

3280 Dufferin Street and 12 to 16 Orfus Road – Zoning By-law Amendment Application – Preliminary Report

Date: August 18, 2021

To: North York Community Council

From: Acting Director, Community Planning, North York District

Ward: 8 - Eglinton-Lawrence

Planning Application Number: 21 168610 NNY 08 OZ

Current Uses on Site: A 1-storey commercial building fronting Dufferin Street and a 2-storey commercial building fronting Orfus Road.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 3280 Dufferin Street and 12 to 16 Orfus Road. The application proposes to demolish the two existing commercial buildings and redevelop the site with an 8-14 storey mixed-use building with retail at grade fronting Dufferin Street. A total gross floor area of 28,892 square metres including 246 square metres of retail space, floor space index of 5.6, and 352 residential dwelling units are proposed. A total of 209 vehicle parking spaces and 304 bicycle parking spaces are proposed. A private driveway and a public park are proposed at the western and northeastern portions of the site respectively.

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 3280 Dufferin Street and 12 to 16 Orfus Road 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 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

Application Description

The subject site is L-shaped and its eastern portion is within the Dufferin Street Secondary Plan area. The western portion of the site is outside the Secondary Plan area.

The Zoning By-law Amendment application proposes to redevelop the lands at 3280 Dufferin Street and 12-18 Orfus Road with an 8-14 storey mixed-use building. Vehicular access would be from a proposed new 6 metre wide north-south private driveway at the western edge of the site. A new 514.6 square metre public park is proposed at the northeastern portion of the site. A total of 209 vehicle parking spaces in 2 levels underground are proposed. A summary of the application details are below.

Category	June 14, 2021 Submission
Site Area	5,115 square metres (including road widening) 5,008 square metres (excluding road widening)
Gross Floor Area (GFA) in Square Metres (m ²)	Residential: 28,646 m ² Non Residential: 246 m ² Total: 28,892 m ²
Floor Space Index (FSI)	5.6 (gross), 5.8 (net)
Setbacks from the Property Line in Metres (m)	East: 3 m (Dufferin Street) West: 9.2 m (rear) North: 8 m approx. (7.8 m building outline above) South: 3 m (including 1.44 m road widening) South: 1.56 (without 1.44 m road widening)
Height in Metres (m) Mechanical Penthouse (MPH)	14 Storeys, 45.2 m (50.8 m with MPH) 8 Storeys, 27 m (32 m with MPH)
Units	Studio: 0 One Bedroom: 265 (75%) Two Bedroom: 52 (15%) Three Bedroom: 35 (10%) Total: 352

Category	June 14, 2021 Submission
Amenity Space (m ²)	Indoor: 659 m ² , Outdoor: 688 m ²
Vehicle Parking	Resident: 146 + 3 Car Share Resident Visitor: 35 Non Resident: 25 Total: 206 + 3 Car Share
Bicycle Parking	Long Term: 276, Short Term: 28, Total 304
Loading	1 Type G

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 1a and 1b of this report for three dimensional representations of the project in context.

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).

Planning for Major Transit Station Areas

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

The application is located on lands identified as *Avenues* on Map 2 of the Official Plan and *Mixed Use Areas* in Map 17 of the Official Plan. Refer to Attachment 4: Official Plan Land Use Map.

Avenues are important corridors along major streets where urbanization is anticipated and encouraged to create new housing and employment opportunities while improving the pedestrian environment, the look of the street, shopping opportunities, and transit service for community residents.

Mixed Use Areas are made up of a broad range of commercial, residential, and institutional uses, in single use or mixed use buildings, as well as parks and open spaces, and utilities. Policy 4.5.2 provides that development in *Mixed Use Areas* will, amongst other matters:

- Create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- Locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing setbacks and/or a stepping down of heights, particularly towards lower scale Neighbourhoods;
- Locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- Provide an attractive, comfortable and safe pedestrian environment;
- Provide good site access and circulation and an adequate supply of parking for residents and visitors;
- Locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- Provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Dufferin Street Secondary Plan

The eastern portion of the site is within the Dufferin Street Secondary Plan area. Map 36-2 (Specific Block Plan Policies) identifies this portion to be within Block 5 of the Secondary Plan. Map 36-6 (Public Streets Plan) and Map 36-7a (Pedestrian Connections) identify a Potential Access Lane and a Pedestrian Route at the western edge of this portion, which is approximately the middle of the site, and a High Order Pedestrian Zone at the Dufferin Street / Orfus Road intersection. Map 36-7b (Cycling Connections) shows Proposed Cycle Tracks along Dufferin Street, Proposed Bike Lanes on Orfus Road and a Proposed Cycling Interchange at the Dufferin Street / Orfus Road intersection. Map 36-9 (Minimum Setback Plan) shows a building setback of 3 metres from *Avenues* such as Dufferin Street, and a setback of 5 metres from green spaces and existing east-west streets such as Orfus Road. Map 36-10 (Building Type Areas) shows Mid-rise Areas within Block 5.

The western portion of the site is outside the Dufferin Street Secondary Plan area.

Zoning By-laws

The site is zoned Industrial-Commercial Holding MC(H) under the former City of North York Zoning By-law No. 7625. The MC zone permits a broad range of industrial and commercial uses including retail store, office, financial institution, restaurant, veterinary clinic, community centre, commercial gallery, personal service shop, and others. The zoning specifies a maximum density of 1 times the lot area, minimum front yard setback of 9 metres, minimum exterior side yard setbacks of 7.5 metres, and minimum interior side yard setback of 3 metres.

