

61-85 Hanna Avenue and 120 Lynn Williams Street – Zoning Amendment Application – Preliminary Report

Date: January 29, 2021

To: Toronto and East York Community Council

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

Ward 10 - Spadina-Fort York

Planning Application Number: 20 229554 STE 10 OZ

Related Applications: 19 177157 STE 10 SA

Notice of Complete Application Issued: December 16, 2020

Current Uses on Site: The site contains three existing non-residential buildings. 61 and 75 Hanna Avenue each contain a 1-storey commercial building, and 120 Lynn Williams Street contains a 2-storey commercial building.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 61-85 Hanna Avenue and 120 Lynn Williams Street. The Zoning Amendment application proposes to demolish 3 existing buildings located at 61 and 75 Hanna Avenue and 120 Lynn Williams and to construct three mixed-use buildings of 29, 31 and 34-storeys in height.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. The application, as currently proposed is not supported by staff based on the issues outlined in this report. Staff will continue to work with the applicant to address these issues. 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 61-85 Hanna Avenue and 120 Lynn Williams Street.
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.

DECISION HISTORY

The subject lands were part of a comprehensive redevelopment of former industrial lands known as Inglis Manufacturing Lands. At its meeting on August 1-4, 2000, City Council approved an Official Plan Amendment, Rezoning Amendment and Draft Plan of Subdivision for the lands at 14 and 20 Strachan Avenue, 45, 121, 128 and 132R East Liberty Street, 1137 King Street West, and 9 and 11 Hanna Avenue. The link to the Council decision and staff report can be found at the following link:

<https://www.toronto.ca/legdocs/2000/agendas/council/cc/cc000801/to13rpt/cl007.pdf>

At its meeting on July, 16-18, 2019, City Council adopted staff recommendations for a Zoning Amendment Application - Final report at 61, 75, and 85 Hanna Avenue, to amend the Zoning By-law, to remove restrictions on the number and size of restaurants on the ground floors of the three buildings. No alterations to the exterior of the existing three buildings was proposed.

The Council direction can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE7.10>

The property at 85 Hanna Avenue has a current site plan application under review, which proposes a 6-storey addition on top of the existing 4-storey commercial office building. While the two applications are separate development proposals, they are under the same property and ownership of First Capital. The current proposed development and corresponding plans and drawings submitted to the City for the proposal at 85 Hanna Avenue do not currently align with the subject site's development proposal, in terms of loading and access as well as the proposed underground parking garage. As the owners for properties are the same, the owner has indicated to staff that they will put a temporary hold on the current site plan application at 85 Hanna. Site Plan Control applications are delegated to staff.

On November 25-26, 2020, City Council adopted, with modification, a settlement offer from the property owner on site specific Appeal 87 (with respect to 85 Hanna Avenue) to Official Plan Amendment 231 for a change in land use designation from General Employment Areas to Mixed Use Area for the portion of the property at 85 Hanna Avenue located within the subject site. The designation change is not yet approved. The City is seeking approval of the Council adopted settlement at the Local Planning Appeal Tribunal (LPAT) on March 4, 2021. The council consideration can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.CC26.4>

ISSUE BACKGROUND

Application Description

This application proposes to amend the Zoning By-law for the properties at 61-85 Hanna Avenue and 120 Lynn Williams Street to permit three mixed-use towers within two blocks. On 75 Hanna Avenue and a small portion of 85 Hanna Avenue (Block A) two towers are proposed: a 29-storey (105.15 metres including mechanical penthouse) tower on the western side of the site; and a 34-storey (120 metres including mechanical penthouse) tower on the east side, connected by a 4-storey base building directly abutting the GO/Metrolinx rail corridor to the north. On the 120 Lynn Williams Street (Block B) a 33-storey (115 metres including mechanical penthouse) mixed-use building is proposed.

Block A proposes retail, office and parking uses within the 4-storey base building, and the towers above would contain 530 residential units. Block B proposes retail and residential uses within the 7-storey base building, with a residential tower above and a total of 320 dwelling units.

The application proposes a total gross floor area of 81,379 square metres consisting of 64,641 square metres of residential gross floor area (850 dwelling units), and 16,738 square metres of non-residential gross floor area (3,136 square metres of retail use, 6,557 square metres of office use, and 7,044 square metres of above-grade parking. 527 vehicular parking spaces, 901 bicycle parking spaces, and 5 loading spaces are proposed.

The Hanna Avenue properties do not currently front onto a public street, as Snooker Street terminates at 85 Hanna Avenue and continues as a private street. The application proposes to extend Snooker Street as a public street to the east. The development also proposes a 1,127 square metre on-site public park and other public realm improvements including 1,269 square metres of open space throughout the site.

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

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

See Attachments 1-3 of this report, for a three dimensional representation of the project in context, Attachment 4 for a Location Map, Attachment 5 for the proposed Site Plan, and Attachment 6 for the Application Data Sheet.

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 MTSA's are planned for the prescribed densities.

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 site has a dual designation. A small portion of the site (85 Hanna Avenue) is within lands designated as General Employment Areas, and the remainder of the site has a designation of Mixed Use Areas on Map 18 - Land Use (Attachment 6). It is noted that the portion of the site at 85 Hanna Avenue that is currently designated General Employment Areas will be converted to Mixed Use Areas should the LPAT approve the City Council adopted settlement on the OPA 231 appeal on the subject site (see Page 2, as referenced under Decision History, paragraph 3).

