

4001 Steeles Avenue West, 5000 Jane Street and 360 Hullmar Drive – Zoning By-law Amendment and Site Plan Control Applications – Appeal Report

Date: October 25, 2023

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Wards: Ward 7 - Humber River-Black Creek

Planning Application Number: 22 140023 WET 07 OZ and 22 140022 WET 07 SA

SUMMARY

On April 29, 2022, NHD Development Limited submitted Zoning By-law Amendment and Site Plan Control applications for a significant infill development at the south-west corner of the intersection of Jane Street and Steeles Avenue West. The application proposes three new towers at the north-east corner of the property. Two 45-storey towers would be connected by an eight-storey base building oriented towards Steeles Avenue West. A third tower, measuring 35 storeys, would sit above an eight-storey base building, though oriented towards Jane Street. In total, the proposed development introduces 1621 new dwelling units. The three existing buildings on the site - two apartment buildings measuring 14 and 17 storeys and a two-storey non-residential building - are proposed to be retained.

On March 13, 2023, the applicant appealed the applications to the Ontario Land Tribunal (OLT) due to Council not making a decision within the timeframe in the *Planning Act*.

This report reviews and recommends that the City Solicitor with the appropriate staff attend the OLT to oppose the applications in its current form and to continue discussions with the applicant to revise the proposal and resolve outstanding issues, if possible.

RECOMMENDATIONS

The Director, Community Planning, Etobicoke York recommends that:

1. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal in opposition to the current application regarding the Zoning By-law

Amendment application and Site Plan Control application appeals for the lands at 4001 Steeles Avenue West, 5000 Jane Street and 360 Hullmar Drive and to continue discussions with the applicant in an attempt to reduce the scale of the proposal and resolve outstanding issues.

2. In the event that the Ontario Land Tribunal allows the appeals, in whole or in part, City Council direct the City Solicitor to request that the issuance of any final Order(s) be withheld until such time as the City Solicitor advises the Ontario Land Tribunal that:

a. the final form and content of the Zoning By-law Amendment is satisfactory to the Chief Planner and Executive Director, City Planning, and the City Solicitor;

b. the owner has provided a revised Functional Servicing Report, a revised Stormwater Management Report, a revised Hydrological Report and a revised Geotechnical Study, such reports to be reviewed to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;

c. the owner has provided a revised Parking Study, a revised Loading Study, a revised Traffic Operations Assessment, and a revised Transportation Impact Study, to be reviewed to the satisfaction of the General Manager, Transportation Services;

d. the owner has provided a revised Pedestrian Wind Study, including a Wind Tunnel Study, such report to be reviewed with recommendations implemented as part of the amending Zoning By-laws and secured in a development agreement, to the satisfaction of the Chief Planner and Executive Director, City Planning;

e. the owner has provided an acceptable Land Use Compatibility Study and Air Quality Study, such reports to be peer reviewed by a third-party consultant on behalf of the City and at the owner's expense, with recommendations to be implemented as part of the amending Zoning By-laws and secured in a Site Plan Agreement, to the satisfaction of the Chief Planner and Executive Director, City Planning;

f. the owner has made satisfactory arrangements with the City and has entered into the appropriate agreements for the design and construction of any improvements to municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support the development, according to the accepted Functional Servicing Report, Stormwater Management Report, Geotechnical Report and Traffic Impact Study accepted by the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Transportation Services;

g. the owner has provided a revised Tree Preservation Plan and a revised Landscape Concept Plan to the satisfaction of the General Manager, Parks, Forestry and Recreation; and,

h. the owner has made satisfactory arrangements and has entered into an appropriate agreement to secure the rental tenure of the 647 retained rental housing units for at least 20 years, as well as needed improvements to the existing rental property without pass-through costs to tenants, and a Construction Mitigation and Tenant Communication Plan, all to the satisfaction of the Chief Planner and Executive Director, City Planning.

3. City Council authorize the City Solicitor and City staff to take any necessary steps to implement City Council's decision.

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 SITE

Description

The site is located at the south-west corner of Jane Street and Steeles Avenue West. The site is irregularly shaped owing to the curved frontage along Hullmar Drive. The neighbourhood's urban structure can be traced to the 1950s, 1960s and 1970s, when Municipality of Metropolitan Toronto undertook the long-range planning of the area known as District 10. Prior to 1950, the surrounding area was predominantly farmland. Spurred by the opening of Highway 400, the development of York University, and land purchases by the Ontario Housing Corporation, the neighbourhood underwent a significant transformation, with residential and industrial development occurring at a significant pace over a 20-year period. Today, the area retains much of the same urban form and structure built by previous generations.

Lining the west side of Jane Street between Steeles Avenue West and Shoreham Road are a number of apartment buildings (4750 and 4800 Jane Street, 4645-4747 Jane Street, and 235 Gosford Boulevard) ranging in height from seven to 14 storeys. The interior neighbourhood contains low-rise residential buildings at varying intensities: predominantly detached dwellings immediately south of the site on Hullmar Drive, Wheelwright Crescent, and Blacksmith Crescent; predominantly semi-detached dwellings along much of Hullmar Drive, Hisey Crescent, and Bamford Crescent; and predominantly townhomes on Flax Gardenway immediately west of the site.

West of the intersection of Peter Kaiser Gate and Steeles Avenue West are employment uses fronting onto Steeles Avenue West. Immediately east of the site is the Black Creek Community Farm. Further east of the farm are the main grounds for the Black Creek Pioneer Village, along with York University.

Existing Uses

Two apartment buildings municipally known as 5000 Jane Street and 4001 Steeles Avenue West are Y-shaped, measuring 14 and 17 storeys and containing 356 and 291 dwelling units, respectively. A total of 750 parking spaces, both at-grade (160 parking spaces) and within one level below grade, serve existing residents and visitors.

The two-storey non-residential building, municipally known as 360 Hullmar Drive, contains a place of worship (Iglesia Evangelica La Grey de Dios), grocery store (Antica Food Mart), day care (Antica Village Children's Day Care Centre), restaurant (Tasty Pizza and More), and hair salon (Jini Hair Styles).

