

# **3180, 3182, 3184, 3186, 3188, 3190, 3192, 3194, 3196, 3198, 3200 and 3202 Yonge Street – Zoning By-Law Amendment and Rental Housing Demolition Applications – Preliminary Report**

Date: January 26, 2021

To: North York Community Council

From: Acting Director, Community Planning, North York District

Wards: Ward 8 - Eglinton-Lawrence

**Planning Application Numbers:** *20 214204 NNY 08 OZ, 20 225871 NNY 08 RH*

**Current Use(s) on Site:** 12 abutting two-storey buildings, generally containing retail uses on the ground floor. Upper floor uses include residential units.

## **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the application located at 3180, 3182, 3184, 3186, 3188, 3190, 3192, 3194, 3196, 3198, 3200 and 3202 Yonge Street.

The site consists the block between Woburn Avenue and Bedford Park Avenue on the west side of Yonge Street, except for the bank building on the southern portion of the block at 3174 Yonge Street. The site contains 12 abutting two-storey buildings, generally containing retail uses on the ground floor. The second floors include residential units.

The applicant proposes to demolish the 12 buildings and redevelop the lands with a new 12-storey (41 metre high) building comprised of 109 residential dwelling units. The tenure of the units in the proposed building has not been identified by the applicant. The ground floor of the building is proposed to contain a residential lobby and 5 retail units.

Through the Rental Housing Demolition application, the applicant proposes to demolish the existing 6 dwelling units on the site, of which 5 are rental and 1 is owner-occupied.

Staff are currently reviewing the applications. The applications have 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**

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 3180, 3182, 3184, 3186, 3188, 3190, 3192, 3194, 3196, 3198, 3200 and 3202 Yonge 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**

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The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

## **ISSUE BACKGROUND**

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### **Site Description**

The site is located along Yonge Street, north of Lawrence Avenue West, and is comprised of the lands municipally known as 3180, 3182, 3184, 3186, 3188, 3190, 3192, 3194, 3196, 3198, 3200 and 3202 Yonge Street. The site is approximately rectangular in shape and 1,927 square metres in size, and has a frontage of 64 metres to the east along Yonge Street and 30 metres to the north along Woburn Avenue. The site includes a private driveway along its west side, which abuts Blessed Sacrament Catholic School property. The proposal does not include the bank located at the northwest corner of Yonge Street and Bedford Park Avenue at 3174 Yonge Street.

The lands contain 12 abutting two-storey buildings. The ground floor of the buildings consist of a variety of retail, commercial and restaurant uses on the ground floor. The applicant's submitted Housing Issues Report indicates that the upper floors consist of six residential units: four units with three bedrooms, one unit with two bedrooms and a den, and one unit with two bedrooms. Five of the residential units are rental in tenure, while the sixth is owner-occupied.

In addition to the residential units, some of the buildings contain office and commercial uses on the second floor.

The site is located along an identified *Avenue* in the Official Plan, along Yonge Street, which has a planned right-of-way width of 27 metres. The site is designated *Mixed Use Areas* in the Official Plan, as are the parcels located along Yonge Street to the north and south of the site, as well as immediately to the east (across the street). Low-rise houses, and a school are located to the west of the site and are designated *Neighbourhoods*.

## Application Description

The applicant proposes to amend City of Toronto Zoning By-law 569-2013 for the lands at 3180, 3182, 3184, 3186, 3188, 3190, 3192, 3194, 3196, 3198, 3200 and 3202 Yonge Street to redevelop the site with a new 12-storey (41 metre high) building containing 11,939 square metres of residential gross floor area (GFA) and 615 square metres of retail GFA. The residential component of the proposed building contains 109 dwelling units, of which 15 are 1-bedroom units (13.8%), 82 are 2-bedroom units (75.2%), and 16 are 3-bedroom units (11.0%). The total GFA of the proposed development is 12,554 square metres, which represents a floor space index (FSI) of 6.51 times the lot area.

The proposal includes two levels of underground parking with 91 vehicular parking spaces (74 resident, 10 visitor, 6 for commercial uses and 1 intended for car share). Four of the parking spaces are proposed to be accessible. A total of 75 long-term bicycle parking spaces are proposed, along with 8 short-term bicycle parking spaces. Parking in the underground garage would be accessed from a driveway located along the west of the site, which connects to Woburn Avenue in the north, and Bedford Park Avenue in the south. A total of 83 bicycle parking spaces are proposed, of which 75 are long term spaces and 8 are short term spaces. Loading and servicing would also be accessed via the driveway, where one Type-G loading space is proposed.

