

48, 50, 56, 58 and 60 Avondale Avenue, 17 and 19 Bales Avenue and 25, 35, 39, 41, 43, 45, 51, 53 and 55 Glendora Avenue – Official Plan Amendment, Zoning Amendment and Rental Housing Demolition Applications – Preliminary Report

Date: October 26, 2021

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 18 - Willowdale

Planning Application Number: 21 193212 NNY 18 OZ

Rental Housing Application Number: 21 193226 NNY 18 RH

Notice of Complete Application Issued: September 7, 2021

Current Uses on Site: The site is currently occupied by 16 one-storey or two-storey detached dwellings, containing 15 rental dwelling units, and various accessory structures.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 48, 50, 56, 58 and 60 Avondale Avenue, 17 and 19 Bales Avenue and 25, 35, 39, 41, 43, 45, 51, 53 and 55 Glendora Avenue. The application proposes the demolition of 16 existing detached dwellings to permit the construction of three residential towers with heights of 40, 37 and 26 storeys (124.25, 113.90, and 80.85 metres) containing a total of 1,046 residential units and with a total gross floor area of 74,928 square metres, resulting in a Floor Space Index of 10.58. 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 48, 50, 56, 58 and 60 Avondale Avenue, 17 and 19 Bales Avenue and 25, 35, 39, 41, 43, 45, 51, 53 and 55 Glendora Avenue 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

This application proposes to amend the North York Centre Secondary Plan to permit increased height and density, to alter the areas excluded from the calculation of Gross Floor Area, to alter the policies related to density transfer for offsite parkland and to amend the Zoning By-law to provide performance standards to permit the construction of three residential apartment towers with heights of 40, 37 and 27 storeys (124.25, 113.90, and 80.85 metres). The site is split into two development parcels by lands not owned by the applicant fronting onto Glendora Avenue. The 37 and 26 storey buildings on the eastern portion of the site are proposed to be located on top of a six-storey base building. The 40 storey building on the west site is located on a four-storey base building. The proposed buildings would contain a total of 1,046 dwelling units, with a total gross floor area of 74,928 square metres and a Floor Space Index of 10.58. The proposal includes two three level underground parking garages, containing a total of 501 parking spaces. Vehicular access is proposed from Bales Avenue for the 40 storey building, and from Glendora Avenue for the 37 and 26 storey buildings. A total of 786 bicycle parking spaces will be provided in bicycle rooms within the building's parking garages, ground floor and second floor. Of the bicycle parking spaces, 74 will be short-term visitor spaces and 712 long term resident spaces. Three Type 'G' Loading Spaces are proposed to be provided at grade to facilitate garbage, residential moving and deliveries.

The Rental Housing Demolition application proposes to demolish the existing 15 rental dwelling units on the lands. All 15 rental dwelling units have high-end rents and replacement units are not proposed.

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 Attachment 1 of this report, for three dimensional representations of the project in context. See Attachment 2 of this report for a location plan showing the location of the subject site. See Attachment 3 of this report for a site plan.

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

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 current application is located on lands shown as *Centres* on Map 2 of the Official Plan and *Mixed Use Areas* on Land Use Plan Map 16. See *Attachment 4* for an extract of the Official Plan Land Use Plan. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, and are intended to accommodate much of the new housing to be constructed in the City.

Policy 3.2.1.6 of the Official Plan states that new development that would have the effect of removing all or a part of a building or related group of buildings and would result in the loss of 6 or more rental housing units will not be approved unless all of the units have rents that exceed mid-range rents at the time of application or, where planning approvals other than site plan are sought, at least the same number, size, and type of rental units are replaced and maintained with rents similar to those in effect at the time of application.