The balance of the site contains landscaped open space areas, including an open field, pedestrian paths and clusters of mature trees.

THE APPLICATION

Complete Application Submission Date: April 29, 2022.

Description: Three new towers; two at 45 storeys in height and one at 35 storeys. The two 45-storey towers would be connected by an eight-storey base building oriented toward Steeles Avenue West. The 35-storey tower would stand alone above an eight-storey base building oriented towards Jane Street.

In total, the proposed development introduces 1621 new dwelling units in 109,193 square metres of residential gross floor area. There are 722 new parking spaces proposed within a three-level underground garage. The three existing buildings on site - two apartment buildings measuring 14 storeys and 17 storeys and a two-storey non-residential building - are to be retained.

Density: 4.5 times the combined area of 4001 Steeles Avenue West, 5000 Jane Street, and 360 Hullmar Drive. 9.2 times the area subject to redevelopment at the north-east corner of the site.

Dwelling Units: 1621 new dwelling units, consisting of four studio units (0.2%), 1079 one-bedroom units (66.6%), 396 two-bedroom units (24.4%), and 142 three-bedroom units (8.8%). Including the 647 units in the existing apartment buildings, the site will contain a total of 2268 dwelling units.

Indoor and Outdoor Amenity Space: A total of 3282 square metres of indoor amenity space is proposed, at a total rate of 2.02 square metres per unit. 2319 square metres is proposed within the base building connecting the two 45-storey towers and 963 square metres is proposed in the base building of the 35-storey building. In terms of outdoor amenity space, two spaces totalling 2298 square metres is proposed for the two 45-storey towers; a total of 944 square metres of outdoor amenity space is proposed for the 35-storey building. In all, outdoor amenity space is proposed at a total rate of two square metres per unit.

Access, Parking and Loading: Vehicle and loading access for the existing buildings would continue to be provided from Steeles Avenue West and Hullmar Drive. The proposed drop-off, loading bays, and underground parking accesses for the new buildings are proposed through the current driveway and parking area at 5000 Jane Street. Current residents in the existing building would continue to use the existing parking and loading areas. A total of 1217 bicycle parking spaces are proposed, consisting of 1103 long-term parking spaces and 114 spaces for short-term spaces.

Additional Information

See Attachments 2 and 3 of this report for a three-dimensional representation of the project in context; Attachment 4 for the site plan of the proposal; and Attachment 7 for the Application Data Sheet. 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/4001SteelesAve.

Reason for the Application

The Zoning By-law Amendment application proposes to amend both city-wide Zoning By-law 569-2013 and former City of North York By-law No. 7625. The amendments introduce site-specific performance standards to permit the proposed development. Zoning standards that need to be amended include building heights, the maximum permitted number of dwelling units, the residential gross floor area requirements, and the Floor Space Index requirements, among other standards.

Site Plan Control

The development is subject to Site Plan Control. A concurrent Site Plan Control application was submitted and appealed to the OLT.

POLICY CONSIDERATIONS

Provincial Land Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (PPS), and shall conform to provincial plans.

Official Plan Designation

The site is designated *Apartment Neighbourhoods*. Toronto Official Plan policies can be found here: <https://www.toronto.ca/city-government/planning-development/official-planguidelines/official-plan/>.

Refer to Attachment 5 for the site's Official Plan land use designation.

The site is within the Jane Finch Initiative study area, generally bounded by Steeles Avenue West to the north, Black Creek to the east, Sheppard Avenue West to the south and Highway 400 to the west.

The City's Jane Finch Initiative is a resident-informed project to plan for the future of the Jane and Finch area. A community development plan and a land use plan are being prepared so that residents and businesses are supported as the area grows and changes over time with the opening of the Finch West Light Rail Transit.

Since 2020, the Jane Finch Initiative has been underway and has included a partnership with the Jane Finch Centre to carry out a community engagement process. The Jane Finch Initiative Community Advisory Committee, composed of a diverse representation of residents, meets monthly to provide community oversight and accountability in the creation of the engagement strategy and the development of a Community Development Plan and an updated land use planning framework.

In May of 2022, City Council received the Jane Finch Initiative Ideas Report and directed staff to:

- Use the Jane Finch Initiative Ideas Report as the basis for a second phase of community engagement.
- Use the Jane Finch Initiative Ideas Report to evaluate current and future development applications within the Study Area.
- Report back with a proposed Jane Finch Secondary Plan and draft Urban Design Guidelines by 2023.

Further information on the JFI can be found here: www.toronto.ca/janefinch.

Zoning

The site is zoned RM6 "Multi-Family Dwellings Sixth Density Zone" in former City of North York By-law No. 7625, and is subject to site-specific By-law 25435, which permits the existing uses. In the city-wide Zoning By-law (569-2013), the site is zoned Residential Apartment Commercial (RAC) (f30.0; a1375; d1.5) (x126). The RAC zone permits dwelling units in an apartment building. Beyond the use permissions, the zoning on this site includes a minimum lot frontage requirement of 30 metres, a minimum lot area requirement of 1375 square metres, and a maximum floor space index of 1.5 times the lot.

See Attachment 6 for the site's zoning classification under Zoning By-law 569-2013.

Design Guidelines

The following design guidelines are relevant in the consideration of the proposal:

- Tall Building Design Guidelines (Tall Building Guidelines)
- Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines (Growing Up Guidelines)

- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings (Pet Friendly Guidelines)

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendment, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff have reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020) and find the proposal to be generally inconsistent with the Provincial Policy Statement and to not conform with the Growth Plan.

Urban Structure and Scale

The Official Plan establishes a broad strategy for managing growth by identifying areas within the urban structure where the majority of growth and intensification is directed and areas where significant physical change is not expected to occur. The Plan outlines how growth will be directed to *Centres*, *Avenues*, and the *Downtown*. Within the context of the Plan's growth strategy, *Mixed Use Areas* in *Centres* and along *Avenues* are to be the focus of the majority of the growth while providing a transition in scale and density to protect stable *Neighbourhoods*.

