

150-164 Eglinton Avenue East and 134 and 140 Redpath Avenue – Official Plan and Zoning By-law Amendment Application – Preliminary Report

Date: September 17, 2021

To: Toronto and East York Community Council

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

Ward: 12 - Toronto-St. Paul's

Planning Application Number: 21 184231 STE 12 OZ

Current Uses on Site: A 10-storey commercial office building is located at 150 Eglinton Avenue East, a 7-storey commercial office building is located at 160 Eglinton Avenue East and a 6-storey office building is located at 164 Eglinton Avenue East. A 2-storey commercial building occupies 134 Redpath Avenue and a commercial surface parking lot is located at 140 Redpath Avenue.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the development application for 150-164 Eglinton Avenue East and 134 and 140 Redpath Avenue.

A 46-storey mixed use building was approved by City Council in 2018 for 150 Eglinton Avenue East. The applicant has since acquired four additional properties at 160 and 164 Eglinton Avenue East, and 134 and 140 Redpath Avenue, and submitted a new development application.

The current application proposes a mixed use building with two towers at 49 and 52-storeys including a 6-storey base building. The development includes 845 residential units, 8,116 square metres of office uses, 4,973 square metres of live/work units and 819 square metres of retail uses.

The proposal includes two Privately Owned Publicly-accessible Spaces ("POPS") including a building setback along Eglinton Avenue East for the Eglinton Green Line and additional POPS space extending from the rear of the building through the properties at 134 and 140 Redpath Avenue.

The application has been circulated to all appropriate agencies and City divisions for comment. City Planning staff will proceed to schedule a community consultation meeting for the application in consultation with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Planning staff schedule a Community Consultation Meeting for the development application for 150-164 Eglinton Avenue East, and 134 and 140 Redpath 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.

DECISION HISTORY

On May 22, 2018, City Council adopted a Final Report, without amendment, to permit a 46-storey mixed use building with a 6-storey base building. The proposal included retail uses on floors 1 and 2, office uses on floors 3 to 6, and 429 residential units in the tower above. The proposal included 100% office replacement and a 12-metre building setback along Eglinton Avenue East for the Eglinton Green Line POPS. The decision of City Council and the Final Report can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE32.8>

THE APPLICATION

Complete Application Submission Date: July 14, 2021

Description

This application proposes two-towers at 49 and 52-storeys (172.7 metres and 183.3 metres, plus mechanical penthouse), including a shared 6-storey base building. The proposal would have a total Gross Floor Area (GFA) of 76,479 square metres, of which

8,116 square metres would be for office uses, 4,973 for live/work units, 62,571 square metres for residential uses and 819 square metres for retail uses. A total of 845 residential units are proposed. The proposed GFA represents a density of 14.78 times the area of the site.

A total of 304 vehicular parking spaces are proposed in a 3-level underground parking garage. Vehicular access to the underground parking garage and loading spaces are proposed to be from a private driveway, accessed from Redpath Avenue, directly north of 140 Redpath Avenue.

The applicant is proposing to replace the office space located in the existing commercial office buildings with 8,116 square metres of office space on floors 2 to 4 and 4,973 square metres of live/work units on floors 5 and 6.

The proposal includes two POPS spaces. The first POPS is proposed to be 1,038 square metres along Eglinton Avenue East as part of the Eglinton Green Line public realm move identified in the Yonge-Eglinton Secondary Plan. The second POPS space is proposed to be 583.1 square metres, extending from the rear of the proposed building across the properties at 134 and 140 Redpath Avenue. The proposal also includes a separate pet relief area on a non-contiguous portion of 160 Eglinton Avenue East on the north portion of the site.

See Attachments 1, 3 and 6 of this report, for a three dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively. The Application Data Sheet contains additional details on the proposal including: site area and dimensions; floor area; unit breakdowns; and parking counts.

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:

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

Reason for the Application

The Official Plan Amendment proposes to introduce a Site and Area Specific Policy (SASP) to accept live-work units as replacement for a portion of the existing office space. City Planning staff will continue to assess the application for other areas of non-conformity with the Official Plan.

The Zoning By-law Amendment proposes to amend former City of Toronto Zoning By-law 438-86 and City-wide Zoning By-law 569-2013 to vary performance standards including: building height; building setbacks; floor space index; and vehicular 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

Land use planning in the Province of Ontario is a policy-led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) ("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) ("Growth Plan") and, where applicable, the Greenbelt Plan (2017). 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) ("Growth Plan") 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 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, 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 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. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Major Transit Station Areas

The Growth Plan 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 requires that, at the time of the next MCR, the City update its Official Plan to delineate MTSAs boundaries and demonstrate how the MTSAs are planned for the prescribed densities.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from the *Planning Act*. The PPS recognizes the Official Plan as the most important document for its implementation.

The Official Plan contains policies related to building complete communities, heritage preservation, community services, transportation, and environmental stewardship. The Official Plan also 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 of community benefits in the form of capital facilities and local improvements.

The site is located on lands designated *Mixed Use Areas* on Map 17 of the Official Plan. See Attachment 4 of this report for the Official Plan Land Use Map.

