

310, 320 and 330 Front Street West – Official Plan and Zoning By-law Amendment Application – Preliminary Report

Date: September 14, 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: 21 146121 STE 10 OZ

Related Application: Draft Plan of Subdivision Application Number 21-173571 STE 10 SB

Current Uses on Site: Three non-residential buildings containing retail and office uses with heights of 8, 12 and 16 storeys with a shared, multi-level atrium and a landscaped, publicly accessible forecourt. Vehicular parking for the entire site is provided in a 3 level basement parking garage.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application at 310, 320 and 330 Front Street West. The application proposes to demolish the existing 8-storey non-residential building located at the southeast corner of the site (310 Front Street West) and replace it with a 69-storey mixed-use building. The development proposes ground floor retail, office uses within floors 2 to 10 and 560 residential units above.

The application has been circulated to all appropriate agencies and City divisions for comment. Together with the Ward Councillor, staff have identified a community consultation meeting date of November 1, 2021.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff proceed with scheduling a community consultation meeting for the application located at 310, 320 and 330 Front Street West, together with the Ward Councillor, for the selected date of November 1, 2021.

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.

THE APPLICATION

Complete Application Submission Date

April 26, 2021

Description

The application proposes to demolish the existing 8-storey building located at the southeast corner of the site and to re-develop this portion of the site with a 69-storey mixed-use building. The existing enclosed atrium is also proposed to be demolished and the publicly accessible landscaped plaza is proposed to be expanded.

The proposed 69-storey building would have a height of 226.3 metres (235.5 metres to the top of the mechanical penthouse) and a gross floor area of 54,237 square metres. The proposed development would include 11,188 square metres of non-residential gross floor area (GFA), including 10,974 square metres and 214 square metres of office and retail GFA respectively. This would replace all of the existing non-residential GFA. The cumulative GFA of all three buildings would be 99,311 square metres with a Floor Space Index of 12.2.

All of the non-residential uses would be located within a 10-storey base building with retail uses on the ground floor and office uses above. Entrances to retail uses would be located along Front Street West and the office lobby would be situated within the west-facing façade along the proposed plaza.

Above the base building, is a proposed residential tower containing 560 units. The tower would have floorplates ranging from 987 to 710 square metres as the tower tapers towards the top.

The residential lobby would be located along the Windsor Street frontage and residential amenity uses are proposed within floors 11 and 12 equalling 1,120 square metres and 365 square metres of indoor and outdoor amenity space respectively.

Vehicular parking for the entire site is currently provided within a 3 level basement parking garage accessed at the southeast corner of the site from Windsor Street with an exit at the northwest corner of the site on Blue Jays Way. The proposal would maintain the shared parking garage along with the current parking supply of 459 spaces, but would re-allocate a portion of the parking spaces to serve the proposed residential units. The existing ramp at the northwest corner of the site would be removed and two-way vehicular access is proposed off Windsor Street. A total of 599 bicycle parking spaces are proposed at grade level and also on level P1 of the parking garage.

A shared loading facility located within the proposed building would be accessed from a public lane at the northeast corner of the site.

Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/320FrontStW

See Attachments 2 to 5 of this report for a three dimensional representation of the project in context and Attachments 6 and 9 respectively for a site plan of the proposal and the Application Data Sheet.

Reason for the Application

The Official Plan Amendment proposes to amend Chapter 7, Site and Area Specific Policies, by adding a Site and Area Specific Policy for the lands municipally known as 310, 320 and 330 Front Street West to permit the requested height of 235.5 metres.

The Zoning By-law Amendment proposes to amend Zoning By-law 569-2013 to vary performance standards including: building height; building setbacks; amenity space requirements; loading space requirements; vehicular and bicycle parking space requirements. Additional amendments to the Zoning By-law may be identified as part of the application review.

Site Plan Control

The development is subject to Site Plan Control. A Site Plan Control application has not been submitted to date.

POLICY CONSIDERATIONS/PLANNING FRAMEWORK

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).

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.

The site is located approximately 560 metres from the St. Andrew Subway Station.

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 site is located in the Downtown and Central Waterfront on Map 2 of the Official Plan and designated Regeneration Areas on Land Use Plan Map 18, as shown on Attachment 1.

The Downtown Plan

City Council adopted OPA 406 on May 22, 2018. OPA 406 included amendments to the Downtown section and Map 6 of the Official Plan and brought forward a new Secondary Plan for the entire Downtown area. The Ministry of Municipal Affairs and Housing approved OPA 406 with modifications on June 5, 2019.

