

**Final Report
Zoning Amendment Application
56 Blue Jays Way**

Date:	January 26, 2007
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward No. 20 – Trinity-Spadina
Reference Number:	File No. 06-131719 STE 20 OZ

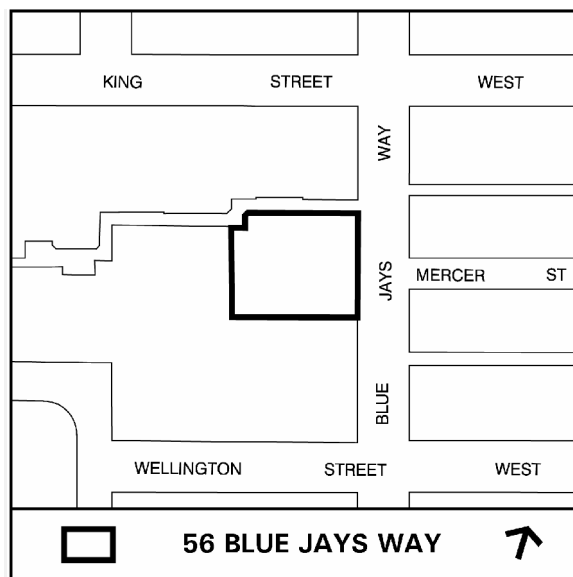
SUMMARY

An application has been submitted to permit an 18-storey residential building, with retail at-grade, and the restoration of the historic building façade, at 56 Blue Jays Way. Planning staff have reviewed the application and have circulated the proposal to all appropriate agencies and City Divisions. This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;



3. On the Zoning By-law Amendment for 56 Blue Jays Way coming into effect, the applicant shall withdraw their appeal to Zoning By-law Amendment 922-2006 for the King-Spadina Plan area;
4. Before introducing the necessary Bills to City Council for enactment, require the owner to enter into a Section 37 Agreement pursuant to Section 37 of the Planning Act, to secure the following:
 - The amount of \$100,000 payable to the City of Toronto, prior to the issuance of the first building permit, to be used for improvements to Clarence Square Park;
 - The amount of \$100,000 payable to the City of Toronto, prior to the issuance of the first building permit, to be allocated to restoration of the historic façade of the existing building on the site;
 - The provision and maintenance of public art works pursuant to a public programme, to be located on publicly accessible portions of the lot, in Clarence Square Park, or within publicly owned or publicly accessible locations in the King-Spadina Plan Area east of Spadina Avenue, of a value not less than one percent of the gross construction costs of all buildings and structures to be erected on the lot;
 - The incorporation, in the construction of the building, of exterior materials to the satisfaction of the Chief Planner and Executive Director, City Planning Division. This shall include, as part of the Section 37 Agreement, 1:50 scale drawings for the first three floors of the building along Blue Jays Way, including portions of the existing historic façade and portions of the new building, with building materials labelled and the drawings having a sufficient level of detail to illustrate how the building will be perceived by the pedestrian;
 - The introduction of measures to improve sound quality within residential units, as recommended by an acoustic consultant to be engaged by the applicant. Sound mitigation measures may include changing the thickness of glass sizes in double glazed window assemblies, increasing the solidity of the exterior walls on the lower floors, and/or refining podium stepbacks. The sound mitigation measures shall be to the satisfaction of the Chief Planner and Executive Director, City Planning Division in consultation with the project architect;
 - Submission of a landscape plan to be secured in an Agreement pursuant to Section 41 of the *Planning Act*, such plan to address hard and soft materials and lighting for the front yard setback from Blue Jays Way, the side yard setback along the public lane, and the outdoor residential

amenity space on the second floor to the satisfaction of the Chief Planner, City Planning Division;

- Submission of a Pedestrian Level Wind Study to be secured in an Agreement pursuant to Section 41 of the *Planning Act*, such Agreement to specify that any required wind mitigation measures shall be subject to the satisfaction of the Chief Planner, City Planning Division;
 - the owner agrees to make revisions to the development or submit a Letter of Credit, if required, in accordance with the recommendations of a street lighting assessment; and,
 - the contributions for improvements to Clarence Square Park and the restoration of the historic façade shall be indexed to the Consumer Price Index from the date of execution of the first agreement under Section 37 of the Planning Act.
5. Before introducing the necessary Bills to City Council for enactment require the owner to submit, to the satisfaction of the Manager of Heritage Preservation Services, the following:
- drawings that refine the elevations of the heritage façade and side addition facades to conserve existing heritage attributes;
 - information regarding exterior architectural details, design and materials for the heritage façade and side addition facades;
 - a Heritage Impact Statement/Conservation Plan for the conservation and restoration of 56 Blue Jays Way;
 - a record of the as-found condition of 56 Blue Jays Way; and
 - a Stage One Archaeological Assessment;
6. Prior to the issuance of any building permit for 56 Blue Jays Way, including a permit for demolition, excavation and/or shoring of the subject property, the owner shall provide a letter of credit in a form and in an amount satisfactory to the Manager, Heritage Preservation Services, to secure all work included in the Heritage Impact Statement/ Conservation Plan. Prior to the release of the Letter of Credit, the owner shall provide two copies of the as-built Heritage Easement photographs to the satisfaction of the Manager, Heritage Preservation Services;
7. No demolition, construction, grading or other soil disturbances shall take place on the subject property prior to the City Planning Division and Ministry of Culture confirming in writing that all archaeological licensing and technical review requirements have been satisfied;
8. Provide all parking spaces for this project with minimum dimensions of 2.7 metres in width and 5.7 metres in length save and except for 6 spaces which can have a minimum length of 5.2 metres;

9. Individually designate all parking spaces on the plans with lengths of 5.2 metres as “Small Car” parking spaces;
10. Provide all driveway aisles for this project with minimum widths of 6.0 metres;
11. Comply with the ramp slope requirements of the general Zoning By-law;
12. Require the owner, at their expense, to provide and maintain an irrigation system for any proposed trees within the public road allowance, including an automatic timers, designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Executive Director, Technical Services, including requirement to maintain in good order and operation; and
13. Require the owner, at their expense, to address any further conditions from Technical Services that may result from their review of the application.

Financial Impact

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

ISSUE BACKGROUND

Proposal

The proposal is for the redevelopment of the site including retail at grade and 17 storeys of residential use above. The total height, excluding mechanical is 57 metres. There will be a total of 999 square metres of retail space on the ground level, 220 residential units, and 118 parking spaces on 3 underground levels. Parking and loading will be accessed from the public lane that runs along the north end of the building.