The Official Plan can be found here:

<https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/official-plan/>

Yonge-Eglinton Official Plan Amendment (OPA 405)

The site is located within the Yonge-Eglinton Secondary Plan area. On July 23, 2018, City Council adopted Official Plan Amendment 405 ("OPA 405") to replace the former

Yonge-Eglinton Secondary Plan in its entirety. The Minister of Municipal Affairs and Housing modified and approved OPA 405 on June 5, 2019.

The Secondary Plan designates the site as *Mixed Use Areas "A"*, with the exception of the single rectangular piece of 160 Eglinton Avenue East located north of the private driveway which is designated *Apartment Neighbourhoods*. The site is located within the Eglinton Green Line and partly within the Redpath Park Street Loop. The site is also located within the Secondary Zone of the Transit Nodes associated with the Yonge Subway Station and the Mount Pleasant Eglinton Crosstown Station.

Mixed Use Areas "A" are Midtown's premier locations for intensification, including residential, major office and other employment uses. A broad mix of residential, retail and service, office, institutional, entertainment and cultural uses are desired and permitted. Parks and open spaces are also permitted.

Apartment Neighbourhoods consist of predominantly residential communities oriented along major streets or areas with clusters of rental and condominium apartment buildings. Residential uses and local institutional and cultural uses are permitted. Small-scale retail and service uses that primarily serve area residents are permitted on the first floor of buildings, and will be encouraged to be provided in areas identified as Secondary Retail Streets.

The Eglinton Green Line Character Area will be a vibrant and dense 21st century live-work business district anchored by the iconic Green Line open space. Existing office buildings and underutilized sites will be transformed by new and modernized office and mixed-use buildings. The new buildings will create a dynamic and interesting architectural form for the area, but also contribute to a prosperous local economy for Midtown. Historic landmarks will be integrated with the Green Line open space, adding to the area's architectural diversity and creating contrast with the new, well-designed tall buildings. The Yonge-Eglinton Secondary Plan states that the anticipated building height range in the Eglinton Green Line Character Area is 40 to 55 storeys west of Redpath Avenue and 30 to 40 storeys east of Redpath Avenue.

The Redpath Park Street Loop Character Area is a dense yet distinctly green and residential area that consists of towers and a variety of housing types. New development will complement the scale of the historic walk-up apartment buildings and provide for adequate sunlight and sky view. The heights of new buildings will generally decrease in all directions from the Yonge-Eglinton Crossroads and Mount Pleasant Station Character Areas. The Park Street Loop will be a lush, green multipurpose promenade connecting significant parks, open spaces and civic buildings. New and existing buildings, together with the Loop and the Midtown Greenways, will support a public realm that is inviting and green.

The Secondary Zone to Yonge Subway Station and the Mount Pleasant Eglinton Crosstown Station ensures that transit-supportive development in a compact urban form and mix of uses are included on all sites within 250-500 metres of Midtown Transit Stations.

The site is subject to two Public Realm Moves in the Yonge Eglinton Secondary Plan. The properties with frontage on Eglinton Avenue East are part of the Eglinton Green Live public realm move and the properties with frontage on the Redpath Avenue are part of the Redpath Revisited public realm move.

The Eglinton Green Line will be a major linear, publicly-accessible green open space on Eglinton Avenue, extending from Eglinton Park to Mount Pleasant Road. All buildings on the north side of Eglinton Avenue between Yonge Street and Mount Pleasant Road will be reasonably set back at grade and above grade from the property line adjacent to Eglinton Avenue. The setback will be provided to establish high-quality pedestrian and landscaped publicly-accessible open spaces, plazas and forecourts. Space for community gatherings, patios and public art will be encouraged within the Eglinton Green Line. The location and design of underground facilities, such as parking, on properties abutting the north side of Eglinton Avenue East between Yonge Street and Mount Pleasant Road will provide sufficient space and soil depth to establish and maintain a permanent, high-branching tree canopy.

The Redpath Revisited public realm move recognizes Redpath Avenue as an important north-south neighbourhood street that connects to Redpath Avenue Parkette to the north and the Church of the Transfiguration site to the south. On the block between Eglinton Avenue and Roehampton Avenue, opportunities will be explored to reduce vehicular speed, improve pedestrian and cycling safety and include shared street elements. This block of Redpath Avenue will: accommodate outdoor commercial uses, public art and opportunities for community activities; and incorporate a fine grain of active retail uses and universally-accessible building entrances at grade that promote a safe and animated pedestrian environment.

The Yonge-Eglinton Secondary Plan (OPA 405) can be found here:

https://www.toronto.ca/wp-content/uploads/2019/07/96a5-CityPlanning_OPA405.pdf

Zoning By-laws

Site Specific Zoning By-laws were approved by City Council in 2018 and apply to 150 Eglinton Avenue East. It allows for a maximum height of 46 storeys and 167.3 metres.

Site Specific By-law 1215-2018 can be found at the following link:

<https://www.toronto.ca/legdocs/bylaws/2018/law1215.pdf>

Site Specific Zoning By-law 1216-2018 can be found at the following link:

<https://www.toronto.ca/legdocs/bylaws/2018/law1216.pdf>

Under former City of Toronto Zoning By-law 438-86, the properties at 150-164 Eglinton Avenue East and 134 Redpath Avenue are zoned CR T5.0 C3.0 R3.0 which permits a wide variety of commercial and residential uses and includes a maximum permitted height of 48 metres, while 140 Redpath Avenue is zoned residential R2 Z2.0 which permits residential uses and is subject to a maximum permitted height of 38 metres.

