

TORONTO STAFF REPORT

August 23, 2006

To: Toronto and East York Community Council

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

Subject: Final Report
Official Plan and Zoning By-law Amendment Application 06 116730 STE 20 OZ
Applicant: Peter Zimmerman, Toronto Community Housing Corporation
Architect: du Toit Allsopp Hillier Architects Inc.
155 Dan Leckie Way and 170 Fort York Boulevard
Ward 20 - Trinity-Spadina

Purpose:

This report reviews and recommends approval of an application by the Toronto Community Housing Corporation (as agent for the City) to amend the Official Plan and the area specific Zoning By-law to permit 78,693 square metres of development on Blocks 32 and 36 in the Railway Lands West. The proposal is for a 30-storey tower on Block 32 and a 20-storey tower on Block 36, including 6-8 storey podium buildings, a new public park and a new public road. This report also recommends that the holding symbol “h” remain on the blocks until the Precinct and Environmental Agreements have been executed and the land has been conveyed for development.

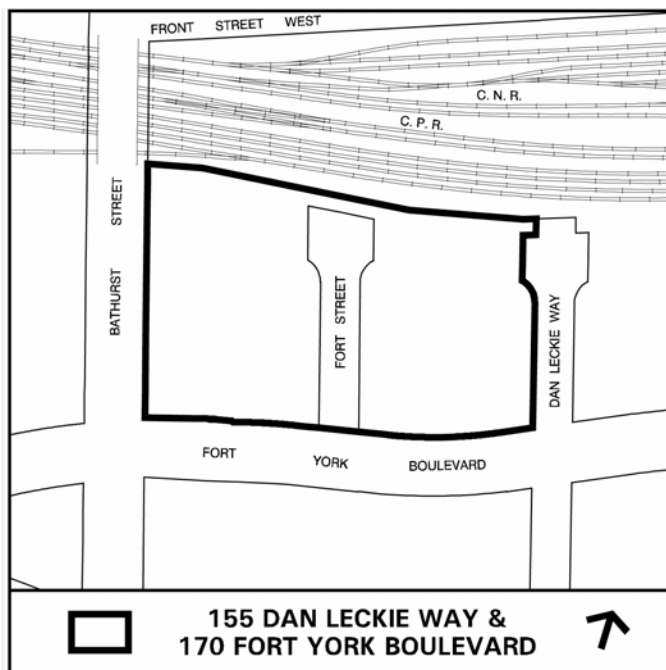
Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that City Council:

- (1) amend the Railway Lands West Secondary Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 12;



- (2) amend Zoning By-law 1994-0805 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 13;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
- (4) require the owner to complete and obtain approval of their Stage 2 Archaeological Assessment prior to Site Plan Approval;
- (5) require the owner to provide a total parking supply for the development in accordance with the requirements of the Site Specific By-law 1994-0805 except for the market condominium units and public library, which must have parking supplies in accordance with the following ratios:

Bachelor	0.3 spaces per unit
1-bedroom units	0.7 spaces per unit
2-bedroom units	1.0 spaces per unit
3 or more bedroom units	1.2 spaces per unit
Visitors	0.06 spaces per unit
Public Library	1 space/250 m ² gross floor area

- (6) require the owner to comply with the locational requirements for the parking spaces required by Site Specific By-law No. 1994-0805 with the exception of up to 20 resident parking spaces for Block 36 may be located on Block 32;
- (7) require the owner to provide loading space(s) on the site in accordance with Site Specific By-law No. 1994-0805;
- (8) require the owner to enter into the necessary agreements with the City, to the satisfaction of the Executive Director, Technical Services, in consultation with the City Solicitor, to secure, among other matters, the Owner's obligations and responsibilities respecting the construction of and/or payment for its proportionate share of the municipal infrastructure improvements as follows:
 - (a) payment of 1/3 of the cost to design and construct Fort York Boulevard and associated municipal services between Dan Leckie Way and Bathurst Street;
 - (b) payment of all costs associated with the design and construction of the new local streets (currently identified on the plans as Northern Railway Street and Garrison Way) and associated municipal services;
 - (c) payment of 1/2 of the costs to design and construct Dan Leckie Way and associated municipal services between Fort York Boulevard and its northerly limit;

- (d) payment of 33 $\frac{1}{3}$ % of 50% of the cost to design and construct the Dan Leckie Way/Fort York Boulevard intersection and associated municipal services;
- (e) payment of 33 $\frac{1}{3}$ % of 50% of the costs to design and upgrade the Dan Leckie Way/Fort York Boulevard intersection with traffic control signals in order to allow full turning movements at this intersection in the event that there is a future dedicated transit facility on Fort York Boulevard;
- (f) payment of 5.5% of the costs to design and construct the modifications to the intersection of Bathurst Street and Fort York Boulevard;
- (g) in the event that it is determined in conjunction with the review and acceptance of the traffic impact assessment that the development requires the build-out of the segment of Dan Leckie Way between Fort York Boulevard and Lake Shore Boulevard West, enter into front-ending agreements with the City to provide for the early construction of this facility;
- (h) front-ending provisions to design and construct the roads required to accommodate this development in the event that the construction of such roads has not been commenced by other landowners in the Railway Lands West;
- (i) payment for upgrades to the CN Plaza pumping station as necessary to accommodate sewage flows expected to be generated by the development;
- (j) the conveyance of lands, at a nominal cost, to the City for public highway purposes including the cost for preparation and registration of a draft reference plan;
- (k) the preparation and submission of all required environmental documentation, at the owner's cost;
- (l) payment of the costs for the City to undertake a third-party review of all environmental documentation;
- (m) financial obligations for the construction of the new streets identified above;
- (n) posting of securities for all infrastructure work related to the development blocks; and
- (o) payment of all applicable fees and costs associated with the environmental remediation, design, and construction of the new streets and municipal services.

Background:

Proposal

Applications for an Official Plan Amendment and a Zoning By-Law Amendment were made by the Toronto Community Housing Corporation (“TCHC”) on March 13, 2006. TCHC is an agency of the City and is acting as the City’s agent to develop Blocks 32 and 36. The proposal includes a total of 78,693 square metres of mixed use development over Blocks 32 and 36, the provision of a public park on the northwest corner of Block 36 which will interpret the mouth of Garrison Creek, a new public road named Garrison Way, 520 parking spaces located underground and the inclusion of space for a daycare and library. The built form proposed includes 6-8 storey (20-26 metre) podium buildings along the street frontages, a 20-storey (62 metre) tower on Block 36 and a 30-storey tower (92 metre) on Block 32. The 655 proposed units will provide a mix of affordable and market housing.

Site History

Blocks 32 and 36 are within the Railway Land West Secondary Plan area. They are owned by the City. These blocks were originally conveyed to the City in 1994 from Canadian National Railway Company (“CNR”) as part of a settlement arising from CNR’s appeals of the 1991 zoning amendments passed by the City to the CNR holdings in the Railway Lands West and Central. The transfer deed from CNR imposed certain conditions including a covenant that for a period of fifty years neither the City nor its successors and assigns shall use the lands for housing other than for low and moderate income householders. This was intended to meet the affordable housing targets in the Secondary Plan area. The transfer deed also stipulates that the blocks may not be sold or transferred by the City unless the purchaser or transferee has entered into an agreement with CNR assuming that covenant.

TCHC is proposing to develop the blocks with a mix of market and affordable housing. There is a holding symbol on the blocks that will remain in place, which ensures that the blocks cannot be developed until a site-specific Zoning By-law is in place and Precinct and Environmental Agreements have been executed. As the City is currently the owner of the blocks and as the City cannot enter into an agreement with itself, any agreement that might normally be required of an owner, as a precondition of the subject applications, will have to be imposed upon such purchaser or transferee as TCHC may ultimately recommend to Council. While this report outlines the conditions that may be imposed in such an agreement, a further report authorizing the execution of such agreement(s) will be required in conjunction with such future report as may be brought to Council dealing with the ultimate disposition of these blocks to a developer.

Site and Surrounding Area

The subject site is located at the northwest corner of the Railway Lands West Secondary Plan area and it is currently vacant.

North: To the north of the subject site is the rail corridor that runs south of Front Street.

South: Blocks 33 and 37 are immediately south of the site, across Fort York Boulevard. The blocks have approvals for mixed use development containing three towers (27, 30 and 32 storeys) on 6-8 storey podium buildings.

East: To the east are Blocks 29, 26W and 26E, owned by Concord Adex which are in the process of a Zoning Amendment application for mixed use development including 6 towers. City Council has approved the proposal and the Bills will be introduced to Council in September.

West: Immediately west of the site, across Bathurst Street, is historic Fort York.

City of Toronto Official Plan

Blocks 32 and 36 are within the Railway Lands West Secondary Plan area, and are designated as Mixed Use. The Plan contains development criteria that direct the form and quality of new development in these areas. The proposal has been reviewed for compliance with these criteria and conformity with the intent of the new Plan.

Zoning

The applicable zoning by-law for the site is 1994-0805, as amended which permits a mixed use development with a height limit of 45 metres. A total of 35,980 square metres is permitted on Block 32 and a total of 34,380 is permitted on Block 36. Added together, a total of 70,360 square metres is permitted on Blocks 32 and 36. A holding symbol exists on the Blocks which does not allow development of the lands until Precinct and Environmental Agreements are in place.

Site Plan Control

The applicant has not submitted a concurrent Site Plan Approval application for these two blocks.

Tree Preservation

There are no trees on the site.

Reasons for the Application

With respect to the Zoning Amendment application, the proposal is for a total of 78,693 square metres of development and the by-law only allows for a total of 70,360 square metres. The applicant would like to reallocate a portion of the permitted density from Block 36 to Block 32 which will allow for the creation of the Mouth of the Creek Park on the northwest corner of Block 36. This park space will then be zoned as "G" which is not contemplated in the existing

zoning. Also, the proposed heights of the towers, 92 and 62 metres, exceed the 45 metre height limit.

There is a holding provision on the two blocks that is recommended to be maintained as part of the draft By-law. To remove the holding symbol the eventual owner of the blocks will have to enter into Precinct and Environmental Agreements to secure various conditions for development of the site.

The Secondary Plan Amendment that is being completed as part of this application will update the maps attached to the Plan to show the new Mouth of Garrison Creek Park, the revised road pattern and to separate Blocks 32 and 36 from Block 31 and the Community Park as their own precinct.

Community Consultation

A Community Consultation meeting was held on April 4, 2006. In attendance were the local Councillor, City staff, the applicant and their consultant team, and four members of the public. While the notice was distributed to the standard radius of 120 metres of the subject site, the area does not encompass many residential units resulting in a low turnout.

The concerns and questions raised at the meeting included the integration of the market housing with the affordable housing, the type of affordable housing that would be provided, and the overall design of the blocks with respect to materials, types of units and use of grade related space.

Agency Circulation

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

Comments:

1.0 Official Plan

1.1 Official Plan Amendment – Railway Lands West Secondary Plan

The proposal for Blocks 32 and 36 complies with the policies set out in the Railway Lands West Secondary Plan. However, due to the creation of the Mouth of Garrison Creek Park, the addition of Garrison Way, and the name changes of Bremner Boulevard (between Bathurst Street and Spadina Avenue) to Fort York Boulevard and Fort Street to Queen's Wharf Road, the maps attached to the Railway Lands West Secondary Plan need to be amended to reflect these changes. The draft amendments are found as Attachment 12. Some of the amendments are directly associated with this application, while other are to reflect recent approvals in the Plan area.

The Secondary Plan outlines Precincts that contain specific criteria and policies. Blocks 32 and 36, along with Block 31 and the Community Park are within Precinct 3. TCHC proposes to break Precinct No. 3 into two parts. This will allow Blocks 32 and 36 to be approved and developed separately from Block 31 and the Community Park. Therefore, Blocks 31 and the Community Park will remain as Precinct 3 and Blocks 32 and 36 will become Precinct 5.

1.2 Road Network – addition of Garrison Way

TCHC has added a new public road to Block 32 which runs along the north edge of the block, parallel to the rail corridor. Although this road is not currently contemplated in the Railway Lands West Secondary Plan it completes the road network and removes the need for a cul-de-sac at the end of Queen Wharf Road (formerly Fort Street). This new street has not been officially named by the City, but the proposed name is Garrison Way. The location of this new street can be found on Attachment 2.

2.0 Zoning By-law Amendment

2.1 Height and Massing

The permitted height on Blocks 32 and 36 is 45 metres (15 storeys). The proposed heights of the towers are 62 metres (20 storeys) on Block 36 and 92 metres (30 storeys) on Block 32. The towers will sit atop 6 and 8 storey podium building that will frame the edges of the adjacent streets. The location of the towers on the blocks was carefully considered within the context of the approved towers on the adjacent blocks, and to protect views of the downtown skyline from the gates of Fort York.

Approved building heights within the Railway Lands West Secondary Plan Area include:

Block	Height in Metres	Height in Storeys
24 (4A Spadina Avenue)	131	47
25 (2A Spadina Avenue)	136 and 114	49 and 42
26E	115 and 58	38 and 18
26W	113 and 58	36 and 18
29	113 and 58	36 and 18
33	92 and 98	30 and 32
37	83	27

TCHC is also proposing to re-allocate density from Block 36 to Block 32 to allow for the creation of Mouth of Garrison Creek public park on Block 36. This also puts the taller tower on Block 32 where it will have the least impact on Fort York. The total proposed increase in gross floor area over the two blocks is 8,333 square metres above the permitted gross floor area. The proposed heights are appropriate for the site.

2.2 Shadow Impact

The subject sites are immediately adjacent to Fort York. The massing of development on the blocks was situated to ensure that there would be no adverse shadowing on the Fort during the day, at any time of the year. Shadow studies were submitted by the applicant and they show that that proposed development will not cast shadow on the Fort between the hours of 9:00 a.m. and 6:00 p.m. throughout the year.

The shadows that are cast on adjacent blocks and the rail corridor, and the community park late in the day are acceptable. The shadows on the park overlap with shadows that are cast on the park by previously approved buildings.

2.3 Traffic, Parking and Access

The applicant has submitted to the City for review a Traffic Impact Study (dated August 8, 2006) and a Traffic Impact Study Addendum (dated August 14, 2006). Transportation staff have reviewed these studies and have determined that the traffic impacts of the proposal are acceptable.

Five hundred and twenty parking spaces are proposed in a 2-level underground parking garage. 231 spaces will be provided on Block 36 and 382 spaces will be provided on Block 32. These include 39 visitor parking spaces, six spaces for library staff and two spaces for daycare staff. The proposed supply of parking spaces has been reviewed by staff and is satisfactory.

Access to the underground parking and for loading and servicing is proposed to be off Garrison Way for Block 32 and off Queen's Wharf Road for Block 36. Detailed designs of the loading and servicing areas for the blocks will be completed as part of Site Plan Approval.

2.4 Protection from the Rail Corridor

Both CN Rail and GO Transit requested a 25 metre setback from the rail corridor for safety. The applicant has been able to meet this setback for all three buildings that are adjacent to the rail corridor and this setback is required through the Zoning By-law.

CN and GO also requested that the owner of the lands enter into an agreement, prior to the introduction of Bills that would require the owner to implement any safety requirements CN and GO imposed for the blocks. Staff have considered the request from CN and GO but have not included it as a condition of this zoning amendment. The 25 metre setback has been met, and the detailed design of the crash wall, berm and safety fencing, as required, will be considered through the Site Plan approval process. Staff believe that the additional density and height proposed do not instigate the need for the imposition of additional safety measures.

2.5 Creation of Mouth of Garrison Creek Park

The northwest portion of Block 36 is proposed to be developed as a public park which will recognize Fort York's original setting on the lakefront and at the mouth of Garrison Creek. Garrison Creek ran between Bathurst Street and Dufferin Street, from St. Clair, to Lake Ontario. By the 1900's development around its banks had polluted the creek, and it was rerouted into sewers, and then completely buried by the 1920's. The proposed park would present the mouth of the creek as an important piece of Toronto history, and will connect the Northern Linear Park that runs along the south side of the rail corridor, under the Bathurst Street bridge to Fort York.

