

289 and 291 The Kingsway and 1 to 7 St. Stevens Court - Zoning By-law Amendment and Rental Housing Demolition and Conversion Applications - Preliminary Report

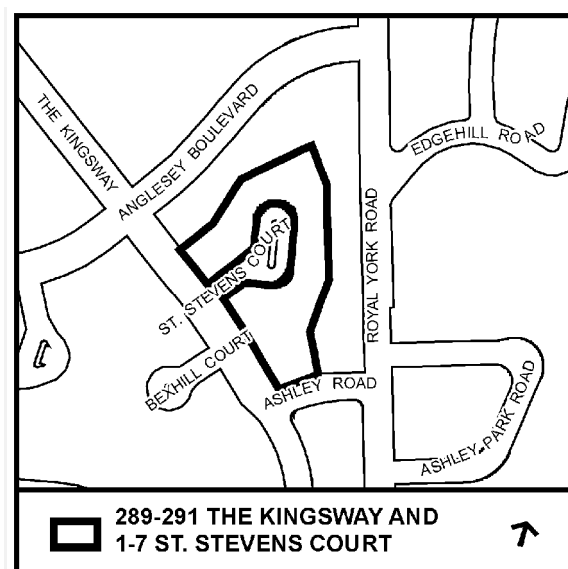
Date:	August 23, 2013
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 4 – Etobicoke Centre
Reference Number:	13 164210 WET 04 OZ and 13 164266 WET 04 RH

SUMMARY

These applications propose to replace five existing 3.5 storey rental apartment buildings, which currently contain 156 rental units, with six new residential apartment buildings of mixed tenure ranging in height from 6 to 16-storeys and to maintain the existing 17-storey, 73 unit rental apartment building at 289 The Kingsway.

A total of 603 new units are proposed, of which 162 units would be replacement rental units and 52 units are proposed as senior rental units. Also proposed are 350 condominium units and 39 seniors' condominium units. The total gross floor area of the entire project (including the retained building at 289 The Kingsway) would be 58,529 m² with an overall floor space index of 3.76 times the area of the lot.

An application for Rental Housing Demolition and Conversion under Section 111 of the *City of Toronto Act* (Chapter 667 of the Municipal Code) has been submitted



with the rezoning application for the subject property.

This report provides preliminary information on the above-noted applications and seeks Community Council's direction on further processing of the applications and the consultation process.

It is intended that a community consultation meeting be scheduled by staff in consultation with the Ward Councillor in the fourth quarter of this year.

When considering the proposed redevelopment of the Humbertown Shopping Centre on June 11, 2013, City Council directed "the Chief Planner and Executive Director, City Planning, to initiate a Secondary Plan process covering all of the mixed use and apartment neighbourhood lands in the vicinity of the Humbertown Shopping Centre, and a further report be submitted by Planning staff to the September 10, 2013 meeting of the Etobicoke York Community Council setting out a work plan, budget, and schedule for completing such a review."

A Final Report and Public Meeting under the *Planning Act* to consider these applications is targeted for early 2015 subject to the completion of the City Council directed Secondary Plan review for the area and provided any required information is submitted by the applicant in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Planning staff be directed to review the application to amend the Etobicoke Zoning Code for the subject lands concurrently and in the context of the City Council directed Humbertown Secondary Plan Area review.
2. Planning staff be directed to review the application for the demolition of rental housing and rental housing replacement for the subject lands concurrently and in the context of the City Council directed Humbertown Secondary Plan Area review.
3. Planning staff be directed to hold a community consultation meeting on the development applications in the fourth quarter of this year by:
 - i) Scheduling a community consultation meeting for the lands at 289 and 291 The Kingsway and 1 to 7 St. Stevens Court together with the Ward Councillor.
 - ii) Providing notice for the community consultation meeting and notice be given to landowners and residents within 120 metres of the site.

- iii) Providing notice for the public meeting under the *Planning Act* and notice be given according to the regulations under the *Planning Act*.
4. Upon completion of the City Council directed Humbertown Secondary Plan Area review, Planning staff be directed to schedule a further public consultation on the development applications, if required, with notice to be given to all interested parties to the development applications and the City Council directed Secondary Plan review.
5. Planning staff be directed to submit a Final Report on these applications to Etobicoke York Community Council when the City Council directed Humbertown Secondary Plan review is completed.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on October 11, 2012 to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant is proposing to retain the existing 17-storey rental apartment building and to demolish five 3.5 storey rental apartment buildings and replace them with six new residential apartment buildings having heights ranging from 6 to 16-storeys (Attachment 1) that will contain rental replacement units.

The redevelopment of this site would result in a mix of new apartment buildings containing 162 rental replacement units, 52 senior rental units, 350 condominium units and 39 seniors' condominium units, in addition to the 73 rental units that would be retained.

St. Stevens Court would provide vehicular access to the new buildings. St. Stevens Court connects directly to The Kingsway approximately 100 metres southeast of the Anglesey Boulevard/The Kingsway intersection. Vehicular access to 289 The Kingsway would continue to be provided from Ashley Road.

Approximately 646 vehicle parking spaces are proposed in a two level underground parking garage, as well as 388 bicycle parking spaces.

The proposed unit counts, gross floor area and building heights are provided in Table A below:

Table A

	Unit Count	Gross Floor Area	Height
Building A	142	12,990 m ²	16-storey (55.3 metres)
Building B1	129	9,709 m ²	12-storey (39.6 metres)
Building B2	79	6,474 m ²	8-storey (27.8 metres)
Building C1	52	4,294 m ²	6-storey (22.9 metres)
Building C2	39	3,869 m ²	6-storey (22.9 metres)
Building D	162	12,217 m ²	11-storey (39.6 metres)
Existing Building – 289 The Kingsway	73 (retained)	8,976 m ²	17-storey (approx. 54.1 metres)
Total	676	58,529 m ²	

Site and Surrounding Area

The lands subject to these applications are approximately 1.55 ha in size and slope easterly towards the Humber River Valley system. The site is irregular in shape with frontage of approximately 186 m on The Kingsway (including the St. Stevens Court right-of-way).

There are presently six rental apartment buildings located on the lands containing 229 units, as follows:

- 289 The Kingsway – 17-storey building with 73 units.
- 291 The Kingsway – 3.5 storey building with 29 units.
- 7 St. Stevens Court – 3.5 storey U-shaped building with 26 units.
- 5 St. Stevens Court – 3.5 storey L-shaped building with 41 units.
- 3 St. Stevens Court – 3.5 storey building with 24 units.
- 1 St. Stevens Court – 3.5 storey U-shaped building with 36 units.

Surrounding land uses are as follows:

- North: 2.5 and 3.5 storey brick apartment buildings and a 1-storey parking garage on Anglesey Boulevard.
- South: Humbertown Shopping Centre. Further south are single detached dwellings.
- East: Two-storey detached houses on Royal York Road. Further east on Edgehill and Ashley Park Roads are single detached homes.
- West: 3.5-storey apartment buildings (Bexhill Crescent Apartments and 290-292 The Kingsway). Further west, the area is predominantly comprised of single detached homes.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

Policy 1.1.3.3 of the PPS states that Planning authorities shall identify and promote opportunities for *intensification* and *redevelopment* where this can be accommodated taking into account existing building stock and the availability of suitable existing or planned *infrastructure* and *public service facilities* required to accommodate project needs.

Policy 1.1.3.7 further states that new development taking place in *designated growth areas* should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, *infrastructure* and *public service facilities*.