While the site is not subject to City-wide Zoning By-law No. 569-2013, as amended, a draft zoning by-law amendment with site-specific provisions has been submitted in order to bring the site into Zoning By-law No. 569-2013. 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 in the evaluation of this application:

- Dufferin Street Urban Design Guidelines;
- Mid-Rise Buildings Performance Standards and Addendum;
- Tall Building Design Guidelines;
- Pet-Friendly Guidelines;
- Growing Up Urban Design Guidelines;
- Bird Friendly Guidelines; and
- Toronto Retail Design Manual.

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

A Zoning By-law Amendment application 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 revise other development standards as necessary to implement the proposal.

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 this application to determine its consistency with the PPS (2020) and conformity with the Growth Plan (2020).

Given the recognition in Provincial Policy of the importance of Official Plans and long term planning, consistency with the PPS (2020) and conformity with The Growth Plan (2020) will be informed by conformity with the City's Official Plan.

Official Plan Conformity

Staff will continue to evaluate the application to determine its conformity with the Official Plan, including the Avenues and Healthy Neighbourhoods policies in Chapter 2, Built Form, Public Realm, and Parks and Open Space policies in Chapter 3, Mixed Use Areas policies in Chapter 4, and the Dufferin Street Secondary Plan.

Compatibility/Mitigation

The applicant has submitted a land use Compatibility/Mitigation Study in order to identify and evaluate options to achieve appropriate design, buffering and /or separation distances between the proposed sensitive land uses and nearby *Employment Areas* and major facilities. The proposed mixed use (including residential and commercial) development is near an *Employment Area*. Staff are reviewing it in the context of the Section 2.2.5 Compatibility/Mitigation policies of the Official Plan. It will be necessary to have the applicant's submission peer reviewed at the applicant's expense.

Built Form, Planned and Built Context

Staff will assess the suitability and appropriateness of the proposed height, massing, transition, and other built form issues based on Section 2 (d), (p), (q), and (r) of the *Planning Act*, the PPS, the Growth Plan, the City's Official Plan policies, the Dufferin Street Secondary Plan, and the City's Design Guidelines.

The following preliminary issues have been identified:

- The appropriateness of the site organization, including ground floor organization, vehicular access, pedestrian circulation, building placement, parkland and servicing;
- The appropriateness of the proposed setbacks and stepbacks;
- The appropriateness of the built form, including height, massing, density, transition to adjacent properties, floor plate size, shadowing and compatibility; and
- The pedestrian level wind conditions along adjacent street frontages and properties.

A Pedestrian Level Wind Study and Sun Shadow Study were submitted and are currently under review by City staff.

Some of the concerns identified above are further discussed below.

Site Organization

The application proposes a north-south private driveway and a pedestrian route at the western edge of the site. Retail is proposed at grade along the Dufferin Street frontage, but not along the entire Orfus Road frontage for the portion of the site within the Secondary Plan area. Live/work units are proposed for the remaining portion of Orfus Road within and outside the Secondary Plan area. Staff are evaluating the appropriateness of the proposed site organization, including the shared driveway location, parkland, overall block layout and how or if it protects for cycling connections.

Height

Mid-rise buildings are permitted within the *Mixed Use Areas* land use designation in the Official Plan, and within Block 5 of the Dufferin Street Secondary Plan as shown in Map 36-10 (Building Type Areas). Policy 3.7.2 of the Secondary Plan states that the height of the development with frontage on Dufferin Street will not exceed the planned right-of-way width onto which it fronts, which is 30 metres (9 storeys), unless otherwise identified in the Plan. The Performance Standards for Mid-Rise Buildings states that a 45-degree angular plane will be taken from a height equivalent to 80 percent of the right-of-way width, and subsequent storeys must fit within the angular plane from this point.

The proposed 8-storey portion of the building on the east, fronting Dufferin Street, includes a mezzanine floor and is technically 9-storeys. The proposed height without the mechanical penthouse is 30.4 metres, above the 30 metre height limit in the Dufferin Street Secondary Plan. Staff are evaluating the appropriateness of the proposed height of this portion of the building.

The proposed 14-storey portion of the building on the west is outside the Secondary Plan area, and is within the *Mixed Use Areas* designation of the Official Plan. It is technically a tall building at a height of 45.2 metres without the mechanical penthouse. A tall building is generally defined as a building with height that is greater than the width of the adjacent right-of-way or the wider of two streets if located at an intersection. The 14-storey portion is located adjacent to a proposed private driveway to the west with a right-of-way width of 6 metres, and Orfus Road to the south with a planned right-of-way width of 23 metres in Schedule 1 to the Official Plan. Staff are evaluating the appropriateness of the proposed tall building height within its surrounding context.

Building Placement

Policy 3.1.3.11(d) of the Official Plan requires that tall buildings be placed to maintain appropriate separation distances from side and rear property lines. The Tall Building Design Guidelines provide for tall building separation distances of 12.5 metres or greater from the side and rear property lines. The application places the 14-storey tall building portion at less than 12.5 metres from the side and rear property lines. It is setback at grade 9.1 metres on the west, 5.31 metres on the east, 7.5 metres on the north, and approximately 4.2 metres on the south. Staff are evaluating the appropriateness of the tall building placement and its associated performance standards including floor plate size.

