

353-355 Sherbourne Street and 157 Carlton Street – Official Plan and Zoning Amendment Application – Preliminary Report

Date: November 3, 2021

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

Planning Application Number: 21 175955 STE 13 OZ

Notice of Complete Application Issued: June 29, 2021

Designated Heritage Buildings(s) on Site: Yes

Current Use(s) on Site: Institutional use - place of worship

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 353-355 Sherbourne Street and 157 Carlton Street. The subject property is located on the southeast corner of Sherbourne and Carlton streets.

The application proposes a 12-storey (42 metre) mixed-use building containing 100 rental residential units (8,149 square metres of residential gross floor area), of which 30% would be affordable housing, as well as 3,123 square metres of community space. The proposal would entail the removal of two components of the existing St. Luke's United Church (the narthex and gymnasium) while retaining the rest of the building. No vehicular parking spaces would be provided. A privately owned publicly accessible space is proposed on the Sherbourne Street frontage.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 353-355 Sherbourne Street and 157 Carlton Street 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

There are no previous planning applications at this property.

ISSUE BACKGROUND

Application Description

This application proposes to amend Official Plan Amendment 82 ("OPA 82" or the "Garden District SASP") for the property at 353-355 Sherbourne Street and 157 Carlton Street to permit a 12-storey (42 metre) mixed-use building containing 100 rental residential units, comprised of 14 studios (14%), 43 one-bedrooms (43%), 23 two-bedrooms (23%) and 20 three bedrooms (20%). 30% of the units provided would be affordable.

The total proposed gross floor area for the site is 11,272 square metres, which represents a density of 4.66 times the area of the lot. Of this amount, 8,149 square metres is for residential gross floor area, and 3,123 square metres is for community space. A privately owned publicly accessible space ("POPS") (size to be determined) is proposed on the Sherbourne Street frontage. The community space would be accessed off Sherbourne Street, while the residential component would be accessed off Carlton Street. No short- or long-term vehicular parking spaces are proposed to serve the development. 148 bicycle parking spaces and one Type "G" loading space would be provided.

The subject property is located on the southeast corner of Sherbourne Street and Carlton Street, across from Allan Gardens. The site is generally bounded by a neighbouring property (the 4-storey Re kai Centre, a long-term care home) to the south, Sherbourne Street to the west, Carlton Street to the north and Central Hospital Lane (a public lane) to the immediate east. Three-storey rowhouses line the south side of Carlton Street further east of the property; the north side of Carlton Street has a mixed character, and is predominantly lined with two- to three-storey mixed use buildings. A mix of low-rise residential dwellings and a six-storey apartment building are located southeast of the property.

The subject property (as well as the properties to the east, north and northeast) is within the Cabbagetown Northwest Heritage Conservation District ("HCD"), designated under Part V Ontario Heritage Act by By-law No. 325-2008, enacted April 29, 2008. The application proposes to retain the original 1887 church building as well as a portion of a Sunday School addition from 1912, and to remove two components of St. Luke's United Church entirely (the narthex and gymnasium, respectively added to the church in 1929 and 1962), presently occupying roughly the south half of the property.

The application is part of a broader initiative by the United Property Resource Corporation to redevelop numerous United Church of Canada properties across the City of Toronto that aim to provide affordable housing with community and cultural spaces, while achieving high degrees of environmental sustainability.

Detailed project information can be found on the City's Application Information Centre at: www.toronto.ca/355SherbourneSt.

See Attachments 1, 2, 3 and 6 of this report for a location map, a three-dimensional representation of the project in context, the proposed site plan, and the Application Data Sheet, respectively.

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) (as amended, the "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 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 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.

The Growth Plan 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 MTSA boundaries and demonstrate how the MTSAs are planned for the prescribed densities.

At its meeting on April 22, 2021, the Planning and Housing Committee adopted the "Draft Delineations for the Protected Major Transit Station Areas within the Downtown Secondary Plan and Draft Citywide Major Transit Station Areas (MTSA) Policy Directions" as a basis for consultation. The draft sixteen Site and Area Specific Policies under consultation contain individual delineations, policies, and minimum density targets for each station area. The Minister of Municipal Affairs and Housing is the approval authority for the delineation of Protected Major Transit Stations Areas ("PMTSAs") and the Minister's decision is not appealable. The staff report (Item PH22.6) can be accessed here:

<https://www.toronto.ca/legdocs/mmis/2021/ph/bgrd/backgroundfile-165469.pdf> and the draft SASPs can be here:

<https://www.toronto.ca/legdocs/mmis/2021/ph/bgrd/backgroundfile-165470.pdf>. The subject lands are located adjacent to, but are not within, the Wellesley Station PMTSA, pursuant to draft SASP 602.

