TORONTO

Project Data Sheet

Project Data

Notes: See Instructions on Page 2. More detailed statistics may be requested during review of the application.
If you have any questions about this form, or would like accessibility supports and/or accommodation, please call City Planning General Enquiries at 416-392-9787.

Existing Use: Mixed Use	Proposed Use: Mixed Use
Existing Generalized Land Use: Mixed Use - Residential/Non-Residential	Proposed Generalized Land Use: Mixed Use - Residential/Non-Residential

Total lot area: 1,764 m²	Lot frontage: 48 m	Lot depth 40 m

Date of construction for existing building (if known): 38 Park Rd (1909), 40 Park Rd (1956), 50 Park Rd (1954)

Number of buildings	Existing 3	Retained 1	Proposed 1	Total 2
Ground Floor Area	Existing 881.5 m²	Retained 0 m²	Proposed 1184.5 m²	Total 1184.5 m²
Residential GFA	Existing 3623.5 m²	Retained 0 m²	Proposed 24408.5 m²	Total 24408.5 m²
Non-residential GFA	Existing 632.5 m²	Retained 632.5 m²	Proposed 0 m²	Total 632.5 m²
Landscaped Open Space	Existing 6 m²	Retained 0 m²	Proposed 25 m²	Total 25 m²
Paved Surface Area	Existing 758 m²	Retained 0 m²	Proposed 331 m²	Total 331 m²
Height of Tallest Building	Existing 8 Storeys 23.9m	Retained 0 Storeys 0 m	Proposed 31 Storeys 107.m	Total 31 Storeys 107.m

Minimum Setbacks

Front Lot Line East	Existing 3.53 m	Retained 0 m	Proposed 4.0 m	
Side Lot Line South	Existing 0.94 m	Retained 0 m	Proposed 0.94 m	
Side Lot Line North	Existing 4.88 m	Retained 4.88 m	Proposed 4.88 m	
Rear Lot Line West	Existing 0.54 m	Retained 0 m	Proposed 0 m	

Residential Units - Tenure and Quantity

Existing:	☑Rental 40 Units	☐Freehold ____ Units	☐Condo ____ Units	☑Other: Owner Occupied 2 Units
Retained:	☑Rental 0 Units	☐Freehold ____ Units	☐Condo ____ Units	☐Other: ____ ____ Units
Proposed:	☑Rental 289 Units	☐Freehold ____ Units	☐Condo ____ Units	☐Other: ____ ____ Units
Total:	☑Rental 289 Units	☐Freehold 0 Units	☐Condo 0 Units	☐Other: ____ ____ Units

Total gross floor area of all buildings on site when project is complete: 25,041 sm

Total Proposed Units: 289

*If Rental Units are selected for Existing and Retained conditions, a "**Rental Housing Demolition and Conversion Screening and Declaration**" form is required to be submitted with this Application.

Breakdown of Project Components - Part 1 of 2

Total gross floor area of project: 25,041 sm

Lot coverage ratio (ground floor area ÷ lot area x 100)	Floor space ratio (gross floor area ÷ lot area)
67.1485260770975	0.014195578231292517

Type of use:	Residential	Retail	Office	Industrial	Institutional/Other
Gross Floor Area (m²)	24408.5 m²	____ m²	632.5 m²	____ m²	____ m²
Percentage of Project (%)	97.5 %	____ %	2.5 %	____ %	____ %

Breakdown of Residential Component	Rooms	Bachelor	1-Bedroom	2-Bedroom	3 or more Bedrooms
Number of Units	0	12	170	77	30
Typical Unit Size	____ m²	535 m²	650 m²	875 m²	1120 m²

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Project Data Sheet

Breakdown of Project Components - Part 2 of 2

Parking and Loading Data: Number of parking places provided in project: 31

Breakdown of parking space allocation:

for residential use 27 for residential visitors 4 for retail use 0

for office use 0 for industrial use 0 for institutional/other use 0

bicycle parking spaces: 329

Location and number of parking spaces:

☐Open surface spaces ☐Attached garage ☐Detached garage ☐Cash payment in lieu

☑Above grade parking deck 31 ☐Below grade parking structure ☐Off-site lease

Number of loading spaces provided in project: 1 Type of loading spaces provided (if applicable) Type G

Access and Services:

Road access ☐Provincial Highway ☑Municipal Street ☐Private right-of-way

Servicing: ☑ All of below

Municipal Water	Municipal Sanitary Sewers	Municipal Storm Sewers	Other (septic)
☐available ☐connected	☐available ☐connected	☐available ☐connected	

Instructions

To assist the development review process, please follow these instructions.

(1) Complete all fields of the Project Data Sheet form that describe the proposal and are applicable to the subject Planning application.
(2) The project data provided should correspond to any submitted Floor Plans and related plans.
(3) Please submit the form in its original PDF format with the requisite information filled into the standard PDF form.
(4) Do not edit the PDF form. Do not submit the PDF form as a scan or as a PDF of a scanned file. Do not submit the PDF form with any password protection or file restrictions.
(5) If the completed PDF form has not been filled out with the requisite information, or is submitted with any password protection, any restrictions, is a scan or a PDF of a scanned file, or is not submitted in a useable and accessible format as directed in the form and the Project Data Sheet Terms of Reference, the Project Data Sheet form, as part of the Completed Application Form, will be deemed incomplete as part of a Complete Application.

Submitting the Project Data Sheet in its original format is necessary to enable capture of the project data that has been recorded and to assess development proposals and the completeness of development applications. Part of this information will also be utilized to address the City of Toronto's compliance with Planning Act R.S.O. 1990 and O. Reg. 73/23 and O. Reg. 1/25: Municipal Planning Data Reporting. If you have any questions, please review the City's Terms of Reference in the Development Guide.