The PPS also requires that planning authorities shall provide an appropriate range of housing types and densities to meet projected requirements of current and future residents (Policy 1.4.3) by:

- a) establishing and implementing minimum targets for the provision of housing which is *affordable* to *low and moderate income households*.
- b) permitting and facilitating:
 - 1. all forms of housing required to meet the social, health and well-being requirements of current and future residents; and
 - 2. all forms of *residential intensification* and *redevelopment* in accordance with policy 1.1.3.3

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.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The lands are designated *Apartment Neighbourhoods* on Map 14 – Land Use Plan in the Official Plan. *Apartment Neighbourhoods* are comprised of 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. This designation does not anticipate significant growth within these areas, however compatible infill development may be permitted on a site containing an existing apartment building that has sufficient underutilized space to accommodate one or more new buildings while providing good quality of life for both new and existing residents. The Plan includes criteria that direct the form and quality of development in this land use designation.

The Official Plan criteria to evaluate development in *Apartment Neighbourhoods* is set out in Policy 4.2.2 and Policy 4.2.3.

Policy 4.2.2 states that: "Development in *Apartment Neighbourhoods* will contribute to the quality of life by:

- a) locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale *Neighbourhoods*;
- b) locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, particularly during the spring and fall equinoxes;
- c) locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- d) including sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- e) locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences;
- f) providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development;
- g) providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces; and
- h) providing buildings that conform to the principles of universal design, and wherever possible contain units that are accessible or adaptable for persons with physical disabilities."

Policy 4.2.3 states that: "Significant growth is generally not intended within developed *Apartment Neighbourhoods*. However, compatible infill development may be permitted on a site containing an existing apartment that has sufficient underutilized space to accommodate one or more new buildings while providing good quality of life for both new and existing residents. Infill development that may be permitted on a site containing an existing apartment building will:

- a) meet the development criteria set out in Section 4.2.2 for apartments;
- b) maintain an appropriate level of residential amenity on the site;

- c) create a community benefit for existing residents on the site;
- d) maintain adequate sunlight, privacy and areas of landscaped open space for both new and existing residents;
- e) organize development on the site to frame streets, parks and open spaces in good proportion, provide adequate sky views from the public realm, and create safe and comfortable open spaces;
- f) front onto and provide pedestrian entrances from an adjacent public street wherever possible;
- g) provide adequate on-site, below grade, shared vehicular parking for both new and existing development, with any surface parking appropriately screened;
- h) preserve and/or replace important landscape features and walkways and create such features where they did not previously exist;
- i) consolidate loading, servicing and delivery facilities; and
- j) preserve or provide adequate alternative on-site recreational space for residents."

The Healthy Neighbourhoods policies of the Official Plan (Policy 2.3.1.2) identify that development in *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods* will:

- a) be compatible with those *Neighbourhoods*;
- b) provide a gradual transition of scale and density, as necessary to achieve the objectives of the Plan through stepping down of buildings towards and setbacks from those *Neighbourhoods*;
- c) maintain adequate light and privacy for residents in those *Neighbourhoods*; and
- d) attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*.

The Housing policies of the Official Plan (Policy 3.2.1.1, 3.2.1.5 and 3.2.1.6) also apply to this proposal.

Policy 3.2.1.1 states that a full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods, will be provided and maintained to meet the current and future needs of residents. A full range of housing includes: ownership and rental housing, affordable and mid-range rental and ownership.

Policy 3.2.1.5 further states that significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development:

- a) will secure as rental housing, the existing rental housing units which have affordable rents and mid-range rents; and

- b) may secure any needed improvements and renovations to the existing rental housing, in accordance with and subject to Section 5.1.1 of the Plan, without pass-through of such costs in the rents to tenants.

Policy 3.2.1.6 maintains that new development that would have the effect of removing all or part of a private building or related group of buildings, and would result in the loss of six or more rental housing units will not be approved unless:

- a) all of the rental housing units have rents that exceed mid-range rents at the time of application, or
- b) in cases where planning approvals other than site plan are sought, the following are secured:
 - i) at least the same number, size and type of rental housing units are replaced and maintained with rents similar to those in effect at the time the redevelopment application is made;
 - ii) for a period of at least 10 years, rents for replacement units will be the rent at first occupancy increased annually by not more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time; and
 - iii) an acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship, or
- c) in Council's opinion, the supply and availability of rental housing in the City has returned to a healthy state and is able to meet the housing requirements of current and future residents. This decision will be based on a number of factors, including whether:
 - i) rental housing in the City is showing positive, sustained improvement as demonstrated by significant net gains in the supply of rental housing including significant levels of production of rental housing, and continued projected net gains in the supply of rental housing;
 - ii) the overall rental apartment vacancy rate for the City of Toronto, as reported by the Canada Mortgage and Housing Corporation, has been at or above 3.0 per cent for the preceding four consecutive annual surveys;
 - iii) the proposal may negatively affect the supply or availability of rental housing or rental housing sub-sectors including affordable units, units suitable for families, or housing for vulnerable populations such as seniors, persons with special needs, or students, either in the City, or in a geographic sub-area or a neighbourhood of the City; and
 - iv) all provisions of other applicable legislation and policies have been satisfied.

The development criteria identified in the *Apartment Neighbourhoods* and Healthy Neighbourhood policies are supplemented by additional development criteria in the Official Plan's Built Form policies, including policies that specifically address tall buildings. The Built Form policies, contained in Section 3.1.2 of the Official Plan, emphasize the importance of ensuring that new development fits within its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces. New buildings are required to provide appropriate massing and transition in scale that will respect the character of the surrounding area.

Humbertown Secondary Plan Area Review

When considering the proposed redevelopment of the Humbertown Shopping Centre on June 11, 2013, City Council directed "the Chief Planner and Executive Director, City Planning, to initiate a Secondary Plan process covering all of the mixed use and apartment neighbourhood lands in the vicinity of the Humbertown Shopping Centre, and a further report be submitted by Planning staff to the September 10, 2013 meeting of the Etobicoke York Community Council setting out a work plan, budget, and schedule for completing such a review."

The report on the Secondary Plan review will be presented to the September 10, 2013 meeting of Etobicoke York Community Council under separate cover.

Planning staff recommend that the Final Report on these applications be submitted to Etobicoke York Community Council when the City Council directed Humbertown Secondary Plan Area review is completed.

Zoning

The site is zoned R4 - Fourth Density Residential under the former City of Etobicoke Zoning Code. The R4 zone permits a wide range of residential uses and limited business, commercial, institutional and public uses. The R4 zone permits a maximum height of 14 m for apartment buildings and allows 40% lot coverage (see Attachment 4 – Zoning).

The existing 17-storey building (289 The Kingsway) is subject to Site Specific By-laws 13,851 and 14,126. By-law 13,851 permits a 17-storey apartment building and allows a maximum lot coverage of 50%. By-law 14,126 establishes specific setbacks and permits an underground parking garage.

This application was submitted before May 9, 2013. As such, the new Toronto Zoning By-law (By-law 569-2013) does not apply.

Site Plan Control

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

Tree Preservation

City of Toronto By-laws provide for the protection of trees situated on both private and City property. An Arborist Report and Tree Preservation Plan were submitted with the application. The report and plan have identified there are currently a total of 86 City owned trees and 42 privately owned trees located on the subject lands. Both the report and plan are currently under review by City staff.

Rental Housing Demolition and Conversion

The Official Plan policies on the protection of rental housing and the replacement of rental housing to be demolished are required to be addressed through the consideration of the Zoning By-law Amendment application. In addition, the City has a by-law on Demolition and Conversion.

The Rental Housing Demolition and Conversion By-law (885-2007), contained in Chapter 667 of the City's Municipal Code, implements the City's Official Plan policies protecting rental housing. The By-law prohibits demolition or conversion of rental housing units without obtaining a permit from the City issued under Section 111 of the *City of Toronto Act, 2006*.

Proposals involving six or more rental housing units or where there is a related application for a Zoning By-law Amendment require a decision by City Council. Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. Council approval of demolition under Section 33 of the *Planning Act* may also be required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the *Building Code Act*.

Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion, typically City Council considers both applications at the same time. Unlike *Planning Act* applications, decisions made by City Council under By-law 885-2007 are not appealable to the OMB.