Amenity space is proposed to be located on 10th floor, consisting of 155.1 square metres of indoor amenity, and 232.1 square metres of outdoor amenity on the roof.

Category	November 3, 2020 Submission	
Site Area	1,927 square metres	
Building Setbacks from Property Line	North	0 metre
	South	0 metres
	East (Yonge Street)	0 metres
	West	Not provided. There is a setback of 7.5m at grade, but the building is shown and described as over-hanging this setback.
Building Stepbacks along Yonge Street		
Above the 6th Floor	1.2 metres	
Above the 8th Floor	2.013 metres	
Above the 12th Floor	4.0 metres (to the mechanical penthouse)	
Rear Building Stepbacks	0 metres	
	<i>Note: a portion of the north side of the building steps back above the 6th floor (1.982 metres) and above the 7th floor (3.217 metres). Balconies are proposed to project into the stepbacks, including the portion with 0 stepback.</i>	

Gross Floor Area (GFA)	
Residential	11,939 m <sup>2</sup>
Non-Residential (Retail)	615 m <sup>2</sup>
TOTAL	12,554 m <sup>2</sup>
Floor Space Index (FSI)	6.51 times the lot area
Building Height	41.1 metres (excluding the 5 metre mechanical penthouse and elevator overrun)
Proposed Net New Residential Units	
Studio	0 (0%)
1 Bedroom	15 (13.8%)
2 Bedroom	82 (75.2%)
3 Bedroom	16 (11.0%)
Total	109
Amenity Area	
Indoor	155.1 square metres
Outdoor	232.1 square metres
Total	387.2 square metres
Proposed Vehicular Parking (residential: visitor; retail; car share)	91 spaces (74: 10; 6; 1)
Loading Spaces	1 Type 'G'
Bicycle Parking (long-term residential: short term)	83 spaces (75; 8)
Proposed Parkland Dedication	Through cash-in-lieu

An associated application for Rental Housing Demolition seeks approval to demolish 6 dwelling units, of which 5 are rental.

Detailed project information is available on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 1-5 of this report, for the three dimensional representation of the project in context, location map, site plan, Official Plan Map, and application data sheet, respectively.

### **Provincial Policy Statement and Provincial Plans**

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 (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

### **Growth Plan for the Greater Golden Horseshoe (2020)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous

Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) 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 (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

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, and better connected 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 (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) 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 (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

The Growth Plan (2020) as amended 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 (2020) 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 are planned for the prescribed densities.

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

On September 11, 2020, Official Plan Amendments 479 (Public Realm) and 480 (Built Form) came into force. These OPAs introduced new or revised policies regarding building types, building design and massing, parks, POPs (privately owned, publicly accessible spaces), and trees and natural areas, among other policies. OPA No. 479 also introduced the Block Context Plan requirement for some applications that shows how the physical form of the proposed development fits within the existing and planned context.

The current application is located on lands shown as *Avenues* on Map 2 of the Official Plan and *Mixed Use Areas* on Map 17.

The application is subject to Site and Area Specific Policy 176 "Yonge Street Between Briar Hill Avenue and Donwoods Drive".

### Zoning By-laws

The site is zoned MCR T3.0 C2.0 R2.5 (Mixed-Use District) in former City of Toronto Zoning By-law 438-86 and CR 3.0 (c2.0; r2.5) Standard Set 2 (x2444) (Commercial-Residential) in city-wide Zoning By-law 569-2013. These zones permit a range of commercial and residential uses, including office and retail uses among other commercial uses, dwelling units within an apartment building and mixed use buildings. The site has a maximum permitted height of 16.0 metres and a permitted floor space index of 3.0. The site is within Policy Area 3 (PA3), which sets out parking requirements, including minimum and maximum rates.

The City's Zoning By-law 569-2013 is located here: <https://www.toronto.ca/zoning>

### Design Guidelines

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

- The Tall Building Design Guidelines;
- The Performance Standards for Mid-rise Buildings;
- Growing Up: Planning for Children in New Vertical Communities;
- Bird Friendly Guidelines;
- The Pet Friendly Design Guidelines; and
- POPS guidelines.

