

**2112-2114 Yonge Street  
Zoning Amendment Application- Final Report**

<b>Date:</b>	April 13, 2015
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 22 – St Paul's
<b>Reference Number:</b>	10 140492 STE 22 OZ

**SUMMARY**

This application proposes to demolish the existing buildings on the site and construct a new 10-storey, mixed-use building containing 80 residential units, 387 square metres of retail at grade and 60 vehicular parking spaces accessed from Hillsdale Avenue West. The subject site includes the rear public lane which the applicant proposes to purchase from the City.

This report reviews and recommends approval of the application to amend the Zoning By-law.

The proposed development conforms with the development criteria for *Mixed Use Areas, Avenues, Public Realm, Built Form, and all other relevant Official Plan policies and urban design guidelines.*

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council amend Zoning By-law 438-86, for the lands at 2112-2114 Yonge Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to report (April 13, 2015) from the Director, Community Planning, Toronto and East York District.



2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 2112-2114 Yonge Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9 to report (April 13, 2015) from the Director of Community Planning, Toronto and East York District.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.
4. Before introducing the necessary Bills to City Council for enactment, City Council require the Owner to, submit a revised Functional Servicing & Stormwater Management Report to the satisfaction of the Executive Director, Engineering and Construction Services.
5. Before introducing the necessary Bills to City Council for enactment, City Council require the Owner to enter into an Agreement pursuant to Section 37 of the Planning Act as follows:

- a. The community benefits recommended to be secured in the Section 37 Agreement are as follows:

Prior to issuance of an above grade building permit the owner shall make an indexed cash contribution to the City in the amount of \$50,000 to be allocated at the discretion of the Chief Planner and Executive Director, City Planning Division in consultation with the Ward Councillor, toward any one or more of the following:

- i. public realm improvements in the Yonge-Eglinton area per the Midtown in Focus Parks, Open Space and Streetscape Plan.
- ii. local streetscape improvements;
- iii. local parks improvements; and
- iv. improvements to local community facilities.

Such amount to be indexed upwardly in accordance with the Statistics Canada Construction Price Index for Toronto, calculated from the date of the Section 37 Agreement to the date the payment is made.

- b. In the event the cash contribution referred to in Section a has not been used for the intended purpose within three (3) years of this By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director of City Planning, in consultation with the local Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.
- c. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
  - i. The owner shall pay for and construct any improvements to the municipal infrastructure in connection with the Functional Servicing and Stormwater

Management Report, as accepted by the Executive Director of Engineering and Construction Services, should it be determined that improvements to such infrastructure is required to support this development.

- ii. Prior to the issuance of any building permit for the site, including shoring and excavation, the owner shall have obtained title to the lands shown on Attachment 8, Map 1 to the report (April 13, 2015) as "Lane to be Purchased by Applicant".
  - iii. Prior to the issuance of any building permit for the site, the owner shall provide an overland flow route easement to the satisfaction of the Executive Director, Engineering and Construction Services.
6. City Council authorize the appropriate City officials to take such actions as are necessary to implement the foregoing, including execution of the Section 37 Agreement.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

At its meeting of February 16, 2011, the Toronto and East York Community Council considered a preliminary planning report with respect to a 9-storey mixed-use building at 2112-2114 Yonge Street. The report is available at:

<http://www.toronto.ca/legdocs/mmis/2011/te/bgrd/backgroundfile-35409.pdf>

### **ISSUE BACKGROUND**

The application was delayed due to negotiations related to the purchase of the City owned laneway to the rear of the site. The purchase of the laneway is necessary as the proposed building will be partially situated over the laneway and the underground parking garage will extend below grade under the laneway.

### **Proposal**

The proposal is to demolish the existing buildings and construct a new 10-storey (35.3 metres to roof of mechanical penthouse plus 2.5 metre elevator overrun) mixed-use building containing 80 residential units on floors 2 to 9 and 387 square metres of retail at grade. The total gross floor area is 7,182 square metres. There is a unit mix of 31 two-bedroom units and 49 one-bedroom units. The residential entry will be located on the Hillside Avenue frontage. The retail entrances will be located on the Hillside Avenue and Yonge Street frontages.

The indoor amenity space (151 square metres) is proposed to be located on the 10<sup>th</sup> floor adjacent to the outdoor amenity space (160 square metres) located on the rooftop of the 9<sup>th</sup> floor. The original proposal also located the indoor amenity space above the 9<sup>th</sup> floor.

The owner proposes to purchase a portion of the existing 3.4-metre wide public lane which abuts the west (rear) lot line of the property. The inclusion of the public lane would increase the depth of the site from 27.4 metres to 30.8 metres. The purchase of the laneway is necessary as the proposed building

will be partially situated over the laneway and the underground parking garage will extend below grade under the laneway.

The proposed building has no setback from the north, south and east property lines, and will be set back 1.0 metre from the proposed west property line. There will not be any windows on the portion of the south façade setback 0.0 metres from the lot line. Along the Yonge Street frontage the first floor has been setback 1.1 metres, ensuring a curb to building clear way of 6.0 metres. The sidewalk width will be 5.0 metres along the Hillsdale Avenue West frontage.

On the Yonge Street frontage the proposed building steps back 2.9 metres above the 6<sup>th</sup> floor and 3.8-metres above the 9<sup>th</sup> floor. On the Hillsdale Avenue frontage the proposed building steps back 5.8 to 3.2-metres (tapering from east to west) above the 6<sup>th</sup> floor, and 1.8 metres above the 9<sup>th</sup> floor. On the south elevation the proposed building steps back from 1.3 metres on the east side to 3.8 metres to the west side above the 6<sup>th</sup> floor, and 5.9 metres above the 9<sup>th</sup> floor. The west elevation (rear) of the building is proposed to step back 5.0 metres above the 9<sup>th</sup> floor.

Parking is proposed in a 3-level underground parking garage, comprised of 52 residential parking spaces and 8 visitor/retail spaces. Vehicular access to the site is proposed from a driveway off Hillsdale Avenue West near the west lot line. Also proposed are 82 bicycle parking spaces (64 residential, 16 visitor, 2 retail). A 'Type G' loading space is proposed.

Drop off and pick up, as well as garbage and loading facilities, will be on-site at the rear of the property.

The Site Plan and Elevations are included in Attachments 1-5. Additional project information is included in Attachment 10 of this report (Application Data Sheet).

## **Site and Surrounding Area**

The site is located on the southwest corner of Yonge Street and Hillsdale Avenue West. It is currently occupied by an automobile service and repair shop and a 2-storey mixed commercial-residential building. The following uses surround the site:

**North:** Across Hillsdale Avenue on the northwest corner of Yonge Street and Hillsdale Avenue is the Firestone Automobile Service Centre. Further north on the block to Berwick Avenue are mixed commercial-residential buildings primarily 2 storeys in height. North of Berwick Avenue are office buildings up to 30 storeys, and residential condominiums of up to approximately 54 storeys.

**West:** Is a north-south 3.4 metre wide public lane that connects Hillsdale Avenue West and Manor Road West. Across the public lane is an open-cut section of the TTC's Yonge Street subway line. The Chaplin Estates neighbourhood, comprised primarily of detached and semi-detached houses, is west of the TTC open-cut, and at least 40 metres from the site.

**East:** Across Yonge Street are 2- to 4-storey mixed commercial-residential buildings. Further east are detached and semi-detached houses and some walk-up apartments in the

Davisville Village neighbourhood. Further north on the east side of Yonge Street is the Art Shoppe site, where the existing retail building is to be replaced by an OMB-approved development consisting of a 28-storey tower at the north end of the site and a 12-storey base building on the remainder of the site. North of Soudan Avenue are mixed commercial/residential buildings from 2 to 54-storeys in height.

South: 2- to 4-storey mixed commercial/residential buildings fronting Yonge Street.

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The site is shown on an *Avenue* on Map 2 (Urban Structure) and designated *Mixed Use Areas* in the Official Plan.

## **Mixed Use Areas**

The *Mixed Use Areas* designation (Section 4.5) in the Official Plan provides for a broad range of commercial, residential and institutional uses, in single-use or mixed-use buildings, as well as parks and open spaces and utilities.

Development in *Mixed Use Areas* is subject to development criteria to: locate and mass new buildings to provide a transition between areas of different development intensity and scale; provide appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*; locate and mass new buildings to adequately limit shadow impacts on adjacent *Neighbourhoods* particularly during the spring and fall equinoxes; provide good site access and circulation and an adequate supply of parking for residents and visitors; provide an attractive, comfortable and safe pedestrian environment; locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and, provide indoor and outdoor recreation space for residents in multi-unit residential buildings.

The Built Form policies (Section 3.1.2) of the Official Plan require that new development provide appropriate proportion between the building and the street right-of-way. The Built Form policies require that new buildings be located parallel to the street, be massed to define the street edge at good proportion and on corner sites giving prominence to the corner. *Mixed Use Areas*

policy 2(e) reinforces the requirement that new buildings be massed to frame the edge of streets and parks with good proportion.

The Healthy Neighbourhoods policies (Section 2.3.1) of the Official Plan require that development in *Mixed Use Areas* provide a transition of scale and density through setbacks from adjacent *Neighbourhoods*. The Built Form policies also require that new development create appropriate transitions in scale to neighbouring existing and planned buildings. In addition, *Mixed Use Areas* policy 2(c) states that new development is to locate and mass new buildings to provide transition between areas of different development intensity and scale, through means such as setbacks, and stepping down of heights towards lower-scale *Neighbourhoods*.

### **Avenues**

*Avenues* are important corridors along major streets where re-urbanization is anticipated and encouraged to create new housing and job opportunities. The *Avenues* will be transformed incrementally. They will change building-by-building over a number of years. The growth and redevelopment of *Avenues* should be supported by high quality transit services, urban design and traffic engineering practices that promote a street that is safe, comfortable, and attractive for pedestrians and cyclists.

Avenue Studies are intended to precede major development proposals for redevelopment on these streets. An Avenue Study has not been completed for this section of Yonge Street. However, Section 2.2.3.3(a) of the Official Plan allows that some development may be permitted on an Avenue prior to an Avenue Study subject to a review of the implications of the proposed development on the segment of the Avenue in which it is located and on the greater neighbourhood.

Section 2.2.3.3(b) of the Plan sets out the conditions of the review. Specifically it shall:

- include an assessment of the impacts of the incremental development of the entire Avenue segment at a similar form, scale and intensity, appropriately allowing for distinguishing circumstances;
- consider whether incremental development of the entire Avenue segment as identified in the above assessment would adversely impact any adjacent *Neighbourhoods* or *Apartment Neighbourhoods*;
- consider whether the proposed development is supportable by available infrastructure; and
- be considered together with any amendment to the Official Plan or Zoning By-law at the statutory public meeting for the proposed development.

