

601, 603 and 605 Oakwood Avenue - Zoning By-law Amendment Application - Preliminary Report

Date:	January 31, 2018
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 15 – Eglinton-Lawrence
Reference Number:	17 278485 NNY 15 OZ

SUMMARY

This application proposes to amend the former City of York Zoning By-law No. 1-83 and the harmonized City of Toronto Zoning By-law No. 569-2013 for the lands at 601, 603 and 605 Oakwood Avenue to permit a 6 storey (18.1 metre high) mixed-use apartment building containing 30 residential units (including 6 rental replacement units), 70 square metres of ground floor commercial space, and 12 vehicular parking spaces utilizing a parking stacker system at the rear of the building.

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.

Provided the applicant submits any additional required information in a timely manner and all outstanding issues are addressed, it is anticipated the final report will be prepared and a public meeting scheduled under the *Planning Act*.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 601, 603 and 605 Oakwood Avenue 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 June 2008, City Council approved a Zoning By-law Amendment to permit commercial, office and service uses at grade and 6 residential units in the second storey at 601, 603, and 605 Oakwood Avenue. Council's decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2008.NY16.34>

Pre-Application Consultation

Pre-application consultation meetings were held on October 12, 2016, May 24 and August 31, 2017 with the applicant to discuss the proposed development and complete application submission requirements. Issues raised included the Official Plan policies of the *Neighbourhoods* designation, height and transition to the residential lands to the south of the subject site.

ISSUE BACKGROUND

Proposal

Although the application as submitted proposes what is described as a four storey mixed-use building, review of the submitted drawings indicate what would correctly be described as a six-storey building, containing a mezzanine level and roof top amenity area, and a total proposed 30 residential dwelling units with 70 square metres of commercial space at the ground floor. The proposed building is comprised of 24 one bedroom units and 6 two bedroom units, of which 3 one bedroom units and 3 two bedroom units will be rental replacement units. The mixed-use building would have a total gross floor area (GFA) of 1,808 square metres and a Floor Space Index (FSI) of 3.3 times the area of the lot.

A 0.37 metre wide strip of land along the north boundary will be conveyed to the City of Toronto for the purpose of a road widening along a public-owned laneway named Reggae

Lane, resulting in a total proposed lot area of approximately 541 square metres and a frontage of 13.6 metres on Oakwood Avenue.

The building is proposed to be rectangular in shape and front onto Oakwood Avenue with the north side flanking Reggae Lane. The application maintains setbacks of 0 metres from the front lot line along Oakwood Avenue, 0 metres from the north lot line along Reggae Lane (after a required lane widening), 0 metres from the south lot line and 9 metres from the rear lot line. Indoor and outdoor amenity space is proposed on the roof level of the building. The enclosed portion of the rooftop amenity space which constitutes the 6th storey of the proposal, would be setback from the Oakwood Avenue and rear edges of the proposed building, such that it would be located in the middle of the roof deck. Private outdoor balconies are also proposed at the front of the building along Oakwood Avenue for floors 2 to 4, and on the south side of the building at the west and east corners of the 5th floor.

Pedestrian access would be provided to the building off of Oakwood Avenue with separate entrances for ground floor commercial space, and a main entrance for residents and visitors into a main lobby. The commercial component at the ground floor fronting onto Oakwood Avenue would have a height of 5.38 metres. Vehicular access is proposed at the north side of the building from a rear car entrance that connects directly to Reggae Lane. There are a total of 12 vehicular parking spaces for residents proposed to be organized in an interior parking stacker system at the rear of the building. A total of 30 bicycle parking spaces are proposed primarily in the basement level, with the remaining bicycle parking spaces provided in the rear yard.