Garrison Common North Secondary Plan

The site is within the Garrison Common North Secondary Plan. The Secondary Plan's major objectives include ensuring that new development be integrated into the established city fabric, and that a variety of land uses and densities are permitted, while being sensitive to and protecting employment uses. Additional objectives relate to new developments providing community services and facilities, and providing a range of housing types in terms of size, type, affordability and tenure.

OPA 231: Employment Lands:

At its meeting on December 16, 17 and 18, 2013, City Council adopted OPA 231 with respect to the economic health policies and the policies, designations and mapping for Employment Areas following the Five-Year Official Plan and Municipal Comprehensive Reviews regarding employment lands. The City's decision can be accessed at this link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PG28.2>

The Minister approved the majority of OPA 231 with some modifications in July 2014. The LPAT received a total of 178 appeals to OPA 231, including a site-specific appeal on July 28, 2014 regarding the lands at 85 Hanna Avenue. First Capital, the owner of the property, filed an appeal to have the Mixed Use Areas designation on all of the 85 Hanna property, while OPA 231 re-designated the lands as General Employment Areas. First Capital also appealed the Liberty Village Policy Area of the Garrison Common North Secondary Plan on a city-wide basis.

The LPAT has issued several Orders partially approving OPA 231. An Order in December 2016 brought into force the Core Employment Areas and General Employment Areas designations, except for sites under appeal and regarding particular uses that remained contested. An Order in January 2019 brought into force the remainder of the policies for the two Employment Areas designations, except with respect to retail policies that remain subject to appeal. LPAT Decisions can be accessed at this link:

<https://www.omb.gov.on.ca/ecs/CaseDetail.aspx?n=PL140860>

At its meeting on November 25-26 2020, City Council adopted an offer from First Capital, with modifications, to settle both the outstanding OPA 231 appeals related to 85 Hanna Avenue and the Liberty Village Policy Area, by maintaining the majority of the Lands at 85 Hanna Avenue as General Employment Areas, while redesignating the rear portion of the Lands that extend behind 75 Hanna Avenue from General Employment Areas to Mixed Use Areas. The land use designation is not yet approved, as the City will be seeking approval at the LPAT on March 4, 2021.

Official Plan Amendments 479 and 480 – Public Realm and Built Form Official Plan Policies

On September 21, 2020, the Ministry of Municipal Affairs and Housing issued Notices of Decision approving OPA 479 and OPA 480. OPA 479 (Public Realm) and OPA 480 (Built Form) were adopted as part of the Five-Year Official Plan Review. The OPAs replace Sections 3.1.1, 3.1.2 and 3.1.3 of the Official Plan with new and revised policies for the public realm, built form and built form types, which respond to Council's direction to amend the urban design policies of the Official Plan.

The Official Plan Amendments can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.4>

Liberty Village Public Realm and Community Services and Facility Study

On July 16, 2020, City Council requested that the Chief Planner and Executive Director, City Planning, undertake a planning study of the Liberty Village area. The study will assess and identify City assets, identify opportunities to improve and expand the range of public realm, open space and community services and facilities within the area. The study will set direction for the best utilization of city-owned assets and properties throughout Liberty Village. City Planning will be reporting to Toronto and East York Community Council in an upcoming meeting with a status report containing a Terms of Reference and Public Consultation Strategy for the study.

The agenda item directing staff to undertake the study can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE16.58>

Zoning By-laws

The site is zoned Industrial (I3 D3) in the former City of Toronto Zoning By-law 438-86. This zone permits a range of light industrial, commercial, and employment uses,

including, but not limited to, offices, restaurants, and various manufacturing uses. The site is not subject to the harmonized City-Wide Zoning By-law 569-2013.

The subject site is within the former Inglis Manufacturing lands that underwent a comprehensive redevelopment from former industrial lands. Implementing Official Plan and Zoning By-law Amendments were adopted in 2000. The site is subject to site specific Zoning-By Law 566-2000, as amended, and is identified as Block 4, which permits internet/computer technology uses, as well as any uses allowed in an IC or I3 zone in Section 9(1)(f) of By-law 438-86. No single retail use is permitted to exceed 1,000 square metres, with the exception of one grocery store on block 4 that cannot exceed 4,650 square metres. Residential uses are not permitted. Block 4 allows for a maximum height of 35 metres.

A recent site specific zoning by-law amendment for the properties at 61-85 Hanna came into force in effect which permits restaurants on the ground floor of the buildings without restrictions that are in the underlying 438-86 By-law. Zoning By-law 1171-2019 can be found at the following link:

<https://www.toronto.ca/legdocs/bylaws/2019/law1171.pdf>

Design Guidelines

The following design guideline(s) will be used in the evaluation of this application:

- Tall Buildings Design Guidelines;
- King-Liberty Village Urban Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines; and
- The 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 is required as the zoning does not permit residential uses in an industrial commercial zone. In addition to the permitted uses, amendments to the maximum permitted height, and new performance standards related to parking, loading, building setbacks and amenity space, may be brought forward should some form of approval be recommended for this application.