A Rental Housing Demolition and Conversion Application under Section 111 of the *City of Toronto Act* is required to permit the demolition of the existing rental apartment buildings at 291 The Kingsway and 1 to 7 St. Stevens Court, which contain a total of 156 rental dwelling units. The rents for all 156 rental units were within the affordable and mid-range category (between one and one and a half times average market rent) at the time of application.

An application for Rental Housing Demolition and Conversion and the required supporting documentation have been submitted as part of the development application and are currently under review by the City.

Reasons for the Applications

An amendment to the former City of Etobicoke Zoning Code is required as the proposed height and density of the proposed apartment buildings do not conform to the current Etobicoke Zoning Code standards.

As the proposal involves a related group of buildings with 6 or more rental units, the applicant has also submitted a Rental Housing Demolition and Conversion Application under Section 111 of the *City of Toronto Act*.

As there is an existing rental building with mid-range rents on the site to be retained, Official Plan Policy 3.2.1.5 applies and securing the rental tenure of the building and any building improvements would be done through the Zoning By-law and Section 37 provisions, should these applications be approved.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report;
- Housing Issues Report and Community Services and Facilities Inventory;
- Building Mass Model;
- Arborist Report;
- Functional Servicing Report (including Stormwater Management Report);
- Preliminary Geotechnical Investigation;
- Traffic Impact Report including Parking and Loading Study;
- Sun/Shadow Study;
- Archaeological Assessment;
- Toronto Green Standards (TGS) checklist;
- Rental Housing Demolition and Conversion Declaration Form;
- Rental Housing Demolition and Conversion Application Form; and
- Draft Zoning By-law Amendment.

A Notification of Complete Application was issued on July 15, 2013.

Issues to be Resolved

The following issues require further review and analysis:

- Consistency with the policies of the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- Compliance with current applicable Official Plan policies, including appropriate scale, built form, density, limiting shadow impacts on adjacent neighbourhoods, the relationship to the public realm, and compatibility with existing buildings and uses in the vicinity;
- Co-ordinating the review of these applications with the City Council directed Humbertown Secondary Plan Area review;
- The loss and replacement of rental housing units resulting from the demolition of 156 rental housing units;
- Improvements to benefit the tenants of the 73-unit rental building to be retained;
- An appropriate Tenant Assistance and Relocation Plan;
- Clarification of the type and tenure of units being proposed by the applicant;
- Provision of appropriate setbacks to adjacent properties and separation distances between proposed buildings to ensure adequate sunlight, skyview and privacy;
- Building block design including lack of building articulation, height and scale of the proposed development and associated impacts;
- Built form transition from this site to the low-rise *Neighbourhoods* area to the east;
- Assessment of the proposed heights of towers and podiums relative to both the Mid-Rise Buildings and Tall Buildings Guidelines;
- Adequacy of parking and vehicular access, as well as the impact on the area road network;
- Adequacy of existing Community Services and Facilities;
- Archaeological Assessment of the subject property;
- Tree preservation on or adjacent to the subject property;
- Adequacy, appropriateness and location of the proposed indoor and outdoor amenity spaces;
- Ensuring sufficient servicing infrastructure to support the proposed development; and
- Determination of suitable Section 37 community benefits, should the applications be recommended for approval.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Additional issues may be identified through the review of the applications, agency comments and the community consultation process.

CONTACT

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E-mail: mhynes@toronto.ca

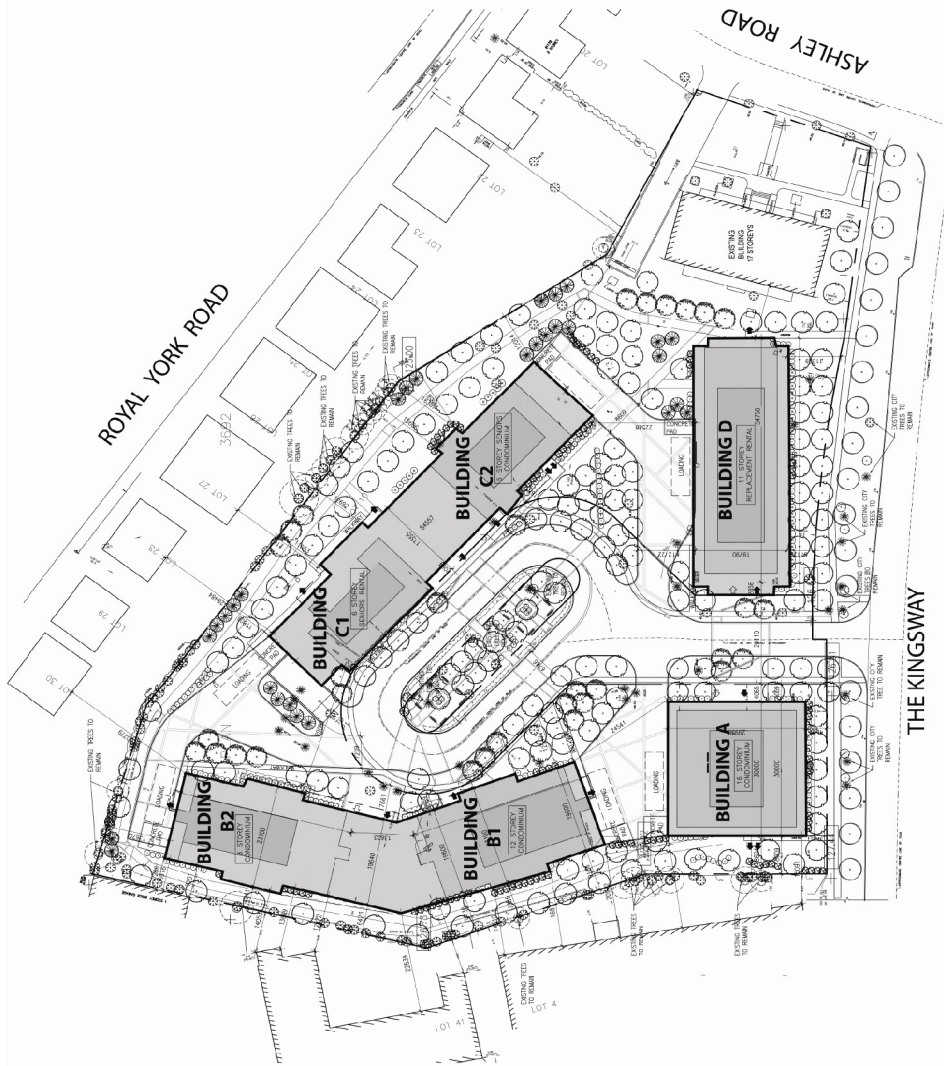
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Neil Cresswell, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

