

145 Wellington Street West, 53 and 55 Simcoe Street – Zoning Amendment Application – Preliminary Report

Date: November 14, 2019

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward 10 - Spadina-Fort York

Planning Application Number: 19 210278 STE 10 OZ

Complete Application Submission Date: August 27, 2019

Current Use(s) on Site: 13-storey office building containing 14,378 square metres of office gross floor area and 422 square metres of at-grade retail gross floor area. The site also currently contains a 90 parking space underground commercial parking garage.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application for a 65-storey mixed-use development including office, retail and residential uses, located at 145 Wellington Street West and 53 to 55 Simcoe Street. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 145 Wellington Street West and 53 to 55 Simcoe Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Application Description

This application proposes to amend the Zoning By-law for the property at 145 Wellington Street West and 53 to 55 Simcoe Street to permit the demolition and redevelopment of the existing 13-storey office building constructed circa-1987 with a 65-storey, 228 metre (236 metres including mechanical penthouse) mixed use building.

The application proposes a maximum gross floor area of 51,500 square metres, resulting in a density of 34.75 times the area of the lot. The ground floor would contain retail uses totalling 160 square metres, and office and residential lobbies, while the remaining 12 floors of the base building would contain office uses totalling 14,640 square metres, and the 52-storey tower above would contain 476 residential rental dwelling units, including 204 one-bedroom (43%), 221 two-bedroom (46%) and 51 three-bedroom (11%) units.

At the ground floor, the building would be set back 0 metres from Wellington Street, 6.0 metres from the easterly public lane, 0 metres from the southerly private lane, and 3.7 metres from Simcoe Street. The remaining 12 floors of the base building would be set back 0 metres from the north, east and south property lines, and transition from a setback of 4.3 metres at the third floor to 0 metres at the 14th floor from Simcoe Street to the west. The tower portion of the building would be set back a minimum of 2.9 metres from Wellington Street, 9.3 metres from the easterly lot line, 6.9 metres from the southerly lot line and have no setback from Simcoe Street.

The main entrance is proposed to be from Wellington Street West. Parking (66 spaces) would be within four below-grade levels, with bicycle parking (546 spaces) on the ground floor and the first below-grade level, and loading (1 Type 'B', 1 Type 'C' and 1 Type "G" space) at grade, accessed from the public lane to the east of the site.

Detailed project information is found on the City's Application Information Centre at: <https://aic.to/145WellingtonStW>

See Attachments 1 and 2 of this report for a three dimensional representation of the project in context, Attachment 3 for a location map, and Attachments 4 to 6 for a proposed site plan and building elevations.

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy

Statement (2014) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include the Growth Plan for the Greater Golden Horseshoe (2019). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan establishes policies that require implementation through a Municipal Comprehensive Review ("MCR"), which is a requirement pursuant to Section 26 of the Planning Act that comprehensively applies the policies and schedules of the Growth Plan (2019), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of provincially significant employment zones, and others.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- 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.

The Growth Plan (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region. The policies of the Growth Plan (2019) take precedence over

the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act, all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2019).

The Growth Plan (2019) contains policies pertaining to population and employment densities that should be planned for in major transit station areas ("MTSAs") along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2019) requires that, at the time of the next MCR, the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs achieve appropriate densities.

Toronto Official Plan

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application.

Toronto Official Plan policies may be found at: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The is located within the Downtown and Central Waterfront on Map 2 of the Official Plan, and designated Mixed Use Areas on Map 18 of the Official Plan. See Attachment 7 of this report for the Official Plan designation of the site.

Downtown Plan

Official Plan Amendment 406 (the Downtown Plan) is now in force and effect. OPA 406 includes amendments to Section 2.2.1 and Map 6 of the Official Plan, as well as a new Downtown Secondary Plan. It applies to all applications deemed complete after June 5, 2019. The Plan – in conjunction with the associated infrastructure strategies that address water, energy, mobility, parks and public realm, and community services and facilities – provides a comprehensive and integrated policy framework to shape growth in Toronto's fast-growing Downtown over the next 25 years. It provides the City with a blueprint to align growth management with the provision of infrastructure, sustain liveability, achieve complete communities, and ensure there is space for the economy to grow. The Plan area is generally 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.

The Downtown Plan locates the site within the expanded Financial District, and designates the site as Mixed Use Areas 1 - Growth. Downtown Plan policies include:

- Encouraging a net gain of office uses and ensuring no net loss of office and overall non-residential gross floor area in the expanded Financial District;
- In Mixed Use Areas 1, development will include a diverse range of building typologies, including tall buildings, with height, scale and massing dependent on the site characteristics and supportive of intensification suitable for a downtown growth area;
- Sites within 500 metres of existing and planned rapid transit stations will prioritize development of a diverse mix of uses of sufficient intensity to optimize support for existing and planned transit;
- On Priority Cycling Routes, including Simcoe Street, provide additional links to the cycling network and additional bike parking spaces where appropriate;
- Adequately limit shadows on Sun Protected Parks and Open Spaces, including David Pecaut Square, and limit wind impacts on the public realm, including streets and sidewalks, parks and open spaces and POPS;
- Within the King-Spadina Cultural Precinct, encourage buildings that support the spatial requirements of creative industries and the culture sector and allow for flexible use of the spaces, and the participation of the arts and design community in local public realm improvements.

The in-force Downtown Plan can be found at:

<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf>

Official Plan Amendment 231 - Office Replacement Policies

Official Plan Amendment 231 ("OPA 231"), adopted by City Council December 18, 2013, received approval by the Minister of Municipal Affairs and Housing on July 9, 2014, and remains partially under appeal before the Local Planning Appeal Tribunal. As an outcome of the Official Plan and Municipal Comprehensive Reviews, OPA 231 contains new economic policies and designations to stimulate office growth in the Downtown, Central Waterfront and Centres, and all other Mixed Use Areas, Regeneration Areas and Employment Areas and also contains new policies with respect to office replacement in transit-rich areas.

