

## **241 Redpath Avenue – Zoning By-law Amendment and Rental Housing Demolition Applications – Preliminary Report**

Date: August 19, 2020

To: North York Community Council

From: Acting Director, Community Planning, North York District

Ward: Ward 15 - Don Valley West

**Planning Application Number:** 20 151705 NNY 15 OZ

**Related Applications:** 20 151708 NNY 15 RH

**Notice of Complete Application Issued:** July 14, 2020

**Current Use(s) on Site:** 12-storey, 46 unit residential apartment building

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the applications submitted for 241 Redpath Avenue. Staff are currently reviewing the applications. They have been circulated to all appropriate agencies and City divisions for comment. Staff will schedule a community consultation meeting for the applications with the Ward Councillor.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. Staff be directed to coordinate the review of this application with the Council-directed Midtown Zoning Review which will result in an area-specific Zoning By-law for the block formed by: Mount Pleasant Road to the east, Broadway Avenue to the south, Redpath Avenue to the west and Erskine Avenue to the north or for the Character Area as a whole.
2. Staff schedule a community consultation meeting for the application located at 241 Redpath Avenue together with the Ward Councillor.
3. 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**

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The recommendations in this report have no financial impact.

## **ISSUE BACKGROUND**

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### **Application Description**

This application proposes to amend City of Toronto Zoning By-law Nos. 438-86 and 569-2013 for the lands at 241 Redpath Avenue to permit a 35-storey (122.5 metre) high residential building with 7 and 11 storey base elements that would measure between 26.35 metres and 40.2 metres in height. The proposed density (floor space index) of the building is 15.77 times the area of the lot. An associated application for Rental Housing Demolition seeks approval to demolish the existing 46 rental dwelling units, which would be replaced as part of the proposed development.

Details of the application are outlined in the chart below and in Attachment 10 – Application Data Sheet.

<b>Category</b>	<b>June 3, 2020 Submission</b>	
Site Area	1,537 square metres	
7-Storey Residential Base Building Setbacks from Property Line	North	0 metre
	South	1.14 metre at the ground floor, with the remaining base building storeys above at a 0 metre setback.
	East	NA
	West (Redpath Avenue)	2 metres at the ground floor with the remaining base building storeys above at a 0 metre setback.
11-Storey Residential Base Building Setbacks from Property Line	North	0 metre
	South	1.15 metre
	East	5.5 metres
	West	NA
Proposed Tower Setbacks - Subject Site	North	10 metres
	South	11.5 metres
	East	5.5 metres
	West (Redpath Avenue)	2 metres

Proposed Tower Setbacks - Surrounding Buildings	North (133 Erskine Avenue)	23 metres
	South (100 Broadway Avenue)	23 metres
	East (110 Broadway Avenue)	18 metres
	West (220 Redpath Avenue)	27.5 metres (to the 9-storey portion)
Total Residential Gross Floor Area (GFA)	24,238 square metres	
Floor Space Index (FSI)	15.77 times the lot area	
Base Building Height	26.35 metres (7-storey portion) 40.2 metres (11-storey portion)	
Tower Height	118.75 metres to the top of the 35th storey 122.5 metres (including MPH)	
Tower Floor Plate	604 square metres	
Proposed Residential Units		
Studio	48 (12.4%)	
1 Bedroom	210 (54.3%)	
2 Bedroom	94 (24.3%)	
3 Bedroom	35 (9%)	
Total	387	
Amenity Area		
Indoor	774 square metres	
Outdoor	513 square metres	
Total	1,287 square metres	
Proposed Vehicular Parking (residential: visitor)	97 spaces (81:16)	
Loading Spaces	1 Type 'G'	
Bicycle Parking (long-term residential:visitor)	402 spaces (362:40)	
Proposed Parkland Dedication	None	

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 1-8 of this report for three-dimensional representations of the application in context, a location map, context plan, site plan and building elevations.

### **Provincial Policy Statement (2020) 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 (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) and, where applicable, the Greenbelt Plan (2017). The PPS

and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

The PPS provides policy direction 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:

- Managing and directing land use to achieve efficient and resilient development and land use patterns;
- Providing for an appropriate range and mix of housing options and densities required to meet projected requirements;
- The protection of natural features and areas for the long term; and
- Encouraging compact, mixed use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy.

### **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 (2019)") 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 (2019) 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;
- Supporting the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime;

- Support a diverse range and mix of housing options;
- 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 to Council shall also conform with the Growth Plan.

The Growth Plan (2019) sets out minimum density targets for Major Transit Station Areas (MTSAs) and Urban Growth Centres (UGCs). MTSAs are the lands around transit stations generally defined as the areas within an approximate 500-800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs achieve appropriate densities.

MTSAs that may be delineated in advance of the MCR's completion are identified in the *Planning Act* as "Protected Major Transit Station Areas" or PMTSAs. The Growth Plan (2019) allows municipalities to delineate these PMTSAs in advance of the next MCR, provided that a very detailed implementation framework is brought into effect in accordance with Section 16(15) of the *Planning Act*. Such a framework must identify the number of residents and jobs per hectare, permitted uses and minimum densities with respect to buildings and structures in the area.

### **Toronto Official Plan Policies and Planning Studies**

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 here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The subject lands are designated *Apartment Neighbourhoods* on Map 17 of the Official Plan and are subject to Official Plan Policy 3.2.1.6, which requires that any new development resulting in the loss of six or more rental housing units replace the same number, size and type of rental housing units with rents similar to those in effect at the time the redevelopment application is made.

The application is located on lands within the *Yonge-Eglinton Centre* on Map 2 of the Official Plan and is within the *Yonge-Eglinton Secondary Plan Area*. On June 5, 2019, the Minister of Municipal Affairs and Housing issued his decision on the Yonge-Eglinton Official Plan Amendment (OPA 405). The Official Plan Amendment, as modified, is now in force. As this application was submitted after OPA 405 came into force and effect, it is subject to the policies of OPA 405. OPA 405 can be found here:

<https://www.toronto.ca/wp-content/uploads/2018/05/970b-2018-05-18-Final-OPA-and-YESP-combined-AODA.pdf>

## **Zoning By-laws**

The site is subject to both former City of Toronto Zoning By-law 438-86 and City-wide Zoning By-law 569-2013. Under Zoning By-law 438-86, as amended, the site is zoned Residential Districts R2 Z 2.0. Under Zoning By-law 569-2013, as amended, the site is zoned Residential R (d2.0) (x912).

