

353-355 Adelaide Street West, 46 Charlotte Street and 16 Oxley Street – Zoning By-law Amendment Application – Appeal Report

Date: May 3, 2023
To: Toronto and East York Community Council
From: Director, Community Planning, Toronto and East York District
Ward: 10 - Spadina-Fort York

Planning Application Numbers: 20 160837 STE 10 OZ and 21 198048 STE 10 SA

SUMMARY

On June 29, 2020, a Zoning By-law Amendment application was submitted to permit a 50-storey (165 metres, including mechanical penthouse) mixed-use building at 353-355 Adelaide Street West and 46 Charlotte Street, and a 12-storey extension fronting 16 Oxley Street. The proposal included 293 residential units and 7,540 square metres of retail and office space. A 6-storey heritage building located at 355-359 Adelaide Street West was proposed to be incorporated into the development. Additional materials to make the application complete were submitted on October 6, 2020.

A Site Plan Control application was submitted on August 19, 2021.

In July 2022, a new owner purchased the subject property from the previous applicant. Subsequently, on October 27, 2022, the new owner appealed the Zoning By-law and Site Plan applications to the Ontario Land Tribunal ("OLT") as a result of City Council not making a decision within the timeframe legislated by the Planning Act.

Further, in February 2023, the new owner submitted updated materials revising the Zoning Amendment application, increasing the proposed height of the building to 58 storeys (187 metres, including mechanical), revising the Oxley Street portion of the building to 6 storeys, increasing the number of residential units to 503 units and decreasing the amount of retail and office space to 2,802 square metres. The heritage building continues to be incorporated into the proposed development. The revised proposal is the subject of the appeal before the OLT and this report.

This report recommends that the City Solicitor and appropriate City staff attend the OLT hearing to oppose the application in its current form and continue discussions with the applicant in an attempt to resolve outstanding issues.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor and appropriate staff to attend the Ontario Land Tribunal in opposition to the current application regarding the Zoning By-law Amendment appeal for the lands at 353-355 Adelaide Street West, 46 Charlotte Street and 16 Oxley Street and to continue discussions with the applicant in an attempt to resolve the issues outlined in this report.
2. In the event that the Ontario Land Tribunal allows the appeal in whole or in part, City Council authorize the City Solicitor to request that the issuance of any final order on the Zoning By-law Amendment be withheld until such time as the City Solicitor advises that:
 - a. the proposed Zoning By-law Amendment is in a context and form satisfactory to the Chief Planner and Executive Director, City Planning, and the City Solicitor;
 - b. the owner has, at its sole expense:
 - i. submitted a revised Functional Servicing Report and Stormwater Management Report, Hydrogeological Review, including the Foundation Drainage Report ("Engineering Reports") to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water;
 - ii. secured the design and provision of financial securities for any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water, should it be determined that improvements or upgrades are required to support the development, according to the accepted Engineering Reports, accepted by the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water;
 - iii. implemented the accepted Engineering Reports and any required changes have been made to the proposed amending By-laws to the satisfaction of the Chief Planner, City Planning and the City Solicitor, including the use of a Holding ("H") By-law symbol regarding any new or upgrades to existing municipal servicing infrastructure, as may be required;
 - iv. submitted a revised Pedestrian Level Wind Study, acceptable and satisfactory to the Director, Community Planning, Toronto and East York District;

v. submitted a revised Heritage Impact Assessment that includes a detailed conservation strategy for the property at 353-355 Adelaide Street West, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

3. City Council authorizes 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.

DECISION HISTORY

On December 5, 2017, City Council listed the property at 355 Adelaide Street West on the City's Heritage Register.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE28.12>

On October 10, 2018, the Local Planning Appeal Tribunal (the "LPAT") refused a Zoning By-law Amendment application for a 41-storey mixed-use building at 46 Charlotte Street. The decision can be found at:

<https://www.omb.gov.on.ca/ecs/CaseDetail.aspx?n=PL161030>

On October 15, 2020, Toronto and East York Community Council adopted the recommendations of a Preliminary Report directing staff to schedule a community consultation meeting on the proposed development at 535-355 Adelaide Street West, 46 Charlotte Street and 16 Oxley Street, and to give notice of the community consultation meeting to landowners and residents within 120 metres of the application site. The decision of Toronto and East York Community Council can be found here:

[Agenda Item History - 2020.TE19.22 \(toronto.ca\)](#)

On October 1, 2021, City Council stated its intention to designate the property at 535-355 Adelaide Street West under Part IV, Section 29 of the Ontario Heritage Act. The decision of City Council can be found here: [Agenda Item History - 2021.PH26.10 \(toronto.ca\)](#)

Designation By-law 1083-2021 for the property at 355-359 Adelaide Street West may be found here: <https://www.toronto.ca/legdocs/bylaws/2021/law1083.pdf>. No appeal was made of the designation to the Ontario Land Tribunal.