Site Statistics

Residential Gross Floor Area	1,738 square metres
Retail Gross Floor Area	70 square metres
Floor Space Index	3.34
Lot Coverage (post lane widening)	78.5 %
Storeys (Height)	6 (18.1 metres)
Residential Units (Condominium)	24
Residential Units (Rental)	6
Residential Vehicular Parking	12
Visitor Vehicular Parking	0
Retail Vehicular Parking	0
Long-term Bike Parking	27
Short-term (Visitor) Bike Parking	3
Proposed setbacks	West side (Oakwood Avenue) - 0 metres North side (Reggae Lane) - 0 metres East side – 9 metres South side - 0 metres
Outdoor Landscaped Open Space	28.3 square metres

Site and Surrounding Area

The site is located on the east side of Oakwood Avenue, south of Eglinton Avenue West. The site has an approximate area of 555.5 square metres with approximately 14 metres of frontage on Oakwood Avenue and a depth of approximately 39.6 metres. The site currently contains a two storey mixed-use building with 3 commercial units at grade and six residential rental units above. The existing mixed-use building has setbacks as follows: 0 metres from the west (front) property line, 0 metres to the north lot line, 0 metres to the south lot line and 9 metres to the east (rear) lot line. There are no windows or openings in the two storey wall of the existing building along the south property line which also abuts the rear of 5 residential dwellings. Four at-grade parking spaces used by the commercial tenants of the building are located at the rear of the building and accessed via the public lane (Reggae Lane) running along the north edge of the subject site. There is currently no resident parking provided on-site.

The site is within 100 metres of the future Eglinton-Crosstown LRT which is presently under construction, and just south of the future Oakwood LRT Station entrance.

Land uses surrounding the subject site include:

North: Directly to the north of the site is a public laneway (Reggae Lane) and beyond are a variety of one to three storey mixed-use commercial-residential buildings fronting onto Eglinton Avenue West. The Eglinton Crosstown LRT is currently under construction along Eglinton Avenue West, and includes 2 Oakwood Station entrances located just east and north of the intersection of Oakwood Avenue and Eglinton Avenue West, and just north along Oakwood Avenue from the subject site.

East: To the east of the site are the rear yards and rear detached garages of low-rise residential lots containing one and two storey detached dwellings fronting onto Lanark Avenue.

South: Directly south of the site is a low density residential neighbourhood consisting of one and two storey single detached dwellings fronting onto Lanark Avenue. Further south along Oakwood Avenue is a mix of one and two storey residential, commercial and institutional buildings.

West: On Eglinton Avenue, west of Oakwood Avenue is the site of a high-rise mixed-use development presently under construction. The development was subject to a Zoning By-law Amendment approved by the Ontario Municipal Board in 2010 that allowed a 14 storey mixed-use building with a height of 49.2 metres (File: 09 199813 NNY 15 OZ). The proposal was further amended by an application to the Committee of Adjustment in 2013 to permit a 16 storey mixed-use building. Adjacent to this development at the southwest corner of Eglinton Avenue West and Oakwood Avenue is a 1-storey commercial building occupied by a fast food restaurant. Further to the west are mixed-use buildings along Eglinton Avenue and residential dwellings along Lanark Avenue.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (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.

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.

Staff will review the application to ensure it is consistent with the Provincial Policy Statement (2014) and conforms (and does not conflict) with the Growth Plan for the Greater Golden Horseshoe (2017).

Official Plan

The site is designated as *Neighbourhoods* on Map 16 – Land Use Plan of the City of Toronto Official Plan. *Neighbourhoods* are considered physically stable areas, which include residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, townhouses and walk-up apartments up to four storeys. Parks, local institutions, home occupations, cultural and recreational facilities and small scale retail service and office uses are also provided for in *Neighbourhoods*. Local institutions include uses such as seniors and nursing homes and long term care facilities.

The proposal is also being considered under Policy 4.1.7 which addresses intensification on major streets in *Neighbourhoods*. Oakwood Avenue is identified in the Official Plan as a major street and proposals for intensification of lands on major streets in *Neighbourhoods* are not encouraged by the policies of the Plan. Where a more intense form of residential development than that permitted by existing zoning on a major street in a *Neighbourhood* is being proposed, the policy requires that the proposal is reviewed in accordance with Policy 4.1.5, and has both regard to the form of development along the street and its relationship to the adjacent development in the *Neighbourhood*.