The application is also located within the North York Centre Secondary Plan (the "NYCSP") and is designated Mixed Use Area D which permits institutional uses that are not predominantly offices, residential, public parks and recreational uses. The NYCSP permits a floor space index of 3.5 times the lot area, however, density incentives of no more than 33 percent of the base density may be permitted subject to the provision of specific uses and facilities in accordance with the Plan. For the subject site, a maximum floor space index of 4.66 (which includes the 33 percent increase for the provision of incentives), is permitted. The NYCSP permits a maximum height of 65 metres above

grade for the majority of the site, and 11 metres above grade for the eastern portion of the site. At its meeting of January 29, 2021, the Planning and Housing Committee considered an Item on the City Planning Study Work Program. This item was amended to include direction as Recommendation 3 to initiate a focused review of the North York Centre Secondary Plan, including a review of the maximum densities permitted within the plan. The resolution can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH20.2>

The North York Centre Secondary Plan may be found here:

<https://www.toronto.ca/wp-content/uploads/2017/11/8fe9-cp-official-plan-SP-8-North-York-Centre.pdf>

Zoning By-laws

The subject site is zoned One-Family Detached Dwelling Sixth Density Zone (R6), One-Family Detached Dwelling Sixth Density Exemption 2 Zone (R6(2)), and One-Family Detached Dwelling Seventh Density Zone (R7) under the former City of North York Zoning By-law 7625. These zones permit one-family detached dwellings and accessory buildings. Other permitted uses subject to conditions include a Club, Community Centre, Day Nursery, Park, Place of Worship, Playground, Private instruction in music; public library; school, and teaching of academic subjects. The R6(2) zone additionally permits a nursing home on 19 Bales Avenue property.

The City of Toronto Zoning By-law No. 569-2013 does not apply to the subject site.

Design Guidelines

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

- City-Wide Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Complete Streets Guidelines;
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings; 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 the City to regulate the demolition and conversion of residential rental properties. Chapter 667 of the Toronto Municipal Code, the Residential Rental Property Demolition and Conversion Control By-

law, implements Section 111. The By-law prohibits the demolition of rental housing in any building or related group of buildings containing six or more residential units, of which at least one is a rental unit, 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 a Rental Housing Demolition application or approve an application with conditions, including conditions requiring an applicant to replace the rental units proposed to be demolished and/or to provide tenant relocation and assistance, which must be satisfied before a demolition permit is issued. These conditions implement the City's rental housing protection policies in the Official Plan. However, unlike *Planning Act* applications, decisions by City Council under Chapter 667 are not appealable to the Ontario Land Tribunal (the "OLT").

Section 33 of the *Planning Act* also authorizes Council to regulate the demolition of residential properties. Section 33 is implemented through Chapter 363 of the Toronto Municipal Code, the Building Construction and Demolition By-law, which requires Council approval of the demolition of any residential property that contains 6 or more dwelling units (irrespective of whether any are rental) before the Chief Building Official can issue a demolition permit under the *Building Code Act*.

This proposal requires Council approval under both Chapters 363 and 667 of the Toronto Municipal Code because it involves the demolition of at least 6 dwelling units and at least 1 rental unit. On August 3, 2021, an application for a Section 111 permit was submitted under Chapter 667 of the Toronto Municipal Code to demolish 15 rental dwelling units on the site. As per Chapter 667-14, a tenant consultation meeting will be held to review the impact of the proposal on existing tenants of the residential rental property and matters under Section 111.

COMMENTS

Reasons for the Application

The application to amend the Official Plan is required as the proposed height and density exceed the permissions in the North York Centre Secondary Plan. The application to amend the Zoning By-law is required to permit the increases in height and density, and to provide setbacks, parking provisions and other performance standards for the proposed buildings.

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

Staff are reviewing this application against the PPS and the applicable Provincial Plans to establish the application's consistency with the PPS and conformity with the Growth Plan.

Official Plan Conformity

Staff are reviewing the application to determine its conformity to the Official Plan. Key Official Plan policies that will be used to evaluate this application include, but are not limited to: Urban Structure policies in Chapter 2; Built Form, Public Realm, Parks and Open Space, and Housing policies in Chapter 3; and the development criteria for *Mixed Use Areas* in Chapter 4.

North York Centre Secondary Plan

Staff are reviewing the application to determine its conformity to the NYCSP. Map 8-6 North York Centre South Density Limits of the NYCSP permits a maximum density of 3.5 times the site area for the subject site. The NYCSP does provide some flexibility on the permitted density by allowing applicants to increase the density beyond that shown on Map 8-6 of the Plan. Section 3.3 provides for density incentives above the maximum permitted densities, however, Section 3.2 sets a maximum increase above those limits to 33 percent. Section 3.2(b)(i) of the NYCSP states that in no event will the City approve a development proposal that exceeds this limit. The application proposes a density of 10.58 times the lot area whereas the maximum permitted density, inclusive of density incentives, is 4.66 times the lot area.