THE SITE

Description: the site is located at the southwest corner of Adelaide Street West and Charlotte Street and also includes 16 Oxley Street. The site is largely rectangular in shape with the exception of a small section that extends south to Oxley Street. It has 44 metres of frontage on Adelaide Street West, 24 metres on Charlotte Street and 9.5 metres on Oxley Street.

Existing Uses: 353-355 Adelaide Street West is occupied by a 6-storey heritage building, historically known as the Gelber Building, containing approximately 2,792 square metres of commercial uses. The property at 46 Charlotte Street is occupied by a sales centre constructed for the previous application on that site and 16 Oxley Street is occupied by a surface commercial parking lot.

THE REVISED APPLICATION

Description of the Revised Application:

Height: a 58-storey mixed-use building (187 metres tall including the mechanical penthouse) with a 6 storey streetwall height. The portion of the building fronting Oxley Street is proposed to be 6 storeys (21.6 metres) tall.

Density: 25.77 times the area of the lot.

Uses: The proposal includes 30,055 square metres of residential and 2,802 square metres of non-residential gross floor area respectively. The non-residential uses include ground floor retail and office uses on levels 2-4.

Dwelling Units: The proposed 503 dwelling units include 29 (6%) studio, 343 (68%) one-bedroom, 78 (16%) two-bedroom and 53 (11%) three bedroom units.

Bicycle Parking: A total of 569 bicycle parking spaces are proposed, consisting of 101 short-term and 453 long-term spaces residential spaces, as well as 6 short-term and 9 long-term commercial spaces.

Access, Parking and Loading: Three levels of underground parking are proposed containing 24 parking spaces, accessed from Oxley Street. Loading is proposed to be accessed from Charlotte Street, with a turn-table system allowing City garbage trucks to enter and exit the site in a forward motion.

Additional Information

See Attachments 1, 5, 6, 7 and 8 of this report for the Application Data Sheet, a site plan of the revised proposal, three dimensional representations of the project in context, and comparison of the previous and current development statistics,

respectively. 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: [Application Information Centre – City of Toronto](#)

Reasons for the Application: The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 to vary performance standards including, but not limited to: building height; building setbacks; and residential amenity space.

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: The site is designated Regeneration Areas. See Attachment 3 of this report for the Official Plan Land Use Map.

Downtown Plan: The site is designated Mixed Use Areas 1 - Growth.

King Spadina Secondary Plan (2022), as modified (OPA 486): This site is also located in the King-Spadina Secondary Plan Area, located within the East Precinct and designated Mixed Use Areas 1. The King Spadina Secondary Plan (OPA 486) was approved by City Council in January 2020 and is currently under appeal at the Ontario Land Tribunal. At its meetings in December 2021 and May 2022, City Council adopted some modifications to OPA 486 as an outcome of Tribunal-lead mediation between the City and various appellants of OPA 486.

Zoning: Commercial Residential Employment (CRE) under Zoning By-law 569-2013, with a height limit of 30 metres. This zoning category permits a variety of uses including retail, office, residential, and parks. There are no maximum density provisions, rather, the building envelope is established through performance standards including height, ground level setbacks and upper level stepbacks. See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

The following Design Guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines;
- King-Spadina Public Realm Strategy;
- Growing Up Guidelines - Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines;
- Best Practices for Bird-Friendly Glass;
- Retail Design Guidelines; and
- Toronto Accessibility Design Guidelines

The City's Design Guidelines may be found here:

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

COMMUNITY CONSULTATION

A virtual Community Consultation Meeting was hosted by City staff on November 9, 2020. Approximately 30 people participated, as well as the Ward Councillor at that time. Following a presentation by City staff and the Applicant, the following comments and issues were raised:

- Traffic congestion on Oxley Street;
- Overall building height and impact on the existing character of the neighbouring properties;
- Shadow impact on surrounding properties;
- Lack of separation distance from adjacent properties, particularly the residential building at 36 Charlotte Street,
- Proposed heritage conservation scheme;
- Construction Management; and
- Additional opportunities to participate in the planning process.

COMMENTS

Provincial Framework

City staff review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. The current proposal was reviewed for consistency with the Provincial Policy Statement and conformity with the Growth Plan. While the site is an appropriate location for growth and intensification consistent with the PPS and Growth Plan, the proposed development is not consistent with PPS and Growth Plan policies concerning appropriate development standards, proposed level of intensification that can be accommodated on the lands, heritage conservation, the proposed built form and implementation of development standards through the Official Plan and other supporting documents. All decision of Council in respect of the exercise of authority that affects a planning matter shall be consistent with the PPS, and shall conform to provincial plans.