The property at 140 Redpath is also subject to site-specific By-law 1355-2015 which is related to the 150 Redpath condos approval, and permits a building height of 12.8 metres.

Under By-law 569-2013, 150 Eglinton Avenue East is zoned CR 5.0 (c3.0; r3.0) ss2 (x148), which permits a wide variety of commercial and residential uses and includes a height limit of 48.0 metres. The southeastern portion of the site, 160 and 164 Eglinton Avenue East, and 134 Redpath Avenue, is zoned CR 5.0 (c3.0; r3.0) ss2 (x2497)), also with a height limit of 48.0 metres. The northern portion of the site, 140 Redpath Avenue, is zoned R d1.0 (x14) which permits residential uses and has a height limit of 38.0 metres.

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/>

Midtown Zoning Review

As part of the approval of The Yonge-Eglinton Secondary Plan ("OPA 405"), City Planning staff was directed by Council to initiate a zoning review for the 22 defined Character Areas to implement the directions of the Secondary Plan. The intent of the zoning review is to establish specific heights in the Zoning By-law as set out in Policy 5.4.3 of the Secondary Plan. It will also provide clarity on the location, scale and form of appropriate development within each Character Area and implement other policy directions within the approved Secondary Plan.

Such a review, as provided for in Policy 2.3.1.4 of the Official Plan, will be used to create an area specific Zoning By-law. It is to be determined whether the area specific Zoning By-law will apply to this site or a broader geography.

Urban Forestry/Environment

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant has submitted an arborist report in support of their proposal. The arborist report states there are no trees on the subject site, 15 trees on neighbouring properties and one City-owned tree within the Eglinton Avenue East right-of-way that would be affected by the proposed development. The arborist report is currently under review by Urban Forestry staff.

Design Guidelines

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

- Tall Building Design Guidelines;
- Growing Up Guidelines Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines;

- Best Practices for Bird-Friendly Glass;
- Best Practices for Effective Lighting;
- Retail Design Manual;
- Toronto Accessibility Design Guidelines;
- Design Guidelines for Privately Owned Publicly-Accessible Space; and
- Eglinton Green Line Landscape and Public Realm Standards.

The City's Design Guidelines can be found here:

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

The Eglinton Green Line Landscape and Public Realm Standards can be found here:

<https://www.toronto.ca/legdocs/mmis/2021/ph/bgrd/backgroundfile-167289.pdf>

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.

Information about the Toronto Green Standard can be found at the following link:
<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

COMMENTS

ISSUES TO BE RESOLVED

City Planning staff have identified a number of preliminary issues with the proposed development. Staff will work with the applicant to address these concerns and achieve a proposal which is compatible with its surrounding context.

Provincial Policies

Revisions may be required to ensure that the proposed development conforms with the Growth Plan, and is consistent with the PPS.

Official Plan

The application is proposing a site specific amendment to the Yonge-Eglinton Secondary Plan to include live/work space as replacement for a portion of the office space proposed to be demolished. City Planning staff will review the proposed Official Plan Amendment and assess the application for conformity with other Official Plan policies.

Built Form, Planned and Built Context

Staff will assess the suitability and appropriateness of the proposed height, massing, and other built form issues based on applicable Provincial policies; the City's Official Plan policies; the Yonge-Eglinton Secondary Plan; and the City's Design Guidelines.

The following preliminary issues have been identified:

- Height of the proposed towers;
- Suitability of the site to accommodate two towers with appropriate setbacks and separation distances;
- Tower setbacks from the north, east and west property lines;
- Separation distance of 21 metres between towers;
- Tower floor plate size of 795 square metres;
- Orientation of the east tower in relation to the Eglinton Avenue East;
- Appropriate density and massing, including setbacks and step-backs in relation to the area's existing and planned context;
- Appropriateness of the proposed building setback from Eglinton Avenue East for the Eglinton Green Line public realm move;
- Provision of appropriate streetwall height that fits harmoniously with the existing and planned context; and

- Pedestrian level wind conditions along Eglinton Avenue East, Redpath Avenue, and surrounding properties.

Public Realm

The site is subject to two public realm moves in the Yonge-Eglinton Secondary Plan, the Eglinton Green Line and Redpath Revisited. The applicant is also proposing POPS and publicly accessible midblock connections on the site. Staff will continue to evaluate these spaces in accordance with the Yonge-Eglinton Secondary Plan and the applicable design guidelines.

Shadow

Shadow studies were prepared showing the extent of the shadow from the proposed buildings on March 21 and September 21. Staff will continue to evaluate the shadow impacts.

Parking and Loading

Staff will review whether the vehicular parking supply of 304 spaces is adequate. City staff will review the proposed internal parking and loading configuration to determine if the circulation is appropriate.

Toronto Green Standard

City Planning staff will review the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures. Staff will encourage the applicant to pursue Tier 2, 3 or 4.