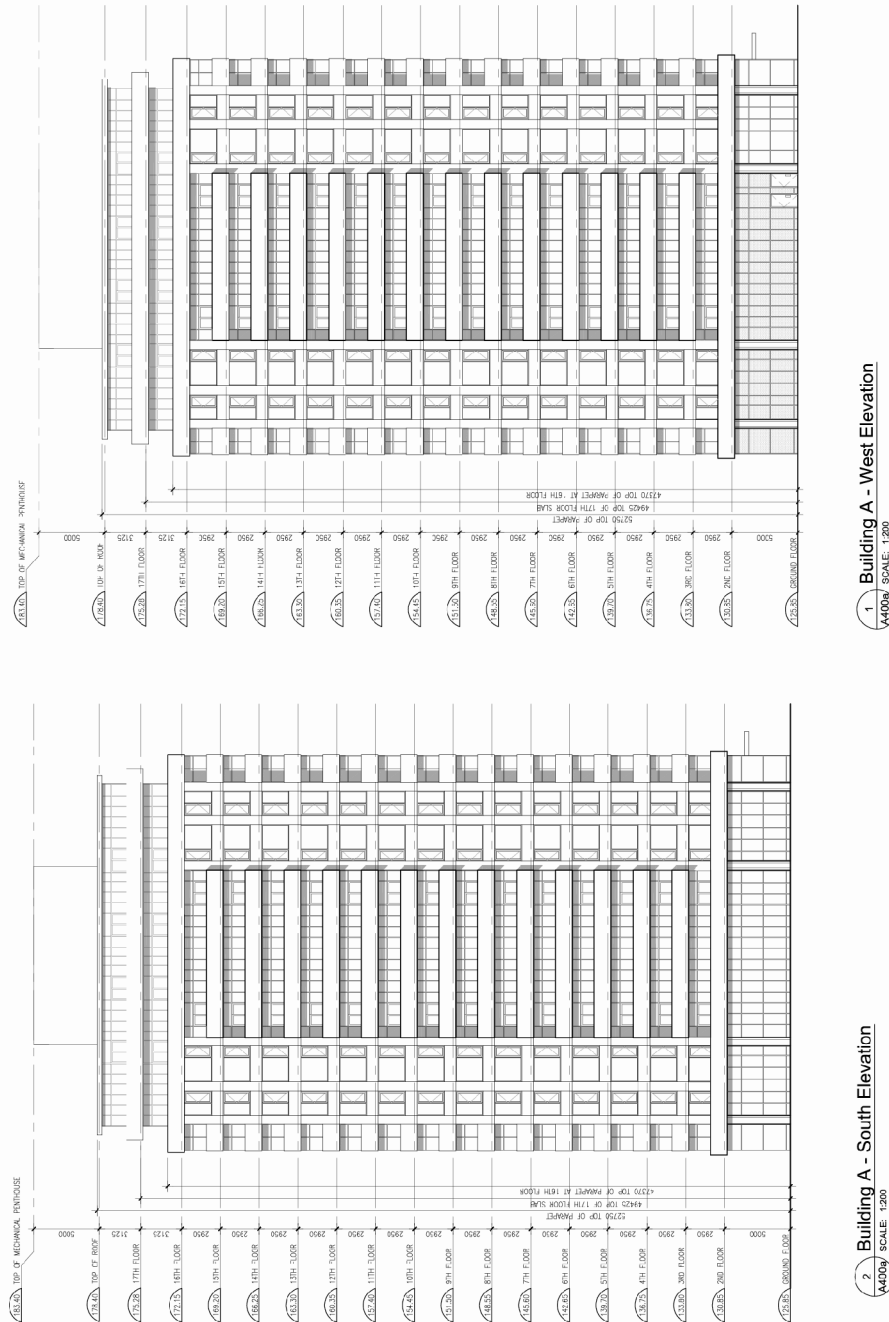
Attachment 1:	Site Plan
Attachment 2a:	Building A - South and West Elevations
Attachment 2b:	Building A - North and East Elevations
Attachment 2c:	Buildings B1 and B2 - West and East Elevations
Attachment 2d:	Building B1 - South Elevation and Building B2 - North Elevation
Attachment 2e:	Buildings C1 and C2 - North and South Elevations
Attachment 2f:	Building C1 - West Elevation and Building C2 - East Elevation
Attachment 2g:	Building D - North and South Elevations
Attachment 2h:	Building D - West and East Elevations
Attachment 3:	Official Plan
Attachment 4:	Zoning
Attachment 5:	Application Data Sheet

Attachment 1: Site Plan



Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 06/13/2013

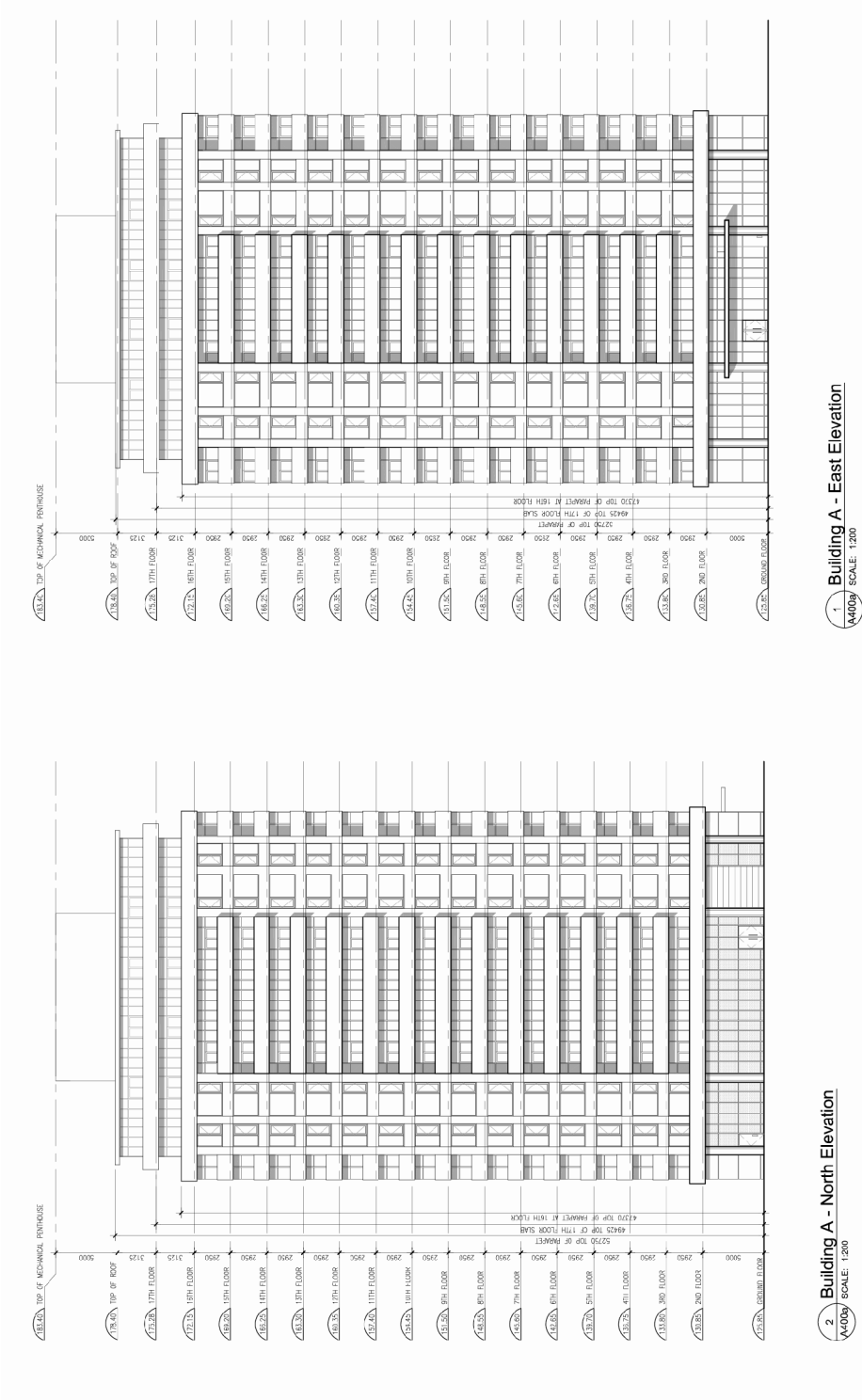
**289 and 291 The Kingsway and
 1-7 St. Stevens Court**
 File # 13 164266 WET 04 02