The Official Plan criteria to evaluate developments in *Neighbourhoods* is set out in Policy 4.1.5, which requires that developments in established *Neighbourhoods* respect and reinforce the existing physical character of the neighbourhood, including in particular:

- Size and configuration of lots;
- Heights, massing, scale and dwelling type of nearby residential properties;
- Prevailing building type(s);
- Setbacks of buildings from the street or streets;
- Continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- Prevailing patterns of rear and side yard setbacks and landscaped open space.

Further, according to Policy 4.1.9, infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in established *Neighbourhoods* will:

- have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties;
- provide adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed;
- front onto existing or newly created public streets wherever possible, with no gates limiting public access; and
- locate and screen service areas and garbage storage to minimize the impact on existing and new streets and residences.

The Built Form policies in Section 3.1.2 of the Plan will also be utilized to assess the proposed development. Section 3.1.2 provides direction for new development with respect to its location and organization such that it fits within, and respects, its existing and planned context. It states:

"New development will be located and organized to fit within its existing and/or planned context. It will frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces from the development by:

- a) generally locating buildings parallel to the street or along the edge of a park or open space with a consistent front yard setback. On a corner site, the development should be located along both adjacent street frontages and give prominence to the corner. If located at a site that ends a street corridor, development should acknowledge the prominence of that site;
- b) locating main building entrances so that they are clearly visible and directly accessible from the public sidewalk;
- c) providing ground floor uses that have views into and, where possible, access to, adjacent streets, parks and open spaces; and
- d) preserving existing mature trees wherever possible and incorporating them into landscaping designs."

Policy 3.2.1.6, under the *Housing* section of the Official Plan, also applies to the subject site. Section 3.2.1, *Housing*, includes policies that encourage the provision of a full range of housing, in terms of form, tenure and affordability, and the protection of rental housing units. Policy 3.2.1.6 requires that new development that would result in the loss of six or more rental housing units which have affordable or mid-range rents will not be approved unless at least the same number, size and type of rental units are replaced and secured with similar rents for a period of at least 10 years and an acceptable tenant relocation and assistance plan is provided.

The Toronto Official Plan is available on the City's website at: <http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=03eda07443f36410VgnVCM10000071d60f89RCRD>

OPA 320

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016. The Ministry received 57 appeals to OPA 320 and it has been appealed in its entirety. As a result, OPA 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework.

Official Plan Amendment 320 as adopted by City Council is available on the City's website at: <http://www.toronto.ca/legdocs/bylaws/2015/law1297.pdf>

Mid-Rise Building Guidelines

Toronto City Council, at its meeting of July 8, 2010, adopted the recommendations contained in the staff report prepared by City Planning entitled "Avenues and Mid-Rise Buildings Study", with modifications. The main objective of the Avenues and Mid-Rise Buildings 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. Mid-Rise Building Guidelines 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.

Mid-Rise Building Performance Standards Addendum

In June 2016, City Council approved the Mid-Rise Building Performance Standards Addendum. The Addendum is to be used by City Staff together with the 2010 approved Mid-Rise Building Performance Standards during the evaluation of development applications where mid-rise buildings are proposed and the Performance Standards are applicable. The Performance Standards and Addendum may also be used to help inform the preparation or review of area studies and policies involving mid-rise buildings. The Addendum is approved as an interim supplement to the 2010 Performance Standards until such time as Council considers and adopts updated Mid-Rise Building Design Guidelines. Council's decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7>

Mid-Rise Building Performance Standards Addendum may be found here:

<http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>

Growing Up Draft Urban Design Guidelines

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.

Zoning

The site is subject to the former City of York Zoning By-law 1-83, and the City of Toronto Zoning By-law 569-2013.

Under the former City of York Zoning By-law 1-83, the site is zoned as a R2 (Residential Zone) and subject to a site-specific exception per subsection 16(432). Various building types are permitted in a R2 zone including single detached dwellings, semi-detached dwellings, duplex houses, group homes, private home daycares, day nurseries, schools, public services and utilities, and places of worship. Frontage, height, setbacks and density requirements vary depending on the type of dwelling. The site-specific exception per subsection 16(432) was approved in 2008 as part of a re-zoning application for the subject lands and permits 6 residential dwelling units within a commercial building provided that the commercial uses are located on the ground floor of the building. The range of permitted commercial uses include non-medical office, retail store, restaurant excluding a licensed restaurant, take-out eating establishment, day nursery, veterinary clinic, pet shop, dry cleaning and laundry collecting establishment, self-service laundry, service or repair establishment, and financial institution.