Both the R2 and R zones permit residential uses, a maximum density of 2.0 times the lot area and a maximum height of 38 metres.

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

## **Design Guidelines**

The following design guidelines will be used to evaluate this application:

- *Tall Building Design Guidelines;*
- *Midtown Parks and Public Realm Plan;*
- *Pet Friendly Guidelines;*
- *Growing Up Urban Design Guidelines; and*
- *Bird Friendly Guidelines.*

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.

## **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 By-law, implements Section 111. Chapter 667 prohibits the demolition and conversion of rental housing units in buildings containing six or more residential dwelling units, of which at least one is rental, without obtaining a permit from the City and requires a decision by either City Council or, where delegated, the Chief Planner.

City 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 Local Planning Appeal Tribunal.

On June 13, 2020, the applicant made an application for a Section 111 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. 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.

## **COMMENTS**

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### **Reasons for the Application**

A Zoning By-law amendment is required as the application proposes to exceed the maximum building height and density permitted by the existing Zoning By-laws, as amended, and to establish new development standards related to, amongst other things: parking, loading and building setbacks.

An application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code is required for the demolition of the existing rental housing units, as the subject lands contain six or more residential units, of which at least one is rental.

## **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**

Planning staff will continue to evaluate the application to determine its consistency with the PPS (2020) and conformity with A Place to Grow (2019).

Given the recognition in Provincial Policy of the importance of official plans and long term planning, conformity with the PPS and A Place to Grow will be informed by conformity with the City's Official Plan.

### **Official Plan Conformity**

Staff will evaluate this planning application to determine its conformity with the Official Plan, including the application's conformity with the *Apartment Neighbourhoods* policies and the Yonge-Eglinton Secondary Plan (OPA 405), which applies to this application.

### **Built Form, Height, Landscaping and Open Space**

The subject site is designated *Apartment Neighbourhoods* and is within the Redpath Park Street Loop Character Area in the Yonge-Eglinton Secondary Plan. The Secondary Plan identifies a height range of 35 to 50 storeys, with the tallest buildings along the south side of Roehampton Avenue and heights generally decreasing from south to north and from west to east.

Chapter 5 of the Yonge-Eglinton Secondary Plan provides policy direction regarding built form. Policy 5.1.1(d) states that growth and intensification will be accommodated in a variety of building types and scales suitable and appropriate to the existing and planned context of the character areas by ensuring high-quality landscaping at grade, providing appropriate spacing and separation between tall buildings, and ensuring the base of tall buildings have a scale that is compatible with the existing and planned character of the area. Further, Policy 5.1.1(h) states that development within the Secondary Plan area will ensure liveable and comfortable spaces by locating, designing and massing buildings to mitigate the cumulative impact of multiple tall buildings.

Policy 5.3.34(a) of the Secondary Plan further states that base buildings of tall buildings in Apartment Neighbourhood Character Areas generally should not exceed 4-storeys. The base building height is proposed at 7-storeys along Redpath Avenue and increases to 11-storeys at the east end of the site, which does not achieve compatibility with the scale and proportion of adjacent streets and the existing and planned context of neighbouring streetwall heights.

Policy 5.3.5(b) of the Secondary Plan provides that development located in the Midtown Apartment Neighbourhoods where existing buildings are, or will be, set in a landscaped setting will provide appropriate setbacks on all sides of a building, inclusive of side yard setbacks.



In this case, due to the size of the proposed building relative to the area of the site, the proposed setbacks and tower separation do not meet the intent of these policies, nor the City's Tall Buildings Guidelines, and furthermore do not provide enough space for adequate landscaping and open space on the site.

The application, in its current form, represents overdevelopment of the site. City Planning staff have significant concerns with the height of the tower base, tower height, overall density, tower separation, lot coverage, and lack of open space and landscaping on the site as proposed. City Planning staff will continue to work with the applicant's team on revisions to the application.

### **Midtown Zoning Review**

This site, being within the Redpath Park Street Loop Character Area, is located in a block where there have been, and there exists, the possibility of applications for significant intensification, based on the approved height range of 35 to 50 storeys in the Secondary Plan.

As part of the approval of Midtown in Focus in July 2018, City Planning was directed by Council to initiate a zoning review for Midtown's 22 Character Areas to implement the directions of the Secondary Plan. The intent of the zoning review is to establish specific heights in the Zoning By-law as set out in Policy 5.4.3 of the Secondary Plan. It will also provide clarity on the location, scale and form of appropriate development within each Character Area and implement other policy directions within the approved Secondary Plan.

Such a review, as provided for in Policy 2.3.1.4 of the Official Plan, will be used to create an area specific zoning by-law. It is to be determined whether the area specific zoning by-law will apply to the block or a broader geography. The review of this application within the context of the Midtown Zoning Review will allow for a comprehensive and informed process.

### **Other Preliminary Issues**

Other issues identified on a preliminary basis include:

- Shadow impacts on Redpath Park and surrounding properties;
- The possibility of integrating small-scale retail uses, as the site is located on a Secondary Retail Street in the Secondary Plan;
- The treatment of the site and building to ensure conformity with the principles of the Redpath Park Street Loop to support a public realm that is inviting and green;
- The suitability and function of the proposed indoor and outdoor amenity areas;
- Potential impacts on adjacent heritage properties;
- The appropriateness of the proposed parking access at the north end of the site; and
- The need for on-site 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 has submitted a Tree Inventory and Preservation Plan which are currently under review by City staff.

The report concludes that there are a total of 6 trees on and within six metres of the subject property. The removal of 4 trees is required to accommodate the proposed development.

Staff will assess the appropriateness of the applicant's proposal and tree protection and replacement measures.

## **Housing, Unit Mix and Amenity Space**

The Rental Housing Demolition application will be assessed against the requirements of the *Planning Act*, the *City of Toronto Act*, Official Plan policies relating to rental housing, and Chapter 667 of the Toronto Municipal Code. A site visit will be required to be conducted by staff in order to fully assess the application.

The applicant's Housing Issues Report indicates that the existing residential rental building on the site contains 46 existing rental dwelling units, including 34 one-bedroom units and 12 two-bedroom units. The proposed development includes 387 dwelling units, of which 46 represent rental replacement units and 341 are market dwelling units. The 341 market dwelling units comprise 48 (14%) studio units, 176 (52%) one-bedroom units, 82 (24%) two-bedroom units, and 35 (10%) three-bedroom units.