In force policies require the stimulation of transit-oriented office growth in the Downtown and within walking distance of existing and approved and funded higher order transit. Policies currently under appeal would require the promotion of new office development in Downtown Mixed Use Areas and within 500 metres of existing or approved and funded subway, light rapid transit or GO stations, and require an increase in office space on any site containing 1,000 square metres or more of existing office space where residential development is proposed.

The site contains over 1,000 square metres of existing office uses and is within 500 metres of the St. Andrew Subway Station and Union Station, and is subject to OPA 231.

Official Plan Amendment 352 - Updating Tall Building Setbacks Downtown

On October 5-7, 2016, City Council adopted Official Plan Amendment 352 - Downtown Tall Building Setback Area ("OPA 352"). OPA 352 is currently under appeal before the Local Planning Appeal Tribunal. The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of all buildings in the Downtown. At the same meeting, City Council adopted area specific Zoning By-laws 1106-2016 and 1107-2016 (also under appeal), which provide detailed performance standards for portions of buildings above 24 metres in height.

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

Union Station Heritage Conservation District (HCD)

The Union Station Heritage Conservation District was approved by City Council July 27, 2006 as By-Law 634-2006. The Union Station Heritage Conservation District study was a component of the broader Union Station District Urban Design Study, which was initiated by the City Planning Division as a part of the Union Station Master Plan. The resulting Union Station Heritage Conservation District Plan includes an examination of heritage character, provides district guidelines and identifies those properties that contribute to the heritage value of the Plan area. It is used by the City and property owners as a tool to strengthen and protect the significant heritage character of the Union Station Precinct.

The subject site is within the Union Station Heritage Conservation District Plan.

Zoning By-laws

The site is zoned Commercial Residential (CR) (x2333) by By-law 569-2013, and is subject to Development Standards Set 1 (SS1). The zoning permits a maximum height of 76.0 metres, a maximum floor space index of 12.0 times the area of the lot including a maximum FSI of 8.0 FSI for commercial uses and 11.7 for residential uses, and requires a series of setbacks and stepbacks. Exception CR 2333 sets out additional standards and requirements relating to bicycle parking, entertainment facilities, commercial parking garages, and street-related retail and service uses.

The City's Zoning By-law 569-2013 can be found at: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

The site is also subject to City of Toronto Zoning By-law 438-86, under which it is zoned Mixed Use Districts (CR) (T12.0 C8.0 R11.7) (H76.0), which is substantially the same with regards to use, density and height as the provisions under By-law 569-2013.

Design Guidelines

The following design guidelines will be used in the evaluation of this application:

- City-wide Tall Building Design Guidelines
- Downtown Tall Buildings Supplementary Design Guidelines
- Growing Up: Planning for Children in New Vertical communities Draft Urban Design Guidelines; among others.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

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

COMMENTS

Reasons for the Application

The Zoning By-law Amendment application seeks relief from the development standards in Zoning By-laws 569-2013 and 438-86, including those related to height, density, setbacks, parking and amenity spaces, to permit the proposed building.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

Staff will evaluate this planning application to determine its consistency with the PPS (2014) and conformity with the Growth Plan (2019). Given the explicit link between Provincial Policy and the Official Plan, conformity with the PPS and the Growth Plan will be largely determined by conformity with the Official Plan.

Official Plan Conformity

Staff will evaluate this planning application to determine its conformity with the Official Plan, including the Downtown Plan.

Built Form, Planned and Built Context

The proposal will be evaluated based on the planning framework for the area, including Section 2 (q) and (r) of the Planning Act, the Growth Plan (2019), the City's Official Plan

policies including the Downtown Plan, the Zoning By-law, the City-Wide Tall Building Design Guidelines, the Downtown Tall Buildings Supplementary Design Guidelines, and the Growing Up Draft Urban Design Guidelines.

The site is located in the Financial District, at the southeast corner of Wellington Street West and Simcoe Street. The site's immediate context includes 12-14 storey office buildings to the north and east, the 42-storey RBC tower west of Simcoe Street, a 46-storey commercial office building under construction directly to the south, and Roy Thomson Hall and David Pecaut Square to the northwest of the Wellington Street and Simcoe Street intersection.

The proposed development is a 65-storey (236 metres including mechanical penthouse) mixed-use building incorporating commercial uses in its 13-storey base and residential uses in the tower above. The development would cast net-new shadows on David Pecaut Square after 10:18 a.m. on September 21st, March 21st, and June 21st.

The following issues have been identified and will be evaluated through review of the application:

- Appropriateness of the proposed building siting, massing, height and scale;
- The relationship to adjacent properties, including setbacks, stepbacks and the resulting separation distance between properties and buildings;
- Appropriateness of the proposed residential tower floorplate size; and
- The impact of the proposed building on the public realm, including wind and shadow impacts in the immediate vicinity and on David Pecaut Square.

Public Realm

The site has frontages on Wellington Street West and Simcoe Street, and abuts a public lane to the east and a private lane to the south. Cycle paths run along Simcoe Street, and a Bike Share Toronto station is currently located within the Simcoe Street sidewalk abutting the site. A privately-owned public art sculpture (titled Marlin, by Andrew Posa (1987)) is located at the corner of the two street frontages.

Parking and loading for the existing building, as well as the proposed development, take access from the public lane with loading located at grade and parking in an underground garage. Building entrances for the office lobby, retail unit and residential lobby are located on the Wellington Street façade of the proposed development.