Map 8-8d Maximum Height Limits of the NYCSP permits a maximum height of 65 metres for the portion of the site where the towers are proposed to be constructed, and 11 metres on the eastern portion of the site where a portion of the base building is proposed. The applicant's submitted plans show building heights of 124.25 metres, 113.90 metres, and 80.85 metres excluding the mechanical penthouses. Section 5.1 of the NYCSP states that building heights provide appropriate scale and massing of buildings in relation to the specific context and edge condition of each development or redevelopment.

Planning staff have some concerns with the proposed development including the height and density. Section 1.13 of the NYCSP states that any general changes to the heights, densities and boundaries of the Secondary Plan will only be done within the context of a comprehensive review and that ad hoc or site specific amendments of this plan that are not consistent the basic principles of the Secondary Plan or that create uncertainty will be discouraged.. Staff are in the process of commencing the comprehensive review of the NYCSP. Planning staff will be working with the applicant to review this application in the context of the broader study of the entire NYCSP to determine if amendment to the density and height limits for the subject site is required, and what limits are appropriate.

Considering Council direction to study the MTSA boundaries and densities, the addition of a review of the North York Centre Secondary Plan to the City Planning work program and changes to the *Planning Act*, staff are reviewing the proposal and the

appropriateness of the proposed amendments to the Secondary Plan as the current language of the plan clearly discourages this approach.

The NYCSP transportation network requirements and mobility policies are developed with the support of the 1998 Downtown Plan South of Sheppard Environmental Study Report. Also, the purpose of this report is to identify the transportation infrastructure that is needed to support the development levels associated with the Secondary Plan.

Built Form, Planned and Built Context

Staff are assessing the suitability of the proposed site organization, building placement and setbacks, height, massing, and transition based on the City's Official Plan including Healthy Neighbourhoods Section 2.3.1, Public Realm Section 3.1.1, Built Form Section 3.1.2, Built Form - Tall Buildings 3.1.3 and *Mixed Use Areas* Section 4.5.

Staff will also be assessing the proposal against the City-Wide Tall Building Design Guidelines and requirements of the NYCSP. The proposed setbacks and stepbacks, including the relationship to Avondale Avenue, Bales Avenue and Glendora Avenue; along with the relationship to abutting properties will be evaluated through the processing of the application.

On a preliminary basis, issues of concern with regards to site organization and built form include:

- Demonstrating how the proposed buildings and site design relate to the existing and/or planned context, including the proposed density and scale of development;
- Whether the heights, density and massing of the proposed buildings are appropriate;
- Whether the setbacks of the proposed tower elements appropriately address the Tall Building Design Guidelines with respect to setbacks from adjacent properties;
- Whether the built form adjacent to lots on the block not included in the development, in particular 37 Glendora Avenue located between Buildings A and B, and 46 Avondale Avenue to the west of Building C is appropriate. The applicants submitted survey appears to indicate a joint right-of-way easement for the driveway of 37 Glendora Avenue which is not a part of the application and 39 Glendora Avenue which is a part of the application. The proposed development would block the portion of this joint easement on 39 Glendora Avenue, making the rear garage of 37 Glendora Avenue inaccessible. The applicant will need to review the built form and access in this area to ensure negative impacts on 37 Glendora Avenue are properly mitigated;
- Organization of the site at grade including:
 - Review of proposed setbacks and stepbacks, including the relationship to Avondale Avenue, Bales Avenue, and Glendora Avenue;
 - Location and size of landscaped open space on site;

- Relationship of the proposed buildings, ground floor uses, and private driveways to adjacent properties to the south; and
- Location and configuration of loading and underground parking accesses.

The applicant has submitted a Sun/Shadow Study and a Pedestrian Level Wind Study in support of the application that are currently being reviewed by City staff.

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 proposes to remove 6 private trees and remove 7 city trees which require permits for removal.

The applicant has submitted an Arborist Report/Tree Preservation plan which is currently under review by City staff.