The park design process has begun and it will be incorporated into the Site Plan Approval process through 2007. Funding for the park has been included as part of the Section 37 agreement between Concord Adex and the City respecting their Blocks 26E, 26W and 29. \$50,000 in design funding will be released by Concord to the City for use by TCHC at the time the Bills for the Concord Zoning Amendment application are introduced and passed at Council.

The proposed boundaries of the park can be seen on Attachment 2. The land proposed for the park will be zoned as "G" to only allow for park and open spaces uses. The rest of the Block will continue to be zoned "CR" to allow for a mix of non-residential space (for the library, daycare and a small retail unit) and residential units.

2.6 Public Art

The Official Plan for the City of Toronto contains clear policies on the provision of public art. Policy 3.1.4.1 of the Plan, promotes the creation of public art that reflects our cultural diversity and history by a number of means, including: "encouraging public art initiatives on properties under the jurisdiction of the City, its agencies, boards and commissions" and "dedicating one percent of the capital budget of all major municipal buildings and structures to public art". Blocks 32 and 36 are owned by the City, and are being developed by TCHC, one of the City's agencies. The Plan is clear that one percent of the gross construction costs for the development that occurs on Blocks 32 and 36 should be dedicated to public art.

The other landowners in the Railway Lands West, Concord Adex and Wittington Properties, both have obligations towards public art in the area. They are required to contribute 1% of the gross construction cost of their developments towards public art within the vicinity of their developments. Both landowners have submitted District Public Art Plans which have been adopted by Council and will be implemented as the blocks develop. Similar requirements are recommended to be placed on the development of Blocks 32 and 36.

3.0 Removal of the Holding Symbol

3.1 Process for Developing the Blocks and the Removal of the Holding Symbol

The City owns the land that makes up Blocks 32 and 36. TCHC has acted as the City's agent through the development review process, but it has not yet been determined the process within which the blocks will be developed. The City is not able to execute the Precinct and

Environmental Agreements until it has been determined who will be developing the blocks, as the City is unable to sign an agreement with itself. Therefore, once determination has been made on the process through which the blocks will be developed, and by whom, the City can enter into the required agreements, and the holding symbol can be removed.

3.2 Precinct Agreement

Section 11.7 of the Railway Lands West Secondary Plan lays out the elements that need to be secured in a Precinct Agreement prior to the release of the holding symbol from the lands. They include: assurance that the existing and proposed roads, sidewalks and routes can handle the traffic that will be generated by the development, the design of the proposed roads, sidewalks and bicycle routes, the provision and capacity of municipal utilities, the provision of community facilities, a description of the archaeological resources and a description of the way in which the new development will fit with the existing surrounding built form. Once the Agreement has been executed, the holding symbol that is attached to the lands in the draft Zoning By-law can be removed.

3.3 Environmental Agreement

Section 9.1 of the Railway Lands West Secondary Plan lays out the elements that need to be secured in an Environmental Agreement prior to the release of the holding symbol from the lands. They include: noise and vibration analysis and abatement, analysis of air, wind, soil, and ground water conditions, storm water management planning, the achievement of energy, waste and water reduction and auto minimization. Once the Agreement has been executed, the holding symbol that is attached to the lands in the draft Zoning By-law can be removed.

3.4 Provision of Infrastructure

The provision of infrastructure in the Railway Land West is governed by a set of Precinct Agreements and/or Section 37 Agreements between the owners and the City. The basic premise of the agreements is that each landowner is responsible for the construction of the services required for their blocks, as well as a portion of the costs of the roads that are adjacent to their blocks. The applicant has been advised of the road infrastructure costs that they are responsible for including Garrison Way, Queen's Wharf Road between Fort York Boulevard and Garrison Way, and portions of Fort York Boulevard between Dan Leckie Way and Bathurst Street and Dan Leckie Way north of Fort York Boulevard.

4.0 Other Matters

4.1 Archaeology and Heritage

Block 36 encompasses lands that are within the boundaries of the Fort York National Historic Site and Fort York and Garrison Heritage Common and is one of the general archaeological potential zones identified in the City of Toronto's Archaeological Master Plan of the Central Waterfront. The northernmost portion of Block 32 also incorporates a portion of the original nineteenth century Lake Ontario shore, as identified in previous waterfront heritage studies. The

balance of both blocks fall to the south of the nineteenth century shoreline, where the upper deposits consist of fill lying on the former lakebed. This fill material was deposited between the mid-nineteenth and early twentieth centuries.

City staff have worked with Heritage Preservation Services, the Culture Division and Fort York staff prior to, and during, the approvals process to ensure that all archaeological issues are addressed.

TCHC submitted a Stage 1 Archaeological Assessment for Blocks 32 and 36 and have entered into a contract with an archaeological consulting firm to complete the Stage 2 Archaeological Assessment. A completed and approved Stage 2 Assessment will be a requirement of Site Plan Approval.

4.2 Northern Linear Park

The Northern Linear Park runs across the north edge of all the blocks in the Railway Lands West. It provides a buffer between the rail corridor and the residential buildings, and acts as a pedestrian and cycling connection from Fort York into the downtown core. The owner of each block which is adjacent to the Northern Linear Park is responsible for the construction of the portion of the park which is next to their block. Therefore, Concord Adex is responsible to construct the park as it runs along the north edges of Blocks 24, 26E, 26W and 29 and the City is responsible for continuing the park along Blocks 32 and 36, as well as its connection under Bathurst Street to Fort York. Funding for the park has been included as part of the Section 37 agreement between Concord Adex and the City respecting their Blocks 26E, 26W and 29.

4.3 Environmental Features

TCHC is committed to developing Blocks 32 and 36 in an environmentally progressive manner. Through Site Plan Approval, detailed design will be completed with respect to environmental features such as green roofs on all podium buildings, bio swales for storm water runoff, use of grey water for irrigation, and promotion and provision of car sharing opportunities.

4.4 Provision of Library and Daycare Space

The Toronto Community Housing Corporation has proposed space for both a 52 space daycare and a 1,500 square metre library. Both facilities will be provided space on Block 36, but will be funded from sources other than TCHC.

All developments in the Railway Lands West are required to pay library levies on a per unit basis, which will cover the capital costs of the library. The library board has not yet approved the operational funding for the library. The library will be a Neighbourhood Branch Facility which will provide general information and recreational collections and services for adults and children in the local neighbourhood. The branch will generally serve the Waterfront community and the Niagara Neighbourhood. No other branches will be closed when this branch is opened.

The daycare will be located on the second floor of the building that fronts on Fort York Boulevard on Block 36. There is a ground floor entrance and storage space, and the contained outdoor play space will be adjacent to the daycare space, on the second level, above the area containing the library.

Concord Adex, the owner of the blocks immediately to the east of Blocks 32 and 36, is required through their development agreements to provide a 52 space daycare within the Railway Lands West. Concord Adex is required to fund the construction and design related costs of, and the purchasing of all equipment for, the daycare. The City has also secured through a Section 37 agreement with Concord Adex, funds to off-set the operational deficits in the first year of operation of the daycare.

4.5 Combination of Market and Affordable Housing

Blocks 32 and 36 in the Railway Lands West are owned by the City and they are to be used to develop low and moderate income housing to satisfy the affordable housing policies in the Secondary Plan. A restrictive covenant exists on the Blocks which describe how the blocks can be developed with respect to low, medium and market income housing. TCHC is looking both at negotiating the removal of the restrictive covenant, and working within the covenant.

The provision of a market housing component within Blocks 32 and 36 is necessary to provide funding for the affordable housing portion. Of the 655 proposed units, approximately 326 will be within a market condominium (50%). However, the market units tend to be smaller in size than the affordable housing units, which include many 3 and 4 bedroom units. Of the total gross floor area of 78,693 square metres, 44,823 square metres will be used for affordable housing (57%).

4.6 Development Charges

Development Levies will be applied to the gross floor area that is currently permitted on the Block under the existing By-law and as noted in the 1994 Development Levy Agreement. Development Charges will be applied to the additional gross floor area that is approved under this application. It is estimated that the Development Charges for this project will be \$490,480.38. This is an estimate. The actual charge is assessed and collected upon issuance of the Building Permit.

Conclusions:

The proposed development for Blocks 32 and 36 is consistent with the intent of the Railway Lands West Secondary Plan in terms of built form and type of development, and there are no significant impacts on adjacent properties as a result of the additional height and density. The proposal maintains strong podium buildings that frame the streets, provides a new public park, preserves views of the downtown skyline from Fort York, completes the Northern Linear Park, makes the connection under the Bathurst Street bridge to Fort York and provides space for a new public library and daycare.

Planning staff recommend approval of the application.

Contact:

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Gary Wright

Director, Community Planning, Toronto and East York District

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List of Attachments:

- Attachment 1: Context Plan
- Attachment 2: Site Plan
- Attachment 3: Ground Floor Plan
- Attachment 4: South Elevation
- Attachment 5: North Elevation
- Attachment 6: Block 36 – East/West Elevation
- Attachment 7: Block 32 – East/West Elevation
- Attachment 8: Massing Studies
- Attachment 9: Zoning Map
- Attachment 10: Official Plan Map
- Attachment 11: Application Data Sheet
- Attachment 12: Draft Official Plan Amendment
- Attachment 13: Draft Zoning By-law