Public Realm

The revised application proposes a 3 metre setback from the Adelaide Street West property line for the new portion of the building (the heritage building would remain in its current location on the property line). A 0.87 metre setback from the Charlotte Street property line is also proposed, resulting in a 7 metre curb to building face distance along Adelaide and 6 metres along Charlotte Street. This is an improvement over the original

application which did not propose any setbacks. Staff find the proposed sidewalk width acceptable. The actual design of the proposed streetscape, including soil volume, street tree location and bicycle parking, would require further review and discussion.

The Building: Height and Massing

City Planning staff are of the opinion that the proposed height and massing do not conform with certain Official Plan policies. The proposed development should be contextually appropriate and fit within the planned and built context. Given the site's size, configuration and location, the proposed 58-storey building represents an inappropriate height, mass and scale that does not conform with the planning framework applicable to the subject site.

The original application proposed a 50 storey building (165 metres including the mechanical penthouse), and this was subsequently revised by the previous applicant to 48 storeys (158.6 metres including the mechanical penthouse). The revised application by the current applicant proposes to increase the height to 58 storeys (187 metres including the mechanical penthouse). The height of the revised building would be almost 48 metres (19 storeys) taller than the 39 storey mixed-use building proposed on the adjacent site, at 101 Spadina Avenue, considered by Toronto and East York Community Council on April 12, 2023. The Decision Report recommending approval of 101 Spadina Avenue can be viewed here: [Agenda Item History - 2023.TE4.8 \(toronto.ca\)](#)

Additionally, starting at the 7th storey, the tower is proposed to be located 5.5 to 6.3 metres from the southwest corner of the site. On the adjacent site, at 101 Spadina Avenue, the proposed tower would be located 10 metres from the northeast corner of that site. The original 2020 application at the subject site also proposed a 10 metre tower setback from the southeast corner of the site, resulting in a 20 metre diagonal tower separation distance between the two proposed buildings. In the revised proposal, the reduced tower setback would result in a diagonal separation distance ranging from 15.5 to 16.3 metres, resulting in diminished access to light and reduced privacy for the proposed neighbouring development. Achievement of a minimum 10 metre setback from the appropriate property lines for this diagonal separation distance was a critical performance standard requested by Planning staff in the review of the development proposal at 101 Spadina Avenue to ensure adequate tall building separation between these two development sites.

The proposed tower would also be located 4 metres from the shared property line with the property to the south at 36 Charlotte Street. While this is a slight improvement over the previous proposal which was located right in the property line, it falls short of the tower separation distances required by the Tall Building Guidelines.

Heritage Impact

The Designation By-law for 353-355 Adelaide Street West (By-law 1083-2021) identifies the property's cultural heritage value as a well-designed and carefully detailed example of an early 20th-century factory building. The building is representative of the adaptation of the Classical Renaissance style of an Italian palazzo to a factory building and is

characteristic of other heritage buildings in the King-Spadina neighbourhood. The six-storey factory building, constructed in 1922 and commonly known as the Gelber Building, has the potential to yield information that contributes to an understanding of the history and evolution of the King-Spadina neighbourhood as a manufacturing centre, particularly as it relates to its identity as the Fashion District. Its distinctive early 20th-century factory plan has enabled its adaptive re-use throughout its history, including its conversion to office space as part of the renaissance of the King-Spadina district initiated in the late 1960s. The building is functionally, historically and visually linked to its surroundings.

The proposed development includes the incorporation of the existing west and north elevations and portions of the south and east elevations of the heritage building that will form part of the base of a proposed new tower. Above the retained elevations, the proposed new construction would stepback 5 metres at levels 7 to 11, and starting at level 12, a cantilever would reduce the stepback to 3 metres.

Overall, the proposed new architecture above and adjacent to the existing heritage building, should be distinguishable from, and compatible with, the existing heritage building. In addition, universal design should be carefully considered for the entire project to minimize the impact to the heritage attributes of the designated property.

Heritage Planning staff have reviewed the Heritage Impact Assessment and require additional information including a detailed conservation strategy and detailed conservation plan.

A heritage permit application under Section 33 and/or Section 34 (1) 1 of the Ontario Heritage Act is required for the requested alterations and/or removals proposed to the heritage attributes of the designated heritage property.

Dwelling Unit Mix

A total of 503 units are proposed, of which 16% are proposed as two-bedroom and 11% three-bedroom units. This is not consistent with the Downtown Plan requiring a minimum of 15% and 10% two and three-bedroom units respectively, plus an additional 15% as a combination of two and three-bedroom units. The proposed two-bedroom units range between 63 to 67 square metres and the three-bedroom units are 74 square metres, falling below the recommended sizes identified in the Growing Up Guidelines of 87 - 90 square metres and 100-106 square meters for two and three-bedroom units respectively.

