

155 Wellesley Street East – Official Plan and Zoning By-law Amendment and Rental Housing Demolition Applications - Preliminary Report

Date:	December 15, 2017
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	17 241044 STE 27 OZ and 17 241055 STE 27 RH

SUMMARY

Applications for Official Plan Amendment, Zoning By-law Amendment and Rental Housing Demolition have been submitted for the lands located at 155 Wellesley Street East.

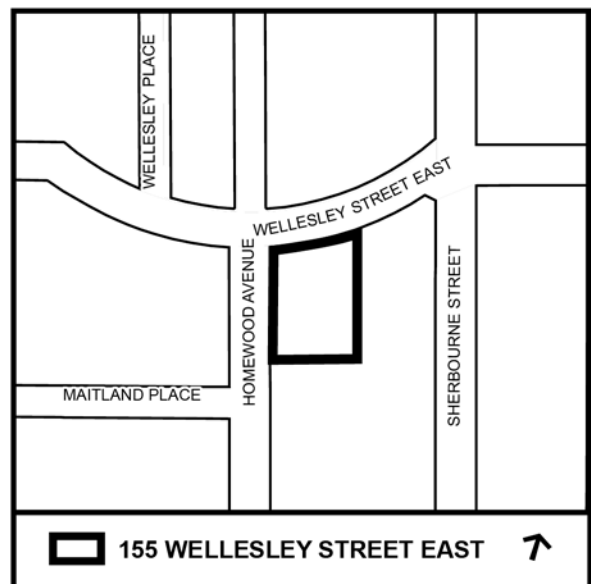
The applications propose the expansion and conversion of the first two storeys of an existing 18-storey, 116 unit residential rental apartment building to permit a two-storey medical facility and retail pharmacy. Alterations are also proposed to the existing ground floor rental office, corridors and storage rooms to facilitate the proposed uses. The application also proposes the removal of 3 residential rental units on the ground floor.

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

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 155 Wellesley Street East



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

There have been no recent development applications filed on the subject property.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on June 6, 2017. Matters raised by staff included: the need for an Official Plan Amendment to permit the proposed use; location and access to parking; and rental housing requirements. Complete application submission requirements were also discussed.

Supplementary information relating to the Official Plan and Zoning By-law Amendment applications was provided to City staff on July 10, 2017. Supplementary information relating to the Rental Housing Demolition application was provided to City Staff on October 18, 2017 and November 21, 2017.

ISSUE BACKGROUND

Proposal

This application proposes to amend the City's Official Plan and City of Toronto Zoning By-law Nos. 438-86 and 569-2013 for the lands at 155 Wellesley Street East to permit a medical facility to be operated by St. Michael's Hospital and a retail pharmacy in the first two floors of the existing 18-storey residential apartment building.

St. Michael's Hospital currently provides health services to the St. James Town and Moss Park neighbourhoods from their existing clinic at 410 Sherbourne Street, which is located approximately 350 metres south of the subject site. This application proposes the relocation of this clinic to the subject site.

The proposal would increase the floor space index (FSI) from 2.65 times to 3.39 times the lot area. The proposed medical facility measures two-storeys in height and has a gross floor area of approximately 2,137.5 square metres (23,000 square feet). The medical facility portion is proposed to be located at the east side of the existing building with an entrance being provided from Wellesley Street East and the existing rear parking area accessed from Homewood Avenue.

The proposed retail pharmacy measures one-storey in height and has a gross floor area of approximately 181.6 square metres (1,954 square feet) and would be located at the southwest corner of Wellesley Street East and Homewood Avenue with entrances taken from both streets.

The principal entrance to the existing building is from Wellesley Street East and the secondary entrance is located at the rear on the south side of the building. The building is currently setback 7.30 metres from the nearest point of the property line curve and 10.82 metres from the furthest point of the property line curve abutting Wellesley Street East. The existing building is setback 8.01 metres from the property line abutting Homewood Avenue.

The subject site currently contains a total of 126 surface parking spaces with the underground and surface parking areas sharing access from a driveway off of Homewood Avenue. To the south, the building steps down to a single-storey, at-grade covered parking structure that houses 20 parking spaces. The southern portion of the rear yard contains a surface parking lot with 26 parking spaces. A total of 80 parking spaces are located in the existing underground garage, which is accessible via a ramp at the southwest portion of the subject site.

The proposed medical facility and retail pharmacy would result in the removal of 46 parking spaces and the reallocation of 21 residential parking spaces to be shared between the proposed uses and visitors. A total of 128 indoor bicycle parking spaces are proposed in the underground parking garage.

The application proposes the demolition of 3 rental dwelling units. The rental units are studio, one and two-bedroom unit types. Two of the units are vacant and have been altered in such a manner that they are no longer habitable, including the removal of kitchens and bathrooms. A studio apartment unit remains occupied. Alterations are also proposed to the existing ground floor rental office, corridors and storage rooms to facilitate the proposed uses.

Details of the application are outlined in the chart below and in Attachment 8 – Application Data Sheet.

Category	First Submission September 27, 2017
Site Area	2,907 square metres
Proposed Building Setbacks	
Front Lot Line (Wellesley Street East)	3.9 metres
East Property Line	0.4 metres
West Property Line (Homewood Avenue)	2.4 metres
Rear Lot Line (south)	8.4 metres
Gross Floor Area (GFA)	
Existing Residential	7,447.1 square metres
Proposed Non-Residential	2,395.6 square metres
Total	9,842.7 square metres
Floor Space Index (FSI)	
Existing	2.65
Proposed	3.39

Building Height	Existing - to Parapet Proposed Medical Clinic Proposed Retail Pharmacy	18 storeys (57.61 metres) 2 storeys (7.4 metres) 1 storey (3.9 metres)	
Number of Residential Units		<u>Existing</u>	<u>Proposed</u>
	Studio	17	16
	1 Bedroom	81	80
	2 Bedroom	17	16
	3 Bedroom	1	1
	Total	116	113
Amenity Area	Indoor Outdoor Total	0 square metres 239 square metres (Private –2 nd storey rooftop) 239 square metres	
Ground Floor Height		3.9 metres	
Vehicular Parking	Existing Proposed (shared commercial and visitor: residential)	126 spaces (residential) 80 spaces (21:59)	
Loading Spaces	Description	1 Type G	
Bicycle Parking	Existing Proposed (short-term: long-term)	0 spaces 128 spaces (indoor) (108:20)	

Site and Surrounding Area

The site is generally rectangular in shape. The site has an area of approximately 2,907 square metres with approximately 63.2 metres of frontage along Homewood Avenue and 46.31 metres of frontage along Wellesley Street East.