289 and 291 The Kingsway and
1-7 St. Stevens Court
File # 13 164266 WET 04 02

Elevations - Building A
Applicant's Submitted Drawing
Not to Scale
06/13/2013

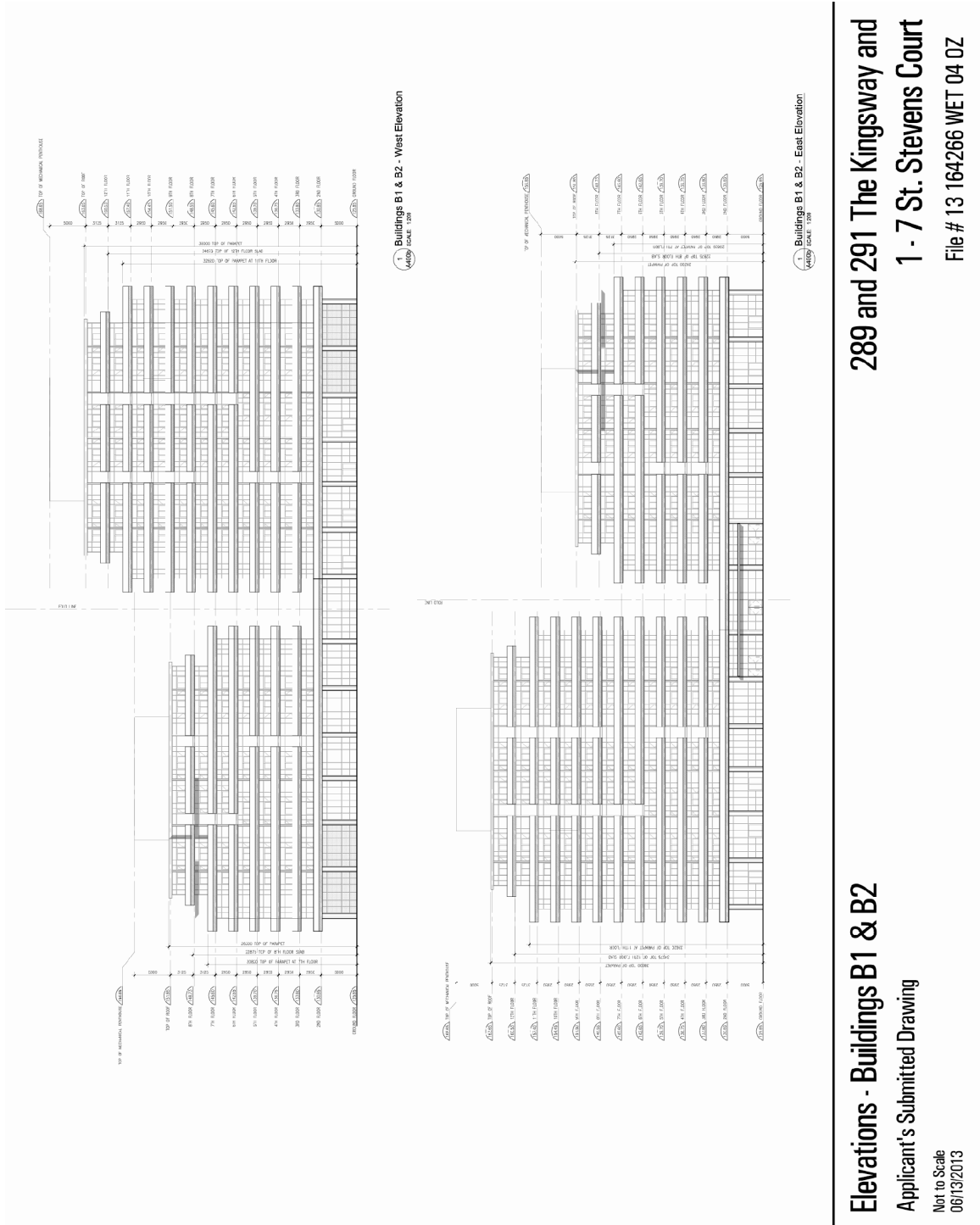
Attachment 2b: Building A – North and East Elevations



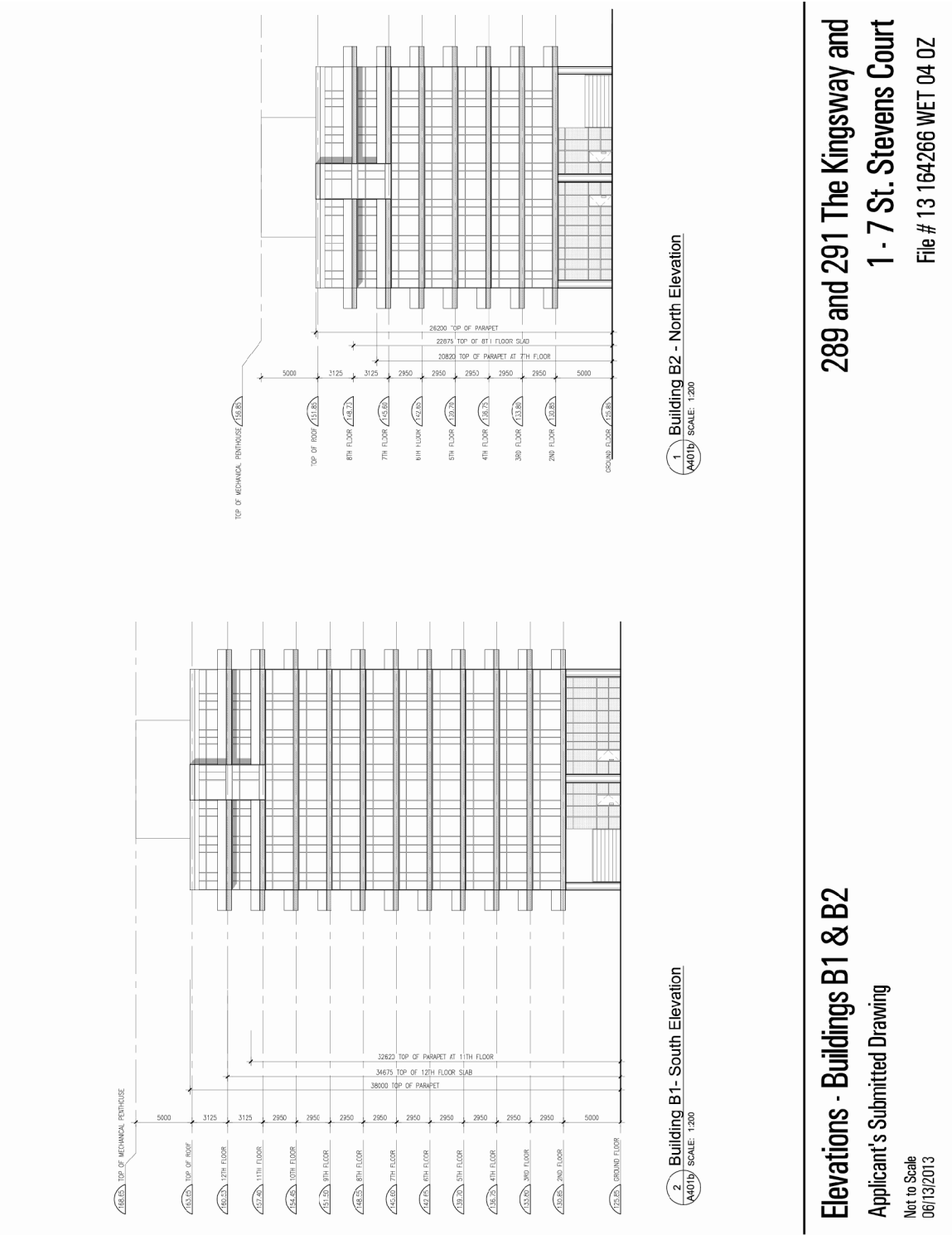
289 and 291 The Kingsway and
1-7 St. Stevens Court
File # 13 164266 WET 04 02