Official Plan

The City of Toronto Official Plan (the "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. Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship, may be applicable to any application. Toronto Official Plan policies may be found here:

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

The application is located on lands shown as *Downtown and Central Waterfront* on Map 2 of the Official Plan. Neither Sherbourne Street nor Carlton Street are *Avenues* on Map 2. Both streets have planned right-of-way widths of 20 metres per Map 3. The subject lands are designated *Mixed Use Areas* on Land Use Map 18, as shown on Attachment 4.

Downtown Plan (OPA 406)

Official Plan Amendment 406 ("OPA 406") is now in force and effect. OPA 406 includes amendments to Section 2.2.1 and Map 6 of the Official Plan, as well as a new Downtown Secondary Plan (the "Downtown Plan"). It applies to all applications deemed complete after June 5, 2019. The Downtown Plan – in conjunction with the associated infrastructure strategies that address water, energy, mobility, parks and public realm, and community services and facilities – provides a comprehensive and integrated policy framework to shape growth in Toronto's fast-growing Downtown over the next 25 years. It provides the City with a blueprint to align growth management with the provision of infrastructure, sustain liveability, achieve complete communities and ensure there is space for the economy to grow. The Downtown Plan area is generally bounded by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north and the Don River to the east.

The application is on lands that are designated *Mixed Use Areas 3* pursuant to Maps 41-3 and 41-3-C in the Downtown Plan. *Mixed Use Areas 3* are envisioned to have a main street characters and include a diversity of uses such as retail, services, restaurants and small shops at grade with residential and commercial uses above. *Mixed Use Areas 3* contemplate modest intensification in the form of mid-rise buildings, with some low-rise and tall buildings permitted based on compatibility. Compatibility will be assessed through the review of the proposed amendments.

Across the street, Allan Gardens is a Sun Protected Park and Open Space, pursuant to Map 41-13 in the Downtown Plan.

The in-force Downtown Plan may be found here:

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

Garden District SASP (OPA 82)

The application is located on lands subject to the Garden District SASP, enacted pursuant to OPA 82, as approved by the then-Local Planning Appeal Tribunal ("LPAT") on May 23, 2018 by LPAT Order No. PL150374. The area of OPA 82 applies to the lands bounded generally by Jarvis Street, Carlton Street, Sherbourne Street and Queen Street East. The purpose of OPA 82 is broadly to establish a policy framework that directs where growth can be accommodated, while providing protection for stable neighbourhoods and heritage resources, the provision of additional affordable housing, and public realm enhancements.

The Garden District SASP only permits tall buildings in certain defined character areas, and subject to specific development criteria. For example, tall buildings must generally be set back a minimum of 20 metres from areas designated *Neighbourhoods*, have limited floor plates, and have regard for the City of Toronto adopted Tall Building Guidelines, including the Downtown Supplementary Guidelines. The Garden District SASP defines "tall buildings" as any building taller than the right-of-way of the street on which they have frontage. As both Carlton Street and Sherbourne Street have right-of-way widths of 20 metres, a building with a height of over 20 metres is considered a tall building. The subject lands are not located in a character area that permits tall buildings.

The Garden District SASP also prohibits net new shadows on Allan Gardens as measured on March 21 and September 21 from 10 a.m. to 6 p.m.

OPA 352 – Downtown Tall Building Setback Area

On October 5-7, 2016, City Council adopted Official Plan Amendment 352 ("OPA 352") – Downtown Tall Building Setback Area. At the same meeting, City Council adopted area-specific Zoning By-laws 1106-2016 and 1107-2016, which provide the detailed performance standards for portions of buildings above 24 metres in height.

Both OPA 352 and the corresponding zoning by-law amendments were appealed to the Local Planning Appeal Tribunal (LPAT). In May 2021, the LPAT heard and verbally allowed a motion for modification and partial approval of OPA 352 and the zoning by-law amendments. All remaining appeals have been geographically scoped, and do not include the subject property.

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.

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

On September 21, 2020, the Minister of Municipal Affairs and Housing issued Notices of Decision approving Official Plan Amendments 479 and 480 ("OPAs 479 and 480"), which brought forward amendments to the public realm and built form policies at Sections 3.1.1, 3.1.2 and 3.1.3 of the Official Plan. The decisions were final and not subject to appeal. OPAs 479 and 480 contain policies that apply key urban design principles to achieve critical city-building objectives, defining the roles and relationships of the public realm and new development to ensure that buildings and their surrounding public spaces work together to achieve a high standard of design, and help create a high quality of life for people of all ages and abilities.