Amenity Space

Residential Amenity space is proposed at a rate of 2.67 square metres per unit, comprised of 2.05 and 0.62 square metres of indoor and outdoor amenity space per unit respectively. Zoning By-law 569-2013 requires a combined minimum of 4 square metres per unit, of which at least 2 square metres must be indoor amenity space. The proposed amount of outdoor amenity space should be increased, in order to allow future residents to have adequate recreation and leisure space outside their units.

Parkland

In accordance with Chapter 415, Article III of the Toronto Municipal Code, in the event that the Ontario Land Tribunal allows the appeal in whole or in part, the applicant will be required to satisfy the parkland dedication requirement through a cash-in-lieu payment. The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first above-grade building permit.

Wind

An updated Pedestrian Level Wind Study is required to assess the impacts of the proposed increase in height from the originally proposed 50 storeys. The applicant has submitted a placeholder memorandum, noting that an updated Pedestrian Level Wind Study is forthcoming. It was noted that given the increase in height, the wind conditions at the base building are expected to be windier as compared to the previous design, but suitable for standing or better throughout the year.

Transportation

Transportation Services staff have reviewed the updated Urban Considerations Report submitted with the revised application. The previous application proposed loading activities to enter the site on Charlotte Street and exit on Oxley Street. The revised application proposes loading activities to occur solely off Charlotte Street with utilization of a loading turn table allowing trucks to enter and exit the site in a forward motion.

Vehicular access continues to be proposed off Oxley Street, which Transportation Services staff find satisfactory, however they require further information regarding the proposed ramp slope grades and transition areas. Additionally, Transportation Services staff find the proposed parking supply of 24 spaces, which includes 7 visitor spaces and 6 accessible spaces, acceptable, although they require that a minimum of 2 car-share spaces be provided in place of resident parking spaces.

Servicing

A Functional Servicing and Stormwater Management Report and associated plans have been submitted with the revised application and have been reviewed by Engineering and Construction Services. A number of revisions and additional information are required.

Toronto Green Standard

City Council has adopted a four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision. The applicant is encouraged to pursue a greater level of

sustainable design through the achievement of Tier 2 or higher. The TGS can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

Community Infrastructure

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable and accessible communities. Community services and facilities are the building blocks of our neighbourhoods and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

Affordable Housing

Given the central location of the proposed development and its proximity to higher-order transit, there is a significant public interest in including affordable rental housing within a development on this site. In the event that the Ontario Land Tribunal allows the appeal in whole or in part, the applicant is encouraged to enter into discussions with City Planning staff regarding the possibility of directing the Community Benefits Charge towards in-kind affordable housing within the proposed development.

Further Issues

City Planning continues to receive additional information regarding this application as a result of ongoing review by City commenting divisions, community consultation and materials submitted in response to the proposal. 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, Planning staff may continue to identify further issues or supplement the reasons provided in this report. Where substantive changes to the proposal are made by the applicant, staff may report back to City Council as necessary.

Conclusion

The Zoning By-law Amendment application, in its current form, is not consistent with the policies of the PPS (2020), the Growth Plan (2020), the Toronto Official Plan, and does not maintain the intent and purpose of applicable City guidelines intended to implement Official Plan policies.

Staff recommend that City Council direct the City Solicitor, together with the appropriate City staff, to attend the OLT in opposition of the appeal of the application. Staff also recommend City Council Authorize the City Solicitor and appropriate staff to continue discussions with the applicant in an attempt to address the issues outlined in this report.

CONTACT

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SIGNATURE

Willie Macrae, B.A., M.E.S., MCIP, RPP
Acting Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map

Applicant Submitted Drawings

Attachment 5: Site Plan
Attachment 6: 3D Model of Proposal in Context - Southwest View
Attachment 7: 3D Model of Proposal in Context - Northeast View
Attachment 8: Comparison of the Previous and Updated Development Statistics

Attachment 1: Application Data Sheet

Municipal Address: 355 Adelaide St. W., Date Received: June 26, 2020
46 Charlotte St. and
16 Oxley St.

Application Number: 20 160837 STE 10 OZ

Application Type: Rezoning

Project Description: Updated Zoning Amendment proposal (by a new property owner) to permit a 58-storey mixed-use building containing retail and office uses and 503 residential units. The portion of the proposed building fronting Adelaide Street West and Charlotte Street is 58-storeys (187 metres including the mechanical penthouse) and incorporates the existing heritage building. A 6-storey element is proposed fronting onto Oxley Street. Vehicular and loading access are proposed off of Oxley Street and Charlotte Street respectively. This proposal is currently under appeal at the Ontario Land Tribunal (File No. OLT-22-004590).