Section 2.2.3.3(c) of the Plan provides additional criteria that applies to proposed developments on Avenues in *Mixed Use Areas* if it is proposed to precede an Avenue Study.

### **Yonge-Eglinton Secondary Plan**

The site is within the Yonge-Eglinton Secondary Plan area. A primary objective of the Secondary Plan is to maintain and reinforce the stability of *Neighbourhoods* and to minimize conflicts among uses in *Mixed Use Areas*, *Neighbourhoods*, *Apartment Neighbourhoods* and *Parks and Open Space Areas* in terms of land use, scale and vehicular movement. The development of mixed-use buildings in *Mixed Use Areas* will be encouraged to increase active pedestrian circulation at street level, and to increase housing opportunities for family and other households.

### **Mid-rise Building Design Guidelines**

City Council, at its meeting of July 6, 7, and 8, 2010, requested that staff use the Mid-Rise Building Performance Standards in the evaluation of all new and current mid-rise development proposals on the *Avenues*. The vision for the *Avenues* is one of animated sidewalks and buildings that frame the street, with heights that are proportionate to the right-of-way widths and transition to *Neighbourhoods*.

The Midrise Guidelines set minimum standards for *Avenues*, which are identified as areas for growth in the Official Plan. The performance standards are guided by the objective to create healthy, liveable and vibrant main streets while protecting the stability and integrity of adjacent neighbourhoods. The Midrise Guidelines have also been applied to assist in evaluating mid-rise buildings more generally. The Mid-rise Guidelines do not apply as the site is subject to the Yonge-Eglinton Secondary Plan. The performance standards for mid-rise buildings were considered however during the review of the application.

### **Zoning**

Zoning By-law 438-86 applies to the subject site, and is zoned Commercial Residential, MCR T3.0 C2.0 R2.5, which permits a variety of non-residential and residential uses. The permitted density is 3.0 times the lot area, with non-residential and residential uses limited to 2.0 and 2.5 times the lot area, respectively. The maximum building height is 16.0 metres.

While the subject property is not part of the City-wide Zoning By-law 569-2013 the west half of the public lane is subject to the City-wide Zoning By-law and is zoned Utility (UT). The Site Specific Zoning By-law(s) include the subject site plus the public lane and therefore requires amendment to both Zoning By-laws.

### **Site Plan Control**

The proposal is subject to Site Plan Control. An application has not been submitted.

### **Reasons for Application**

Amendments to both By-laws 438-86 and 569-2013 will be required to permit the proposed building density and height. The proposed density of 6.67 times the lot area exceeds the maximum total density of 3.0 times permitted by the Zoning By-law. 10 storeys (35.3 metres to roof of mechanical penthouse plus 2.5 metre elevator overrun), the proposal exceeds the maximum permitted height of 16.0 metres.

Additional areas of non-compliance have been included in the draft site-specific zoning by-laws attached as Attachments 8 and 9 of this report.

## **Community Consultation**

A community consultation meeting was held in the neighbourhood to discuss this proposal on May 19, 2011. Approximately 10 members of the public attended the meeting.

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

## **COMMENTS**

### **Provincial Policy Statement and Provincial Plans**

The proposal is consistent with the PPS. It provides additional density within a settlement area through intensification and redevelopment to accommodate an appropriate range and mix of land uses (Policy 1.1.2). The intensification will meet appropriate development standards (Policy 1.1.3.4).

In regard to providing a land use pattern, density and mix of uses that minimizes vehicle trips and supports public transit and other transportation modes (Policy 1.6.5.4), the development is within walking distance of the Eglinton and Davisville subway stations.

The proposal conforms with the Growth Plan for the Greater Golden Horseshoe.

### **Land Use**

The proposed residential and retail uses are acceptable. These uses are permitted in the *Mixed Use Areas* designation of the Official Plan and in the CR district in the Zoning By-laws.

Retail use at grade with residential use above is in keeping with the character on Yonge Street. The location of the building's residential entrance on Hillsdale Avenue allows continuous retail use on its Yonge Street frontage. The Official Plan encourages retail development along the Avenues to suit the local context and support the establishment of a high quality pedestrian environment (Section 3.5.3 Policy 3).

### **Avenue Segment Study**

The applicant submitted an *Avenue Segment Study* prepared by R.E. Millward & Associates (April 14, 2010) in support of the application. The Study includes properties along Yonge Street, between Berwick Avenue and Davisville Avenue. It concludes that the proposed development at the site is "an appropriate and positive addition to the neighbourhood and meets the tests for mid-rise redevelopment on the Avenues". Planning staff have reviewed the proposal and determined that it is a suitable development for the site.



## Height and Massing

The Built Form and *Mixed Use Areas* policies of the Official Plan require that new development provide appropriate proportion between the building and the right-of-way. The Built Form policies, under Section 3.1.2 of the Official Plan, require that new buildings be located parallel to the street, and on corner sites giving prominence to the corner. Policy 4 of this section further requires that development be massed to define the street edge at good proportion. *Mixed Use Areas* policy 2(e) reinforces the requirement that new buildings be massed to frame the edge of streets and parks with good proportion.

The proposed building height of 10 storeys (35.3 metres including mechanical penthouse/amenity space) is acceptable given its location in Yonge-Eglinton, and adjacency to the subway open cut. The building has been massed to frame the street edge. The stepbacks above the 6<sup>th</sup> and 9<sup>th</sup> floors on the Yonge Street and Hillside Avenue West façades help to further put the building in good proportion with the 27 metre wide Yonge Street right-of-way and mitigate the pedestrian's perception of the height. The stepback above the 6<sup>th</sup> floor creates a 6-storey street wall that is equal to 80% of the width of the Yonge Street right-of-way. The 6-storey street wall meets the intent of the pedestrian perception stepback standard found in the Midrise Buildings Design Guidelines. The building as proposed meets the intent of the guidelines in terms of rear angular planes, transition to *Neighbourhoods*, pedestrian perception step-back, and setbacks.

The proposed development provides adequate transition to the adjacent low-rise *Neighbourhood* to the west. The development is set back 1.04 metres from the rear property line. The subway corridor is approximately 38 metres wide at its widest point, which provides a substantial separation from buildings in the *Neighbourhood*. The proposed building generally meets a 45 degree angular plane in height, measured from the low-rise residential *Neighbourhood* west of the TTC open-cut. Angular planes are widely used and recognized as an appropriate form of transition, particularly when combined with a generous setback from adjacent *Neighbourhoods*.

As part of the Healthy Neighbourhoods policies in Section 2.3.1 of the Official Plan, development in *Mixed Uses Areas* will provide a transition of scale and density through setbacks from adjacent *Neighbourhoods*. The Built Form policies under Section 3.1.2 of the Official Plan require that new development create appropriate transitions in scale to neighbouring existing and planned buildings. In addition, the *Mixed Use Areas* policy 2(c) states that new development is to locate and mass new buildings to provide transition between areas of different development intensity and scale, through means such as setbacks, and stepping down of heights towards lower-scale neighbourhoods. Planning staff have determined that the proposed development has met the transition policies of the Official Plan through setbacks from the adjacent *Neighbourhood*, and the application of a 45 degree angular plane.

Along the Yonge Street frontage, the first floor has been setback 1.1 metres, ensuring a curb to building clear way of 6.0 metres and providing a comfortable pedestrian realm. The sidewalk will be 5 metres wide along the Hillside Avenue West frontage.

The proposed development complies with the Official Plan policies respecting built form and compatibility with adjacent *Neighbourhoods*.

## **Sun and Shadow**

A Shadow Study was submitted by the applicant (April 14, 2010). The study shows that the proposed development adequately limits shadow in the *Neighbourhoods*. At the fall and spring equinox the resulting shadow is well off the *Neighbourhood* by 10:00 am, and maintains sunlight access during the midday hours on Yonge Street. The potential sun and shadow impacts of the proposal on adjacent existing buildings and on Yonge Street are acceptable to staff given the location in Yonge-Eglinton.

## **Traffic Impact, Access, and Parking**

A Traffic Impact Study was submitted by the applicant. The findings of the study are acceptable to Transportation Services and Transportation Planning staff.

Garbage and loading facilities are located at the rear of the site. The Type 'G' loading space will be located in the building. Access to the underground parking garage and loading area is from Hillsdale Avenue West. Loading and access are acceptable to City staff. Transportation Services staff are of the opinion that the proposed resident and visitor parking is adequate.

## **Servicing**

The applicant must submit a revised Functional Servicing report and Stormwater Management report in support of the proposed development, to the satisfaction of the Executive Director of Engineering and Construction services, before the necessary bills go to City Council for enactment.

## **Noise Impact Study**

The applicant submitted a Noise Impact Study, dated March 10, 2010, due to the proximity of the open-cut TTC corridor to the west. The report recommends specific noise mitigation measures, such as particular building materials and centralized air conditioning to mitigate the noise impacts of the surrounding environment on the proposed development.

The noise recommendations will be secured through the Site Plan Control process.

## **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The subject lands are in an area with 0 to 0.42 hectares of local parkland per 1,000 people, which is in the lowest quintile of current provision of parkland. The site is in a parkland priority area, as per Alternative Parkland Dedication By-law 1420-2007.

The applicant proposes to construct 80 dwelling units on a total site area of 0.0927 hectares (927 square metres). At the alternative rate of 0.4 hectares per 300 units specified in By-law 1420-2007, the parkland dedication would be 0.1067 hectares (1,067 square metres). However, a cap of 10% applies and hence the parkland dedication is 0.01067 hectares (106.7 square metres).

The applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as an on-site parkland dedication requirement of 0.01067 hectares (106.7

square metres) would not be of a useable size and the site is encumbered with below-grade parking.

The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

### **Streetscape**

The proposal provides an animated pedestrian realm with retail uses and a 6.0 metre wide clearway along Yonge Street landscaped with trees. The six-storey street wall of the proposed building along Yonge Street and Hillside Avenue West is in good proportion with the adjacent streets and mitigates the pedestrian's perception of the height.

### **City-owned Public Laneway**

The applicant is required to purchase a portion of the City owned laneway that abuts the site, prior to the issuance of any building permit for the site, including shoring and excavation. The purchase of the laneway is required in order to increase the size of the site so that it can accommodate the proposed development.

### **Toronto Green Standard**

Council has adopted the two-tiered Toronto Green Standard (TGS), a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives.

### **Section 37**

The Official Plan contains policies pertaining to the provision of community benefits for increases in height and/or density pursuant to Section 37 of the *Planning Act*. While the proposed development exceeds the height and density limits of the Zoning By-law, the application is consistent with the objectives and policies of the Official Plan, and thus constitutes good planning.