Attachment 1: Context Plan



Context Plan

155 Dan Leckie Way & 170 Fort York Boulevard

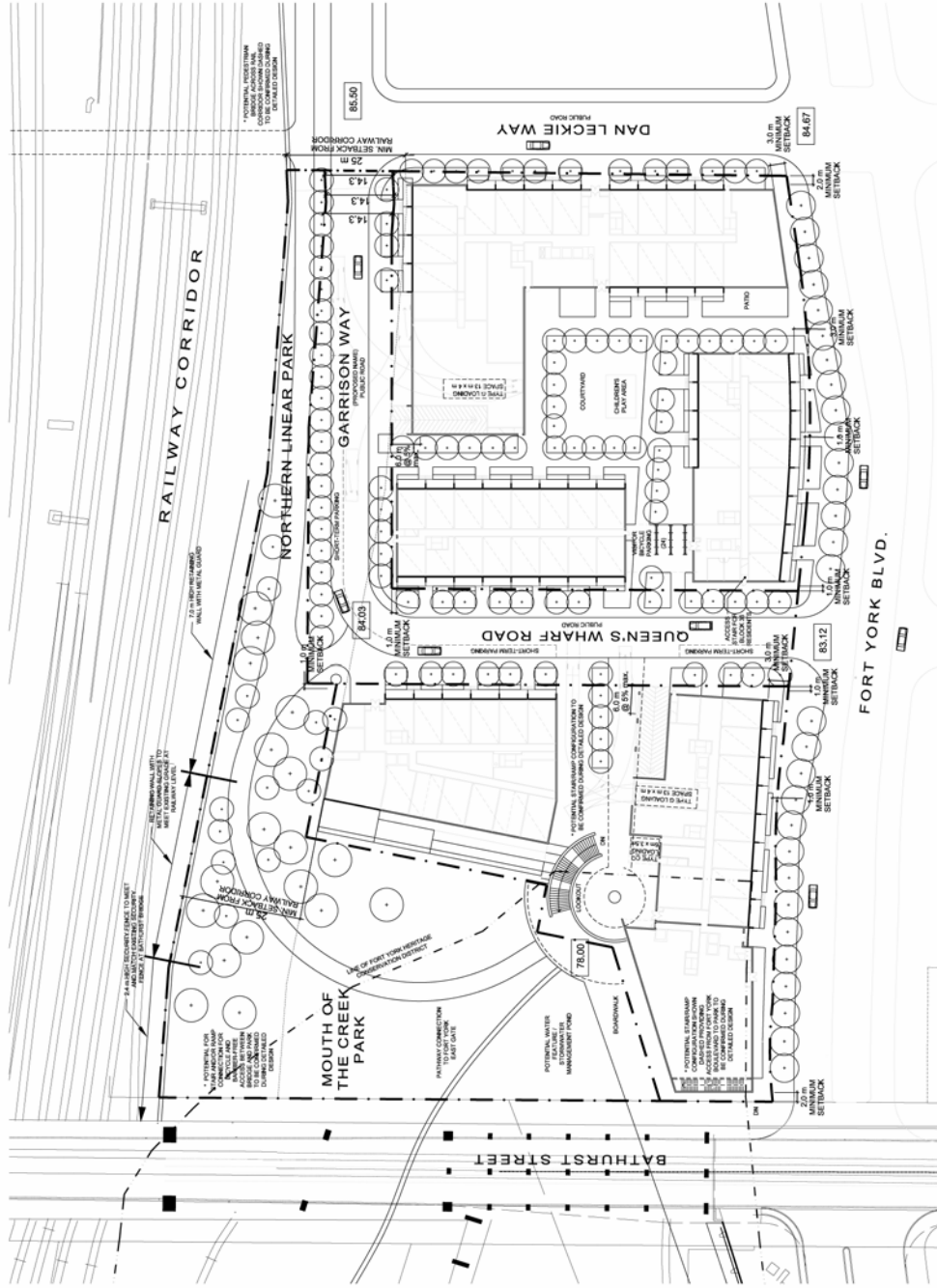
Applicant's Submitted Drawing

Not to Scale
08/09/05



File # 06_116730

Attachment 2: Site Plan



155 Dan Leckie Way & 170 Fort York Boulevard

Concept Site & Landscape Plan

Applicant's Submitted Drawing

Not to Scale
08/09/06



File # 06_116730

Attachment 3: Ground Floor Plan



155 Dan Leckie Way & 170 Fort York Boulevard

Ground Floor Plan

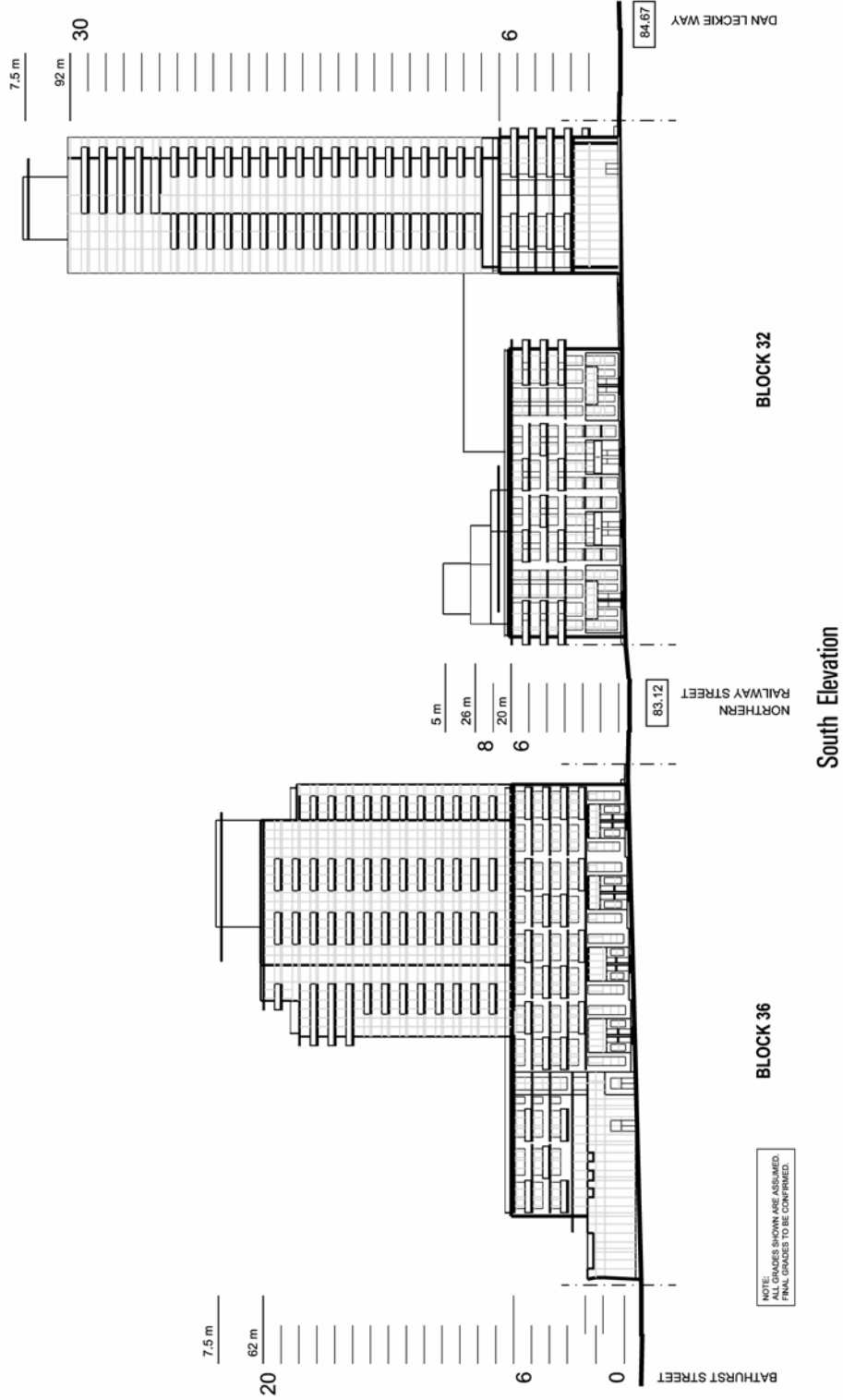
Applicant's Submitted Drawing

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File # 06_116730



Attachment 4: South Elevation



Elevations

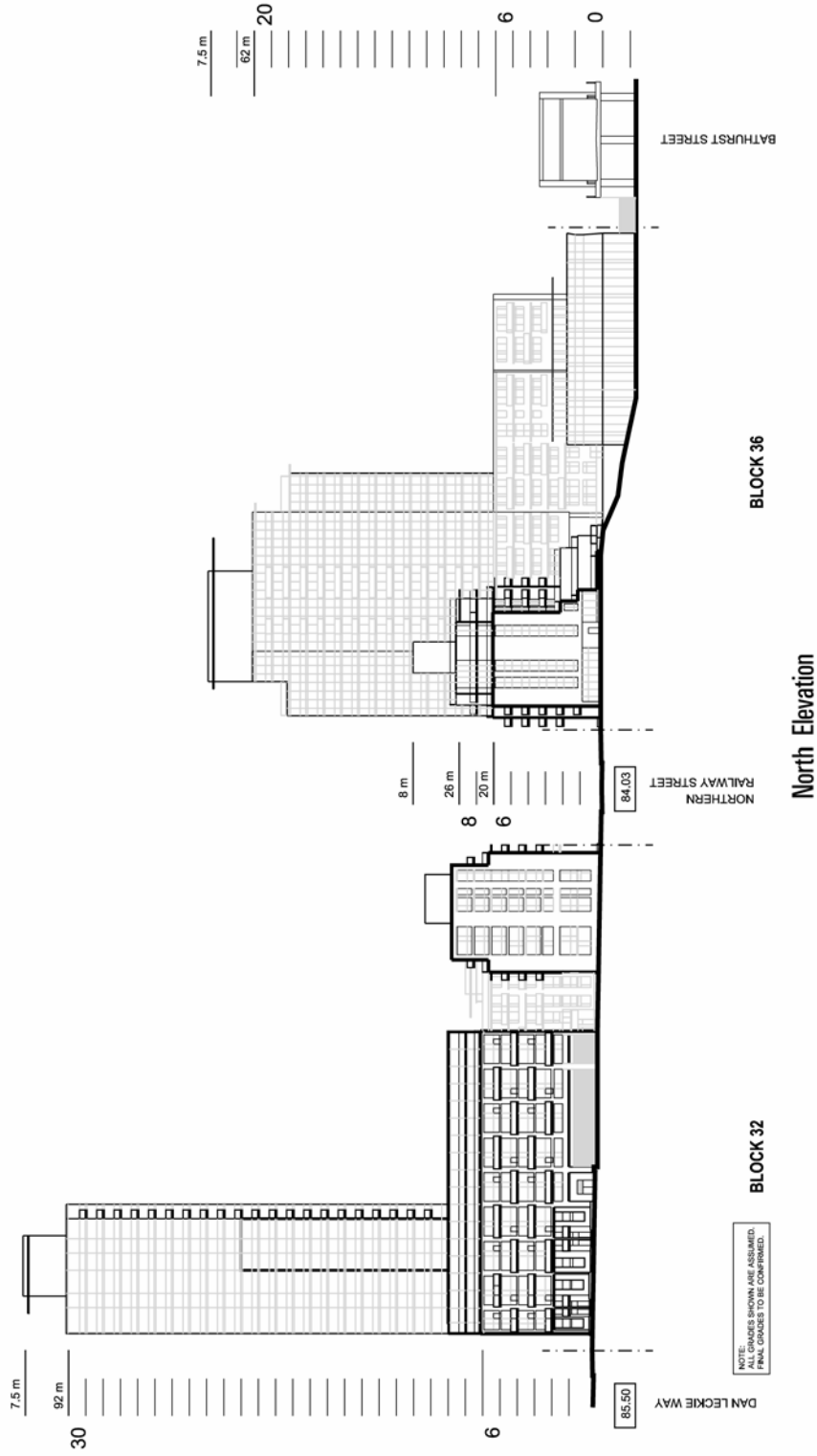
Applicant's Submitted Drawing

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155 Dan Leckie Way & 170 Fort York Boulevard

File # 06_116730

Attachment 5: North Elevation



Elevations

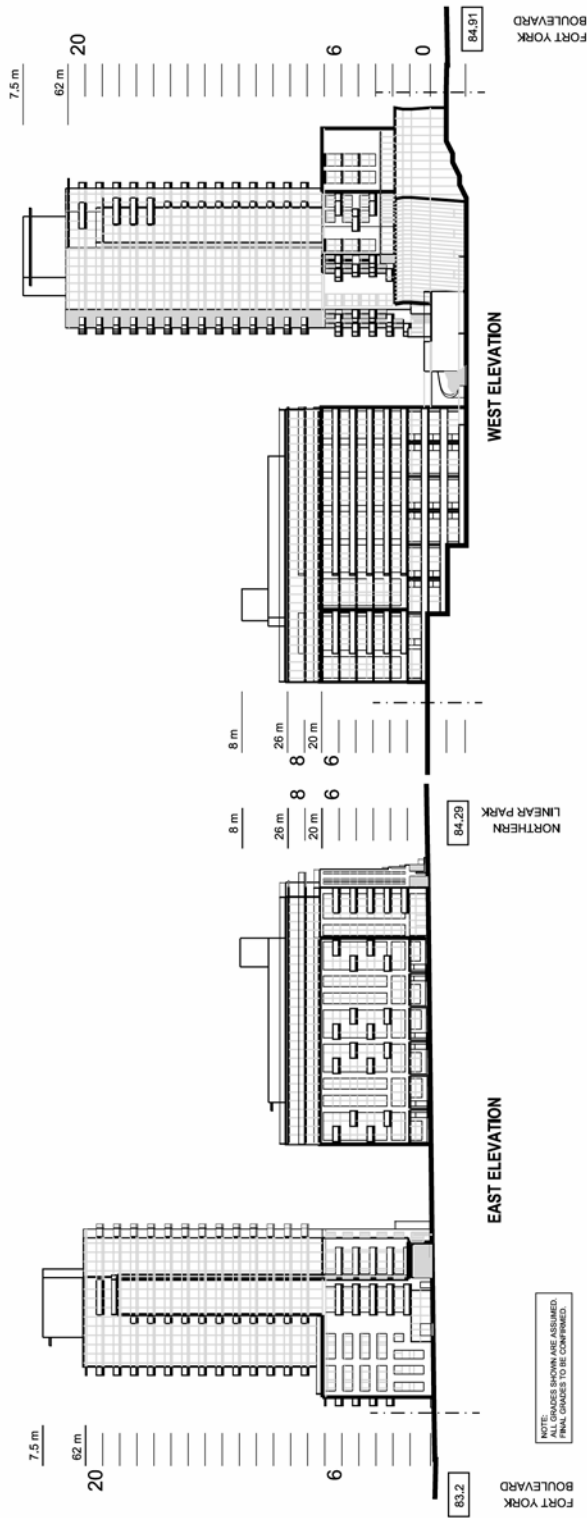
Applicant's Submitted Drawing

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155 Dan Leckie Way & 170 Fort York Boulevard

File # 06_116730

Attachment 6: Block 36 East/West Elevation



Block 36 East / West Elevation

Elevations

Applicant's Submitted Drawing

Not to Scale
08/09/06

155 Dan Leckie Way & 170 Fort York Boulevard

File # 06_116730

Attachment 7: Block 32 – East/West Elevation



Block 32 East / West Elevation

Elevations

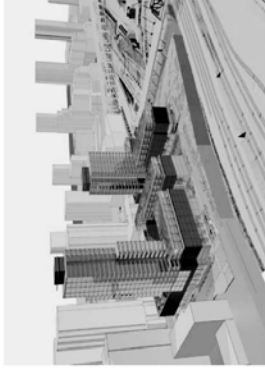
155 Dan Leckie Way & 170 Fort York Boulevard

Applicant's Submitted Drawing

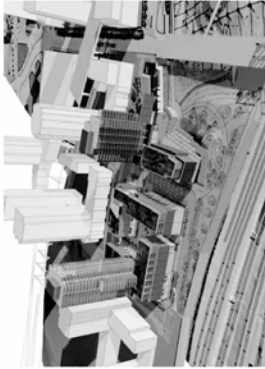
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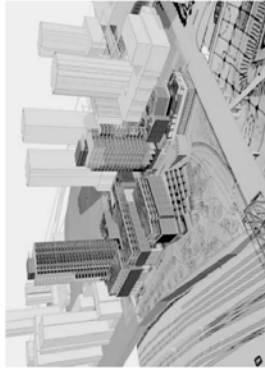
Attachment 8: Massing Studies



Bird's eye view looking south-west



Bird's eye view of green node and landscape looking south



Bird's eye view looking south-east



View looking west from community park along Fort York Boulevard



View looking east along Fort York Boulevard



View towards library from Mouth of the Creek Park



View looking west from the corner of Fort York Blvd and Dan Leckie Way



Bird's eye view looking north-east



Bird's eye view looking east

Massing Studies

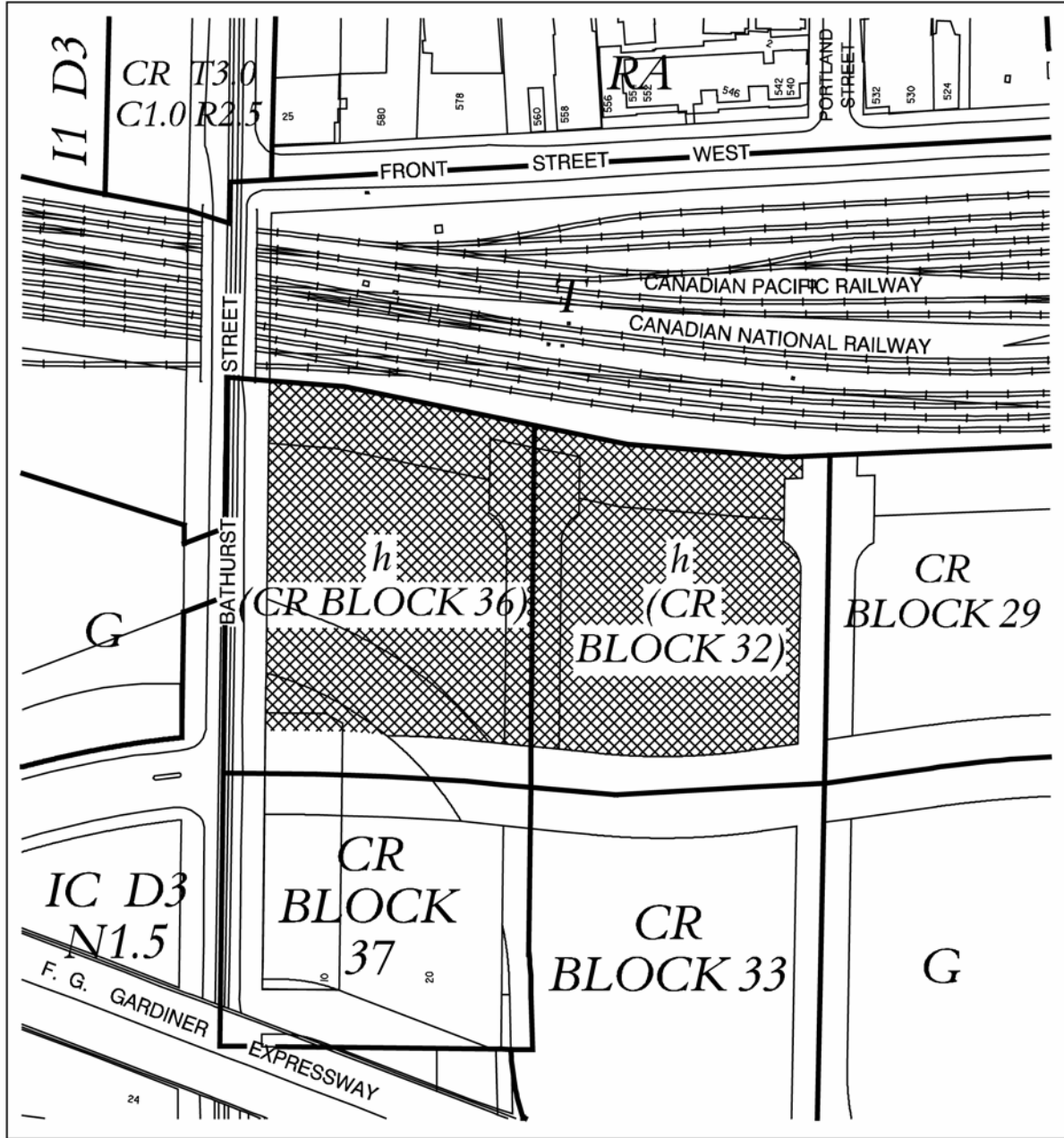
Applicant's Submitted Drawing

Not to Scale
08/09/06

155 Dan Leckie Way & 170 Fort York Boulevard

File # 06_116730

Attachment 9: Zoning (Map)