Applicant	Agent	Architect	Owner
Bousfields Inc.	Bousfields Inc.	IBI Group Architects	355 Adelaide Nominee Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	King Spadina Secondary Plan
Zoning:	CRE	Heritage Designation:	Y
Height Limit (m):	30	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 1,275 Frontage (m): 44 Depth (m): 46

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	475		1,052	1,052
Residential GFA (sq m):			30,055	30,055
Non-Residential GFA (sq m):	2,929		2,802	2,802
Total GFA (sq m):	2,929		32,857	32,857
Height - Storeys:	7		58	58
Height - Metres:	22		180	180

Lot Coverage Ratio (%) 82.5 Floor Space Index: 25.77

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	30,055	
Retail GFA:	131	
Office GFA:	2,671	
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			503	503
Other:				
Total Units:			503	503

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	29	343	78	53	
Total Units:	29	343	78	53	

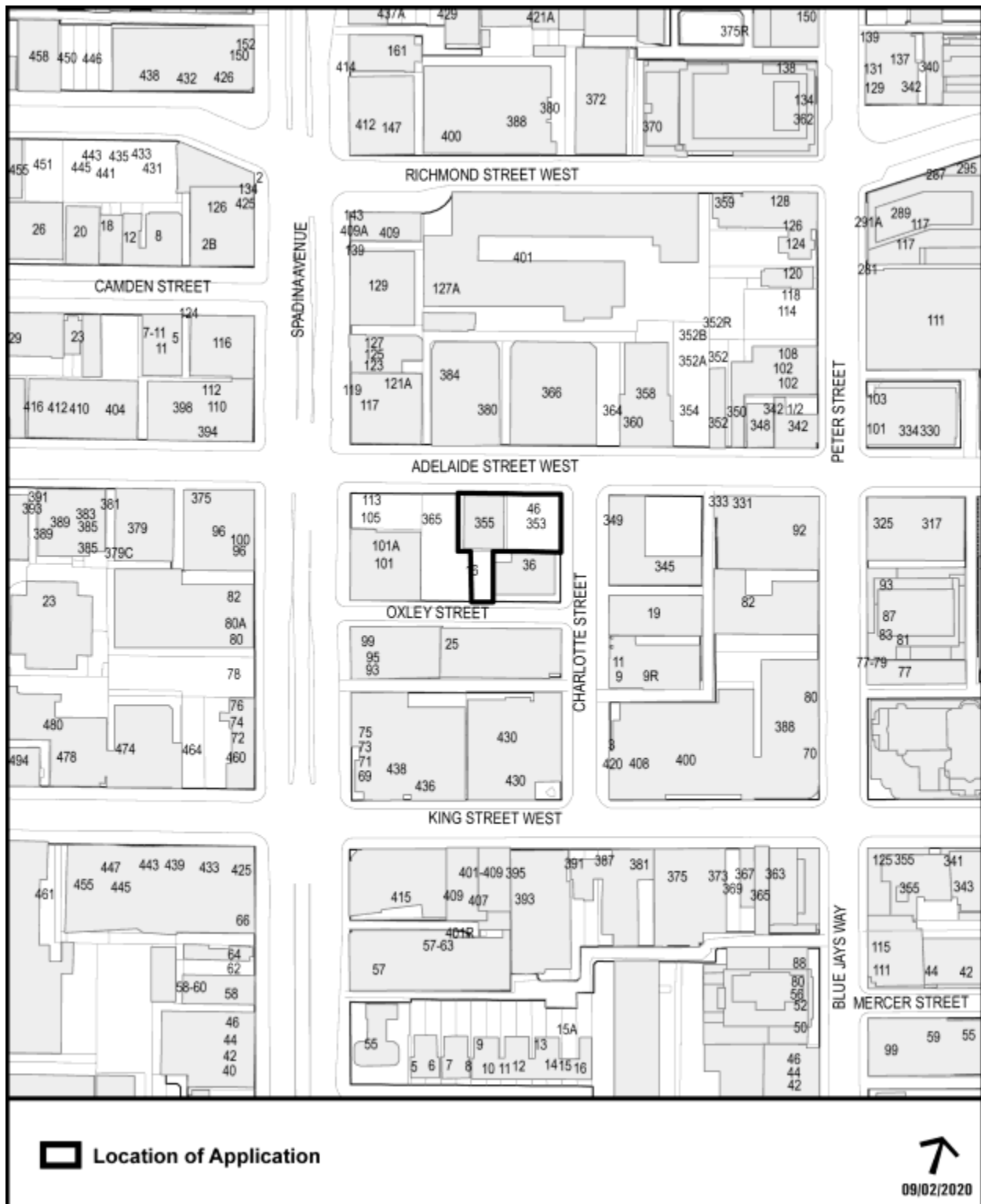
Parking and Loading

Parking Spaces:	24	Bicycle Parking Spaces:	570	Loading Docks:	2
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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