Within the city's urban structure (Map 2 of the Official Plan), the site is not within an area designated for significant growth, nor is the site located within the Council-approved Protected Major Transit Station Area (PMTSA) for Pioneer Village (SASP 643), or along a Priority Transit Corridor, as defined in the Growth Plan (2020). The site is more than a kilometre away from both the south entrance to Pioneer Village Station and the main entrance at Highway 407 Station and approximately 950 metres away from the north entrance of Pioneer Village Station.

The planned context to the east and north-east of the site in the York University Secondary Plan and Steeles West Secondary Plan (City of Vaughan) generally contemplates a mid-rise form of development. The site is located outside of both secondary plan areas.

The proposal contemplates significant tower heights that are not in keeping with the existing or planned context, and that would be more appropriately located in certain *Centres*, the *Downtown* or *Mixed Use Areas*, or within a planned PMTSA. Unlike growth areas, the *Apartment Neighbourhoods* policies emphasize compatible development with

reference to the existing context. Existing apartment buildings in proximity to the site include:

- 4750 Jane Street (41.1 metres or 15 storeys)
- 235 Gosford Boulevard (40.9 metres or 15 storeys)
- 4645-4721 Jane Street (33.7 metres or 11 storeys, 28.5 metres or nine storeys, 22.9 metres or seven storeys, 17.7 metres or six storeys);
- 4800 Jane Street (25.1 metres or nine storeys); and,
- 215 Shoreham Drive (22.7 metres or eight storeys).

While some infill intensification may be supported for the site, the level of intensification proposed is too high, not appropriately deployed, and does not conform to the policies of the Official Plan.

Land Use

The site is designated *Apartment Neighbourhoods* in the Official Plan. Contemplated uses include apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents.

As proposed, the development would include only new residential uses, with a total of 1621 new units varying in type and size.

The existing residential uses and the two-storey non-residential building are proposed to be retained. City Planning staff are supportive of the retention of the two-storey non-residential building. With intensification of the site, additional non-residential uses are encouraged to support additional density.

Housing

Section 3.2.1 (Policy 5) and Section 4.2 (Policy 3) of the Toronto Official Plan state that compatible infill development that improves the existing site conditions and livability for existing residents may be permitted on a site within a developed *Apartment Neighbourhood*. The policies contemplate securing the rental tenure of the existing rental units, and needed improvements and renovations to extend the life of the retained buildings without passing through costs to tenants.

The proposal is required to identify any needed improvements and renovations to the existing rental housing. Once proposed improvements and renovations have been identified, a tenant survey should be undertaken in coordination with City Planning staff to prioritize the various improvements. In addition, staff will seek opportunities for existing residents to access amenities proposed as part of the new development. A Construction Mitigation and Tenant Communication Plan should also be submitted prior to the issuance of any building permits for the new building to identify and mitigate construction impacts on existing tenants.

Unit Mix

The proposed provision of 142 (8.8%) three-bedroom units does not satisfy the unit mix objectives of the Growing Up Guidelines, Official Plan housing policies, and the Growth Plan's growth management and housing policies to accommodate a broad range of households types and sizes within new development.

Staff seek a greater proportion of two- and three-bedroom units at sizes that meet the objectives of the above-mentioned guidelines and policies. The percentage of two- and three-bedroom units of the total unit count will be secured in site-specific zoning, should new development be approved in some form.

Residential Amenity Space

The proposal provides for a total of 3282 square metres of new indoor amenity space - 2319 square metres for Building A and 963 square metres for Building B - and 3242 square metres of new outdoor amenity space - 2298 square metres for Building A and 944 square metres for Building B. The distribution of amenity space meets or exceeds the Zoning By-law's ratio of two square metres per unit. However, the proposed location of outdoor amenity spaces along Steeles Avenue West and Jane Street is not satisfactory. Staff will seek revisions to the location, design, and functionality of the amenity spaces in a revised proposal. The minimum ratio of amenity space per unit will be secured in the amending Zoning By-laws, should an application be approved in some form.

Given the current rise in dog-owning populations, City staff also seek to secure on-site dog amenities with proper disposal facilities such as dog relief stations within a supportable building to accommodate future residents' needs. Such would also alleviate pressure on existing parks.

Built Form

City Planning has concerns with the proposed mix of building types, massing, the configuration of the site, and does not support the development in its current form.

The Official Plan encourages large development sites to provide a mix of building types. The number and scale of the proposed towers on the site should be reduced. Rather than consolidating density at the north portion of the site, density should be distributed appropriately to other underutilized areas of the site, and in a form that reinforces the existing and planned context. A mix of tall buildings, mid-rise, and a low-rise building can provide an appropriate level of intensification, creating a better relationship to the existing apartment buildings, transition to surrounding *Neighbourhoods*, adequate sunlight access and decreased wind impacts on surrounding streets, existing and proposed open spaces, outdoor amenities and landscaped areas, and help preserve areas with mature tree canopy.

Buildings A and B are currently proposed to have eight-storey base buildings that are 29 metres tall, with a six-storey streetwall. In addition, the transition between base building and tower is not supported by appropriately sized stepbacks. The base buildings are

uniform in design, without significant breaks in the façade. The long uninterrupted façades prevent porosity through the site, discourage physical or visual connections through the site, do not support a comfortable pedestrian experience and provide limited visual interest at the street level. This base building design would overwhelm the surrounding environment and create a disproportionate tall building composition. Together with the large tower floorplates of 800 square metres, the proposed massing does not support improving pedestrian comfort along Steeles Avenue West and would increase shadow and wind impacts on amenity spaces, surrounding properties, open spaces and the public realm.

Of note, the sun/shadow study submitted in support of the application demonstrates extensive shadows being cast on Steeles Avenue West, Jane Street, proposed outdoor amenity spaces, and Black Creek Pioneer Village, a heritage-designated property and cultural landmark. Environmental conditions were also studied through the pedestrian-level wind study submitted in support of the application. The study concludes that, because the proposed towers are considerably taller than the surrounding context, they are fully exposed to winds from all directions. In its current form, the predicted conditions are anticipated to result in undesirable wind conditions on sidewalks, outdoor amenity spaces, and at main entrances.

