

TORONTO STAFF REPORT

December 30, 2005

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Subject: Refusal and Directions Report
Official Plan Amendment and Rezoning Application 04 143222 STE 27 OZ
Applicant: The Board of Regents of Victoria University (c/o MintoUrban Communities Inc.)
Architects: Hariri Pontarini Architects and Zeidler Partnership Architects
4, 6 and 8 St. Thomas Street and 100 - 110 Charles Street West
Ward 27, Toronto Centre-Rosedale

Purpose:

This report reviews and recommends refusal of an application to amend the Official Plan and the Zoning By-law to permit a development consisting of the retention of the 8 St. Thomas Street apartment building, demolition of the 6 St. Thomas Street apartment building with the use of its street façade, demolition of various vacant house-form buildings and the construction of a 12-storey and 21-storey residential building on lands west of St. Thomas Street between Sultan Street and Charles Street West. This report also provides direction to the applicant on required amendments to the development proposal.

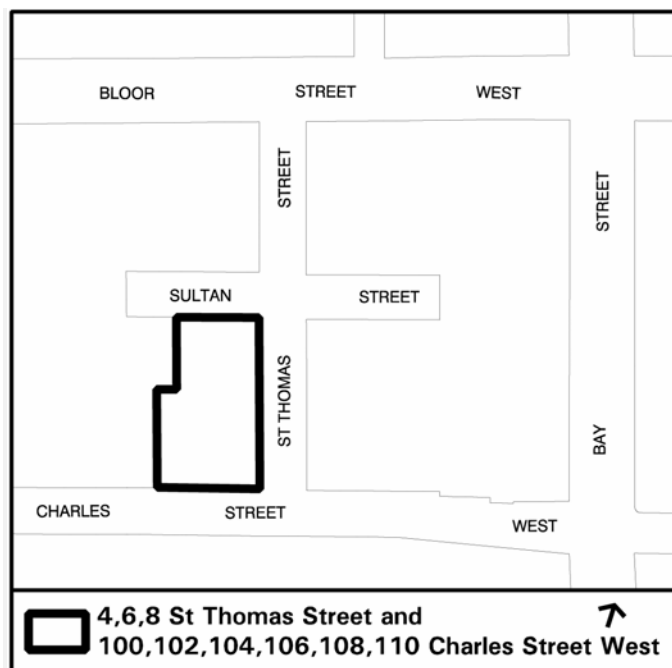
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that City Council:

- (1) refuse the application to amend the Official Plan and Zoning By-law 438-86, as amended, of the former City of Toronto, in its current form;
- (2) request the applicant to revise the application to address the issues



identified in this report, in accordance with the recommendations of City Planning staff as set forth in the body of this report; and

- (3) authorize the City Solicitor and other appropriate City staff to oppose the appeal of the application before the Ontario Municipal Board in the event the application is not amended to address the issues as identified in this report and to take such other steps as may be required to implement this recommendation.

Status:

On July 29, 2005, Victoria University and their development partners, MintoUrban Communities Inc., appealed their Official Plan and Zoning By-law Amendment application to the Ontario Municipal Board because the City failed to make a decision on their application within the statutory period. On November 14, 2005, the Ontario Municipal Board held a pre-hearing conference on the appeals. At the pre-hearing conference, a number of local landowners and community stakeholders were added as parties and participants in this matter.

A second pre-hearing is scheduled for February 28, 2006, and a four-week hearing is scheduled to commence on April 5, 2006.

City Council's consideration and decision on the recommendations set out in this report will provide a City position on the application and enable the City Solicitor to present the City's issues with the application at the second pre-hearing conference on February 28, 2006.

Background:

Victoria University owns 4, 6 and 8 St. Thomas Street and 100-108 Charles Street West and part of former 110 Charles Street West. These properties form the site.

The site contains a northern and southern portion, which form part of Victoria University's larger land holdings at Sultan Street, St. Thomas Street and Charles Street West as identified in the application and shown in the table below and on Attachment 2.

Portion of Holding	Municipal Addresses
Northern portion	- 6 & 8 St. Thomas Street
Southern portion	- 4 St. Thomas Street - 100 – 108 Charles Street West - part of former 110 Charles Street West
Western portion (known as 110 Charles Street West)	- formerly 21 & 23 Sultan Street - part of former 110 Charles Street West - part of 95 Queen's Park

Since the mid-1980s, Victoria University has considered various development concepts for the southern and western portions. Until this application, the northern portion has not been considered for redevelopment. An overview of the previous development applications is provided in this report.

In 1991, the Ontario Municipal Board issued a decision approving the construction of a 10-storey hotel having a gross floor area of 22,000 square metres and a height of 29 metres on the above-described southern and western portions. The City had opposed the appeals at the hearing before the Board although planning staff had supported the applications. The issuance of the Order was conditional amongst other things on Victoria University entering into heritage easement agreements with respect to a number of heritage buildings on Charles Street. At the time, Victoria University had conditionally entered into a 99-year lease with a developer who would construct the hotel. The Ontario Municipal Board Order for this hotel proposal was never issued as the developer withdrew from the project.

Late 1990s Proposal:

In 1997, Victoria University and another development partner proposed a development concept consisting of an office building on the western portion and a hotel on the southern portion. The proposal included the retention of and heritage easement agreements for the heritage buildings on Charles Street. A settlement was reached between the City and Victoria University respecting this proposal.

(i) Western Portion

The Ontario Municipal Board approved the office building after a settlement was reached between the City and Victoria University. Official Plan Amendment No. 117 and Site-Specific Zoning By-law 271-1998 permit the office development.

In February 1998, the Committee of Adjustment granted Consent Application No. B 155 1998 to sever for the purpose of a lease the western portion from the balance of Victoria University's land holdings to facilitate a long-term lease of the lands to McKinsey and Company. A three-storey office building was constructed in 1999 and was leased to McKinsey and Company for a term of 15 years together with three five-year renewals totaling 30 years. Once the lease expires, the building may revert to Victoria University for academic purposes. Today, the development is commonly known as the McKinsey Building at 110 Charles Street West.

(ii) Southern Portion

The 11-storey hotel proposal on the southern portion was subject to an Ontario Municipal Board hearing in 1998 on issues raised by the owner of the former Windsor Arms Hotel at the northwest corner of the Sultan and St. Thomas intersection. The City took part in the hearing in support of the proposal. The Ontario Municipal Board subsequently approved the hotel proposal. Official Plan Amendment No. 118 and Site-Specific By-law 969-2000 permit a hotel development with a gross floor area of 9,400 square metres having a density of 6.2 times the area of the lot, and a total building height of 37.5 metres exclusive of specific building elements.

In February 1998, the Committee of Adjustment granted Consent Application No. B 154 1998 to sever for the purpose of a lease the southern portion from the balance of Victoria University's land holdings to facilitate a 99-year lease of the lands to a developer who would construct the 11-storey hotel. To date, the hotel has not been built.

Current Development Site:

As outlined above, the site of the proposed development consists of a northern and southern portion defined by Charles Street West to the south, St. Thomas Street to the east, Sultan Street to the north and a three-storey office building (the McKinsey Building) to the west.

The southern portion consists of a vacant two-storey building at 4 St. Thomas Street, vacant house-form buildings at 100 - 108 Charles Street West and part of former 110 Charles Street West. The house-form buildings on Charles Street West were included on the City's Inventory of Heritage Properties on June 20, 1973.

The northern portion contains two four-storey residential apartment buildings at 6 and 8 St. Thomas Street known as the University Apartments. These buildings contain 40 rental units owned by Victoria University. The University Apartments were also included on the City's Inventory of Heritage Properties on June 20, 1973. Previous development proposals by Victoria University have not included these buildings.

Surrounding Land Uses:

The following uses surround the development site:

North: at the northwest corner of St. Thomas and Sultan Streets is the Windsor Arms, an 18-storey hotel and residential condominium building. On the northeast side of St. Thomas and Sultan Streets are six and 10-storey residential buildings;

South: across Charles Street West is an existing four-storey building at 77 Charles Street West. City Council recently passed Official Plan and Zoning By-law Amendments to permit a 16-storey (57-metre) mixed use building with a density of 6.56 times the area of the lot. These amendments are currently the subject of appeals to the Ontario Municipal Board by a purchaser of a unit at the 1 St. Thomas project and by the Windsor Arms Condominium Corporation. Beside this property is the Rowell Jackman Hall, an eight-storey apartment-style student residence owned by Victoria University;

East: at the northeast corner of Charles Street West and St. Thomas Street is a residential development project (the 1 St. Thomas Street project) for a 29-storey residential condominium and six grade-related units with a density of 6.4 times the area of the lot; and

West: abutting the site is the McKinsey Building, a three-storey office building and farther west are Victoria University lands including a playing field and student residences.

Application:

Pre-application Meetings:

At the request of the applicant, Community Planning and Heritage Preservation Services staff met with the applicant's development team regarding its concepts for the site on April 28, 2004.

Also, at their request, City Planning staff met with the applicant on May 21, 2004 to review the City's policies and practices concerning the protection of rental housing. The formal application received on June 3, 2004 reflects the development concept presented to City staff at both the April and May 2004 meetings.

Original Application (June 3, 2004):

On June 3, 2004, Victoria University and their development partner, MintoUrban Communities Inc., submitted an application to demolish the existing buildings, including the University Apartments, and construct two new residential condominium buildings. A 23-storey building with 123 units and a height of 77 metres and a 15-storey building with 30 units and a height of 57 metres were proposed on the southern and northern portions of the development site, respectively. MintoUrban Communities Inc. would purchase the northern portion and enter into a long-term lease with Victoria University for the southern portion.

The proposal had an overall residential gross floor area of 27,799 square metres. The proposed density based on the development site was 11 times the area of the lot.