The Downtown Plan directs that growth is encouraged within the Downtown, in particular on lands designated Mixed Use Areas 1, Mixed Use Areas 2, Mixed Use Areas 3, Regeneration Areas and Institutional Areas. The highest density of development within the Downtown shall be directed to Mixed Use Areas in close proximity to existing or planned transit stations. However, not all areas will experience the same amount of intensification.

The site is designated Mixed Use Areas 1 - Growth, shown on Map 41-3-A of the Downtown Plan. Development in Mixed Use Areas 1 will include a diverse range of building typologies, including tall buildings, with height, scale and massing dependent on the site characteristics and supportive of intensification suitable for a downtown growth area. Mixed Use Areas 1 is also where the greatest proportion of non-residential uses are located. Further, the Complete Communities Policies of the Downtown Plan require that new buildings fit within their existing and planned context, conserve heritage attributes and improve the public realm.

The Downtown Plan identifies Front Street West as a Priority Retail Street, a Great Street and a Cultural Corridor. The site is also within the King-Spadina Cultural Precinct and the Downtown Film Precinct.

The Downtown Plan can be found here:

<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf>

King-Spadina Secondary Plan (1996)

The site is situated within the East Precinct of the King-Spadina Secondary Plan found in Chapter 6.16 of the Official Plan. The King-Spadina Secondary Plan requires new development to reinforce the characteristics of the area through built form, heritage conservation and public realm improvements.

The policies of the King-Spadina Secondary Plan emphasize that new buildings will be sited for adequate light, view, privacy and compatibility with the built form context. The policies direct that new buildings will achieve a compatible relationship with their built form context through consideration of such matters as building height, massing, scale, setbacks, stepbacks, roof line and profile, and architectural character and expression. Heritage plays a key role in establishing the character of the Secondary Plan area.

King-Spadina Secondary Plan (2020) - OPA 486

At its meeting on January 29, 2020, City Council adopted a Final Report and Official Plan Amendment 486 (OPA 486) outlining updates to the King-Spadina Secondary Plan. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE12.4>

King-Spadina is one of the fastest growing areas in the downtown and has a strong heritage character. Updates were made to the King-Spadina Secondary Plan to recognize this growth and the evolution of the area from predominantly non-residential uses to an area with a mix of uses. The updated plan recognizes that while the area will continue to grow and change, it must do so in a way that positively contributes to liveability, is better supported by hard infrastructure and community infrastructure, and more carefully responds to the built form and heritage character of the area. OPA 486 has been appealed to the Ontario Land Tribunal (OLT) and is not yet in force.

As noted above, the subject site is located within the East Precinct of King Spadina. Policy 6.8 in OPA 486 directs that development in the East Precinct will include a diverse range of building types, including tall buildings, with appropriate height, massing and scale determined by the size, configuration and location of the site and by the ability to provide setbacks and stepbacks. It is also noted that heights in the East Precinct shall be subordinate to the building heights of the Financial District.

Consistent with the Downtown Plan, the site is identified as Mixed Use Areas 1 on Map 16-1 and is also located within Transition Zone B (Map 16-4) which requires that there be a discernible stepdown in height between Transition Zone A and Transition Zone B.

It is also included on Map 16-3 Public Realm Strategy Plan as a site containing existing Privately Owned Publicly Accessible Spaces (POPS).

Official Plan Amendment 231 - Office Replacement Policies

The office replacement policies of OPA 231 require the provision of office space on sites designated Mixed Use Areas containing 1,000 square metres or more of office space, where residential development is proposed. The existing office building on the site has a total floor area of approximately 10,986 square metres, of which a small portion is retail and the remainder is office. The proposed development would include 10,974 square metres of office GFA.

Official Plan Amendment 352 – Downtown Tall Building Setback Area

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area. This OPA is under appeal at the OLT. All remaining appeals, however have been geographically scoped, and exclude the subject property which was not subject to appeal. Moreover, in March 2021, the LPAT heard and verbally allowed a motion for modification and partial approval of OPA 352. The policies of OPA 352, as modified, are applicable in the review of this application. The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of tall buildings Downtown. At the same meeting, City Council adopted area-specific Zoning By-laws 1106-2016 and 1107-2016 (also under appeal), which provide the detailed performance standards for portions of buildings above 24 metres in height.

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

On September 11, 2020, the Ministry of Municipal Affairs and Housing approved 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 Amendment can be found here:

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

Zoning By-laws

The site is zoned CRE (Commercial Residential Employment) in Zoning By-law 569-2013. This zone permits a range of residential, commercial, institutional and light industrial uses. The maximum height permitted is 30 metres plus 5 metres for a mechanical penthouse. The CRE zoning category does not include maximum density provisions but rather, the building envelope is established through the performance standards, including height, setbacks and stepbacks.