Housing

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 subject site contains 15 rental dwelling units. All 15 rental dwelling units would be lost due to the development proposal. According to the Housing Issues Report, all 15 rental dwelling units are classified as having high-end rents. Staff will work with the applicant to confirm the rents at the time of application. The applicants submission classified all 15 existing units as having high-end rents where replacement is not required. This will be confirmed through the application review process.

Growing Up Guidelines

The Council-adopted Growing Up: Planning for Children in New Vertical Communities final urban design [guidelines](#) provide guidance on the proportion and size of larger units recommended in new multi-unit residential developments.

Guideline 2.1 of the Growing Up guidelines states that a residential building should provide a minimum of 25% large units. Specifically, the guidelines state that 10% of the total residential units should be three-bedroom units and 15% should be two-bedroom units.

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

The redevelopment proposes to include 346 (33.1%) of the 1,046 new dwelling units as 2-bedroom units, and 119 (11.4%) of the new dwelling units as 3-bedroom units, which supports the unit mix objectives of Guideline 2.1 of the Growing Up guidelines. Staff will continue to evaluate the proposal in the context of the unit mix and size objectives of the Growing Up guidelines to accommodate within new development a broad range of households, including families with children.

Archaeological Assessment

The applicant has submitted a Stage 1 & Stage 2 Archaeological Assessment for the site. This is being reviewed by staff to determine if further investigation is required prior to any redevelopment of the site occurring.

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

Parkland

The applicant is required to satisfy the parkland dedication requirement through an on-site dedication. The park location and configuration are to be determined based on future discussions between the applicant and the Parks Development Unit, and shall comply with Policy 3.2.3.8 of the Toronto Official Plan. A setback of minimum 5 metres will be required between the edge of the park and any adjacent building face.

As per Section 3.2.3.3 of the Official Plan, the impact of shadows from adjacent built form should be minimized to preserve the utility of the parkland.

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 site is located within the NYCSP which specifies a maximum increase in density of 33 percent above the permitted base density in exchange for the provision of facilities within the development or the Centre, or if facilities are not provided, the additional density may be purchased in accordance with the plan. The proposal is seeking to exceed the base density. The provision of incentives to permit and support the proposed increased density will be evaluated in accordance with the NYCSP policies.

Infrastructure/Servicing/Transportation Capacity

The applicant submitted a Functional Servicing and Stormwater Management Report, a Hydrogeological Assessment and a Geotechnical Investigation Report. The Functional Servicing Report is intended to evaluate the effects of the 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 for 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.

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.

Avondale Avenue Right-of-Way Widening

The applicant has indicated a 2.7 metre road right-of-way widening along Avondale Avenue to be provided on their drawings. The 1998 Downtown Plan South of Sheppard Environmental Study Report identified a 5.2 metre widening as being required along the north side of Avondale Avenue along the frontage of the subject site. The proposal will need to be revised to provide this 5.2 metre widening as part of any approval of the 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 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 drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant has indicated that they plan to achieve Tier 1 of the Performance Levels. Staff are reviewing the submitted checklist and materials for compliance with Tier 1 performance standards of the TGS.