The following issues have been identified and will be evaluated through review of the application:

- Acceptability of the proposed modifications to Wellington Street West eliminating the south traffic lane in front of the site to extend the pedestrian sidewalk curb

north into this space, and the similar proposed modifications on the north side of Wellington Street from Emily Street to University Avenue;

- Appropriateness of the proposed reduction in building setbacks at grade, and relationship of the building to the abutting streets, including pedestrian space;
- Appropriateness of proposed landscaping, including wind mitigation screens;
- Impacts on cycling infrastructure, including parking and Bike Share stations;
- Identification of a strategy for retention or relocation of public art; and
- Opportunities for publicly-accessible privately-owned spaces.

Parkland Dedication

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Official Plan shows local parkland provisions across the city. The subject lands are in an area with 3.00 + hectares of local parkland per 1,000 people, as of June 2006, which is the highest quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The residential component of this proposal is subject to a cap of 10% parkland dedication while the non-residential component is subject to a 2% parkland dedication.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant submitted an Arborist Report and Tree Preservation Plan, and these have been reviewed by Urban Forestry staff. The Arborist Report identifies one street tree on Wellington Street that is subject to the Tree By-laws and is proposed for removal, and three private trees on site along Simcoe Street that are not regulated under the Private Tree By-law and are proposed for removal. The application proposes planting five street trees on Wellington Street and three street trees on Simcoe Street. The Arborist Report and Tree Preservation Plan are under review.

Land Use

The proposal will be evaluated based on the planning framework for the area, including Section 2 (i), (j) and (k) of the Planning Act, the Growth Plan (2019), the City's Official Plan policies including those of the Downtown Plan, the Zoning By-law, the City-Wide Tall Building Design Guidelines, the Downtown Tall Buildings Supplementary Design Guidelines and the Draft Growing Up Guidelines.

The following issues have been identified and will be evaluated through review of the application:

- Appropriateness of the proposed mix of uses, including opportunities for an increase in office floor space;
- Opportunities for inclusion of affordable housing units within the development given the location near existing major transit investments and priority corridors;
- Adequacy of proposed unit sizes in the context of the Growing-Up Guidelines;
- Options to mitigate conflict with established music venues; and
- Adequacy of the proposed indoor and outdoor amenity space.

Archaeological Assessment

A Stage 1 Archaeological Resource Assessment was submitted with the application and identifies the site as having no or low archaeological potential due to past disturbance. The Archaeological Assessment is currently being reviewed by City staff.

Heritage Impact & Conservation

The site is located within the Union Station Heritage Conservation District (HCD). The site is not listed on the City's Heritage Register, and has been identified as non-contributing in the Union Station HCD Plan. The adjacent property to the south, at 156 Front Street West, is identified as contributing within the HCD Plan, and forms part of a commercial office development which is currently under construction. The site is also adjacent to Roy Thomson Hall, which is a designated property under Part IV of the Ontario Heritage Act.

A Heritage Impact Assessment was submitted the application and is currently being reviewed by City Staff.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc. The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public

agencies and the development community. A CS&F Study was submitted by the applicant in support of the development proposal.

Staff will evaluate the impact of the proposed development and local development activity on CS&F, including consideration of opportunities to secure a non-profit, licensed child care facility, contributions towards development of a new indoor pool in the West Waterfront neighbourhood; and towards capital improvements to the Toronto Public Library City Hall branch or Lillian H. Smith branch.

Infrastructure/Servicing Capacity

The applicant submitted a Functional Servicing and Stormwater Management Report, Geotechnical Report, Geohydrology Assessment, and Phase 1 Environmental Site Assessment, which assess the existing site conditions and analyze the existing and proposed water, sanitary and storm sewer services, including capacity to service the proposed development. The Reports are currently under review by City staff.

Transportation Considerations

The applicant further submitted an Urban Transportation Considerations Report, including an assessment of the traffic impacts, multi-modal travel demand, and operational, parking and loading needs associated with the development. The Report analyzes transit, pedestrian, cyclist and vehicular travel, and recommends the reconfiguration of portions of Wellington Street West as previously discussed. The Report is currently under review by City staff.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

Staff will evaluate the application for conformity with the Tier 1 performance standards, and will encourage the applicant to pursue Tier 2 or higher performance measures.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the Planning Act to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

Further discussion with the Ward Councillor, City staff, residents and the applicant will be required to determine the extent and nature of Section 37 community benefits, should the proposal process to approval in some form.

Other Matters

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

CONTACT

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E-mail: John.Duncan@toronto.ca