Site and Surrounding Area

The site is located on the west side of Blue Jays Way, between King Street and Wellington Street. It is the former location of Second City. The Blue Jays Way façade of the existing building, which is listed in the City’s heritage inventory, will be retained. The façade is set back 3 metres from the property line on Blue Jays Way. The site has a frontage of 40 metres and an overall site area of 1,979 square metres. There is a public lane that runs along the north edge of the site which will be used for servicing. The site is surrounded by the following uses:

North: to the north is a public lane and a Midas Muffler outlet located at the southwest corner of Blue Jays Way and King Street West.

South: to the south of the site is the Soho residential condominium and hotel which has a maximum height of 16 storeys (approximately 50 metres).

East: on the other side of Blue Jays Way, at Wellington Street West and running from Blue Jays Way to John Street is the Icon condominium. The Icon building ranges in height from 12 storeys (approximately 35 metres) at Blue Jays Way, to 17 storeys (approximately 50 metres) mid-block, to 21 storeys (approximately 64 metres) at John Street. At the northeast corner of Blue Jays Way and Mercer Street is a commercial parking lot, north of which is the Westinghouse building at the corner of King Street West. The Westinghouse building (355 King Street West) supports commercial uses, is 6 storeys (approximately 24 metres) in height and is designated under the Ontario Heritage Act. Directly opposite at Blue Jays Way and Mercer Street is 99 Blue Jays Way which currently supports a restaurant (Gretzky's). An application to redevelop the site for a 20 storey (61.5 metres) residential condominium with commercial uses on the lower level was recommended for approval by Toronto and East York Community Council at their meeting of January 16, 2007.

West: to the west of the proposed building is a 7 storey residential condominium building, developed in conjunction with the Soho hotel project.

Official Plan

The site is designated Regeneration Area in the new City of Toronto Official Plan which permits the proposed residential and commercial uses. Chapter 6.16 of the new Official Plan contains the King-Spadina Secondary Plan. The King-Spadina Secondary Plan emphasizes the reinforcement of the characteristics and qualities of the area through special attention to built form and the public realm. In particular the policies of Section 3 – Built Form specify that new buildings will achieve a compatible relationship with their built form context through consideration of such matters of building height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression.

Zoning

The site is zoned Reinvestment Area (RA) by Zoning By-law 438-86, as amended. As part of the RA zoning controls, density standards were replaced by a package of built form objectives expressed through height limits and setbacks. The Zoning By-law permits a maximum building height of 30 metres for this site. An additional 5 metres is permitted for rooftop mechanical elements. Section 12(2)246 of the Zoning By-law requires a 3-metre setback above 20 metres on all street frontages.

King-Spadina Review Study

In September 2006, City Council enacted amendments to the King-Spadina Secondary Plan and implementing RA zoning to update the planning framework for the Plan area. The amendments have been appealed and are not yet in force and effect, however they do represent Council's current position on the planning framework for the King-Spadina Plan Area.

The amendments to the Secondary Plan refined Plan policies and updated maps to reinforce the intent of the Plan to protect and enhance the area's unique physical

attributes. The Zoning By-law Amendment includes a provision that permits an additional 5 metres of building height, subject to wrapping mechanicals and falling within an angular plane from the street.

Site Plan Control

An application for site plan approval was filed concurrent with the zoning by-law amendment application. The site plan has not been finalized. That approval process will address matters including a Heritage Conservation Plan, a pedestrian level wind impact study, municipal lighting assessment, and streetscape requirements. A Section 41 Agreement will be required to secure development of the lands in accordance with the approved site plan.

Reasons for Application

The applicant has submitted a Zoning Amendment application to permit a building that exceeds the 30 metre height limit permitted for the site as set out in Zoning By-law 438-86 and does not comply with the 3 metre setback requirements above 20 metres as set out in Section 12(2)246. The building does also not comply with the required 7.5 metre setbacks from the side and rear lot lines as set out in Zoning By-law 438-86.

Community Consultation

A community consultation meeting for the application was held on June 26, 2006. Approximately 12 members of the public attended the meeting as well as the applicant, the architect, a representative from the Ward Councillor's office and planning staff. Concerns were raised with respect to the proposed separation distance between the Soho Metropolitan building immediately south of the subject site, the proposed height of the building and possible congestion problems in the lane given its use by many of the new building in the immediate vicinity. These concerns are addressed in the Comments section below.

Agency Circulation

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

COMMENTS

Height and Massing

The in-force RA zoning permits a maximum building height of 30 metres plus an additional 5 metres for rooftop mechanicals. The amended, but currently under appeal RA zoning, provides for a maximum building height of 35 metres including mechanicals.

The proposal is for an overall height of 62 metres, including the mechanical penthouse. This is compatible with the height of the Soho Metropolitan to the immediate south of the site (16 storeys and 50 metres) and the development application for 99 Blue Jays Way (20 storeys and 61.5 metres) recommended for approval at the January 16, 2007 Toronto

and East York Community Council meeting. The proposed building is setback from the side lot lines above the 6th floor, and then again for the 18th floor. The 6-storey podium which includes the new additions to the sides of the heritage building, matches the podium of the Soho building to the south. This creates a consistent streetwall along the west side of Blue Jays Way. The proposed height and massing are acceptable.

The King-Spadina Secondary Plan allows for heights to be “increased above the height limit otherwise specified in the Zoning By-law if the historic conservation restoration and maintenance of such heritage buildings are secured through a satisfactory agreement between the owner and the City pursuant to Section 37 of the Planning Act”, as is the case with this proposal.

Shadowing

The applicant submitted shadow studies which were reviewed by City staff. They show that the north side of King Street is free of shadow from the proposed building by 10:18 am on September 21st, and both sides of King Street are free from shadow from the proposed building by 12:18 pm. The shadow that is cast by the proposed building is acceptable.

Traffic Impact, Access, Parking

Technical Services staff reviewed the Traffic Impact Study prepared by Lea Consulting and have no issues with the traffic that will be generated by this proposal. At the community meeting, residents of the area expressed concerns that the east-west public lane directly north of the site which currently provides vehicle and loading access to the Soho building, the commercial buildings that front on King Street, and is proposed to be used to service additional developments that are proposed adjacent to the lane, could not accommodate the additional traffic that would be generated by this proposal.

City staff have discussed concerns raised at the community meeting. Use of the public lane system for loading and servicing functions and vehicle access to buildings is a City policy objective. Overall, this objective enables efficient use of the existing public street infrastructure and results in a safer and more desirable public sidewalk condition and use of the ground floor of buildings.

Management and enforcement of the operation of the lanes, particularly to ensure garbage bins are not left in lanes and servicing vehicles do not park in lanes is one measure that can be implemented to address community concerns and this requires efforts by the City as well as condominium boards and their respective property management staff.