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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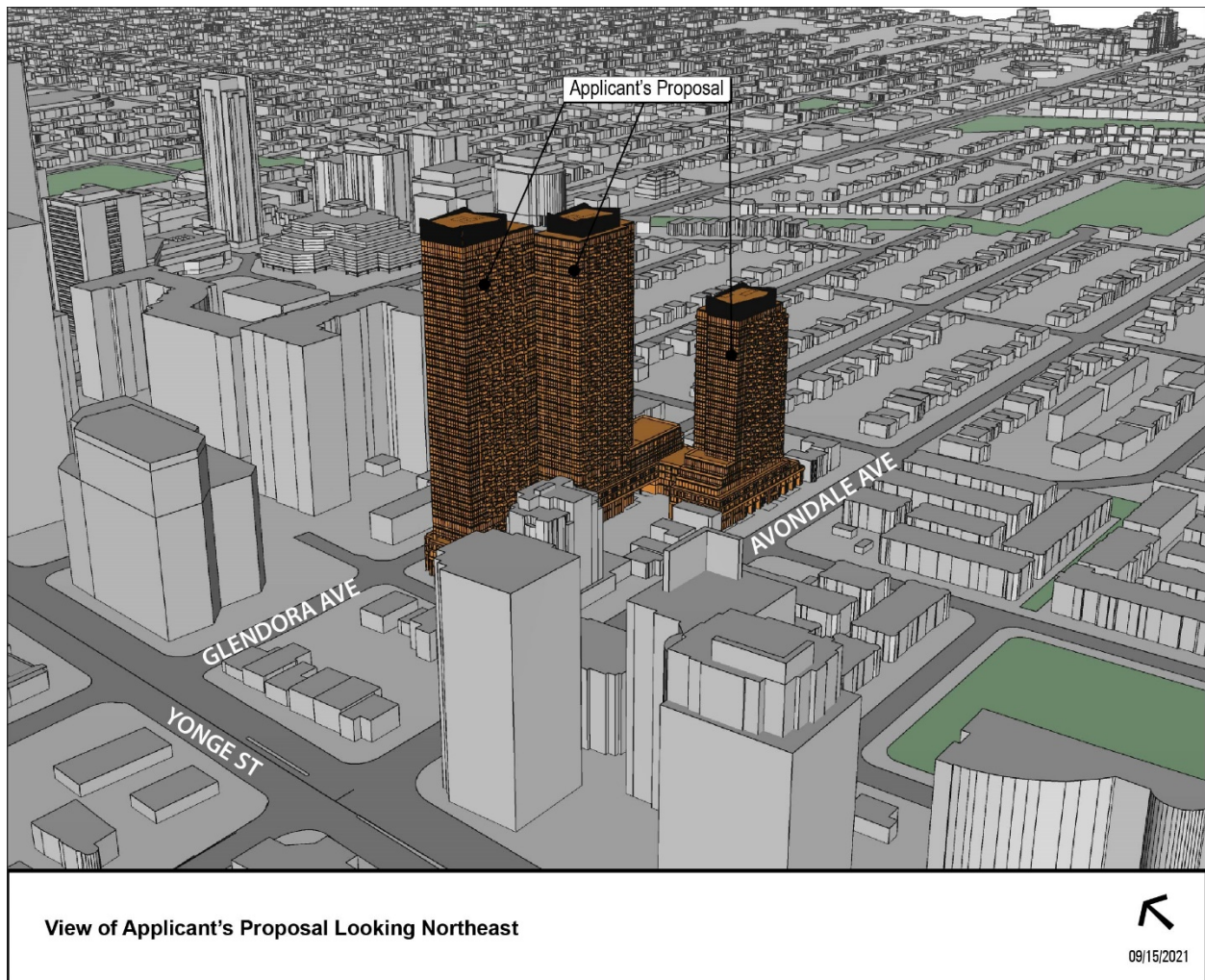