The facilities, services and matters to be provided by the owner and that are recommended to be secured in the Section 37 Agreement are as follows:

1. Prior to issuance of an above grade building permit the owner shall make a cash contribution to the City in the indexed amount of \$50,000 to be allocated at the discretion of the Chief Planner and Executive Director, City Planning Division in consultation with the Ward Councillor, toward any one or more of the following:
  - a) Public realm improvements in the Yonge-Eglinton area per the Midtown in Focus Parks, Open Space and Streetscape Plan.
  - b) Local streetscape improvements;
  - c) Local parks improvements; and
  - d) Improvements to local community facilities.

Such amount to be indexed upwardly in accordance with the Statistics Canada Construction Price Index for Toronto, calculated from the date of the Section 37 Agreement to the date the payment is made.

## **Conclusion**

City Planning Staff has reviewed the proposed development and find that it is suitable for the site. The proposal complies with the policies of the Official Plan. Planning staff recommends approval of the proposed Zoning By-law Amendment.

## **CONTACT**

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Tel. No. 416-392-7613  
E-mail: ddriedg@toronto.ca

## **SIGNATURE**

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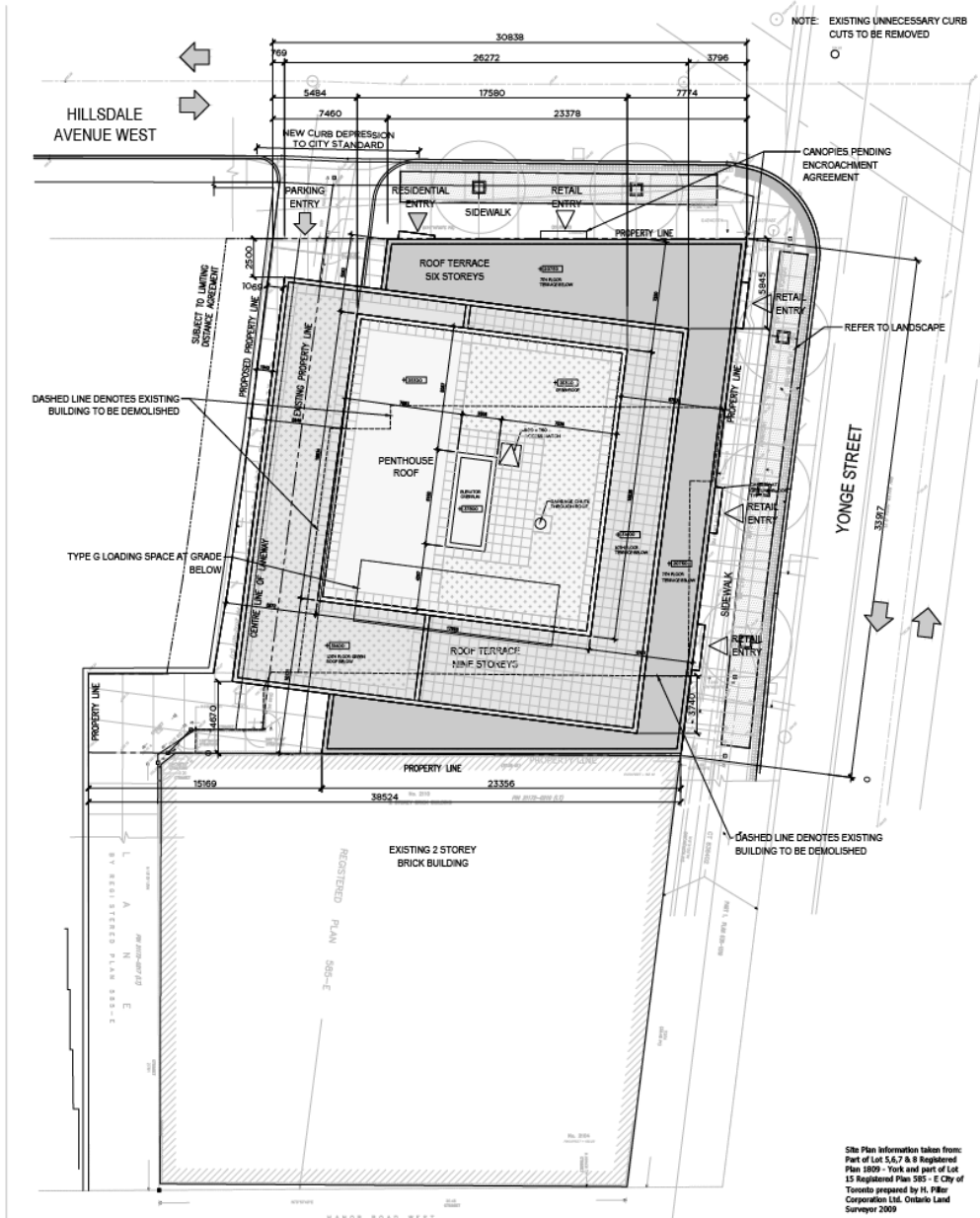
Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

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## **ATTACHMENTS**

- Attachment 1: Site Plan
- Attachment 2: East Elevation
- Attachment 3: West Elevation
- Attachment 4: South Elevation
- Attachment 5: North Elevation
- Attachment 6: Zoning (By-law 438-86)
- Attachment 7: Zoning (By-law 569-2013)
- Attachment 8: Draft Zoning By-law Amendment (By-law 438-86)
- Attachment 9: Draft Zoning By-law Amendment (By-law 569-2013)
- Attachment 10: Application Data Sheet

# Attachment 1: Site Plan



Site Plan Information taken from:  
 Part of Lot 5, 6, 7 & 8 Registered  
 Plan 1809 - York and part of Lot  
 15 Registered Plan 1051 - E City of  
 Toronto prepared by H. Piller  
 Corporation Ltd. Ontario Land  
 Surveyor 2009

## Site Plan

Applicant's Submitted Drawing

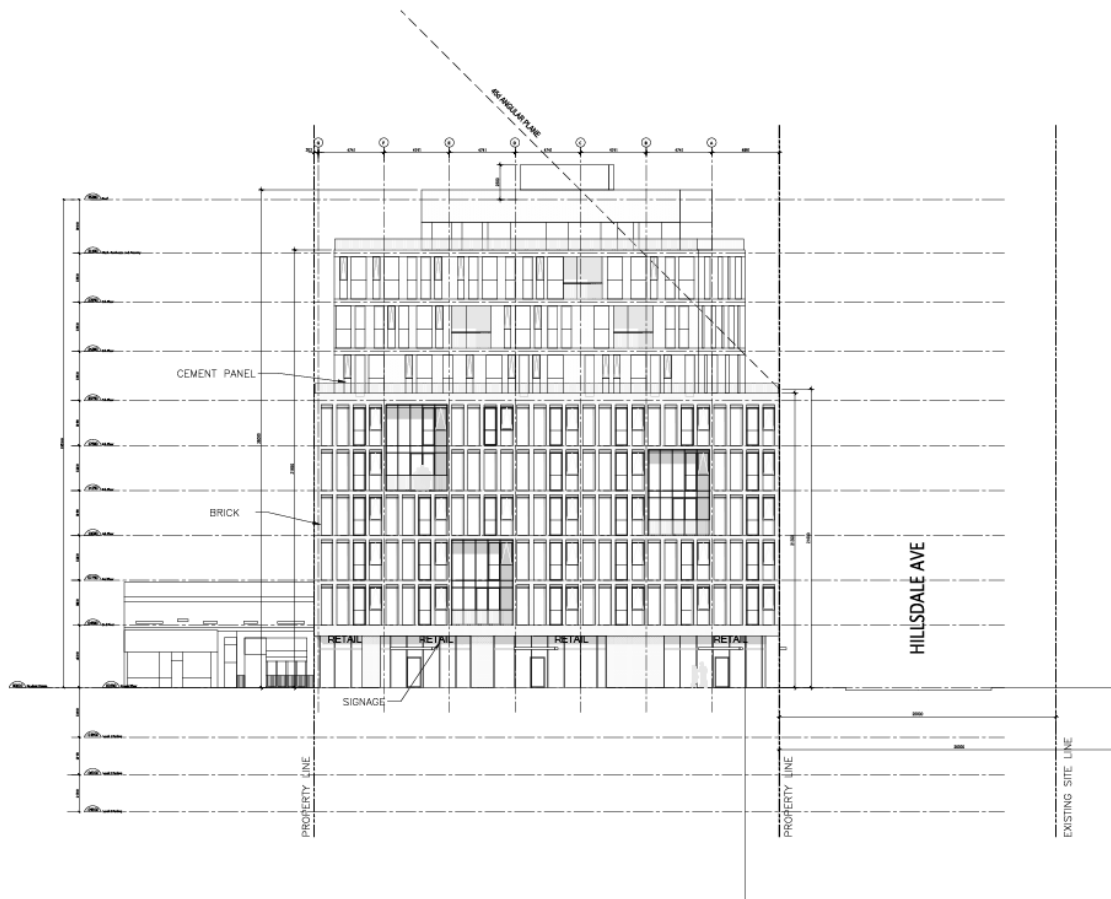
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04/10/2015

## 2112-2114 Yonge Street

File # 10\_140492 STE 22 0Z

## Attachment 2: East Elevation



East Elevation

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**Elevations**

Applicant's Submitted Drawing

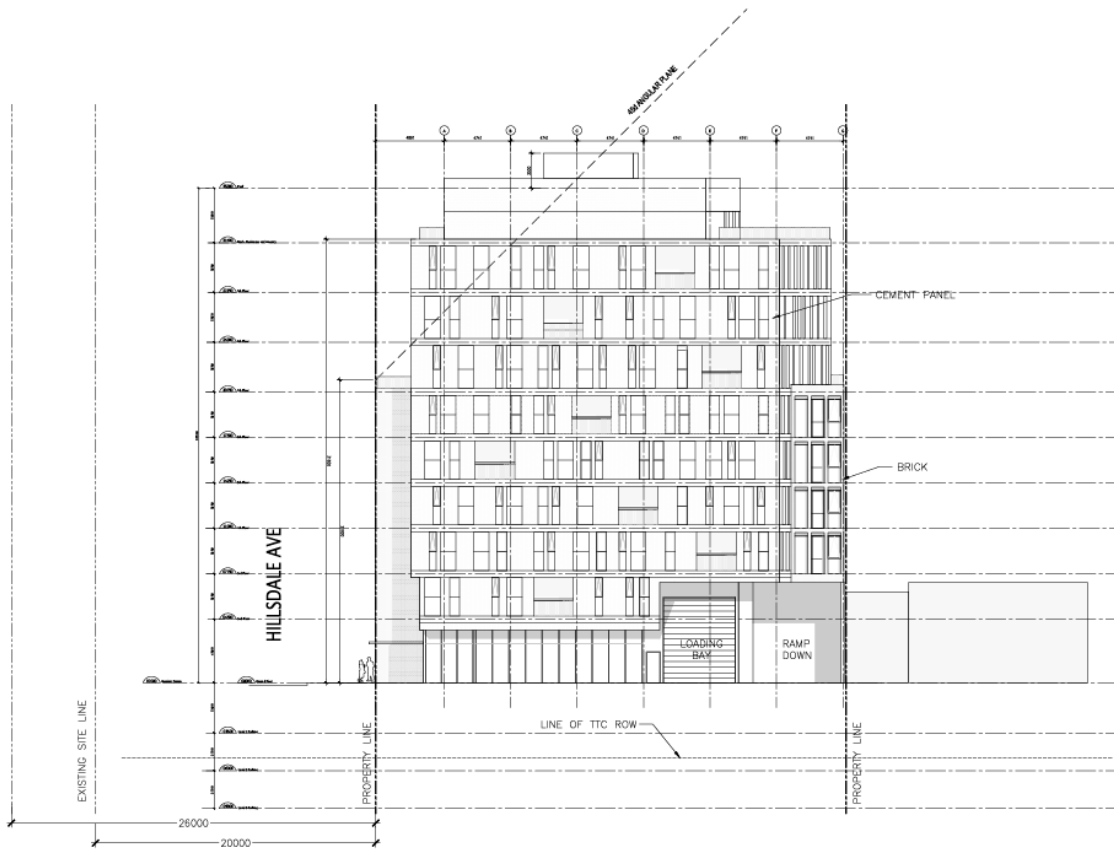
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04/10/2015