Tree Preservation

City of Toronto by-laws provide for the protection of trees situated on both private and City property. 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 Bylaw).

The proposal removes healthy trees and does not provide for a sufficient contribution of new replacement trees. Additional mature tree planting opportunities are to be identified on the landscape plan. Toronto Green Standard soil volume requirements within identified planting areas are to be confirmed on the landscape plan. Further, strategies for low impact stormwater management need to be identified and included in a revised proposal.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS, and is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and achieving net-zero emissions by 2040 or sooner. Should the proposal be approved in some form by the OLT, applicable performance measures for the Tier 1 development features would be secured in the site-specific zoning and through the Site Plan Control application.

Traffic, Impact, Access, Parking

A consolidated transportation study was submitted in support of the application. The study assessed loading, parking, traffic, and transportation impacts resulting from the proposed development. City staff will seek revisions to better organize vehicle parking, vehicular access and ramps, loading, servicing, storage areas, and utilities to minimize

their impact and improve the safety and attractiveness of the public realm, the site and surrounding areas.

In the event that the application is approved at the OLT, City Planning recommends that the City request that the OLT withhold its final Order until the Transportation Impact Study and Architectural Plans are revised to the satisfaction of the General Manager of Transportation Services.

Servicing

City staff have identified required revisions to the Functional Servicing Report, Stormwater Management Report, and Geotechnical Report. All revisions must be made to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services. If the OLT allows the appeal, in whole or in part, the final Order should be withheld pending the confirmation that all revisions required to submission materials related to site servicing have been made to the satisfaction of staff. Should it be determined that any improvements are required to the municipal infrastructure, the owner must make satisfactory arrangements and enter into the appropriate agreement with the City for the design and construction of any improvements.

Land Use Compatibility

The site is within proximity to *Employment Areas*. A Compatibility/Mitigation and Air Quality Study was submitted in support of the application to ensure compatibility in regards to air emissions and safety impacts to sensitive land uses. As part of the continued review of the proposal, the Compatibility/Mitigation and Air Quality Study will be peer reviewed. Any mitigation measures that are recommended through a future peer review will need to be secured as part of the proposal, should the application be approved in some form.

CONCLUSION

City Planning continues to receive additional information for this application as the result of ongoing review by City commenting divisions and materials submitted by the applicant in support of the proposal. City Planning staff may also be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this report. As a result, staff may identify further issues. If substantive changes to the proposal are made by the applicant, staff may report back to City Council as necessary.

CONTACT

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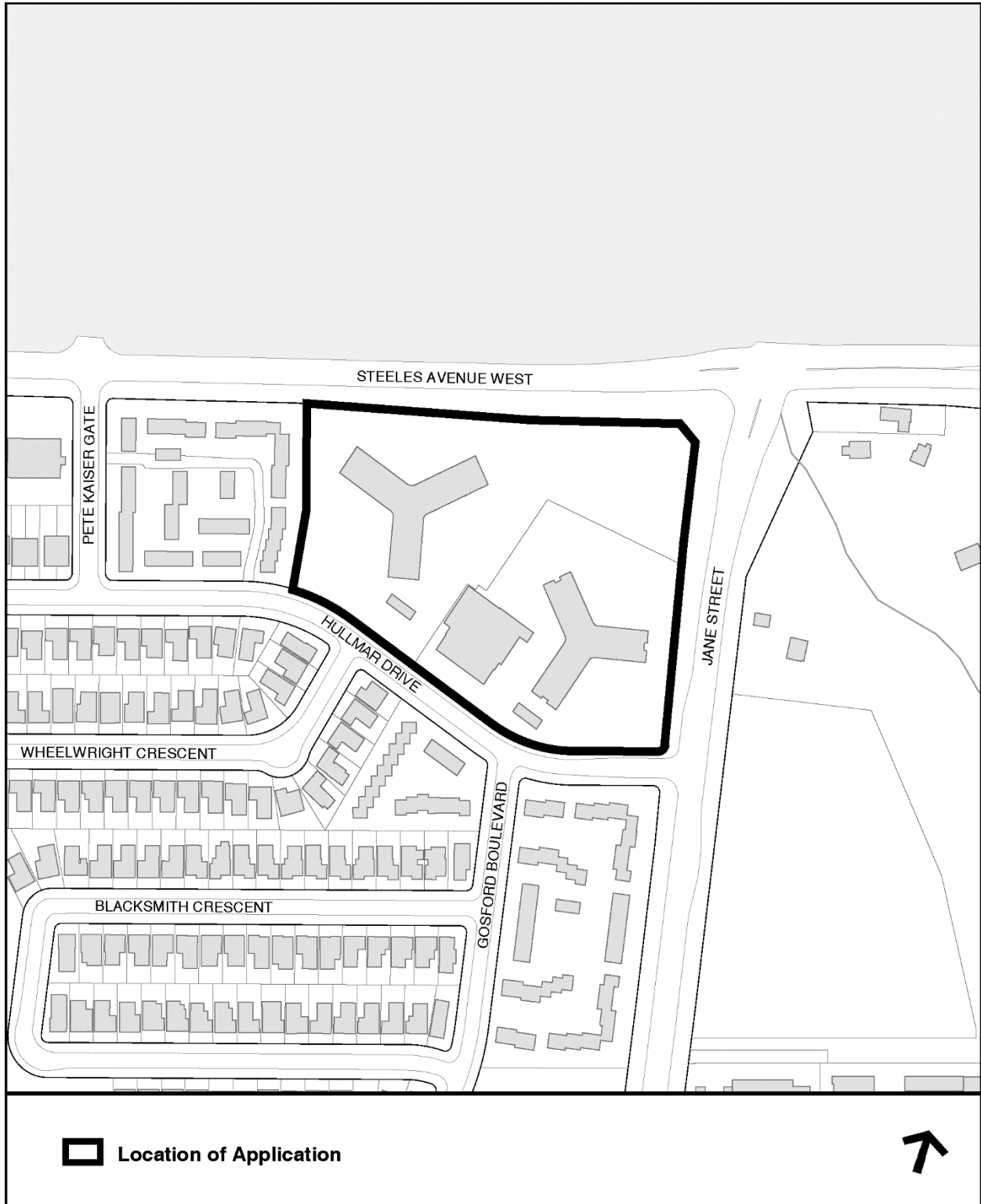
SIGNATURE