Concerns with the proposal were identified in the Preliminary Report, dated September 3, 2004, and in meetings with the applicant's development team. These included the demolition of heritage buildings, the demolition of affordable rental housing and no proposed replacement strategy, the proposed building mass, height and density and resulting impacts.

Current Proposal (March 29, 2005):

On March 29, 2005, the applicant filed a revision to their application that included the retention, alteration and use of the University Apartment (8 St. Thomas Street) for three residential townhouse units with separate entrances off Sultan Street as well as two new adjoining residential buildings to the south:

- (a) a 12-storey building with 70 units and a height of 37 metres immediately to the south of 8 St. Thomas Street. This proposed building would incorporate the existing façade (front wall) of the University Apartment at 6 St. Thomas Street; and
- (b) a 21-storey building containing 61 units and a height of 73.5 metres at the northwest corner of Charles Street West and St. Thomas Street. The proposed built form includes a four-storey podium and upper level step-backs at the 12th, 15th and 18th storeys along St. Thomas Street.

The revised proposal has an overall residential gross floor area of 27,645 square metres. The proposed density based on the development site is 10.9 times the area of the lot.

The site servicing and drop-off functions were also revised. The proposed loading space on Sultan Street and one on Charles Street West were replaced with a combined loading space located within the development. The residential drop-off / pick-up function originally proposed for a lay-by on St. Thomas Street was replaced with drop-off / pick-up areas for each building and relocated within the development. Access to the combined loading space and drop-off /

pick-up areas is proposed via a one-way driveway. Vehicles enter from Charles Street West and exit onto St. Thomas Street.

The proposal also reflects an amended purchase/lease arrangement wherein MintoUrban Communities Inc. would purchase the southern portion and enter into a long-term lease for the northern portion with Victoria University. The units in the 21-storey building would be marketed as residential condominium units while the 12-storey building would provide rental furnished suites. Both buildings are proposed to be registered as condominiums.

The Application Data Sheet in Attachment 1 provides additional information on the March 29, 2005 proposal and Attachments 3 to 7 show the site plan and elevations.

Since the March 29th submission, the applicant has further amended the proposal with respect to 8 St. Thomas Street. The three proposed residential townhouse units with separate entrances off Sultan Street have been replaced with 16 residential replacement rental units for the tenants currently residing at 6 and 8 St. Thomas Street.

The following table provides a comparison of the original application received on June 3, 2004, and the revised proposal received on March 29, 2005, as further amended.

Application Date		June 3, 2004	March 29, 2005
Gross Floor Area (m2)		27,799	27,645
GFA Breakdown (m2)	South building	17,075	16,610
	North building	10,724	9,935
	8 St. Thomas	n/a	1,110
Density		11	10.9
Development Site Area (m2) (southern and northern components as per survey)		2,525	2,525
Storeys	South building	23	21
	North building	15	12
	8 St. Thomas	n/a	3.5
Roof Height (m)	South building	77.3	73.5
	North building	57.3	37.1
	8 St. Thomas	n/a	12
Mechanical Penthouse (m)	South building	6	6
	North building	5	5
	8 St. Thomas	n/a	n/a
Proposed Units	South building	123	61
	North building	30	70
	8 St. Thomas	n/a	16
Total Units		153	147

City Planning staff have met on numerous occasions with the applicant's development team since the revised submission. Although the applicant appealed their application to the Ontario Municipal Board on July 29, 2005, City Planning staff and the applicant have continued to examine options and discuss alternatives with the objective of achieving a supportable proposal.

Despite these efforts, Victoria University and their development partners, MintoUrban Communities Inc., have not revised their development concept to address the City's remaining issues.

Planning Framework:

Planning Act:

Section 1.1 identifies the purposes of this Act including recognizing the decision-making authority and accountability of municipal councils in planning.

Section 2 identifies matters of provincial interest that a municipality shall have regard to in carrying out its responsibilities under the Act. These include the following:

- (d) the conservation of features of significant architectural, cultural, historical, archeological or scientific interest;
- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing;
- (l) the protection of the financial and economic well-being of the Province and its municipalities; and
- (p) the appropriate location of growth and development.

Provincial Policy Framework:

Issued under the authority of Section 3 of the Planning Act, the Provincial Policy Statement 1996, as amended in 1997, (the 1997 PPS) provides policy direction on matters of provincial interest related to land use planning and development. As with Section 2, municipalities must have regard to the PPS in exercising their authority in planning matters.

On March 1, 2005, a new Provincial Policy Statement (the new PPS) came into effect which replaces the 1997 PPS. The new PPS applies to all applications commenced on or after March 1, 2005. The application by Victoria University and MintoUrban Communities Inc. was received on June 3, 2004. The 1997 version of the PPS therefore applies. The 1997 PPS recognizes that its policies will be complemented by locally generated policies regarding matters of local interest.

The 1997 PPS provides a number of policies relevant to application including conservation of heritage resources, the provision of a full range of housing types and densities to meet the requirements of current and future residents, and encourages all forms of residential intensification in parts of built-up areas that have sufficient or planned infrastructure. Both rental and affordable rental housing are required to meet the needs of existing and future residents of the City of Toronto as is further discussed below.

Metropolitan Toronto Official Plan (Metroplan):

The site is located in the Central Area; the pre-eminent Centre designated in Metroplan.

Metroplan includes policies to preserve and increase the supply of affordable and rental housing. Policies direct that Council shall encourage increasing the supply of housing to achieve the Plan's housing targets in a manner consistent with the efficient utilization of land and the optimizing of infrastructure. Metroplan also encourages investment in new private rental housing and the preservation and maintenance of existing rental housing.

In April 1999, City Council adopted Official Plan Amendment No. 2 to the former Metropolitan Toronto Official Plan which set out Council's proposed policies for the amalgamated City on the conversion of rental housing to condominium and the demolition of rental housing. OPA No. 2 was designed to harmonize and update conversion and demolition policies by amending the Metropolitan Toronto Official Plan and the Official Plans of the former municipalities. The Ontario Court of Appeal has determined that OPA No. 2 is legal and within the jurisdiction of the City to enact. However, OPA No. 2 has not come into force as a hearing on its planning merits has not occurred at the Ontario Municipal Board. The housing policies of the new Toronto Official Plan have superseded OPA No. 2.

Former City of Toronto Official Plan:

The site is designated "Low Density Mixed Commercial-Residential Area" in the former City of Toronto Official Plan. This designation permits a mix of commercial and residential uses in low-rise forms with a maximum density of three times the area of the lot. The in-force plan contains policies regarding built form and urban design.

Section 18 of the former Official Plan contains a site specific permission (Section 18.424) to permit a hotel on the southern portion of the development site, as discussed earlier in this report. A related site specific zoning by-law is also in-force.

The site is also within "The Sultan – St. Thomas Area of Special Identity" as defined in Section 19.22 of the former City of Toronto Official Plan. These policies encourage new developments that are consistent with the area's prevailing character, which at the time of Council's adoption of this designation, was defined by low-rise residential buildings and tree lined streets. With respect to the site, policies state:

"In the area to the west of St. Thomas Street, Council will as far as possible, promote the conservation and stability of the area by encouraging the retention of historic buildings and their continued use for residential and institutional use"

The site also abuts the University of Toronto Area Part II Plan, which includes Victoria University's main campus.

The site contains a number of heritage buildings. Official Plan policies encourage the preservation and conservation of those sites, buildings and structures, which have been evaluated and identified as being of architectural and/or historical importance.

The site contains 40 affordable rental units in the University Apartments at 6 and 8 St. Thomas Street. The in-force housing policy framework, including the former City of Toronto Official Plan, seeks to preserve existing rental housing and affordable housing and make gains in the supply of both.

New Toronto Official Plan:

At its meeting of November 26-28, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new Plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board.

Once the Plan comes into force and effect it will designate the site as "Mixed Use Area", which permits a range of residential, commercial and institutional uses. This designation's policies include development criteria for ensuring a new building's built form and massing provide a transition to lower scale areas and minimize potential shadow impacts.

The Sultan-St. Thomas Area of Special Identity was not brought forward into the new Plan; however, the intent of its policies to guide development are captured by the new Plan and guidelines adopted by Council, which are outlined below.

The new Plan includes heritage policies to conserve heritage resources on properties listed on the City's Inventory of Heritage Properties. As well, development adjacent to heritage properties will respect the scale, character and form of the heritage buildings and landscapes.

The housing policies in the new Plan continue to discourage the demolition of rental housing and affordable housing. The new Plan also encourages a full range of housing in terms of form, tenure, and affordability across the City, and seeks to maintain and replenish housing stock. Replacing rental housing units, particularly those which are deemed affordable, is in the public interest and replacement must be with rental units of comparable type and size. As well, similar rents must be charged as those charged at the time of the application. Policies also require an acceptable tenant relocation and assistance plan. Although the new Official Plan is not in force and effect, its policies reflect the latest work of City Planning staff and represent City Council's current position on the importance of preserving the existing supply of rental housing and affordable housing.

In its current form, the proposal does not conform to the intent of the new Plan and, if the Ontario Municipal Board approves the proposal, as appealed, a modification to the new Plan will be required.

Zoning:

The site is zoned CR T3.0 C2.0 R3.0 which permits a mix of residential and commercial uses to a maximum density of three times the area of the lot area. The site has a height limit of 14 metres for the first 15.2 metres back from Charles Street West. The remainder of the site has a height limit of 18 metres.

Other By-laws:

Site-Specific By-law 969-2000 permits hotel and residential uses with an aggregate of 125 hotel rooms, hotel suites and dwelling units and a total building height of 37.5 metres exclusive of specific building elements on the southern portion of the development site.