The City's Design Guidelines are located 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 (LPAT).

On December 8, 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.

## **COMMENTS**

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### **Reasons for the Application**

The application to amend the Zoning By-laws is required to vary performance standards including building height, setbacks and floor space index. Through the review of the application, staff may identify additional areas of non-compliance with the Zoning Bylaws.

The applicant has submitted an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code 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 evaluate this planning application for consistency with the PPS (2020) and conformity with the Growth Plan (2020).

### **Official Plan Conformity**

Planning Staff will evaluate the application to determine its conformity with the Official Plan. This includes conformity with policies for *Avenues*, *Mixed Use Areas* designated lands and Built Form and Public Realm policies. For example, Staff will evaluate whether the proposal conforms with policy 4.5.2 c) regarding transition between areas of different development intensity and scale, particularly to lower scale *Neighbourhoods*. Staff will evaluate whether the proposal's massing and transition (such as the transition down in height and scale via an angular plane) sufficiently addresses this policy. Similarly, Staff will evaluate whether the proposed driveway meets the intent of policy 3.1.1.11 which indicates that private driveways, where deemed to be appropriate by the City, will meet the design objectives for public lanes. This evaluation is preliminary, and is ongoing as more analysis is undertaken.

### **Public Realm and Built Form**

At a high level, the proposal is for a tall building, as the proposal is for a 41.1 metre tall building on a 27 metre right-of-way (Official Plan policy 3.1.3.7 states that tall buildings are generally greater in height than the width of the adjacent right-of-way). Staff have concerns about the tall building massing, and will work with the proponent on a revised proposal for a mid-rise building. Staff will also evaluate the suitability of the proposed site organization, public realm and built form. This includes building placement and setbacks, stepbacks, the location of the residential front entrance, the location of the ramp and loading, height and massing, as well as the rear transition to the adjacent neighbourhood. The evaluation will consider the surrounding context and impacts as well as consistency with the policies of the Official Plan.

The built form will also be reviewed against the Tall Building Design Guidelines, and/or Mid-rise Building Performance Standards. Other City Urban Design Guidelines may also be used in the evaluation of the proposal.

In addition to architectural and landscape drawings, the applicant has also submitted a sun/shadow study and a pedestrian level wind study. These drawings and studies are under review.

These are initial considerations for the public realm and built form. Further concerns may be identified.



## **Tree Preservation**

The applicant has submitted an Arborist Report and Tree Preservation Plan which identifies zero trees on site, and 2 municipally owned trees to be protected. The applicant's landscape plans indicate that 3 new street trees (to be municipally owned) will be planted, and 4 trees will be planted along Woburn Avenue on the subject lands. The landscape plan will be evaluated, including whether the trees have sufficient above and below ground conditions to ensure that they can grow to maturity and support the public realm.

## **Housing**

A Housing Issues Report is required for Official Plan Amendments, Zoning By-law Amendments and Plans of Condominium that seek to demolish existing residential rental properties, intensify existing rental sites, and/or convert existing rental housing to condominiums.

As per the Housing Issues Report submitted, the existing buildings on the site contains 6 dwelling units, of which 5 are rental and 1 is owner-occupied. Further information has been requested from the applicant to confirm the existing uses of the site.

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 and to confirm the existing site conditions.

## **TTC Lawrence Subway Station Access**

The property abuts the north end of the Lawrence Subway Station. There is an opportunity to directly connect the building into the station *via* the non fare pay corridor area. This has been completed for other buildings in the area, such as 3018 Yonge Street. Staff will work with the applicant and TTC staff to explore opportunities for a subway station entrance/exit to be incorporated into the building.

## **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 Community Services and Facilities report was submitted by the applicant as part of their original submission. Staff will evaluate the impact of the proposal on community services and facilities, including assessment of existing capacity to support the proposed population. Staff will determine whether any capital improvements or expansion of facilities are required to be addressed as part of this application.

### **Growing Up Guidelines**

The City's Growing Up: Planning for Children in New Vertical Communities document includes guidelines to ensure that new vertical communities are designed with families in mind. The document includes guidelines at three scales: the neighbourhood, the building and the unit.

Guideline 2.1 of the Growing Up guidelines states that a building should provide a minimum of 25% large residential units (10% of the units should be 3-bedroom units and 15% of the units should be 2-bedroom units).