The applicant is proposing to provide a total of 118 parking spaces, of which 106 spaces will be for residents and 12 spaces will be for visitors. Bicycle parking space requirements are being met. Access to the parking garage will be from the public lane.

Servicing

Servicing for the building, including loading and garbage pick-up is located off the public lane, at the north end of the building. Technical Services staff have reviewed the proposed loading and garbage pick-up arrangement and it is acceptable.

Setback from Heritage Façade

Section 12(2)246 of Zoning By-law 438-86 requires a 3 metre setback above 20 metres. In this case, given the presence of the heritage building, it is appropriate to have the setback occur immediately above the heritage façade, as opposed to at the 20 metre height. This ensures that the heritage façade is given prominence. The proposal is for a 2.5 metre setback at this point, rather than the 3 metre setback required by the zoning by-law.

A reduced setback is appropriate in this case given that the new side additions, at 2.5 metre setback, line up with the edge of the Soho building. If a 3 metre setback was imposed, the 2 buildings would not form a consistent wall along the west side of Blue Jays Way. Under the as-of-right condition, the building could be built right at the property line, with a 3 metre setback for the portion above 20 metres. In this case, the new construction will be 5.6 metres from the property line, given that the historic façade is already set back 3.1 metres from the east property line.

Heritage Restoration

A Heritage Easement Agreement is registered on the property which protects the heritage character of the front (east) façade and includes the side walls going approximately 5.8 metres. As part of the redevelopment of the site, the façade will be restored and the former window openings in the raised stone foundations will be reintroduced. The proposal will also reconfigure the main entrance and large window above the entrance to the satisfaction of Heritage Preservation Services.

Streetscape

The site fronts onto Blue Jays Way. Streetscape improvements, including tree planting, will be finalized as part of the Site Plan Approval application process and will address both the public boulevard as well as the 3 metre setback area from the property line to the existing heritage façade.

Section 37

The Official Plan contains provisions pertaining to the exchange of public benefits for increase in height and/or density pursuant to Section 37 of the Planning Act. It is recommended that the applicant enter into a Section 37 Agreement in order to secure the following:

- The amount of \$100,000 payable to the City of Toronto, prior to the issuance of the first building permit, to be used for improvements to Clarence Square Park;

- The amount of \$100,000 payable to the City of Toronto, prior to the issuance of the first building permit, to be allocated to restoration of the historic façade of the existing building on the site;
- The provision and maintenance of public art works pursuant to a public programme, to be located on publicly accessible portions of the lot, in Clarence Square Park, or within publicly owned or publicly accessible locations in the East Precinct of the King-Spadina Plan Area, of a value not less than one percent of the gross construction costs of all buildings and structures to be erected on the lot;
- The incorporation, in the construction of the building, of exterior materials to the satisfaction of the Chief Planner and Executive Director, City Planning Division. This shall include, as part of the Section 37 Agreement, 1:50 scale drawings for the first three storeys of the building along Blue Jays Way, including portions of the existing historic façade and portions of the new building, with building materials labelled and the drawings having a sufficient level of detail to illustrate how the building will be perceived by the pedestrian;
- The introduction of measures to improve sound quality within residential units, as recommended by an acoustic consultant to be engaged by the applicant. Sound mitigation measures may include changing the thickness of glass sizes in double glazed window assemblies, increasing the solidity of the exterior walls on the lower floors, and/or refining podium setbacks. The sound mitigation measures shall be to the satisfaction of the Chief Planner and Executive Director, City Planning Division in consultation with the project architect; and
- The provision of a wind impact study and implementation of the recommendations of that study, a municipal lighting assessment and a landscape plan for the front and sideyard setback areas and the podium level outdoor amenity areas.

Other Matters

The applicant filed an appeal to the recently enacted Zoning By-law Amendment 922-2006 related to the King-Spadina Plan area. This report contains a recommendation that this appeal be withdrawn prior to the enactment of the recommended zoning by-law amendment.

Development Charges

It is estimated that the Development Charges for this project will be \$800,000. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

CONTACT

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SIGNATURE

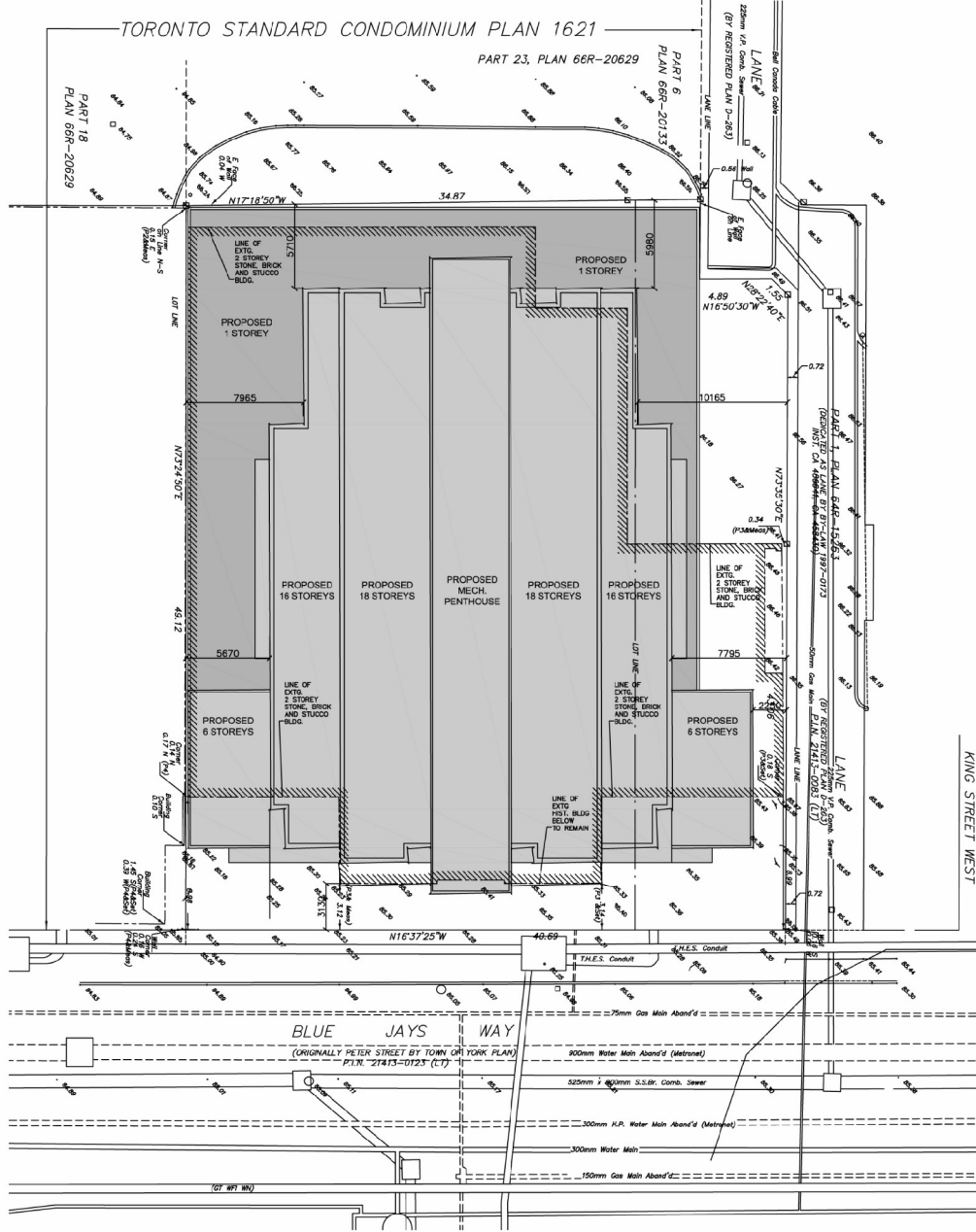
Gary Wright, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: East Elevation
Attachment 3: North Elevation
Attachment 4: South Elevation
Attachment 5: West Elevation
Attachment 6: Zoning
Attachment 7: Draft Zoning By-law Amendment
Attachment 8: Application Data Sheet