SIGNATURE

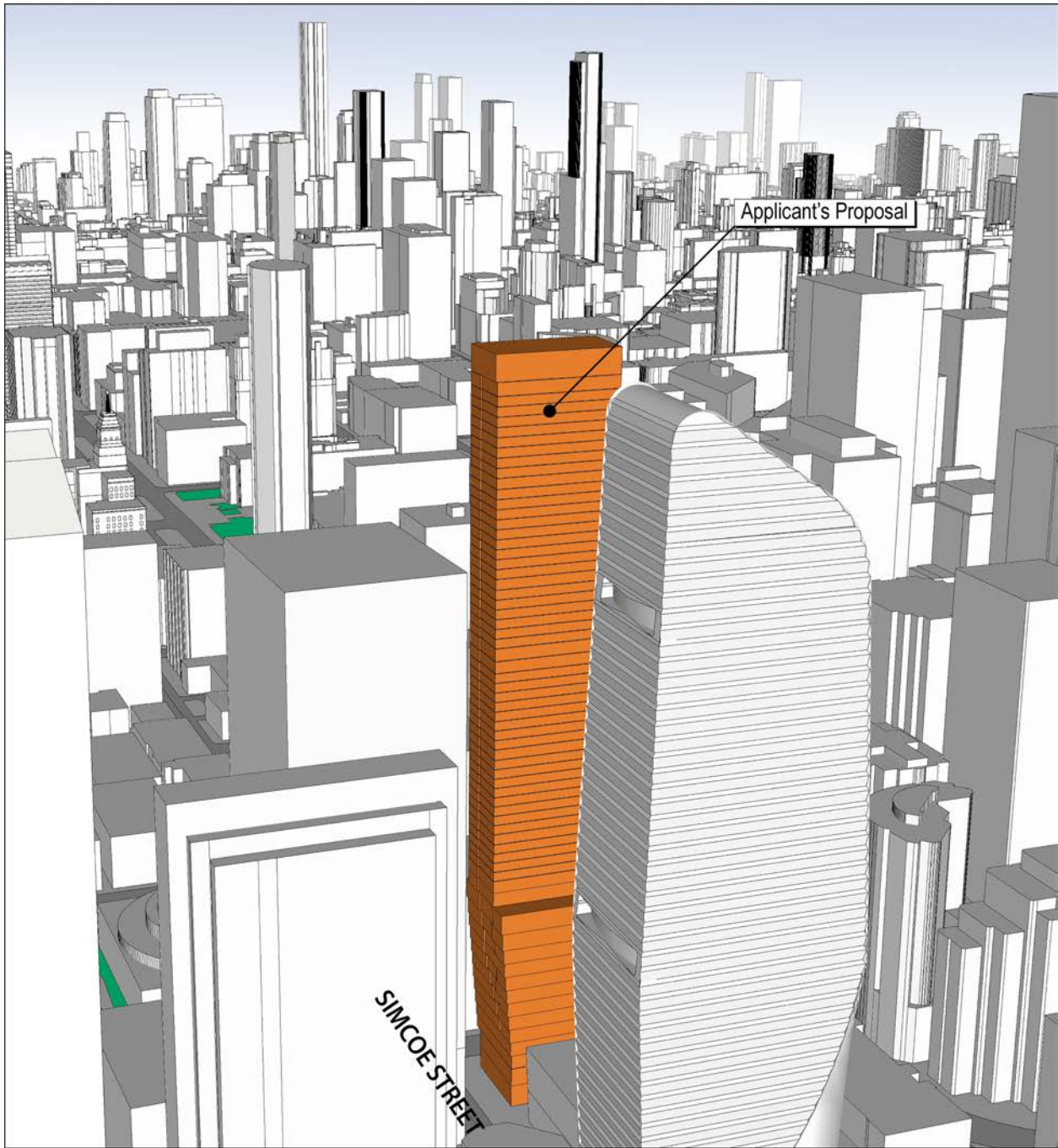
Lynda H. Macdonald, MCIP RPP, OALA, FCSLA
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context Looking Northwest
Attachment 2: 3D Model of Proposal in Context Looking Southeast
Attachment 3: Location Map
Attachment 4: Site Plan
Attachment 5: Elevations (North and East)
Attachment 6: Elevations (South and West)
Attachment 7: Official Plan Map
Attachment 8: Downtown Plan Map
Attachment 9: Application Data Sheet