Guideline 3.0 states that the ideal unit size for large residential units, based on the sum of the unit elements, is 90 square metres for 2-bedroom units and 106 square metres for 3-bedroom units, with ranges of 87-90 square metres and 100-106 square metres representing a diversity of sizes for such bedroom types while maintaining the integrity of common spaces to ensure their functionality.

The applicant proposes to provide 82 (75.2%) of the 109 net new dwelling units as 2-bedroom units, and 12 (11.0%) of the new dwelling units as 3-bedroom units, which satisfies the unit mix objectives of Guideline 2.1 of the Growing Up guidelines.

Further evaluation of the proposal against the Growing Up Guidelines will be undertaken by Staff, including to determine if the size of units and provision of amenities meets the intent of the guidelines.

### **Affordable Housing**

Affordable Housing and Smart Urban Growth are key Strategic Actions for the City of Toronto. Section 3.2.1 of the City's Official Plan states that a full range of housing, including affordable rental housing, will be provided and maintained to meet the needs of current and future residents. The Growth Plan (2020) also contains policies (2.2.1.4, 2.2.6.1 and 2.2.6.3) to support the development of affordable housing and the provision of a range of housing to accommodate the needs of all household sizes and incomes.

Staff will continue discussions with the applicant, the Ward Councillor, and City staff to determine potential opportunities for the provision of affordable housing.

### **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. The proposal at its current height and density will be subject to Section 37 contributions under the Planning Act. Further discussion with the Ward Councillor, City staff, residents, and the applicant will be required to determine the extent and nature of the required Section 37 community benefits should the application be approved in some form.

### **Infrastructure/Service Capacity**

The applicant submitted a number of technical reports including a Stormwater Management and Functional Servicing Report. The Functional Servicing Report is intended to evaluate the effects of a development on the City's municipal servicing infrastructure and watercourses and to identify the need for any new infrastructure and upgrades to existing infrastructure necessary to provide for adequate servicing to the proposed development. Staff are reviewing the application to determine if there is sufficient infrastructure capacity to accommodate the proposed development, in addition to the potential cumulative impact of all proposed applications in the area of this application.

The applicant also submitted a Transportation Impact Study with their application. The purpose is to evaluate the effects of the development on the transportation system, and to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development. Staff are reviewing the Transportation Impact Study.

### **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.

### **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 review the application to ensure compliance with Tier 1 of the TGS. Through an anticipated Site Plan Approval process, Staff will work with the applicant to encourage achievement of a higher Tier.

## **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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Matt Armstrong, Planner, Community Planning  
Tel. No. 416-392-3521  
E-mail: Matt.Armstrong@toronto.ca

Allison Smith, Planner, Housing Policy  
Tel No. 416-392-0173  
E-mail: Allison.Smith@toronto.ca