OPAs 479 and 480 have been incorporated into the Official Plan.

Zoning By-law

The subject property is zoned CR 1.5 (c1.0; r1.0) SS2 (x1913) with a maximum height of 12 metres under Zoning By-law 569-2013. The total maximum permitted density is 1.5 times the lot area, with a maximum of 1.0 times the lot area for commercial uses and 1.0 times the lot area for residential uses.

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/>. See Attachment 5 of this report for a zoning by-law map.

Design Guidelines

The following City of Toronto design guidelines are being referred to in the evaluation of this application:

- Citywide Tall Building Design Guidelines and Downtown Tall Buildings Vision and Supplementary Design Guidelines
- Avenues and Mid-rise Building Guidelines
- Planning for Children in New Vertical Communities Urban Design Guidelines
- Pet-Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings
- Design Guidelines for Privately Owned Publicly-Accessible Space
- Best Practices for Bird-Friendly Glass
- Best Practices for Effective Lighting
- 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/>.

Cabbagetown Northwest HCD Plan

As noted above, the site is located within Cabbagetown Northwest HCD. The purpose of the Cabbagetown Northwest HCD Plan is to define the special architectural,

historical, contextual and landscape characteristics of the area and to ensure that change is managed in a way that protects and enhances its heritage character.

The Cabbagetown Northwest HCD Plan may be accessed at:

<https://www.toronto.ca/wp-content/uploads/2018/01/9695-Cabbagetown-Northwest-District-Plan-August-2007-Draft.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.

Visit <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/tier-1-planning-application-requirements/>.

Site Plan Control

The application is subject to site plan control. A site plan control application has not yet been submitted.

COMMENTS

Reasons for the Application

An Official Plan amendment application is required to enable a "tall building" on the site. As noted above, "tall buildings" are defined in the Garden District as any building taller than the right-of-way of the street on which they have frontage. Both Sherbourne and Carlton Streets have planned right-of-way widths of 20 metres, whereas the proposed building is 42 metres high. The OPA will be reviewed to determine compatibility as per OPA 406, including proximity to the adjacent *Neighbourhood*-designated areas.

The zoning by-law amendment application seeks to amend various performance standards under Zoning By-law 569-2013 to enable the development, including building height, setbacks and floor space index. Additional amendments to the zoning by-law may be identified as part of the application review.

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 this proposal against the PPS, the Growth Plan and the Official Plan to establish its consistency with the PPS and conformity with the Growth Plan.

Official Plan Conformity

Staff will continue to evaluate this proposal against applicable Official Plan policies, including Downtown Plan and Garden District SASP policies.

Built Form, Planned and Built Context

Staff will assess the suitability and appropriateness of the proposed height, massing, and other built form issues relative to applicable provincial policies, Official Plan policies, design guidelines, and the Cabbagetown Northwest HCD Plan. The lands subject to this application exist within a varied planned and built context that includes a sun-protected park (Allan Gardens) to the west, a four-storey long-term care facility to the south, *Neighbourhoods*-designated lands to the southeast and northwest, and heritage-designated townhouses to the east along Carlton Street. The subject property itself is heritage-designated and occupied by an existing church complex, of which certain elements are proposed to be demolished, and others would be retained.

Staff have identified the following preliminary issues related to built form:

- The appropriateness of a "tall building" at the subject property;
- The appropriate degree of conservation of built heritage attributes at the site;

- The relationship of the proposed built form relative to retained built heritage resources at the site and adjacent to the site, as well as potential shadow, privacy and overlook, and other massing impacts of the built form onto adjacent non-heritage-designated properties;
- Ensuring no net new shadow onto Allan Gardens;
- Impact on *Neighbourhoods*-designated areas south-east and north-west of the site;
- Exploring opportunities to incorporate parking into the site, which may impact the built form; and
- Improving access to sunlight for outdoor amenity spaces provided

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant has confirmed that there are no bylaw-protected trees on site or within 6 metres of the subject property.

Heritage Impact & Conservation

The submitted architectural plans and heritage impact assessment report submitted with the application, is being reviewed against the Cabbagetown Northwest HCD Plan and applicable PPS, Growth Plan and Official Plan policies.

City Planning staff will continue to work with the applicant to determine how sensitive redevelopment of this property can be undertaken in a manner that allows for new uses and additional density while conserving the heritage value, character and attributes of both the church complex and the HCD in which it is situated.