Attachment 1: Site Plan



Site Plan

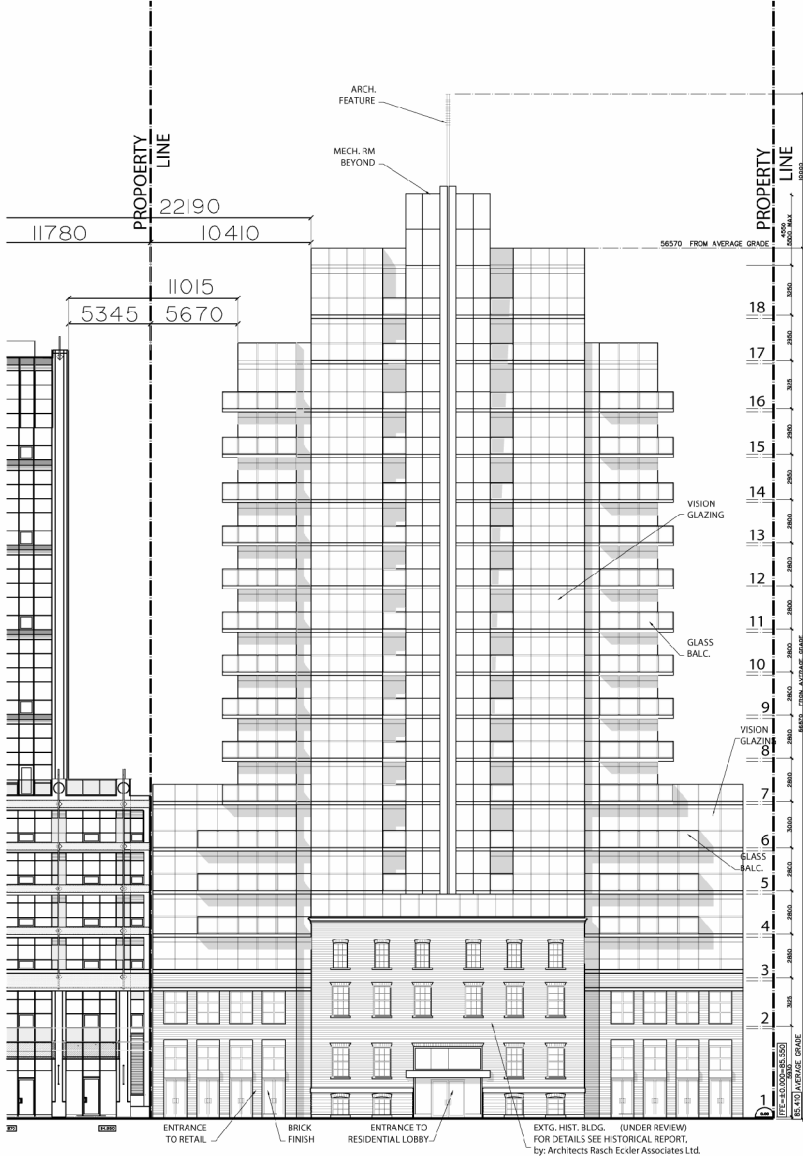
56 Blue Jays Way

Applicant's Submitted Drawing

Not to Scale

File # 06_131719

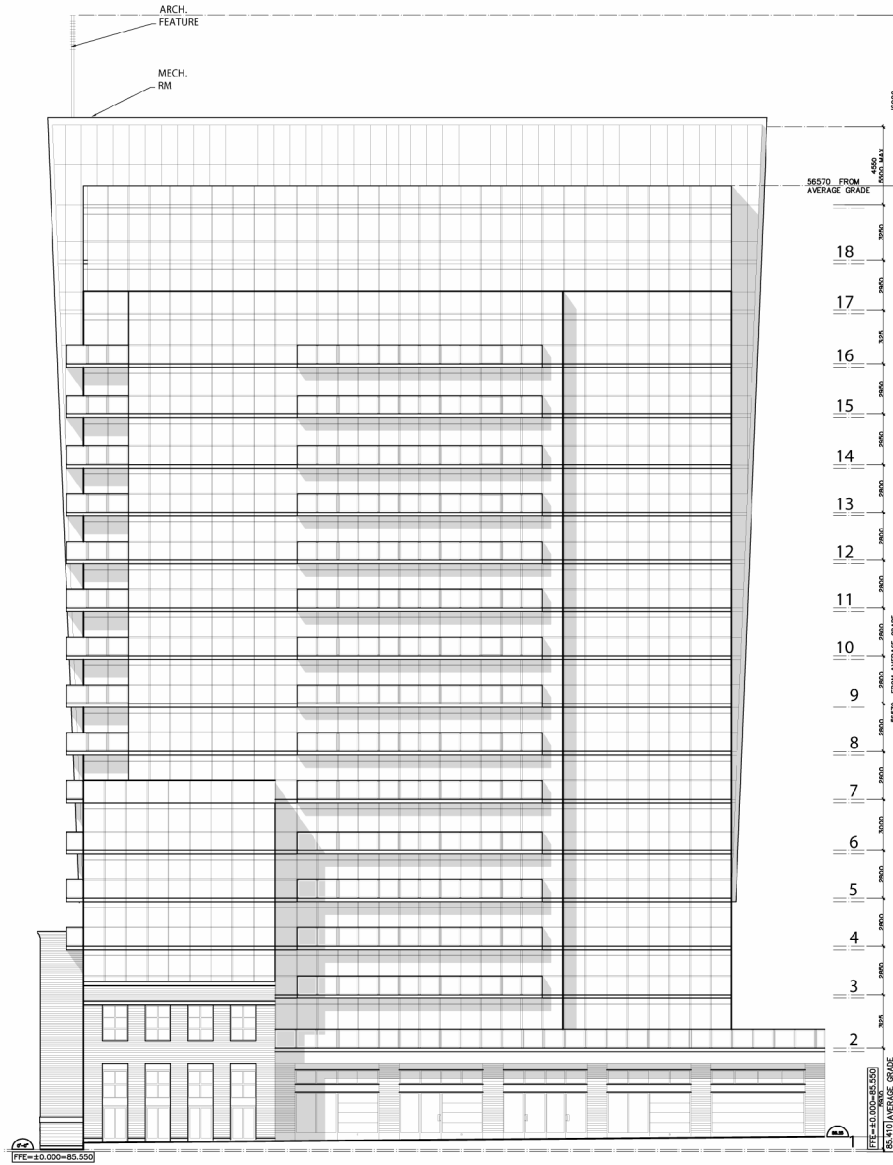
Attachment 2: East Elevation



East Elevation

Elevation	56 Blue Jays Way
Applicant's Submitted Drawing	
Not to Scale 01/11/07	File # 06_131719