## **SIGNATURE**

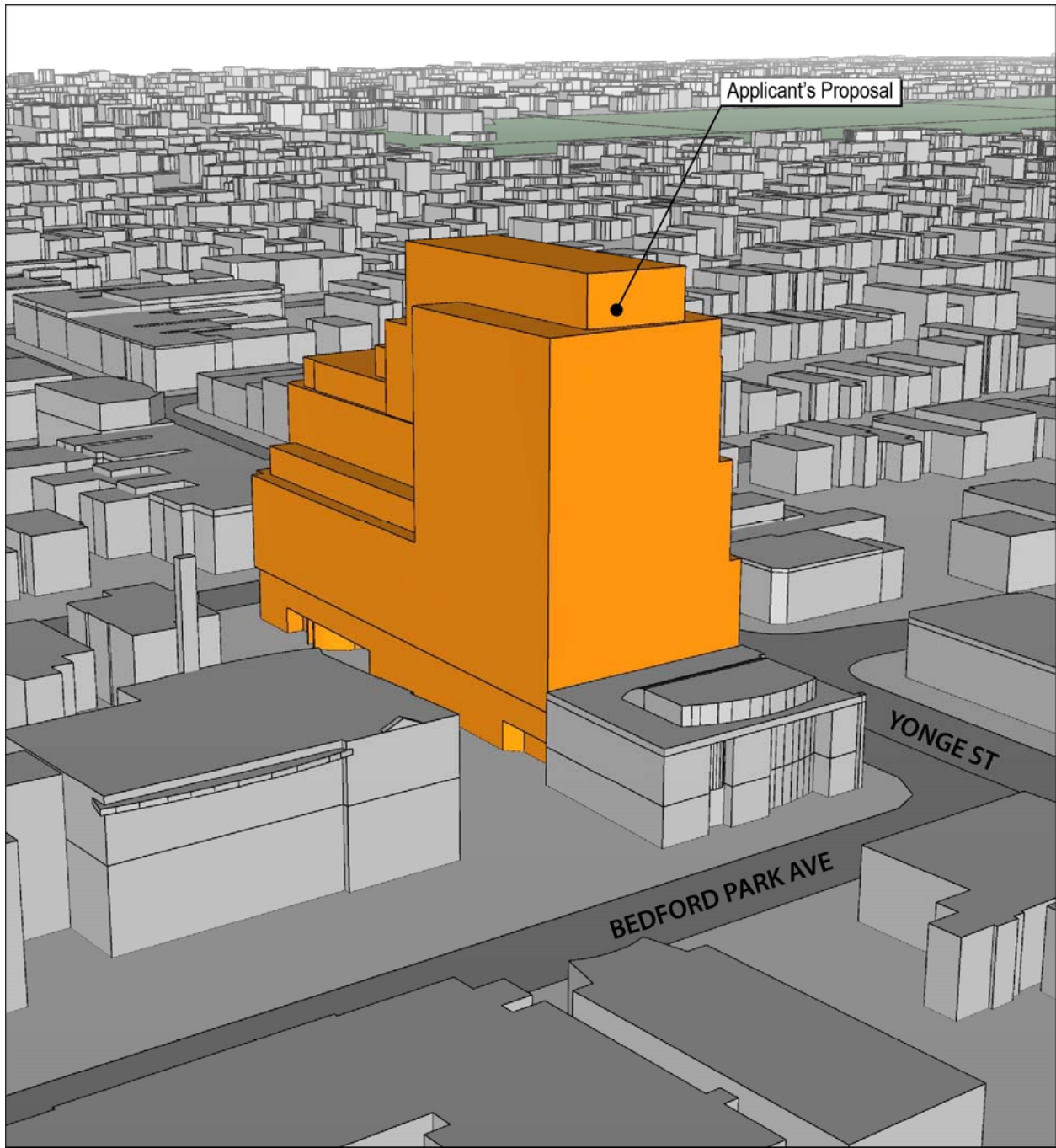
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Al Rezoski, ACIP  
Acting Director  
Community Planning, North York District