Additional Issues

The application has been circulated to City divisions and public agencies for comment. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

NEXT STEPS

City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. Staff will report back at the appropriate time in the review of the application. If a Final Report is prepared, the report will proceed to the Toronto and East York Community Council meeting which will serve as the Statutory Public Meeting as required by the *Planning Act*, before being considered by City Council for a decision.

CONTACT

Alex Teixeira, Senior Planner
Telephone: (416) 392-0459
E-mail: Alex.Teixeira@toronto.ca

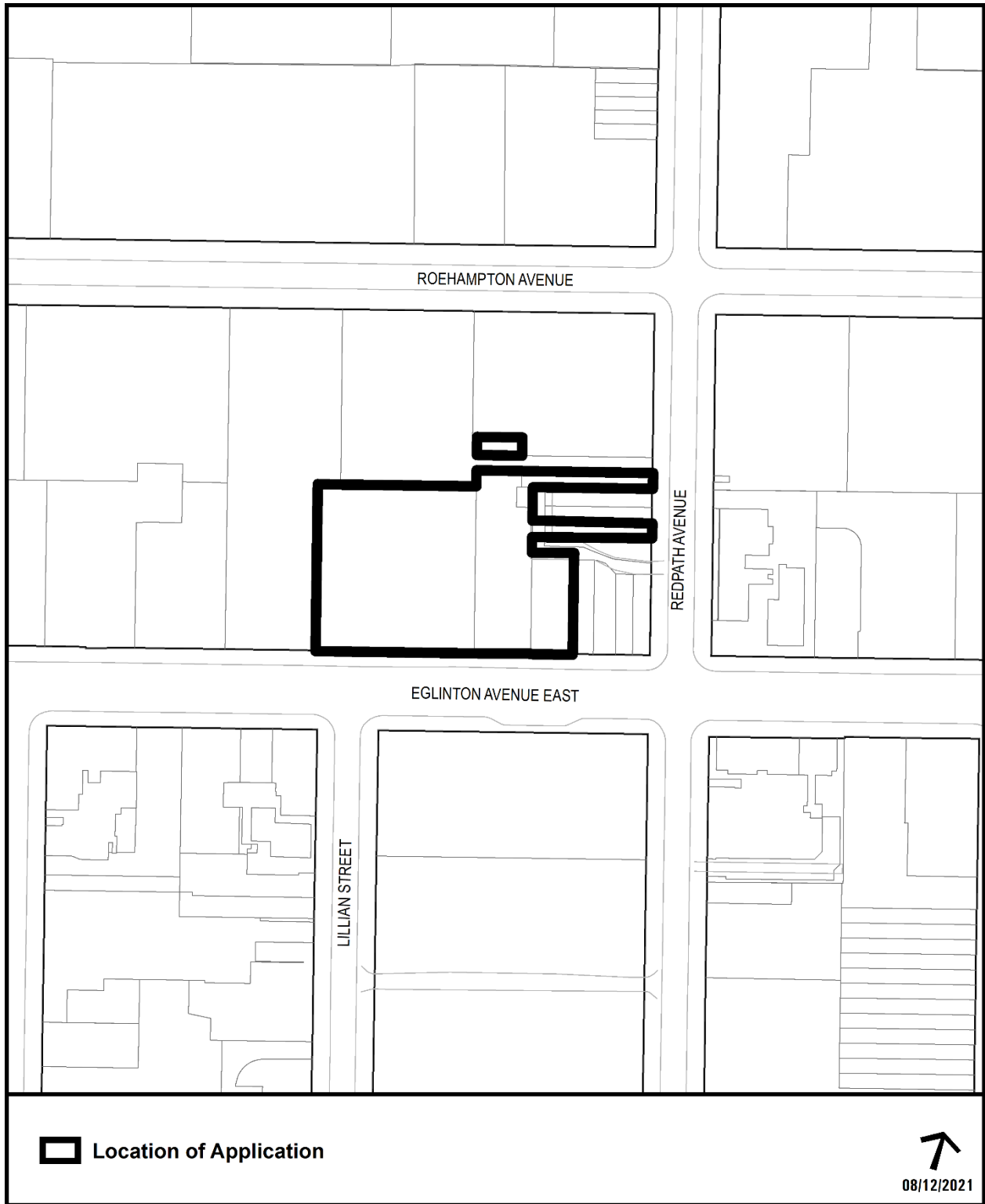
SIGNATURE

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

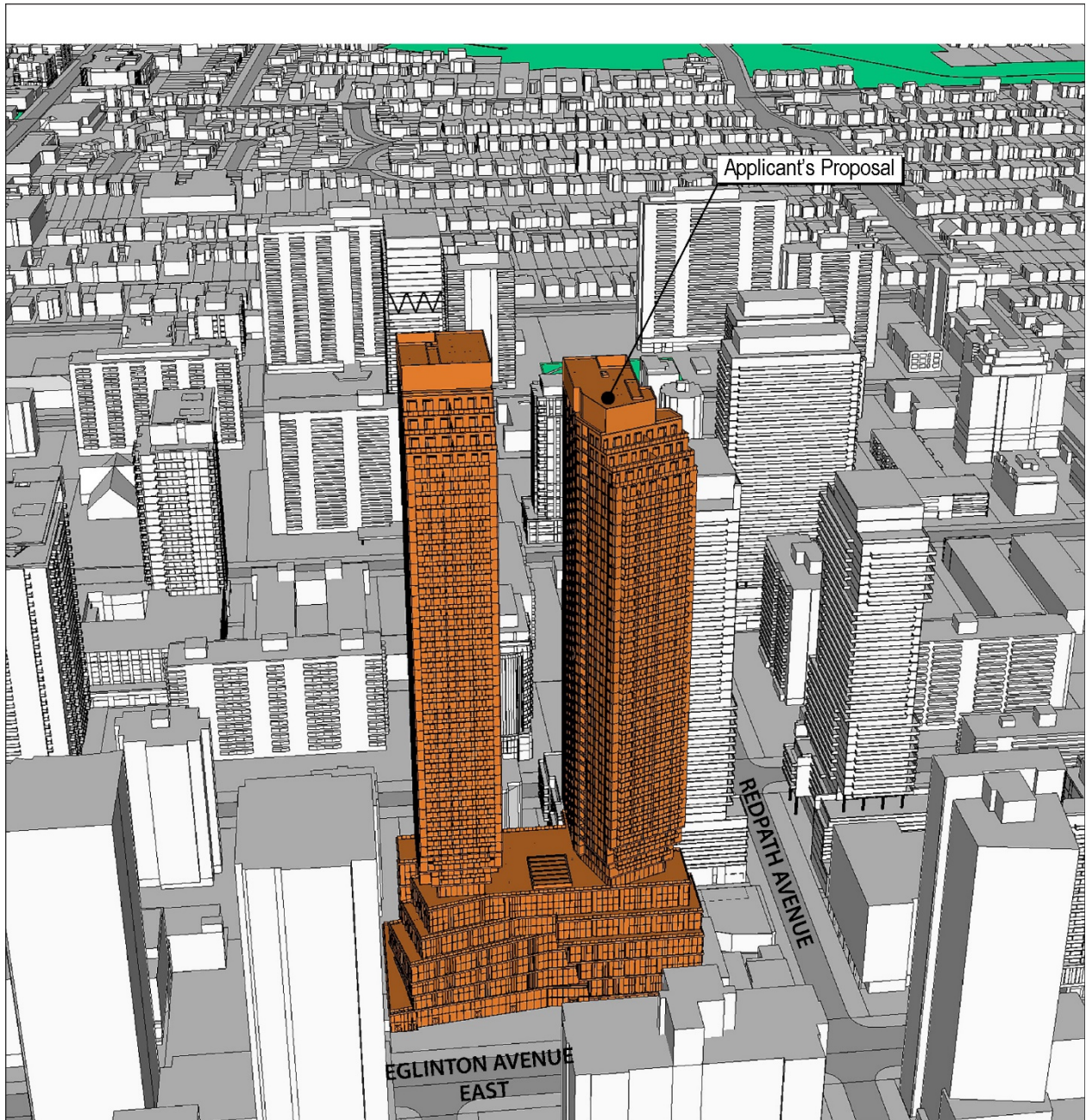
ATTACHMENTS

Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Zoning By-law Map
Attachment 6: Application Data Sheet

Attachment 1: Location Map



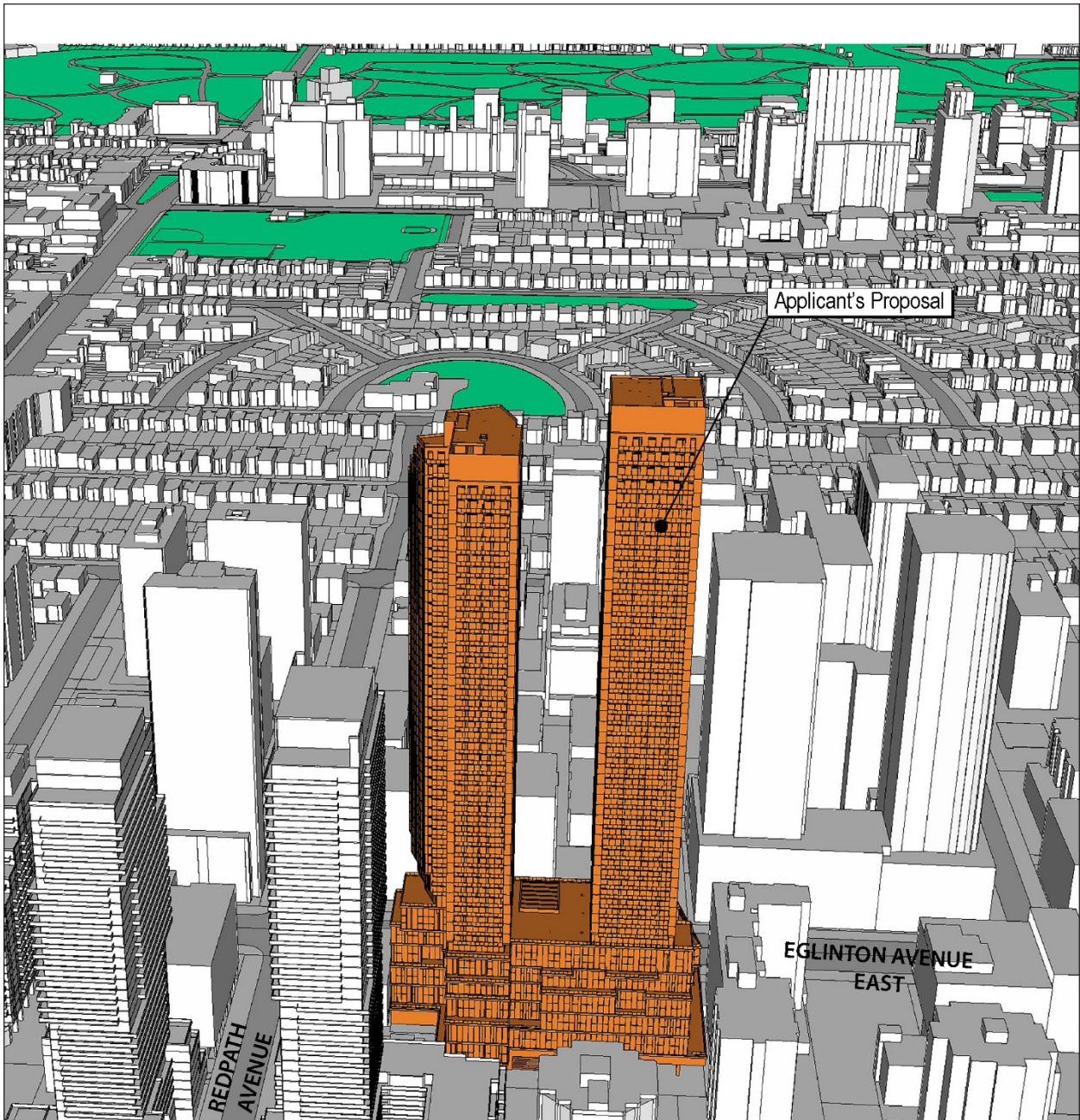
Attachment 2: 3D Model of Proposal in Context