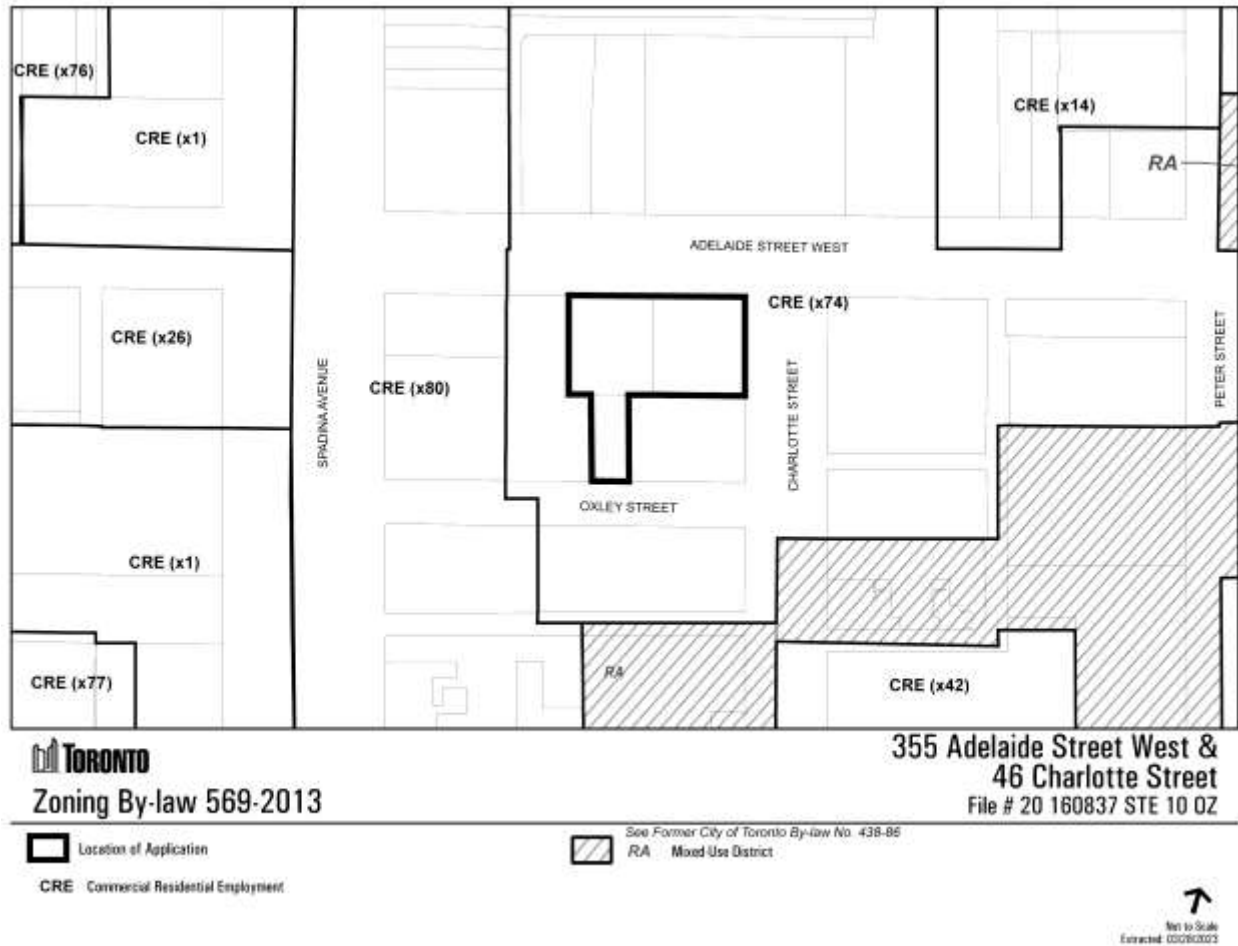
355 Adelaide St., 46 Charlotte St. & 16 Oxley St.