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 are reviewing the Complete Community Assessment submitted as part of the application, provided in accordance with the Downtown Plan.

Section 37 Community Benefits

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

The proposal at its current height and density will be subject to Section 37 contributions under the Planning Act. Section 37 benefits have not yet been discussed. In the event the applicant provides in-kind benefits pursuant to Section 37 of the Planning Act, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

Infrastructure/Servicing Capacity

Staff and commenting partners 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.

Parking/Loading

Staff are reviewing the proposed justifications provided in respect of the proposed parking and loading arrangements. No vehicular parking spaces have been proposed for the development, and one Type "G" loading space is proposed.

Toronto Green Standard (Climate Mitigation and Resilience)

Staff are pleased that the application aims to achieve Tier 4 of the Toronto Green Standard, which is the highest tier. Staff will continue to collaborate with the applicant moving forward to help ensure the highest possible degree of sustainability.

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.

CONTACT

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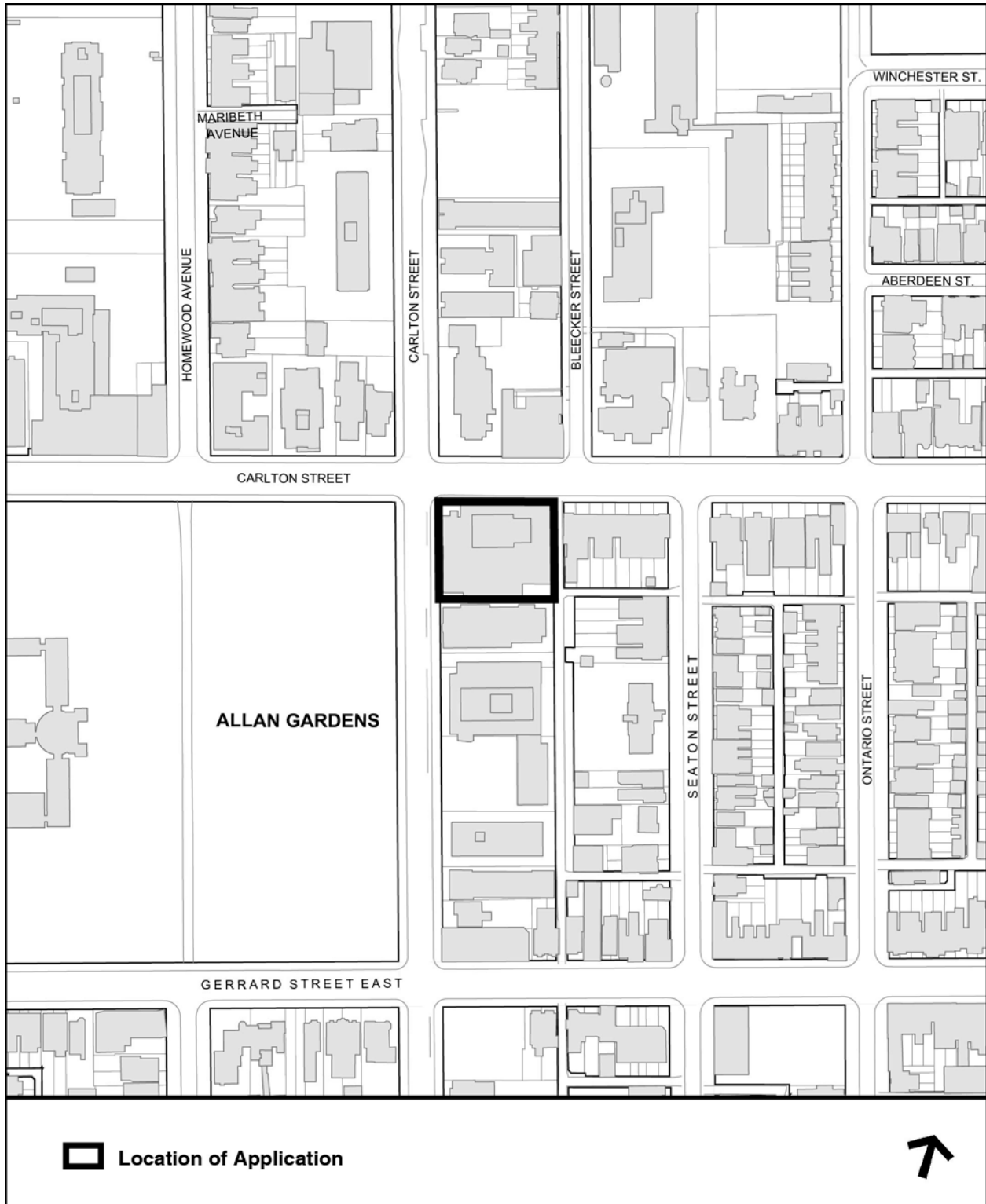
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Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA, Director
Community Planning, Toronto and East York District