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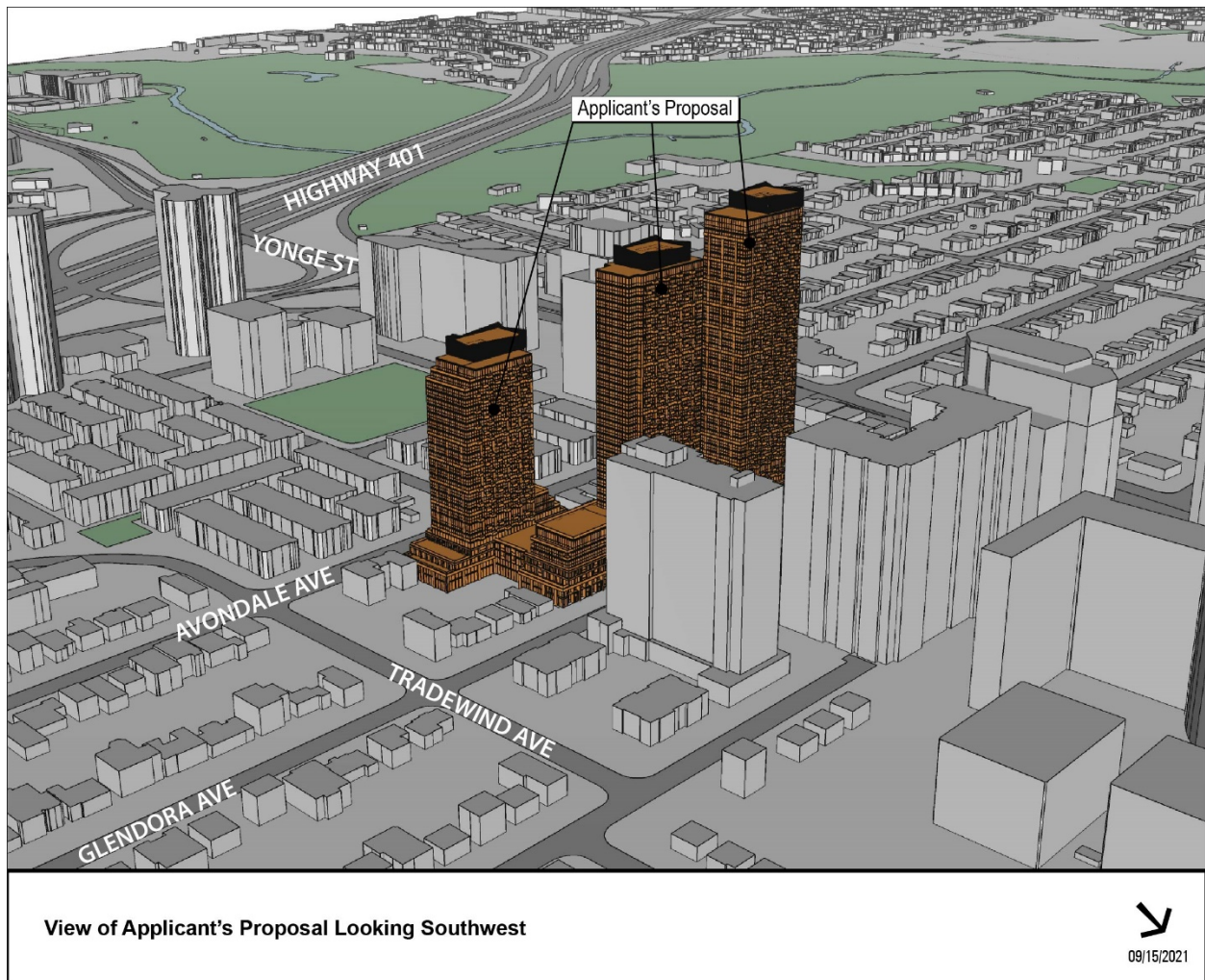
David Sit, MCIP RPP
Director, Community Planning, North York District