Michael Mizzi, MCIP, RPP
Director, Community Planning
Etobicoke York District

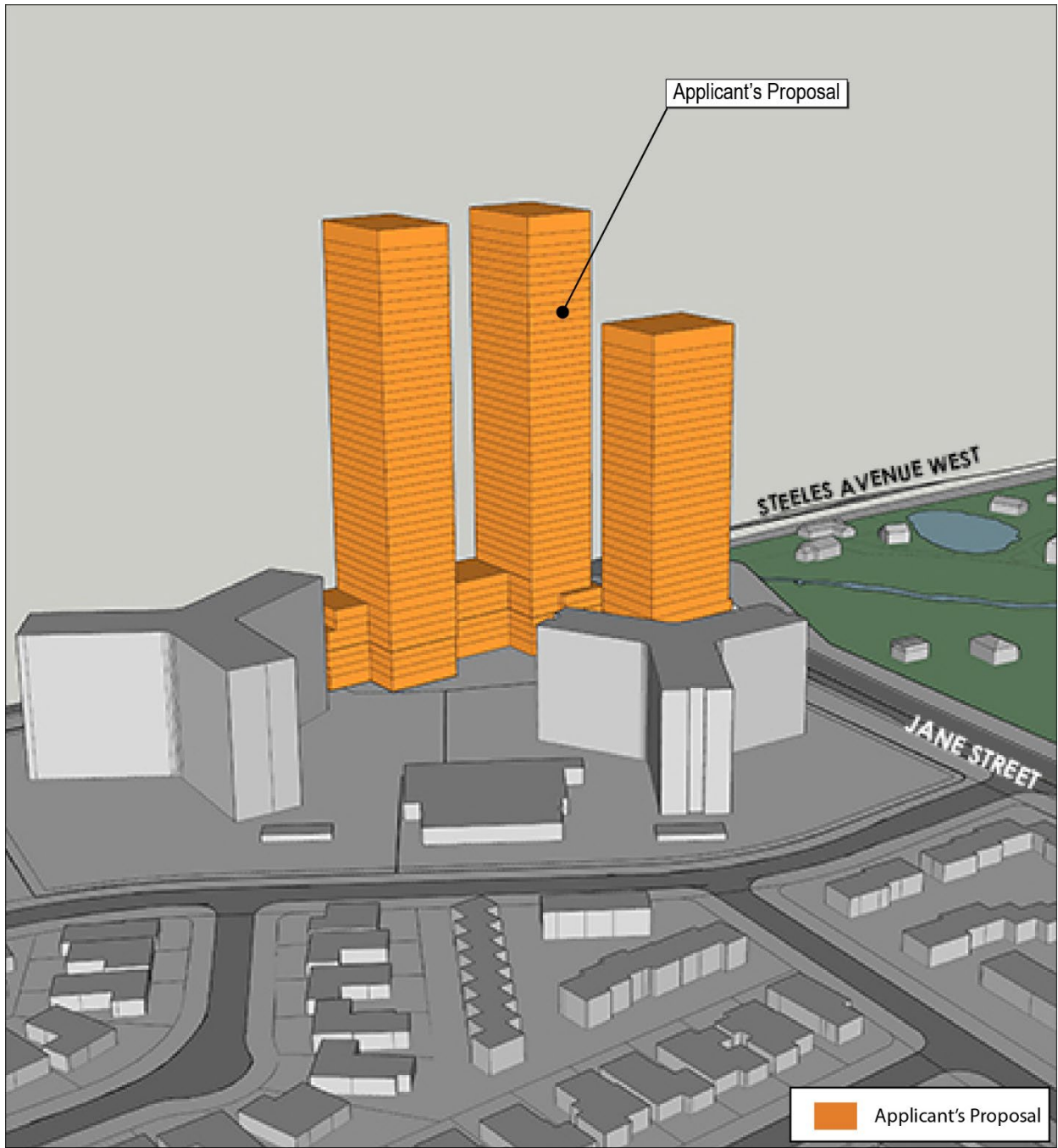
ATTACHMENTS

Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context (Looking Northeast)
Attachment 3: 3D Model of Proposal in Context (Looking Southwest)
Attachment 4: Site Plan
Attachment 5: Official Plan Land Use Map
Attachment 6: Zoning By-law Map
Attachment 7: Application Data Sheet