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 evaluating 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 (2020).

Official Plan Conformity

Staff will continue to evaluate this development application to determine conformity to the Official Plan and the Garrison Common North Secondary Plan.

Built Form, Planned and Built Context

Planning staff are evaluating the proposed layout, height, massing and other built form issues based on Section q. and r. of the Planning Act, the PPS (2020) and A Place to Grow (2020), the City's Official Plan, the Garrison Common North Secondary Plan, the Zoning By-law, and the City's Design Guidelines.

Staff will assess the following:

- The need to master plan the entire site, including the single-storey Metro store and adjacent surface parking lot;
- The ideal alignment for potential land division between the subject application and remainder of the larger site;
- Rail safety measures for the proposed building at 75 Hanna Avenue;
- The proposed overall building heights and base building heights of the 3 towers and their massing in relation to the existing and planned context;
- Adequacy of the proposed tower separation distances and building setbacks and stepbacks between the proposed buildings and the existing buildings at 43 and 85 Hanna Avenue, as well as possible future development sites on the Metro store lands at 100 Lynn Williams and the adjacent surface parking lot at 120 Lynn Williams;
- Appropriateness of the proposed overhangs/cantilevers of the base buildings and their impacts on the public realm;
- Location and size of proposed on-site parkland dedication;
- Location of public realm improvements and the interface of the proposed built form with the adjacent public realm;
- Evaluating the proposed extension of Snooker Street to provide public street building frontage to 75 Hanna, and the adequacy of a 15-metre Right-of-Way width;
- Evaluating the connections with the existing adjacent office building at 85 Hanna and the proposed development at that site in context to the existing conditions and also proposed 6-storey building addition, currently under site plan review;
- Size and location of amenity space for each block;

- Sun/shadow impacts on existing and proposed streets and open spaces;
- Potential wind impacts around the site and surrounding area;
- Compatibility/mitigation measures and potential impacts to the employment areas to the west;
- Evaluating the proposed development in relation to adjacent heritage properties; and
- Appropriateness of the proposed above-grade parking.

The application as currently submitted is not acceptable to City Planning staff and cannot be supported in its current form due to concerns related to site organization, built form, height and massing, the width of the Snooker Street extension, and adjacency issues. Staff will continue to work with the applicant to address the issues outlined in this Preliminary Report prior to bringing forward a Final Report for City Council's consideration.

Public Realm and Parkland

The application includes significant public realm elements. The site is proposing an extension of Snooker Street to allow Block A at 75 Hanna to have frontage on a public street, 2,153 square metres of public realm elements, and a 1,127 square metre on-site parkland dedication to satisfy the City's parkland dedication requirement.

The proposed location and dimensions of the proposed parkland will be assessed using the Official Plan Policy 3.2.2 (2), which provides criteria and considerations to determine if on-site parkland dedication is appropriate and if so, how it should be configured, designed and programmed.

Official Plan Section 3.1.1 - Public Realm was recently updated by Official Plan Amendment (OPA) 479, which was approved by the MMAH on September 21, 2020. The updated policies provide direction for expanding the network of public streets, open spaces, paths and other publicly accessible spaces. Policy 3.1.1(18) provides design criteria for parks and open spaces. Policies 3.1.1(19) and (20) provide design criteria for new Privately Owned Publicly-Accessible Spaces (POPS).

The application has been circulated to Parks, Forestry and Recreation staff for review and comment.

Heritage Impact & Conservation

The site is located adjacent to a number of properties that are on the City's Heritage Registry including: 43 Hanna Avenue, 51 Hanna Avenue, and 70 & 80 Lynn Williams Street . A Heritage Impact Assessment (HIA) was submitted with the application and is 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 Arborist

Report and Tree Preservation Plan submitted in support of the application indicates that 17 trees are located on or within the subject site and that 1 tree is proposed to be removed. Staff will evaluate tree protection and injury mitigation measures as a result of the proposal and opportunities for new tree planting.

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.

Staff will evaluate the impact of the proposed development and local development activity on community services and facilities, including assessment of existing capacity to support proposed future population.

Section 37 Community Benefits

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

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

Infrastructure/Servicing Capacity

Staff 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. Staff will also be determining if the potential cumulative impact of all proposed applications in the area of this application.

A Servicing Report was provided by the applicant with the submission. The purpose 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.

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

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 is required to meet Tier 1 of the TGS. Performance measures for the Tier 1 development features to be secured through the zoning by-law process include: automobile infrastructure; cycling infrastructure; and storage and collection of recycling and organic waste. The applicant will be encouraged to achieve Tier 2 or higher through the review process.