Under City-wide Zoning By-law 569-2013, the site is zoned RM (Residential Multiple Dwelling Zone). The RM Zone permits detached houses, semi-detached houses, and duplex houses with maximum heights of 11 metres or 3 storeys, and FSI of 0.8 times the area of the lot.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan application has been submitted and is being reviewed concurrently with this application (File # 17 278488 NNY 15 SA).

Rental Housing

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. The By-law prohibits the demolition or conversion of rental housing units in buildings containing six or more residential 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 the Chief Planner.

Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. These conditions implement the City's Official Plan policies protecting rental housing. Council approval of demolition under Section 33 of the *Planning Act* may also be required where six or more residential 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, City Council typically considers both applications at the same time. Unlike *Planning Act* applications, decisions made by City Council under By-law 885-2007 are not appealable to the Ontario Municipal Board.

As the subject site contains at least 6 residential units, of which at least one may be identified as rental, an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code is required to be submitted for the demolition of the existing rental housing units. No rental replacement application has been received.

Reasons for the Application

An application is required to amend the former City of York Zoning By-law 1-83 and the harmonized City-wide By-law 569-2013 to permit the proposed uses and building types, to address height, density, building setbacks, parking and to develop appropriate development standards for the proposal.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Architectural Plans;
- Arborist Report;
- Draft Zoning By-law Amendments;
- Functional Servicing and Stormwater Management Report;
- Geotechnical Investigation;
- Housing Issues Report;
- Hydrogeological Assessment;
- Landscape Plans;
- Parking Study;
- Planning Justification Report;
- Public Consultation Plan;
- Site Grading and Servicing Plans;
- Sun/Shadow Study;
- Site Survey;
- Toronto Green Standards Checklist;
- Transportation Impact/Parking/Loading Study; and
- Urban Design Brief.

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

- Rental Demolition and Conversion Declaration of Use and Screening Form;
- Rental Housing Demolition and Conversion Application; and
- Addendum to the Housing Issues Report addressing all required content outlined in the Housing Issues Report Terms of Reference.

Issues to be Resolved

On a preliminary basis, the following issues have been identified:

- Conformity with Official Plan policies;
- Requirement of an Official Plan Amendment Application;
- Whether the mezzanine level should be considered a storey;
- Appropriateness of the proposed height, density and massing;
- Appropriate intensification of the site considering the accessibility to higher order transit given the proximity to the Eglinton LRT;
- Compatibility and fit with neighbouring residential uses, including building type, transition, setbacks, built form and streetscape;
- The location, orientation and organization of the building and site including service areas, building entrance and ground floor uses and height;
- Review of site access/circulation and loading;
- Potential overlook and privacy issues with adjacent properties;
- The adequate provision of vehicular and bicycle parking spaces;
- The adequacy of the proposed indoor and outdoor residential amenity space and landscaped open space;
- Unit mix and appropriateness of the building to be family and pet friendly;
- Requirement for continuous weather protection along Oakwood Avenue;
- Garbage storage and location of curbside garbage pick-up;
- Appropriateness of rental housing replacement, including size and type of units with similar rents;
- Building design including south elevation treatment;
- Appropriate streetscape treatment along Oakwood Avenue;
- Appropriate lane widening and configuration;
- Appropriate servicing and storm water management.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