Staff are evaluating the proposed unit mix, unit sizes and amenity spaces against OPA 405, the Growing Up Guidelines, current amenity space requirements and Council direction with respect to a full range of housing types, including the proposed outdoor amenity space in terms of suitable location, as well as the proposed size of units to allow for a broad range of households, including families with children.

## **Heritage Impact & Conservation**

The subject site is not included on the City's Heritage Register. However, 141 Erskine Avenue, located to the northeast and directly adjacent to the subject site is included in the City's Heritage Register as adopted by City Council on Jan. 27, 28, 29, 2004.

A Heritage Impact Assessment (HIA) has been submitted with the application and is currently under review.

## **School Boards**

The application was circulated to the both the Toronto Catholic District School Board (TCDSB) and the Toronto District School Board (TDSB).

The TCDSB and TDSB will evaluate the impact of the proposed development within the context of local development activity on area schools, including assessment of existing school capacity to support the amount of potential students proposed by this application.

### **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.

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 Community Services and Facilities study has been submitted with the application and is currently under review.

### **Section 37 Community Benefits**

The Official Plan authorizes the City to apply Section 37 of the Planning Act to pass by-laws to allow for increases in height and/or density that are 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 for projects that meet the development thresholds identified in the Official Plan.

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

### **Infrastructure/Servicing Capacity**

The applicant has submitted a Functional Servicing and Stormwater Management Report, a Hydrogeological Report, and a Geotechnical Report. These reports will allow City staff to evaluate the effects of the development on the City's municipal servicing infrastructure. It will also identify and provide the rationale for whether the City requires the applicant to provide new infrastructure and/or upgrades to the existing infrastructure in order to facilitate this development. These reports are currently under review by staff.

A Transportation Impact Study was submitted by the applicant to evaluate the effects of the development on the transportation system, and to suggest any transportation

improvements, if deemed necessary, to accommodate the travel demands and impacts generated by the development. The study is currently under review by staff.

Staff will also assess the appropriateness of the proposed loading and garbage storage facilities.

### **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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### **SIGNATURE**

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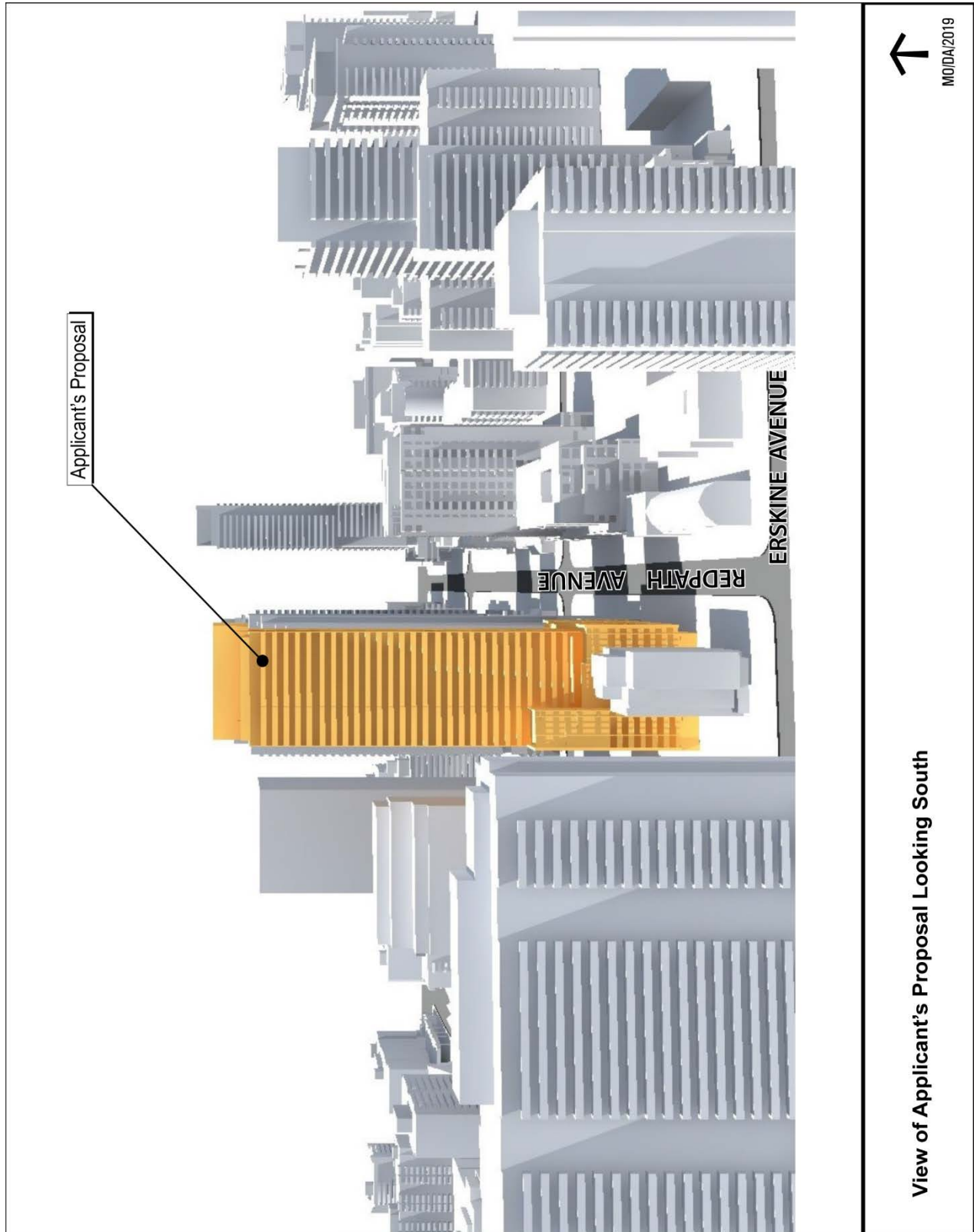
Al Rezoski, Acting Director  
Community Planning, North York District