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:

- Tall Building Design Guidelines;
- King-Spadina Urban Design Guidelines (2004 and 2006);
- King-Spadina Public Realm Plan;
- Growing Up: Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines;
- Retail Design Manual;
- Design Guidelines for Privately Owned Publicly-Accessible Space;
- Best Practices for Bird-Friendly Glass;
- Best Practices for Effective Lighting; and
- Toronto Accessibility Design Guidelines

The City's Design Guidelines may be found here:

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

COMMENTS

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 will continue to evaluate the application's consistency with the PPS and conformity with the Growth Plan (2020) as amended.

Official Plan Conformity

Staff will continue to evaluate the application to determine its conformity to the Official Plan, the King-Spadina Secondary Plan and the King-Spadina Secondary Plan update (2020) and the Downtown Plan.

Built Form, Planned and Built Context

Staff have assessed the application and have identified that the proposed building height, including base building height, as a concern and will work with the applicant to resolve this and the following issues:

- Proposed height and density;
- Proposed massing, including the base building height, setbacks and stepbacks, in relation to the area's existing and planned built form and scale;

- Site organization and the relationship between the proposed development and the existing and potential future buildings at 320 and 330 Front Street West;
- Tower floor plate size;
- Removal of the existing atrium;
- Appropriate building setback along both street frontages;
- Pedestrian-level wind conditions along nearby streets, surrounding properties, open spaces and on the outdoor amenity space level;
- Shadow impacts on parks and the public realm;
- Compliance with the Tall Buildings Guidelines;
- Adequacy of the proposed public realm, including sidewalk width, and potential landscape/streetscape enhancements;
- Deficiency of outdoor amenity;
- Potential of mid-block pedestrian connections;
- Provision of affordable housing; and
- Location and number of bicycle parking spaces.

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 15 street trees and proposes to plant 13 new trees within the right of way surrounding the site. The applicant has submitted an Arborist Report/Tree Preservation Plan, and it is currently under review by City staff.

Archaeological Assessment

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. An Archaeological Assessment has been submitted and is under review.

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

The applicant has submitted the following studies and reports which are being reviewed by Engineering and Construction Services staff: a Functional Servicing & Stormwater Management Report, Geotechnical Report, Transportation Impact Study and a Hydrogeological report. Staff will continue to review 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.

Toronto Green Standard (Climate Mitigation and Resilience)

Climate change mitigation and resilience are key concerns of the City. On October 2, 2019, City Council declared a Climate Emergency and set a new goal to achieve net zero greenhouse gas emissions by 2050 or sooner. In 2021, an updated TransformTO Net Zero Strategy will be presented to Council, outlining the necessary climate action to reach net zero GHG emissions community-wide. In June 2019, the Resilience Strategy was published, which set out that new development should be resilient to a changing climate.

The Toronto Green Standard (the "TGS") sets out the key sustainable performance measures new developments are required to meet to address climate mitigation and resilience. The TGS is a critical component of the City's efforts to achieve zero emissions buildings by 2030, to meet 2050 citywide greenhouse gas reduction targets, and to build a more resilient city. The TGS also supports other City-wide strategies related to environmental sustainability, including TransformTO, the Resilience Strategy, Ravine Strategy and Biodiversity Strategy.

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 TGS. Tier 1 performance measures are secured on site plan drawings and through a site plan

agreement or registered plan of subdivision. Tiers 2+ are voluntary higher levels of performance with financial incentives (post-construction development charge refunds) intended to facilitate the foregoing objectives. Applicants are strongly encouraged to pursue higher tiers of the TGS wherever possible.

Applications must use the documentation required for the version of the TGS in effect at the time of the initial site plan application. TGS Version 3.0 applies to new applications submitted on or after May 1, 2018. TGS Version 4.0 will apply to all new applications submitted on or after May 1, 2022.