**2112-2114 Yonge Street**

File # 10\_140492 STE 22 0Z

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### Attachment 3: West Elevation



West Elevation

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## Elevations

Applicant's Submitted Drawing

Not to Scale  
04/10/2015

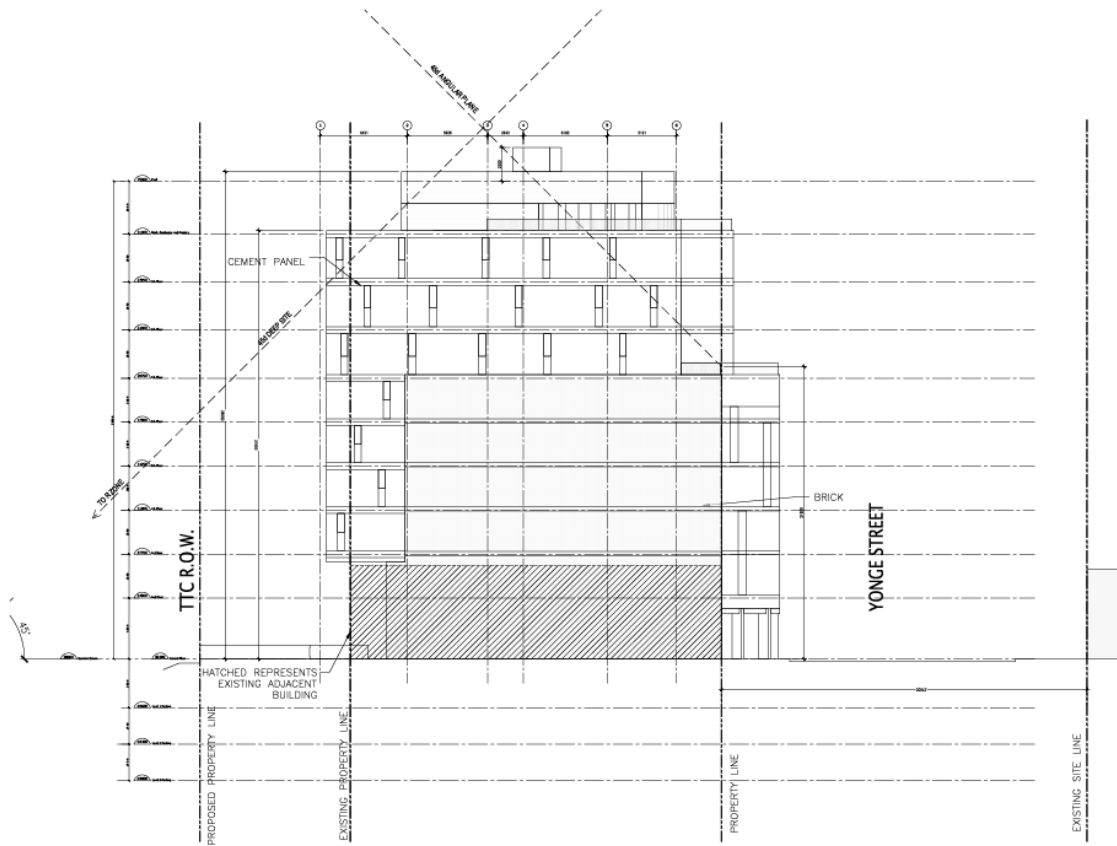
2112-2114 Yonge Street

File # 10\_140492 STE 22 0Z

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# Attachment 4: South Elevation



South Elevation

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## Elevations

Applicant's Submitted Drawing

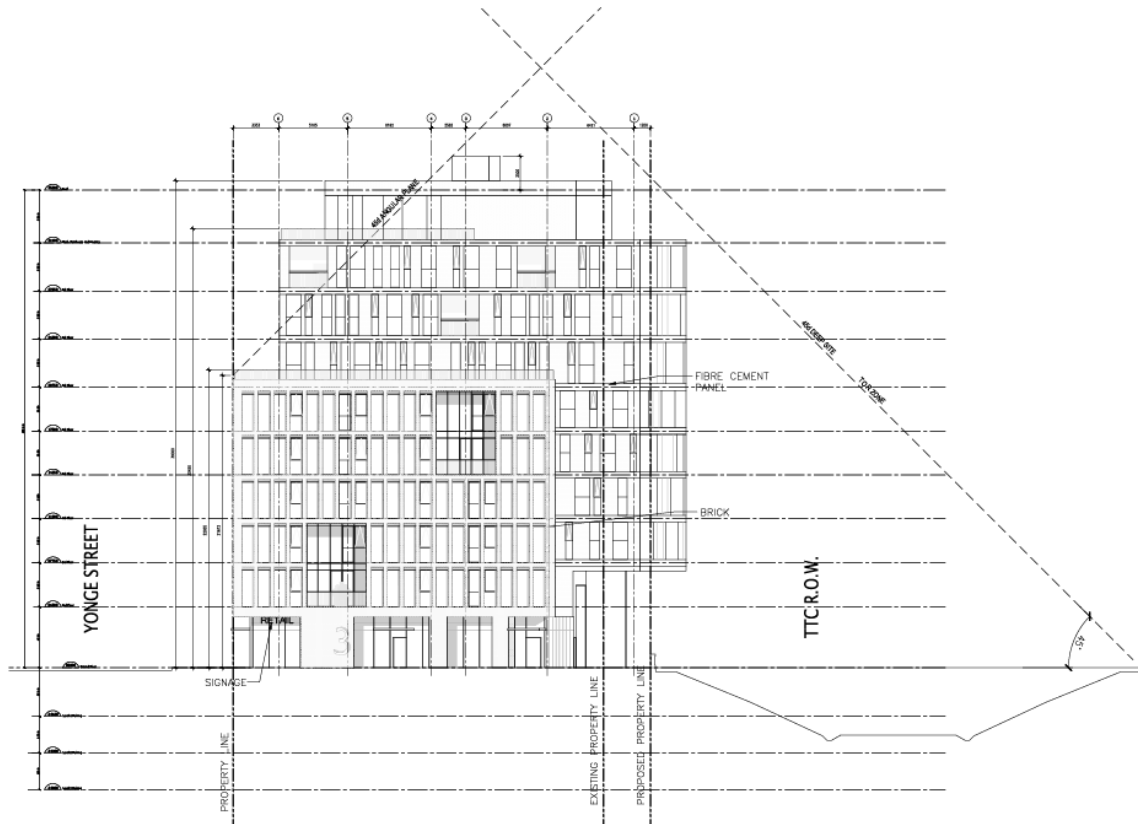
Not to Scale  
04/10/2015

2112-2114 Yonge Street

File # 10\_140492 STE 22 0Z

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# Attachment 5: North Elevation



North Elevation

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## Elevations

Applicant's Submitted Drawing

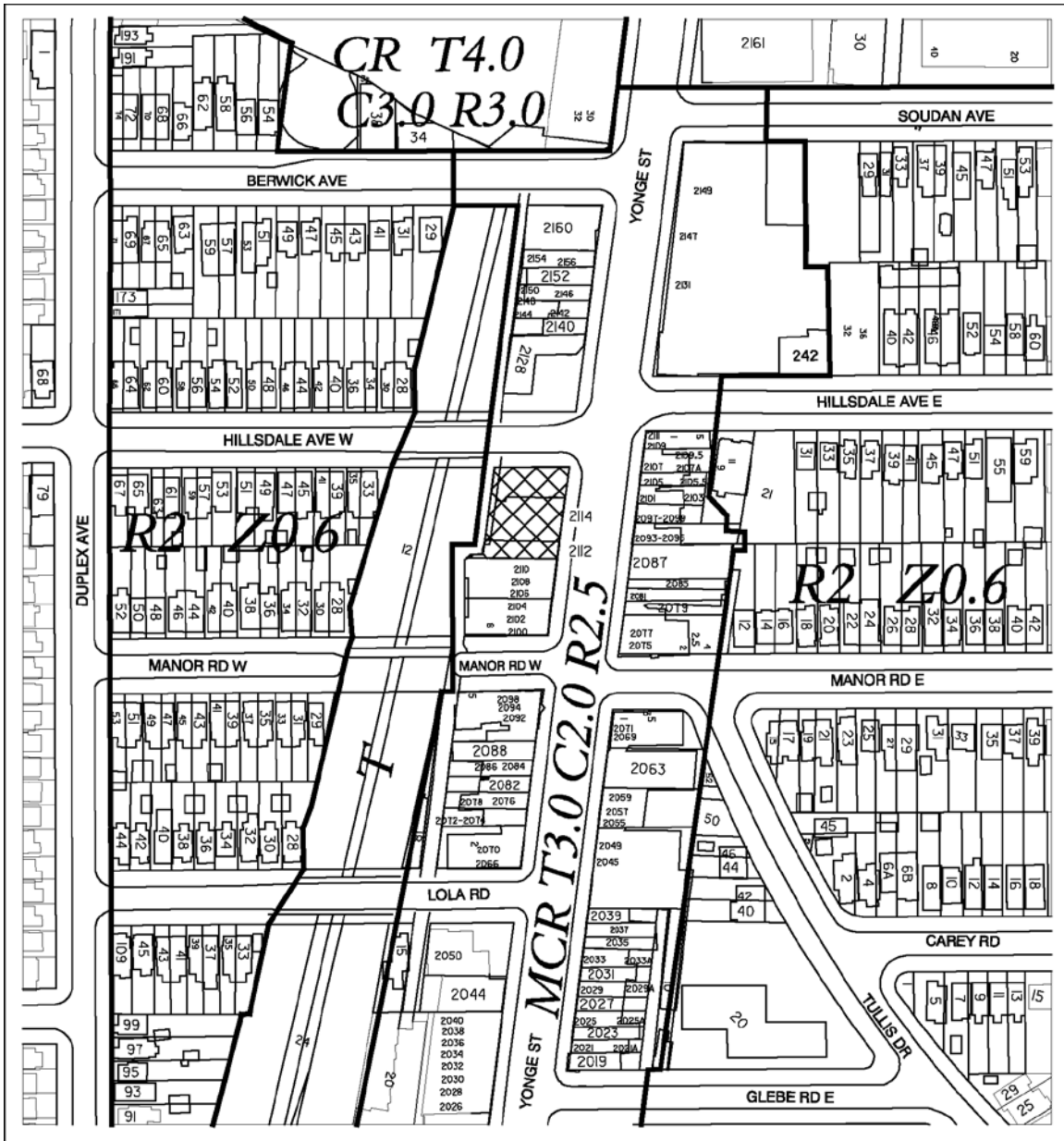
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2112-2114 Yonge Street