## **ATTACHMENTS**

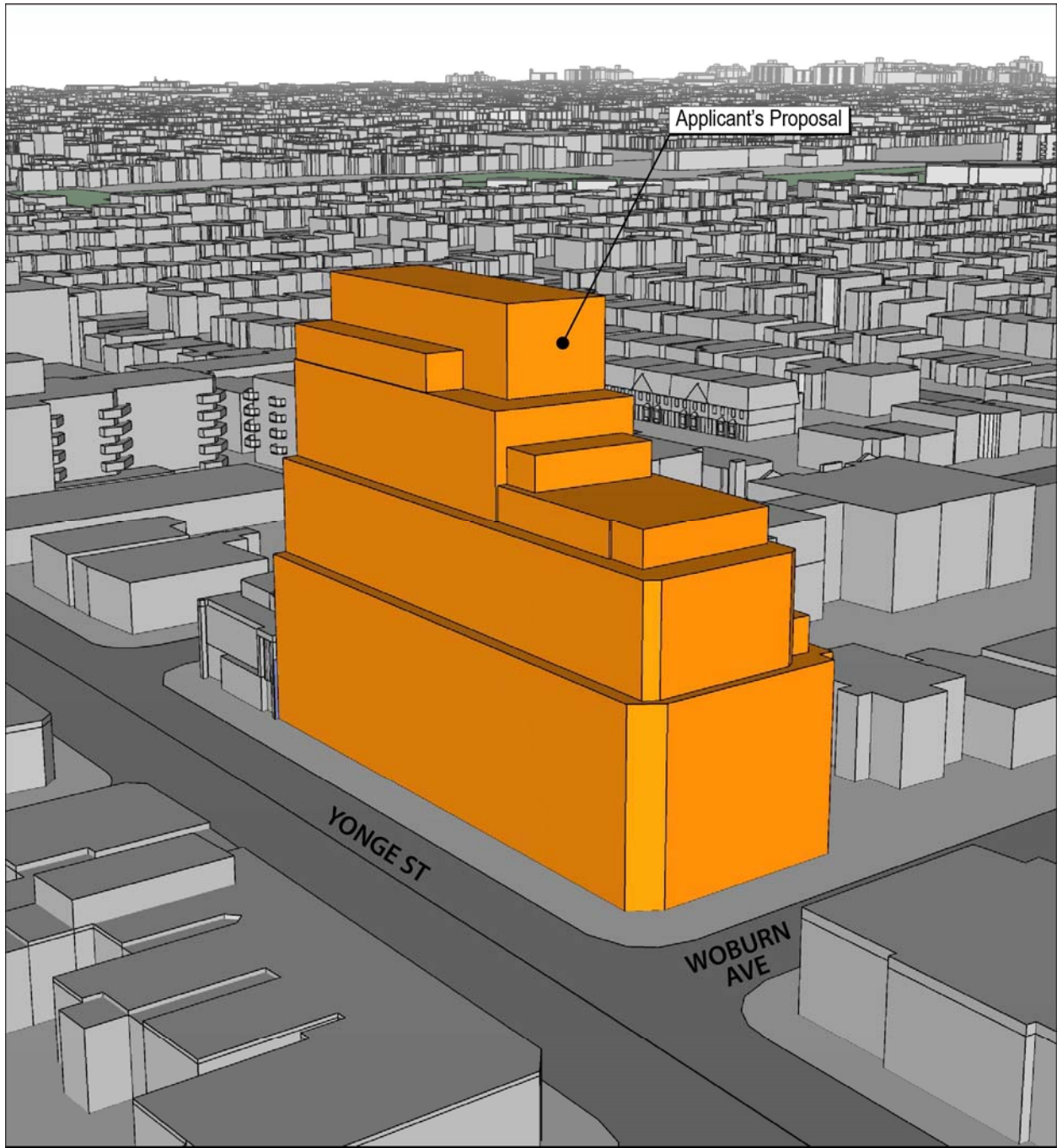
Attachment 1: 3D Model of Proposal in Context  
Attachment 2: Location Map  
Attachment 3: Site Plan  
Attachment 4: Official Plan Map  
Attachment 5: Application Data Sheet