Attachment 1: 3D Model of Proposal in Context Looking Northwest

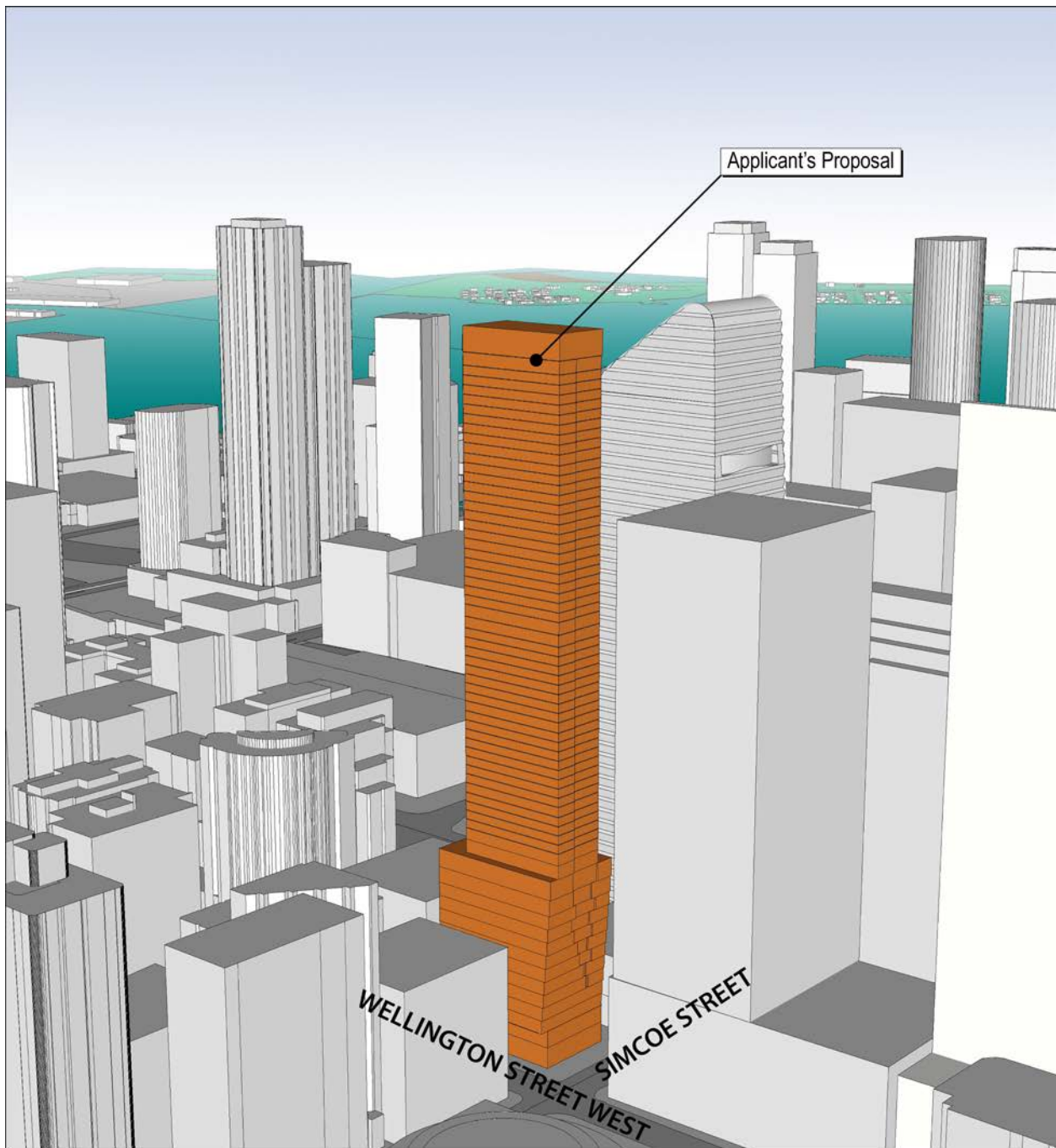


View of Applicant's Proposal Looking Northwest



10/29/2019

Attachment 2: 3D Model of Proposal in Context Looking Southeast