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

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

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context (Northeast View)

Attachment 2: 3D Model of Proposal in Context (Southwest View)

Attachment 3: Location Map

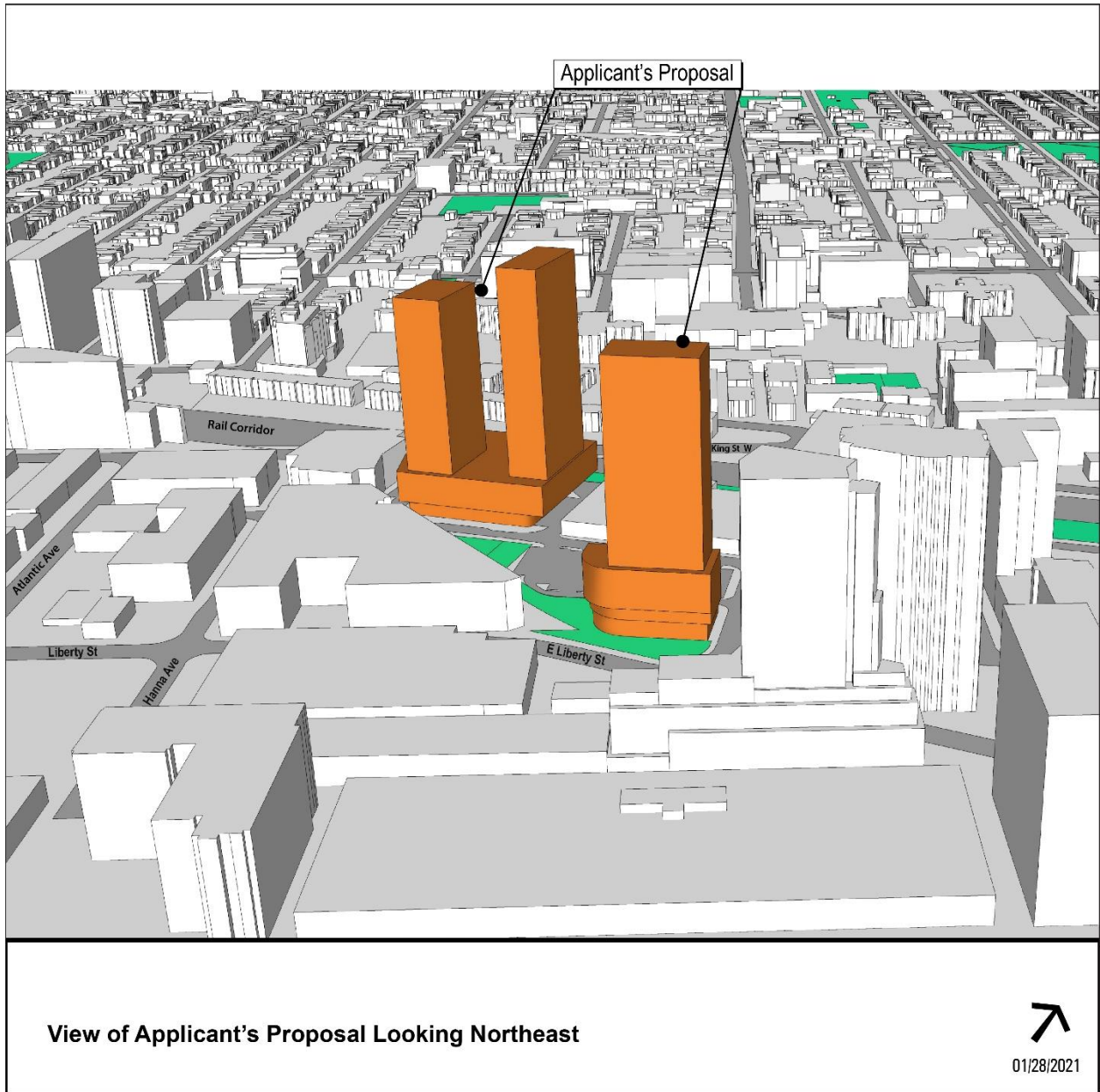
Attachment 4: Site Plan

Attachment 5: Official Plan Map

Attachment 6: Official Plan Map

Attachment 7: Application Data Sheet

Attachment 1: 3D Model of Proposal in Context (Northeast View)