Growing Up: Planning for Children in Vertical Communities

In July 28, 2020, Toronto City Council adopted the Growing Up Urban Design Guidelines, which is applicable to the proposed development. The guidelines seek to integrate family oriented design into the new multi-unit developments. One of the objectives of the guidelines is to ensure that new developments have a variety of housing to meet the needs of people in all stages of life. The proposed development would contain a total of 352 residential units consisting of 265 one-bedroom, 52-two bedroom, and 35 three-bedroom units. Staff are evaluating the unit mix and unit sizes to determine if they meet the intent of the Growing Up Guidelines. Staff are also reviewing the appropriateness of the amount of indoor and outdoor amenity spaces for families with children and pets.

Parkland and Open Spaces

The application proposes a 494.8 square metre on-site parkland dedication in the northeastern portion of the site, with a frontage of approximately 12.8 metres along Dufferin Street and a depth of approximately 37.4 metres. Staff are evaluating the appropriateness of the size, location and configuration of the proposed parkland and its relationship with the street, proposed building and overall block context, and shadowing, to ensure that it meets the intent of the relevant Official Plan policies.

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, a Soil Volume Plan, and an Arborist Letter which are currently under review by City staff.

The subject property is void of existing trees; however, one city owned boulevard tree (9cm DBH Red Maple) exists within 6 metres of the southwest corner of the site.

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

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.

The applicant has incorporated a CS&F Study into the Planning Justification Report submitted in support of this application. It is being reviewed by staff.

Infrastructure/Service Capacity

Staff and commenting agencies are reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.

The applicant has submitted a Functional Servicing and Stormwater Management Report, the purpose of which is intended to evaluate the effects of a proposed change in land use or development on the City's municipal servicing infrastructure and watercourses and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to provide for adequate servicing to the proposed change in land use or development.

Staff are reviewing the Transportation Impact Study submitted by the applicant, the purpose of which is to evaluate the effects of a development or re-development on the transportation system, but also to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

Staff are also reviewing the proposed Transportation Demand Management (TDM) Plan to determine if appropriate TDM measures will be provided to reduce single occupancy auto vehicle trips generated by the proposed development, support the proposed parking reduction, and address any site related transportation issues.

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 intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawing and through a Site Plan Agreement or Registered Plan of Subdivision.

Applications must use the documentation required for the version of the Toronto Green Standard in effect at the time of the initial application. TGS Version 1.0 is no longer in effect. Older applications must be upgraded. TGS Version 2.0 is for new applications received between January 1, 2010 and April 30, 2018. TGS Version 3.0 is for new applications received on or after May 1, 2018. Visit <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/tier-1-planning-application-requirements/>

Staff are reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures. Staff also encourage the applicant to pursue Tier 2, 3 or 4, which will make them eligible for a partial Development Charge refund.

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. Section 37 benefits have not yet been discussed. City staff may apply Section 37 provisions of the Planning Act should the proposal be approved 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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SIGNATURE

John Andreevski, Acting Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1a: 3D Model of Proposal in Context Looking Southwest

Attachment 1b: 3D Model of Proposal in Context Looking Northeast

Attachment 2: Location Map

Attachment 3: Site Plan

Attachment 4: Official Plan Map

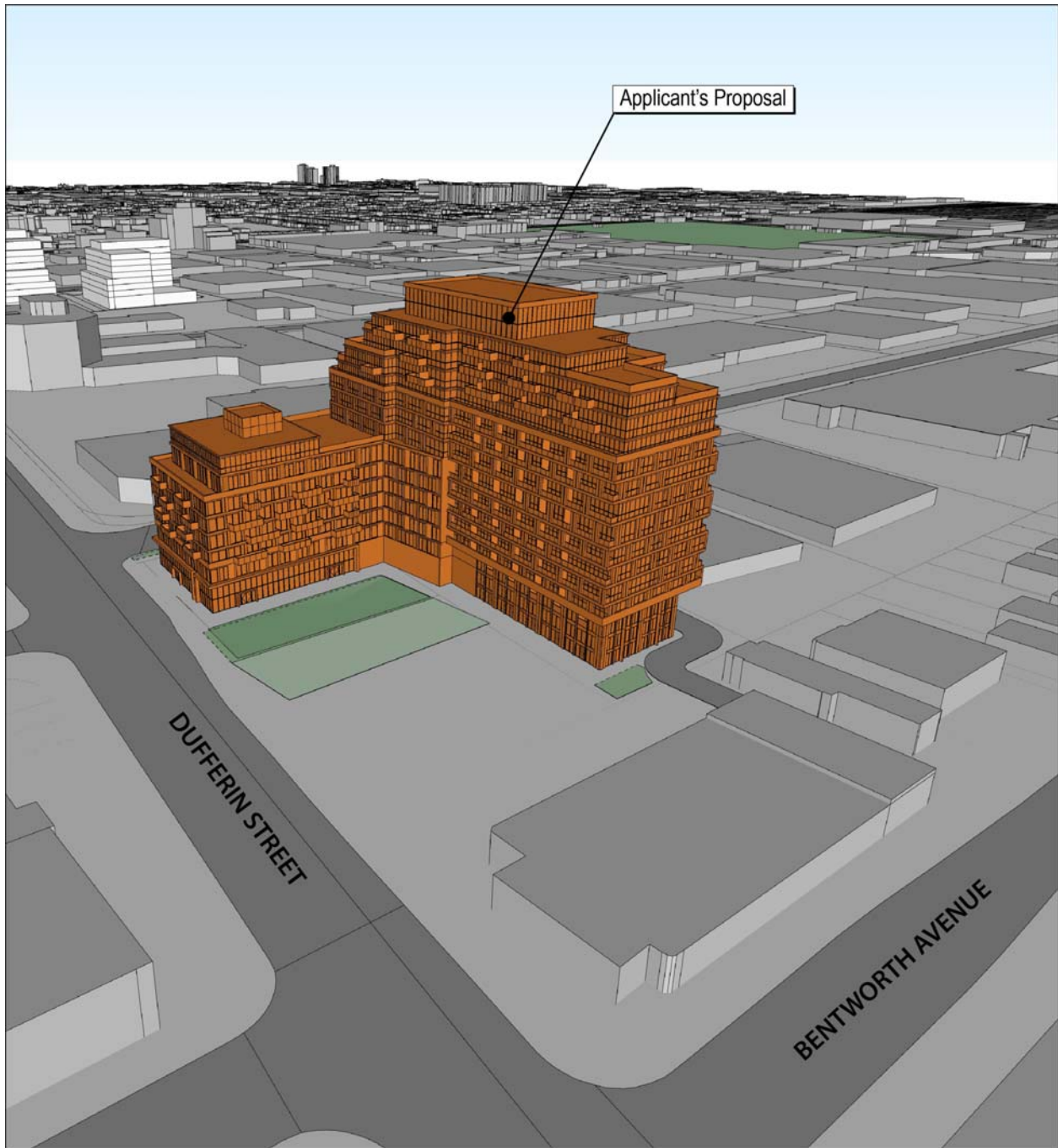
Attachment 5: Dufferin Street Secondary Plan