ATTACHMENTS

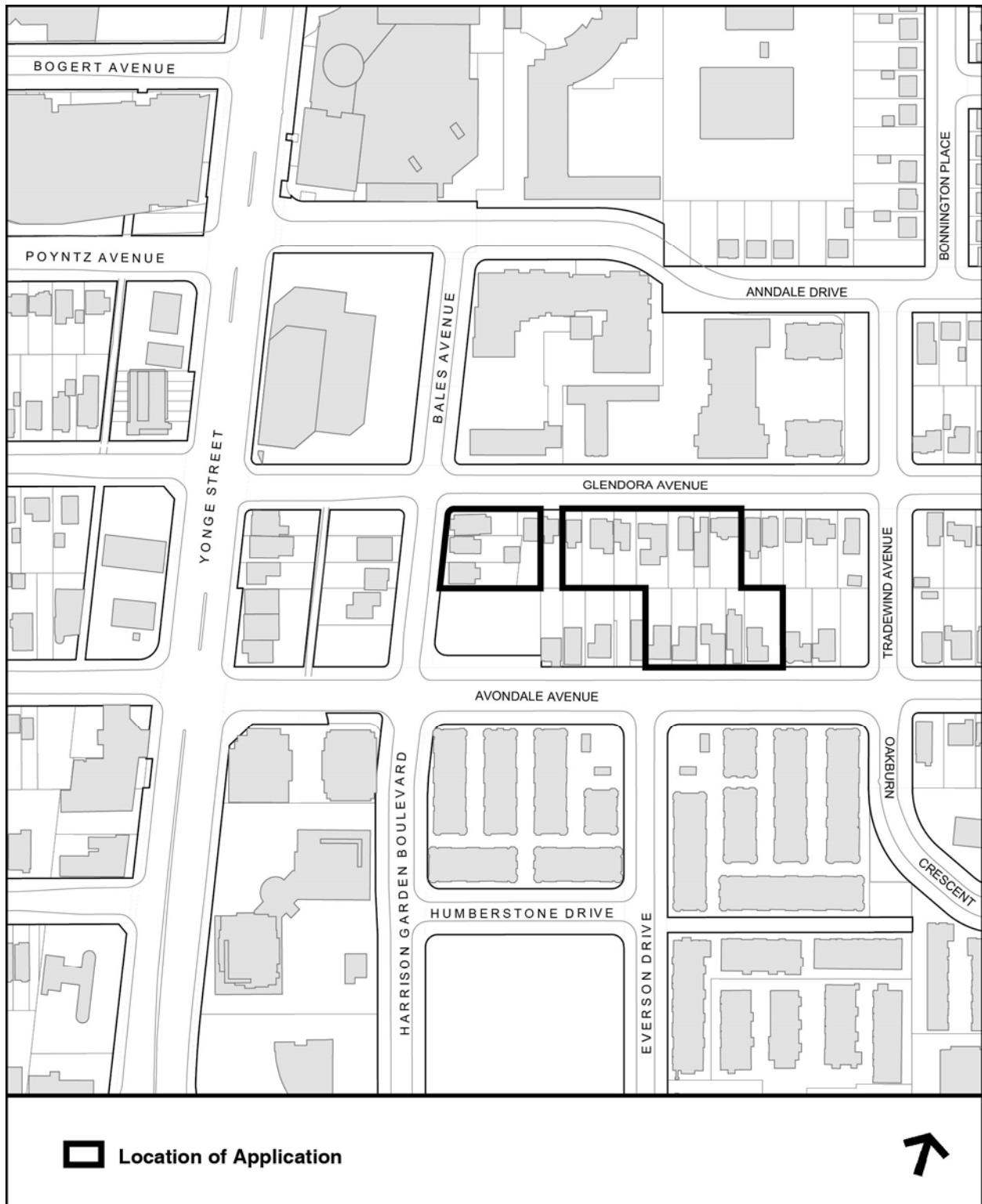
City of Toronto Drawings
Attachment 1: 3D Model of Proposal in Context
Attachment 2: Location Map
Attachment 3: Site Plan
Attachment 4: Official Plan Map

Attachment 1: 3D Model of Proposal in Context





Attachment 2: Location Map



BALES AVE.

GLENDORA AVE.

AVONDALE AVE.

BUILDING A (40 STOREYS)
HT - 133.0m
HT - 126.0m
OUTDOOR AMENITY AT L05 HT - 14.5m
OUTDOOR AMENITY AT L03 HT - 8.0m
UG GARAGE
ENTRANCE

BUILDING B (37 STOREYS)
HT - 122.5m
TERRACE AT L05 HT - 14.0m
TERRACE AT L08 HT - 25.0m
ROOF AT L08 HT - 25.0m
TERR. AT L07 HT - 21.5m
TERR. AT L05 HT - 14.5m
TERR. AT L04 HT - 7.5m
UG GARAGE
ENTRANCE

BUILDING C (26 STOREYS)
HT - 89.5m
TERR. AT L05 HT - 14.5m
TERR. AT L06 HT - 18.5m
TERR. AT L07 HT - 21.5m
TERR. AT L08 HT - 24.5m
OUTDOOR AMENITY AT L05 HT - 14.5m
TERR. AT L06 HT - 78.5m
TERR. AT L25 HT - 75.5m
TERR. AT L04 HT - 11.0m
TERR. AT L03 HT - 8.0m
ENTRANCE

Dimensions and bearings are provided for various boundaries and features, including bearings like N17°24'05"E (3.048), N72°59'00"E (41.255), N17°01'55"W (35.980), N72°59'00"E (85.344), N72°59'00"E (39.676), N72°59'00"E (19.815), and N17°01'55"W (35.980).

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Attachment 4: Official Plan Map



48,50,56,58 & 60 Avondale Avenue, 17 & 19 Bales Avenue
and 25,35,39,41,43,45,51 & 55 Glendora Avenue
Official Plan Land Use Map #16

File # 21 193212 NNY 18 02



Location of Application

Neighbourhoods

Mixed Use Areas

Parks



Not to Scale
Extracted: 08/09/2021