Ontario Heritage Act:

The Ontario Heritage Act (OHA) enables municipalities to designate properties of cultural value or interest. No owner of property designated under the OHA may alter the property in a way that may affect its heritage attributes without the approval of City Council. Similarly, no owner of a designated property may demolish or remove a building or structure on the property without the Council's approval. An owner may appeal Council's refusal to demolish a building to the Ontario Municipal Board. It is Council's policy, as expressed in the Official Plan, to conserve significant heritage resources.

Site Plan Control:

Site Plan Approval is required for the proposed development. To date, an application has not been filed.

Bloor-Yorkville/North Midtown Urban Design Guidelines:

The Bloor-Yorkville/North Midtown Urban Design Guidelines build on the in-force and new Official Plan policies and applicable zoning and provide built form guidance in addressing matters of built form, massing and the relationship between buildings and the public realm.

The site is located within the Sultan – St. Thomas Precinct, and the Guidelines identify the residential scale and character of the neighbourhood and the role of heritage in contributing to this precinct's distinct sense of place. New development that relates and enhances the existing character of this precinct is encouraged as opposed to development that could overwhelm its neighbours and the public realm.

To this end, the Guidelines recognize the importance of building height and built form in retaining the Sultan – St. Thomas Precinct as a distinct sub-area within Bloor-Yorkville/North Midtown area. In addition, the Guidelines identify the transition role of this precinct with respect to height and massing between the scale of Bloor and Bay Streets and the prevailing low-rise character of the University of Toronto lands to the west and south.

Tree Preservation:

The application included an Arborist Report. The four London Plane trees in the St. Thomas Street right-of-way are proposed to remain. Urban Forestry Services staff have advised that the privately owned trees, inventoried as Tree Nos. 14, 15, 16 and 17 qualify for protection under the former City of Toronto Municipal Code. A separate approval process will be required for the trees identified for removal.

Reasons for the Application:

The applicant is seeking amendments to the former City of Toronto Official Plan, the Sultan – St. Thomas Area of Special Identity and the Zoning By-law. The proposed residential development exceeds the maximum density of three times the area of the lot permitted in a Low Density Mixed Commercial-Residential Area and in a CR zoning district. The proposal's heights of 73.5 metres and 37 metres exceed the maximum permitted zoning heights of 14.0 metres and 18.0 metres along the Charles Street West frontage and are not of a low rise form.

In their Zoning Review of May 17, 2005, Building Division staff advise that submitted plans do not provide sufficient information to assess the proposal's compliance with the general Zoning By-law. It would appear that the proposal does not comply with a number of other provisions of the Zoning By-law including requirements for common outdoor space and visitor bicycle spaces.

The proposal includes the demolition of heritage buildings as well as the demolition of rental housing and affordable housing which is not consistent with the in-force Official Plan nor the new Official Plan, and therefore assistance to the tenants and rental replacement at similar rents is required.

Community Consultation:

A community consultation meeting on preliminary revisions to the original 23-storey and 15-storey application was held on December 6, 2004. Approximately 80 members of the public attended the meeting. Concerns expressed at the meeting included the proposal's massing, scale, density and compatibility with the surrounding area, demolition of heritage buildings and the existing rental housing and traffic.

A second community meeting on the revised March 29, 2005 application was held on April 6, 2005. The meeting was attended by approximately 80 members of the public. The applicant presented the revised proposal in response to issues and concerns raised at the first meeting and in the Preliminary Report. In general, comments were similar to the feedback received at the first community consultation meeting and included the following issues:

- (a) the proposed built form, including height and massing, particularly with respect to its fit with the immediate area and its impacts including shadows;
- (b) the proposed density;
- (c) the protection and conservation of heritage buildings;
- (d) the protection of affordable rental housing and plans for existing tenants;
- (e) the proposal and its relationship to the local pedestrian environment;
- (e) the adherence to the Bloor-Yorkville/North Midtown Urban Design Guidelines; and

- (f) the traffic generated by the proposal and potential impacts on the local street network.

Numerous written comments from community stakeholders have also been received.

Agency Circulation:

The application was circulated to all appropriate agencies and City Divisions. The responses have been used to assist in evaluating the application.

Comments:

The Preliminary Report identified general categories of issues to be addressed:

- (a) Urban structure: any redevelopment should strengthen the site's two primary functions in terms of its role within the local urban structure. The site is part of the Sultan – St. Thomas Precinct and it is a transition site between the scale of development found along Bloor and Bay Streets and the University of Toronto lands to the west and south.
- (b) Site location: any redevelopment of the site should contribute to the special urban character of the area and recognize the site's different frontages.
- (c) Site opportunities: the site has similarities to the 1 St. Thomas Street project in terms of street frontages and in that it involves heritage resources although it has a smaller lot area as well as different site constraints and other planning considerations.
- (d) Heritage: any redevelopment should retain and appropriately incorporate the University Apartments at 6 and 8 St. Thomas Street.
- (e) Rental housing: the site currently provides 40 affordable rental housing units at 6 and 8 St. Thomas Street. Redevelopment must appropriately address protection of rental units and affordability and tenant assistance.

The Preliminary Report recognized that redevelopment of this site presents an opportunity to achieve a number of community planning objectives, and that ultimately, the development concept should represent a balanced approach to city building.

Reasons for Refusal:

Each site presents its own set of opportunities and constraints that require careful consideration and address. In this case, the development proposed for Victoria University's site fails to provide a built form that fits into the area's built and approved urban structure; appropriately address the site's different frontages; conserve heritage; and replace affordable rental housing units on site. Ultimately, the development fails to strike an acceptable balance between intensification and other city building objectives. It represents an attempt to over-develop the site.

This section identifies reasons for refusal of the application in its current form and provides direction for revisions to the application.

Urban Structure:

The site is located within the Sultan – St. Thomas Precinct, an “Area of Special Identity” located directly southwest of the Bay and Bloor intersection. Its character is distinct from the intense commercial activity and built form along the Bloor and Bay corridors and the institutional setting of the university lands to the west. Historically, the Sultan – St. Thomas Precinct has consisted of a low-rise urban fabric. While the residential character of the precinct remains, its expression has been shifting towards a taller built form particularly as one moves away from the Sultan and St. Thomas intersection. This expression is most notable with the 1 St. Thomas Street project at the northeast corner of Charles Street West and St. Thomas Street. In recommending approval of the 1 St. Thomas Street project, the City Planning Division’s Final Report states:

“It is important to note that this project succeeds because the site is large enough to accommodate the proposed point tower, provide new low-rise buildings along the street edge, retain and enhance existing heritage buildings, and provide acceptable site access and amenity at grade. Other projects seeking exceptional height permissions would have to meet similar criteria. In addition, the location of other potential development sites may impose specific constraints on their development.”

The report recognized that not every site could accommodate a similar scale of development. It also acknowledged that the 1 St. Thomas Street project would help to redefine the character of the area while strengthening the low-rise scale at the Sultan and St. Thomas intersection through the retention and restoration of the historic houses located at 1 and 3 Sultan Street, and 11 St. Thomas Street and the construction of two new houses on vacant land.

City Planning staff acknowledge that Victoria University’s site has the potential to accommodate a scale of development above the as-of-right CR T3.0 C2.0 R3.0 permission provided planning imperatives relating to heritage conservation, affordable rental housing retention or replacement, tenant assistance and built form/urban design are appropriately addressed. While the proposal has a number of positive features, its massing and scale fail to deliver the same built form benefits achieved through the 1 St. Thomas Street project as discussed below.

Transition:

Official Plan policies direct that the massing of new buildings should provide transition between areas of different development intensity. This objective is brought forward in the Bloor-Yorkville/North Midtown Urban Design Guidelines which identify the transition role of this area by stating that “new development in the Sultan – St. Thomas Precinct should form part of a height and massing transition that steps down to the prevailing low-rise character of the University of Toronto campus to the west and to the south.”

Two existing buildings provide direction for a height and massing transition: the Windsor Arms (58 metres) and the apartment building at 55 Charles Street West (57 metres). City Council’s

recent approval of a 16-storey (57-metre) building at 77 Charles Street West fits within the emerging 'shoulder' transition pattern of heights in the order of 60 metres, south from Bloor Street and west from Bay Street anchored around the 1 St. Thomas Street project (106 metres).

The proposal is seeking to introduce a 21-storey (74-metre) tower. City Planning staff are concerned that this would have the effect of reinforcing the higher scale built form associated with the Bloor and Bay corridors rather than fitting within the transition pattern of heights described above. Revisions to the current 21-storey (74-metre) tower are required to address the height and massing transition objectives as discussed below.

Site Location:

Redevelopment of the site should organize its massing in response to its frontages.

(i) Sultan / St. Thomas frontage

This frontage is characterized by a lower built form. It is distinguishable from adjacent areas. The proposal's retention of 8 St. Thomas Street will help to maintain residential scale and character on the Sultan and St. Thomas intersection.

The addition of a 12-storey (37-metre) building mass abutting the 3.5 storey (12-metre) heritage building at 8 St. Thomas Street is problematic. The applicant has sought to minimize this built form impact by retaining the façade of 6 St. Thomas Street and setting the new building two metres back from the façade. While this is a move in a positive direction, the introduction of a 37-metre high volume will overpower the heritage building and the Sultan and St. Thomas intersection. A more appropriate built form relationship could be achieved by a lower nine-storey building. This provides a better relationship to 8 St. Thomas Street and the lower-scale buildings along Sultan Street, and complements the building height at 23 St. Thomas Street at the northeast corner of Sultan and St. Thomas Streets. It also provides a better on-site transition from Sultan Street and Charles Street West.

(ii) Charles / St. Thomas frontage

This frontage is characterized by a transition from the lower scale closer to Sultan Street to the emerging taller scale at Charles Street West. The proposed podium picks-up on the scale of 6 and 8 St. Thomas Street. A more detailed review of the architectural treatment and expression of the podium would occur through an application for Site Plan Approval, which has not been filed. In general, City Planning is satisfied with the proposal's podium component.