Official Plan Land Use Map #18

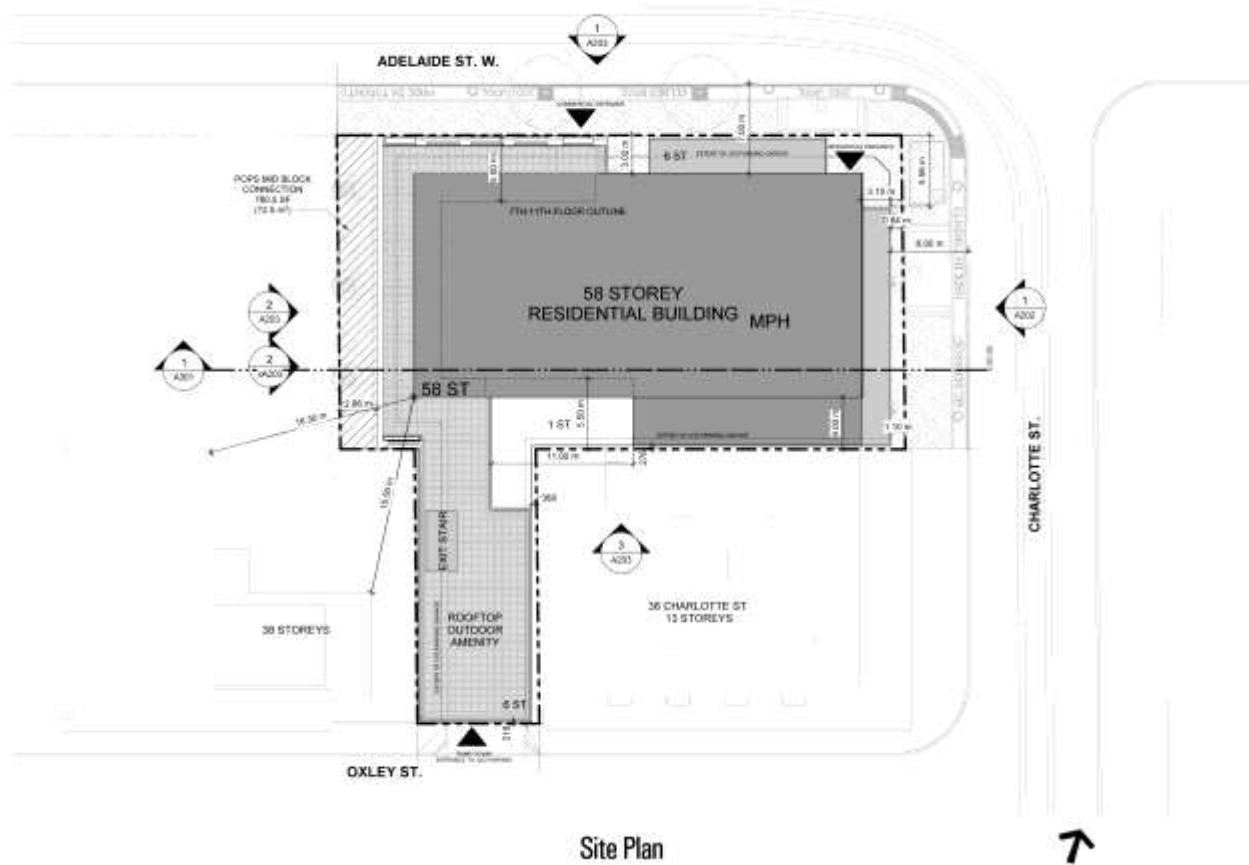
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Attachment 4: Existing Zoning By-law Map



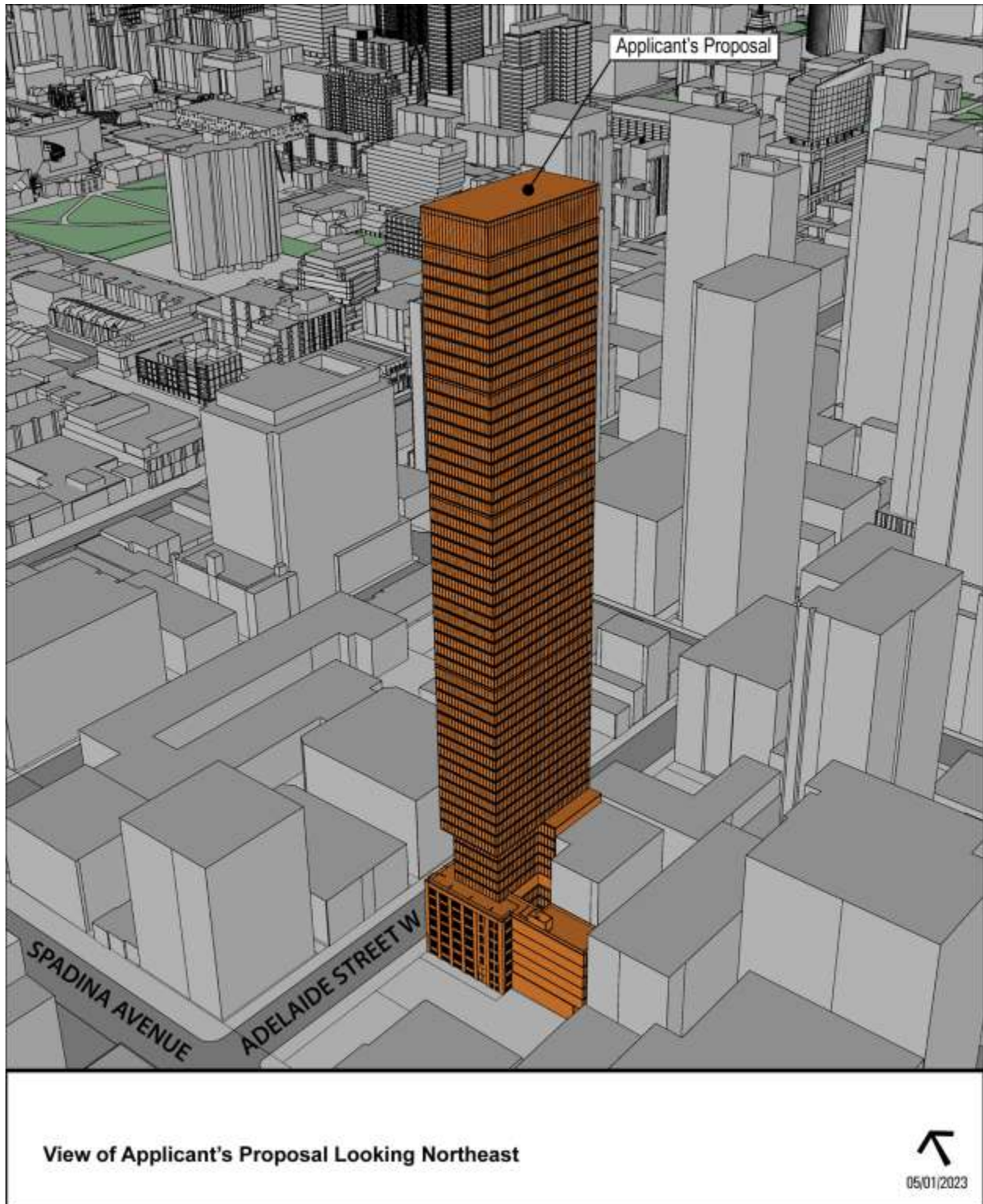
Appeal Report - 353-355 Adelaide St W., 46 Charlotte St., and 16 Oxley St