Attachment 3: North Elevation



North Elevation

Elevation

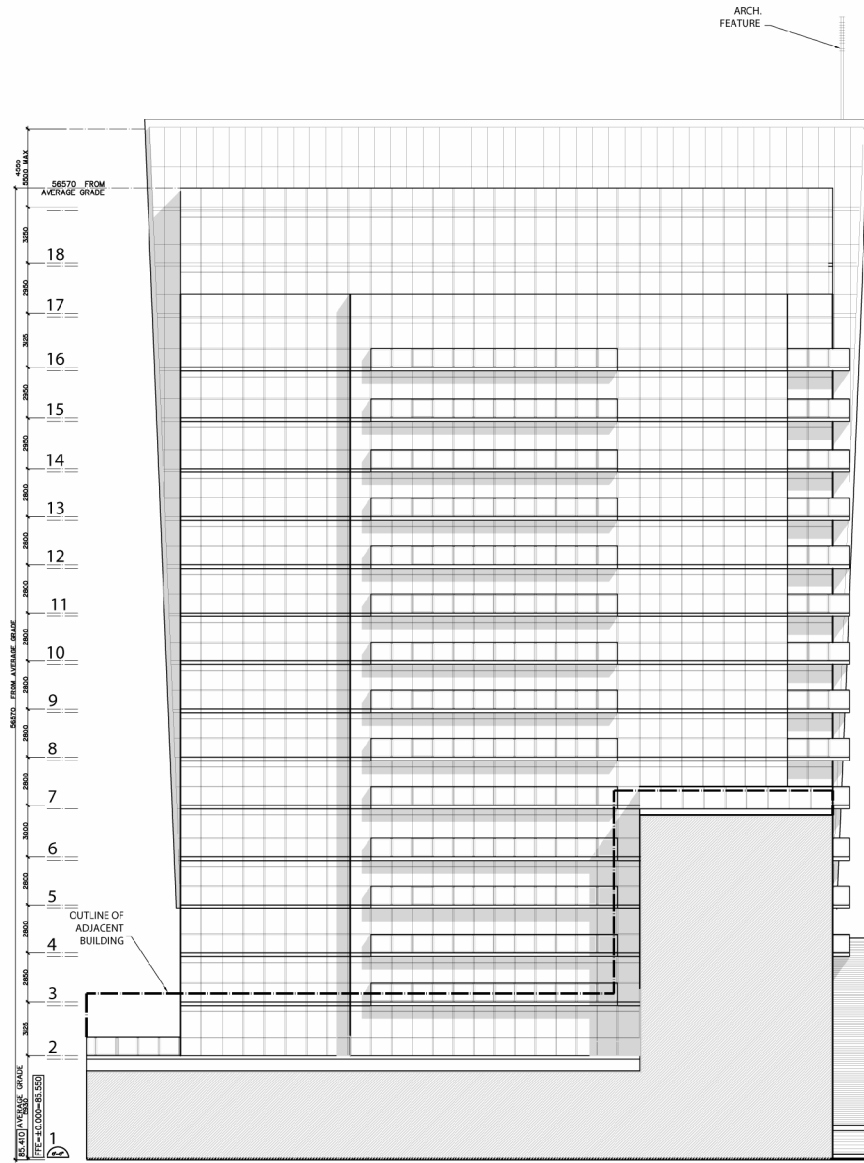
Applicant's Submitted Drawing

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56 Blue Jays Way

File # 06_131719

Attachment 4: South Elevation



South Elevation

Elevations

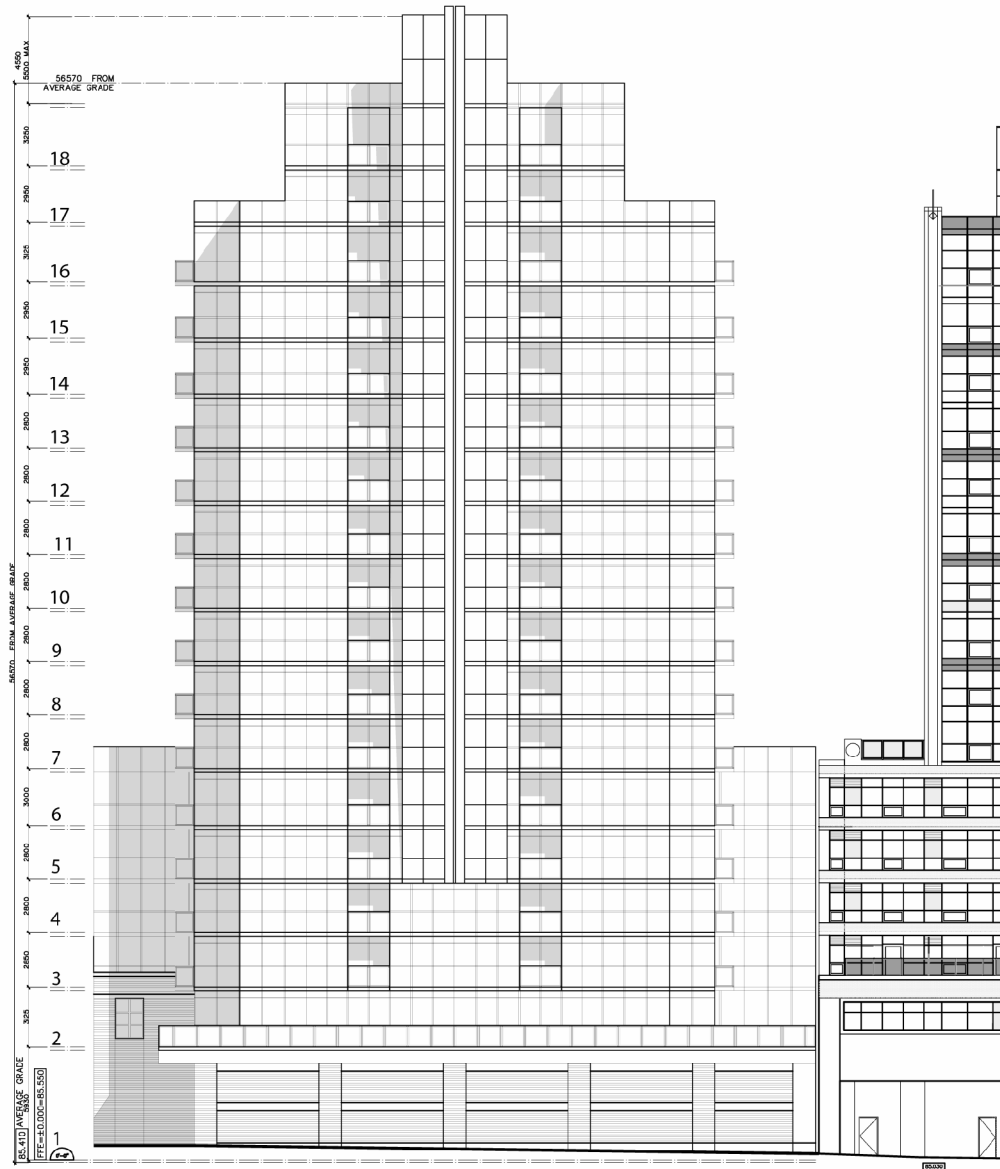
Applicant's Submitted Drawing

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56 Blue Jays Way