The site is relatively level with a slight slope downward towards Wellesley Street East to the north and the abutting property at 444 Sherbourne Street to the south.

The site contains 116 existing rental dwelling units. The rental units have the following bedroom type and rent classifications:

Rental Unit Bedroom Type		Rent Category	
Studio	17	Mid- range rents	17
1 Bedroom	81	Affordable rents	1
		Mid-range rents	72
		High-end rents	8
2 Bedroom	17	Mid-range rents	14
		High-end rents	3

Rental Unit Bedroom Type		Rent Category	
3 Bedroom	1	High-end rents	1

(Source: Rental Housing Demolition Application Form)

The surrounding development and land uses are as follows:

North: A 4-storey long-term care facility formerly known as the Re kai Centre, now Wellesley Central Place at 160 Wellesley Street East and an 11-storey supportive housing building. Continuing north there are additional tall buildings that range in height from 34 to 39 storeys.

West: Immediately to the west of the site is Homewood Avenue. Across Homewood Avenue is the rear playing field and buildings that encompass Jarvis Collegiate Institute at 495 Jarvis Street.

South: Immediately to the south of the property is Our Lady of Lourdes Catholic elementary school at 444 Sherbourne Street. Continuing south on Homewood Avenue, there are a mixture of two-storey semi detached dwellings and row houses.

East: To the east is a 35-storey (108 metre) condominium tower with a 4 storey base building at the property known municipally as 159 Wellesley Street East. Continuing east, there are three, 6-storey apartment buildings fronting onto Wellesley Street East and a funeral home on Sherbourne Street. Continuing north and east is St. James Town, with buildings ranging from 14 to 32 storeys in slab form towers.

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 types and affordability to meet projected requirements of current and future residents;
- 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 proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The City of Toronto Official Plan contains a number of policies that apply to the proposed development.

Chapter 2 – Shaping the City

Section 2.2.1 Downtown: The Heart of Toronto

The proposed development is located in the *Downtown*. A dynamic downtown is critical to the health of a city and to the region that surrounds it. Downtown, with its dramatic skyline, is Toronto's image to the world and to itself: comfortable, cosmopolitan, civil, urbane and diverse. It is the oldest, densest and most complex part of the urban landscape, with a rich variety of building forms and activities.

Downtown will continue to evolve as a healthy and attractive place to live and work as new development that supports the reurbanization strategy and the goals for *Downtown* is attracted to the area.

Chapter 3 – Building a Successful City

Section 3.1.2 Built Form

The Official Plan states that architects and developers have a civic responsibility to create buildings that not only meet the needs of their clients, tenants and customers, but also the needs of the people who live and work in the area. New development in Toronto will be located and organized to fit with its existing and/or planned context. It will do this by: generally locating buildings parallel to the street or along the edge of a park or open space, have a consistent front yard setback, acknowledge the prominence of corner sites, locate entrances so they are clearly visible and provide ground floor uses that have views into and access from streets. New development will also locate and organize vehicle parking and vehicular access to minimize their impacts on the public realm. Furthermore, new development will create appropriate transitions in scale to neighbouring existing and/or planned buildings, limit shadowing on streets, properties and open spaces and minimize any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility.

In addition to the policies above, new development will also be massed to define the edges of streets, parks and open spaces to ensure adequate access to sky view for the proposed and future uses.

New development will also provide public amenity and enhance the public realm through streetscape improvements.

Section 3.2.1 Housing

Section 3.2.1 of the Official Plan 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 3.2.1.5 states that rental housing having affordable and mid-range rents will be secured on sites containing six or more existing rental units. In addition, any needed improvements and renovations to the existing rental housing may also be secured, in accordance with Section 5.1.1 of the Official Plan, without pass-through of costs to tenants.

Chapter 4 – Land Use Designations

Section 4.2 Apartment Neighbourhoods

The subject lands are designated *Apartment Neighbourhoods* on Map 18 of the Official Plan. *Apartment Neighbourhoods* are distinguished from low-rise *Neighbourhoods* because a greater scale of buildings is permitted and different scale-related criteria are needed to guide development. Built up *Apartment Neighbourhoods* are stable areas of the City where significant growth is generally not anticipated.

Apartment Neighbourhoods are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. All land uses provided for in the *Neighbourhoods* designation are also permitted in *Apartment Neighbourhoods*.

Development in *Apartment Neighbourhoods* should contribute to the quality of life by: providing sufficient off-street motor vehicle and bicycle parking for residents and visitors; providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development; and providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces.

The Official Plan is available on the City's website at:

<https://www.toronto.ca/wp-content/uploads/2017/11/99b3-cp-official-plan-volume-1-consolidation.pdf>

Official Plan Amendment No. 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>

TOcore: Planning Downtown

TOcore: Planning Downtown is an inter-divisional study, led by City Planning, which is updating the planning framework for Downtown and developing a series of infrastructure strategies to support implementation. TOcore is a response to the rapid intensification of Downtown that is placing pressure on physical and social infrastructure assets and occurring in a pattern and at an intensity that threatens to jeopardize the quality of life in the city centre and the economic role that the Downtown plays for the entire city. TOcore's purpose is to ensure growth positively contributes to Toronto's Downtown as a great place to live, work, learn, play and invest by determining: a) how future growth will be accommodated and shaped, and b) what physical and social infrastructure will be needed, where it will go and how it will be secured. The study area is bounded by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north, and the Don River to the east.