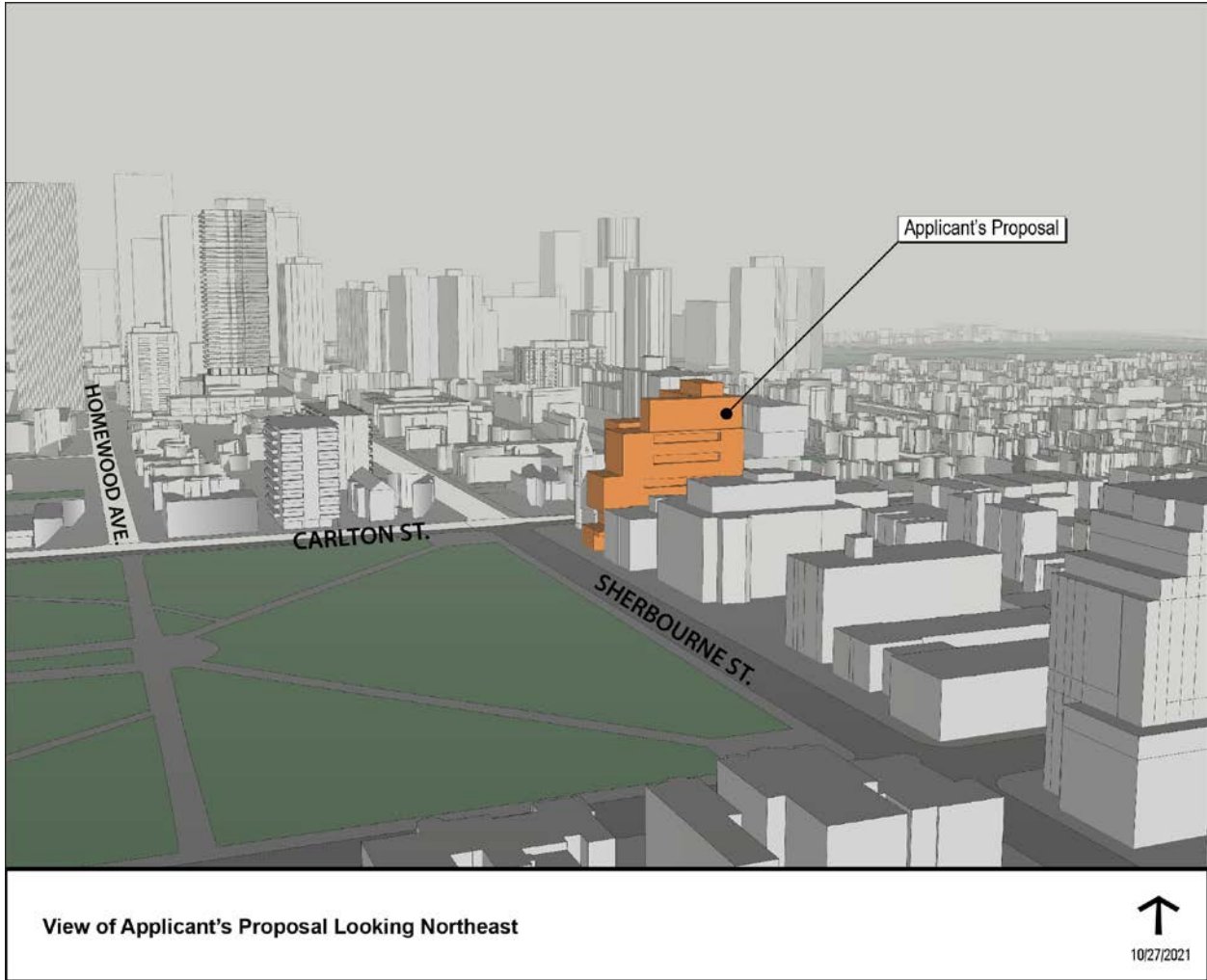
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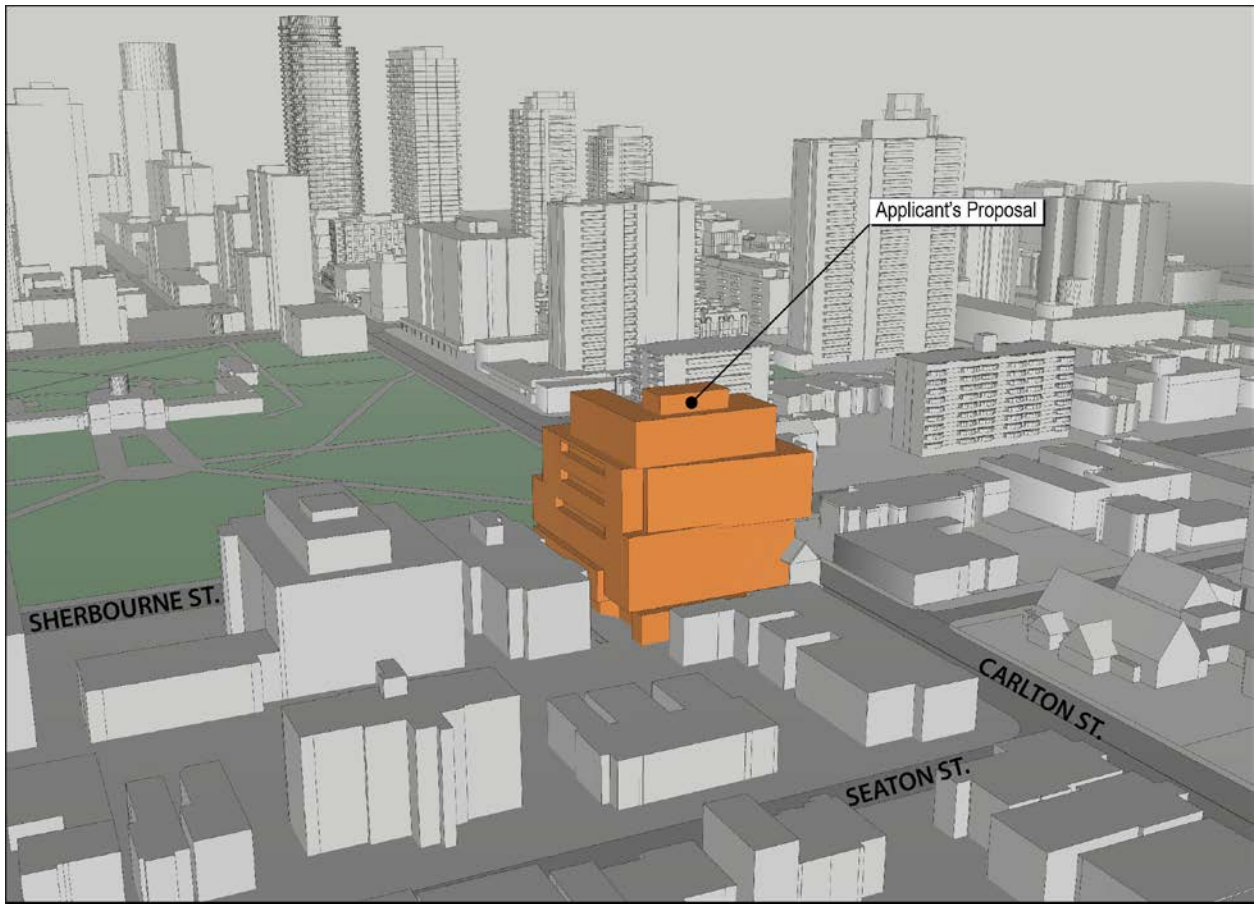
Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Zoning Map
Attachment 6: Application Data Sheet

Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context





View of Applicant's Proposal Looking Northwest





View of Applicant's Proposal Looking Southeast

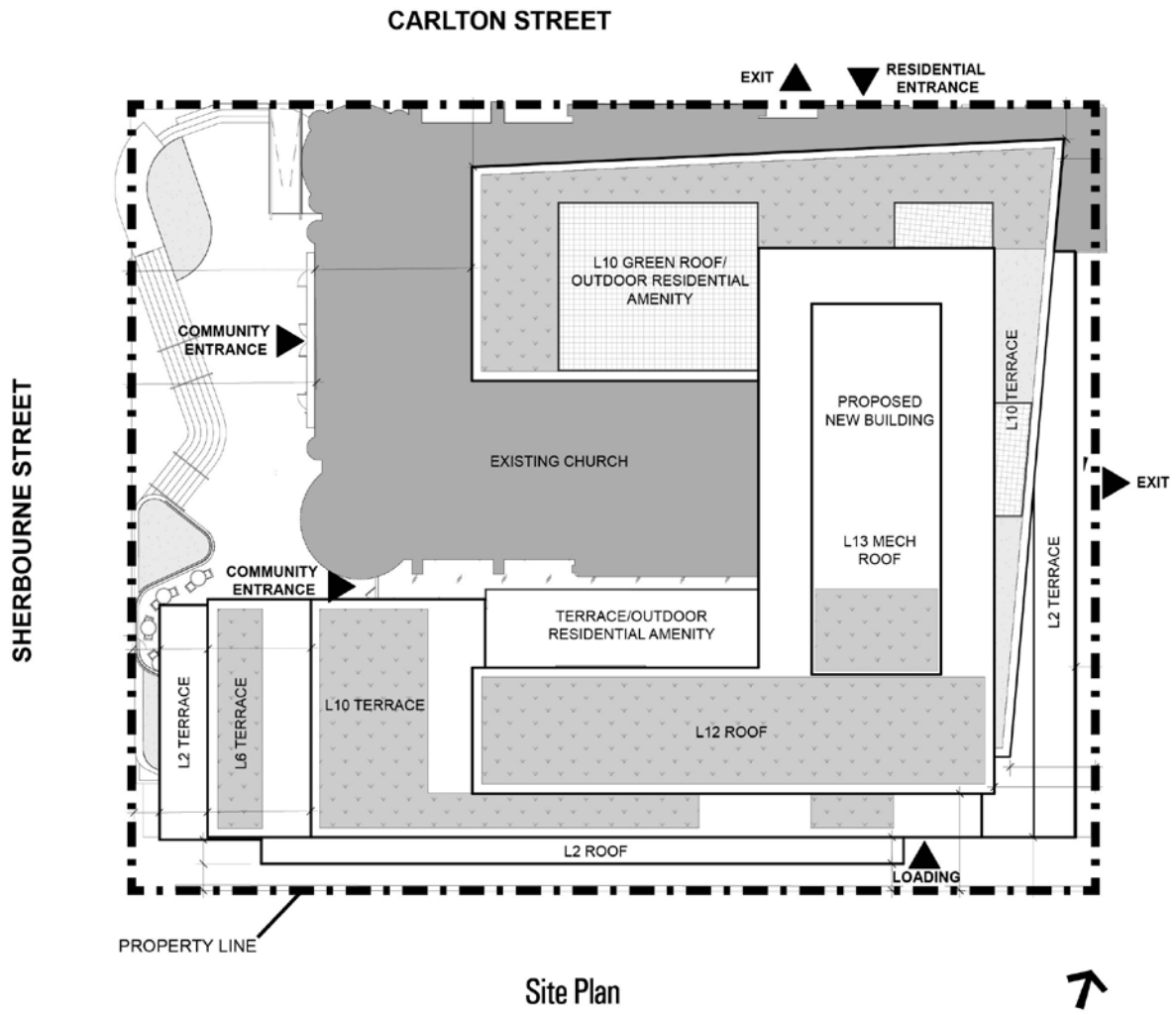
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View of Applicant's Proposal Looking Southwest