Above the podium, the proposal's 21 storeys and 12 storeys present a 37-metre high wall for a length of 57 metres (83 percent of the site frontage) on St. Thomas Street. The applicant has sought to minimize the impact by setting back the 12-storey building three metres back from the property line and by providing a three-metre setback above the four-storey podium and a series of two-metre upper level step-backs at the 12th, 15th and 18th storey on the 21-storey building. These design measures help to pull the building mass back from St. Thomas Street and improve

the separation distance from the 1 St. Thomas Street project and should be brought forward in further built form revisions to address the issues outlined in this report.

To reduce the proposed street wall on St. Thomas Street and taking into consideration the north-south transition, the 37-metre (12-storey) component should be reduced to approximately 29 metres (nine storeys), as discussed above, and the 74-metre (21-storey) component be reduced to approximately 60 metres (18 storeys) based on the applicant's proposed floor-to-floor heights. These reductions in height coupled with additional articulation on the building floor plates would have compounded benefits by increasing the sky view when viewed from St. Thomas Street, reducing the length of the street wall mass and resultant shadowing of Sultan and St. Thomas Streets, and increasing the separation distances (which impacts light, view and privacy) between the site and adjacent buildings.

(iii) University frontage

This frontage is characterized predominantly by the relationship of the proposal to the McKinsey Building at 110 Charles Street West.

The proposed podium on St. Thomas Street wraps around the development onto the Charles Street West frontage; however, it is terminated by a 14-metre wide portion of the tower element which is pulled forward to the property line. This results in an uninterrupted 60-metre vertical wall adjacent to the McKinsey Building, which is 14 metres in height, on the Charles Street West frontage. This is not acceptable. The podium should be carried over to the development's westerly edge to provide a complementary built form relationship to the McKinsey Building and a consistent street wall on Charles Street West. In the absence of providing a proper podium, the tower element should be pulled back so the McKinsey Building and the currently proposed podium read as a lower scale street wall on Charles Street West.

Shadow Impacts:

The applicant has submitted a comparative study of shadows generated by their proposal and those generated by the 1 St. Thomas Street project. The study shows the shadow cast at certain times on March 21, June 21 and September 21.

The proposal produces a shadow that extends east on Victoria University's playfield and north across Sultan Street onto adjacent properties. This new shadow combined with the shadow cast by the 1 St. Thomas Street project produces a significant shadow wall on Sultan Street and properties to the north effectively defeating the rationale of using a 'point tower' built form to minimize the shadow impacts associated with excessive height. The cumulative impact is not acceptable.

City Planning's examination of various built form alternatives included a review of the shadows generated by each alternative. Revisions to the proposed building scale that incorporate the reductions in height and building mass discussed above, significantly improve the shadow cast by the development. Compared to the applicant's current 74-metre (21-storey) and 37-metre (12-storey) proposal, a revised 60-metre (18-storey) and 29-metre (9-storey) proposal would

remove shadowing from the north side of Sultan Street in the early afternoon on September 21 and March 21. It is at these times of the year that maintaining sunlight on sidewalks is integral to sustaining the public realm as an attractive, comfortable environment for pedestrians.

A revised proposal would also eliminate any shadow impacts on Victoria University's play field at 10:00 a.m. on June 21 and maintain sunlight for a long period along St. Thomas Street in the afternoon on June 21.

Density:

Within the Sultan – St. Thomas Precinct, the larger-scale developments generally range between six and eight times the area of the lot. City Council's recent approval of a 16-storey (57-metre) mixed use building at 77 Charles Street West has a density of 6.56 times the area of the lot.

The applicant's site has an area of 2,525 square metres. Both the Official Plan and the Zoning By-law permit a maximum three times the area of the lot or 7,575 square metres.

The 1998 OMB approved site specific permission for an 11-storey (37.5-metre) hotel with a gross floor area of 9,400 square metres allowed a density of 6.2 times the area of the lot on the southern component of the development site.

The applicant's current proposal has a gross floor area of 27,645 square metres inclusive of 1,100 square metres in the listed heritage building at 8 St. Thomas Street. Based on the area of the development site (southern and northern components), the proposal's total density is 10.9 times the area of the lot.

In the submitted materials, the applicant indicates that the density number should be calculated based on an area of 5,973 square metres, which includes the McKinsey Building (the western portion of Victoria University's land holdings shown on Attachment 2). Under this approach, the density of the proposal is 5.5 times the area of the lot.

City Planning staff do not support the applicant's approach for calculating density. The lands subject to the current development application do not include lands occupied by the McKinsey Building, which are subject to a separate density permission under a site specific by-law, a severance approval from the Committee of Adjustment and a long term lease to a third party. Although the City agrees that the proposed built form relationship to the McKinsey Building requires consideration and the existing vehicular ramp on Sultan Street provides an opportunity for a shared access route to separate underground facilities, the current development site is a distinct parcel.

City Planning staff have reviewed the requested additional density and can find no supportable rationale, from a density increase perspective, to increase the density to 10.9 times the area of the development site. As discussed in this report, the proposed 10.9 times density on the development site (southern and northern components) is achieved through a building scale that represents an over-development of the site.

Additional Density for Designated Heritage Properties:

The Official Plan has provision for increases in permitted density in recognition of the retention of heritage buildings. Under the Official Plan, Council may pass by-laws to permit buildings having a gross floor area in excess of that otherwise permitted on the development lot where a designated building, or portion thereof, is retained in the new development. The policy is subject to a number of conditions, including that Council be satisfied that the relationship between the designated building and the proposed development will respect the quality, character and three-dimensional integrity of the designated building and that the new development will have a height, massing and design which provide acceptable sunlight and wind conditions on adjacent public rights of way and open spaces. Under Official Plan policy, concurrent Site Plan Approval is also required.

With respect to density, the Official Plan requires that the additional gross floor area permitted does not exceed the floor area retained in the new development or, in the case of Low Density Mixed Commercial Residential Areas, 0.5 times the area of the lot, whichever is less. In the case of this application, 0.5 times the area of the development site (1,262 square metres) is nearly equal to the gross floor area of the retained heritage building (1,100 square metres).

The Official Plan does not make provision for density increases where the façade of a designated building is retained, but no floor area is retained. The revised proposal retains only the façade of 6 St. Thomas Street.

If designation does occur, as discussed in the following section, City Planning staff do not recommend applying density increase permissions set forth in the Official Plan because the proposal is not appropriate in a number of respects discussed in this report and in ways that do not meet the Official Plan policy conditions and criteria. If Council chose to apply these policies and was satisfied that all conditions were met, a total density permission of up to 3.5 times (8,837 square metres of gross floor area), would result. Any density above those amounts should be rationalized according to other criteria.

Heritage:

Currently, there are seven listed buildings on the site.

The properties fronting on Charles Street West were listed by City Council in the City's Inventory of Heritage Properties on June 20, 1973. These properties contain house-form buildings that were constructed between 1887 and 1890. In the second development proposal for a hotel on the site, Council ultimately agreed that the buildings on these properties could be demolished. The earlier development was not pursued. Victoria University has not maintained these buildings and they have fallen into a deteriorated state. The applicant proposes to demolish these buildings as part of the development.

The properties on the north limit of the development site at 6 and 8 St. Thomas Street contain the University Apartments constructed in 1927-1928. These buildings were listed in the City's Inventory of Heritage Properties by City Council on June 20, 1973. The buildings, which are

architecturally and contextually significant, are good examples of early 20th century apartment houses with features of Edwardian Classicism.

The proposal includes the retention of the building at 8 St. Thomas Street and the retention of the façade of the building at 6 St. Thomas Street.

In the Preliminary Report on this application, Heritage Preservation Services (HPS) staff advised that they could support redevelopment of the site provided that the University Apartments were conserved and adaptively reused and that the built form is consistent with the requirements of By-law 969-2000 (the 1998 OMB approved hotel development). HPS staff has not made final recommendations on the development proposal, as they require further information regarding the applicant's approach towards heritage conservation of the University Apartments, including a revised evaluation of the impact of the development on the heritage resources and measures for mitigating that impact. Should the proposal be approved, HPS staff would recommend that a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act be registered on title for the permanent protection of the heritage buildings, that the owner be required to prepare satisfactory Conservation Plans for the heritage elements of the development and that the owner post Letters of Credit with the City to implement the Conservation Plans and that Section 37 of the Planning Act be utilized to require and secure the Conservation Plan.

To protect these buildings, Heritage Preservation Services staff in a report dated December 2, 2005, have recommended that City Council designate 6 and 8 St. Thomas Street under Part IV of the Ontario Heritage Act. The Toronto Preservation Board will consider this recommendation at its meeting to be held on January 12, 2006 and Community Council and City Council will consider the recommendation for designation in conjunction with this Refusal and Directions Report. If Council designates the properties, any alterations to the buildings which would affect the reasons for designation would require approval under Section 33 of the Ontario Heritage Act.

In its current form the application does not adequately address the policy framework respecting the heritage aspects of the development.

Rental Housing:

The University Apartments at 6 and 8 St. Thomas Street have been rental buildings for approximately 70 years. Victoria University acquired the buildings in the mid-1960s.

The existing University Apartments contain 40 rental units, of which 29 were occupied at the time of this application, and all of which had affordable rents. The new Official Plan defines affordable rents as those renting for no more than the Canada Mortgage and Housing Corporation's (CMHC) average market rent by unit type as reported in the most recent annual survey. The unit mix in the existing buildings consists of 21 one-bedroom units and 19 two-bedroom units.

(i) Applicant's Proposal for the Rental Units

Victoria University has indicated that of the 40 rental units, 11 units were used for student housing and therefore exempt under the Tenant Protection Act.

The original application proposed to demolish the University Apartments and not replace any of the rental units. The revised application proposes to provide 16 units in the building at 8 St. Thomas Street.