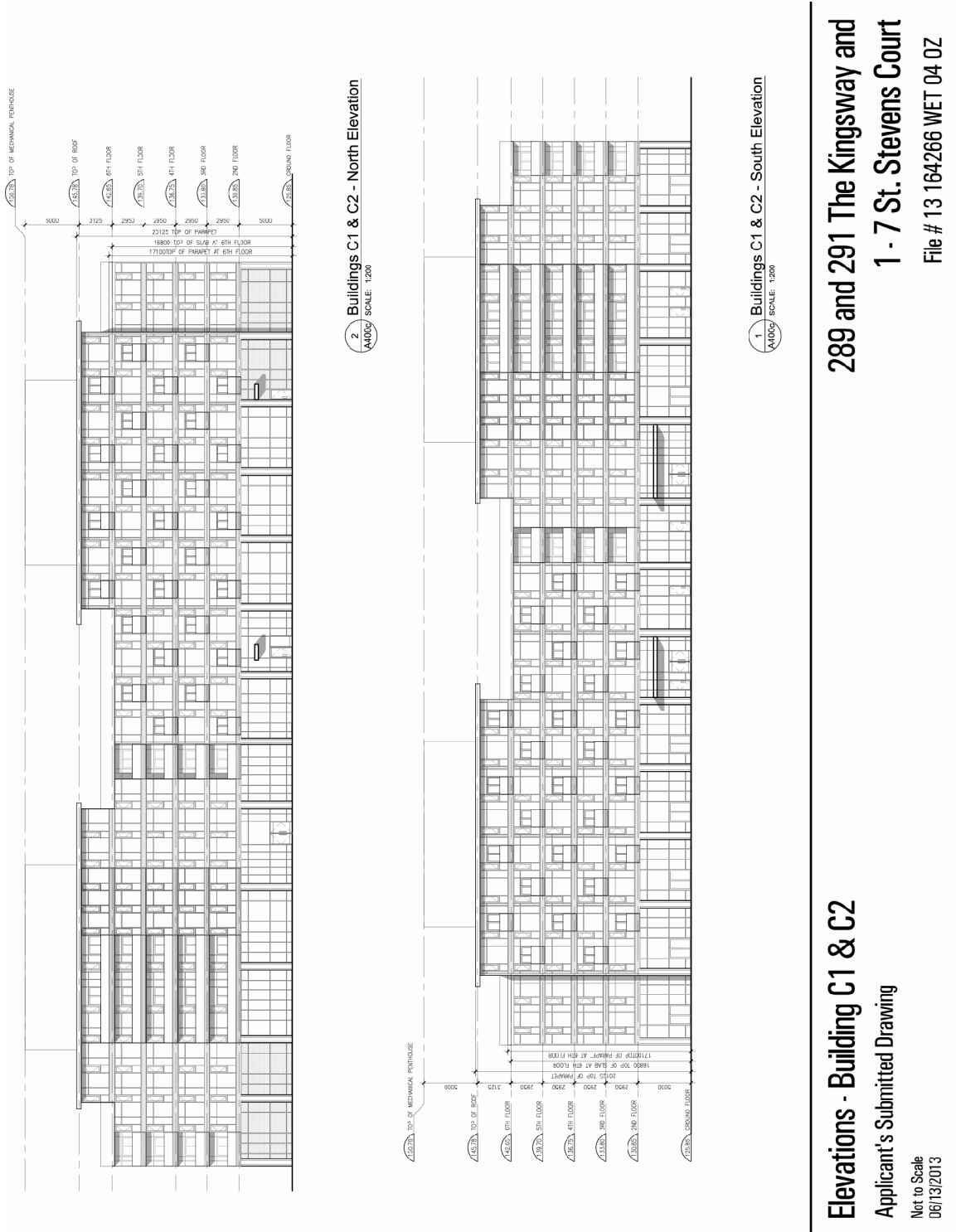
Elevations - Building A
Applicant's Submitted Drawing
Not to Scale
06/13/2013

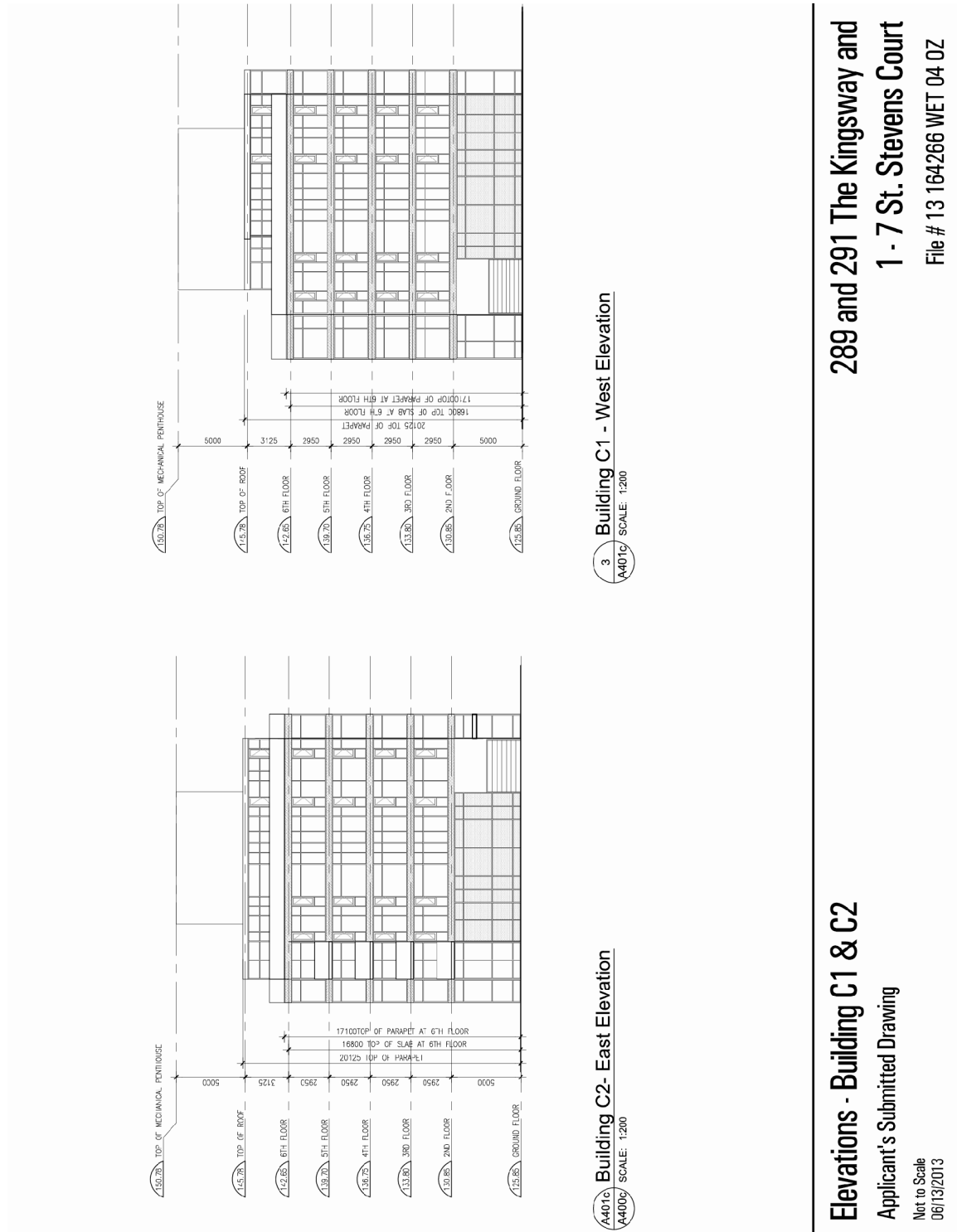
Attachment 2c: Buildings B1 and B2 - West and East Elevations