Building on Downtown's existing planning framework and drawing on best practices within City Planning Division, the Downtown Plan is being developed to serve as a blueprint for future growth and infrastructure in the heart of Toronto over the next 25 years. It will provide detailed direction on the appropriate scale and location of future growth. It will also link this growth with infrastructure provision to ensure the creation of 'Complete Communities', addressing the requirements under the Provincial Policy Statement (2014) and the Growth Plan for the Greater Golden Horseshoe (2017). A series of infrastructure strategies for transportation, parks and public realm, community services and facilities, water and energy are in development as part of this review.

At its meeting on October 2-4, 2017, City Council considered the Proposed Downtown Plan and directed Staff to undertake stakeholder and public consultation on that document and its proposed policies, leading to a recommendations report and an amendment to Toronto's Official Plan in the second quarter of 2018. Additionally, Council directed Staff to consider the policies contained within the Proposed Downtown Plan in the review of all development applications within the Downtown going forward:

6. City Council request City Planning staff to consider the Proposed Downtown Plan policies, in Attachment 1 to the report (August 18, 2017) from the Chief Planner and Executive Director, City Planning, during the evaluation of current and future development applications in the Downtown Plan area and continue to refine the policies in consultation with stakeholders and the community.

More information on Council direction pertaining to TOcore can be found here:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG22.1>

Further background information can be found at: www.toronto.ca/tocore

Zoning

The former City of Toronto General Zoning By-law 438-86, as amended, zones the subject site R3 Z2.0 with a maximum permitted height of 12 metres and a maximum density of 2.0 times the area of the lot. The R3 zone permits a range of residential uses and non-residential uses are limited.

Under Zoning By-law 569-2013, the site is zoned R(d2.0)(x969) – Residential with a maximum permitted height of 30 metres and a maximum permitted density of 2.0 times the area of the lot. The R zone permits a wide range of residential uses including dwelling units in apartment and mixed-use buildings, as well as detached and semi-detached dwellings, townhouses, duplexes, triplexes and fourplexes and apartment buildings.

In 1966, site-specific By-law 22751 was passed by the Ontario Municipal Board to allow the construction of the existing 18-storey residential apartment building. The By-law contains specific provisions related to a maximum gross floor area, landscaped open space, number of parking spaces, setbacks, and building height.

Site Plan Control

The proposed development is subject to Site Plan Control. An application for Site Plan approval has not been submitted.

Tree Preservation

The application is subject to the City of Toronto Private Tree By-law. Tree Preservation and Landscape Plans have been submitted with the application and circulated to the City's Urban Forestry staff for their review. Opportunities for tree preservation and planting of replacement private and street trees will form part of their review.

Rental Housing Demolition and Conversion By-law

Section 111 of the *City of Toronto Act, 2006* authorizes City 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.

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.

An application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code has been filed. A Housing Issues Report was submitted with the application and is currently under review for consistency with the Official Plan. Three existing rental units would be demolished as part of the proposal. As per Chapter 667-14, a tenant consultation meeting shall be held to review the impact of the proposal on tenants of the residential rental property and matters under Section 111.

On October 19, 2017, application was made for a Rental Housing Demolition permit pursuant to Chapter 667 of the City of Toronto Municipal Code. A Housing Issues Report has been submitted with the required application and is currently under review for consistency with the Official Plan.

Reasons for the Applications

An amendment to the Official Plan is required. While the *Apartment Neighbourhoods* designation permits small-scale retail, service and office uses that serve the needs of area residents, the scale of the medical clinic and retail uses proposed are greater than what is intended by the *Apartment Neighbourhoods* policies.

An amendment to both City of Toronto Zoning By-law Nos. 438-86 and 569-2013 is required as the current R3 Z2.0 and R(d2.0)(x969) zoning categories do not permit the proposed medical clinic and retail uses. The amendment will also establish appropriate development standards for the proposal.

An application to permit the demolition of the 3 residential rental dwelling units is required under Chapter 667 of the Toronto Municipal Code as there are more than 6 existing dwelling units, at least one of which is a rental dwelling unit.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Arborist Report;
- Architectural Plans;
- Draft Official Plan and Zoning By-law Amendments;
- Geotechnical Study;
- Housing Issues Report;
- Hydrogeological Report;
- Landscape and Lighting Plans;
- Planning Rationale;
- Public Consultation Strategy;
- Rental Housing Demolition and Conversion Application and Screening Form;
- Stormwater Management Report;
- Sun/Shadow Study;
- Toronto Green Standards Checklist;
- Transportation Impact Study; and
- Tree Preservation Plan

A Notice of Complete Application was issued on October 27, 2017.

Issues to be Resolved

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

- Whether the introduction of a medical clinic and retail pharmacy are appropriate uses for the subject site.
- Consistency with the emerging policies and direction of the TOcore initiative.
- Determination of appropriate relationships to the adjacent properties.
- Suitability of the pedestrian realm and the relationship of the building to the street.
- Evaluation of the wind and shadow impacts created by the proposal on the site and surrounding area.
- Suitability and adequacy of existing and proposed indoor and outdoor amenity space.
- Evaluation of traffic impact, bicycle and vehicle parking, site servicing and loading.
- Evaluation of tree protection and landscaped open space on site.
- Securing of existing rental units which have affordable and mid-range rents and the identification and securing of needed improvements and repairs.
- Evaluation of the proposal for a tenant relocation and assistance plan and the evaluation of an application for and conditions of a Rental Housing Demolition Permit.
- Potential traffic impacts on the surrounding road network and site access/circulation.