View of Applicant's Proposal Looking North



08/16/2021

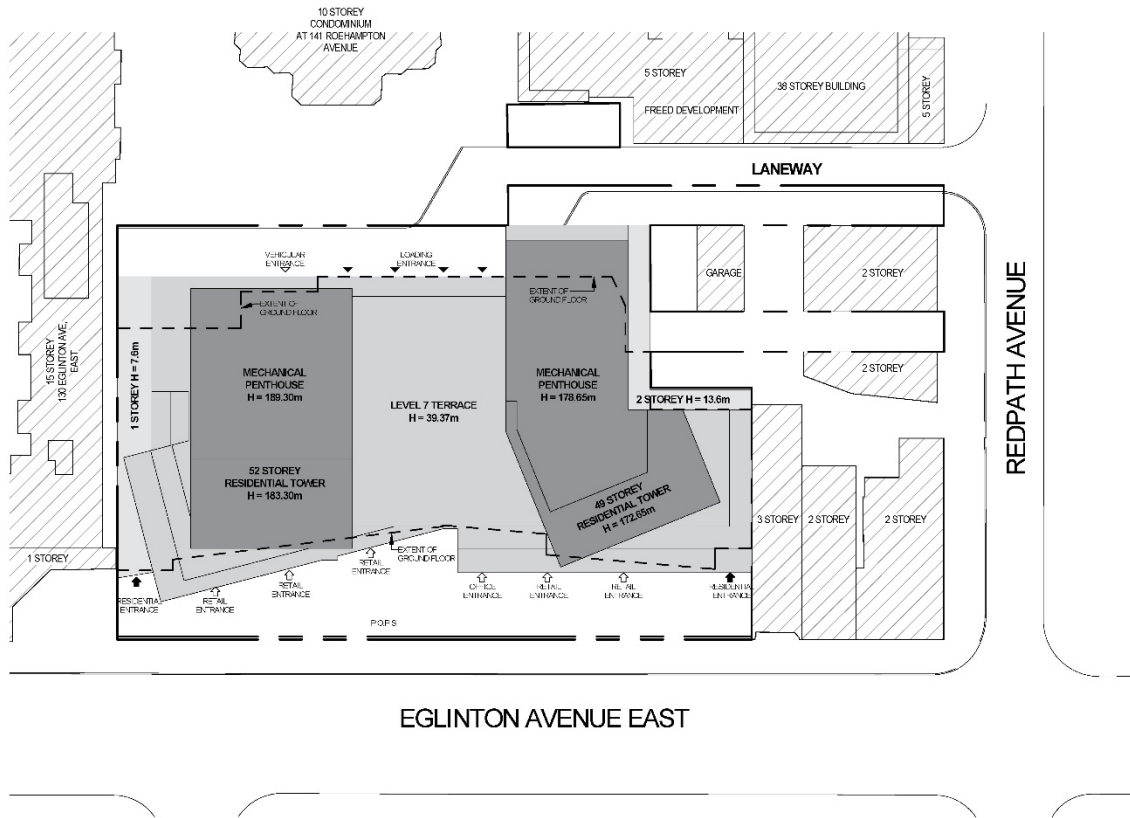


View of Applicant's Proposal Looking South



08/16/2021