Attachment 1: Location Map



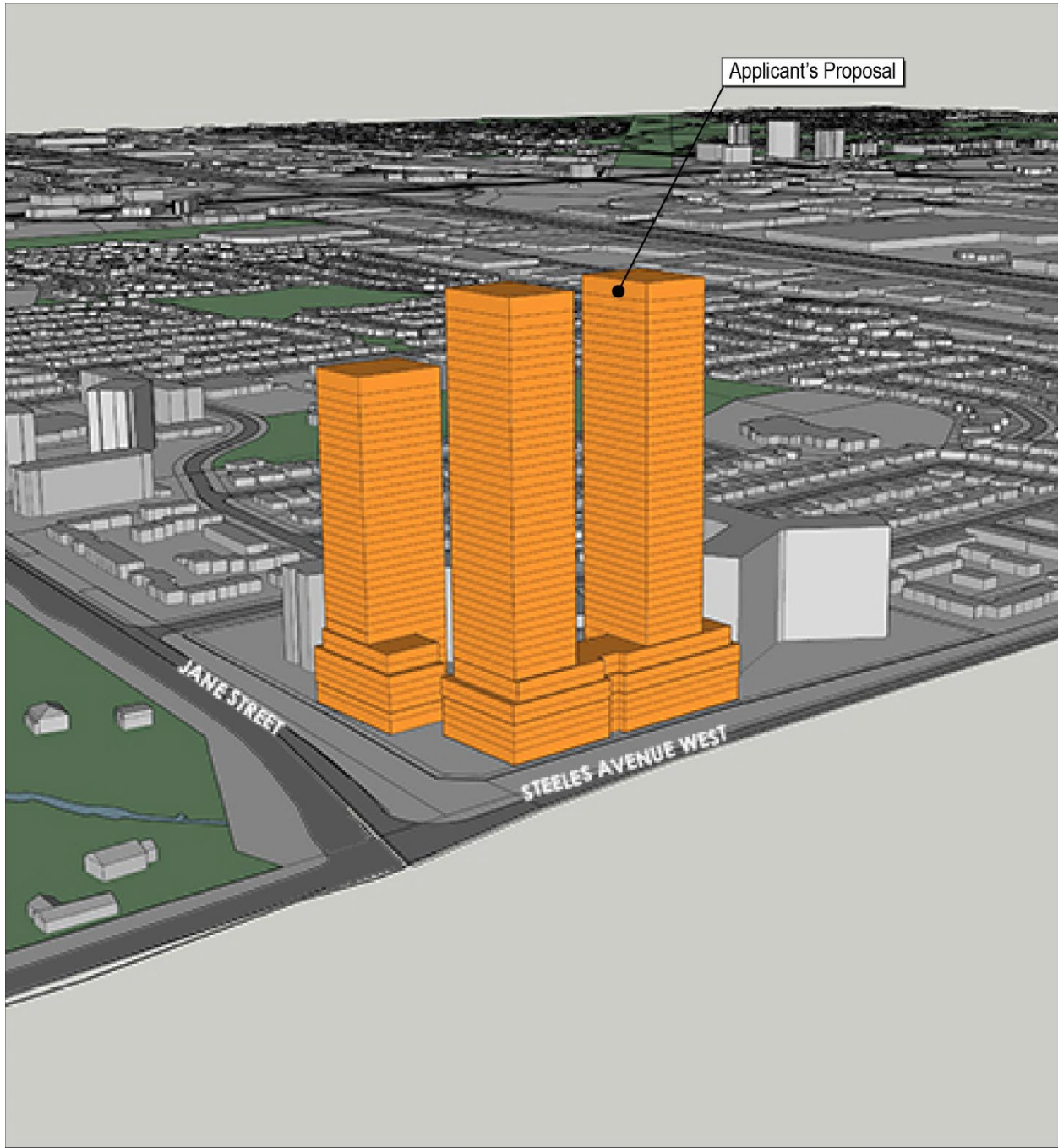
Attachment 2: 3D Model of Proposal in Context (Looking Northeast)



View of Applicant's Proposal Looking Northeast

09/28/2022

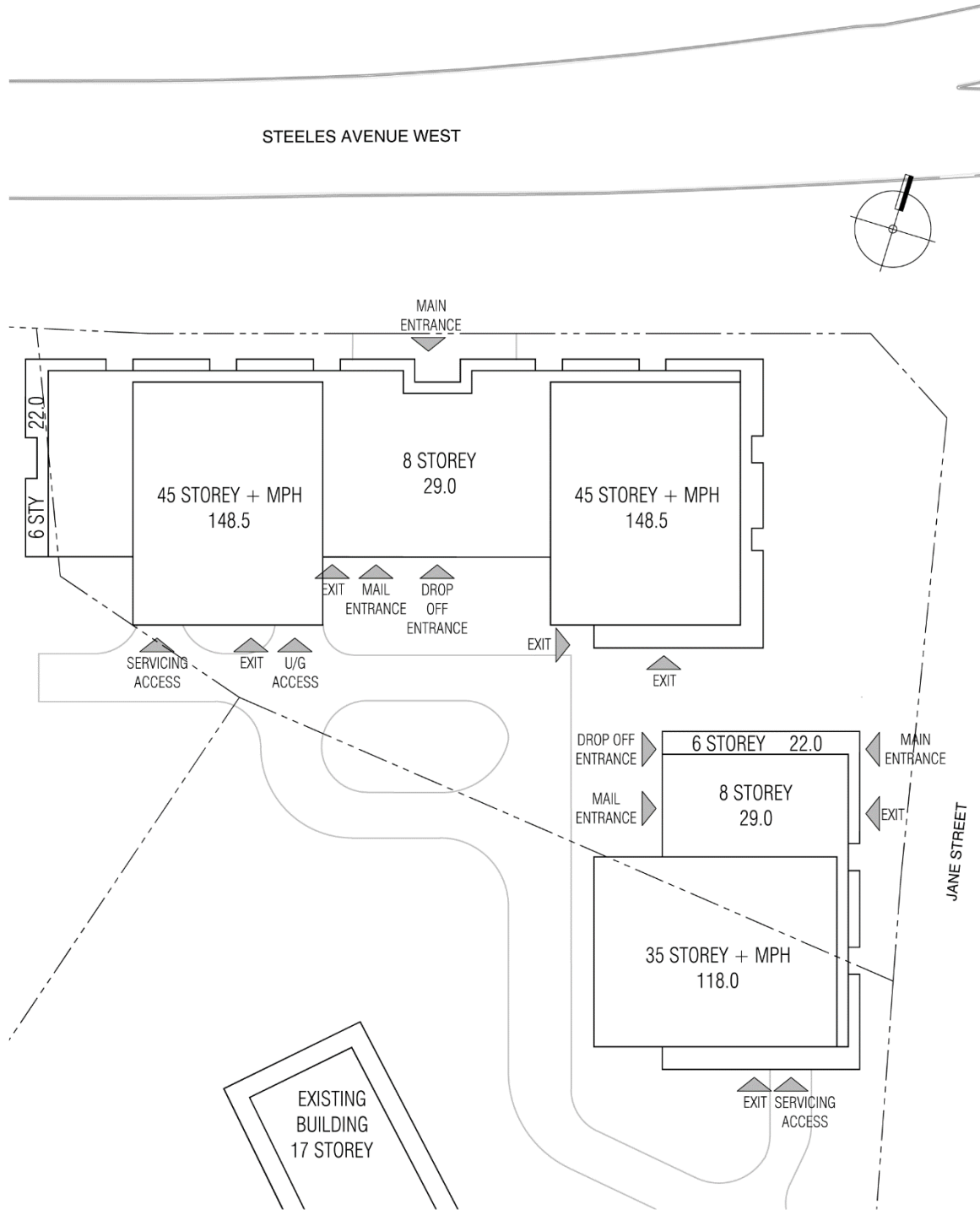
Attachment 3: 3D Model of Proposal in Context (Looking Southwest)