TORONTO City Planning Division
Zoning

155 Dan Leckie Way & 170 Fort York Boulevard

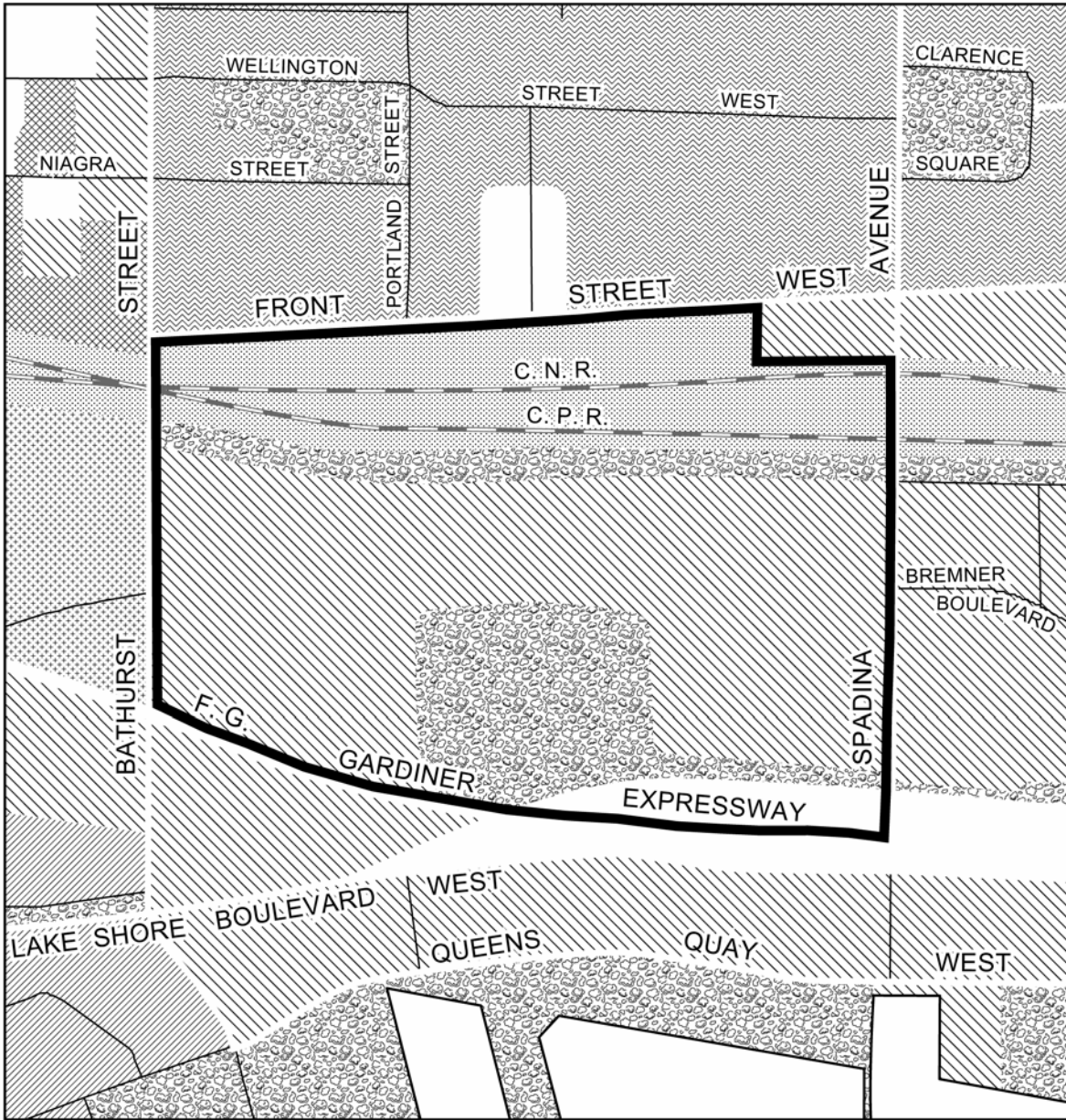
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- G Parks District
- CR Mixed-Use District
- RA Mixed-Use District
- I1 Industrial District
- IC Industrial District
- T Industrial District
- (h) Holding District



Not to Scale
 Zoning By-law 438-86 as amended
 Extracted 03/15/06 - TA

Attachment 10: Official Plan (Map)



Toronto City Planning Division
Official Plan

155 Dan Leckie Way & 170 Fort York Boulevard

File # 06_116730

- | | | |
|--------------------------|------------------------|---------------|
| Site | Parks | Utility Areas |
| Neighbourhoods | Other Open Space Areas | |
| Apartment Neighbourhoods | Regeneration Areas | |
| Mixed Use Areas | Employment Areas | |

↑
Not to Scale
08/09/06

Attachment 11: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	06 116730 STE 20 OZ
Details	OPA & Rezoning, City Initiated	Application Date:	March 13, 2006

Municipal Address: 155 Dan Leckie Way and 170 Fort York Boulevard, Toronto, Ontario
 Location Description: **GRID S2086
 Project Description: Proposed 4 new buildings (including 2 residential towers). Applicant- TCHC. Portion of development will be affordable housing.

Applicant:	Agent:	Architect:	Owner:
TORONTO COMMUNITY HOUSING CORPORATION			

PLANNING CONTROLS

Official Plan Designation:	City Housing Blocks – Mixed Use	Site Specific Provision:	
Zoning:	CR (h)	Historical Status:	Portion of Block 36 in National Historic Site
Height Limit (m):	45	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	19575.81	Height:	Storeys:	20 and 30
Frontage (m):	0		Metres:	62 and 92 metres
Depth (m):	0			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	76067		Parking Spaces:	520
Total Non-Residential GFA (sq. m):	2626		Loading Docks	3
Total GFA (sq. m):	78693			
Lot Coverage Ratio (%):	0			
Floor Space Index:	4.02			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Rental, Condo			
Rooms:	0	Residential GFA (sq. m):	76067	0
Bachelor:	0	Retail GFA (sq. m):	499	0
1 Bedroom:	207	Office GFA (sq. m):	0	0
2 Bedroom:	236	Industrial GFA (sq. m):	0	0
3 + Bedroom:	212	Institutional/Other GFA (sq. m):	2127	0
Total Units:	655			

CONTACT: PLANNER NAME: Sarah Phipps, Planner
TELEPHONE: (416) 392-7622

Attachment 12: Draft Official Plan Amendment

CITY OF TORONTO

BY-LAW No. ____-2006

**To adopt Amendment No. 10 to the Official Plan of the City of Toronto with respect to the
Railway Lands West Secondary Plan .**

WHEREAS authority is given to Council of the City of Toronto by the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this by-law; and

WHEREAS Council has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act* in respect of the proposed official plan amendment;

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

1. The attached Amendment No. ____ to the Official Plan is hereby adopted pursuant to the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

DAVID R. MILLER
Mayor
(Corporate Seal)

ULLI WATKISS
City Clerk

**AMENDMENT NO. 10 TO THE OFFICIAL PLAN
RAILWAY LANDS WEST SECONDARY PLAN**

The following Text and Maps constitute Amendment No. ___ to the City of Toronto Official Plan (being an amendment to the provisions of the Railway Lands West Secondary Plan).

The section headed “Purpose and Location” is explanatory only, and shall not constitute part of this amendment.

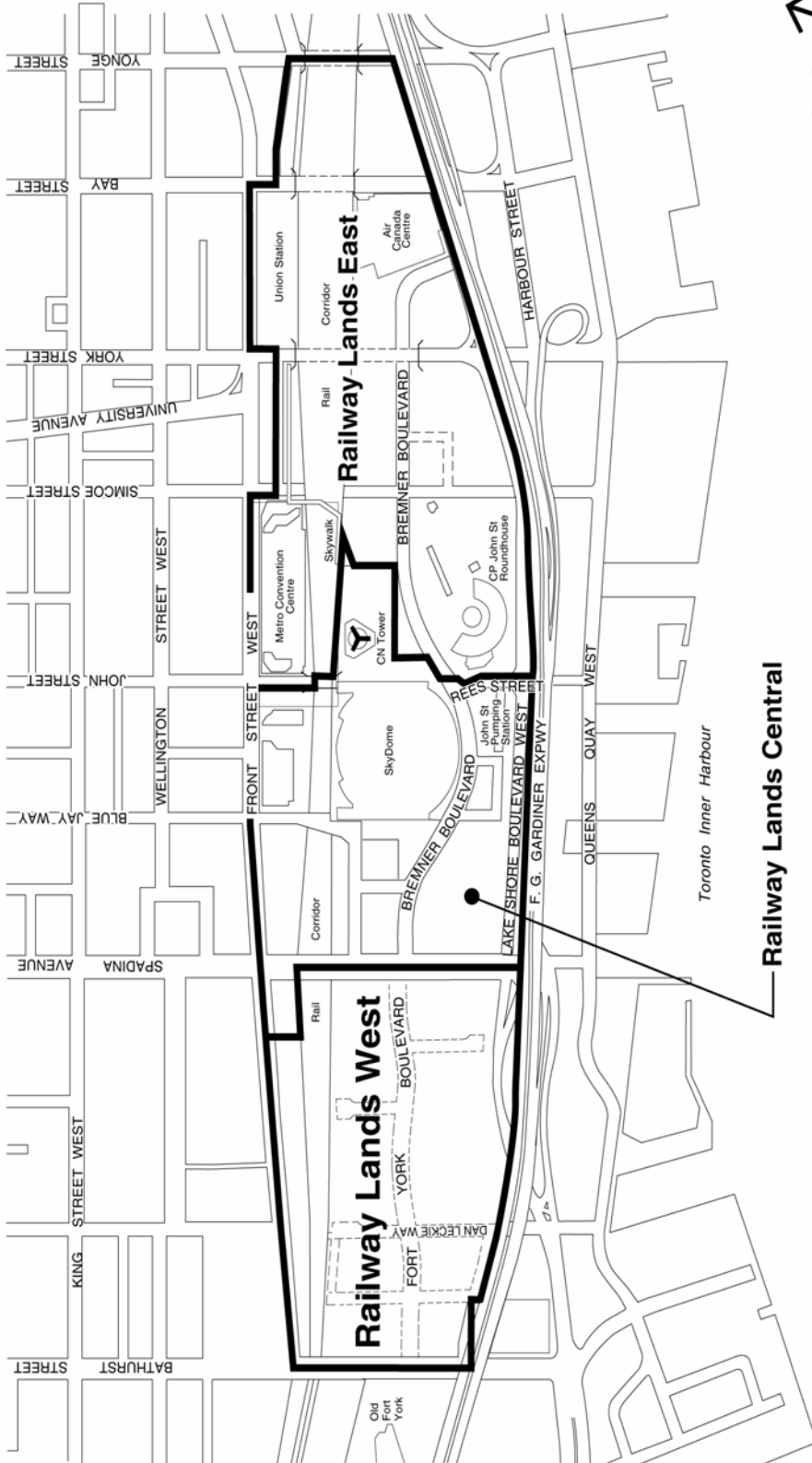
PURPOSE AND LOCATION:

The purpose of the proposed amendment is to create an additional precinct within the Railway Lands West Secondary Plan area so that the City lands located north and south of Fort York Boulevard are treated as separate precincts, and to add a new park, Mouth of the Creek Park, to be located adjacent to Bathurst Street immediately south of the Rail Corridor. The amendment also updates the proposed pattern and names of certain roads within the Text and Maps of the Secondary Plan.

OFFICIAL PLAN AMENDMENT:

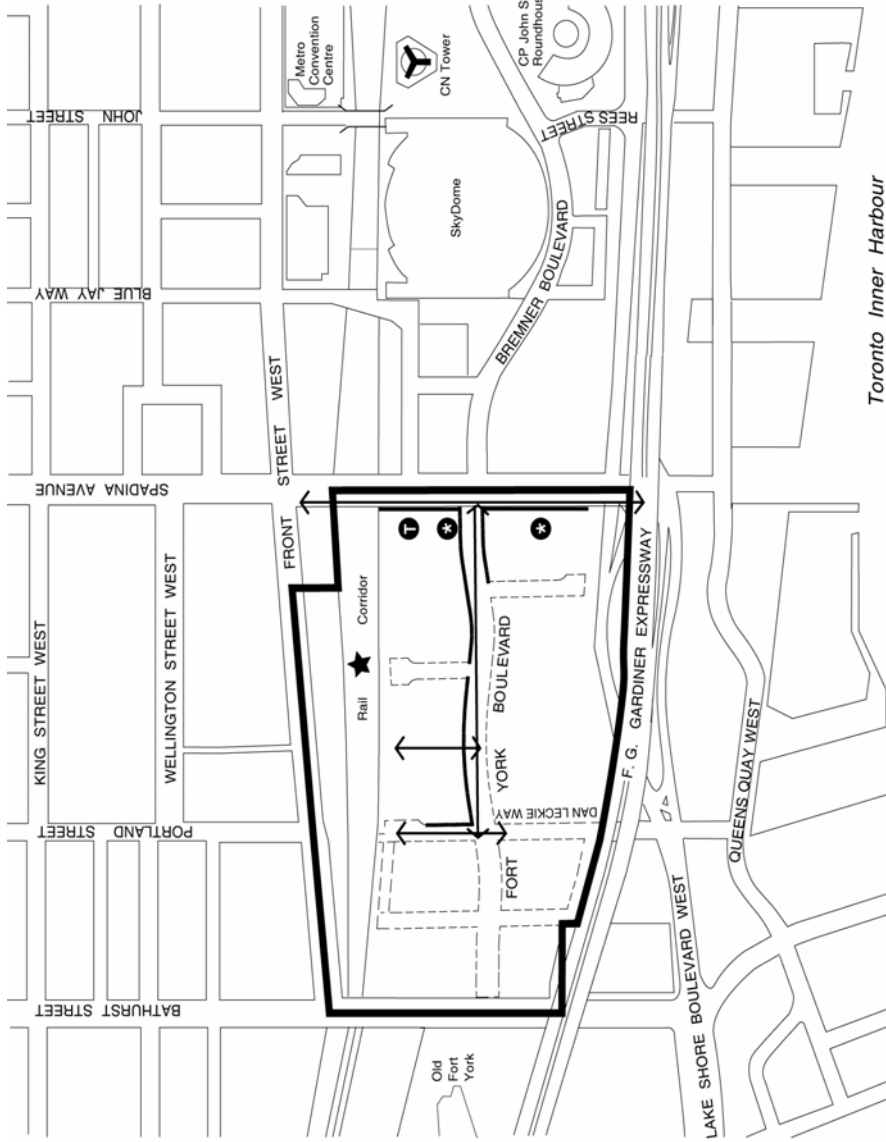
Chapter 6, Section 19, Railway Lands West Secondary Plan of the Official Plan of the City of Toronto is amended as follows:

1. Maps 19-1, 19-2, 19-3, 19-4 and 19-5 are deleted and replaced with the new Maps 19-1, 19-2, 19-3, 19-4 and 19-5 attached hereto.
2. The phrase “Bremner Boulevard” is deleted in Sections 2.3, 3.1(a)(ii), 3.3(i), 6.5, 8.2.3, 8.2.3.1, 8.2.3.2, 8.2.3.3, 8.3.2(a), 8.4.1(d), 10.1, 10.2.1.1(a), 10.2.1.1(b), 10.3.1.2, 10.3.1.3 and replaced with the phrase “Fort York Boulevard”.
3. The phrase “Portland Street” is deleted in Sections 6.5 and 8.2.5 and replaced with the phrase “Dan Leckie Way”.