Attachment 6a: Zoning By-law 569-2013

Attachment 6b: Zoning By-law 7625

Attachment 7a: East and West Elevations
Attachment 7b: North and South Elevations
Attachment 8: Application Data Sheet

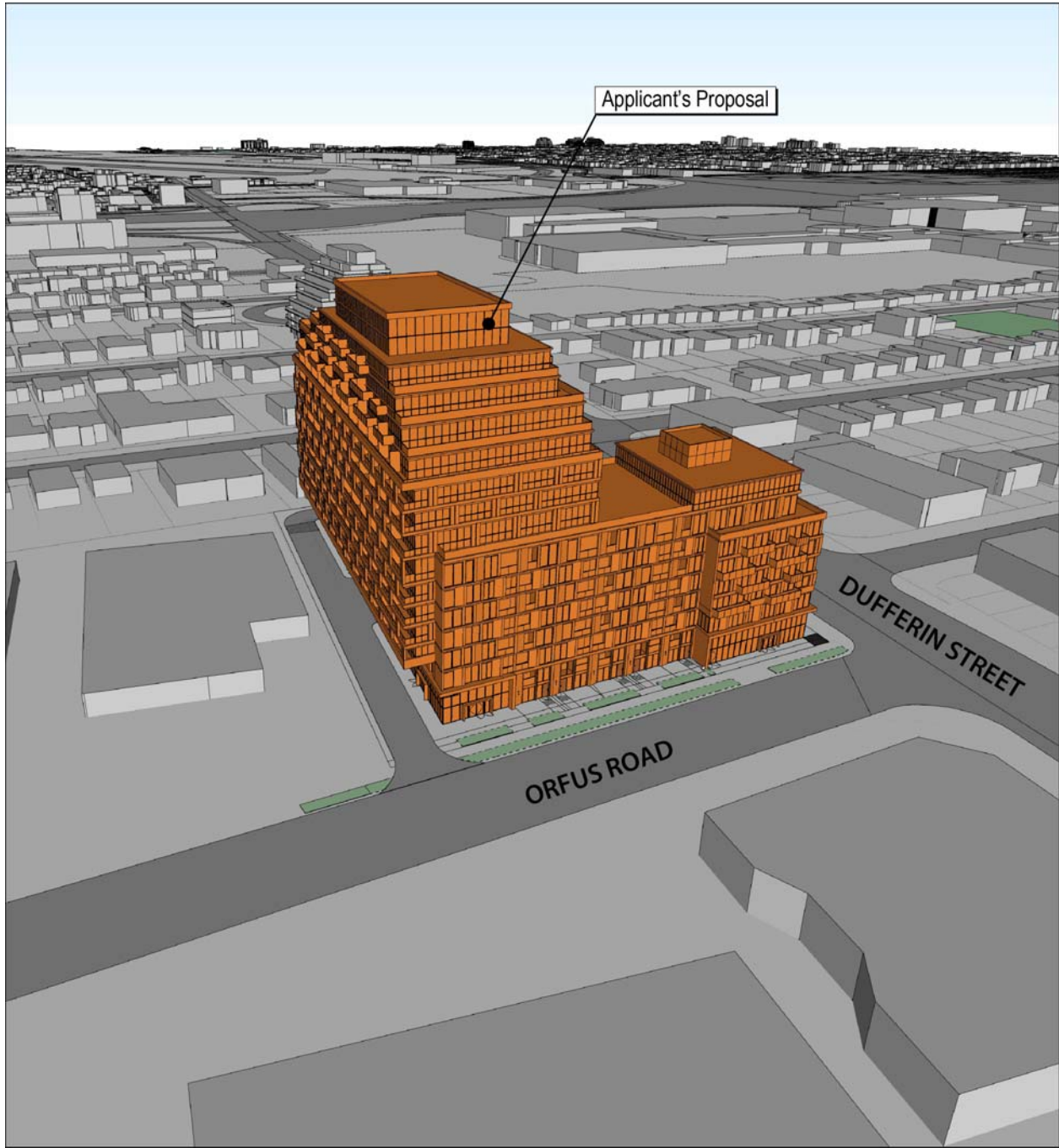
Attachment 1a: 3D Model of Proposal in Context Looking Southwest