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

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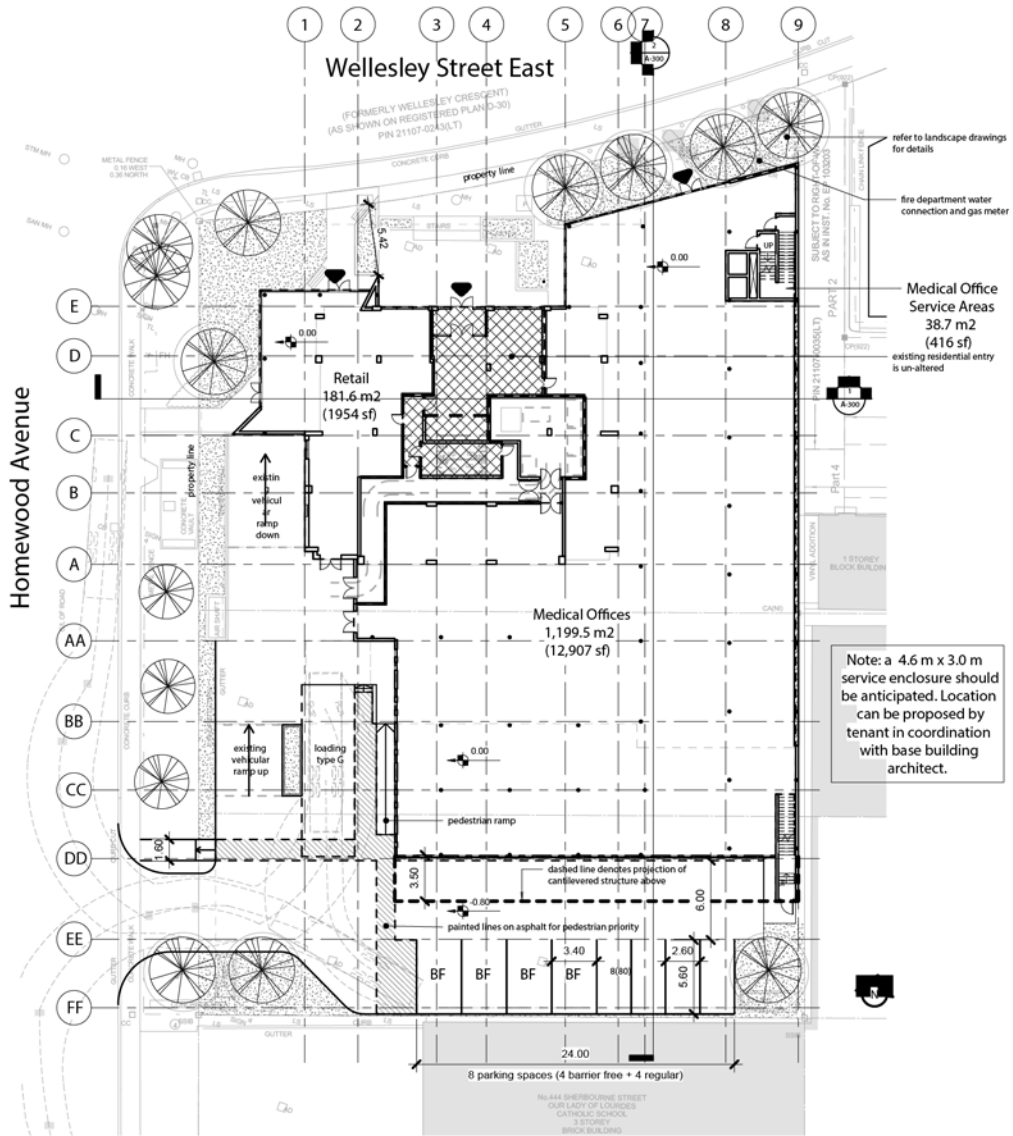
SIGNATURE

Lynda H. Macdonald
 Acting Director, Community Planning
 Toronto and East York District

ATTACHMENTS

Attachment 1:	Site Plan
Attachment 2:	North Elevation
Attachment 3:	South Elevation
Attachment 4:	East Elevation
Attachment 5:	West Elevation
Attachment 6:	City of Toronto Official Plan
Attachment 7:	City of Toronto Zoning By-law No. 569-2013
Attachment 8:	Application Data Sheet

Attachment 1: Site Plan



1 Site Plan / Ground Floor - Proposed
1:200

PLANS NOT SHOWN REMAIN AS EXISTING - REFER TO SHEET A-400 (Plans for Existing) FOR DETAILS