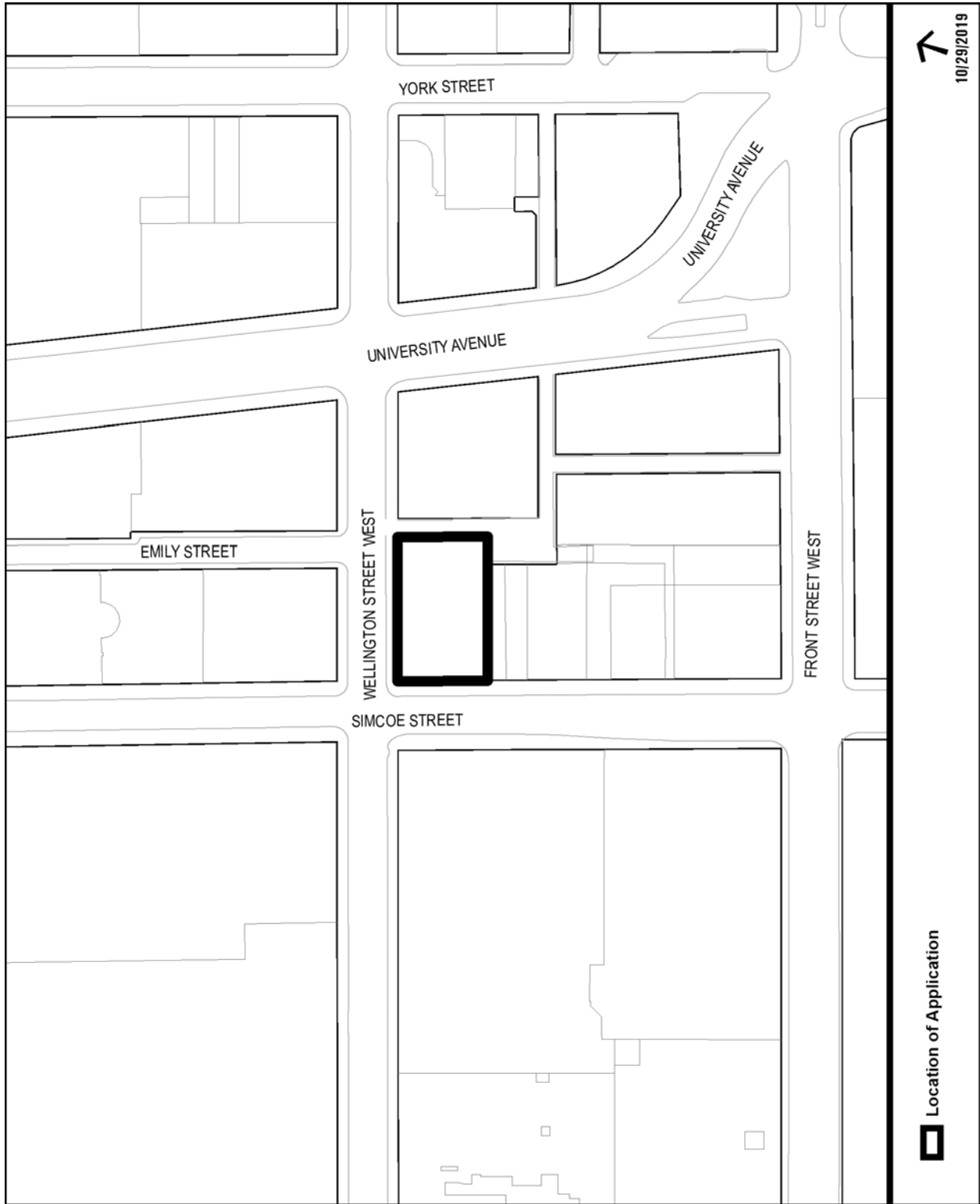


View of Applicant's Proposal Looking Southeast

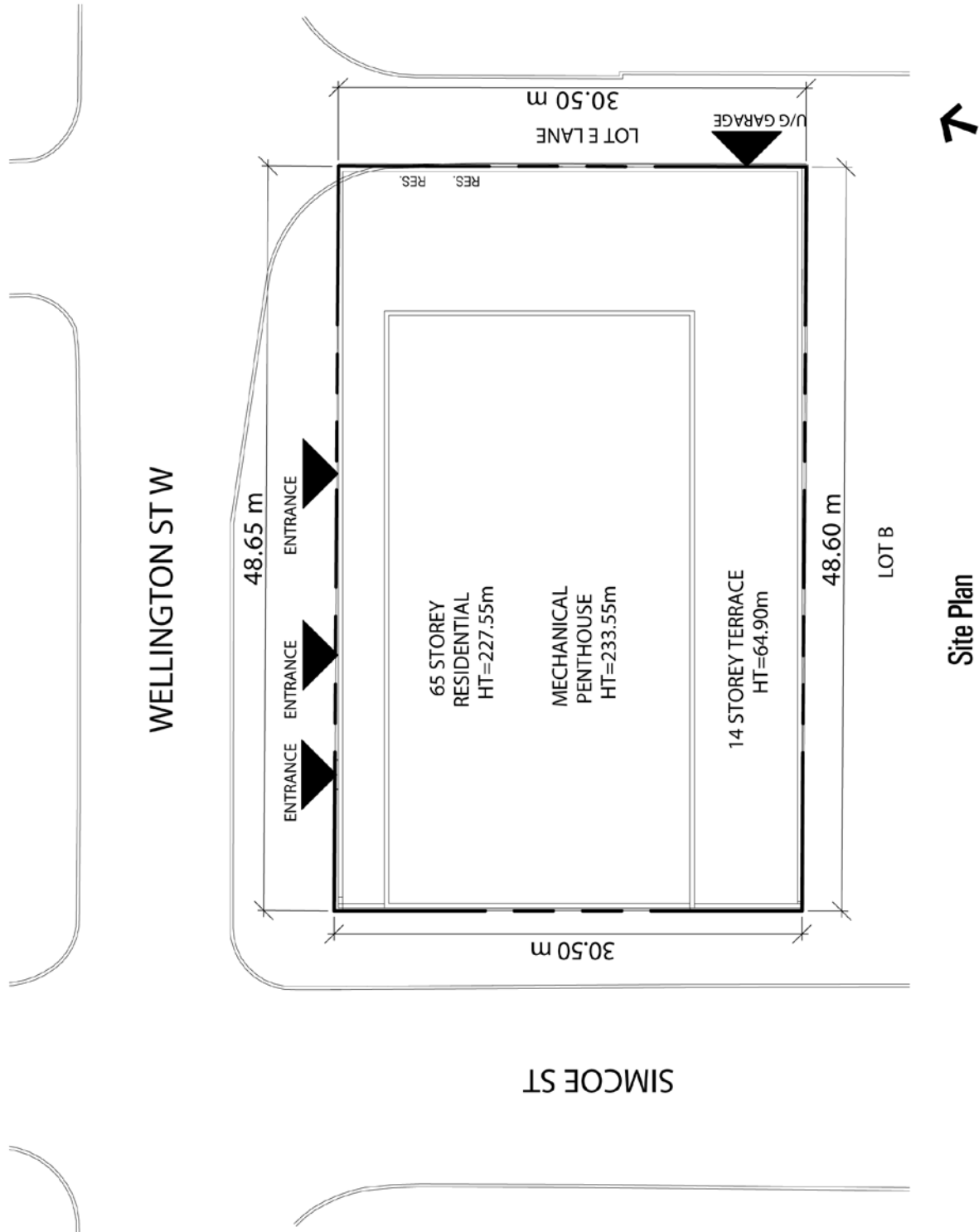


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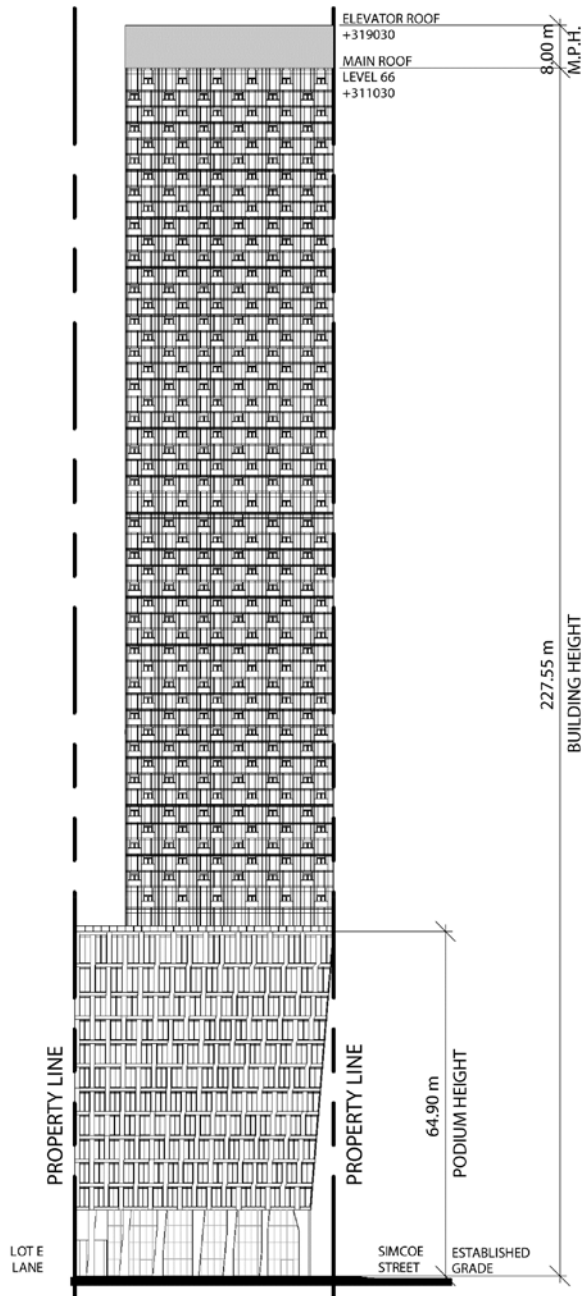
Attachment 3: Location Map