View of Applicant's Proposal Looking Southwest

09/28/2022

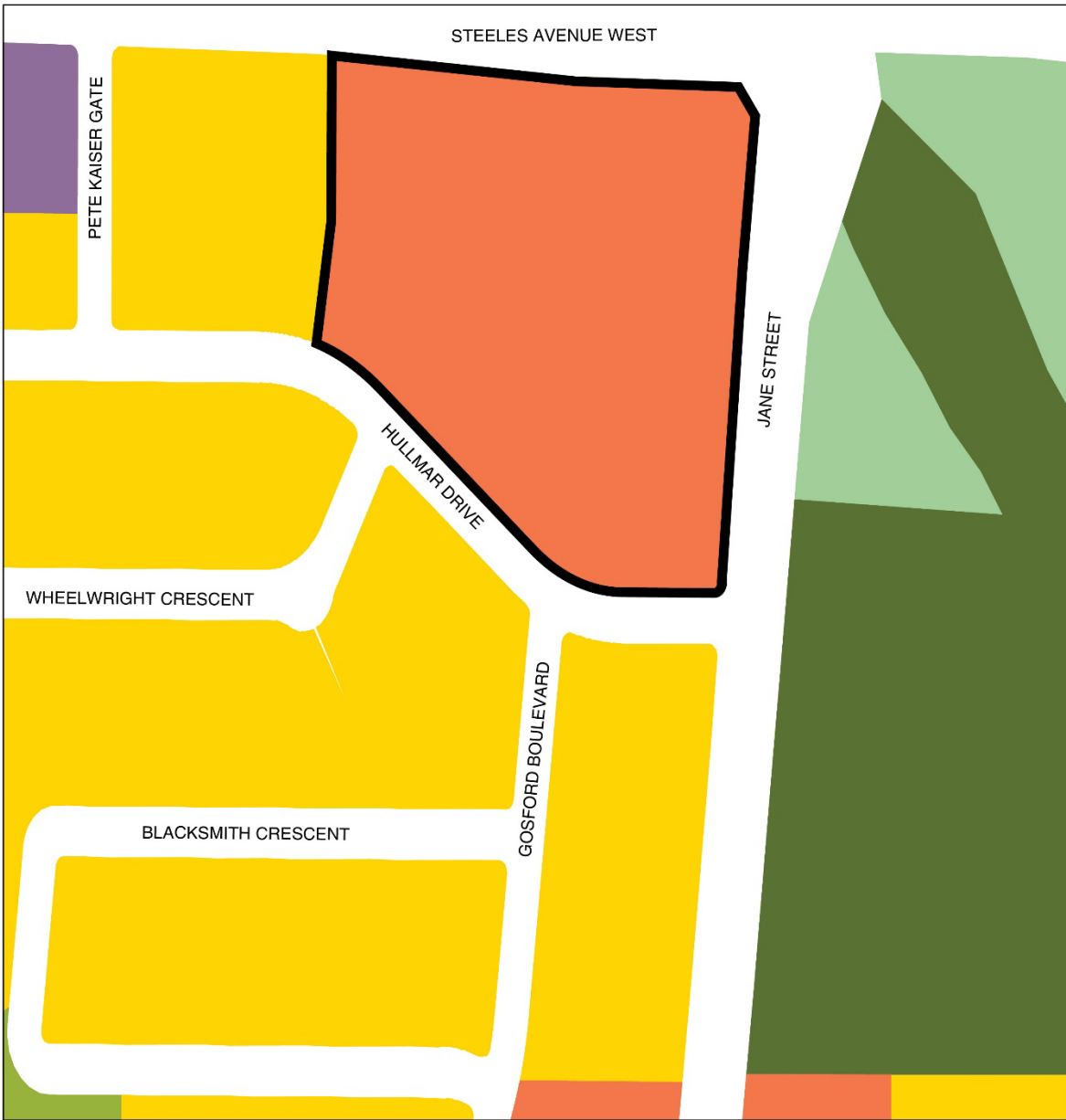
Attachment 4: Site Plan



Site Plan



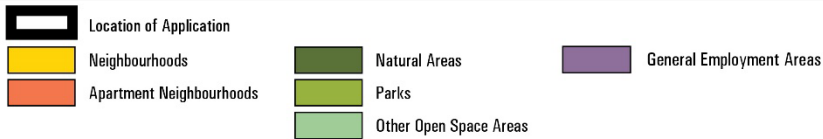
Attachment 5: Official Plan Land Use Map