View of Applicant's Proposal Looking Southwest

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07/12/2021

Attachment 1b: 3D Model of Proposal in Context Looking Northeast

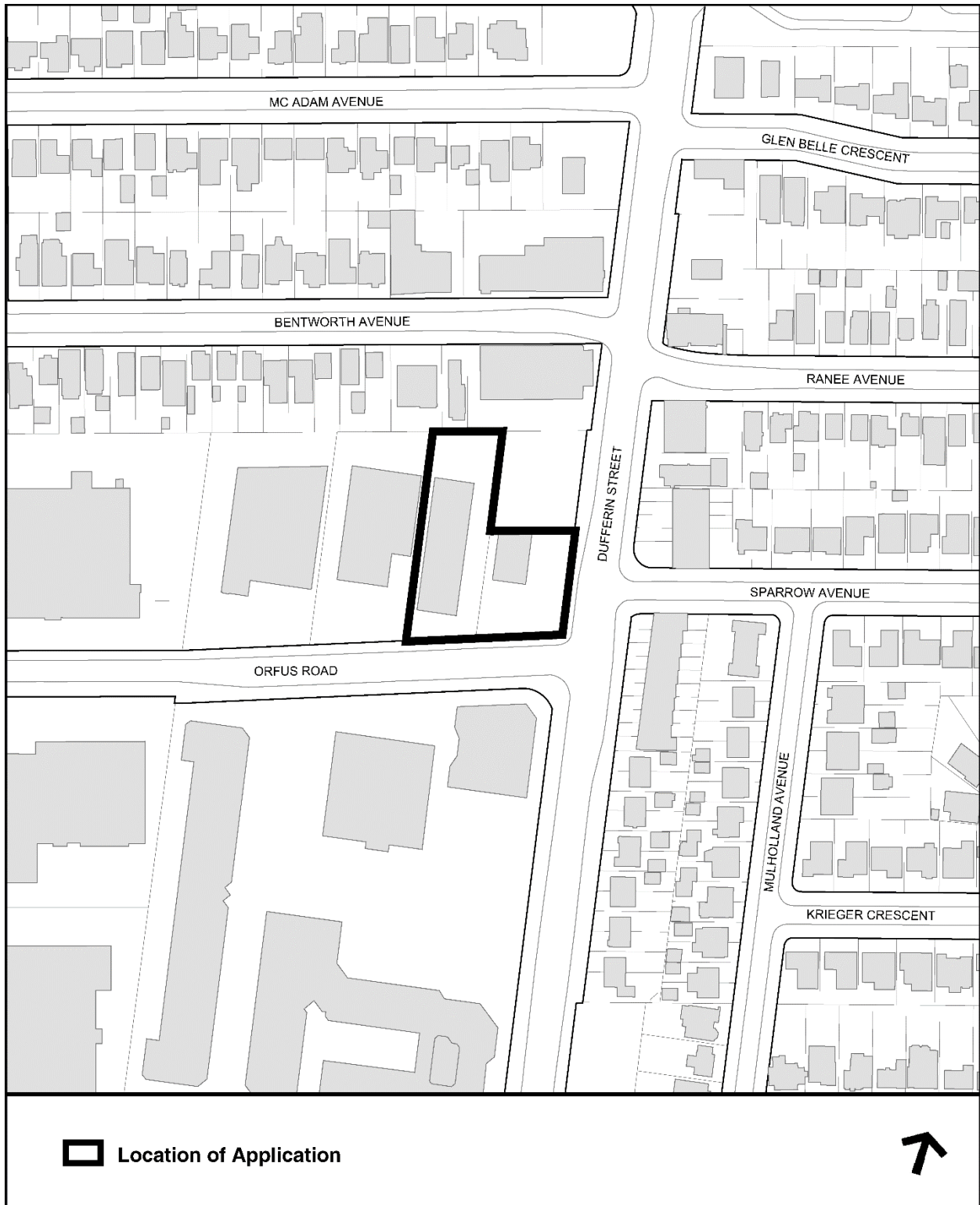


View of Applicant's Proposal Looking Northeast

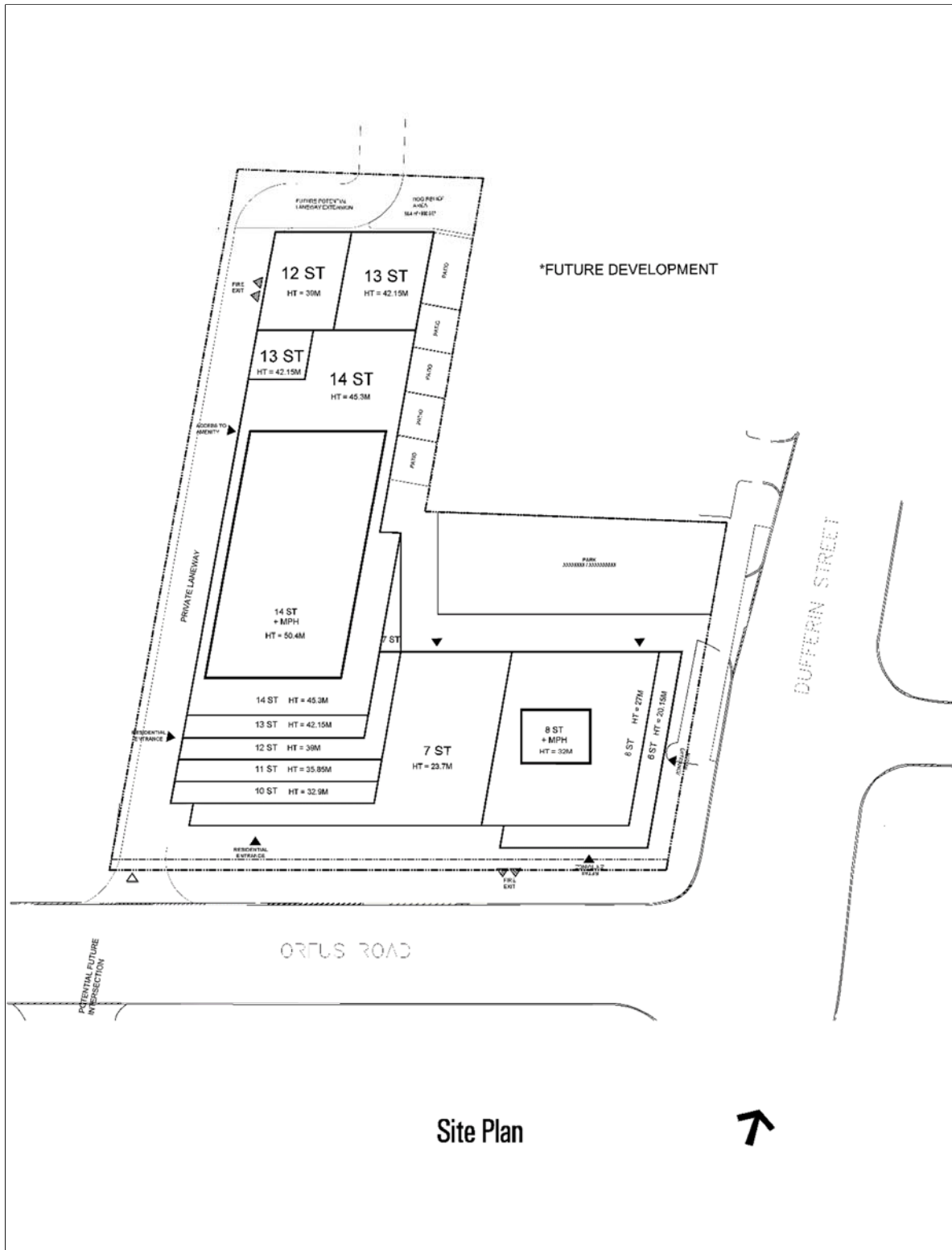


07/12/2021

Attachment 2: Location Map



Attachment 3: Site Plan





Attachment 4: Official Plan Map



Official Plan Land Use Map #17

3280 Dufferin Street & 12-16 Orfus Road

File # 21 168610 NNY 08 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  General Employment Areas
-  Core Employment Areas