File # 10\_140492 STE 22 0Z

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Attachment 6: Zoning (By-law 438-86)



2112 and 2114 Yonge Street

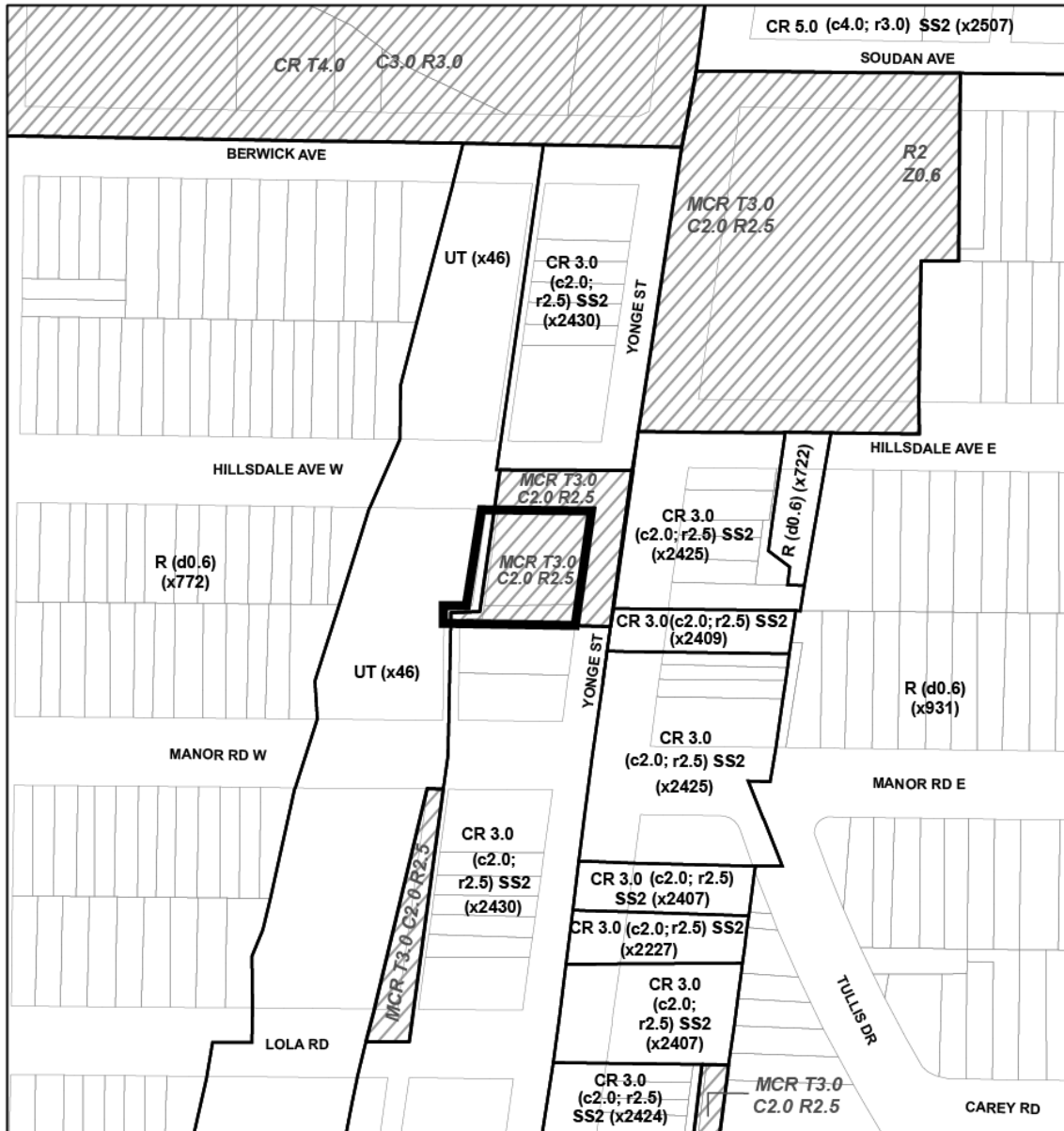
File # 10\_140492

- R2 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District
- T Industrial District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 01/13/11

# Attachment 7: Zoning (By-law 569-2013)



Zoning By-law 569-2013

2112 - 114 Yonge Street

File # 10 140492 STE 22 0Z

Location of Application

R Residential  
CR Commercial Residential

UT Utility and Transportation

See Former City of Toronto Bylaw No. 438-86

CR Mixed-Use District  
MCR Mixed-Use District  
R1 Residential District  
R2 Residential District



Not to Scale  
Extracted: 04/09/2015

**Attachment 8: Draft Zoning By-law Amendment (By-law 438-86)**

Authority:

Enacted by Council:

**CITY OF TORONTO**

**By-Law No. xxx – 2015**

**To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands municipally known in the year 2015 as 2112 and 2114 Yonge Street and a portion of the adjacent lane to the rear of 2112 and 2114 Yonge Street**

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the *Planning Act*, R.S.O.1990, c.P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

WHEREAS the Official Plan for the City of Toronto contains such provisions relating to the authorization of increases in height and density of development;

WHEREAS pursuant to Section 37 of the *Planning Act*, a by-law under Section 34 of the *Planning Act*, may authorize increases in the height or density of development beyond those otherwise permitted by the by-law and that will be permitted in return for the provision of such facilities, services or matter as are set out in the by-law;

WHEREAS subsection 37(3) of the *Planning Act* provides that where an owner of land elects to provide facilities, services and matters in return for an increase in the height or density of development, a municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters;

WHEREAS the owner of the aforesaid lands has elected to provide the facilities, services and matters set out in this By-law; and

WHEREAS Council has required the owner of the aforesaid lands to enter into one or more agreements dealing with certain facilities, services and matters in return for the increases in height and density in connection with aforesaid lands as permitted in this By-law.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. None of the provisions of Section 2(1) with respect to “*grade*”, “*lot*”, and Sections 4(2)(a), 4(12), 4(16), 4(17)(a), 8(3) Part I(1) and (3)(a), Part II 1(b)(ii) and 4(c)(i) and, and 12(2)118(iv) of By-law No. 438-86 of the former City of Toronto, being “A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection

and use of certain buildings and structures in various areas of the City of Toronto” as amended, shall apply to prevent the erection and use of a *mixed-use* building or a *residential building* on the *lot*, provided that:

- (a) the *lot* shall consist of the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law.
- (b) The maximum gross floor area is 7,225 square metres, of which:
  - (i) a maximum of 6,825 square metres of gross floor area may be used for residential uses; and
  - (ii) a maximum of 400 square metres of gross floor area may be used for non-residential uses;
- (c) The minimum yard setbacks for all buildings and structures in metres and the minimum separation distances in metres shall be as set out in Map 2, attached hereto;
- (d) Notwithstanding Section 4 (2) (a) (i) of By-law 438-86, as amended the following elements may exceed the maximum permitted heights as shown on Map 2, subject to the following limitations:
  - (i) elements associated with a green roof – a maximum vertical projection of 0.5 metres above the heights shown on Map 2;
  - (ii) railings – a maximum vertical projection of 1.2 metres above the heights shown on Map 2;
  - (iii) fences, privacy screens – a maximum vertical projection of 2.0 metres above the heights shown on Map 2;
  - (iv) vents, stacks, chimneys – a maximum vertical projection of 3.5 metres above the heights shown on Map 2;
  - (v) parapets – a maximum vertical projection of 1.0 metres above the heights shown on Map 2; and
  - (vi) structures used for outside or open air recreation, safety or wind protection purposes and the structures shall not enclose space so as to constitute a form of penthouse or other room or rooms – a maximum vertical projection of 3.0 metres above the heights shown on Map 2;
- (e) Notwithstanding Section 3(b) of this by-law, the following elements are permitted to project horizontally beyond the heavy lines and building envelopes other than a *lot* line as specified on Map 2, subject to the following limitations:
  - (i) eaves, cornices, window sills, landscape features, wheelchair ramps, light fixtures, stairs and stair enclosures, balustrades, guardrails, bollards – no limitations; and
  - (ii) awnings, canopies – a maximum of 1.5 metres beyond the exterior of the wall to which such awnings and canopies are attached;

- (f) Notwithstanding Section 4(12), a minimum of 315 square metres of *residential amenity space* shall be provided on the *lot* of which:
    - (i) at least 150 square metres of *residential amenity space* is located indoors;
    - (ii) at least 40.0 square metres of the *residential amenity space* located outdoors must be adjoining or directly accessible to *residential amenity space* located indoors; and
    - (iii) no more than 25% of the *residential amenity space* located outdoors may be provided as a green roof;
  
  - (g) Notwithstanding Section 12(2)118(iv), *parking spaces* for residents on the *lot* must be provided and maintained in accordance with the following minimum standards:
    - (i) 0.5 *parking spaces* for each *bachelor dwelling unit*; or *one-bedroom dwelling unit*;
    - (ii) 0.75 *parking spaces* for each two or more *bedroom dwelling unit*;
    - (iii) 0.06 *parking spaces* for each *dwelling unit* for shared use by residential and non-residential visitors;
    - (iv) where the calculation of the required number of *parking spaces* results in a number containing a fraction, the number is rounded down to the nearest whole number, but there may not be less than a requirement of one *parking space*;
  
  - (h) Notwithstanding Section 4(17)(a), a maximum of 20 *parking spaces* may have a width of 2.6 metres when obstructed on one side; and
2. For the purposes of this By-law, each word or expression that is italicized in the By-law shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended, with the exception of the following terms:
- (i) *grade* shall mean 154.79 metres Canadian Geodetic Datum;
  - (ii) *lot* shall mean the parcel of land outlined by heavy lines on Map 1 and known municipally as 2112 and 2114 Yonge Street, and a portion of the adjacent lane to the rear of 2112 and 2114 Yonge Street, in the year 2015;
  - (iii) *temporary sales office* shall mean an office, *showroom* or sales trailer used exclusively for the initial sale and/or initial leasing of *dwelling units* or non-residential units to be erected on the *lot*.
3. Pursuant to Section 37 of the Planning Act and subject to compliance with this By-law, the increase in height and density of development on the lot contemplated herein is permitted in return for the provision by the owner, at the owner's expense, of the facilities, services

and matters set out in Schedule 1 hereof which are secured by one or more agreements pursuant to Section 37(3) of the Planning Act that are in a form and registered on title to the lot, to the satisfaction of the City Solicitor.