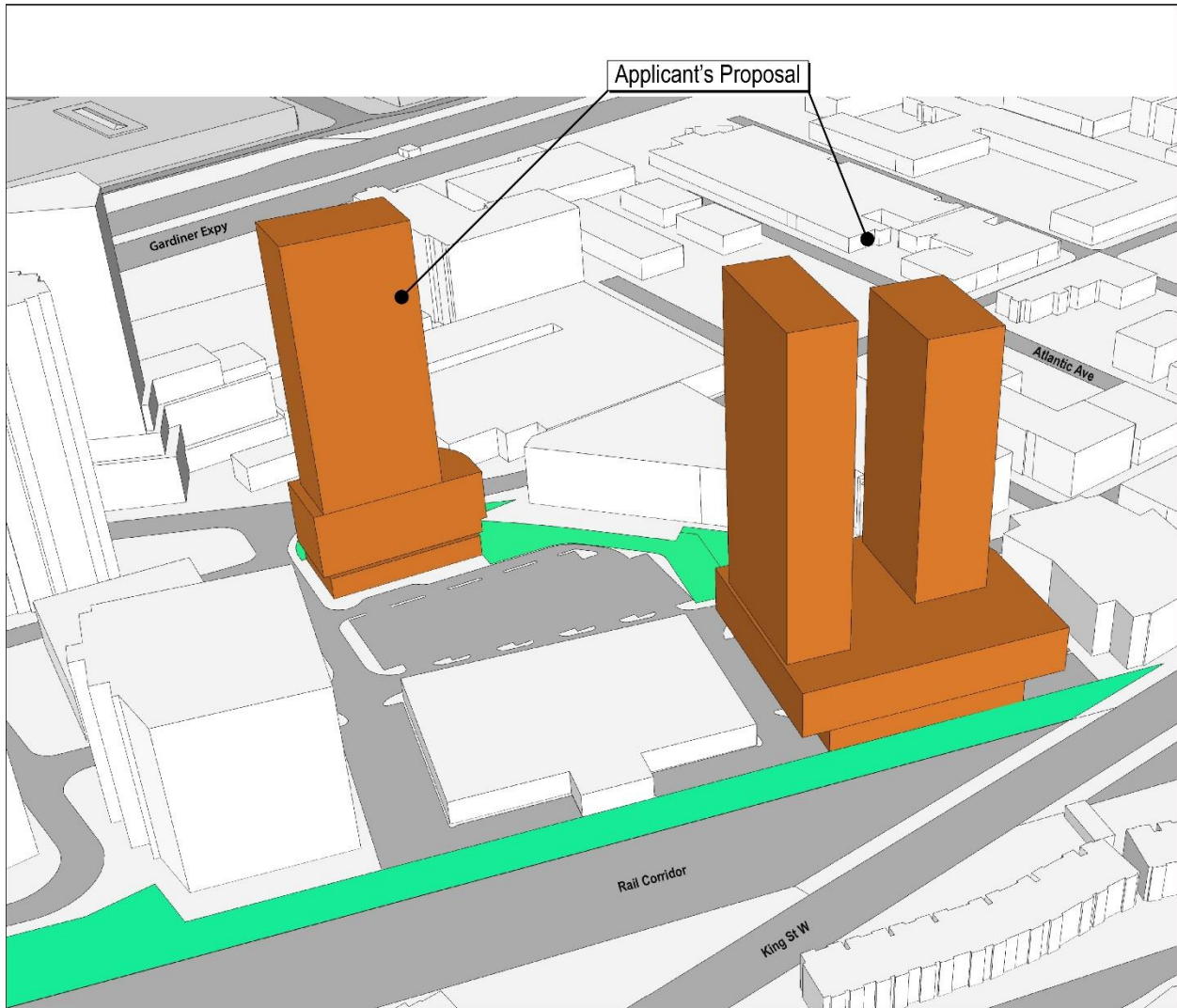


View of Applicant's Proposal Looking Northeast



01/28/2021

Attachment 2: 3D Model of Proposal in Context (Southwest view)