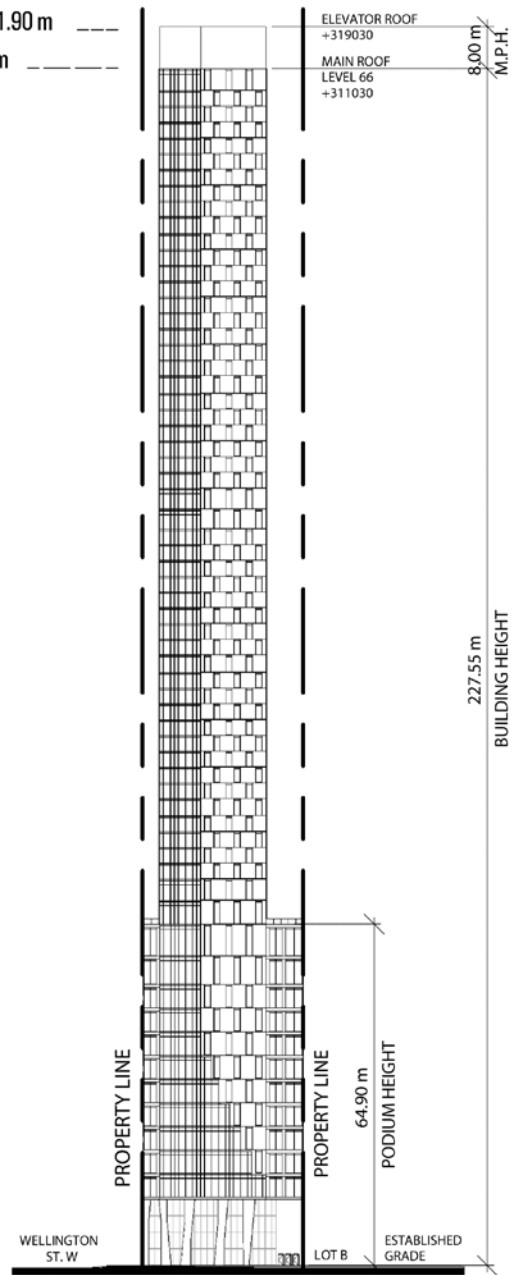
Attachment 4: Site Plan



Attachment 5: Elevations (North and East)



North Elevation

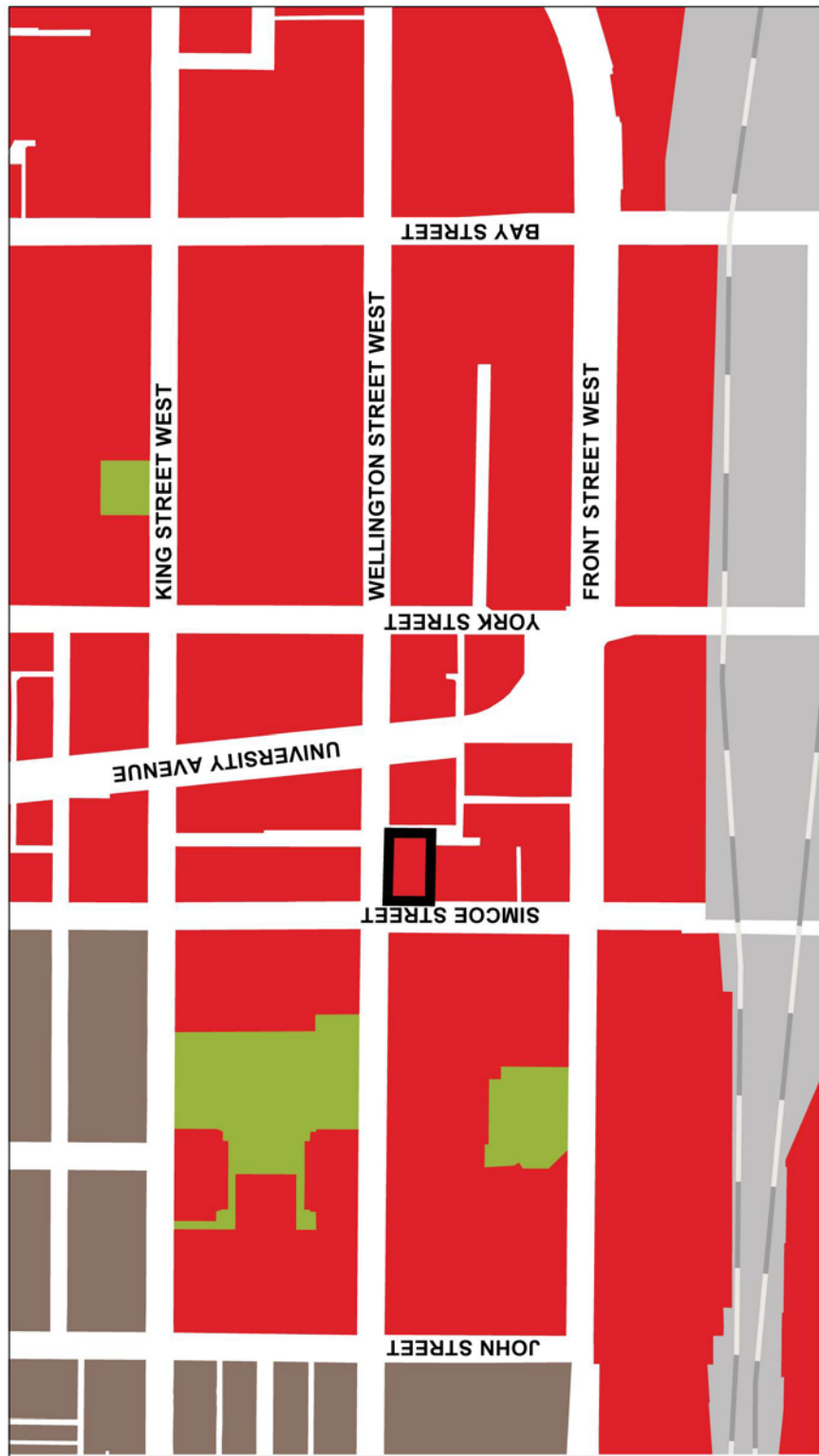


East Elevation

Attachment 6: Elevations (South and West)



