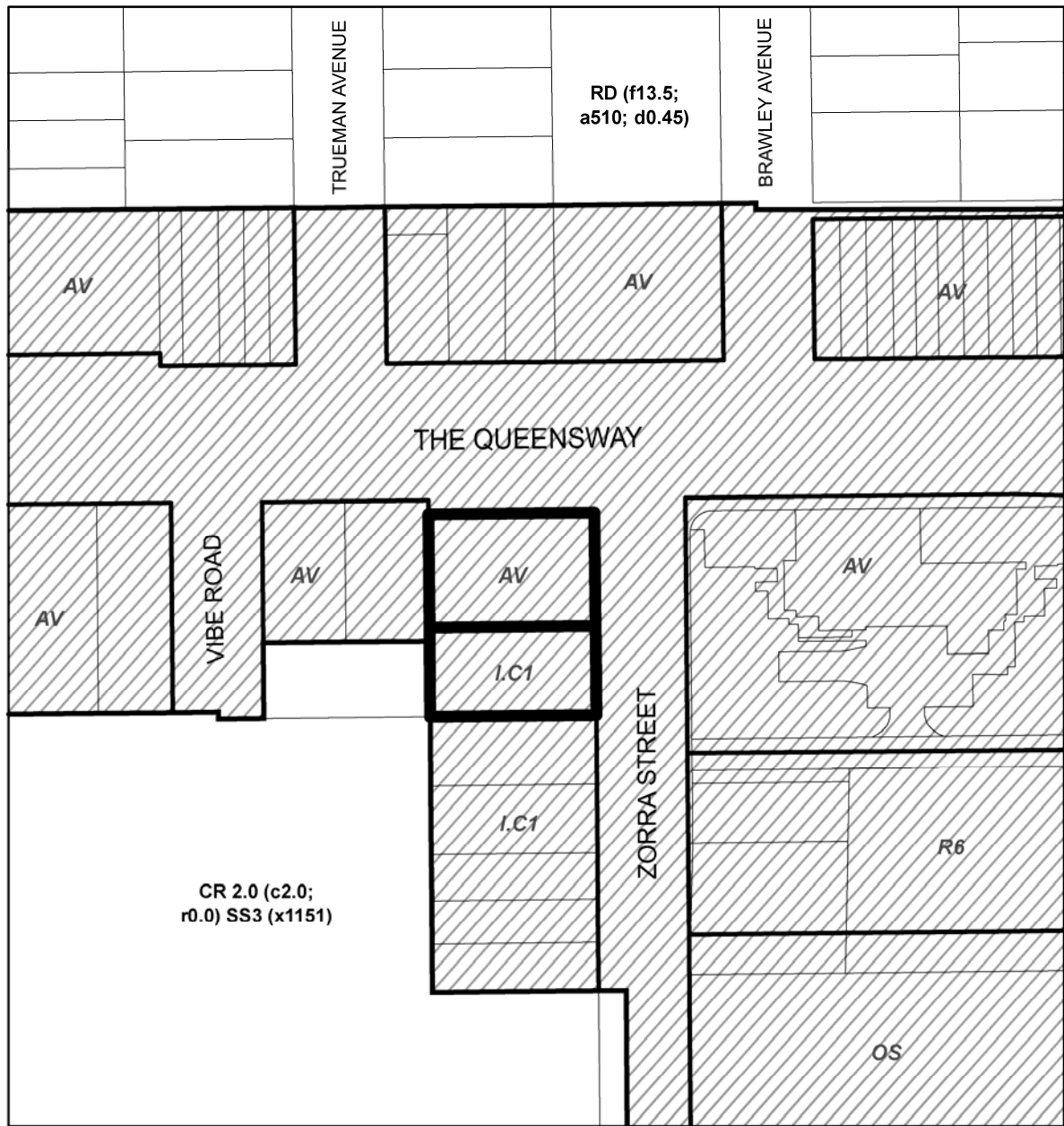
1197 The Queensway & 8 Zorra Street

File # 17 257307 WET 05 02

-  Site Location
-  Neighbourhoods
-  Mixed Use Areas


 Not to Scale
 03/01/2018

Attachment 4: Zoning



Zoning By-Law No. 569-2013

1197 The Queensway & 8 Zorra Street

File # 17 257307 WET 05 0Z



Location of Application

RD Residential Detached CR Commercial Residential



See Former City of Etobicoke By-Law No. 11,737

R6 Sixth Density Residential Zone
 OS Public Open Space Zone
 I.C1 Class 1 Industrial Zone
 AV Limited Commercial-Avenues Zone



Not to Scale
 Extracted: 02/06/2018

Attachment 5: Application Data Sheet

Application Type:	Rezoning	Application Number:	17 257307 WET 05 OZ
Details:	Rezoning, Standard	Application Date:	November 2, 2017
Municipal Address:	1197 THE QUEENSWAY AND 8 ZORRA STREET		
Location Description:	PLAN 1865 PT LOT 2 RP 64R10948 PARTS 2 & 3 **GRID W0507		
Project Description:	To amend the former City of Etobicoke Zoning Code to permit a 13 storey mixed-use building containing 159 dwelling units. The development would have a total gross floor area of 13,110 m ² , including 347 m ² of retail space at grade. A total of 118 parking spaces within a 3 level underground parking garage are proposed.		

Applicant:	Agent:	Architect:	Owner:
KRISTINE ZWICKER			ZEINARB INC.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Site Specific By-law No. 514-2003
Zoning:	AV (Limited Commercial Avenues) and IC.1(Class 1 Industrial Zone)	Historical Status:	N
Height Limit (m):	21	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1,653	Height:	Storeys:	13
Frontage (m):	36.7		Metres:	39
Depth (m):	45.03			
Total Ground Floor Area (sq. m):	770			Total
Total Residential GFA (sq. m):	12,763		Parking Spaces:	118
Total Non-Residential GFA (sq. m):	347		Loading Docks	1
Total GFA (sq. m):	13,110			
Lot Coverage Ratio (%):	44			
Floor Space Index:	7.93			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	73
2 Bedroom:	67
3 + Bedroom:	19
Total Units:	159

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):		12,763	0
Retail GFA (sq. m):		347	0
Office GFA (sq. m):		0	0
Industrial GFA (sq. m):		0	0
Institutional/Other GFA (sq. m):		0	0

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