Site Plan

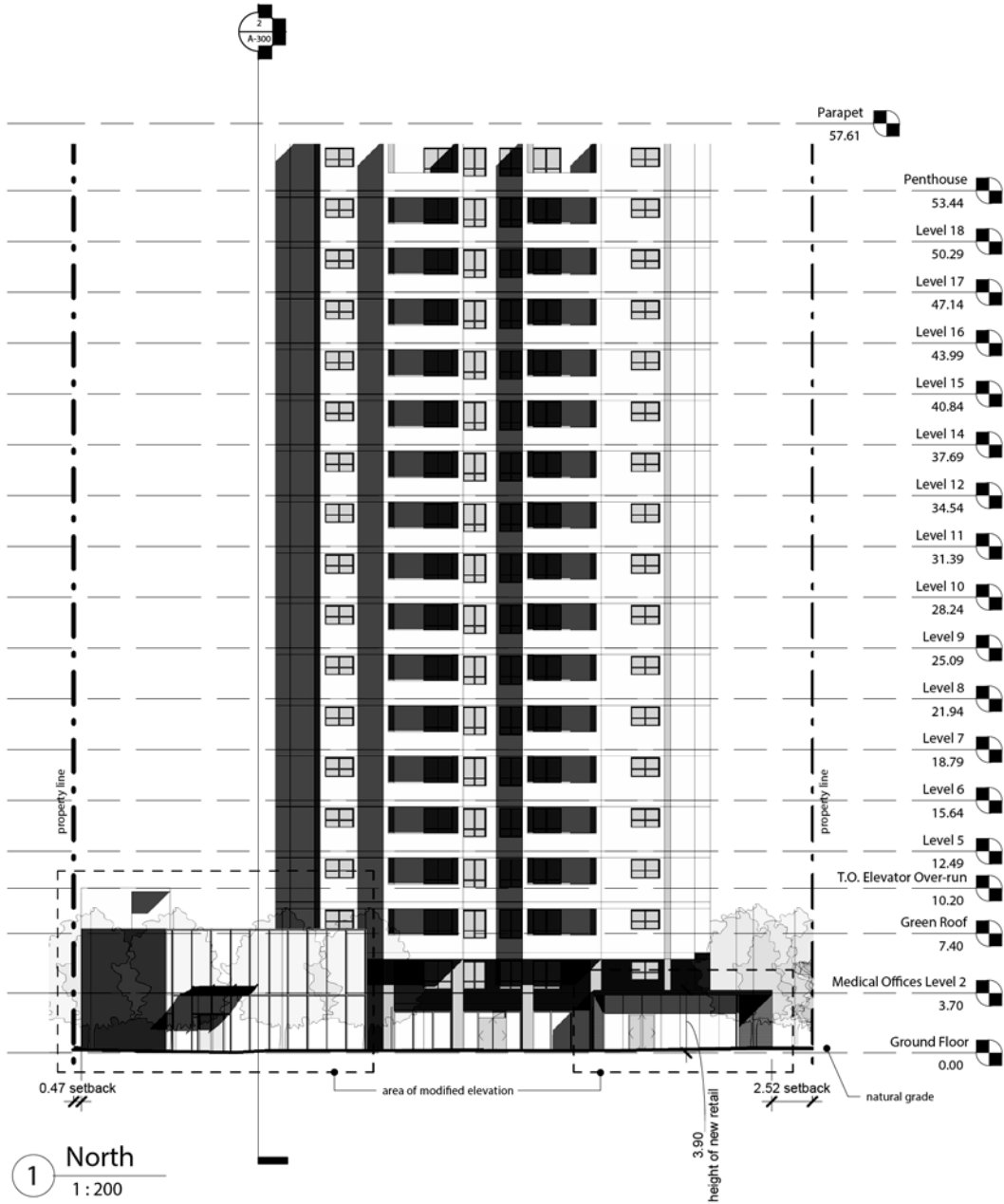
Applicant's Submitted Drawing

Not to Scale
11/29/2017

155 Wellesley Street East

File # 17_241044_STE 27 0Z

Attachment 2: North Elevation



North Elevation

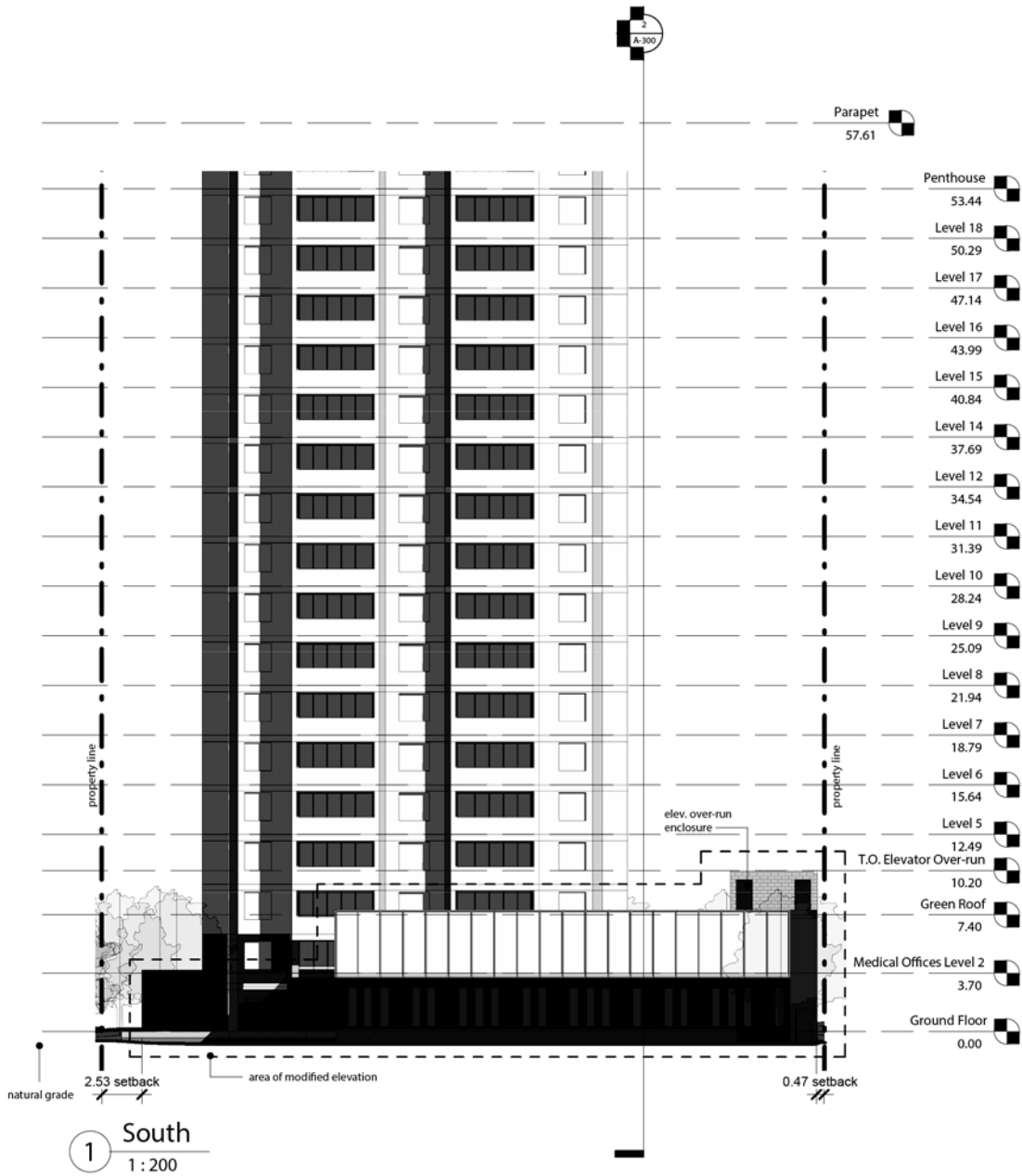
155 Wellesley Street East

Applicant's Submitted Drawing

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11/29/2017

File # 17_241044_STE 27 0Z

Attachment 3: South Elevation



South Elevation

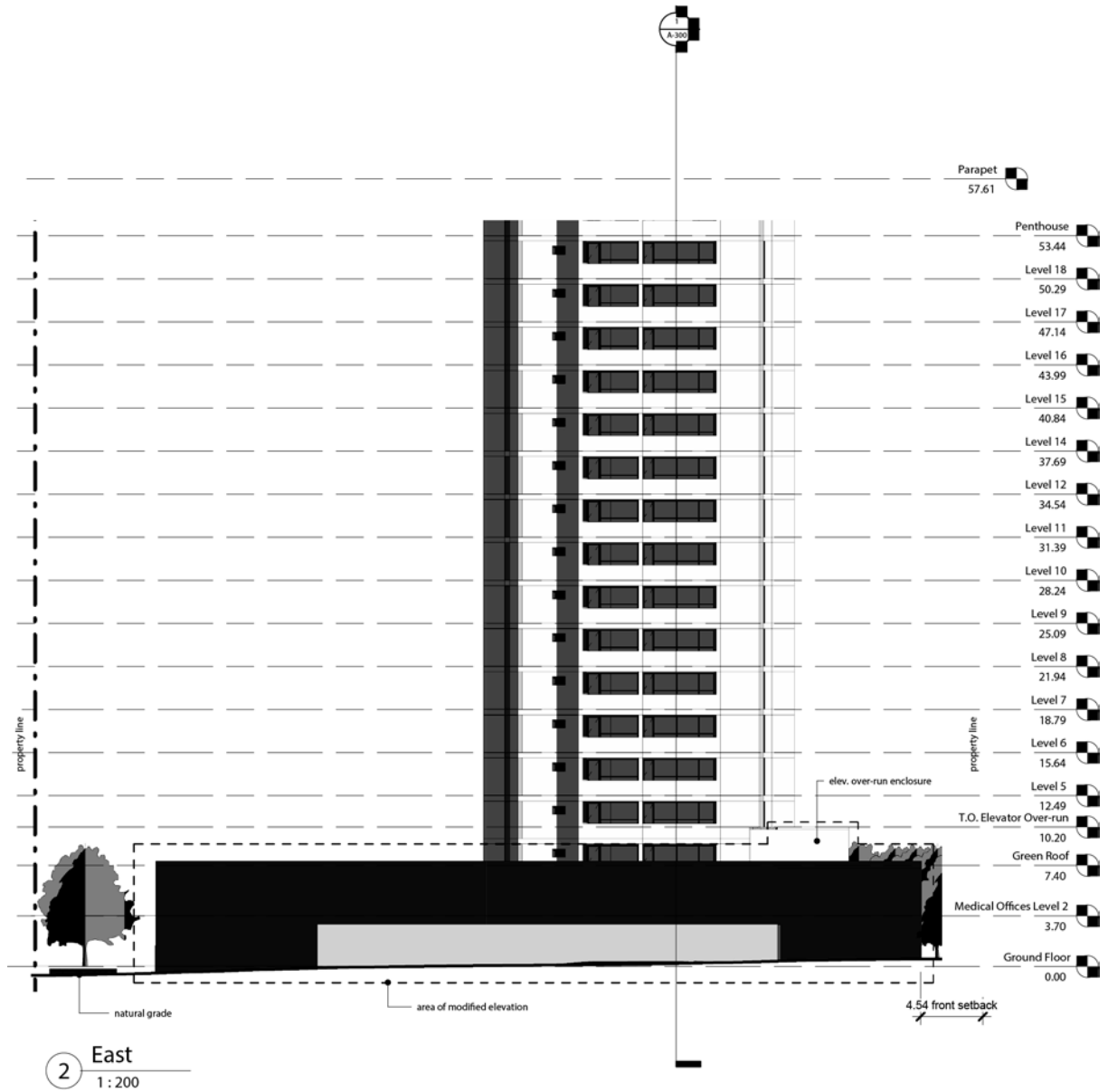
155 Wellesley Street East

Applicant's Submitted Drawing

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11/29/2017

File # 17_241044_STE 27 0Z

Attachment 4: East Elevation



East Elevation

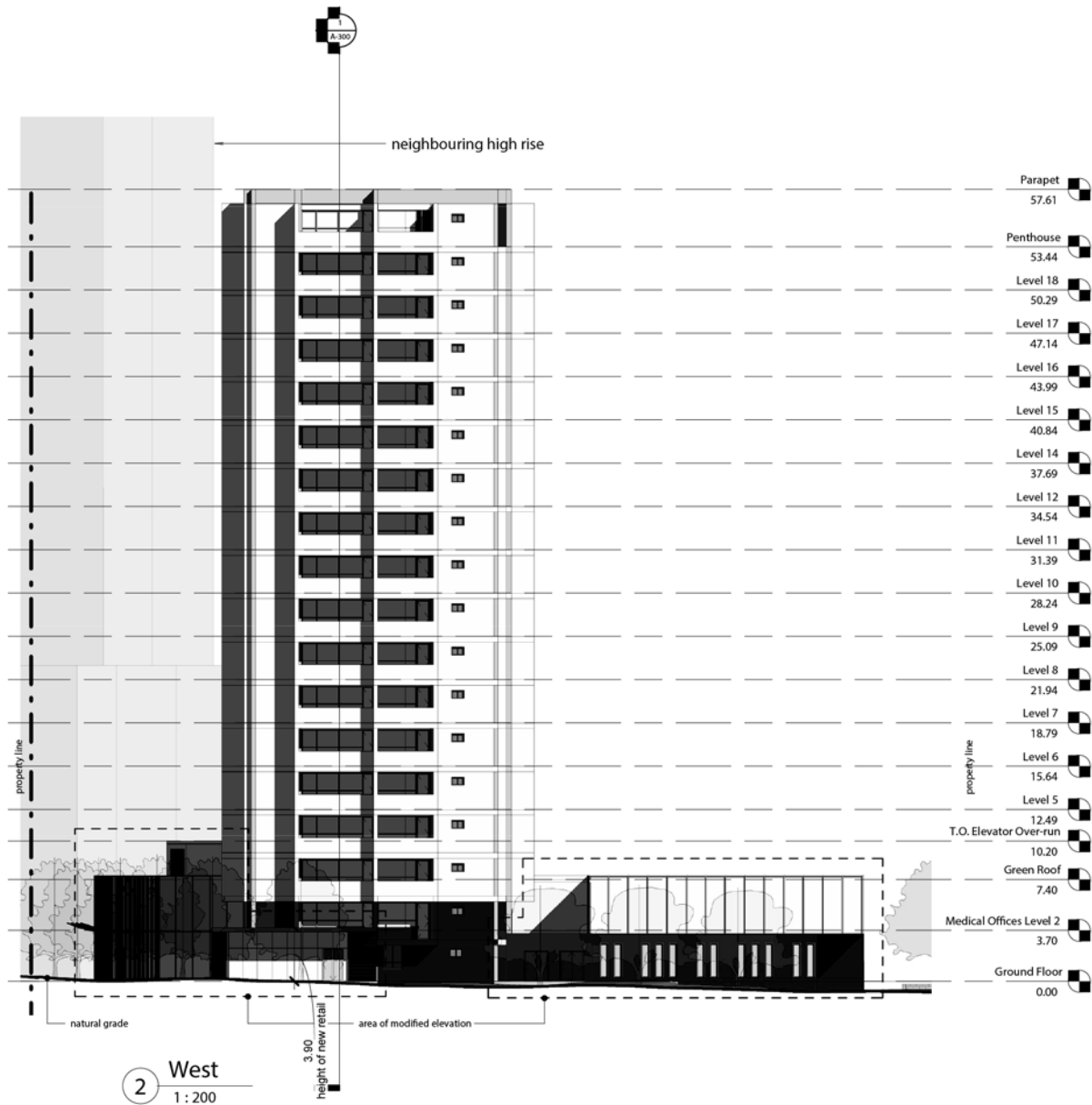
Applicant's Submitted Drawing

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155 Wellesley Street East

File # 17_241044_STE 27 0Z