CONTACT

Ben DiRaimo, Senior Planner, Community Planning

Tel. No. (416) 395-7119

Fax No. (416) 395-7155

E-mail: Ben.DiRaimo@toronto.ca

SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: East and West Elevations

Attachment 3: South Elevations

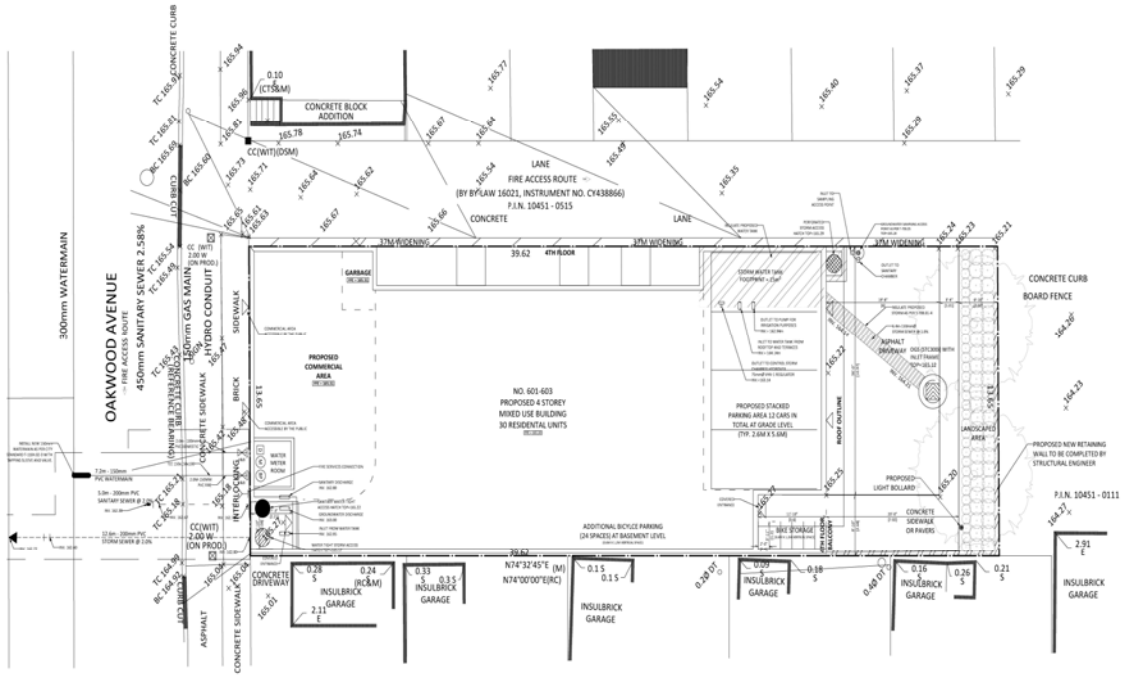
Attachment 4: North Elevations

Attachment 5: Zoning

Attachment 6: Official Plan

Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale
12/22/2017

601,603,605 Oakwood Avenue

File # 17 278485 NNY 15 02

Attachment 2: East and West Elevations



East & West Elevations

601,603,605 Oakwood Avenue

Applicant's Submitted Drawing

Not to Scale
12/22/2017

File # 17 278485 NNY 15 0Z

Attachment 3: South Elevations



South Elevation

601,603,605 Oakwood Avenue

Applicant's Submitted Drawing

Not to Scale
12/22/2017

File # 17 278485 NNY 15 02

Attachment 4: North Elevations



North Elevation

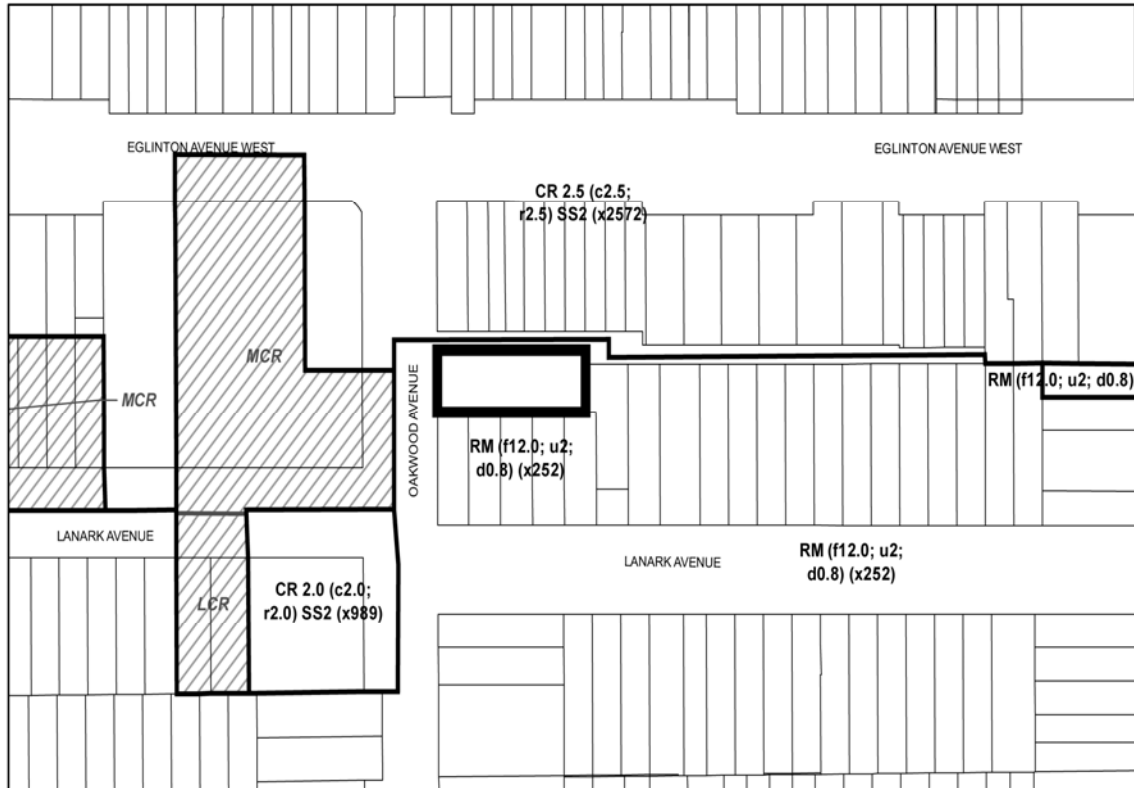
Applicant's Submitted Drawing

Not to Scale
12/22/2017

601,603,605 Oakwood Avenue

File # 17 278485 NNY 15 0Z

Attachment 5: Zoning



Zoning By-Law No. 569-2013