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

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: Location Map

Attachment 2: 3D Model of Proposal in Context - Looking Northeast

Attachment 3: 3D Model of Proposal in Context - Looking Northwest

Attachment 4: 3D Model of Proposal in Context - Looking Southeast

Attachment 5: 3D Model of Proposal in Context - Looking Southwest

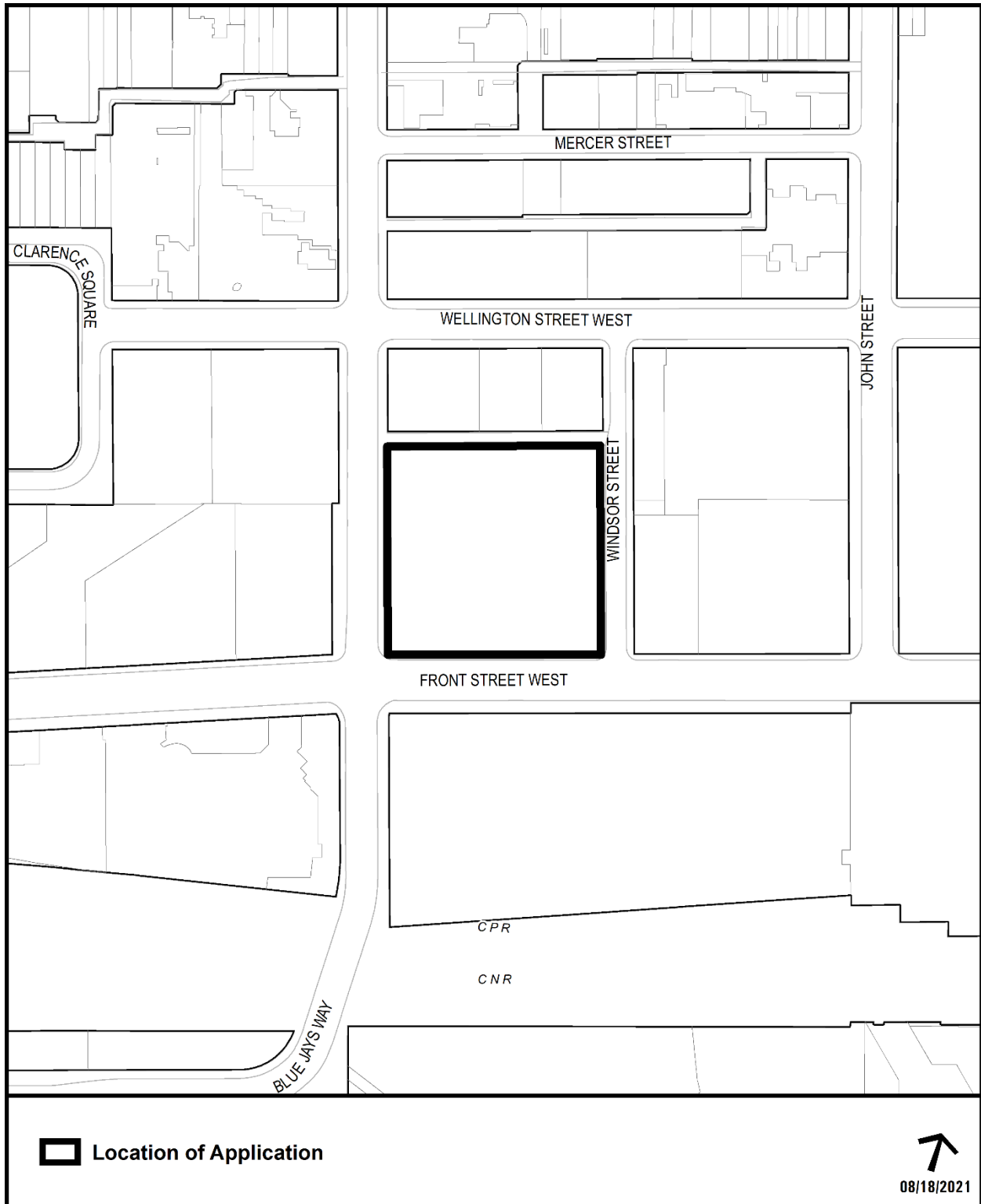
Attachment 6: Site Plan

Attachment 7: Official Plan Map

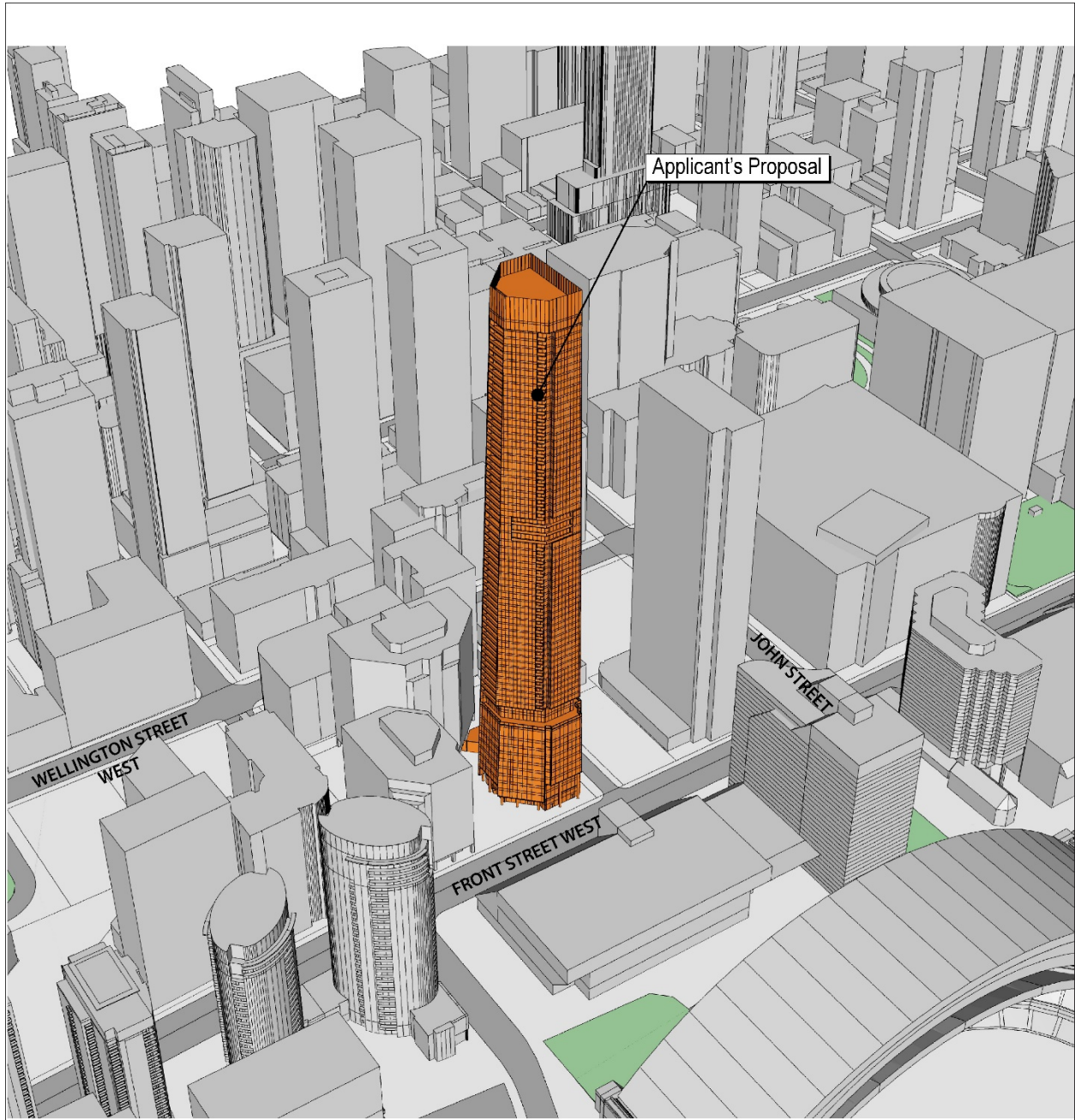
Attachment 8: Zoning By-law

Attachment 9: Application Data Sheet

Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context - Looking Northeast



Applicant's Proposal

View of Applicant's Proposal Looking Northeast



09/10/2021

Attachment 3: 3D Model of Proposal in Context - Looking Northwest