### **ATTACHMENTS**

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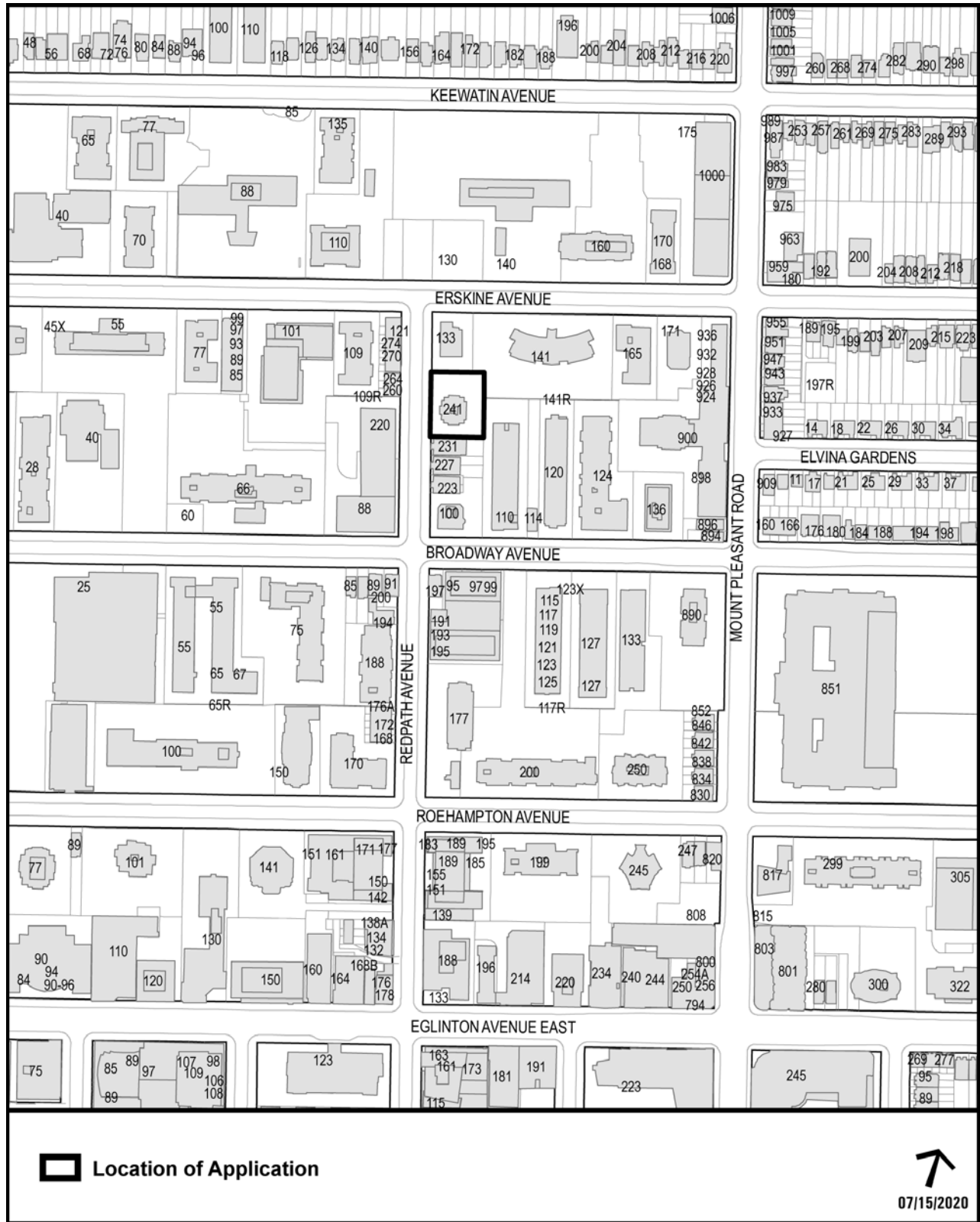
Attachment 1: 3D Model of Proposal in Context - Looking South  
Attachment 2: Location Map  
Attachment 3: Context Plan  
Attachment 4: Site Plan  
Attachment 5: North Elevation  
Attachment 6: South Elevation  
Attachment 7: East Elevation  
Attachment 8: West Elevation  
Attachment 9: Official Plan Map  
Attachment 10: Yonge-Eglinton Secondary Plan Map  
Attachment 11: Application Data Sheet