Attachment 5: West Elevation



West Elevation

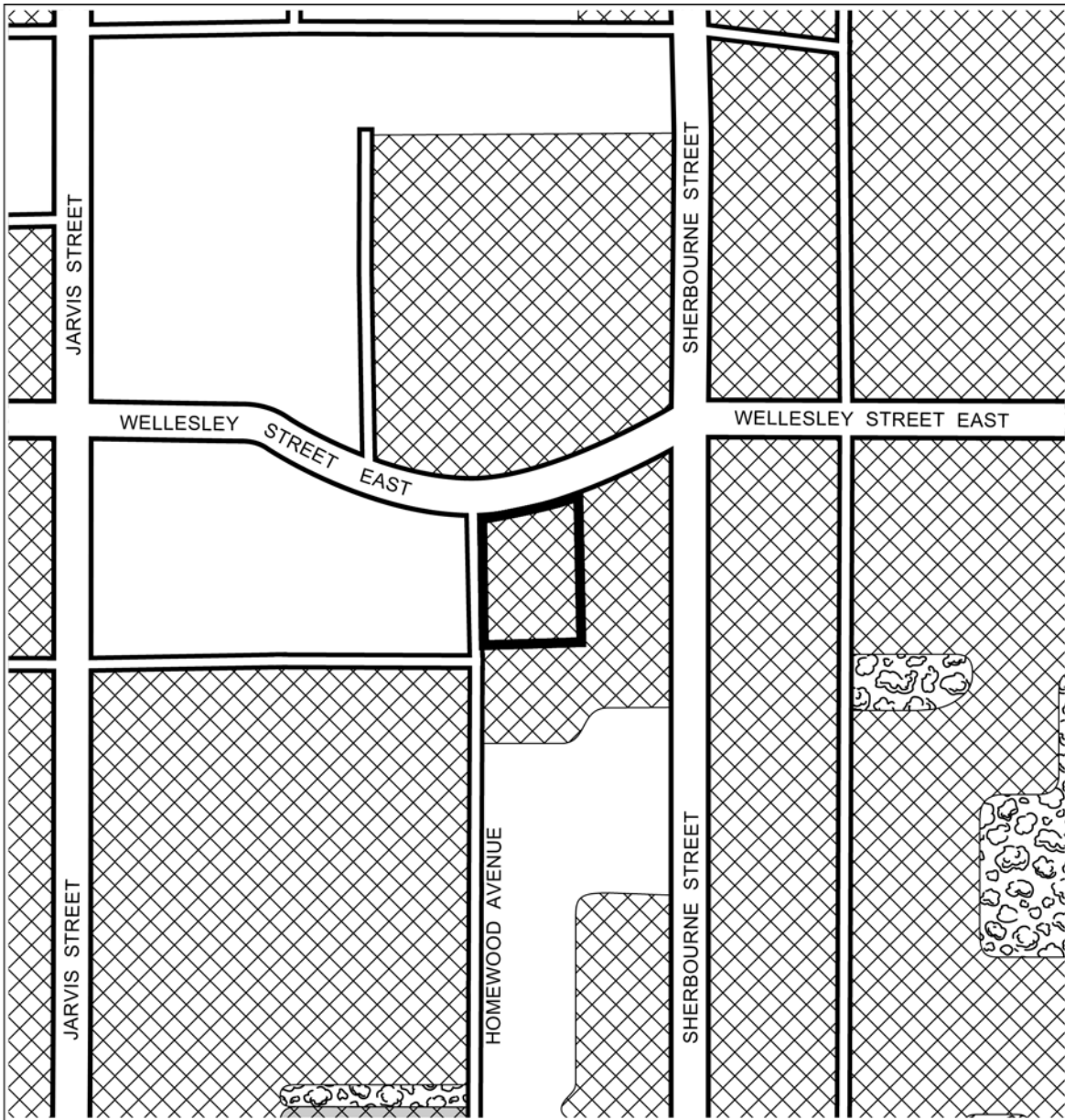
Applicant's Submitted Drawing

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155 Wellesley Street East

File # 17_241044_STE 27 OZ

Attachment 6: City of Toronto Official Plan



155 Wellesley Street East

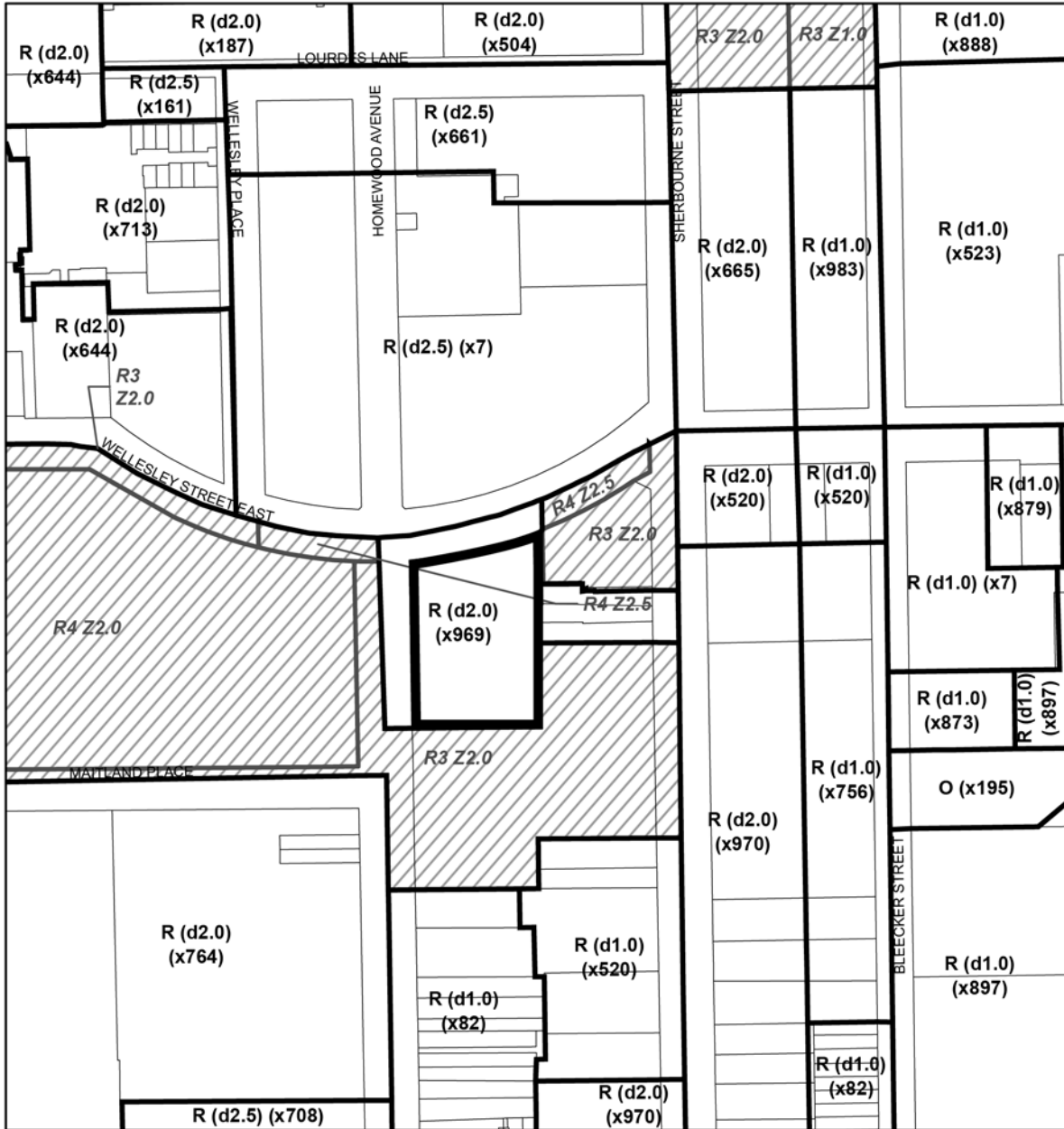
Official Plan

File # 17 241044 STE 27 0Z

 Site Location	 Parks & Open Space Areas	 Institutional Areas	 Utility Corridors
 Neighbourhoods	 Natural Areas	 Regeneration Areas	
 Apartment Neighbourhoods	 Parks	 Employment Areas	
 Mixed Use Areas	 Other Open Space Areas		

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Attachment 7: City of Toronto Zoning By-law No. 569-2013



Zoning By-Law No. 569-2013

155 Wellesley Street East

File # 17 241044 STE 27 OZ

-  Location of Application
- R Residential
- O Open Space

-  See Former City of Toronto By-Law No. 438-86