Attachment 1: 3D Model of Proposal in Context



View of Applicant's Proposal Looking Northeast

01/08/2021

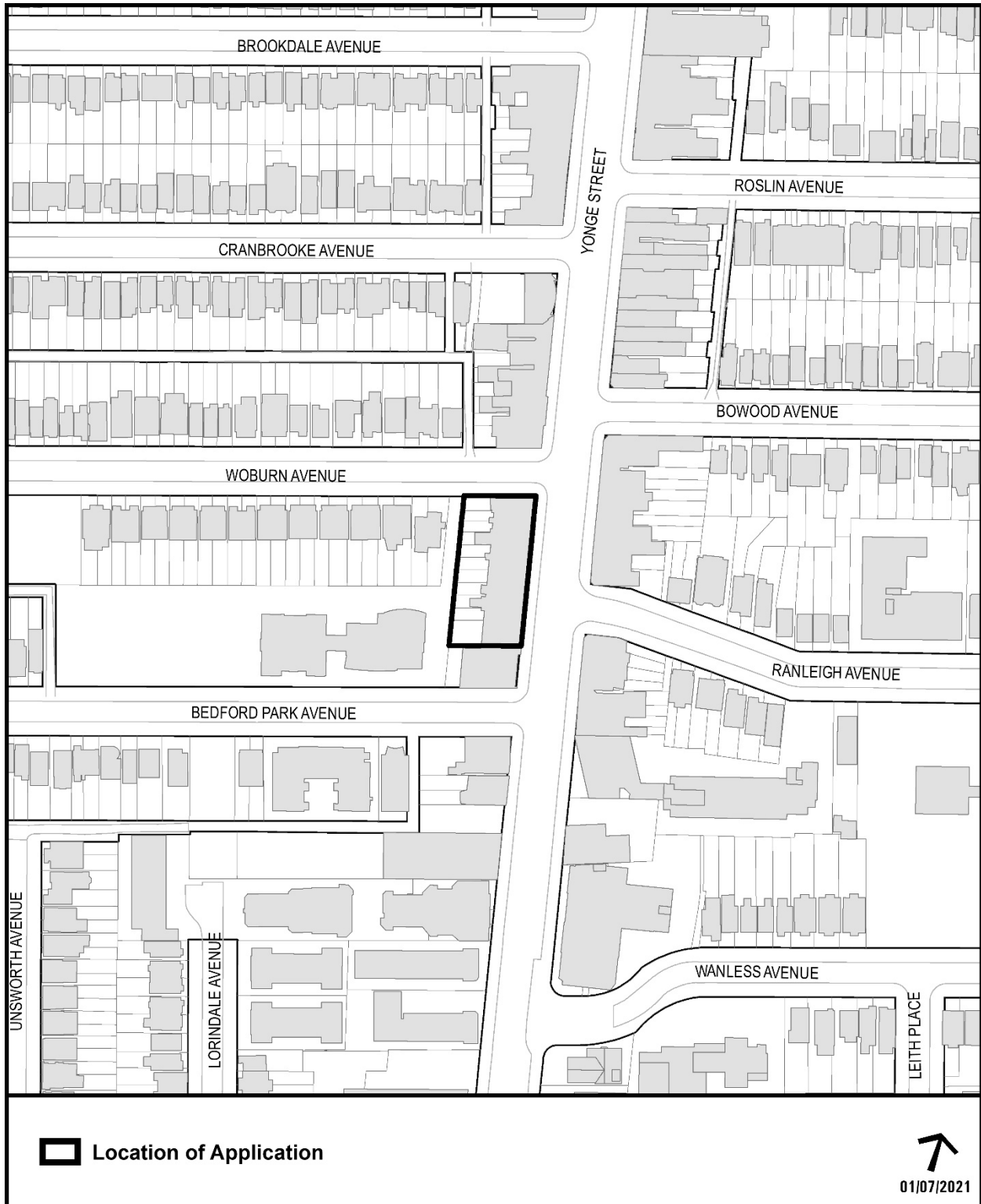


**View of Applicant's Proposal Looking Southwest**



01/08/2021

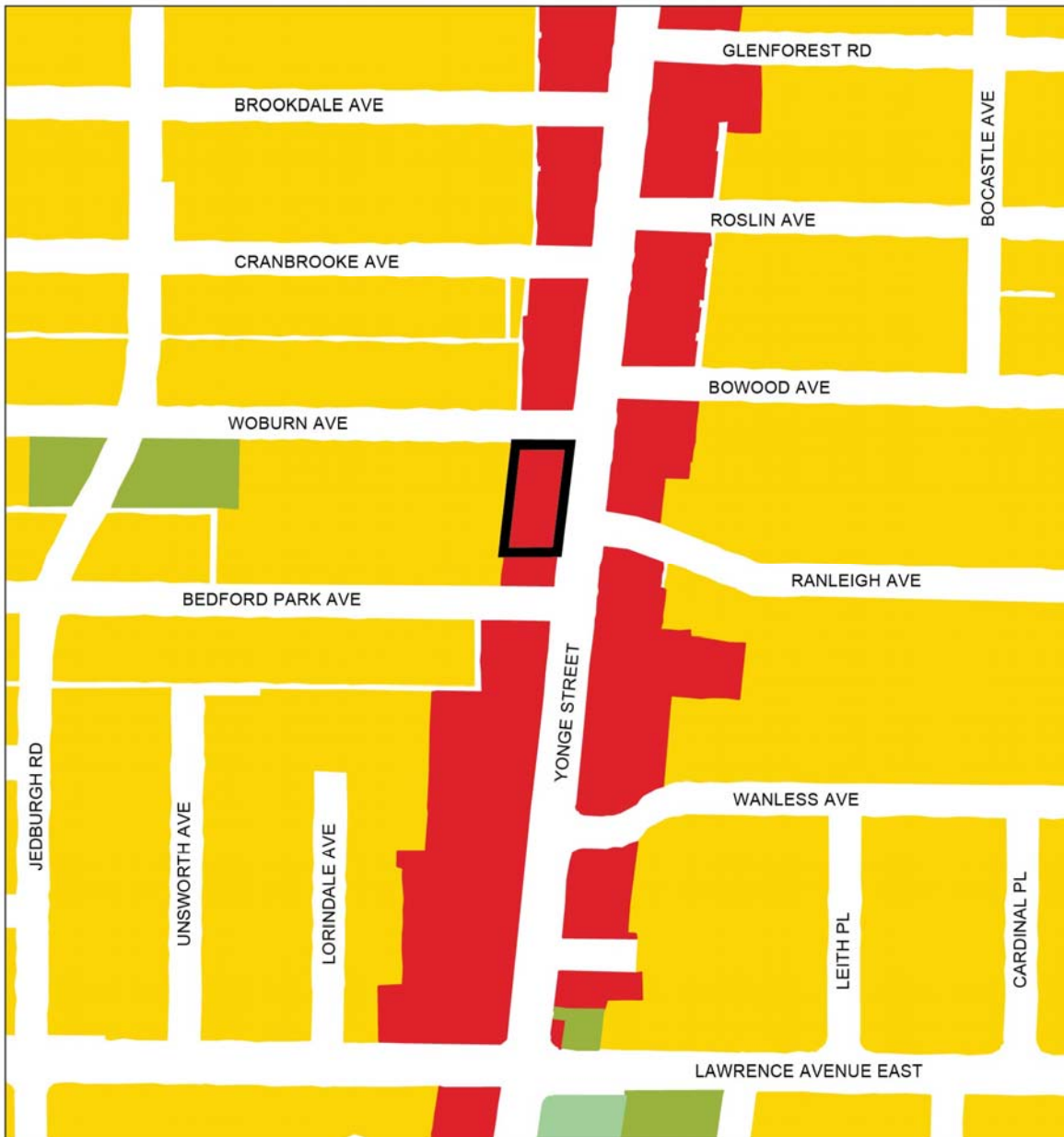
Attachment 2: Location Map







Attachment 4: Official Plan Map



3180 - 3202 Yonge Street

Official Plan Land Use Map #17

File # 20 214204 NNY 08 02

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

  
Not to Scale  
01/07/2021

## Attachment 5: Application Data Sheet

**Municipal Address:** 3180-3202 YONGE STREET      **Date Received:** November 3, 2020

**Application Number:** 20 214204 NNY 08 OZ

**Application Type:** OPA / Rezoning, Rezoning

**Project Description:** Zoning By Law Amendment Application to permit a proposed 12 storey building with a total of 109 proposed residential units and proposed ground level commercial space. The proposed gross floor area of the building would be 12,554.3 square metres with a proposed FSI of 6.51.

### Applicant

Weston Consulting Group  
268 Berkeley Street, Toronto, ON.  
M5A 2X5

### Architect

Richard Wengle  
Architect, Inc  
102 Avenue Road,  
Toronto, ON  
M5R 2H3

### Owner

2468816 Ontario Ltd  
c/o Rong Ya Wang  
12 Sifton Court,  
Toronto, ON  
M2K 1M1