 Not to Scale
 Extracted: 06/14/2021

Attachment 5: Dufferin Street Secondary Plan



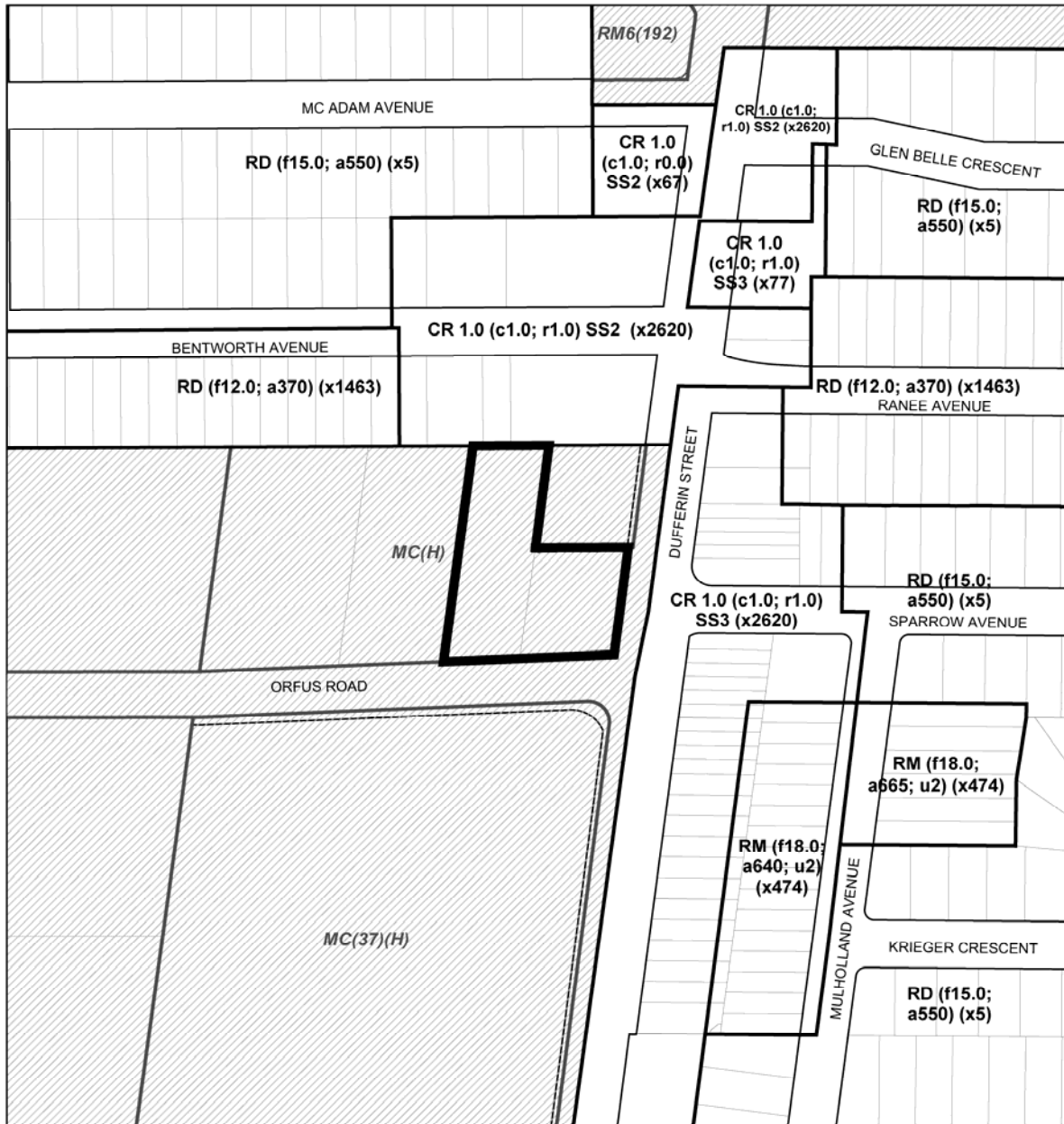
Dufferin Street Secondary Plan

MAP 36-1 Secondary Plan Area

- Location of Application
- Secondary Plan Area Boundary
- Blocks South of Lawrence

October 2015

Attachment 6a: Zoning By-law 569-2013





3280 Dufferin Street & 12-16 Orfus Road

Zoning By-law 569-2013

File # 21 168610 NNY 08 0Z

-  Location of Application
- RD** Residential Detached
- RM** Residential Multiple
- CR** Commercial Residential
- OR** Open Space Recreation

-  See Former City of North York By-law No. 7625