Attachment 3: Site Plan



Site Plan

Attachment 4: Official Plan Map



Official Plan Land Use Map #18

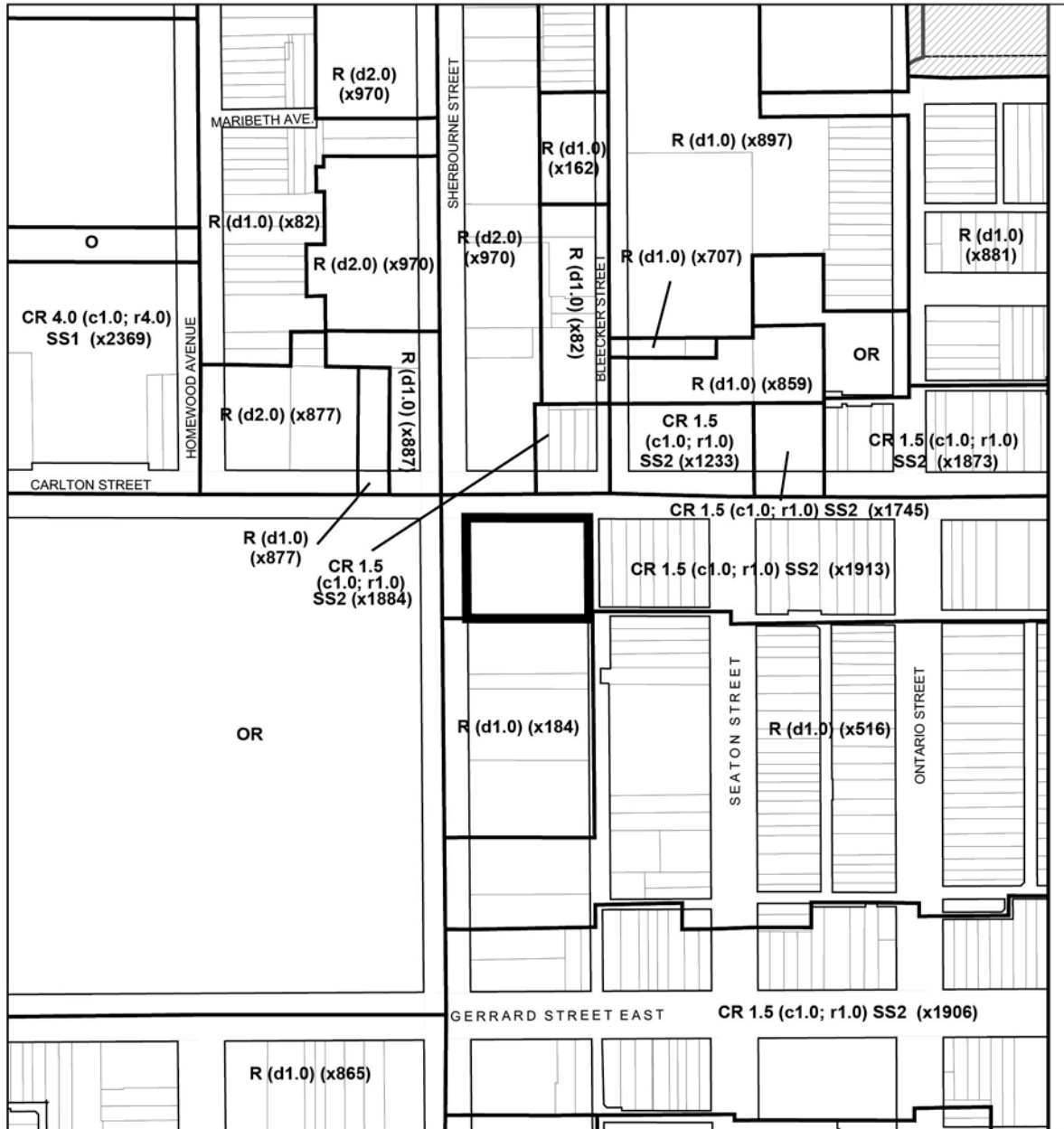
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Attachment 5: Zoning Map



Zoning By-law 569-2013

355 Sherbourne Street

File # 21 175955 STE 13 OZ

-  Location of Application
- R** Residential
- CR** Commercial Residential
- O** Open Space
- OR** Open Space Recreation



Not to Scale
Extracted: 06/28/2021

Attachment 6: Application Data Sheet

Municipal Address: 355 SHERBOURNE ST **Date Received:** June 25, 2021

Application Number: 21 175955 STE 13 OZ

Application Type: OPA & Rezoning

Project Description: Official Plan and Zoning By-law amendment for a 12-storey (42-metre) mixed-use building that would be integrated into retained portions of the existing place of worship on the lot. 3,123 square metres of community space are proposed, and 100 rental residential dwelling units (8,149 square metres of residential floor area) are proposed. Zero car parking spaces and 136 bicycle parking spaces are proposed to serve the development.

Applicant	Agent	Architect	Owner
David Constable (KPMB Architects)		KPMB Architects	Trustee of St Lukes

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:
Zoning: CR 1.5 (c1.0; r1.0) SS2 Heritage Designation: Part V
(x1913)
Height Limit (m): Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 2,418 Frontage (m): 44 Depth (m): 55

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	2,181	798	931	1,729
Residential GFA (sq m):	0	0	8,149	8,149
Non-Residential GFA (sq m):	3,837	1,628	1,494	3,123
Total GFA (sq m):	3,837	1,628	9,643	11,272
Height - Storeys:	2	2	12	12
Height - Metres:	31	31	42	42

Lot Coverage Ratio (%) 71.51 Floor Space Index: 4.66

Floor Area Breakdown **Above Grade (sq m)** **Below Grade (sq m)**
 Residential GFA: 8,149
 Retail GFA:
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA: 3,123

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			100	100
Freehold:				
Condominium:				
Other:				
Total Units:			100	100

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		14	43	23	20
Total Units:		14	43	23	20

Parking and Loading

Parking Spaces: 0 Bicycle Parking Spaces: 136 Loading Docks: 1

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