Attachment 6: 3D Model of Proposal in Context - Southwest View



Attachment 7: 3D Model of Proposal in Context - Northeast View



Attachment 8: Comparison of the Previous and Updated Development Statistics

	Original Proposal (June 2020)	Revised Proposal (June 2021)	Revised Proposal (February 2023)
Site Area	1,275 sq. m.	1,275 sq. m.	1,275 sq. m.
Building Height			
Storeys	50 storeys	48 storeys	58 storeys
Metres (Top of Tower)	156.0 metres	152.6 metres	180.0 metres
Metres (Top of MPH)	165.0 metres	158.6 metres	187.0 metres
Gross Floor Area			
Residential GFA	20,843 sq. m.	23,044 sq. m.	30,055 sq. m.
Retail GFA	350 sq. m.	297 sq. m.	131 sq. m.
Office GFA	7,549 sq. m.	7,167 sq. m.	2,671 sq. m.
Total Gross Floor Area	32,983 sq. m.	30,508 sq. m.	32,857 sq. m.
Density	25.9 FSI	23.93 FSI	25.77 FSI
Dwelling Units			
Studio	89 (30%)	66 (17%)	29 (6%)
One-bedroom	36 (12%)	169 (44%)	343 (68%)
Two-bedroom	118 (40%)	110 (28%)	78 (16%)
Three-bedroom	50 (17%)	42 (11%)	53 (11%)
Total Units	293 (100%)	387 (100%)	503 (100%)
Amenity Space			
Indoor Amenity Space	948 sq. m. (3.24 sq. m. / unit)	775 sq. m. (2.0 sq. m. / unit)	1,032 sq. m. (2.05 sq. m. / unit)
Outdoor Amenity Space	393 sq. m. (1.34 sq. m. / unit)	238 sq. m. (0.61 sq. m. / unit)	312 sq. m. (0.62 sq. m. / unit)
Total Amenity Space	1,341 sq. m. (4.58 sq. m. / unit)	1,013 sq. m. (2.62 sq. m. / unit)	1,344 sq. m. (2.67 sq. m. / unit)
Vehicular Parking			
Residential Occupant	32 spaces	0 spaces	17 spaces
Residential Visitor	0 spaces	24 spaces	7 spaces
Non-residential	0 spaces	0 spaces	0 spaces
Car Share	0 spaces	2 spaces	0 spaces
Total Vehicle Parking	32 spaces	26 spaces	24 spaces
Bicycle Parking			
Residential "Long-Term"	293 spaces	398 spaces	453 spaces
Residential "Short-Term"	59 spaces	45 spaces	101 spaces
Commercial "Long-Term"	12 spaces	12 spaces	6 spaces
Commercial "Short-Term"	0 spaces	22 spaces	9 spaces
Total Bicycle Parking	366 spaces	477 spaces	569 spaces
Loading	1 Type "G" space	1 Type "G" space	1 Type "G" space 1 Type "C" space

Comparison Chart