In the Housing Issues Report, the applicant is proposing:

- (a) to provide 16 units (8 one-bedrooms and 8 two-bedrooms) in 8 St. Thomas Street;
- (b) to secure these units as affordable housing units for a period of not less than 10 years (current rental rates will remain as the base rent subject only to increases permitted by the legislation);
- (c) to provide a tenant relocation package for tenants not returning, including a payment of 12 times their currently monthly rent and a one-time payment of \$500 to assist with moving expenses;
- (d) to relocate tenants in 8 St. Thomas Street to 6 St. Thomas Street during renovations, if required; and
- (e) to provide right-of-first refusal to existing tenants for the 16 units at 8 St. Thomas Street.

(ii) City Planning's Response

City Planning staff have repeatedly requested documentation verifying Victoria University's claim that 11 of the 40 rental units were last used for student accommodation. If acceptable documentation is provided, 29 affordable rental units would require replacement, including securing the units through the by-laws and Section 37 of the Planning Act.

The protection of rental units and, in particular, affordable rental units is a high priority for the City of Toronto as outlined in the Metropolitan Toronto Official Plan, the former City of Toronto Official Plan and the new Toronto Official Plan. These Official Plan policies are consistent with the requirements of the Planning Act and the 1997 PPS to provide a full range of housing types to meet the needs of current and future residents of the City of Toronto.

The affordable rental housing replacement requirement has been discussed with the applicant. There is an opportunity to achieve rental replacement on-site as part of the development. The development should provide 29 affordable rental replacement units (assuming documentation on the 11 student units is provided) of a similar size and type that currently exists and at similar rents. The affordability of the replacement units should be secured for at least 10 years (and continuing for those tenants who remain beyond the 10 year period) and the rental tenure should be secured for at least twenty years, during which the owner cannot apply for condominium registration or demolition. The applicant's current proposal contemplates the units being registered as condominiums. This does not satisfactorily address the policy framework, which requires that the replacement units be comprised of conventional rental units. The applicant's current proposal provides only 16 replacement rental units which would represent a loss of

affordable rental units. This does not adequately address the policy framework the intent of which is to retain and make gains in affordable and rental housing.

With respect to the existing tenants, the City's policies and practices direct that additional assistance beyond the requirements of the Tenant Protection Act be provided to tenants affected by the demolition or alteration of rental housing. This includes a tenant relocation and assistance plan which reduces the hardship to tenants including in this instance the right of each tenant to return to a similar unit at similar rent. While the applicant's proposed assistance package includes some components that exceed the requirements of the Tenant Protection Act, it falls short of the City's requirements including an extended notice period prior to demolition, and assistance for tenants relocating and returning to 8 St. Thomas Street.

City Planning staff remain optimistic that a satisfactory tenant assistance package may be able to be resolved and secured in advance of the Ontario Municipal Board hearing. In its current form, however, this application does not adequately address the policy framework with respect to rental housing.

(iii) 6 and 8 St. Thomas Street Tenants Association

City Planning staff met with the tenants of these buildings at their request on August 9, 2004 and provided information on the relevant City policies and expectations as to how applications involving proposed demolition of rental housing proceed. Many tenants attended the community consultation meetings on December 6, 2004 and April 6, 2005. City Planning staff continue to discuss the application with representatives of the 6 and 8 St. Thomas Street Tenants Association. The Association sought and was granted party status at the Ontario Municipal Board pre-hearing conference.

Victoria University and MintoUrban Communities Inc. have also met with the tenants on a number of occasions. Eleven tenants have terminated their tenancy since the application was filed in June 2004. The applicant advises that these tenants accepted a relocation package offered at that time. Currently we understand discussions between the applicant and the 6 and 8 St. Thomas Street Tenants Association are ongoing regarding an appropriate assistance package and replacement rental housing.

Vehicular Access:

A one-way driveway system is proposed to provide access to the site. Vehicles enter the site from Charles Street West and exit the site on to St. Thomas Street. The proposal's drop-off /pick-up areas and servicing functions are located on the ground floor within the building mass. Attachment 3 shows the site plan/ground floor layout. Access to the proposed underground garage would utilize the existing McKinsey Building vehicular ramp off Sultan Street. The Transportation Services Division is satisfied with the proposed access arrangement.

Parking Supply:

The applicant has proposed a total of 160 parking spaces on three underground parking levels. Nine parking spaces are proposed for residential visitor use and 151 for resident use. Transportation Services staff advise that the proposed residential parking supply satisfies the estimated parking demand generated by the March 29th proposal, based in part on the surveyed demand of residential condominium uses in the Central Area. If City Planning staff were recommending approval of the application then Transportation Services' recommended parking ratios based on the unit type would be secured.

Traffic Impact:

Transportation Services Division and Transportation Planning in the City Planning Division have reviewed the submitted Transportation Impact Study and subsequent updated study and submissions based on the revised proposal, and are satisfied with the study's conclusion that the site-generated traffic can be accommodated by the area road network. The submitted material took into account both existing traffic levels as well as projected levels resulting from on-going development activities in the immediate area.

Street Widening:

In 1988, the former City of Toronto endorsed the widening of St. Thomas Street from its current pavement width of 6.4 metres to 8.5 metres. Council also approved the widening of Charles Street West from its current pavement width of 6.0 metres to 8.5 metres to accommodate the conversion of Charles Street West to two-way traffic operations between Bay and St. Thomas Streets. To date, neither widening has occurred. The widening of Charles Street West will be scheduled once redevelopment activities are completed. With respect to the St. Thomas Street widening, the Ward Councillor does not support this widening because of its impacts on local streetscape, existing trees and future tree planting opportunities.

Alternative Modes of Transportation:

The Official Plan encourages development at locations well served by a full range of transportation options so as to reduce reliance on the private automobile. The site is in proximity to public transit operations (both surface routes and the subway system) and its location in the downtown provides convenient walking and cycling opportunities to a range of destinations.

Outstanding Studies / Statements / Reports:

The following studies remain outstanding for the development.

(i) Site Servicing Report

Technical Services staff have requested a Site Servicing Report by a qualified consultant to determine the sanitary flow and water supply demand resulting from the proposed development,

how the site can be serviced and whether the existing municipal infrastructure is adequate or whether upgrades and infrastructure improvements are required.

(ii) Street Lighting Review

Technical Services staff have requested a Street Lighting Review by a qualified lighting consultant to determine the adequacy of the existing street lighting and any improvements that may be required.

(iii) Pedestrian Level Wind Study

A Pedestrian Level Wind Study is required to evaluate the wind conditions resulting from the proposal on the comfort levels of pedestrians at various times of day, throughout the year. The Study will also recommend measures to be incorporated into the building design to mitigate the impact of winds, if required.

(iv) Heritage Impact Statement

A Heritage Impact Statement was submitted with the revised March 29, 2005 proposal. Since then, the applicant has revised the proposal for 8 St. Thomas Street to replace the three proposed residential townhouse units with new windows and individual entrances on Sultan Street with 16 proposed units that are accessed from the existing building entrance on St. Thomas Street. An updated statement that reflects this revision, provides information on the interface between the new development and the southerly wall of 8 St. Thomas Street, and provides additional information on conservation strategy is required.

Public Art:

The proposal contains 27,645 square metres of gross floor area. The former City of Toronto Official Plan contains provisions regarding a public art contribution in all development proposals exceeding 20,000 square metres of gross floor area. In its current form, the proposal would be required to make a public art contribution in keeping with Official Plan policy, to be secured in the amending by-laws and through an agreement pursuant to Section 37 of the Planning Act.

Section 37:

If City Planning staff were recommending approval of the application in its current form, staff would recommend an appropriate package of public benefits pursuant to Section 37 of the Planning Act. Such benefits would include facilities, services and matters in addition to those referenced earlier in this report and would be developed having regard to the needs of the area, the potential impacts of the development, the increase in development permissions and in consultation with the local community, the ward councilor and the applicant. Since staff are not recommending approval of the proposal, staff have not discussed a potential contribution or benefits package with the applicant.

If the applicant revises the application to address the issues identified in this report then an appropriate public benefits would need to be considered and secured through the implementing by-laws and an agreement pursuant to Section 37 of the Planning Act.

Conclusions:

Victoria University and MintoUrban Communities Inc. have appealed their Official Plan and Zoning Amendment application to the Ontario Municipal Board. A pre-hearing conference was held on November 14, 2005 and a second pre-hearing conference is scheduled for February 28, 2006. A four-week hearing is set to commence on April 5, 2006.

The proposal in its current form is unacceptable and requires reconsideration in order to adequately address the requirements of the Planning Act, the 1997 Provincial Policy Statement, the City's in-force policy framework and the emerging policy framework. The application in its current form does not represent good planning.

Should the applicant refuse to revise their application to address the issues identified in this report, it is recommended that the City Solicitor and City staff be authorized to oppose the application before the Ontario Municipal Board on April 5, 2006.