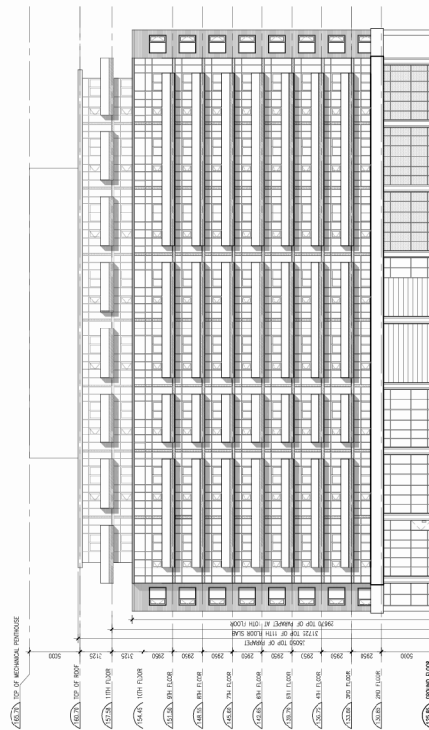
Attachment 2d: Building B1 – South Elevation and Building B2 – North Elevation



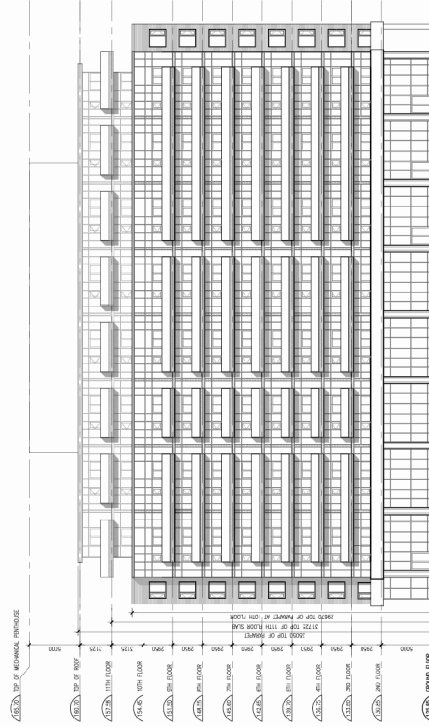




Attachment 2g: Building D – North and South Elevations



1 Building D - North Elevation
SCALE 1:200



1 Building D - South Elevation
SCALE 1:200

Elevations - Building D

Applicant's Submitted Drawing

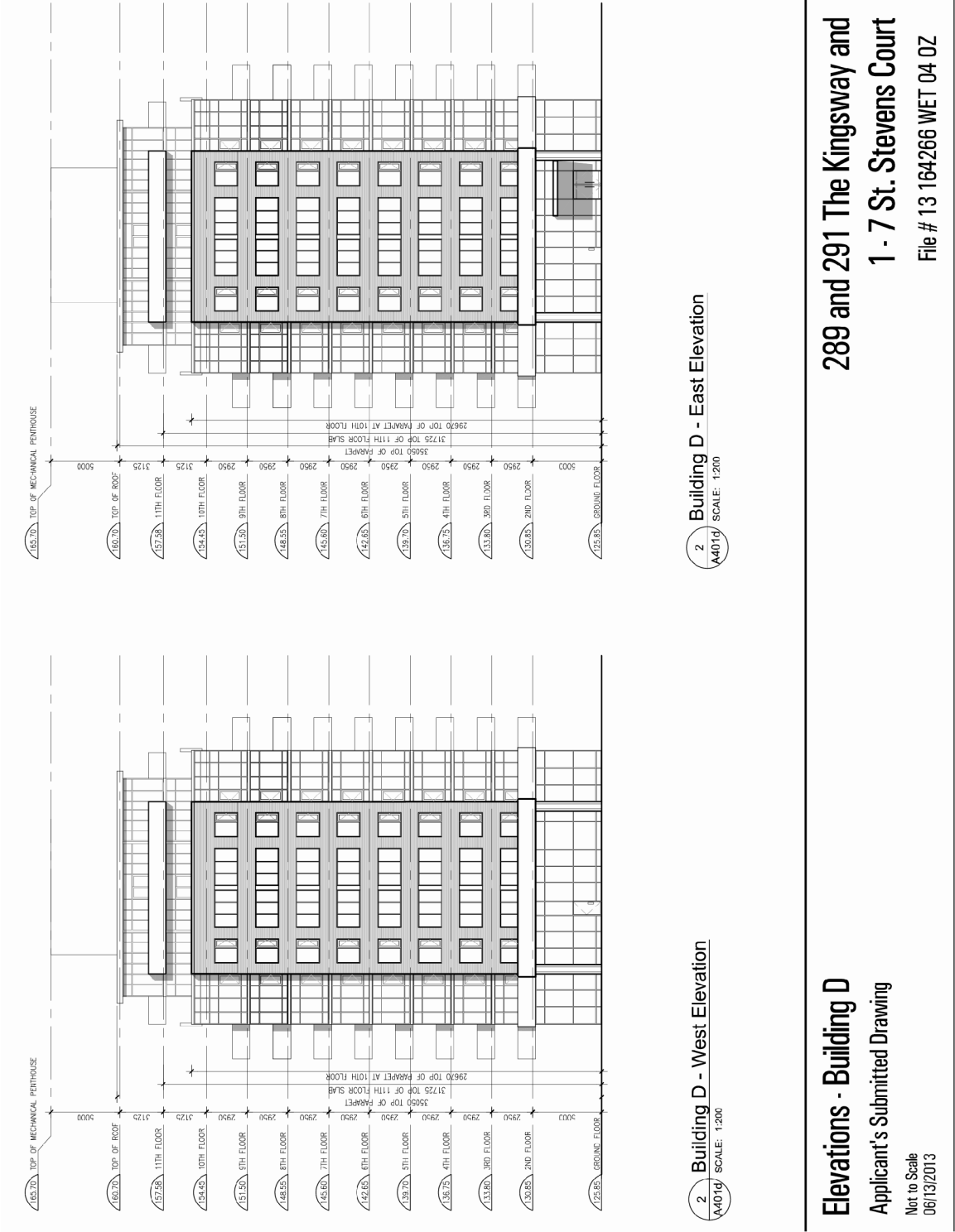
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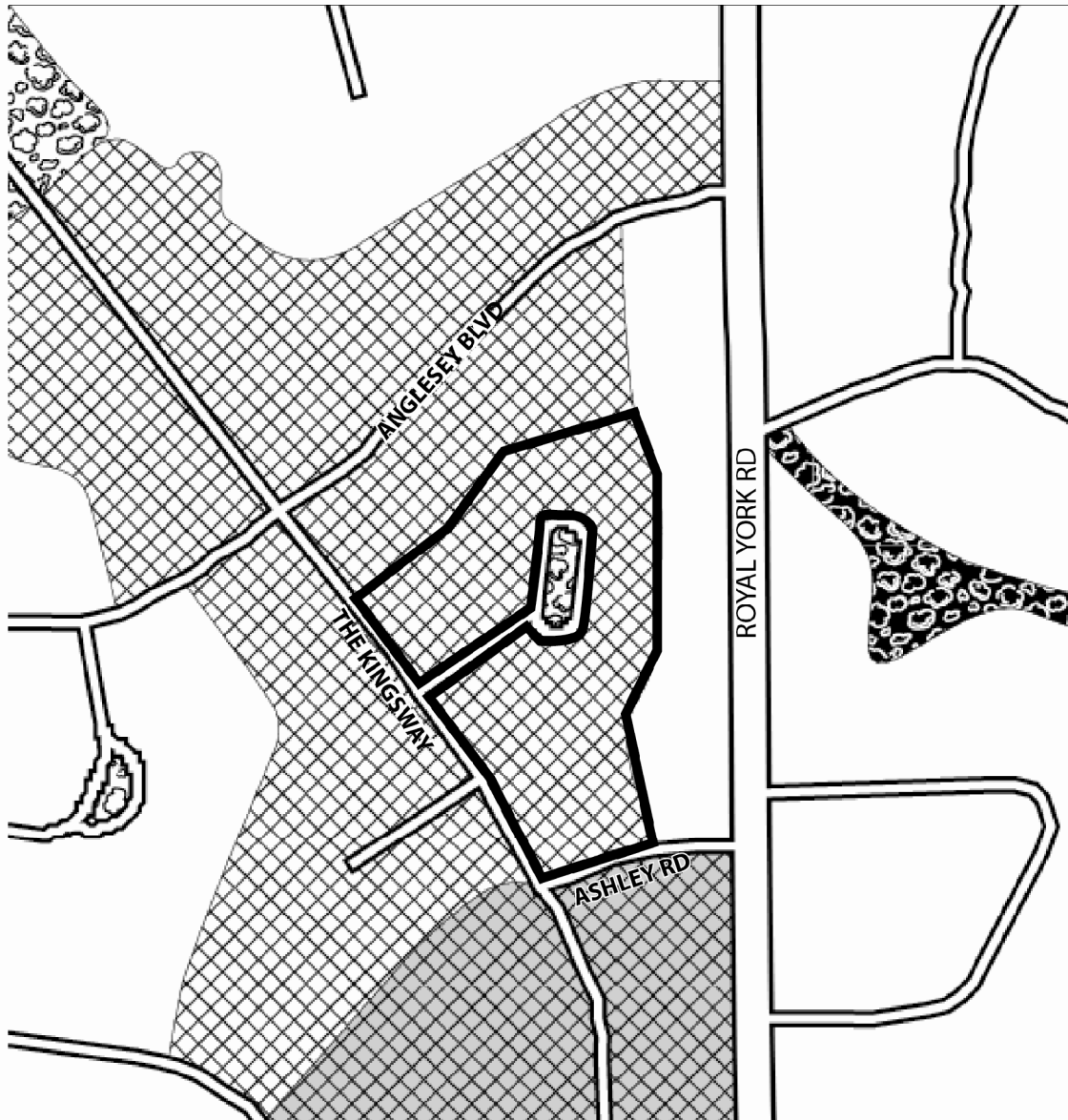
1 - 7 St. Stevens Court