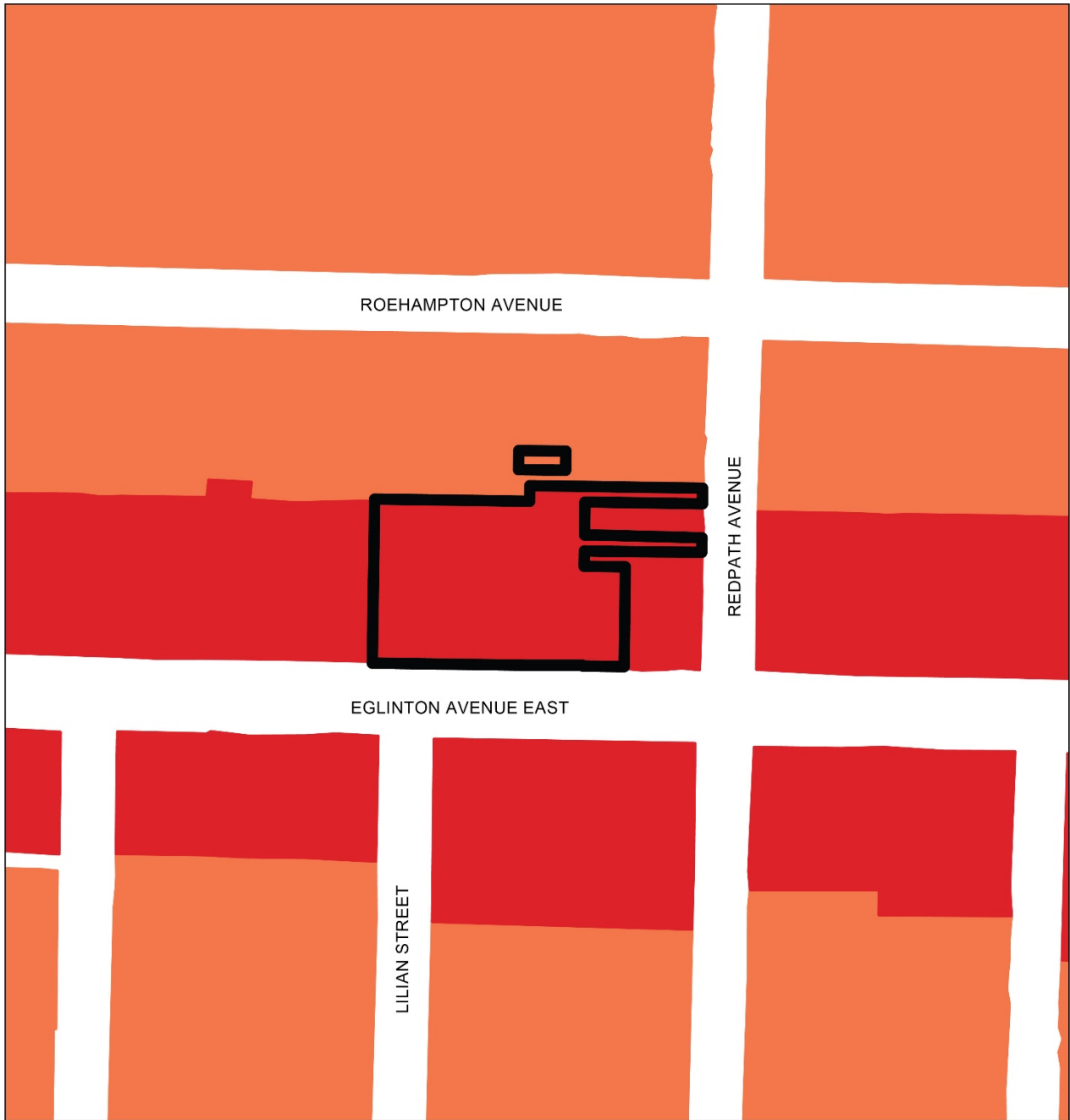
Attachment 3: Site Plan



Site Plan



Attachment 4: Official Plan Map



150 - 164 Eglinton Ave. East, 134 & 140 Redpath Ave.