4. Where Schedule 1 of this By-law requires the owner to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same.
5. The owner shall not use, or permit the use of, a building or structure erected with an increase in height and density pursuant to this By-law unless all provisions of Schedule 1 are satisfied.
6. None of the provisions of By-law 438-86, as amended, shall apply to prevent a *temporary sales office* on the *lot* as of the date of the passing of this By-law.
7. Despite any future severance, partition or division of the *lot* as shown on Map 1, the provisions of this By-law shall apply as if no severance, partition or division occurred.
8. Within the lands delineated by heavy lines on Map 1 attached, no persons shall use any land or erect or use any building or structure on the lot unless the following municipal services are provided to the lot line and the following provisions are complied with:
  - (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
  - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.



## Schedule "1"

The facilities, services and matters set out below are required to be provided to the City at the owner's expense in return for the increase in height and density of the proposed development on the lands as shown in Diagram 1 in this By-law and secured in an agreement or agreements under Section 37(3) of the Planning Act whereby the owner agrees as follows:

- (1) Prior to issuance of an above grade building permit the owner shall make a cash contribution to the City in the amount of \$50,000 to be allocated at the discretion of the Chief Planner and Executive Director, City Planning Division in consultation with the Ward Councillor, toward any one or more of the following:
  - a) Public realm improvements in the Yonge-Eglinton area per the Midtown in Focus Parks, Open Space and Streetscape Plan.
  - b) Local streetscape improvements;
  - c) Local parks improvements;
  - d) Improvements to local community facilities.

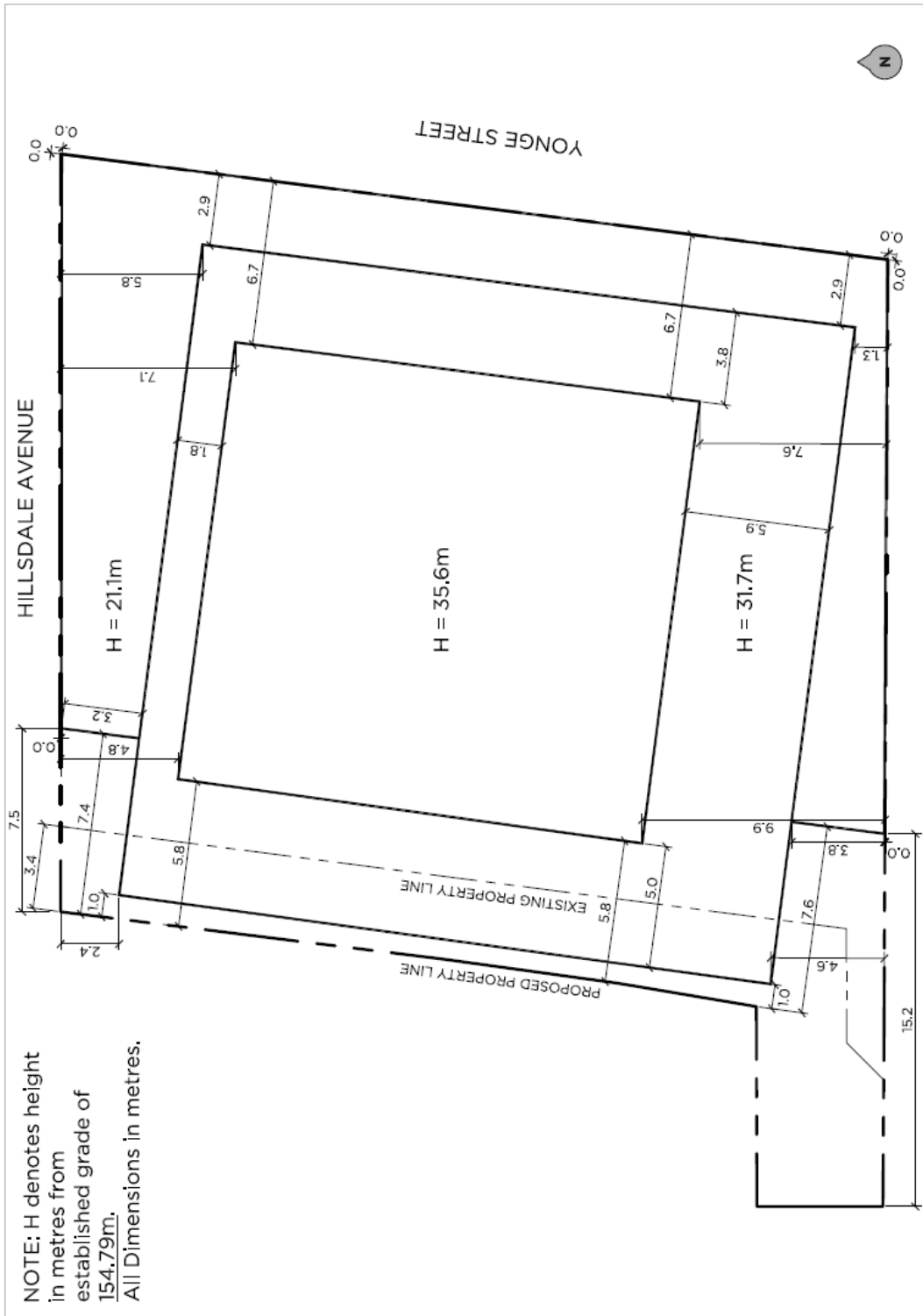
Such amount to be indexed upwardly in accordance with the Statistics Canada Construction Price Index for Toronto, calculated from the date of the Section 37 Agreement to the date the payment is made.

- (2) In the event the cash contribution(s) referred to in Section 1 has not been used for the intended purpose within three (3) years of this By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director of City Planning, in consultation with the local Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.
- (3) The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
  - i. The owner shall pay for and construct any improvements to the municipal infrastructure in connection with the Functional Servicing and Stormwater Management Report, as accepted by the Executive Director of Engineering and Construction Services, should it be determined that improvements to such infrastructure is required to support this development.
  - ii. Prior to the issuance of any building permit for the site, including shoring and excavation, the owner shall have obtained title to the lands shown on Map 1 as "Lane to be purchased by Applicant";

- iii. Prior to the issuance of any building permit for the site, the owner shall provide an Overland flow route easement to the satisfaction of the Executive Director,







MAP 2

**Attachment 9: Draft Zoning By-law Amendment (By-law 569-2013)**

Authority: Toronto and East York Community Council Item ##, as adopted by City of Toronto Council on ~, 20~

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. XXXX-2015**

**To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2015 as, 2112-2114 Yonge Street**

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the authorization of increases in height and density of development; and

Whereas pursuant to Section 37 of the *Planning Act*, a by-law under Section 34 of the *Planning Act*, may authorize increases in the height and density of development beyond those otherwise permitted by the by-law and that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law; and

Whereas subsection 37(3) of the *Planning Act* provides that where an owner of land elects to provide facilities, services and matters in return for an increase in the height or density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters;

Whereas the owner of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out; and

Whereas the increase in height and density permitted beyond that otherwise permitted on the aforesaid lands by By-law No. 569-2013 as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law which is secured by one or more agreements between the owner of the land and the City of Toronto;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.

3. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR 6.7 (C0.37; R6.34 ) SS2 (x23) as shown on Diagram 2 attached to this By-law; and
4. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Section 995.10.1, and applying the following Policy Area "PA3" label to these lands, as shown on Diagram 3 attached to this Bylaw; and
5. Zoning By-law No. 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map in Section 995.20.1, and applying the following height and storey label (HT 16.0) to these lands, as shown on Diagram 4 attached to this Bylaw; and
6. Zoning By-law No. 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the Rooming House Overlay Map in Section 995.40.1, and applying the following Rooming House label of "B3" to these lands as shown on Diagram 5 attached to this Bylaw; and
7. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number [23] so that it reads:

**Exception CR [23]**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 2112-2114 Yonge Street, if the requirements of by-law (clerks to insert by-law number) are complied with, none of the provisions of; 5.10.40.70(2); 40.10.40.50(1); 40.10.40.60; 40.10.40.70(2); 200.5.1.10(2)(A)(iv); 200.5.10.1; Table 200.5.10.1; 230.5.1.10(9); 230.5.10.1(1); 230.5.10.1(1); Table 230.5.10.1(1); 230.5.10.1(5) apply to prevent the use or erection of a **mixed use building** that complies with the following:
  - (i) the **lot** comprises the lands delineated by heavy lines on Diagram 1 of Bylaw (clerks to insert by-law number);
  - (ii) The **gross floor area** of the **mixed use building** does not exceed 7,200 square metres;
  - (iii) a maximum of 80 **dwelling units** are permitted;

- 
- (iv) no portion of any **building** or **structure** erected or used above grade on the **lot** may exceed the height limits above grade in metres specified by the numbers following the symbol “HT” as shown on Diagram 6 of By-law (clerks to insert by-law number);
  - (v) no portion of any **building** or **structure** erected or used above grade is located otherwise than wholly within the areas delineated by heavy lines as shown on Diagram 6 of By-law (clerks to insert by-law number);
  - (vi) nothing in (v) and (vi) above can prevent the following elements from projecting beyond the heavy lines and above the heights shown on Diagrams 6 of By-law (clerks to insert by-law number):
    - (a) eaves, canopies, cornices, lighting fixtures, awnings, fences and safety railings, architectural features, parapets, trellises, balustrades, window sills, window washing equipment, privacy screens, mechanical and architectural screens, guardrails, chimneys, vents, stacks, terraces, platforms, transformer vaults, wheelchair ramps, retaining walls, landscape features, ornamental structures, walkways, stairs, covered stairs and or stair enclosures associated with an entrance or exit from an underground parking garage, underground garage ramps and their associated **structures**, stair landings, planters, and public art features, elevator overruns and elements or structures on the roof of the **building** used for outside or open air recreation, green roof, safety or wind protection purposes; and
  - (vii) **amenity space** must be provided at a minimum rate of:
    - (a) 2.0 square metres per **dwelling unit** of outdoor **amenity space**;
    - (b) 1.88 square metres per **dwelling unit** of indoor **amenity space**.
  - (viii) **parking spaces** for the **mixed use building** must be provided and maintained on the **lot** in accordance with the following:
    - (a) a minimum of 0.6 **parking spaces** per bachelor **dwelling unit** or one bedroom **dwelling unit**;
    - (b) a minimum of 0.75 **parking spaces** per two or more bedroom **dwelling unit**;
    - (c) a minimum of 0.06 **parking spaces** per **dwelling unit** for visitors to the building;
    - (d) where the calculation of the required number of **parking spaces** results in a number containing a fraction, the number is rounded down to the nearest whole number, but there may not be less than a requirement of one **parking space**;