Railway Lands West Secondary Plan
MAP 19-1 Context Map

— Boundaries of Railway Lands West, Central and East



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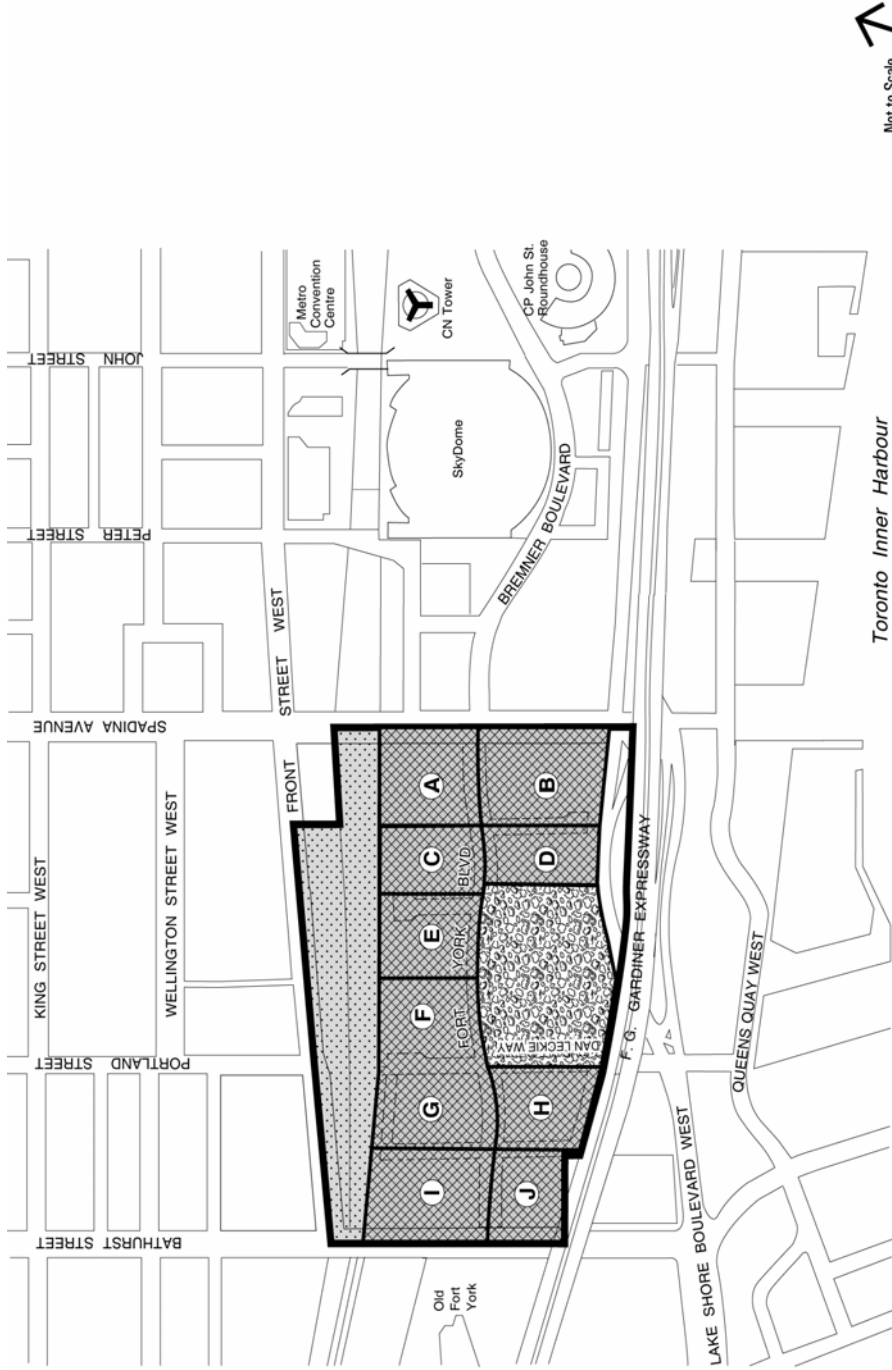


Railway Lands West Secondary Plan

MAP 19-2 Urban Structure Plan

- Secondary Plan Boundary
- Proposed Primary Streets
- Pedestrian Rail Corridor Bridge to be provided between Spadina and Dan Leckie Way
- Significant Intersection
- Potential View Terminus
- Significant Street Edge
- Significant City and Waterfront Views and Vistas

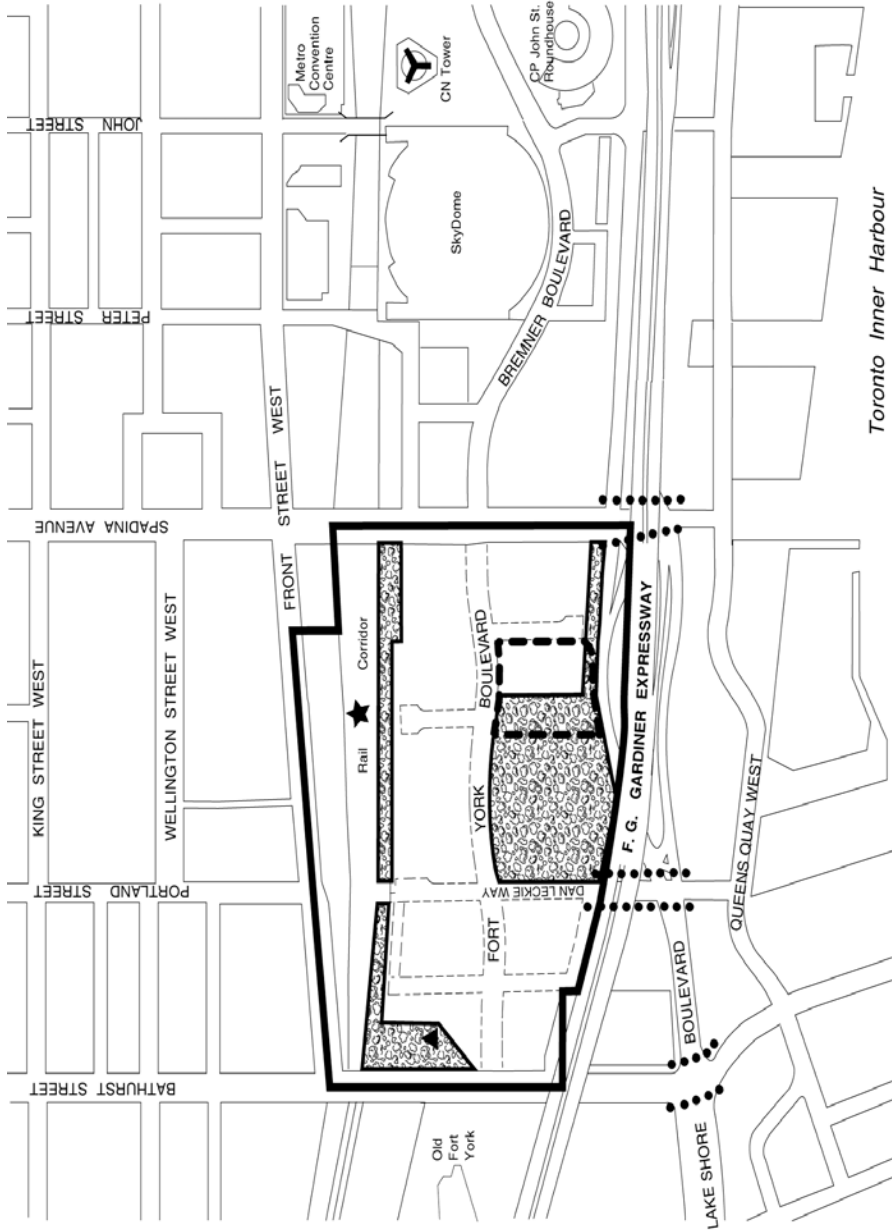
August 2006




Railway Lands West Secondary Plan

MAP 19-3 Land Use Plan

- Secondary Plan Boundary
- ▨ Mixed Use Areas
- ▤ Utility Corridors
- ▩ Parks and Open Space Areas
- - - - Proposed Streets





Not to Scale 

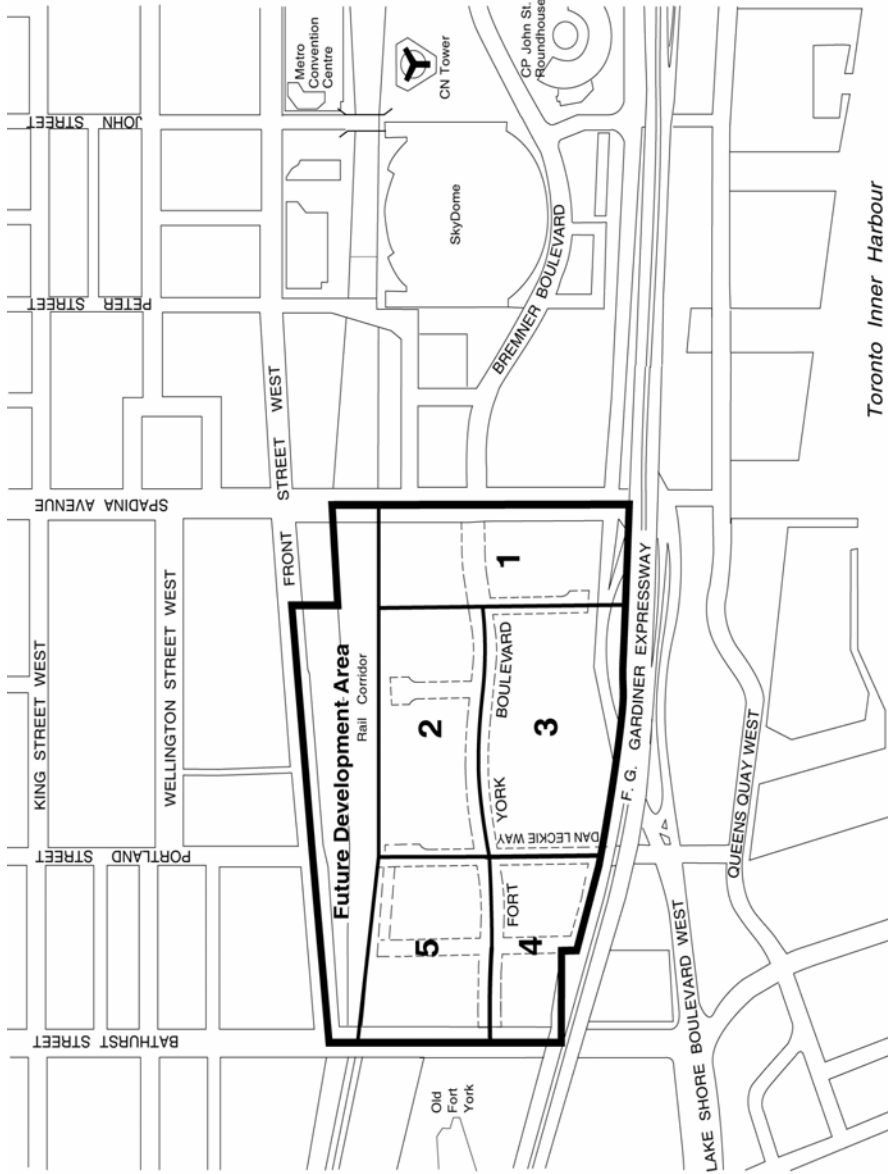


Railway Lands West Secondary Plan

MAP 19-4 Parks and Open Space Plan

-  Secondary Plan Boundary
-  Lands to be Leased or Conveyed to the City for Parks Purposes
-  General Location for Community Centre and Schools
-  Pedestrian Rail Corridor Bridge to be provided between Spadina and Dan Leckie way
-  Improved At-Grade Pedestrian Routes
-  Proposed Garrison Creek Interpretive Area

August 2006



Not to Scale



Secondary Plan Boundary

1 Precinct Areas

Railway Lands West Secondary Plan

MAP 19-5 Precincts Plan

Attachment 13: Draft Zoning By-law

**CITY OF TORONTO
By-law No.-2006**

**To amend By-law No. 1994-0805 of the former City of Toronto, with respect to lands in the
Railway Lands West known as Blocks 32 and 36**

WHEREAS authority is given to Council of the City of Toronto by Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this by-law; and

WHEREAS Council has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act; and

NOW THEREFORE By-law No. 1994-0805 of the former City of Toronto, “being a by-law to regulate the use of lands and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the Railway Lands West”, as amended, is hereby further amended as follows:

1. By-law 1994-0805, as amended, is further amended by:
 - (1) amending District Map 50G-321 contained in Appendix “A”, Height and Minimum Lot Frontage Map 50G-321 contained in Appendix “B”, as shown on Plans 1 and 2, respectively, attached to this By-law;
 - (2) deleting Maps 2, 3, 4, 5, 6 and 7, and replacing them with the new Maps 2, 3, 4, 5, 6 and 7 attached hereto; and
 - (3) deleting Map 4A and renumbering Map 4B as 4A.

DEFINITIONS

2. The definition of *grade* set out in subsection (1) of Section 2 entitled **DEFINITIONS** is amended by:
 - (1) replacing the phrase “*block 33 and block 37*” in the two places it appears with the phrase “*block 32, block 33, block 36 and block 37*”;
 - (2) deleting the word “and” at the end of clause (2) and renumbering clauses (1), (2) and (3) as (2), (3) and (5), respectively; and
 - (3) inserting new clauses (1) and (4) as follows:

“(1) with respect to *block 32*, the elevation of the sidewalk of Fort York Boulevard adjacent to *block 32* at the point where such elevation is highest;”

“(4) with respect to *block 36*, the elevation of the sidewalk of Fort York Boulevard adjacent to *block 36* at the point where such elevation is highest; and”

3. The definition of *social housing* set out in subsection (1) of Section 2 entitled **DEFINITIONS** is amended by deleting the phrase “City of Toronto Non-Profit Housing Corporation” and replacing it with the phrase “Toronto Community Housing Corporation”.

PARKING SPACES

4. Subsection (5) of Section 4 entitled PARKING SPACES: WHEN REQUIRED, NUMBER, LOCATION AND TYPE is amended by:

- (1) replacing the phrase “paragraphs (b) to (o)” in paragraph (a) thereof with the phrase “paragraphs (b) to (r)”;

- (2) deleting paragraph (p) and replacing it with the following new paragraph (p):

“(p) In respect of *block 26E*, *block 26W*, *block 29* or *block 32*, in calculating the minimum number of *parking spaces* required to be provided for the use described as “*dwelling unit* in a building (other than *alternative housing* or *social housing*) containing more than 6 *dwelling units* including those that are *alternative housing*” in the Column entitled “Type of Use”, the prescribed number of *parking spaces* set out in the Column entitled “Minimum Required” for each *one-bedroom dwelling unit* and each *two-bedroom dwelling unit* shall be deemed to be 0.7 *parking space* and 1.0 *parking space*, respectively, and in all other respects Schedule 1 and the provisions of this Section 4(5) shall apply.”;

- (3) adding the following new paragraph (q):

“(q) In respect of *block 32*, in calculating the minimum number of *parking spaces* required to be provided for the use described as “*public library*” in the Column entitled “Type of Use”, the prescribed number of *parking spaces* set out in the Column entitled “Minimum Required” for such use shall be deemed to be 1 *parking space* for each 250 square metres of *non-residential gross floor area*, or fraction equal to or greater than one-half thereof, contained therein, and in all other respects Schedule 1 and the provisions of this Section 4(5) shall apply.”

- (4) adding the following new paragraph (r):

“(r) Despite paragraph (e) of regulation (5) of Section 4 and the location set out in the column entitled “Type and Location of Parking Facility” of Schedule 1 following regulation (6) of Section 4, the *parking spaces* required to be provided in respect of a *dwelling unit* or *social housing* in a building on *block 32* or *block 36* may be provided in a permitted parking facility located anywhere within *block 32* or *block 36*.”

DENSITY

5. The table in Regulation 1 of Section 7 PART I entitled MAXIMUM FLOOR AREA: MIXED USE, NON-RESIDENTIAL AND RESIDENTIAL BUILDINGS is amended by:

- (1) deleting the two rows with the phrases “*block 32*” and “*block 36*” in COLUMN A and replacing them with the two rows set out in the following table:

COLUMN A BLOCK	COLUMN B MAXIMUM NON-RESIDENTIAL GROSS FLOOR AREA (square metres)	COLUMN C MAXIMUM RESIDENTIAL GROSS FLOOR AREA (square metres)	COLUMN D MAXIMUM COMBINED FLOOR AREA (square metres)
block 32	750	51 675	52 425
block 36	0	27 825	27 825

6. The table following paragraph (ii) of Regulation 2 of Section 7, PART I, entitled EXCEPTION: ADDITIONAL NON-RESIDENTIAL GROSS FLOOR AREA: NON-RESIDENTIAL OR MIXED USE BUILDINGS: COMMUNITY SERVICES AND FACILITIES is amended by deleting the two rows with the phrases “*block 32*” and “*block 36*” in COLUMN A and replacing them with the two rows set out in the following table:

COLUMN A BLOCK	COLUMN B ADDITIONAL NON-RESIDENTIAL GROSS FLOOR AREA (square metres)
block 32	0
block 36	2 500

7. Regulation 4 of Section 7, PART I, entitled EXCEPTION: NON-RESIDENTIAL GROSS FLOOR AREA; STREET-RELATED RETAIL AND SERVICE USES is amended by:

- (1) deleting the phrase “, *block 36*” in paragraph (b);

- (2) inserting the word “and” at the end of subparagraph (i) of paragraph (c) and deleting subparagraph (iii) of paragraph (c);
- (3) deleting paragraph (d) and re-lettering paragraph (e) as (d); and
- (4) re-lettering paragraph (f) as (e) and replacing the phrase “*block 33* and/or *block 37*” in that paragraph with the phrase “*block 32, block 33* and/or *block 37*”.