- R3 Residential District
- R4 Residential District



Not to Scale
Extracted: 11/29/2017

Attachment 8: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	17 241044 STE 27 OZ
Details	OPA & Rezoning, Standard	Application Date:	September 29, 2017
Municipal Address:	155 WELLESLEY ST E		
Location Description:	PLAN D30 LOTS 104 TO 106 **GRID S2710		
Project Description:	Proposal for an official plan and zoning by-law amendment for a two storey addition to the existing 18 storey residential apartment building to accomodate a community health service and pharmacy component.		

Applicant:	Owner:	Architect:
Bousfields Inc. 3 Church Street, Suite #200 Toronto, Ontario M5E 1M2	Starlight Investments Ltd. 1400 - 3280 Bloor Street West Toronto, Ontario M8X 2X3	Daniel Johnson Architect Inc. 25 Isabella Street Toronto, Ontario M4Y 1M7

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	Y (By-law No. 22751)
Zoning:	R(d2.0) (x969)	Historical Status:	N
Height Limit (m):	30	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2907	Height:	Storeys:	2	
Frontage (m):	46.3		Metres:	7.4	
Depth (m):	63.2				
Total Ground Floor Area (sq. m):	1608				Total
Total Residential GFA (sq. m):	7447.1		Parking Spaces:	80	
Total Non-Residential GFA (sq. m):	2395.6		Loading Docks	1	
Total GFA (sq. m):	9842.7				
Lot Coverage Ratio (%):	55.3				
Floor Space Index:	3.39				

DWELLING UNITS

Tenure Type:	Rental
Rooms:	0
Studio:	16
1 Bedroom:	80
2 Bedroom:	16
3 + Bedroom:	1
Total Units:	113

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	7447		0
Retail GFA (sq. m):	182		0
Office GFA (sq. m):	2214		27
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

CONTACT:	PLANNER NAME:	Jason Brander, Planner
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