- (f) no **parking spaces** are required for the first 400 square metres of **retail store gross floor area**; and
  - (g) a minimum of 1.0 **parking spaces** for each additional 100 square metres of **gross floor area** for **retail store** beyond the first 400 square metres;
- (ix) A maximum of 20 **parking spaces** may have a width of 2.6 metres when obstructed on one side;
- (x) **bicycle parking spaces** for the **mixed use building** must be provided and maintained on the **lot** in accordance with the following:
- (i) a minimum of 0.8 “long term” **bicycle parking spaces** for each **dwelling unit**;
  - (ii) a minimum of 0.2 “short term” **bicycle parking spaces** for each **dwelling unit**; and
  - (iii) a minimum of 2 **bicycle parking spaces** for non-residential uses.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

## 8. Section 37 Provisions

- (A) Pursuant to Section 37 of the Planning Act, and subject to compliance with this By-law, the increase in height and density of the development is permitted beyond that otherwise permitted on the lands shown on Diagram 1 in return for the provision by the owner, at the owner's expense of the facilities, services and matters set out in Schedule A hereof and which are secured by one or more agreements pursuant to Section 37(3) of the Planning Act that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor.
- (B) Where Schedule A of this By-law requires the owner to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same.
- (C) The owner shall not use, or permit the use of, a building or structure erected with an increase in height and density pursuant to this By-law unless all provisions of Schedule A are satisfied.

Enacted and passed on month ##, 20##

Name,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of City)

**SCHEDULE A**  
**Section 37 Provisions**

**The facilities, services and matters set out below are required to be provided to the City at the owner's expense in return for the increase in height and density of the proposed development on the lands as shown in Diagram 1 in this By-law and secured in an agreement or agreements under Section 37(3) of the Planning Act whereby the owner agrees as follows:**

- (1) Prior to issuance of an above grade building permit the owner shall make a cash contribution to the City in the amount of \$50,000 to be allocated at the discretion of the Chief Planner and Executive Director, City Planning Division in consultation with the Ward Councillor, toward any one or more of the following:
  - a) Public realm improvements in the Yonge-Eglinton area per the Midtown in Focus Parks, Open Space and Streetscape Plan.
  - b) Local streetscape improvements;
  - c) Local parks improvements;
  - d) Improvements to local community facilities.

Such amount to be indexed upwardly in accordance with the Statistics Canada Construction Price Index for Toronto, calculated from the date of the Section 37 Agreement to the date the payment is made.

- (2) In the event the cash contribution(s) referred to in Section 1 has not been used for the intended purpose within three (3) years of this By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director of City Planning, in consultation with the local Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.
- (3) The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
  - i. The owner shall pay for and construct any improvements to the municipal infrastructure in connection with the Functional Servicing and Stormwater Management Report, as accepted by the Executive Director of Engineering and Construction Services, should it be determined that improvements to such infrastructure is required to support this development.
  - ii. Prior to the issuance of any building permit for the site, including shoring and excavation, the owner shall have obtained title to the lands shown on Diagram 1 as "Lane to be purchased by Applicant";

- iii. Prior to the issuance of any building permit for the site, the owner shall provide an Overland flow route easement to the satisfaction of the Executive Director, Engineering and Construction Services.