Contact:

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Email: ccambra@toronto.ca

Gary Wright
Director, Community Planning, Toronto and East York District

33561718036 - tm

List of Attachments:

- Attachment 1: Application Data Sheet
- Attachment 2: Victoria University's Land Holdings at Sultan, St. Thomas and Charles Streets
- Attachment 3: Site Plan / Ground Floor Plan
- Attachment 4: East Elevation
- Attachment 5: West Elevation
- Attachment 6: South Elevation
- Attachment 7: North Elevation
- Attachment 8: Zoning Map Extract
- Attachment 9: Official Plan Map Extract

Attachment 1: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	04 143222 STE 27 OZ
Details	Proposed Amendments to the former City of Toronto Official Plan and Zoning By-law 438-86	Application Date:	June 3, 2004
		Revised Date:	March 29, 2005
Municipal Address:	4, 6 and 8 St. Thomas Street and 100 – 110 Charles Street West		
Location Description:	Parcel bounded by Charles Street West, St. Thomas Street, Sultan Street and McKinsey Building at 110 Charles Street West		
Project Description:	Retention of the 8 St. Thomas Street apartment building, demolition of the 6 St. Thomas Street apartment building with the use of its street façade, demolition of various vacant house-form buildings and the construction of 12-storey and 21-storey residential building		

Applicant:	Owner c/c:	Architect:	Owner:
McCarthy Tetrault LLP	MintoUrban Communities Inc.	Hariri Pontarini Architects and Zeidler Partnership Architects	The Board of Regents of Victoria University

PLANNING CONTROLS

Official Plan Designation:	Low Density Mixed Commercial-Residential	Site Specific Provision:	By-law 969-2000
Zoning:	CR T3.0 C2.0 R3.0	Historical Status:	Y
Height Limit (m):	14, 18	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2525*	Height:	Storeys:	12 & 21
Frontage (m):	68.98		Metres:	37.1 & 73.5
Depth (m):	53.46			
Total Ground Floor Area (sq. m):	1990			Total
Total Residential GFA (sq. m):	27645		Parking Spaces:	160
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	27645			
Lot Coverage Ratio (%):	71.8			
Floor Space Index:	10.9*			

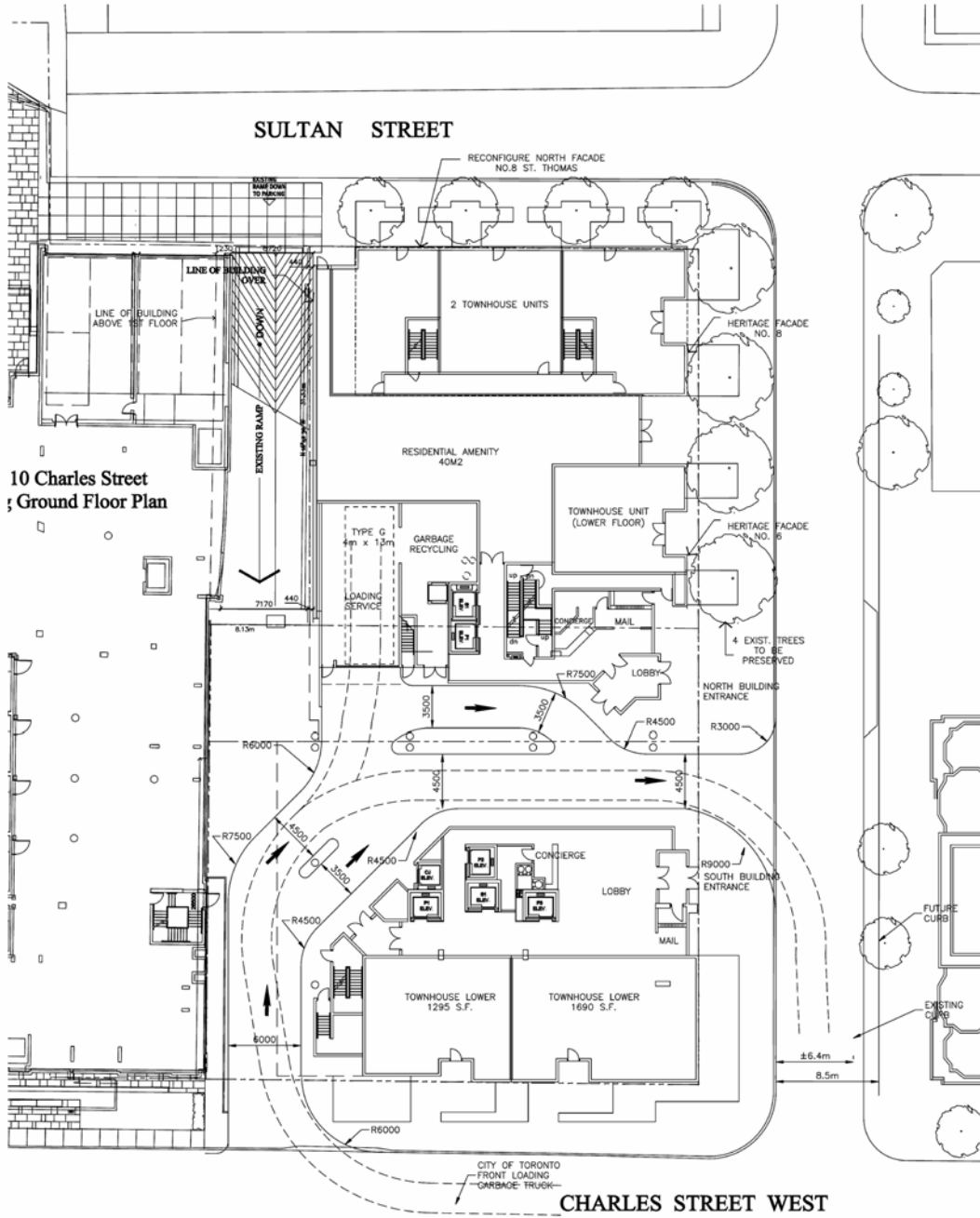
DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

DWELLING UNITS		FLOOR AREA BREAKDOWN (upon project completion)	
Tenure Type:	Rental, Condo	Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	27645
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	39	Office GFA (sq. m):	0
2 Bedroom:	74	Industrial GFA (sq. m):	0
3 + Bedroom:	18	Institutional/Other GFA (sq. m):	0
Total Units:	131 plus 16 units in No. 8 St. Thomas Street		

* based on the development site (southern & northern components); exclusive of the McKinsey Building lands