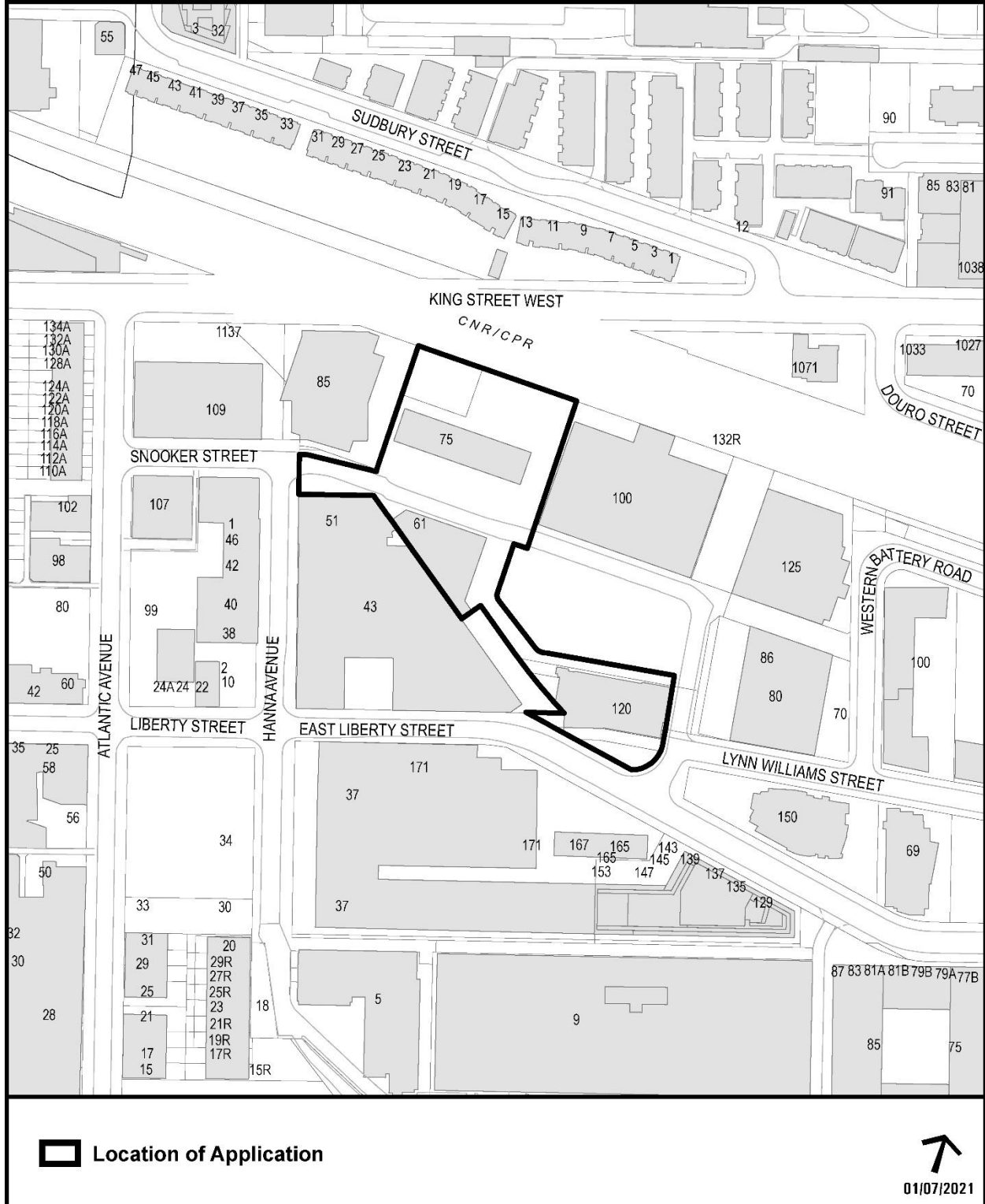


View of Applicant's Proposal Looking Southeast

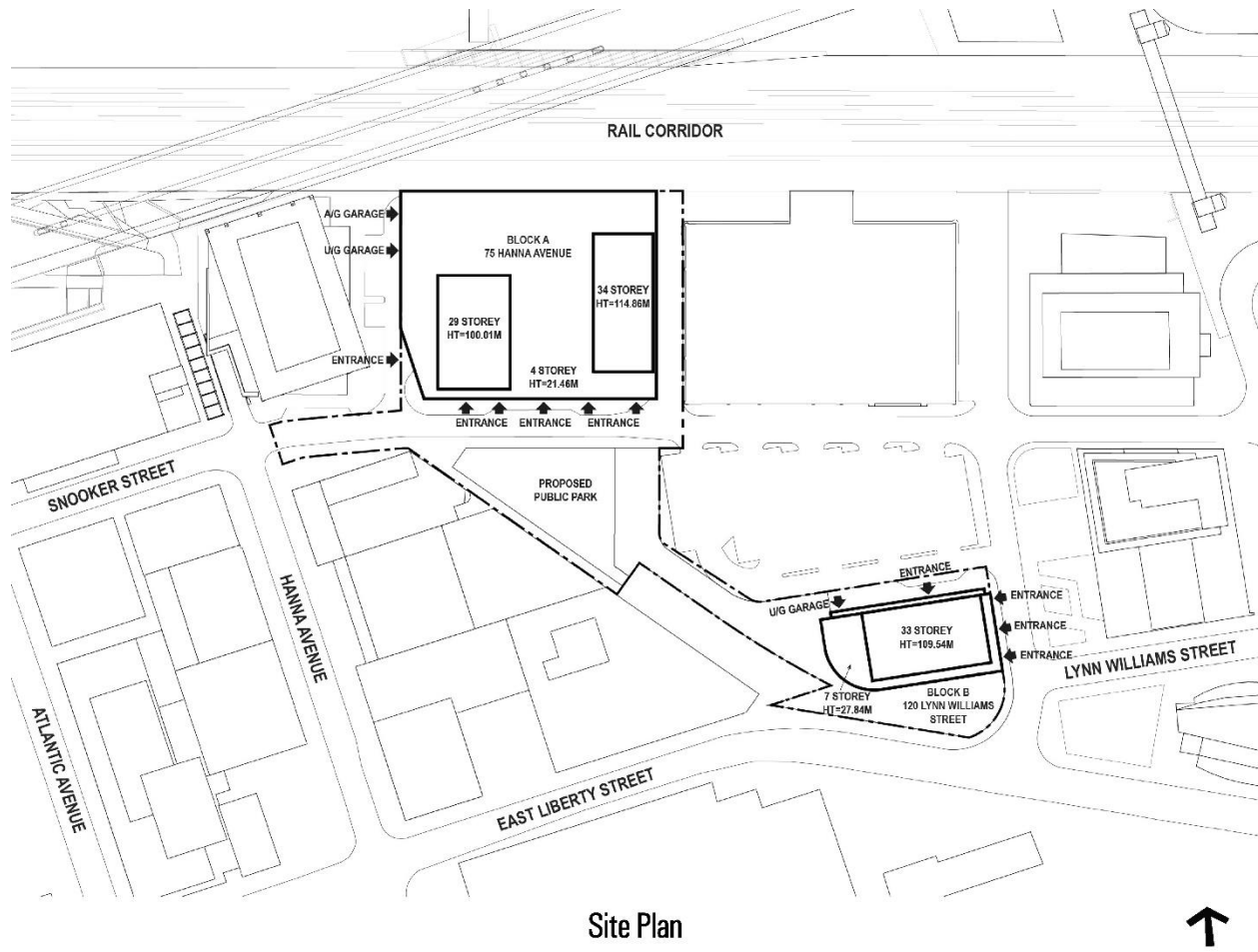


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Attachment 3: Location Map



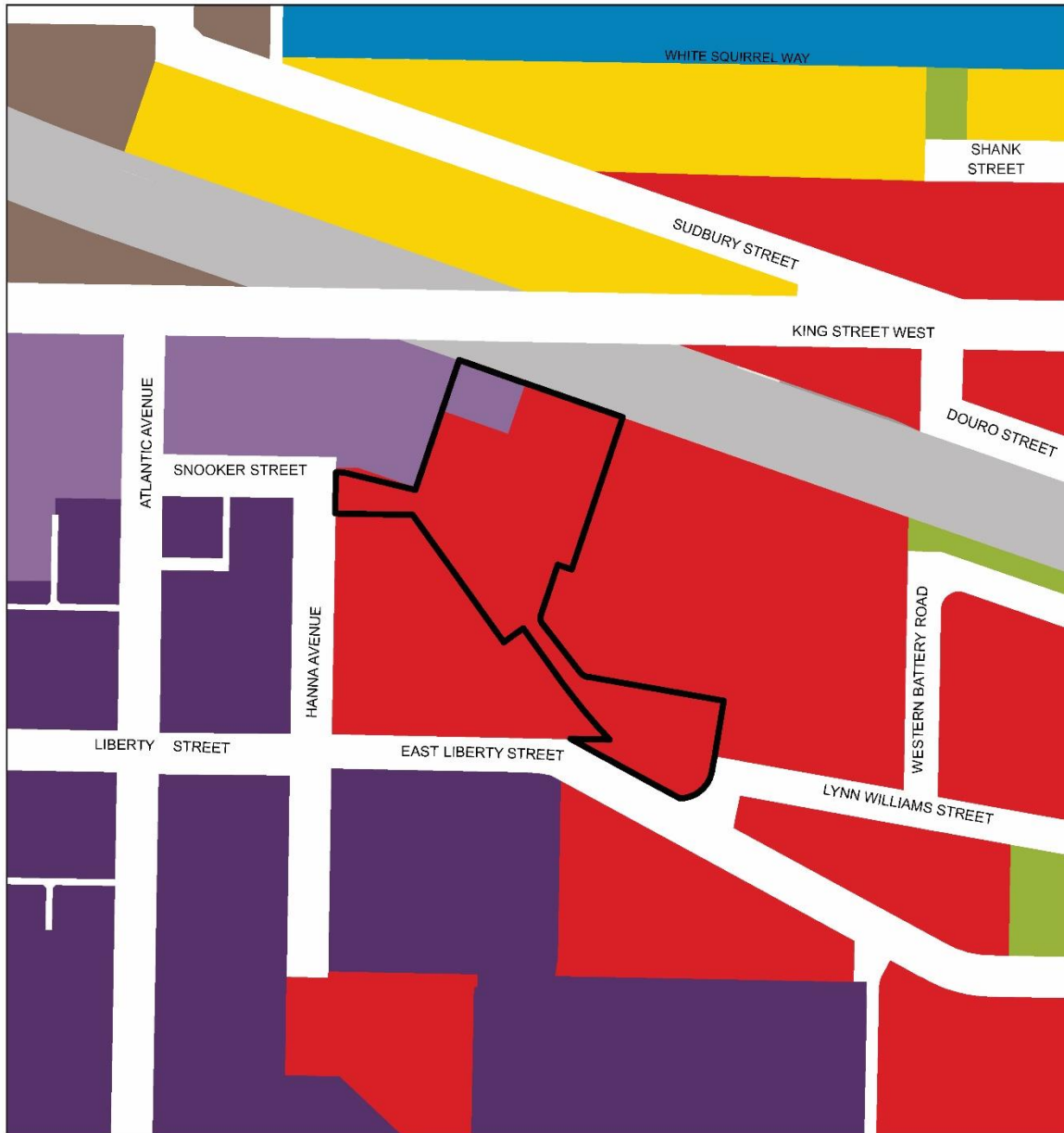
Attachment 4: Site Plan



Site Plan



Attachment 5: Official Plan Map



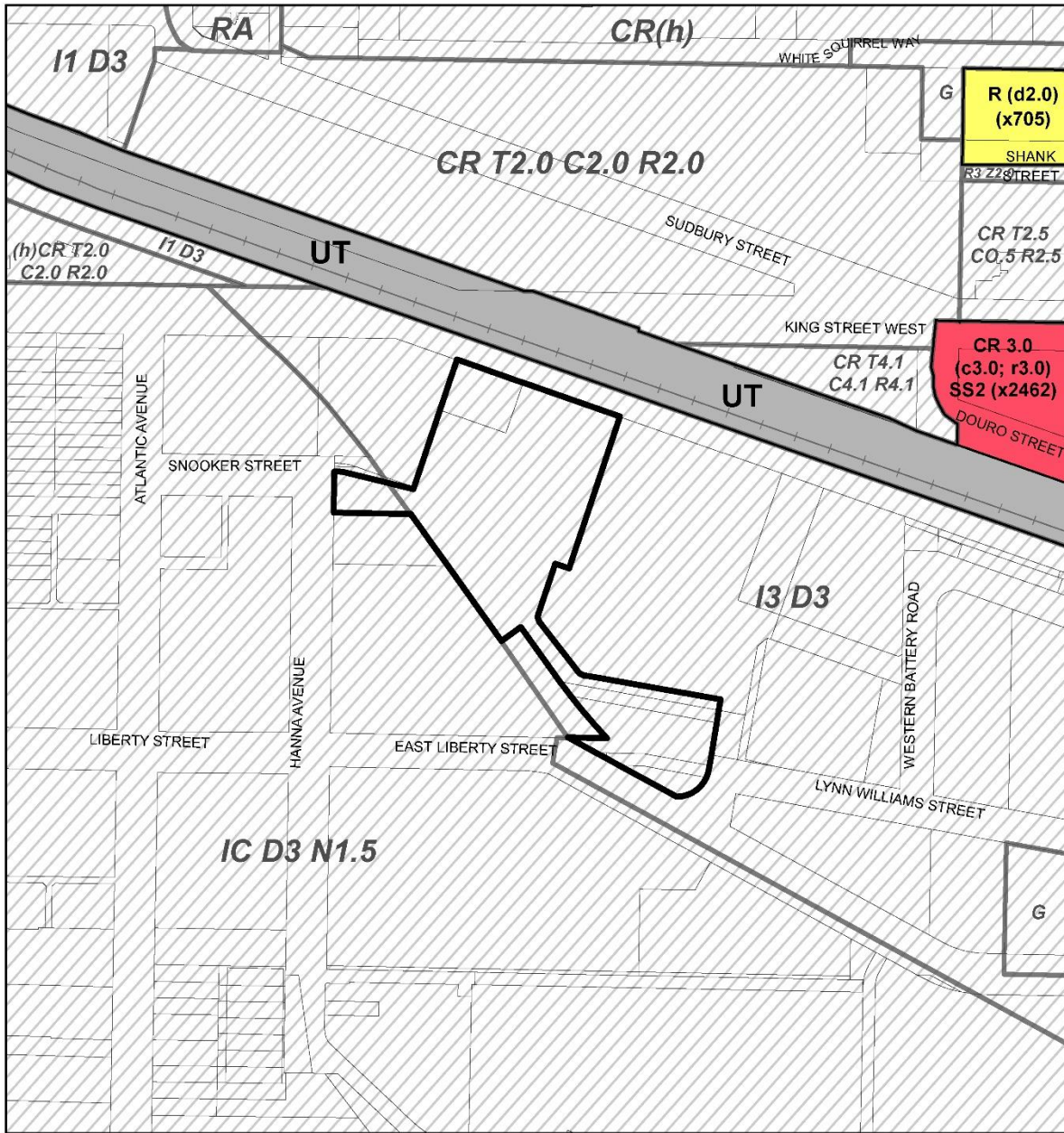
61, 75 and 85 Hanna Avenue and
120 Lynn Williams Street

Official Plan Land Use Map #18

File # 20 229554 STE 10 0Z



Attachment 6: Zoning



Zoning By-law 569-2013

61, 75 and 85 Hanna Avenue and
120 Lynn Williams Street
File # 20 229554 STE 10 OZ



Location of Application

R Residential CR Commercial Residential
UT Utility and Transportation



See Former City of Toronto By-law No. 438-86

R3 Residential District
CR Mixed-Use District
RA Mixed-Use District
I1 Industrial District
I3 Industrial District
IC Industrial District
G Parks District



Not to Scale
Extracted: 01/08/2021