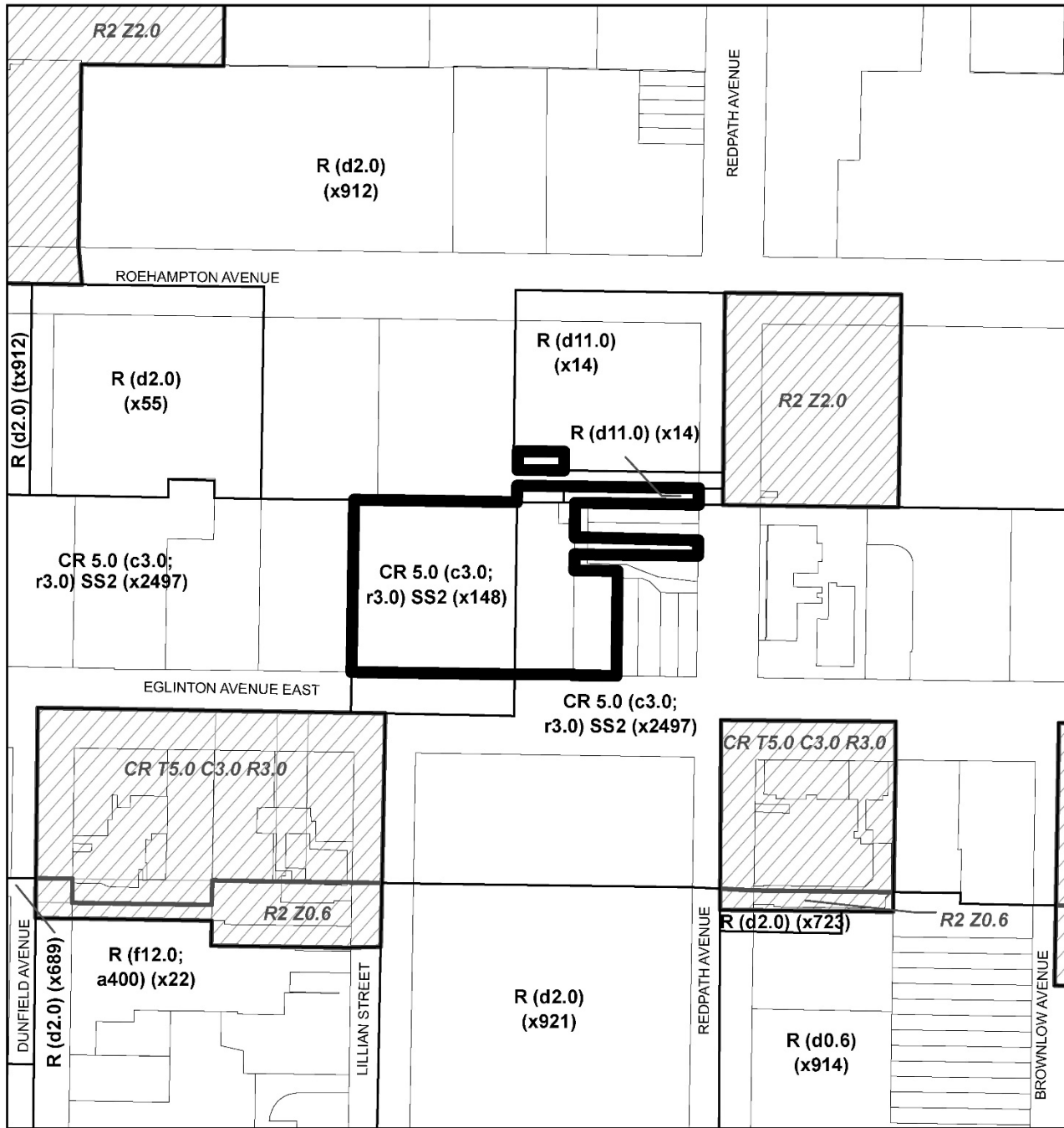
Official Plan Land Use Map #17

File # 21 184231 STE 12 0Z

-  Location of Application
-  Apartment Neighbourhoods
-  Mixed Use Areas


 Not to Scale
 08/12/2021

Attachment 5: Zoning By-law Map



150 -164 Eglinton Ave. East, 134 & 140 Redpath Ave.

Zoning By-law 569-2013

File # 21 184231 STE 12 0Z



Location of Application

R Residential CR Commercial Residential



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

R2 Residential District
CR Mixed-Use District



Not to Scale
Extracted: 08/12/2021

Attachment 6: Application Data Sheet

Municipal Address: 150-164 Eglinton Avenue East, 134 and 140 Redpath Avenue
Date Received: July 14, 2021

Application Number: 21 184231 STE 12 OZ

Application Type: Official Plan and Zoning By-law Amendment

Project Description: A two tower (49 and 52-storeys) mixed use building including a 6-storey base building. 304 parking spaces are proposed in a 3-level underground parking garage.

Applicant	Agent	Architect	Owner
Madison Group	Bousfields Inc.	Quadrangle Architects Ltd.	150 Eglinton Avenue Ltd.

EXISTING PLANNING CONTROLS

Official Plan Designation:	<i>Mixed Use Areas</i>	Site Specific Provision:	
Zoning:	CR5.0 (c3.0; r3.0) SS2 (x148)	Heritage Designation:	
Height Limit (m):	48	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	5,172	Frontage (m):	87	Depth (m):	56
--------------------------	-------	----------------------	----	-------------------	----

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			2,773	2,773
Residential GFA (sq m):			62,571	62,571
Non-Residential GFA (sq m):			13,908	13,908
Total GFA (sq m):			76,479	76,479
Height - Storeys:	10		52	52
Height - Metres:			183	183

Lot Coverage Ratio (%):	53.62	Floor Space Index:	14.79
--------------------------------	-------	---------------------------	-------

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 62,571
 Retail GFA: 819
 Office GFA: 8,116
 Industrial GFA:
 Institutional/Other GFA: 4,973

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			845	845
Other:				
Total Units:			845	845

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		2	414	338	91
Total Units:		2 (>1%)	414 (49%)	338 (40%)	91 (11%)

Parking and Loading

Parking Spaces:	304	Bicycle Parking Spaces:	907	Loading Docks:	4
------------------------	-----	--------------------------------	-----	-----------------------	---

CONTACT:

Alex Teixeira, Senior Planner
 Community Planning
 (416) 392-0459
 Alex.Teixeira@toronto.ca