SETBACKS

8. Regulation 3 of Section 7, PART II, entitled **REQUIRED SETBACKS** is amended by:
 - (1) deleting the phrase “, *block 32* and *block 36*” in paragraph (a);
 - (2) deleting the phrase “Maps 4, 4A and 4B” and replacing it with the phrase “Maps 4 and 4A” in subparagraph (a)(i), clause (a)(i)A and clause (a)(i)B;
 - (3) deleting the phrase “and 4B” in clause (a)(ii)A and in clause (a)(ii)B; and
 - (4) replacing the phrase “*block 33* and *block 37*” in paragraph (b) with the phrase “*block 32, block 33, block 36* and *block 37*”.
9. Regulation 4 of Section 7, PART II, entitled **REQUIRED SETBACKS** is amended by:
 - (1) deleting paragraph (b) and re-lettering paragraphs (c), (d), (e), (f) and (g) as (b), (c), (d), (e) and (f), respectively;
 - (2) deleting the phrase “Maps 4, 4A and 4B” and replacing it with the phrase “Maps 4 and 4A” in paragraph (c);
 - (3) deleting the phrase “Maps 4, 4A and 4B” and replacing it with the phrase “Maps 4 and 4A” in the heading and the first sentence of paragraph (d);
 - (4) deleting the phrase “Blocks 26E, 26W and 29” in the heading of the re-lettered paragraph (e) and replacing it with the phrase “Blocks 26E, 26W, 29, 32 and 36”; and
 - (5) deleting the phrase “*block 26E, block 26W* and *block 29*” in the re-lettered paragraph (e) and replacing it with the phrase “*block 26E, block 26W, block 29, block 32* and *block 36*”.
10. The Table within Regulation 5 of Section 7, PART II, entitled **EXCEPTION: PERMITTED PROJECTIONS INTO REQUIRED SETBACK AREA** is amended by inserting the following new row H immediately following row G:

STRUCTURE	MAXIMUM PERMITTED PROJECTION
H. stairs or an elevated terrace attached to the exterior wall of a building which provide direct access to a dwelling unit and which project into the required setback from Fort York Boulevard	2.0 metres provided that the height thereof does not exceed 1.0 metre above the level of the finished grade of the adjacent sidewalk

OPEN SPACE

11. Regulation 1 of Section 7, PART III, entitled **COMMON OUTDOOR SPACE: NON-RESIDENTIAL AND MIXED USE BUILDINGS** is amended by:
 - (1) adding the phrase “ - BLOCKS 24, 25, 26E, 26W, 29, 31, 33 & 37” at the end of the heading so that it states “**COMMON OUTDOOR SPACE: NON-RESIDENTIAL AND MIXED USE BUILDINGS - BLOCKS 24, 25, 26E, 26W, 29, 31, 33 & 37**”; and
 - (2) adding the phrase “within *block 24, block 25, block 26E, block 26W, block 29, block 31, block 33* or *block 37*” immediately following the phrase “on a *lot*” in that regulation.

EXCEPTIONS TO PERMITTED USES AND RESTRICTIONS ON USE

12. Regulation 5 of Section 7, PART IV, entitled **ADDITIONAL NON-RESIDENTIAL GROSS FLOOR AREA: DAY NURSERY – BLOCKS 31, 32, 33, 36** is amended by:
 - (1) replacing the phrase “BLOCKS 31, 32, 33, 36” with the phrase “BLOCKS 31 & 33” in the heading so that it states “**ADDITIONAL NON-RESIDENTIAL GROSS FLOOR AREA: DAY NURSERY – BLOCKS 31 & 33**”; and
 - (2) replacing the phrase “*block 31, block 32, block 33* and *block 36*” in that regulation with the phrase “*block 31* and *block 33*”.

EXCEPTIONS

13. Exception (4) in Section 10, entitled **COURTYARD SPACE REQUIREMENT: BLOCKS 31, 32 AND 36** is amended by:
 - (1) replacing the phrase “BLOCKS 31, 32, 36” with the phrase “BLOCK 31” in the heading so that it states “**COURTYARD SPACE REQUIREMENT: BLOCK 31**”;
 - (2) deleting the phrase “, *block 32* or *block 36*” in the first line of that exception;

- (3) replacing the phrase “Maps 4, 4A and 4B” with the phrase “Maps 4 and 4A” in paragraph (i) of that exception;
 - (4) delete clause A, and subclauses (i) and (ii) of clause A of that exception; and
 - (5) delete clause B, and re-letter subclauses (i) and (ii) of clause B as clauses A and B, respectively, such that they become clauses A and B of paragraph (iii) of exception (4).
14. Exception (5) in Section 10, entitled **PARKING BELOW COURTYARD SPACE: BLOCK 31, BLOCK 32, BLOCK 36** is amended by:
- (1) deleting the phrase “BLOCK 32, BLOCK 36” from the heading so that it states “**PARKING BELOW COURTYARD SPACE: BLOCK 31**”; and
 - (2) deleting the phrase “, *block 32* and *block 36*” in the first line of that exception.
15. Exception (11) in Section 10, entitled **BLOCKS 24, 25, 26E, 26W, 29, 33 and 37 BUILDING TOWERS**, is amended by:
- (1) replacing the heading with “BLOCKS 24, 25, 26E, 26W, 29, 32, 33, 36 and 37 BUILDING TOWERS”;
 - (2) re-lettering paragraph (h) as (j) and replacing the phrase “*block 26E, block 26W* and *block 29*” in subparagraph (ii) of the re-lettered paragraph (j) with the phrase “*block 26E, block 26W, block 29, block 32* and *block 36*”;
 - (3) re-lettering paragraph (i) as (k);
 - (4) adding new paragraphs (h) and (i) as follows:

“BLOCK 32

 - (h)
 - (i) Despite Section 4(3)(a), no person shall erect or use a building or structure on block 32 having a height of more than 20 metres;
 - (ii) Section (i) shall not apply to prevent the erection or use of a portion of a building exceeding the said height limit, provided:
 - A. the height of such portion of the building does not exceed 28 metres other than rooftop structures and elements permitted by and complying with sub-paragraphs (i), (ii) and (iii) of Section 4(3)(a), subject to the provisions of sub-paragraph (iv) of this Section 10(11)(h); and

- B. that portion of the building above such height limit is stepped back on all sides facing a street, such that no portion of the building above such height limit is located within the area measured 2.0 metres back horizontally from all points on the face of each exterior wall facing a street of the portion of the building below such height limit;
- (iii) Sections (i) and (ii) shall not apply to prevent the erection or use of a building tower that exceeds the said height limits within the portion of block 32 having a height limit of 92 metres as shown on the Appendix 'B' Map, provided:
- A. each floor in the tower, located above a height of 28 metres and below a height of 62 metres, contains no more than 785 square metres of residential gross floor area;
 - B. each floor in the tower, located above a height of 62 metres, contains no more than 750 square metres of residential gross floor area;
 - C. no more than one such building tower is located within this portion of block 32;
 - D. no part of the tower exceeds the applicable height limit stipulated by Section 4(3)(a) other than rooftop structures and elements permitted by and complying with sub-paragraphs (i), (ii) and (iii) of Section 4(3)(a), subject to the provisions of sub-paragraph (iv) of this Section 10(11)(h);
 - E. no portion of the building above a height of 28 metres is located within the area measured 3.0 metres back horizontally from all points on the face of each exterior wall facing Fort York Boulevard of the portion of the building below 18 metres;
 - F. no portion of the building above a height of 28 metres is located within the area measured 2.0 metres back horizontally from all points on the face of each exterior wall facing any other street of the portion of the building below 18 metres; and
 - G. no portion of a tower located above a height of 28 metres shall be located within 25 metres of any portion of a tower on block 29 or block 36 which exceeds a height of 28 metres;
- (iv) Despite Section 4(3)(a)(i)A, on block 32 the maximum height of the top of any rooftop structures, elements or enclosures permitted by Section

4(3)(a)(i) measured above the applicable height limit of the portion of the building on which it is located shall be as follows:

- A. 8.5 metres for any rooftop structure accommodating an elevator, and related machinery or equipment, that provides direct access onto a rooftop terrace and is located no closer than 5 metres from any lot line adjacent to a public street;
- B. 7.5 metres for any other rooftop structures, elements or enclosures permitted by Section 4(3)(a)(i) that are located on a building tower that exceeds the said 28 metre height limit within the portion of block 32 having a height limit of 92 metres as shown on the Appendix 'B' Map; and
- C. 5 metres for any other rooftop structures, elements or enclosures permitted by Section 4(3)(a)(i) located on a building within block 32.

BLOCK 36

- (i)
- (i) Despite Section 4(3)(a), no person shall erect or use a building or structure on block 36 having a height of more than 20 metres;
- (ii) Section (i) shall not apply to prevent the erection or use of a portion of a building exceeding the said height limit, provided:
 - A. the height of such portion of the building does not exceed 28 metres other than rooftop structures and elements permitted by and complying with sub-paragraphs (i), (ii) and (iii) of Section 4(3)(a), subject to the provisions of sub-paragraph (iv) of this Section 10(11)(i); and
 - B. that portion of the building above such height limit is stepped back on all sides facing a street, such that no portion of the building above such height limit is located within the area measured 2.0 metres back horizontally from all points on the face of each exterior wall facing a street of the portion of the building below such height limit;
- (iii) Sections (i) and (ii) shall not apply to prevent the erection or use of a building tower that exceeds the said height limits within the portion of block 36 having a height limit of 62 metres as shown on the Appendix 'B' Map, provided:

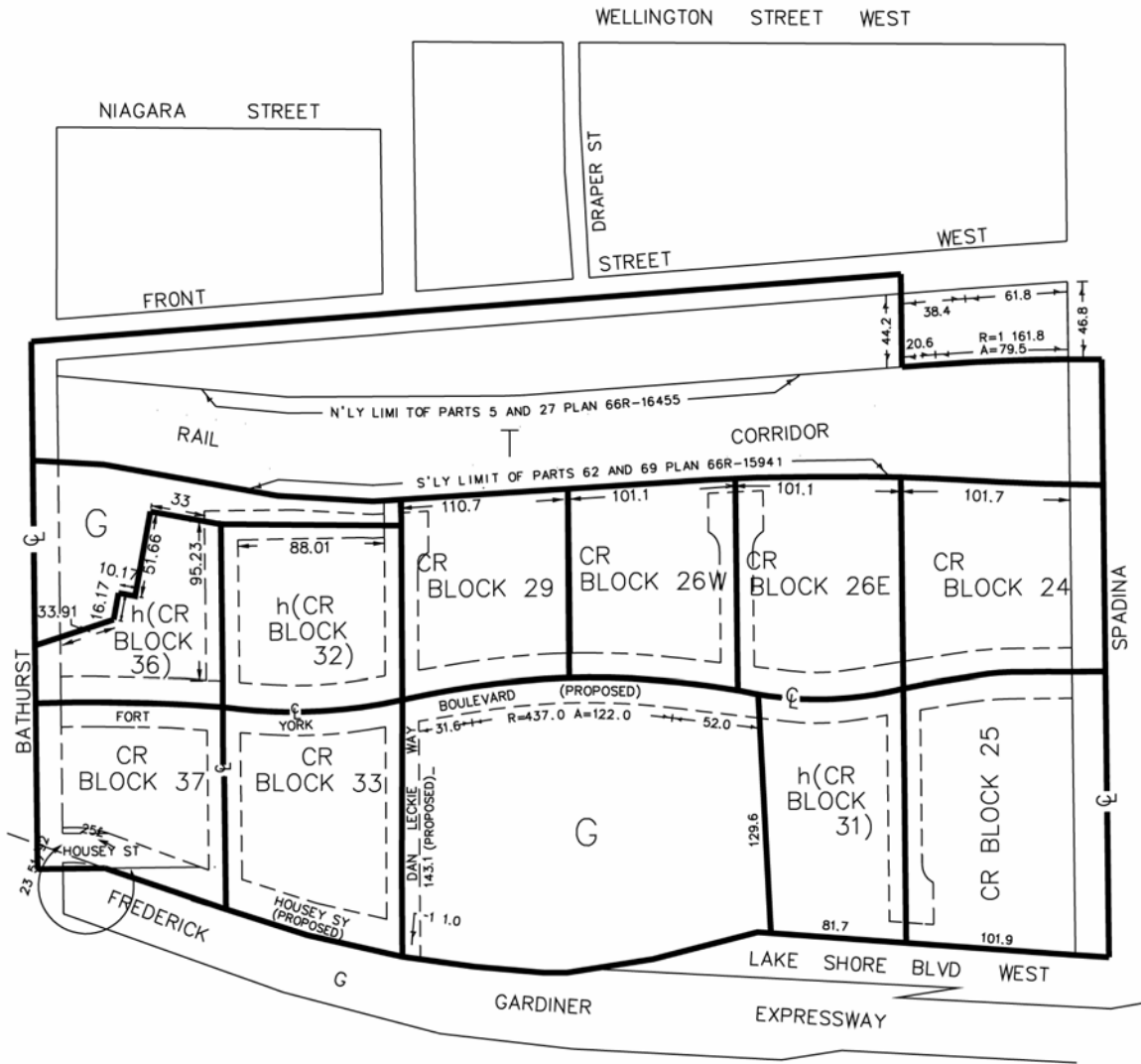
- A. each floor in the tower, located above a height of 28 metres, contains no more than 750 square metres of residential gross floor area;
 - B. no more than one such building tower is located within this portion of block 36;
 - C. no part of the tower exceeds the applicable height limit stipulated by Section 4(3)(a) other than rooftop structures and elements permitted by and complying with sub-paragraphs (i), (ii) and (iii) of Section 4(3)(a), subject to the provisions of sub-paragraph (iv) of this Section 10(11)(i);
 - D. no part of the tower above a height of 28 metres is located within the area measured 3.0 metres back horizontally from all points on the face of each exterior wall facing Fort York Boulevard of the portion of the building below 18 metres;
 - E. no part of the tower above a height of 28 metres is located within the area measured 2.0 metres back horizontally from all points on the face of each exterior wall facing any other street of the portion of the building below 18 metres; and
 - F. no portion of a tower located above a height of 28 metres shall be located within 25 metres of any portion of a tower on block 32 which exceeds a height of 28 metres; and
- (iv) Despite Section 4(3)(a)(i)A, on block 36 the maximum height of the top of any rooftop structures, elements or enclosures permitted by Section 4(3)(a)(i) measured above the applicable height limit of the portion of the building on which it is located shall be as follows:
- A. 8.5 metres for any rooftop structure accommodating an elevator, and related machinery or equipment, that provides direct access onto a rooftop terrace and is located no closer than 5 metres from any lot line adjacent to a public street;
 - B. 7.5 metres for any other rooftop structures, elements or enclosures permitted by Section 4(3)(a)(i) located on a building tower that exceeds the said 28 metre height limit within the portion of block 36 having a height limit of 62 metres as shown on the Appendix 'B' Map; and
 - C. 5 metres for any other rooftop structures, elements or enclosures permitted by Section 4(3)(a)(i) located on a building within block 36."