File # 06_131719

Attachment 5: West Elevation



West Elevation

Elevation

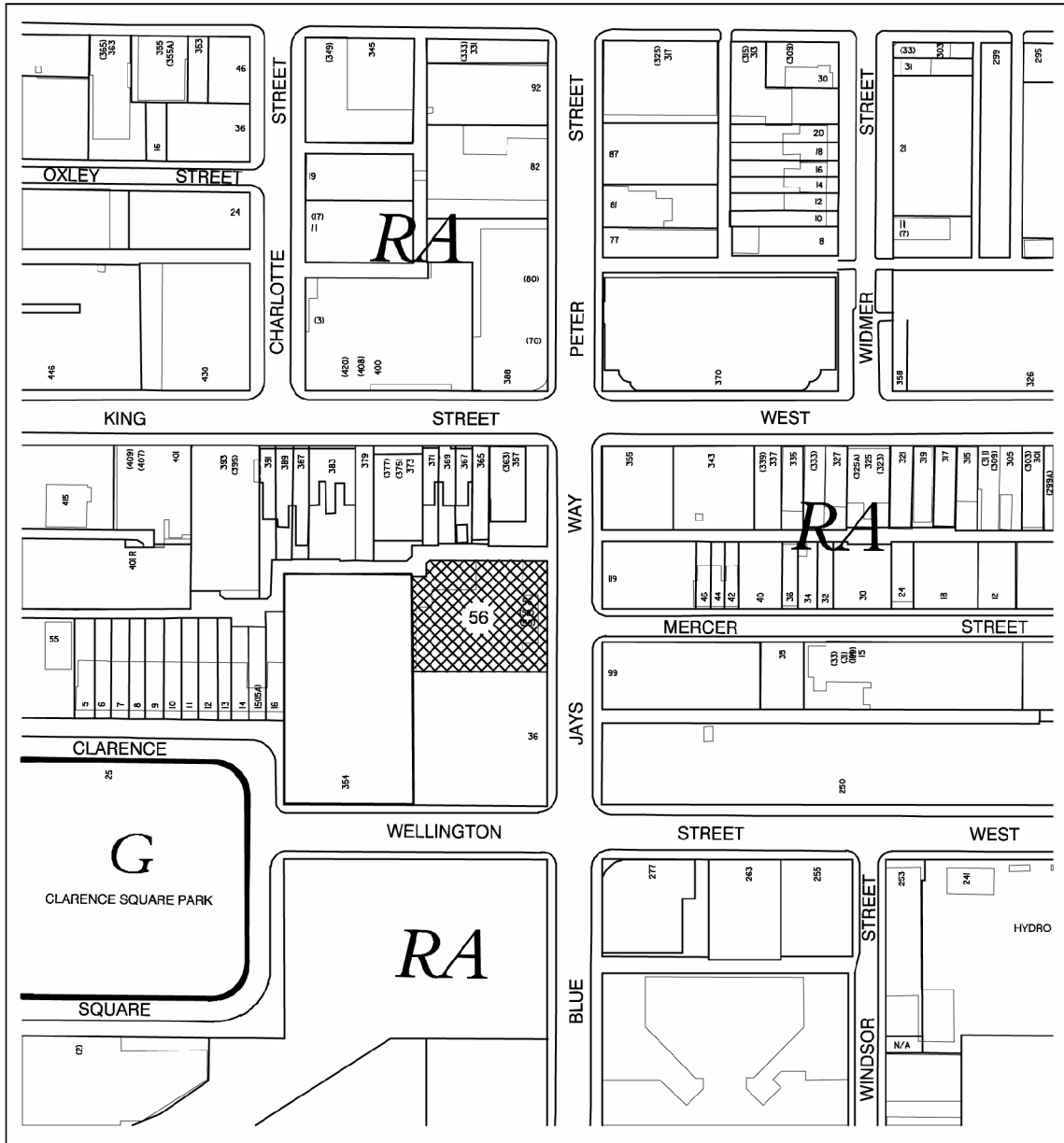
Applicant's Submitted Drawing

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56 Blue Jays Way

File # 06_131719

Attachment 6: Zoning



56 Blue Jays Way

File # 06_131719

- G Parks District
- RA Mixed-Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 05/11/06 - DR