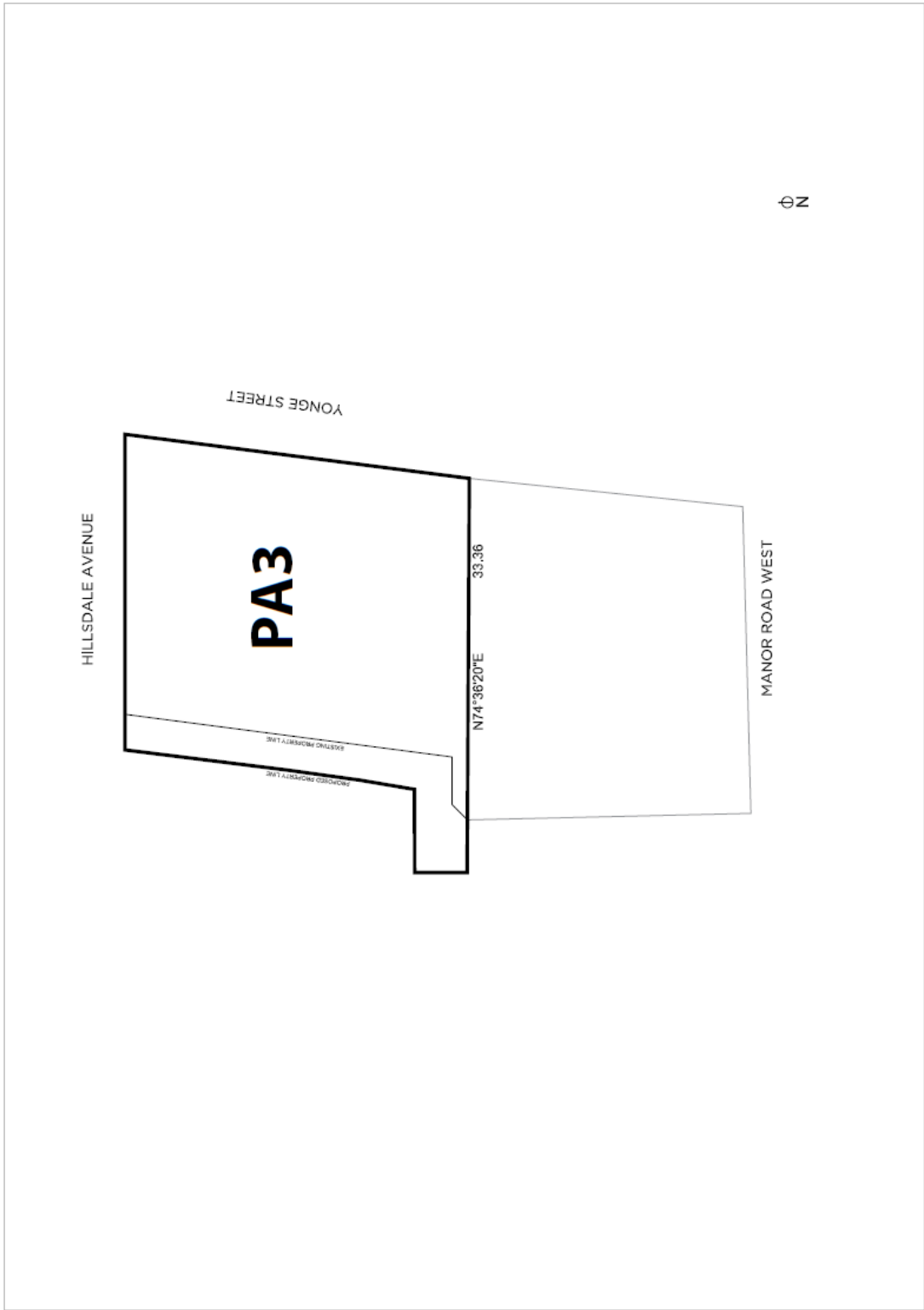


Diagram 3

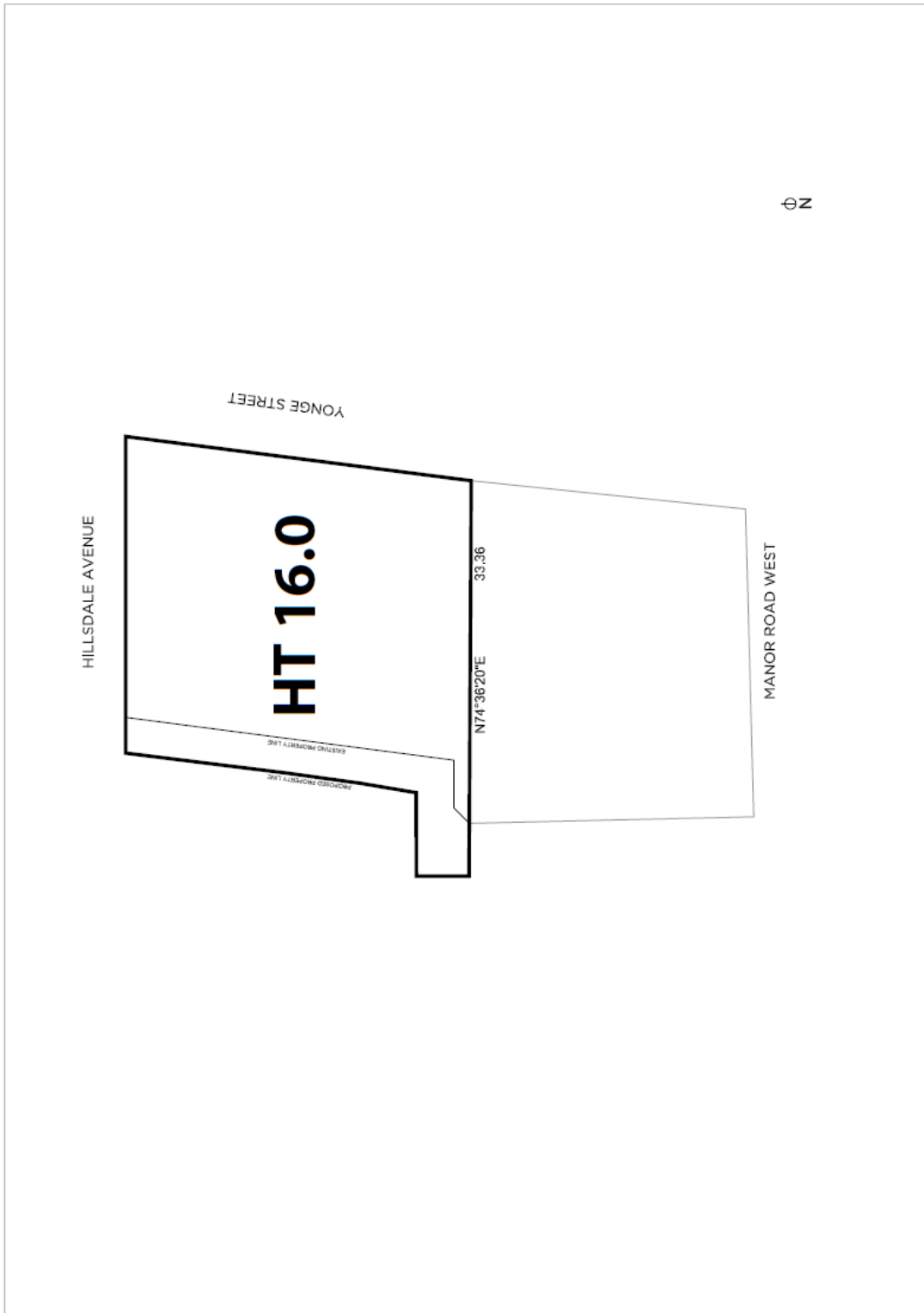


Diagram 4



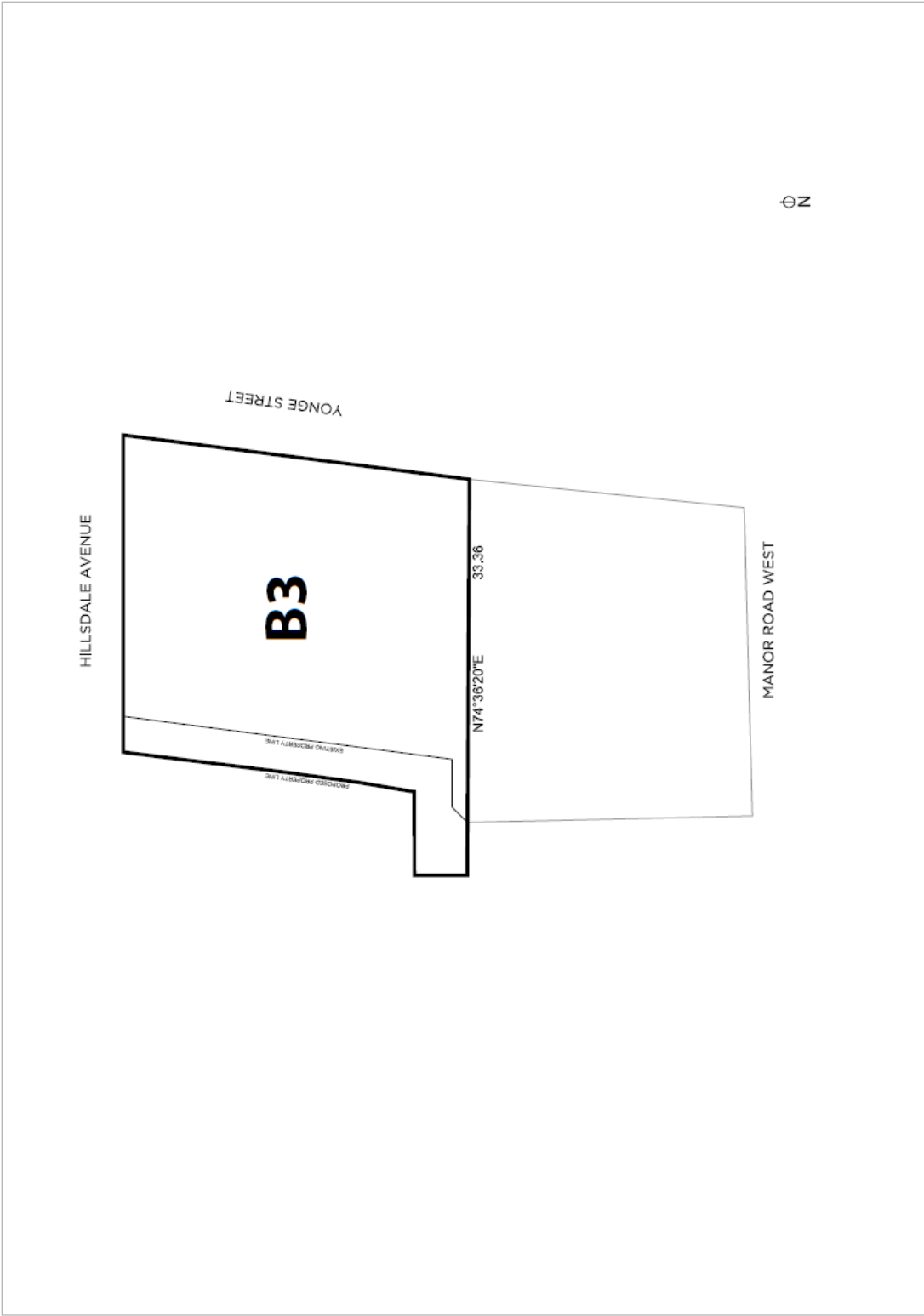


Diagram 5



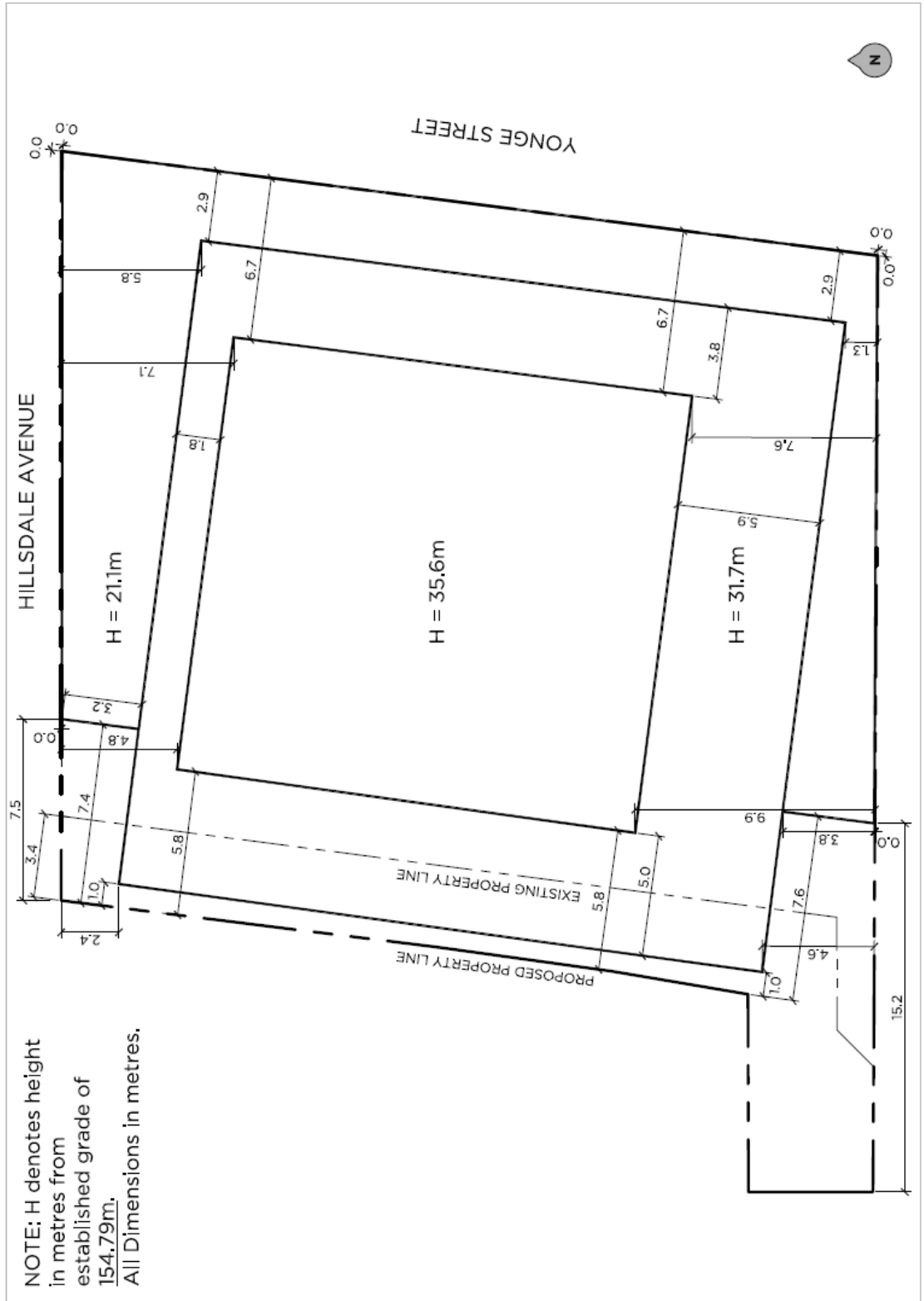


Diagram 6

## Attachment 10: Application Data Sheet

Application Type	Rezoning	Application Number:	10 140492 STE 22 OZ
Details	Rezoning, Standard	Application Date:	March 26, 2010
Municipal Address:	2112-2114 YONGE ST		
Location Description:	PL 585E PT LT15 **GRID S2203		
Project Description:	Rezoning application for both 2112 and 2114 Yonge st. Planning application for construction of a 10-storey mixed use building - 80 residential units - 3 levels below grade parking - 60 parking spaces in total – 387 square metres of retail space on ground floor.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
R E Millward & Associates Limited, 10 Price Street, Suite 200, Toronto ON, M4W 1Z4	R E Millward & Associates Limited, 10 Price Street, Suite 200, Toronto ON, M4W 1Z4	RAW, 405-317 Adelaide Street West, Toronto ON, M5V 1P9	1673688 Ontario Limited, 2114 Yonge Street, Toronto ON, M4S 2A5

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Yonge Eglinton Secondary Plan
Zoning:	MCR T3.0 C2.0 R2.5 (By-law 438-86) UT (By-law 569-2013)	Historical Status:	No
Height Limit (m):	16	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	927.4	Height:	Storeys:	10
Frontage (m):	33.9		Metres:	35.3
Depth (m):	27.4			
Total Ground Floor Area (sq. m):	642.9			<b>Total</b>
Total Residential GFA (sq. m):	6795		Parking Spaces:	60
Total Non-Residential GFA (sq. m):	387		Loading Docks	1
Total GFA (sq. m):	7,182			
Lot Coverage Ratio (%):	69.3			
Floor Space Index:	6.7			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	6,795	0
Bachelor:	0	Retail GFA (sq. m):	387	0
1 Bedroom:	49	Office GFA (sq. m):	0	0
2 Bedroom:	31	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	80			

**CONTACT:**            **PLANNER NAME:**            **David Driedger, Planner**  
**TELEPHONE:**            **(416) 392-7613**