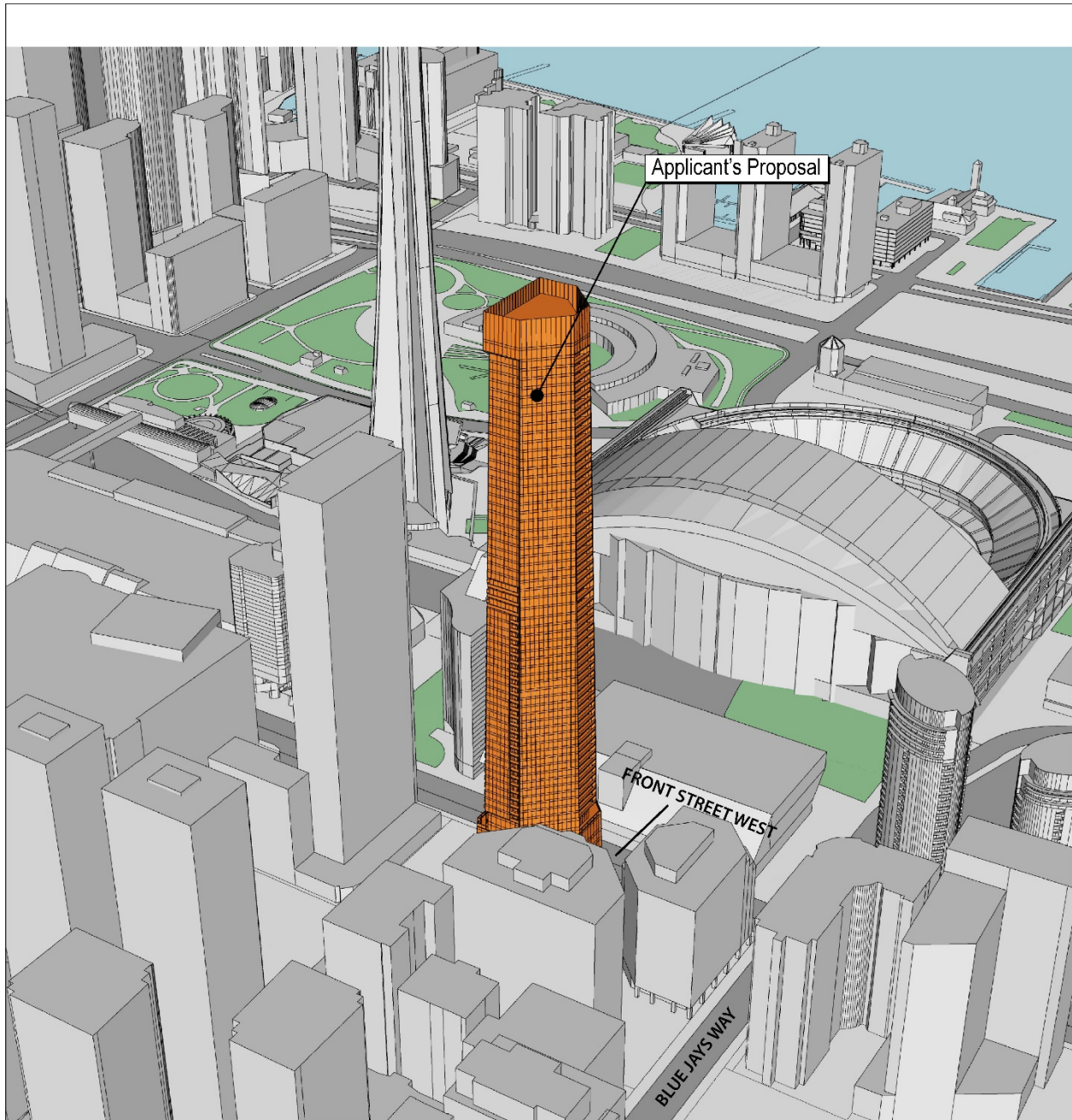
Applicant's Proposal

View of Applicant's Proposal Looking Northwest



09/10/2021

Attachment 4: 3D Model of Proposal in Context - Looking Southeast



Applicant's Proposal

View of Applicant's Proposal Looking Southeast



09/10/2021

Attachment 5: 3D Model of Proposal in Context - Looking Southwest



 Applicant's Proposal

View of Applicant's Proposal Looking Southwest



09/10/2021

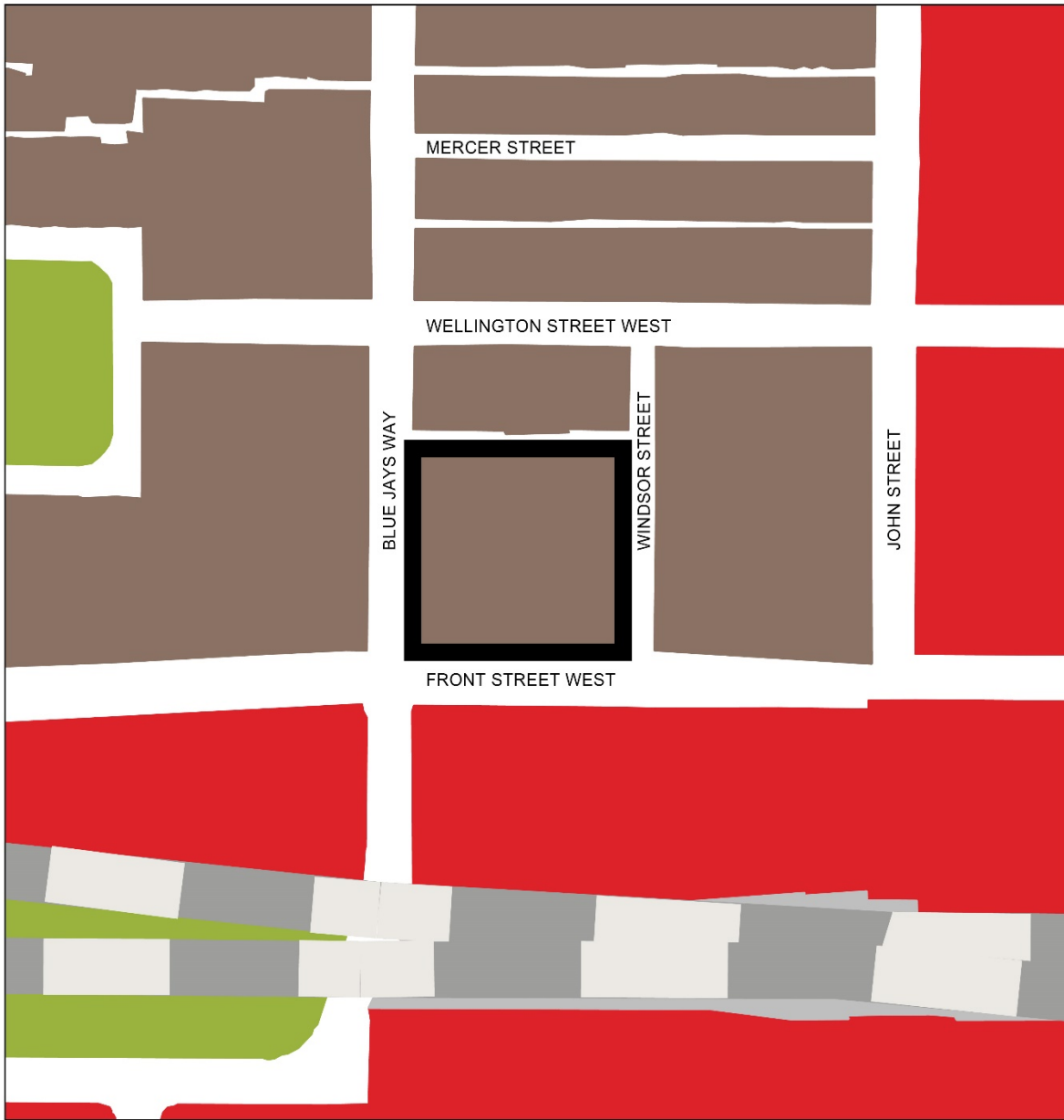
Attachment 6: Site Plan



Site Plan




Attachment 7: Official Plan Map



310, 320 & 330 Front Street West

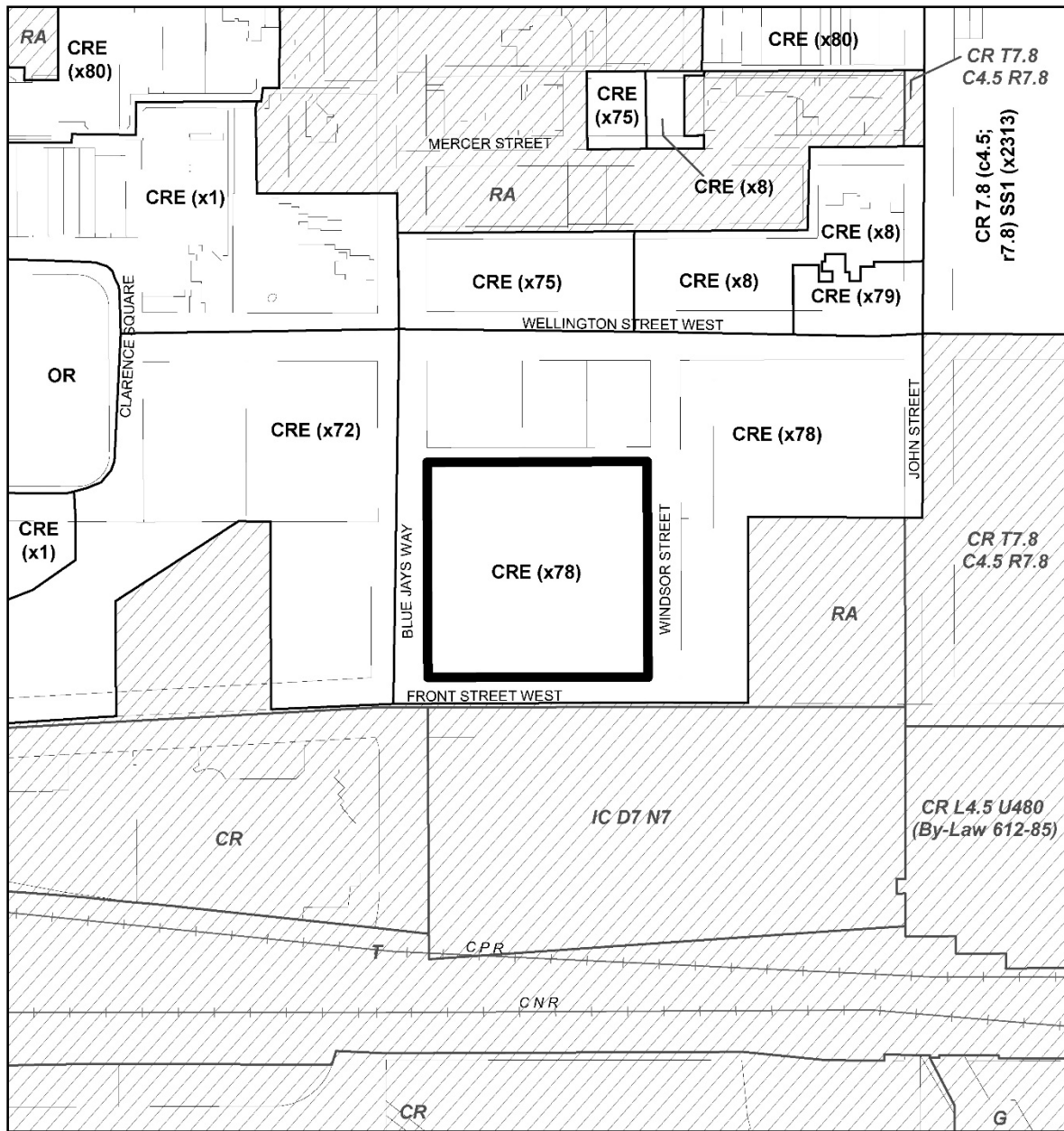
Official Plan Land Use Map #18

File # 21 146121 STE 20 0Z

-  Location of Application
-  Mixed Use Areas
-  Parks
-  Regeneration Areas
-  Utility Corridors


Not to Scale
08/19/2021

Attachment 8: Zoning By-law