**Attachment 1: 3D Model of Proposal in Context - Looking South**

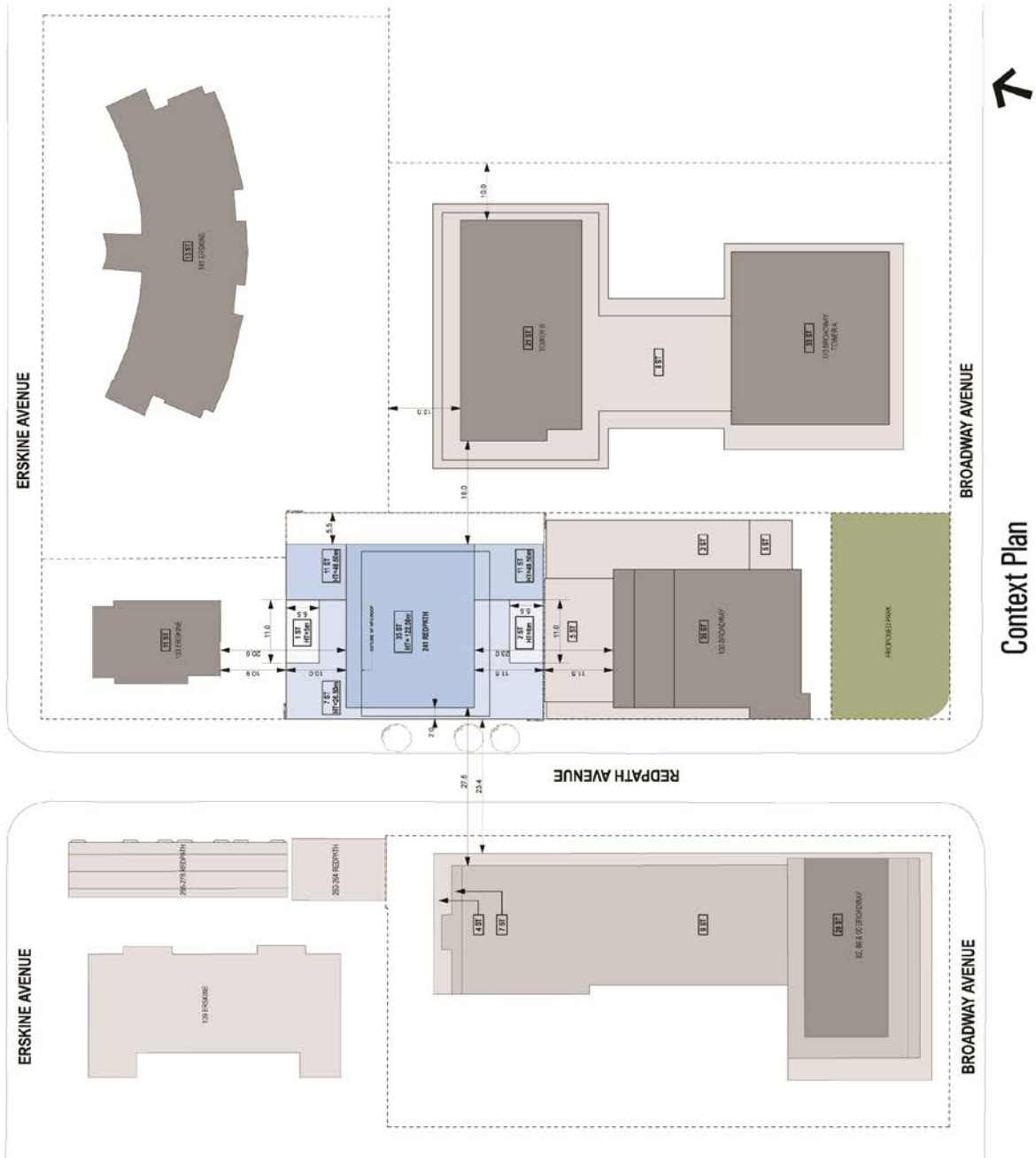


**View of Applicant's Proposal Looking South**

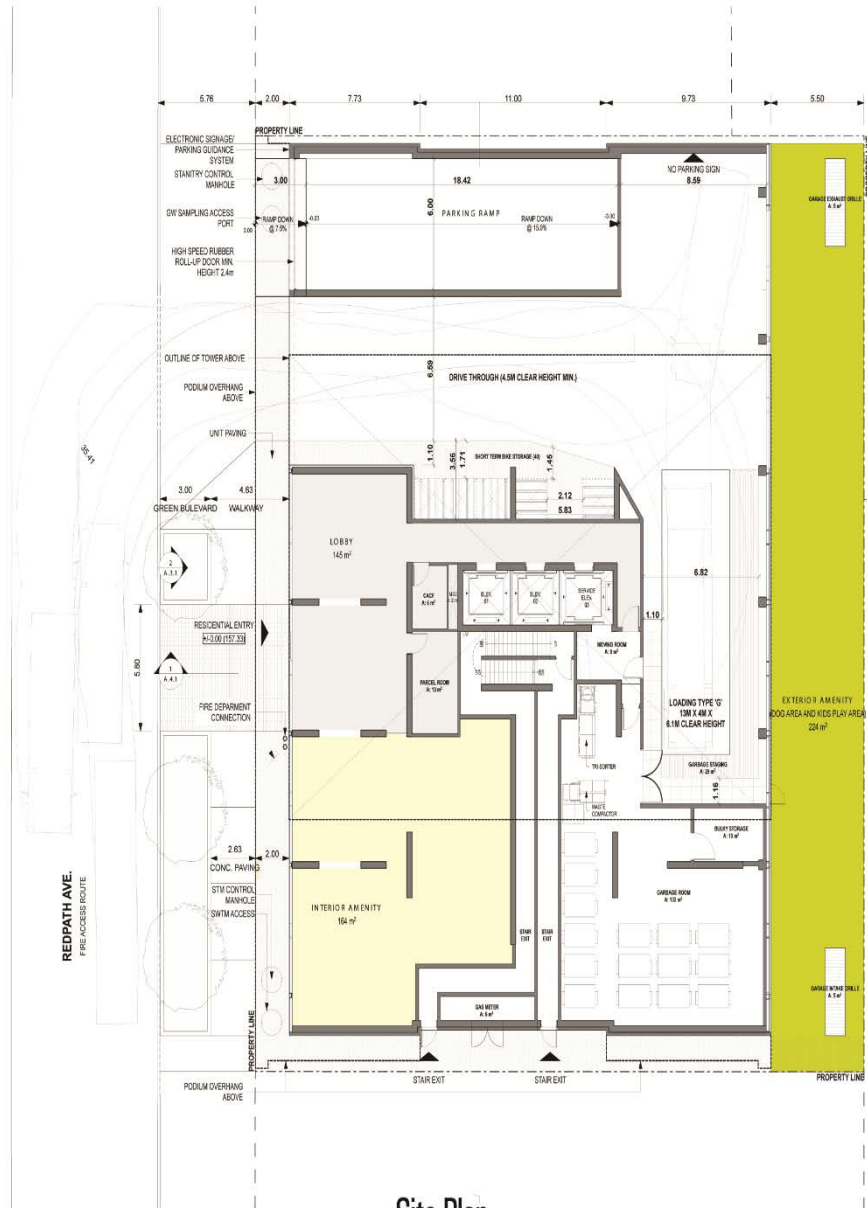
# Attachment 2: Location Map



# Attachment 3: Context Plan



# Attachment 4: Site Plan

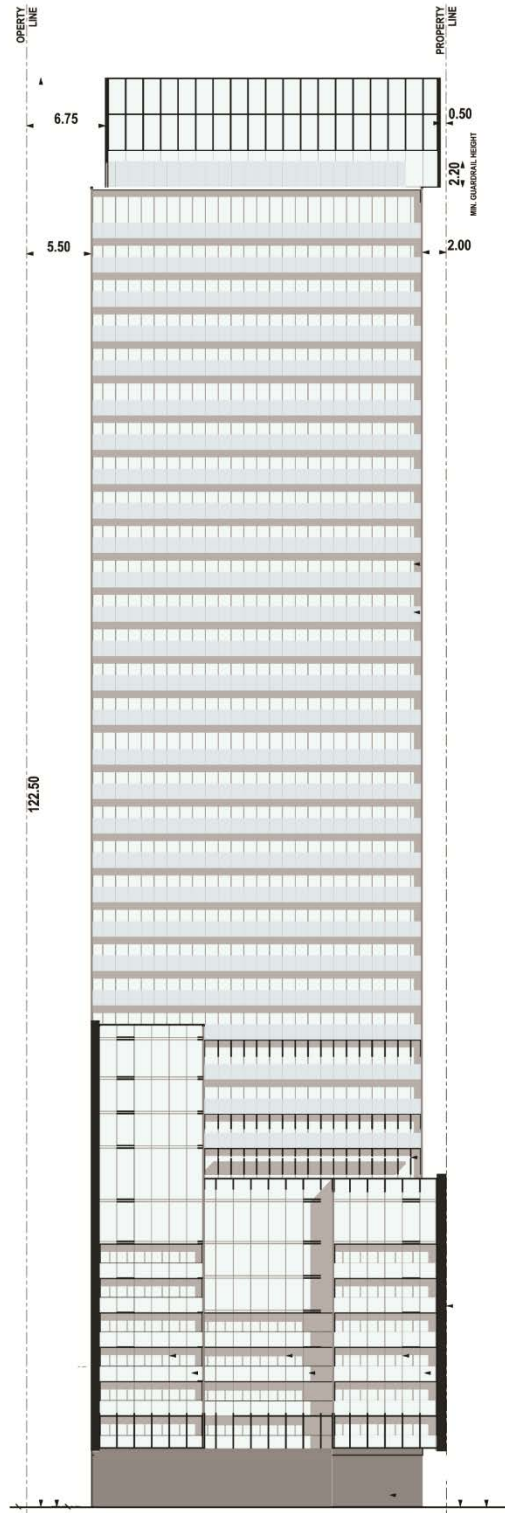


Site Plan



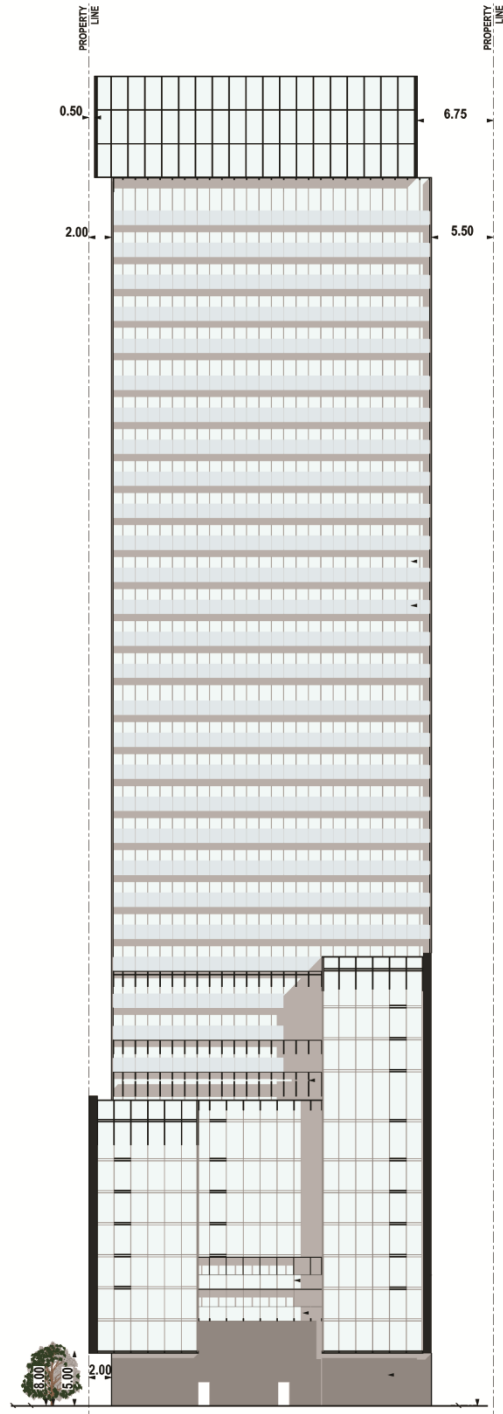


# Attachment 5: North Elevation



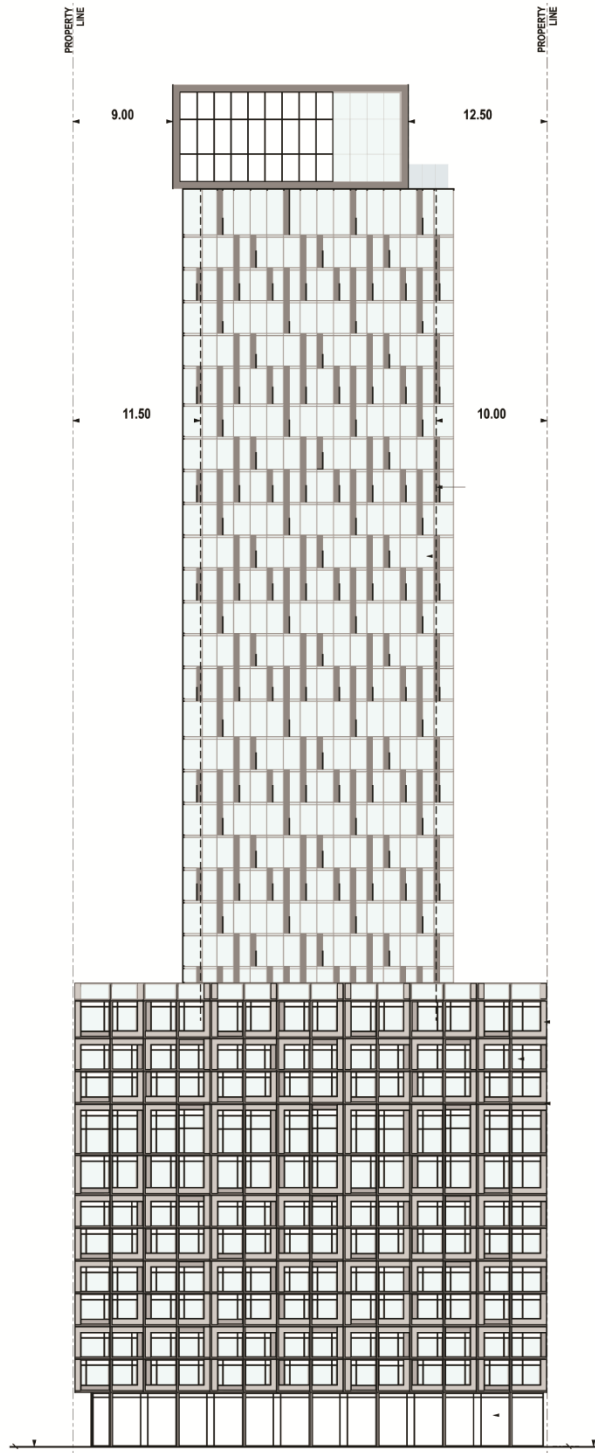
North Elevation

# Attachment 6: South Elevation



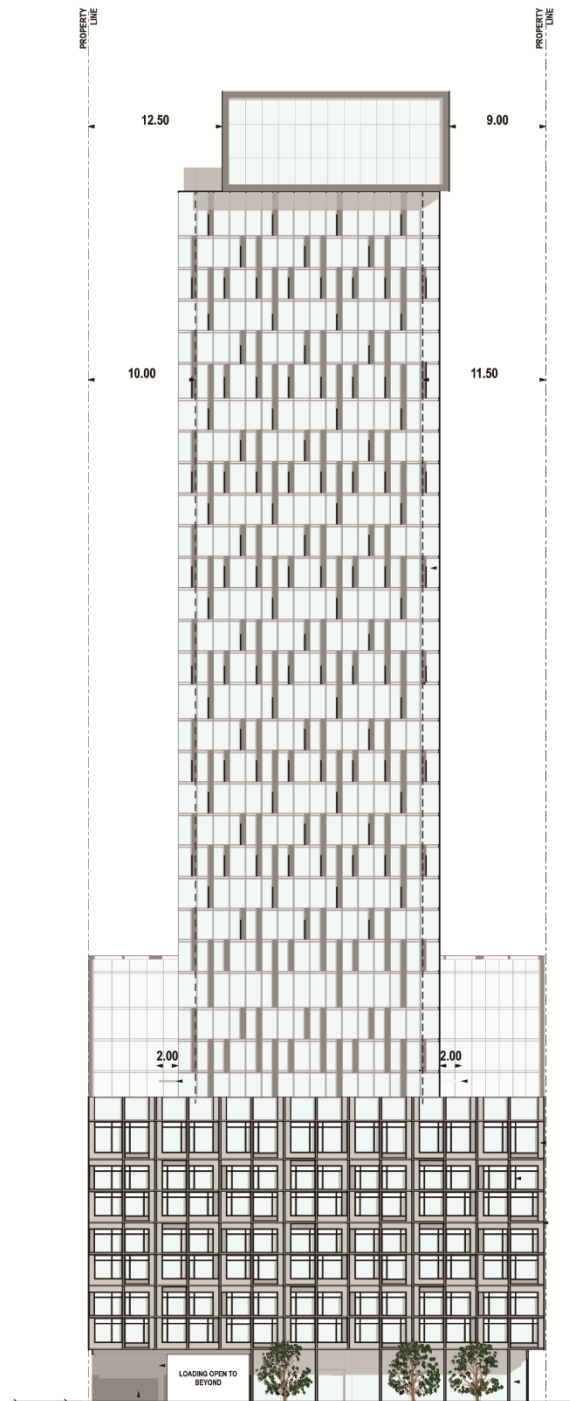
South Elevation

# Attachment 7: East Elevation



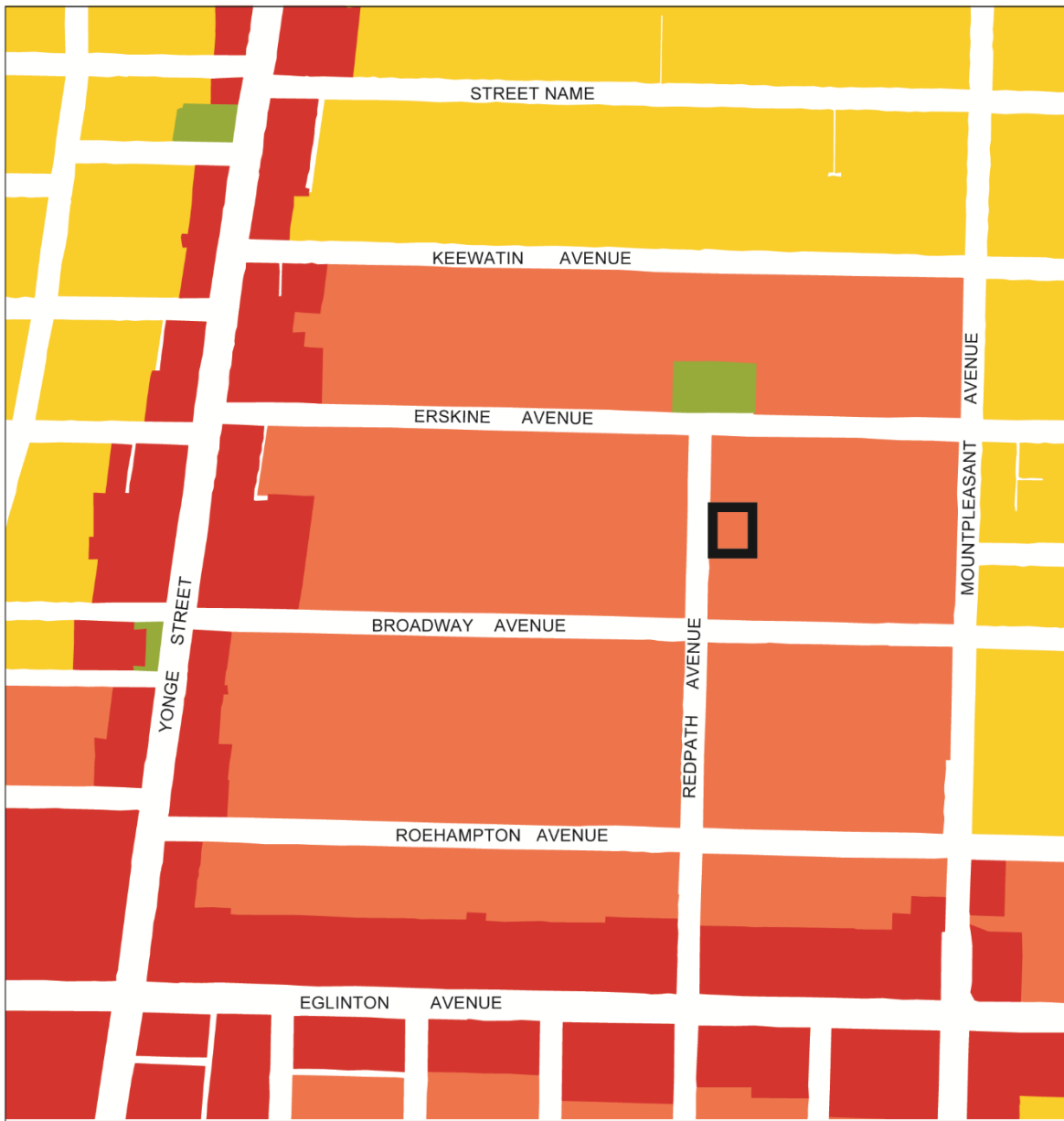
East Elevation

# Attachment 8: West Elevation



West Elevation

# Attachment 9: Official Plan Map



241 Redpath Avenue

## Official Plan Land Use Map #17

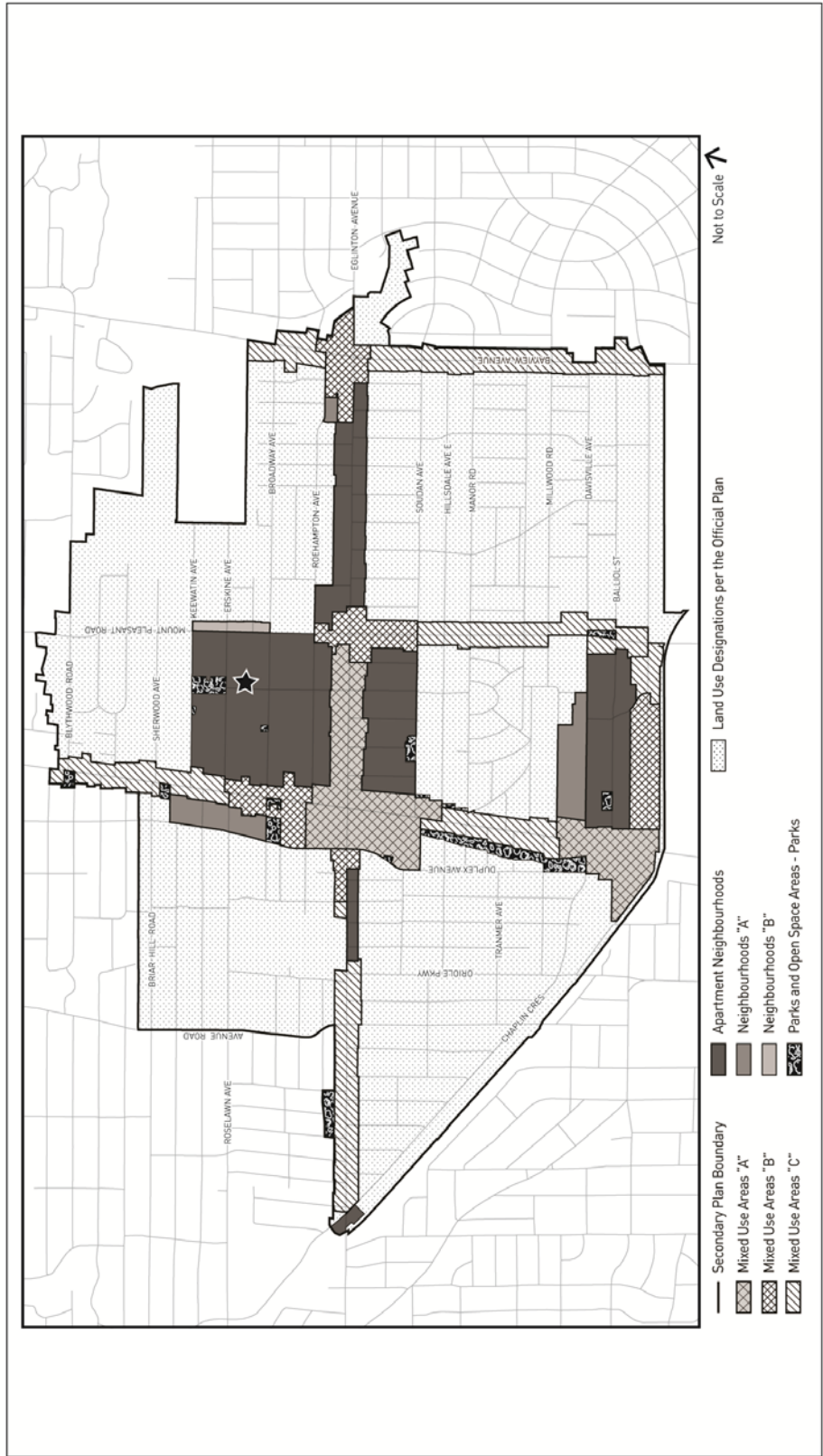