Attachment 3: Site Plan / Ground Floor Plan



Site Plan / Ground Floor Plan

Applicant's Submitted Drawing

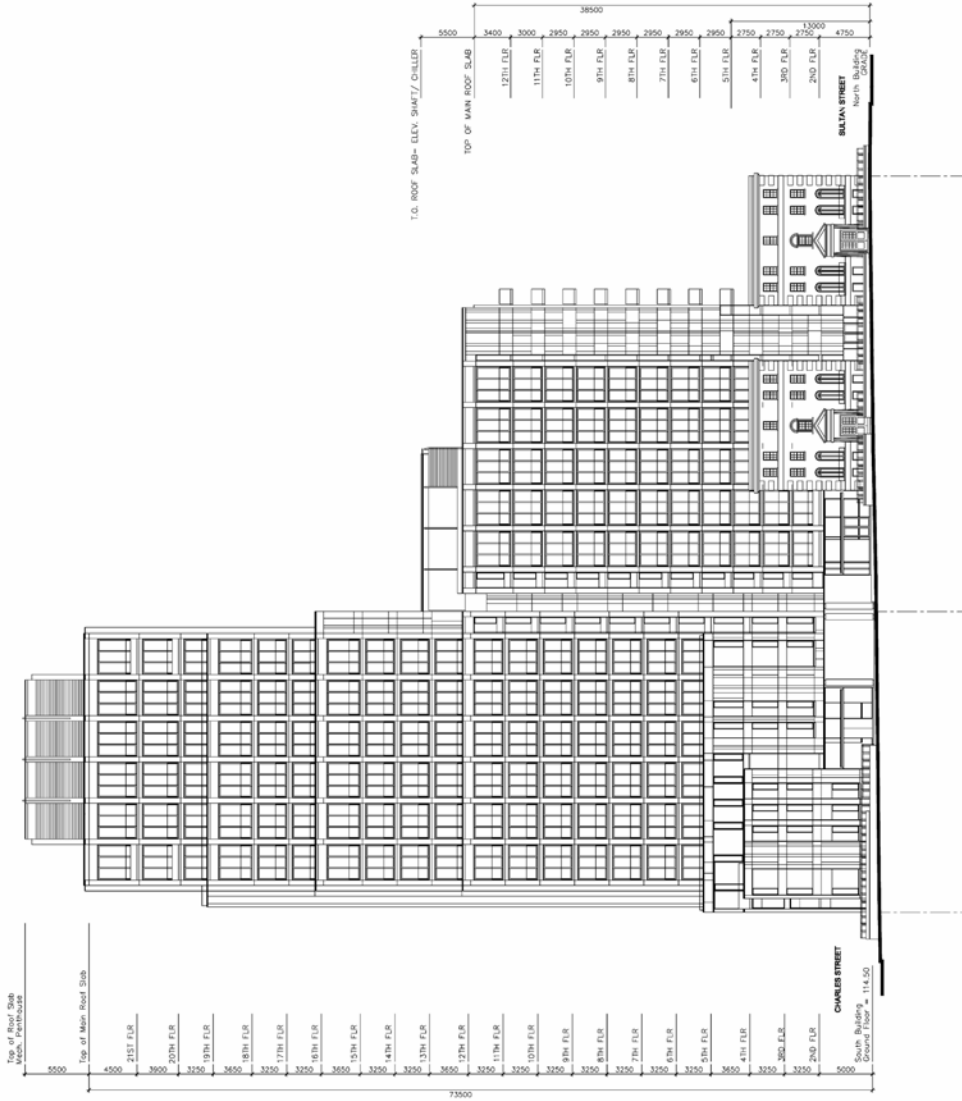
Not to Scale 

12/22/05

4,6 and 8 St Thomas Street and
100,102,106,108 and 110 Charles Street West

File # 04_143222

Attachment 4: East Elevation

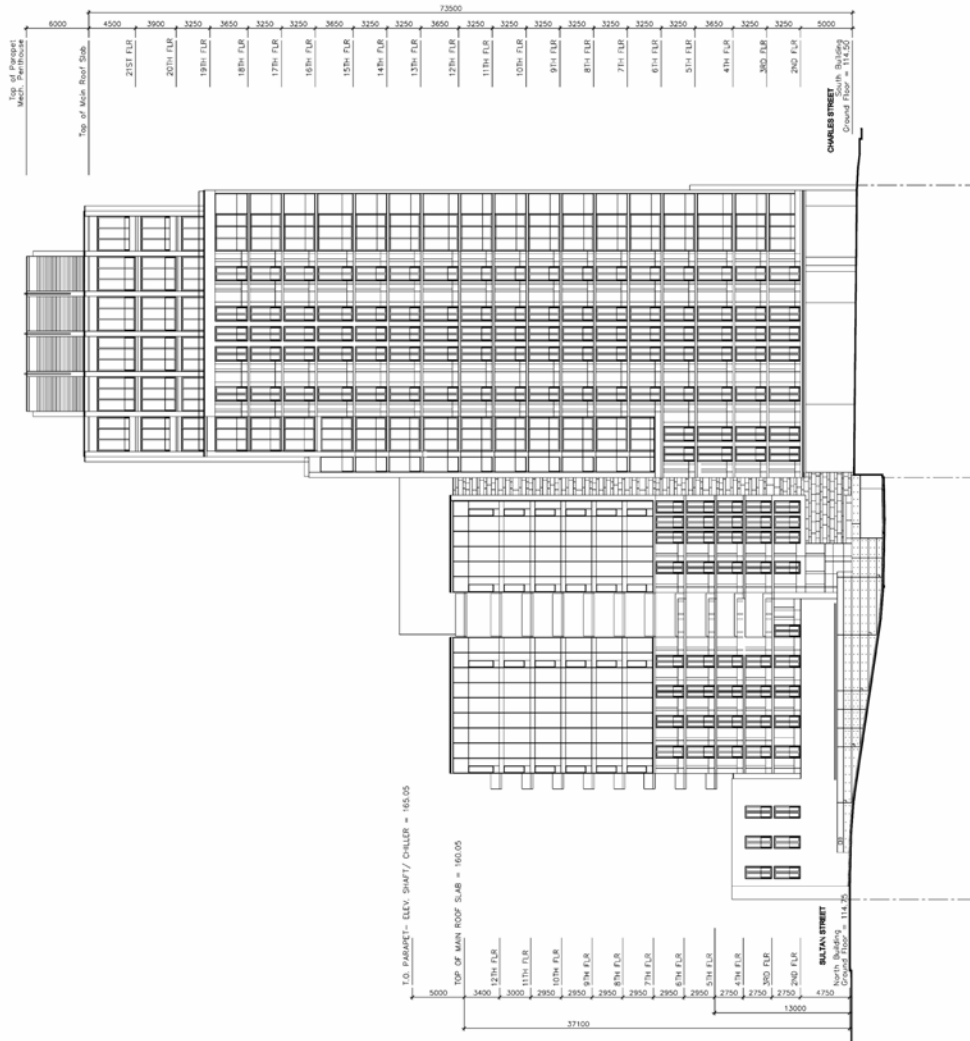


East Elevation
Applicant's Submitted Drawing
Not to Scale
1/22/05

4,6 and 8 St Thomas Street and
100,102,104,106,108 and 110 Charles Street west

File # 04_143222

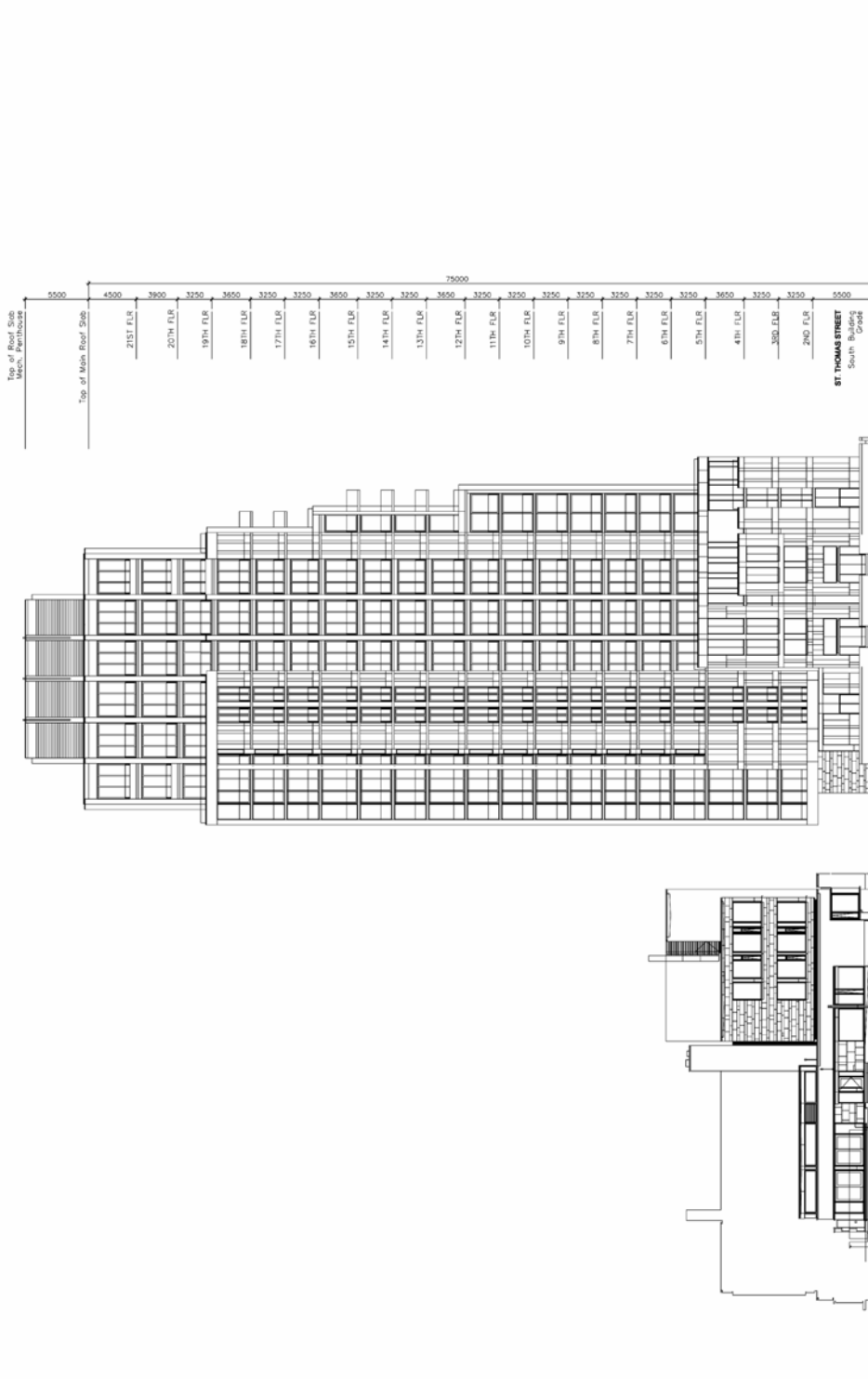
Attachment 5: West Elevation



West Elevation
Applicant's Submitted Drawing
Not to Scale
12/22/05

**4,6 and 8 St Thomas Street and
100,102,104,106,108 and 110 Charles Street west**
File # 04_143222

Attachment 6: South Elevation

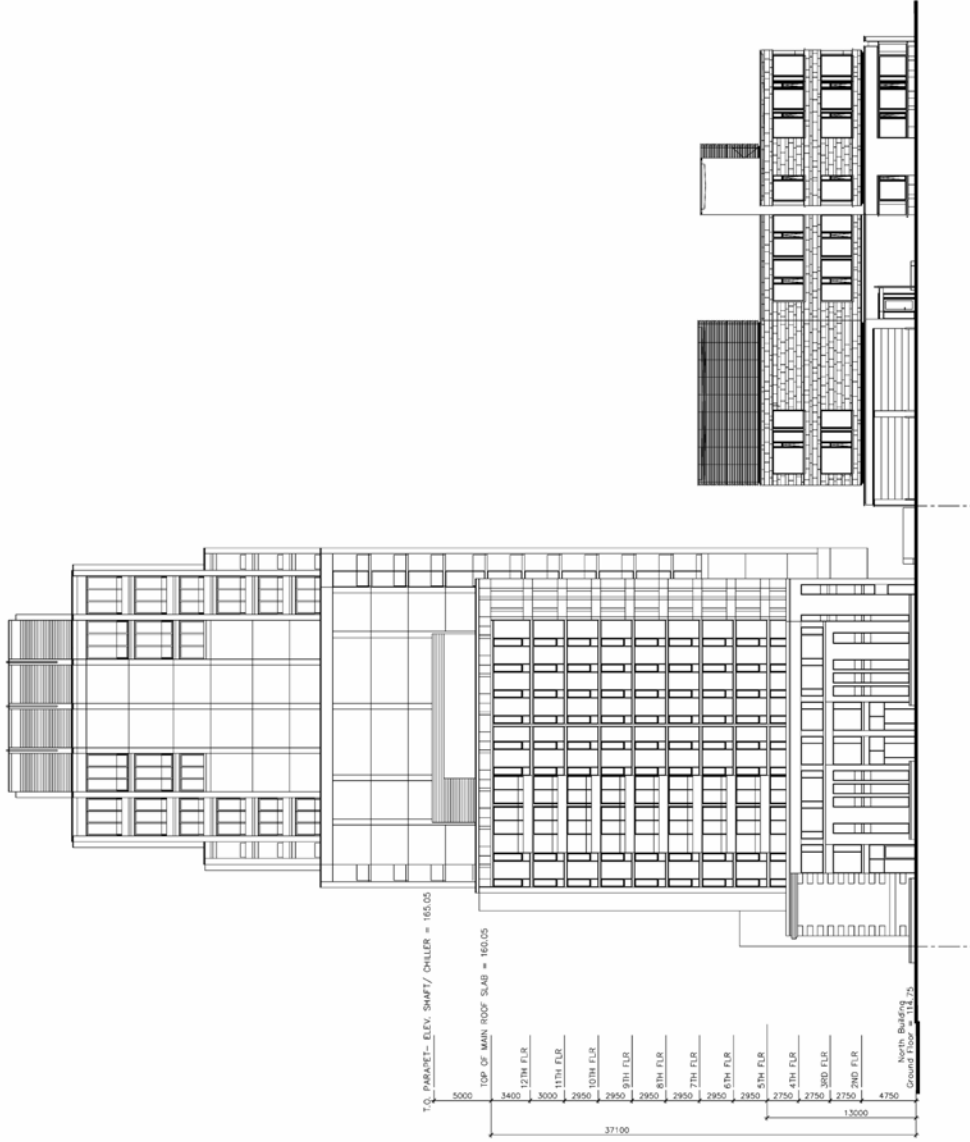


South Elevation
Applicant's Submitted Drawing
Not to Scale
12/22/05

**4,6 and 8 St Thomas Street and
100,102,104,106,108 and 110 Charles Street west**

File # 04_143222

Attachment 7: North Elevation