16. Exception (12) in Section 10, entitled ABOVE GRADE PARKING - BLOCKS 24, 25, 26E, 26W, 29, 33 & 37, is amended by:
 - (1) replacing the title with “ABOVE GRADE PARKING - BLOCKS 24, 25, 26E, 26W, 29, 32, 33, 36 & 37”;
 - (2) replacing the phrase “*block 33 and block 37*” in paragraph (a) of that exception with the phrase “*block 32, block 33, block 36 and block 37*”;
 - (3) replacing the phrase “*blocks 33 and 37*” in subparagraph (iv) of paragraph (a) of that exception with the phrase “*block 32, block 33, block 36 and block 37*”; and
 - (4) adding the phrase “or facing the northerly boundary of *block 36* adjacent to Garrison Way” at the end of subparagraph (x) of paragraph (a) of that exception.
17. Exception (13) in Section 10, entitled ADDITIONAL RESIDENTIAL USES – BLOCKS 24, 25, 26E, 26W, 29, 33 & 37, is amended by:
 - (1) replacing the title with “ADDITIONAL RESIDENTIAL USES - BLOCKS 24, 25, 26E, 26W, 29, 32, 33, 36 & 37”; and
 - (2) replacing the phrase “*block 33 and block 37*” in that exception with the phrase “*block 32, block 33, block 36 and block 37*”.
18. Exception (14) in Section 10, entitled TEMPORARY OFFICE FOR SALES & MANAGEMENT OF REAL ESTATE – BLOCK 26E, 26W, 33 & 37, is amended by:
 - (1) replacing the title with “TEMPORARY OFFICE FOR SALES & MANAGEMENT OF REAL ESTATE - BLOCKS 26E, 26W, 32, 33, 36 & 37”; and
 - (2) replacing the phrase “*block 33 and block 37*” in paragraphs (a) and (b) of that exception with the phrase “*block 32, block 33, block 36 and block 37*”.
19. Exception (16) in Section 10, entitled TERRACES & COLONNADES - BLOCKS 24, 25, 26E, 26W, 29, 33 & 37 is amended by:
 - (1) replacing the title with “TERRACES & COLONNADES - BLOCKS 24, 25, 26E, 26W, 29, 32, 33, 36 & 37”; and
 - (2) replacing the phrase “*block 33 and block 37*” in paragraph (a) and paragraph (b) of that exception with the phrase “*block 32, block 33, block 36 and block 37*”. and
20. Exception (17) in Section 10, entitled PARKING IN FRONT OF A BUILDING - BLOCKS 24, 25, 26E, 26W, 29, 33 & 37 is amended by:
 - (1) replacing the title with “PARKING IN FRONT OF A BUILDING - BLOCKS 24, 25, 26E, 26W, 29, 32, 33, 36 & 37”; and

(2) replacing the phrase “*block 33 and block 37*” in that exception with the phrase “*block 32, block 33, block 36 and block 37*”.

21. Section 10 is amended by adding a new exception (19) as follows:

“(19) Section 7 PART IV (1) shall not apply to prevent the erection or use of a building on *block 36* containing *dwelling units* located below *grade* provided that such *dwelling units* have exterior windows that face the adjacent G district and are above the level of the finished grade adjacent to the building wall in which they are located.



Block Map

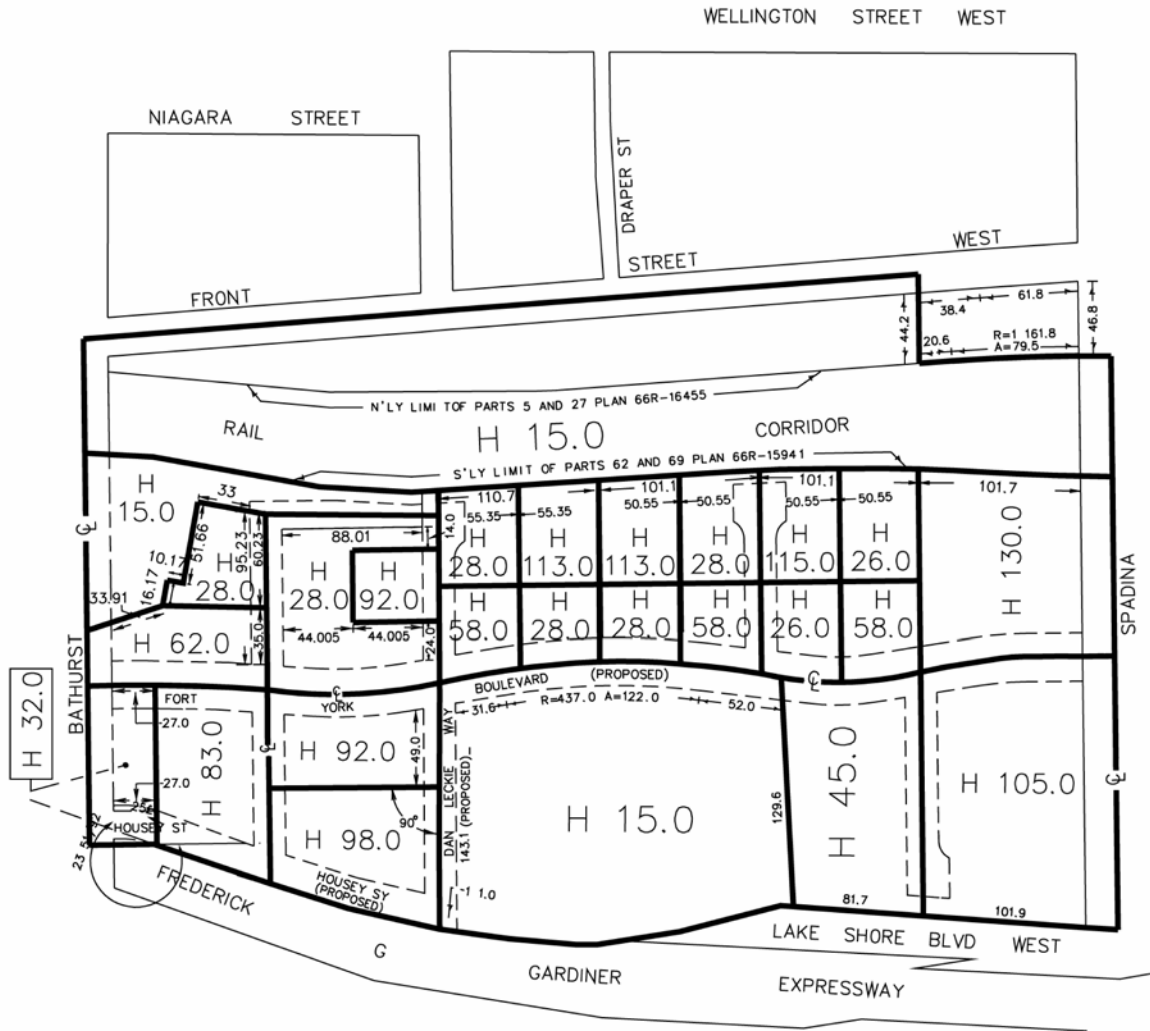
Applicant's Submitted Drawing

Not to Scale
08/16/06



**155 Dan Leckie Way and
170 Fort York Boulevard**

File # 06_116730



Height Map

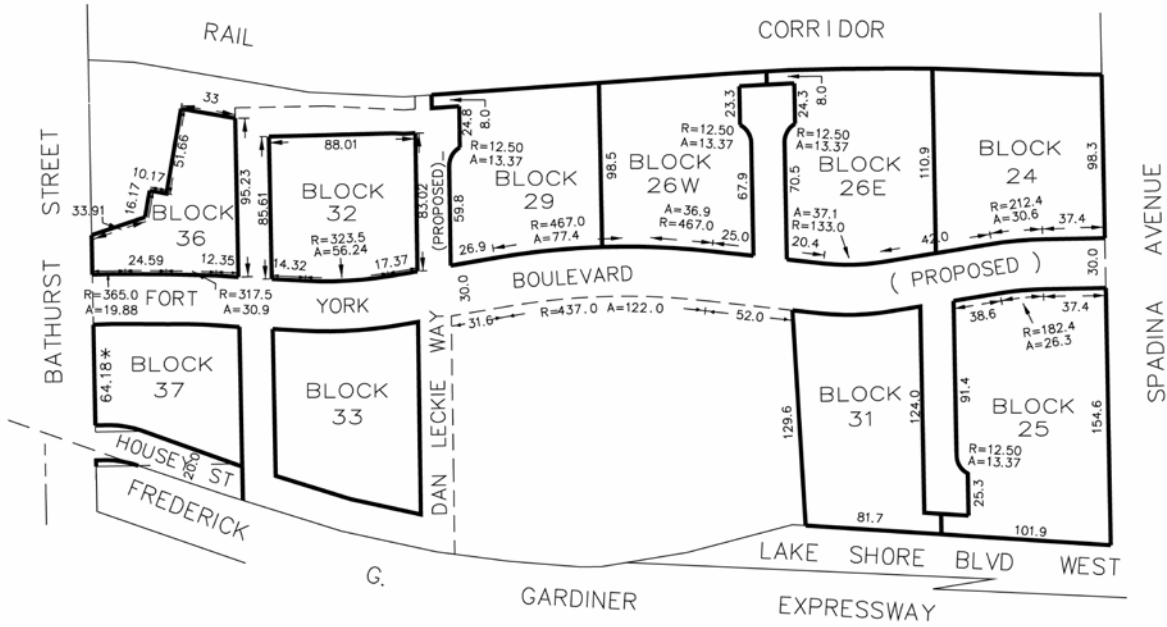
Applicant's Submitted Drawing

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□ BLOCK BOUNDARIES

* : MEASURED FROM THE NORTH LIMIT OF PART 61 PLAN 64R-14891

--- PROPOSED PUBLIC HIGHWAYS

Map 2

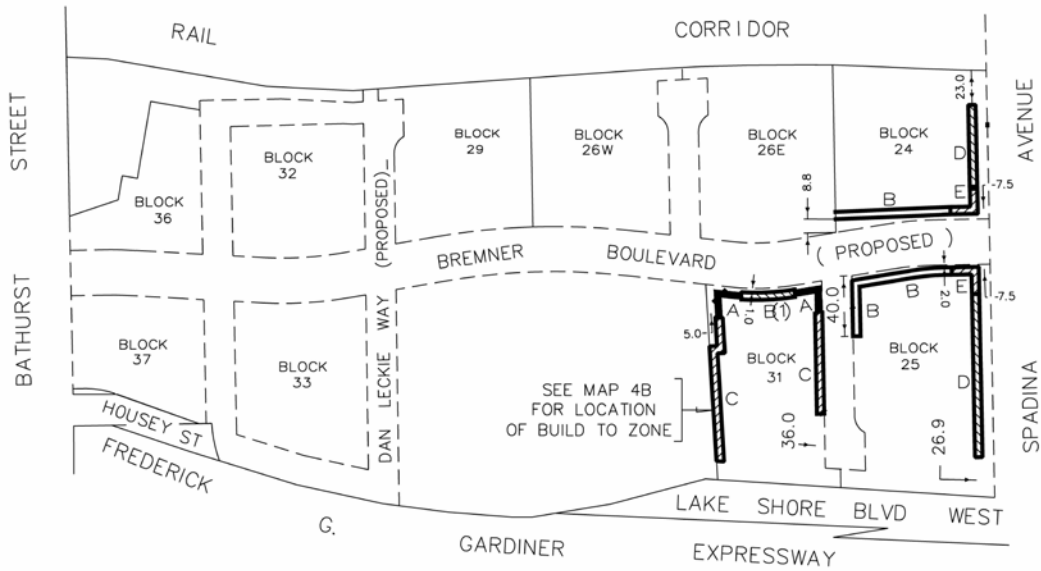
Applicant's Submitted Drawing

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--- PROPOSED PUBLIC HIGHWAYS

- A**  90% BUILD TO ZONE
 GRADE TO ELEVATION 110.0m CANADIAN GEODETIC DATUM
 OR GRADE TO THE HEIGHT SET OUT ON MAPS 4A AND 4B, APPLICABLE TO THE LOT
- B**  66% BUILD TO ZONE
 GRADE TO 12.0m ABOVE GRADE &
B(1)  60% BUILD TO ZONE
 10.0m ABOVE GRADE TO ELEVATION 110.0m CANADIAN GEODETIC DATUM
 OR GRADE TO THE HEIGHT SET OUT ON MAPS 4A AND 4B, APPLICABLE TO THE LOT
- C**  80% BUILD TO ZONE
 GRADE TO 10.0m ABOVE GRADE
- D**  75% BUILD TO ZONE
 GRADE TO 18.0m ABOVE GRADE
- E**  90% BUILD TO ZONE
 GRADE TO 18.0m ABOVE GRADE



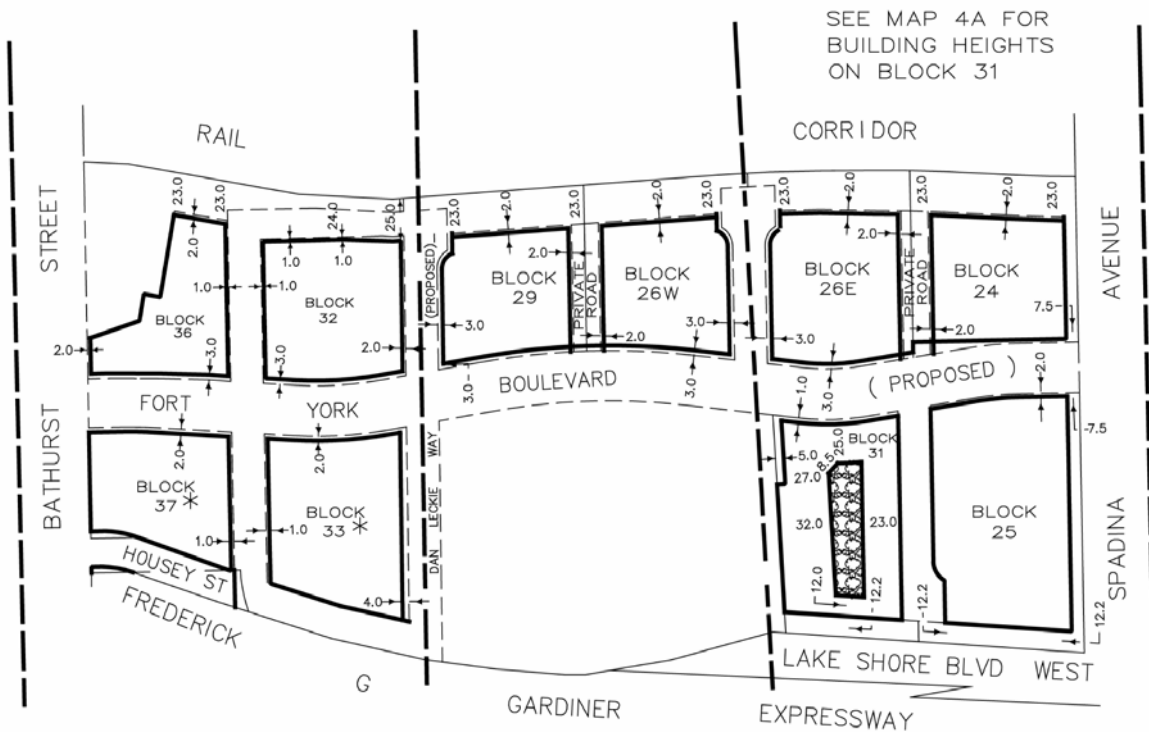
Map 3

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**155 Dan Leckie Way and
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--- PROPOSED PUBLIC HIGHWAYS

"BUILDING ENVELOPE LINE"

FROM GRADE TO ELEVATION 110.0M
CANADIAN GEODETIC DATUM OR GRADE TO THE HEIGHT
SET OUT ON MAP 4A APPLICABLE TO THE LOT

FOR BLOCKS 24, 25, 26E, 26W, 29, 32, 33, 36 AND 37,
THE "BUILDING ENVELOPE LINE" APPLIES TO ANY HEIGHT
UP TO THAT ON THE APPENDIX "B" MAPS APPLICABLE TO THE LOT



"COURTYARD SPACE" REFERRED TO
IN SECTION 10(11)