Zoning By-law 569-2013

310, 320 & 330 Front Street West

File # 21 146121 STE 10 0Z



Location of Application

CR Commercial Residential
 CRE Commercial Residential Employment
 OR Open Space Recreation



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

CR Mixed-Use District
 RA Mixed-Use District
 IC Industrial District
 T Industrial District
 G Parks District



Not to Scale
 Extracted: 08/18/2021

Attachment 9: Application Data Sheet

Municipal Address: 320 FRONT ST W Date Received: April 26, 2021

Application Number: 21 146121 STE 10 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Official Plan and Zoning By-law Amendment application to demolish the existing building located at the southeast corner of the site at 310, 320 and 330 Front Street West and to redevelop this portion of the site with a 69-storey mixed-use building containing a 10-storey base building and 59-storey tower above. The development is proposed to have a non-residential gross floor area of 11,118 square metres and a residential gross floor area of 43,049 square metres, with a total of 560 residential units. The site currently contains a 3 level underground parking garage serving all 3 of the existing buildings. The existing parking garage will be maintained and a new vehicular and loading access is proposed at the north end of the proposed building, accessed from Windsor Street and a public lane.

Applicant	Agent	Architect	Owner
MATTHEW KINGSTON	BOUSFIELDS INC.	HARIRI PONTARINI ARCHITECTS	320 FRONT PORTFOLIO INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	SASP 517
Zoning:	CRE (x78)	Heritage Designation:	
Height Limit (m):	30	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 8,114 Frontage (m): 91 Depth (m): 89

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	3,053	1,550	824	2,374
Residential GFA (sq m):			43,049	43,049
Non-Residential GFA (sq m):	56,042	45,074	11,188	56,262
Total GFA (sq m):	56,042	45,074	54,237	99,311
Height - Storeys:	16	16	69	69

Height - Metres: 226 226

Lot Coverage Ratio 29.26 Floor Space Index: 12.24
(%):

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	43,049	
Retail GFA:	1,264	
Office GFA:	55,136	
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			560	560
Other:				
Total Units:			560	560

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		30	272	198	60
Total Units:		30	272	198	60

Parking and Loading

Parking Spaces:	459	Bicycle Parking Spaces:	599	Loading Docks:	5
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