File # 13 164266 WET 04 02

Attachment 2h: Building D – West and East Elevations



Attachment 3: Official Plan



TORONTO City Planning
Official Plan

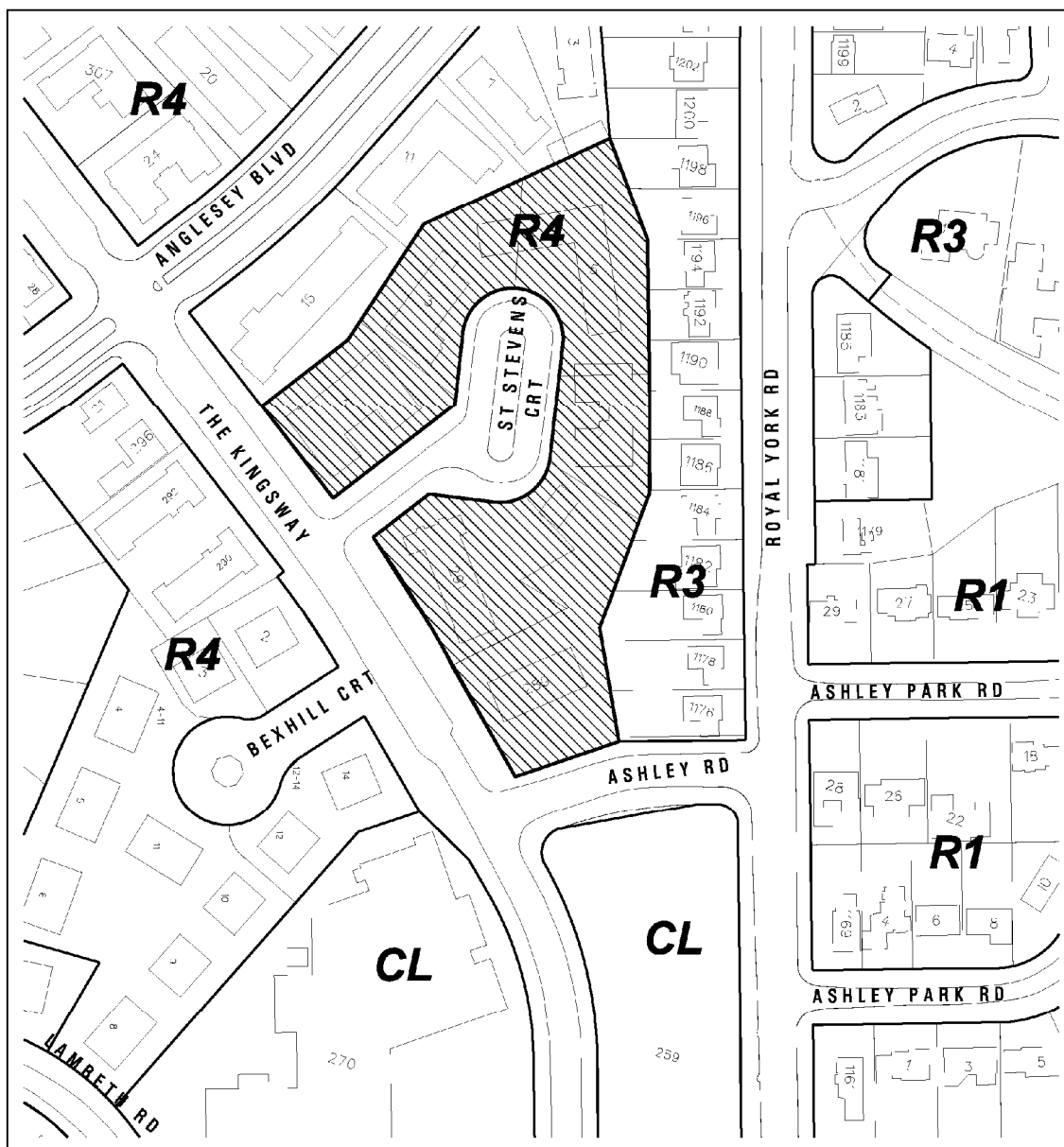
289 and 291 The Kingsway and
1-7 St. Stevens Court

File # 13 164266 WET 04 02



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Attachment 4: Zoning



Toronto City Planning
Zoning

289 and 291 The Kingsway and
1 - 7 St. Stevens Court
File # 13 164266 WET 04 02

R1 Residential First Density
R3 Residential Third Density
R4 Residential Fourth Density
CL Commercial Limited



Not to Scale
Former Etobicoke By-law 11,737
Extracted 06/14/2013

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	13 164210 WET 04 OZ
Details	Rezoning, Standard	Application Date:	May 7, 2013

Municipal Address:	289 THE KINGSWAY
Location Description:	PLAN 3692 LOTS 12 18 & 19 PT LOTS 11 13 16 & 17 **GRID W0405
Project Description:	Proposed replacement of 5 rental buildings with 6 new buildings containing 603 units. Existing 17 storey building to be retained. Concurrent rental housing demolition and conversion application.

Applicant:	Agent:	Architect:	Owner:
Dentons Canada, LLP 77 King Street West, Suite 400 Toronto, ON, M5K 0A1	Dentons Canada LLP 77 King Street West, Suite 400 Toronto, ON, M5K 0A1	Quadrangle Architects 901 King Street West Suite 701 Toronto, ON M5V 3H5	The Elia Corporation 132 – 1 Benvenuto Place Toronto, ON M4V 2L1

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	Yes
Zoning:	R4	Historical Status:	No
Height Limit (m):	14	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	15,549	Height:	Storeys:	16
Frontage (m):	186 metres		Metres:	0
Depth (m):	varies			
Total Ground Floor Area (sq. m):	9,474			Total
Total Residential GFA (sq. m):	58,529		Parking Spaces:	646
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	58,529			
Lot Coverage Ratio (%):	61.0			
Floor Space Index:	3.76			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	58,529	0
289 The Kingsway	73	Retail GFA (sq. m):	0	0
1 Bedroom:	414	Office GFA (sq. m):	0	0
2 Bedroom:	189	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	676			

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