* REFER TO SECTION 1 1(5)

Map 4

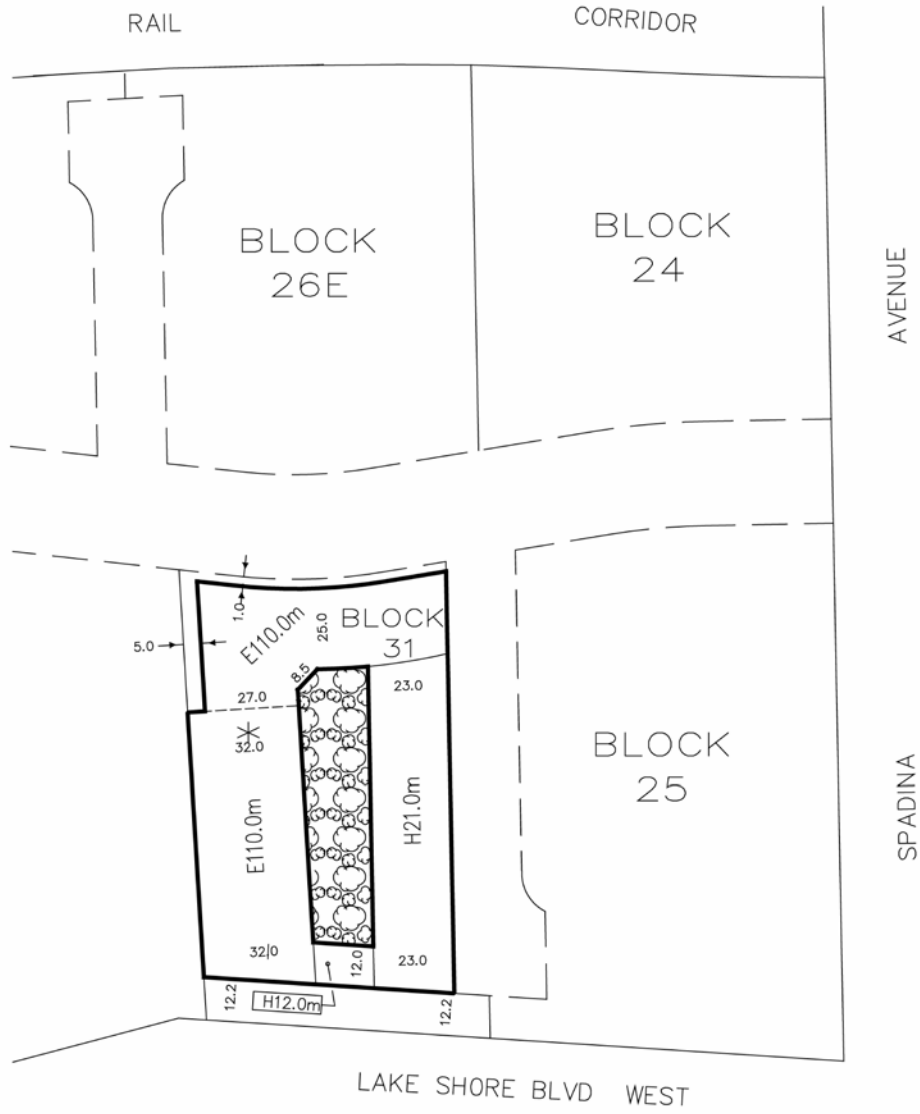
Applicant's Submitted Drawing

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*: LOCATION OF BUILDING ENVELOPE LINE
AS SHOWN ON MAP 5
H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE
E: DENOTES MAXIMUM CANADIAN GEODETIC DATUM
ELEVATION IN METRES

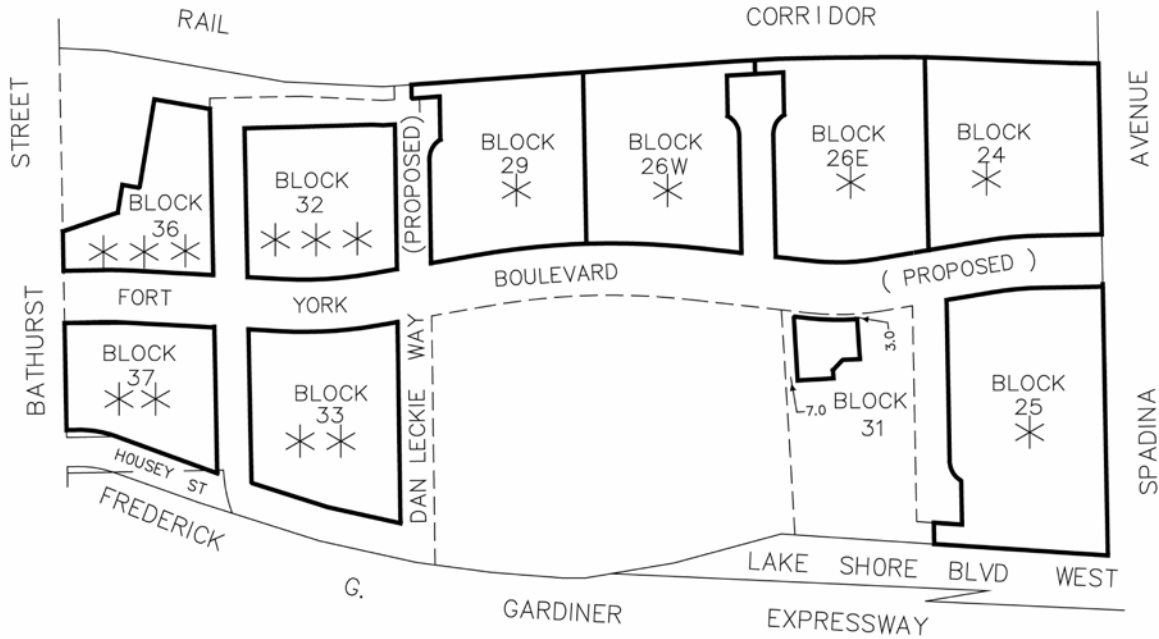
Map 4A

Applicant's Submitted Drawing

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"BUILDING ENVELOPE LINE" AT AND ABOVE:

- (i) ELEVATION 110.0m CANADIAN GEODETIC DATUM; OR
- (ii) THE HEIGHT SET OUT ON MAP 4A APPLICABLE TO THE LOT OR PORTION OF THE LOT

* REFER TO SECTION 10(11) TO DETERMINE THE FLOORPLATE RESTRICTIONS ABOVE A HEIGHT OF 26.0 AND 35.0 METRES

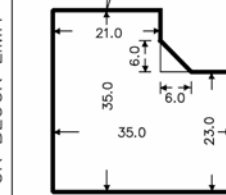
* * REFER TO SECTIONS 10(11)(e) AND 10(11)(f)

* * * REFER TO SECTIONS 10(11)(h) AND 10(11)(i)

TYPICAL
(not to scale)

BUILDING LINE AT 90° TO ADJACENT STREET LINE OR BLOCK LIMIT (35.0M AT CENTRE POINT)

NORTH/SOUTH STREET LINE OR BLOCK LIMIT



BUILDING LINE AT 90° TO BREMNER BOULEVARD (PROPOSED) (35.0M AT CENTRE POINT)

BREMNER BOULEVARD (PROPOSED)

Map 5

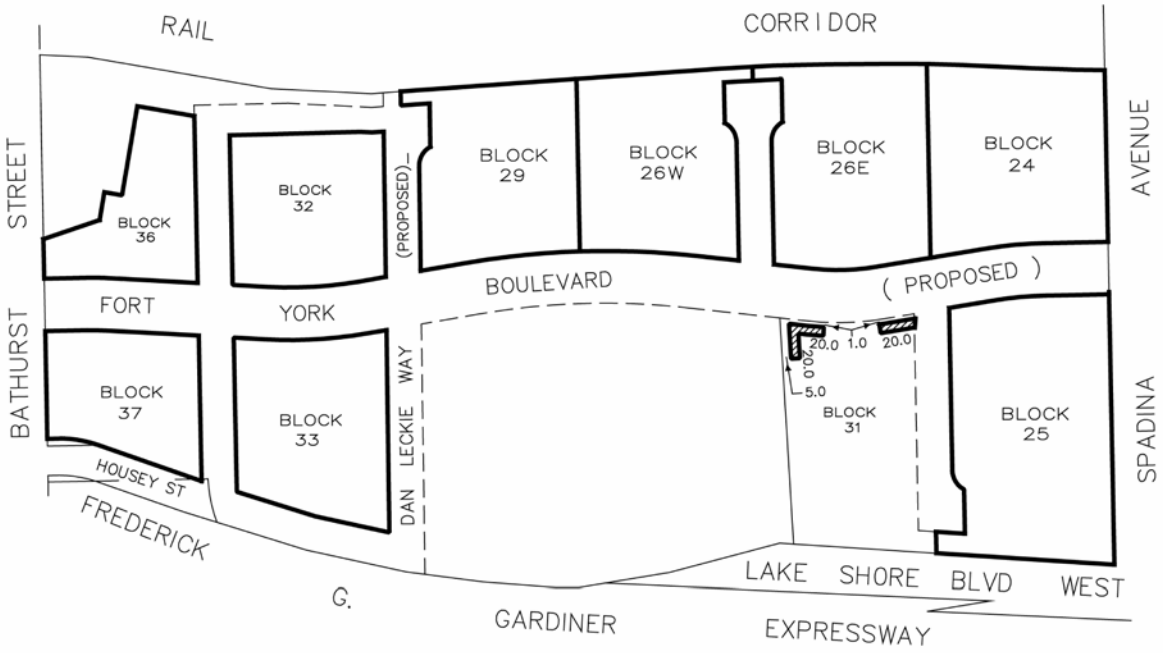
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STREET RELATED RETAIL AND SERVICE USES

Map 6

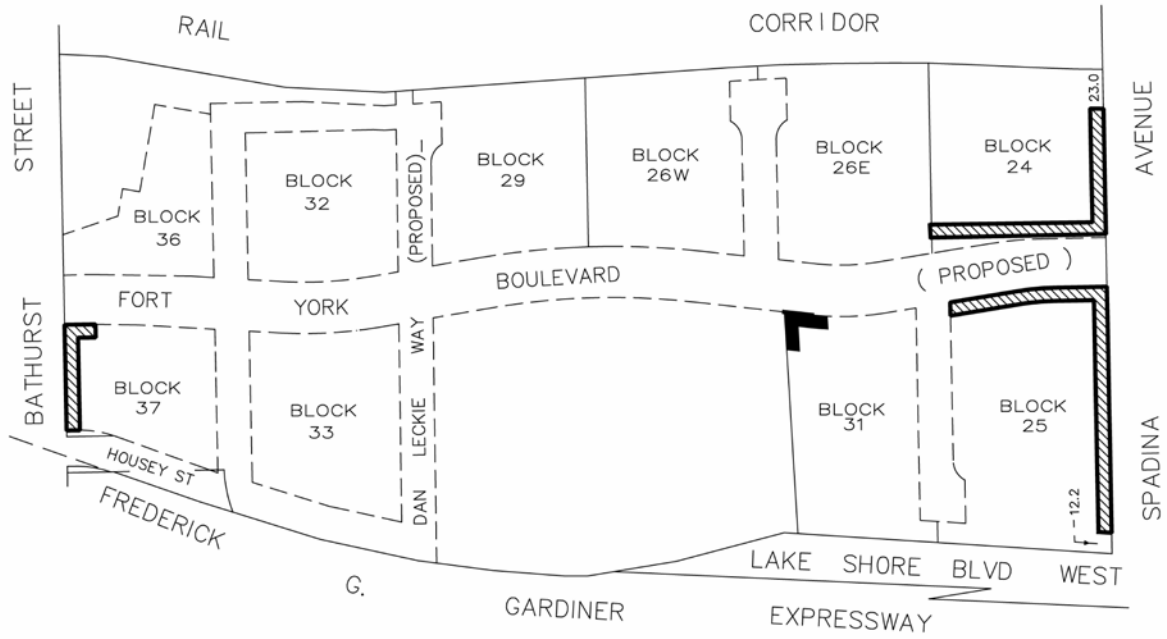
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Map 7

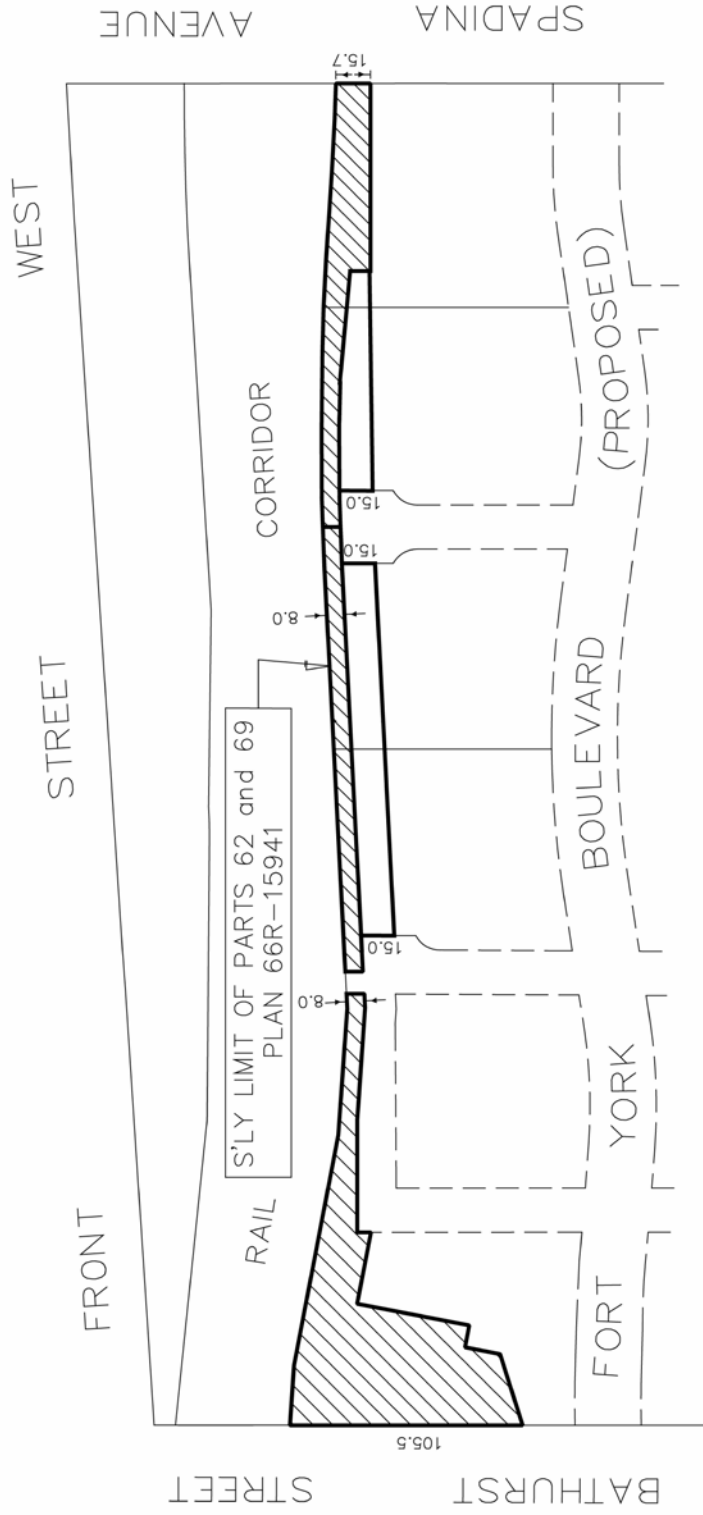
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-  AREA A REFERRED TO IN SECTION 10(3)
-  AREA B REFERRED TO IN SECTIONS 10(3) & 10(4)
-  PROPOSED PUBLIC HIGHWAYS

Map 10(3)_1

Applicant's Submitted Drawing

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08/16/06 

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