601,603,605 Oakwood Avenue

File # 17 278485 NNY 14 02



Location of Application

RM Residential Multiple CR Commercial Residential



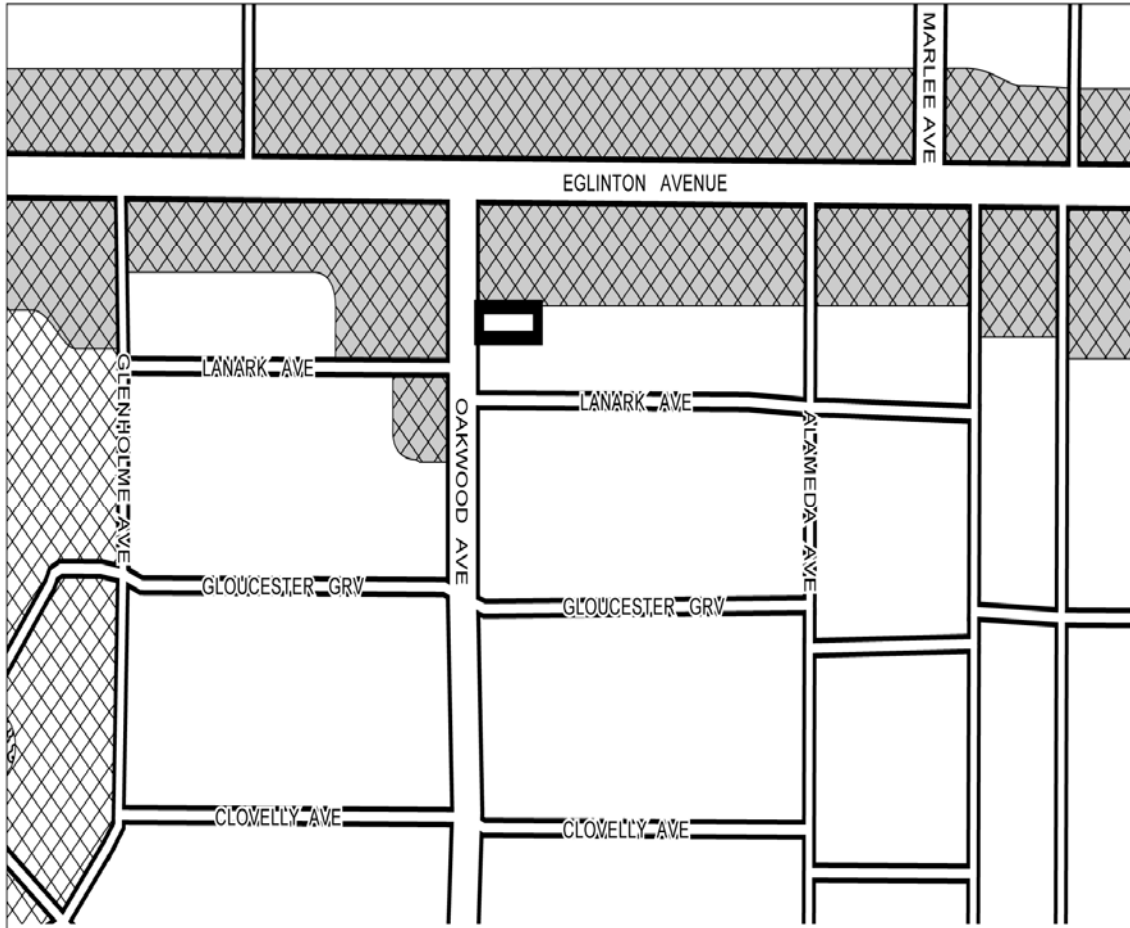
See Former City of York By-Law No. 1-83

LCR Local Commercial Residential Zone
MCR Mixed Commercial Residential Zone



Not to Scale
Extracted: 12/22/2017

Attachment 6: Official Plan



Extract from Official Plan

601,603,605 Oakwood Avenue

File # 17 278485 NNY 15 02

-  Site Location
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas



Not to Scale
12/22/2017

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	17 278485 NNY 15 OZ
Details	Rezoning, Standard	Application Date:	December 21, 2017
Municipal Address:	601- 605 OAKWOOD AVENUE		
Location Description:	**GRID N1507		
Project Description:	Proposed 6 storey mixed use building with 30 residential apartment units and ground floor retail. 12 stacked parking spaces would be located at the rear of the building, accessed from adjacent laneway. Rear landscape open space and roof-top amenity area. Concurrent site plan application.		

Applicant:	Agent:	Architect:	Owner:
WESTON CONSULTING c/o Jane McFarlane 127 Berkeley Street Toronto Ontario M5A 2X1		SOL-ARCH Jonathan Benczkowski 301 Keewatin Avenue Toronto Ontario M4P 2A4	OAKWOOD PARK GP INC., 309-658 Danforth Avenue Toronto Ontario M4K 1N7

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	R2	Historical Status:	N
Height Limit (m):	9.5	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	541.1	Height:	Storeys:	6
Frontage (m):	13.65		Metres:	18.1
Depth (m):	39.62			
Total Ground Floor Area (sq. m):	266.21			Total
Total Residential GFA (sq. m):	1738.04		Parking Spaces:	12
Total Non-Residential GFA (sq. m):	70.06		Loading Docks	0
Total GFA (sq. m):	1808.1			
Lot Coverage Ratio (%):	49.2			
Floor Space Index:	3.34			

DWELLING UNITS

Tenure Type:	Rental, Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	24
2 Bedroom:	6
3 + Bedroom:	0
Total Units:	30

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	1738.04		0
Retail GFA (sq. m):	70.06		0
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

CONTACT: PLANNER NAME: Ben DiRaimo, Senior Planner, Community Planning
TELEPHONE: (416) 395-7119; Ben.DiRaimo@toronto.ca