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|  Location of Application  |  Parks & Open Space Areas |
|  Neighbourhoods           |  Parks                    |
|  Apartment Neighbourhoods |  |
|  Mixed Use Areas          |  |



Not to Scale  
07/10/2020

# Attachment 10: Yonge-Eglinton Secondary Plan Map



241 Redpath Avenue

**Toronto**  
Yonge-Eglinton Secondary Plan - OPA 405

File # 20 151705 NMY 15 0Z

★ Site Location

↑  
Not to Scale  
07/10/2020

## Attachment 11: Application Data Sheet

Municipal Address: 241 Redpath Avenue Date Received: June 3, 2020

Application Number: 20 151705 NNY 15 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By-law Amendment and Rental Housing Demolition Applications which propose the demolition of the existing 12-storey, 46 unit apartment building and redevelopment of a new 35-storey residential tower with a 7-storey base building facing Redpath Avenue and 11-storey base building facing the rear on the site. The new building will contain 387 new dwelling units, including 46 rental replacement units, a residential gross floor area of 24,400 square metres and an FSI of 15.77 times the lot area.

Applicant/Agent	Architect	Owner
Mod Developments 555 Richmond St W Suite 1106 Toronto, ON, M5V 3B1	architectsAlliance 205 - 317 Adelaide St W Toronto, ON M5V 1P9	NASA Investments Ltd. 15 Rockland Dr Toronto, ON M2M 2Y8

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	N
Zoning:	R (d2.0) (x912)	Heritage Designation:	Adjacent
Height Limit (m):	38	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	1,537	Frontage (m):	43	Depth (m):	36
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq. m):	265	0	1,154	1,154
Residential GFA (sq. m):	3,174	0	24,238	24,238
Total GFA (sq. m):	3,174	0	24,238	24,238
Height - Storeys:	12	0	35	35
Height - Metres:	30	0	122.5	122.5

Lot Coverage Ratio ( % ): 75.08 Floor Space Index: 15.77

Floor Area Breakdown Above Grade (sq. m) Below Grade (sq. m)  
 Residential GFA: 24,238

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	46	0	46	46
Freehold:				
Condominium:			341	341
Other:				
<b>Total Units:</b>	<b>46</b>	<b>0</b>	<b>387</b>	<b>387</b>

	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	0	0	0	0
Proposed:	48 (12.4%)	210 (54.3%)	94 (24.3%)	35 (9%)
<b>Total Units:</b>	<b>48 (12.4%)</b>	<b>210 (54.3%)</b>	<b>94 (24.3%)</b>	<b>35 (9%)</b>

Parking and Loading

Parking Spaces: 97 Bicycle Parking Spaces: 402 Loading Docks: 1

CONTACT:

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