North Elevation

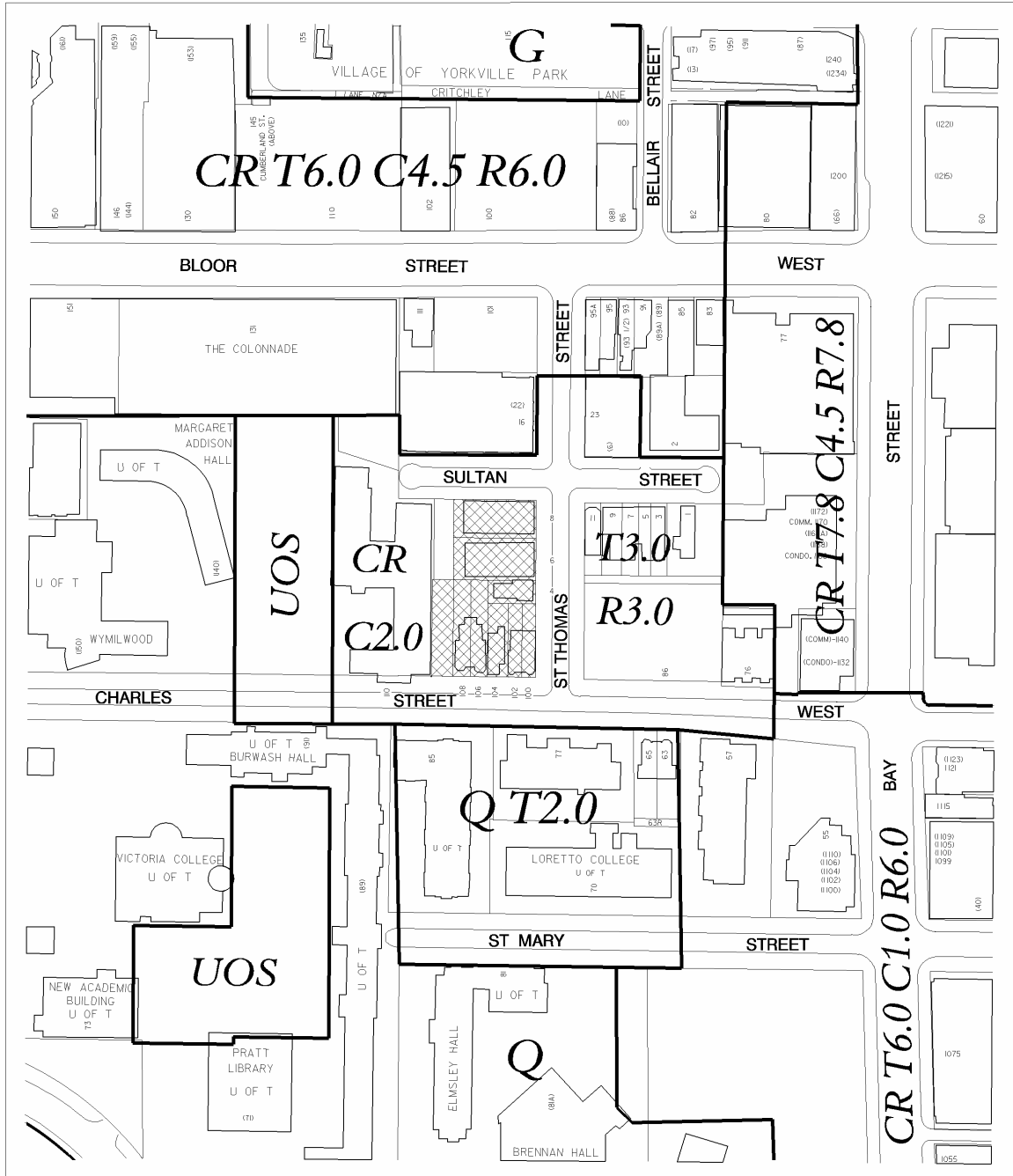
Applicant's Submitted Drawing

Not to Scale
12/22/05

4,6 and 8 St Thomas Street and
100,102,104,106,108 and 110 Charles Street west

File # 04_143222

Attachment 8: Zoning Map Extract



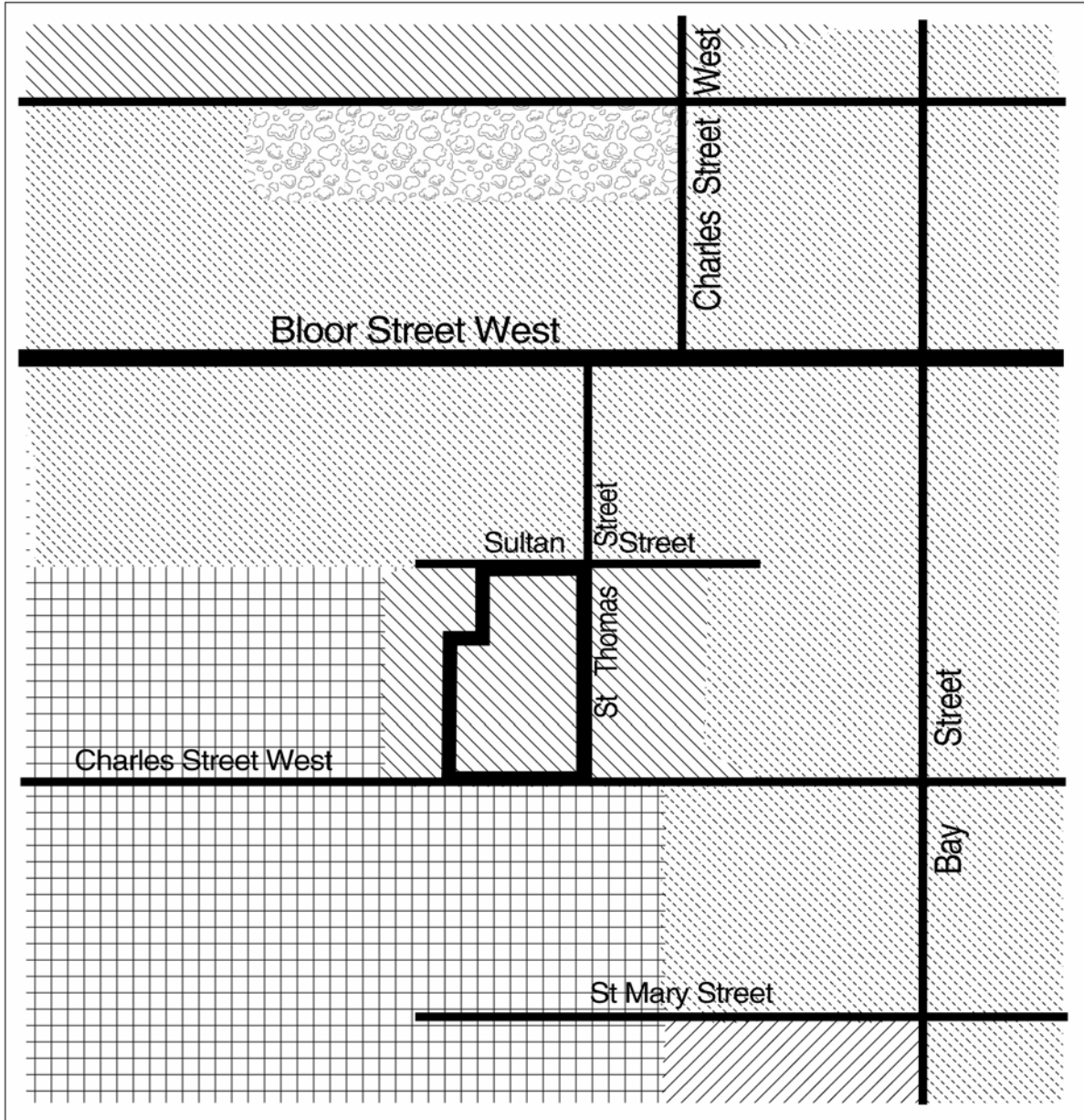
4,6,8 St. Thomas Street and
100,102,104,106,108,110 Charles Street West
File # 04-143222

- CR Mixed-Use District
- G Parks District
- Q Mixed-Use District
- UOS Parks District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 08/20/2004 - Jb

Attachment 9: Official Plan Map Extract



 **TORONTO** Urban Development Services
Official Plan

4,6,8 St Thomas Street and
100,102,104,106,108,110 Charles Street West

File # 04_143222

-  Site
-  University Area
-  Low Density Mixed Commercial-Residential Areas
-  Medium Density Mixed Commercial-Residential Areas

-  Open Space
-  High Density Mixed Commercial-Residential Areas 'A'
-  High Density Mixed Commercial-Residential Areas 'B'


Not to Scale
08/31/04