Attachment 7: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Report No. ____ Clause No. ____ as adopted by City of Toronto Council on ____, 2007
Enacted by Council: _____, 2007

CITY OF TORONTO

To amend General Zoning By-law 438-86 of the former City of Toronto with respect to lands known municipally as 56 Blue Jays Way

WHEREAS the Council of the City of Toronto has been requested to amend its zoning by-law pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, with respect to lands known municipally in the year 2007 as 56 Blue Jays Way; and

WHEREAS the Council of the City of Toronto conducted a public meeting under Section 34 of the *Planning Act* regarding the proposed zoning by-law amendment; and

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

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

WHEREAS the owner of the lands hereinafter referred to has elected to provide the facilities, services and matters as are hereinafter set forth; and

WHEREAS the increase in the height permitted hereunder, beyond that otherwise permitted on the lands by By-law No. 438-86, as amended, is to be permitted in return for the provision of the facilities, services and matters set out in this By-law and to be secured by one or more agreements between the owner of the lands and the City of Toronto (hereinafter referred to as the “City”);

WHEREAS the Official Plan of the former City of Toronto contains provisions relating to the authorization of the height and density of development; and

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

NOW THEREFORE, the Council of the City of Toronto HEREBY ENACTS as follows:

- 1) None of the provisions of Sections 4(2)(a), 4(12), 7(3)PART II 1(i), 7(3) Part II 3 and 12(2)246(a) of Zoning By-law By-law 438-86 as amended, being “A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, as amended, shall apply to prevent the erection or use of a *mixed-use building* containing *dwelling units* provided that:
 - (a) The *lot* comprises the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
 - (b) No portion of any building or structure erected and used above *grade* is located otherwise than wholly within the heavy lines on Map 2 attached hereto except eaves, cornices, canopies, awnings, skylights, ornamental elements, trellises, lighting, fixtures, public art features, balconies, fences, landscape planters and seating areas, retaining walls, ramps to an underground garage, stairways, wheelchair ramps and railings;
 - (c) No portion of the *building* on the *lot*, shall have a greater *height*, in metres or in *storeys*, than the lesser of:
 - (i) The number of *storeys* specified on the attached Map 2; and,
 - (ii) The *height* in metres specified by the numbers following the symbol H on the attached Map 2 including any elements otherwise permitted in Section 4(2)(a)(i) and (ii) of the aforesaid By-law No. 438-86, provided that this paragraph does not prevent the erection and use of railings, parapet walls, window washing equipment, stair towers, partitions dividing outdoor recreation areas and trellises, lightning rods, exhaust flues, located above the *height* of each of the roof levels of the building provided the maximum vertical dimension of any such element does not exceed 3.0 metres.
 - (d) The *residential gross floor area* of the *mixed-use building* does not exceed 17331 square metres, and the building contains not more than 220 *dwelling units*;
 - (e) The *non-residential gross floor area* of the mixed-use building does not exceed 999 square metres;
 - (f) Residential amenity space shall be provided on the second floor level of the building. A minimum of 395 square metres of indoor *residential amenity space* shall be provided in a multi-purpose room or rooms, at least one of which contains a kitchen and a washroom, and a minimum of 401 square metres of outdoor *residential amenity space* shall be provided in a location adjoining or directly accessible from the indoor *residential amenity space*;

2. Site Servicing

Such by-law requires that no person shall use any land or erect or use any building or structure on the lot unless the following municipal services are provided to the lot line and the following provisions are complied with:

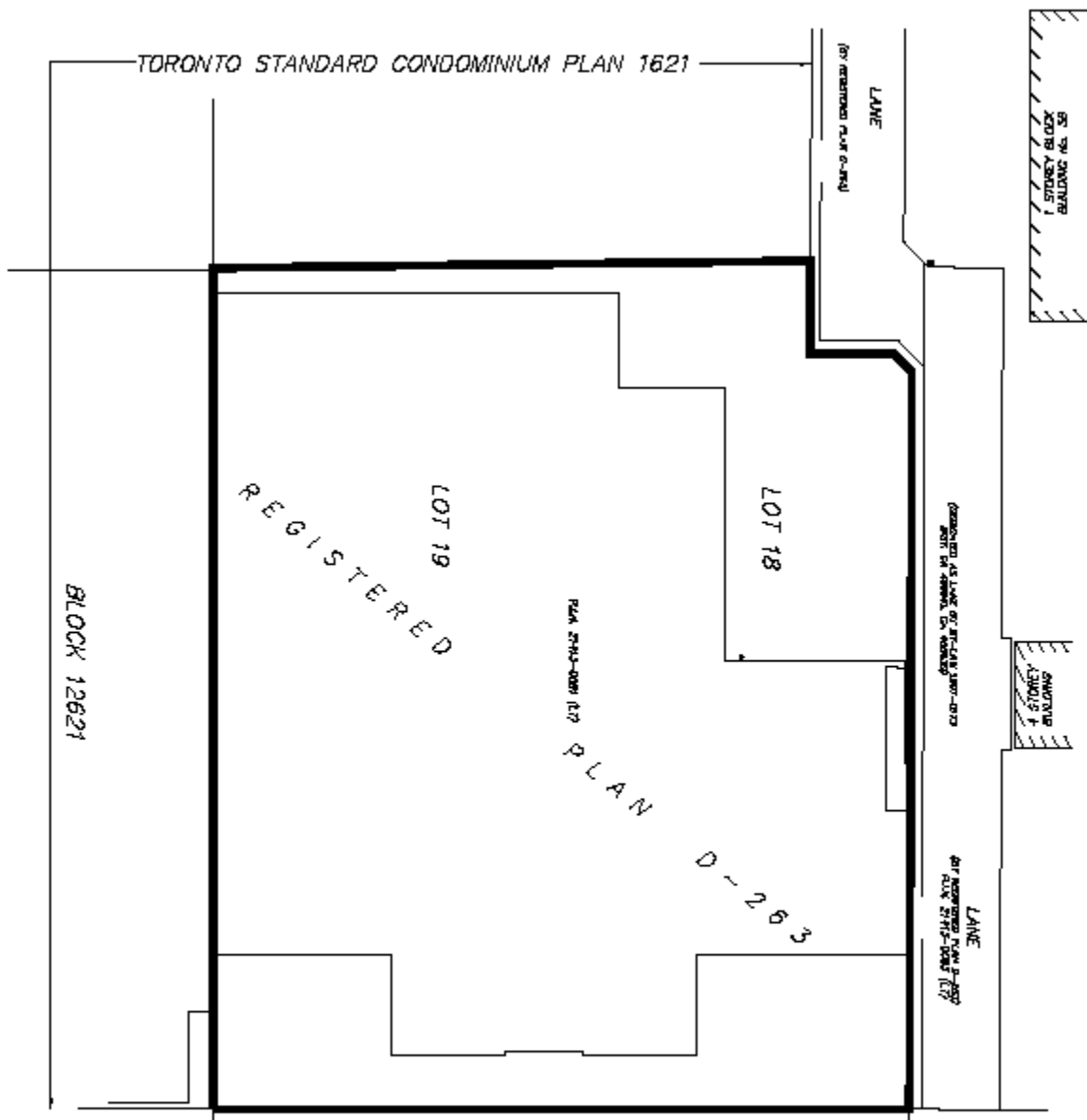
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