Attachment 7: Official Plan Map



145 Wellington Street West, 53 & 55 Simcoe Street

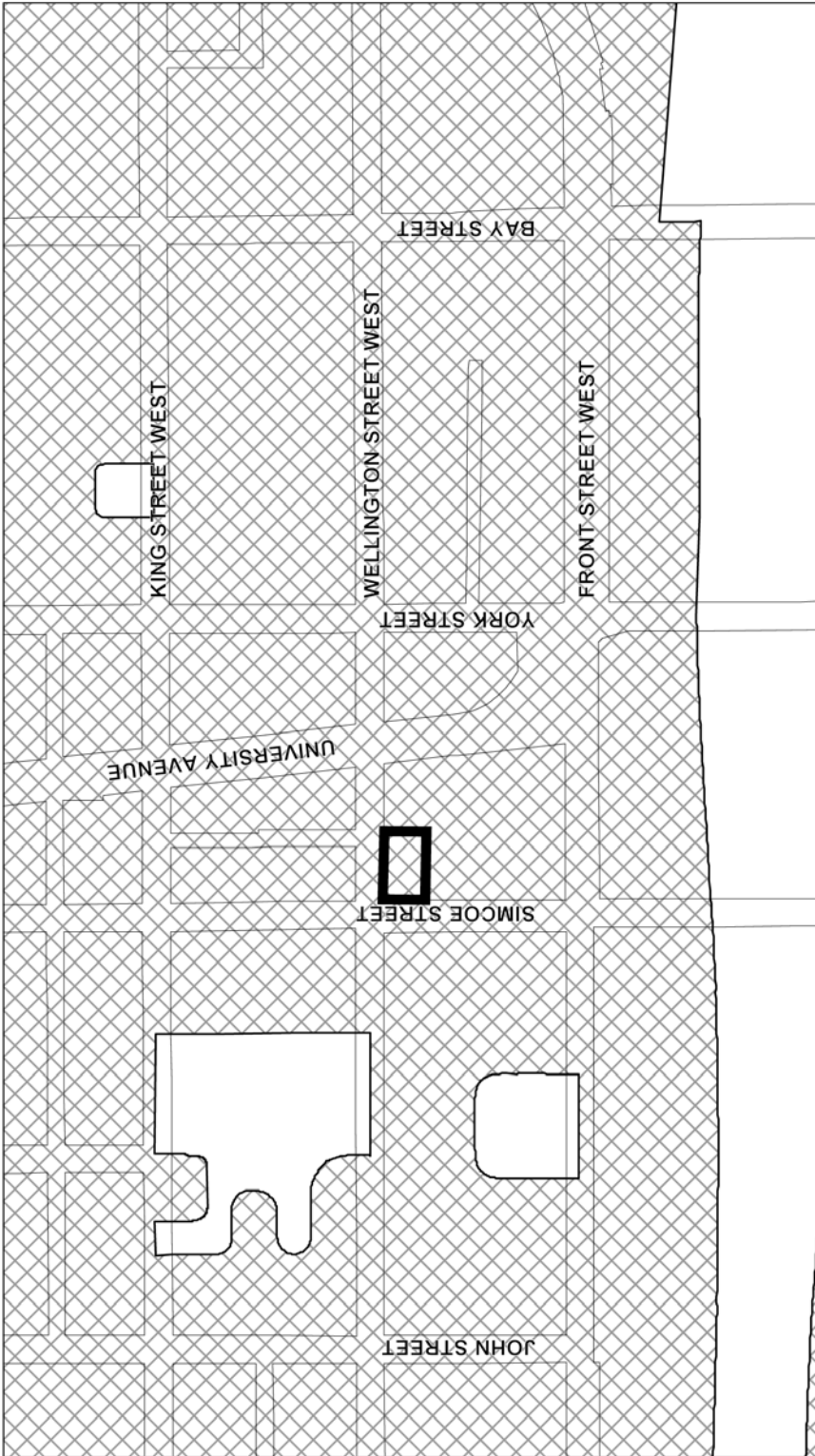
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Official Plan Land Use Map #18

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Attachment 8: Downtown Plan Map



145 Wellington Street West, 53 & 55 Simcoe Street

Toronto
Proposed Downtown Plan Map
 41-3 Mixed Use Area

File # 19 210278 STE 10 0Z

-  Location of Application
-  Mixed Use Areas 1 - Growth

↑
 Not to Scale
 10/29/2019

Attachment 9: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 145 WELLINGTON ST W **Date Received:** August 22, 2019

Application Number: 19 210278 STE 10 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Proposed Zoning By-law amendment to facilitate a new mixed-use building comprised of a 13-storey podium, and a 52-storey residential tower above. Proposal includes 14,800 m² non-residential floor area and 476 new purpose-built rental units.

Applicant	Agent	Architect	Owner
MIKE DROR (BOUSFIELDS)		TURNER FLEISCHER ARCHITECTS	145 WELLINGTON PORTFOLIO INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR 12.0 (c8.0; r11.7) SS1 (x2333)	Heritage Designation:	Y
Height Limit (m):	16	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 1,482 Frontage (m): 49 Depth (m): 31

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			929	929
Residential GFA (sq m):			35,765	35,765
Non-Residential GFA (sq m):	14,800		14,800	14,800
Total GFA (sq m):	14,800		50,565	50,565
Height - Storeys:	13		65	65
Height - Metres:			226	226

Lot Coverage Ratio (%): 62.69 Floor Space Index: 34.12

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	35,765	
Retail GFA:	160	
Office GFA:	14,640	
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			476	476
Other:				
Total Units:			476	476

Total Residential Units by Size					
	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			204	221	51
Total Units:			204	221	51

Parking and Loading

Parking Spaces: 68 Bicycle Parking Spaces: 546 Loading Docks: 3

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