- RM6** Multiple-Family Dwellings Sixth Density Zone
- C3** District Shopping Centre Zone
- M1** Industrial Zone One
- MC** Industrial-Commercial Zone


 Not to Scale
 Extracted: 07/02/2021

Attachment 6b: Zoning By-law 7625



Zoning By-law 7625

3280 Dufferin Street & 12-16 Orfus Road

File # 21 168610 NNY 08 0Z



Location of Application

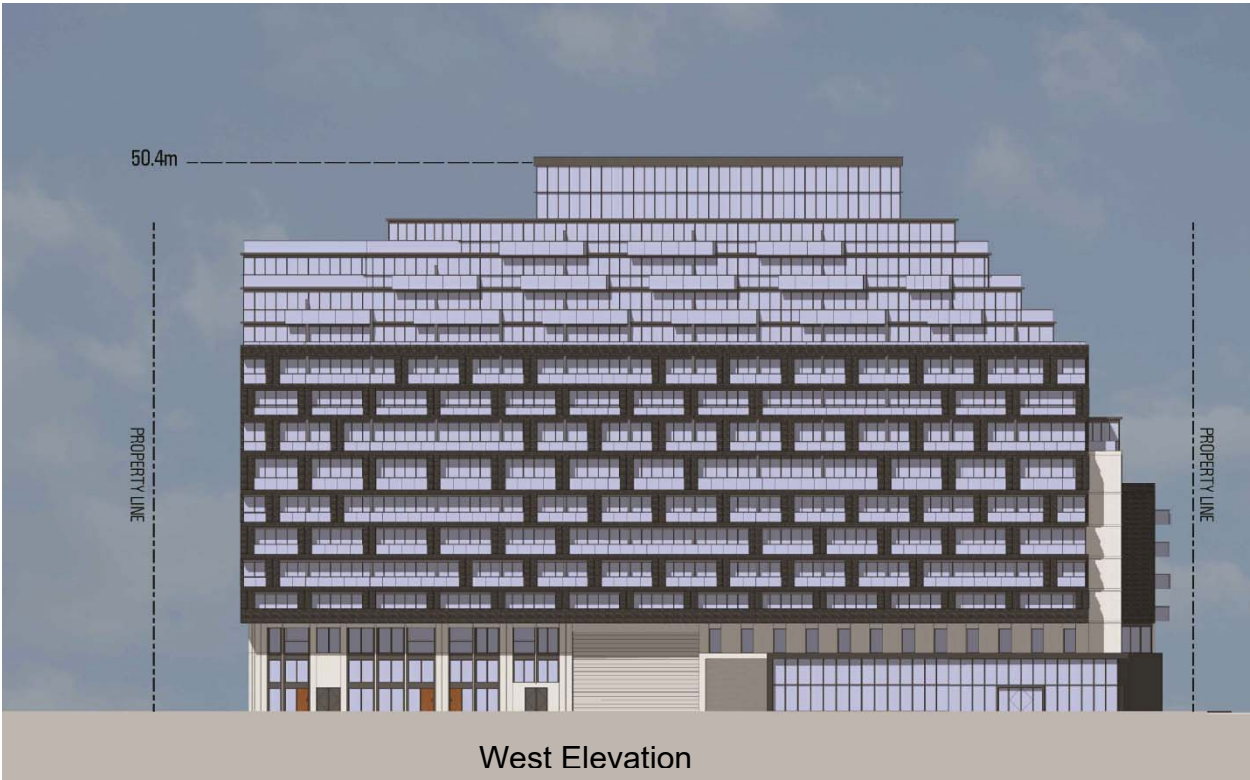
- R4 One-Family Detached Dwelling Fourth Density Zone
- R5 One-Family Detached Dwelling Fifth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- RM2 Multiple-Family Dwellings Second Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone

- C3 District Shopping Centre Zone
- M1 Industrial Zone One
- MC Industrial-Commercial Zone

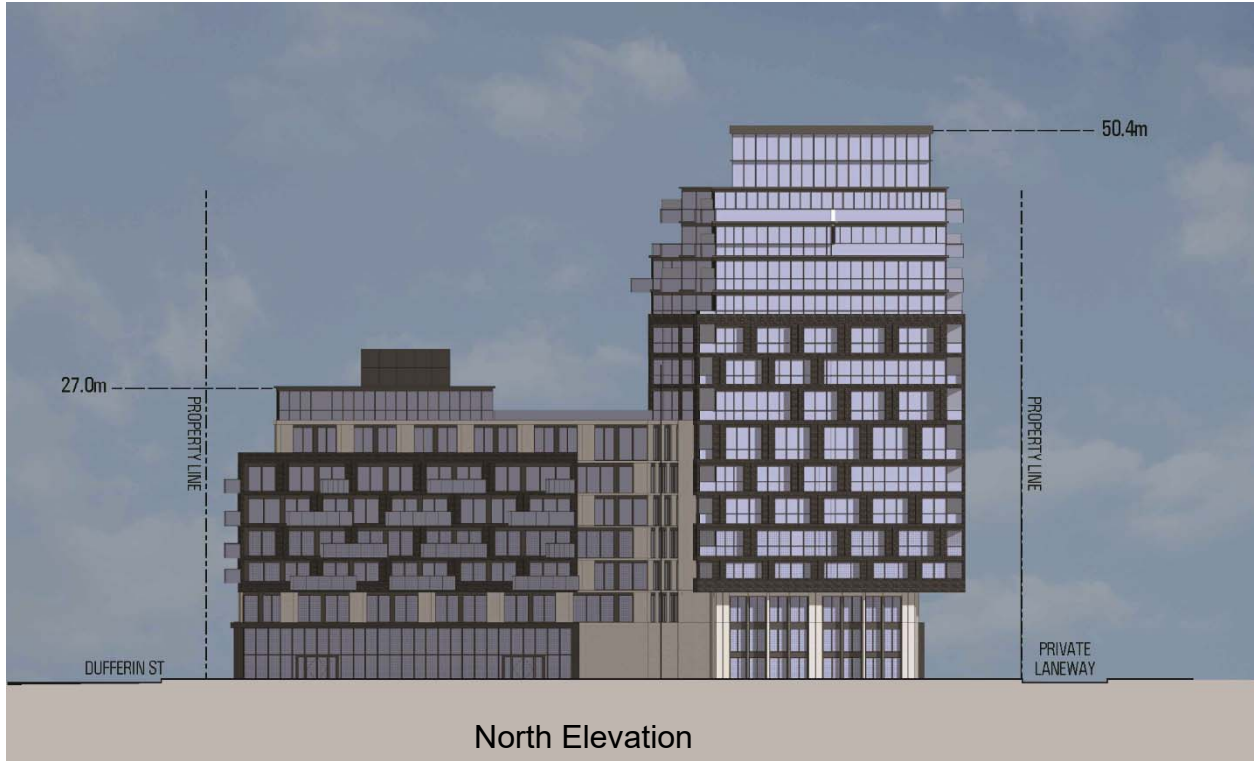


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Attachment 7a: East and West Elevations



Attachment 7b: North and South Elevations



Attachment 8: Application Data Sheet

3280 DUFFERIN ST Date Received: June 14, 2021
and 12-16 ORFUS
RD

Application Number: 21 168610 NNY 08 OZ

Application Type: Rezoning

Project Description: Zoning By Law Amendment Application to permit an 8-14 storey mixed-use building that includes two levels of below-grade parking with a total of 209 parking spaces. The redevelopment proposes 352 dwelling units and a total of 659 square metres of indoor amenity space and 688 square metres of outdoor amenity space. The redevelopment proposes 28,646 square metres of residential gross floor area and 246 square metres of non-residential gross floor area, for a total of 28,892 square metres resulting in a floor space index (FSI) of 5.6 times the area of the lot.

Applicant	Agent	Architect	Owner
GOLDBERG GROUP 2098 Avenue Road Toronto ON M5M 4A8	MICHAEL GOLDBERG	IBI GROUP 55 St. Clair Avenue West #700 Toronto ON M4V 2Y7	FUTURE DELIGHT INVESTMENT LTD. 50 Acadia Avenue, Suite 100 Markham ON L3R 9B3

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: N

Zoning: MC(H) Heritage Designation: N

Height Limit (m): 30 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 5,115 Frontage (m): 48 Depth (m): 96

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,500		1,675	1,675
Residential GFA (sq m):			28,646	28,646
Non-Residential GFA (sq m):	3,000		246	246

Total GFA (sq m):	3,000	28,892	28,892
Height - Storeys:	2	14	14
Height - Metres:		51	51

Lot Coverage Ratio (%) : 32.75 Floor Space Index: 5.6

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	28,646	
Retail GFA:	246	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			352	352
Other:				
Total Units:			352	352

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			265	52	35
Total Units:			265	52	35

Parking and Loading

Parking Spaces: 209 Bicycle Parking Spaces: 304 Loading Docks: 1

CONTACT:

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