Official Plan Land Use Map #16

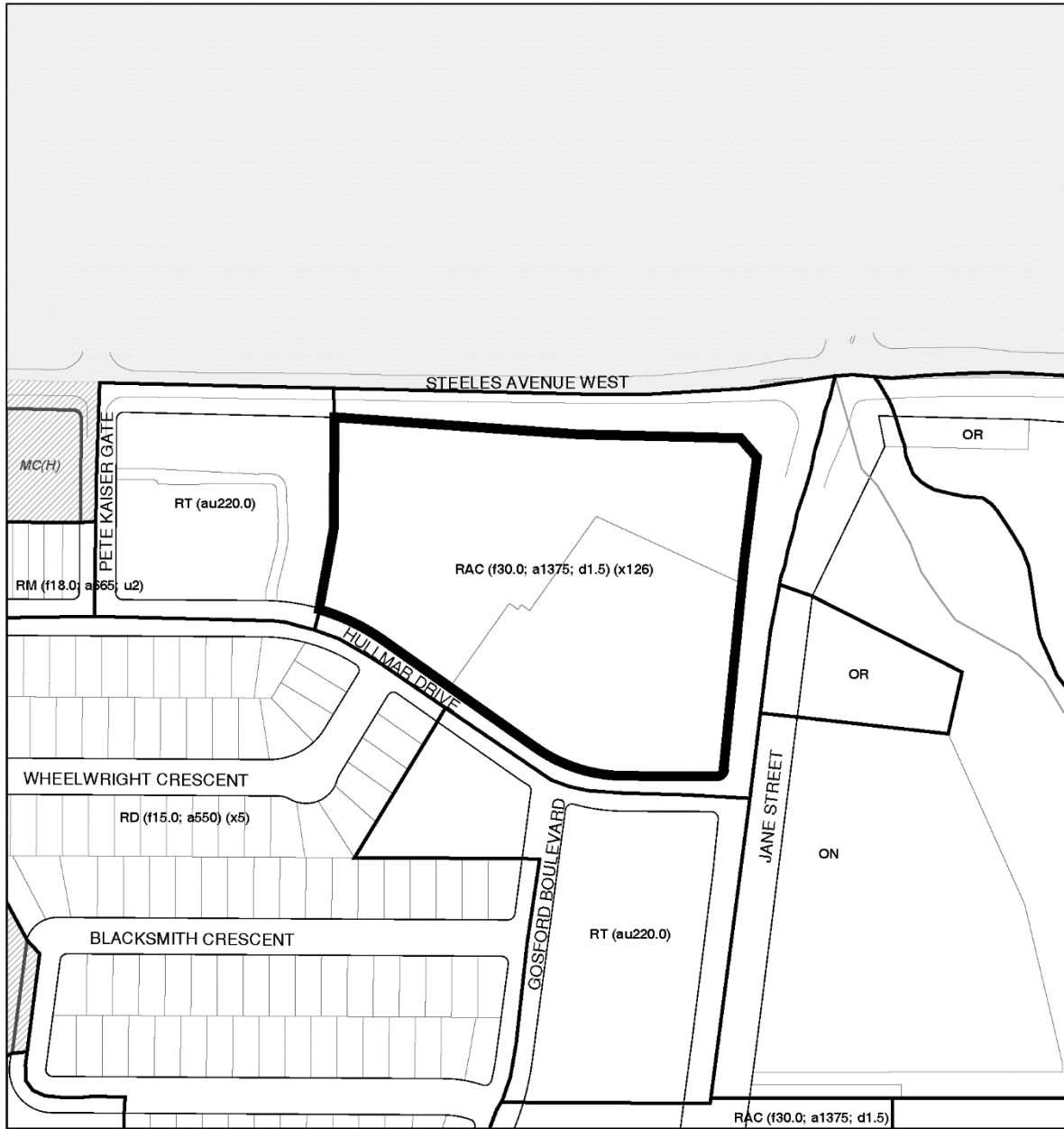
4001 Steeles Avenue West,
5000 Jane Street, 360 Hullmar Drive

File # 22 140023 WET 07 0Z



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Not to Scale
Extracted: 05/03/2022

Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

401 Steeles Avenue West,
5000 Jane Street, 360 Hullmar Drive
File # 22 140023 WET 07 0Z



Location of Application

- RD** Residential Detached
- RT** Residential Townhouse
- RM** Residential Multiple
- RAC** Residential Apartment Commercial
- ON** Open Space Natural
- OR** Open Space Recreation



See Former City of North York By-law No. 7625
R4 One-Family Detached Dwelling Fourth Density Zone
MC Industrial-Commercial Zone



Not to Scale
Extracted: 05/03/2022

Attachment 7: Application Data Sheet

Municipal Address: 4001 Steeles Avenue West
5000 Jane Street
360 Hullmar Drive

Date Received: April 29, 2022

Application Number: 22 140023 WET 07 OZ

Application Type: Rezoning

Project Description: Zoning By-law Amendment (22 140023 WET 07 OZ) and Site Plan Control (22 140022 WET 07 SA) applications to facilitate an infill development. The applicant is proposing three new towers. Two 45-storey towers would be connected by an eight-storey base building oriented toward Steeles Avenue West. A third 35-storey tower would stand alone above an eight-storey base building oriented towards Jane Street. The three existing buildings on site - two apartment buildings measuring 14 storeys and 17 storeys and a two-storey non-residential building - are proposed to be retained.

Applicant

Bousfields Inc.
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M5E 1M2

Agent

Architect

Graziani and
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Owner

NHD Development
Limited
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EXISTING PLANNING CONTROLS

Official Plan Designation: *Apartment Neighbourhoods* Site Specific Provision: Yes

Zoning: RAC (f30.0; a1375;d1.5) (x126) Heritage Designation: No

Height Limit (m): 24.0 Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq m): 41,325 Frontage (m): 692 Depth (m): 195

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	6,755	6,755	4,440	11,195
Residential GFA (sq m):	75,000	75,000	109,193	184,193
Non-Residential GFA (sq m):	2,000	2,000	0	2,000
Total GFA (sq m):	77,000	77,000	109,193	186,193
Height - Storeys:	2, 14, 17	2, 14, 17	35, 45, 45	
Height - Metres:	9.5, 40, 46	9.5, 40, 46	118, 148.5	

Lot Coverage Ratio (%) : 27 Floor Space Index: 4.5 / 9.2

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	109,193	0
Retail GFA:	0	0
Office GFA:	0	0
Industrial GFA:	0	0
Institutional/Other GFA:	0	0

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	647	647	0	647
Freehold:	0	0	0	0
Condominium:	0	0	1,621	1,621
Other:	0	0	0	0
Total Units:	647	647	1,621	2,268

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:		0	297	282	68
Proposed:		4	1,079	396	142
Total Units:		4	1,376	678	210

Parking and Loading

Parking Spaces: 722 Bicycle Parking Spaces: 1,271 Loading Docks: 2

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