Attachment 7: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 61-75 HANNA AVENUE AND 120 LYNN WILLIAMS AVENUE
 Date Received: December 16, 2020
 Application Number: 20 229554 STE 10 OZ
 Application Type: OPA / Rezoning, Rezoning

Project Description: Proposal for three mixed-use towers over two blocks. 75 Hanna (Block A) contains two towers having a height of 29-storeys (100 metres) and 34-storeys (115 metres). 120 Lynn Williams (Block B) contains a 33-storey tower (110 metres). A total gross floor area of 81,379 square metres is proposed, containing 64,641 square metres of residential gross floor area with 850 dwelling units, and 16,738 square metres of non-residential gross floor area consisting of retail, office and above-grade parking. 527 vehicular parking spaces and 901 bicycle spaces are proposed. Snooker Street is proposed to be extended, and a 1,127 square metre Public Park is proposed.

Applicant	Agent	Architect	Owner
INGER SQUIRES	URBAN STRATEGIES INC	BDP. QUADRANGLE	FIRST CAPITAL (KING LIBERTY-RETAIL) AND FIRST CAPITAL (KING LIBERTY-OFFICE)

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:
 Zoning: Zoning Bylaw 438-86 Heritage Designation: N
 Height Limit (m): Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 12,129 Frontage (m): 61 Depth (m):

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	3,550		4,236	4,236

Residential GFA (sq m):		64,641	64,641
Non-Residential GFA (sq m):	4,674	16,738	16,738
Total GFA (sq m):	4,674	81,379	81,379
Height - Storeys:	4	34	34
Height - Metres:	11	115	115

Lot Coverage Ratio (%) : 34.93 Floor Space Index: 6.71

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	64,641	
Retail GFA:	3,136	
Office GFA:	6,557	
Industrial GFA:		
Institutional/Other GFA:	7,045	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			850	850
Other:				
Total Units:			850	850

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			474	288	88
Total Units:			474	288	88

Parking and Loading

Parking Spaces: 527 Bicycle Parking Spaces: 901 Loading Docks: 5

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