## EXISTING PLANNING CONTROLS

<b>Official Plan Designation:</b>	Mixed Use Areas	<b>Site Specific Provision:</b>	SASP 176
<b>Zoning:</b>	CR 3.0 (c2.0; r2.5) SS2 (x2444)	<b>Heritage Designation:</b>	N
<b>Height Limit (m):</b>	16	<b>Site Plan Control Area:</b>	Y

## PROJECT INFORMATION

Site Area (sq m): 1,927      Frontage (m): 64      Depth (m): 30

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,200	0	1,246	1,246
Residential GFA (sq m):	1,200	0	11,939	11,939
Non-Residential GFA (sq m):	2,400	0	615	615
Total GFA (sq m):	3,600	0	12,554	12,554
Height - Storeys:	2		12	12
Height - Metres:	8		41	41

Lot Coverage Ratio (%): 64.64

Floor Space Index: 6.51

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	11,843	97
Retail GFA:	615	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

<b>Residential Units by Tenure</b>	Existing	Retained	Proposed	Total
Rental:	5	0		
Freehold:				
Condominium:			109	109
Other:	1			
Total Units:	6		109	109

#### **Total Residential Units by Size**

	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:				
Proposed:		15 (13.8%)	82 (75.2%)	12 (11.0%)
Total Units:		15 (13.8%)	82 (75.2%)	12 (11.0%)

#### **Parking and Loading**

Parking Spaces:	91	Bicycle Parking Spaces:	83	Loading Docks:	1
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CONTACT:

Matt Armstrong, Planner

416-392-3521

[marmstr3@toronto.ca](mailto:marmstr3@toronto.ca)