3. Pursuant to Section 37 of the *Planning Act*, the increased *height* of the development contemplated by this By-law are permitted subject to compliance with all of the conditions set out in this By-law and in return for the provision by the Owner of the lot, the following facilities, services and matters to the City at the Owner's sole expense and in accordance with and subject to the agreement referred to in Section ___ hereof:

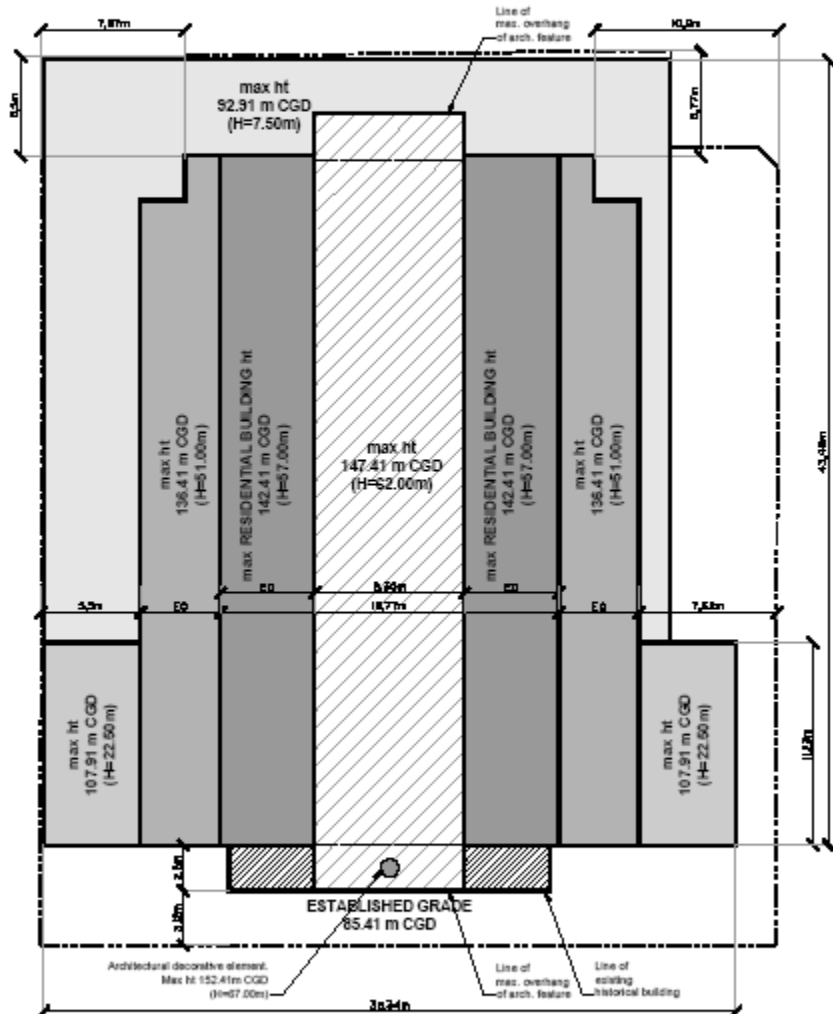
- (a) The amount of \$100,000 payable to the City of Toronto prior to the issuance of the first building permit for the development on the lot, the amount to be used for improvements to Clarence Square Park;
- (b) The amount of \$100,000 payable to the City of Toronto prior to the issuance of the first building permit for the development on the lot, the amount to be used for restoration of the existing heritage façade on the site;
- (c) A public art contribution in accordance with the City of Toronto's public art program of a value not less than 1% of the gross construction costs of all buildings and structures to be erected on the lot.
- (d) The incorporation, in the construction of the building, of exterior materials to the satisfaction of the Chief Planner and Executive Director, City Planning Division. This shall include 1:50 scale drawings for the podium on the Blue Jays Way elevation with building materials labelled and the drawings having a sufficient level of detail to illustrate how the building will be perceived by the pedestrian.
- (e) The introduction of measures to improve sound quality within residential units, as recommended by an acoustic consultant to be engaged by the applicant. The sound mitigation measures shall be subject to the satisfaction of the Chief Planner and Executive Director, City Planning Division in consultation with the project architect.
- (g) Submission of a landscape plan to be secured in an Agreement pursuant to Section 41 of the *Planning Act*, such plan to address hard and soft materials and lighting for the front yard setback from Blue Jays Way, the side yard setback

- along the public lane, and the outdoor *residential amenity space* referred to in Section 1(f) above subject to the satisfaction of the Chief Planner, City Planning Division;
- (h) Submission of a Pedestrian Level Wind Study be secured in an Agreement pursuant to section 41 of the *Planning Act*, such Agreement to specify that any required wind mitigation measures shall be subject to the satisfaction of the Chief Planner, City Planning Division;
 - (i) the owner agrees to make revisions to the development or submit a Letter of Credit, if required, in accordance with the recommendations of a street lighting assessment;
 - (j) the contributions contemplated in subsection 3(a) and 3(b) shall be indexed to the Consumer Price Index from the date of execution of the first agreement under Section 37 of the Planning Act.
4. The *owner* of the *lot* enters into one or more agreements with the City of Toronto pursuant to Section 37 of the Planning Act to secure the matters required in Sections 2 and 3 of this By-law and such agreements are to be registered on title to the *lot*, and such agreements and registration to be to the satisfaction of the City.
5. For the purposes of this By-law each word or expression which is italicized in this by-law shall have the same meaning as each such word or expression as defined in the said By-law No. 438-86, as amended.

ENACTED AND PASSED this _____ day of _____, 2007.



BLUE JAYS WAY
 (ORIGINALLY PETER STREET BY TOWN OF YORK PLAN)
 P.L.N. 21412-0123 (17)



- Notes:
- Max. residential building height calculated to top of slab above last residential floor.
 - Established Grade: existing site elevation taken from Survey Plan, at entrance to building.
 - CGD: Canadian Geodetic Datum.

Attachment 8: Application Data Sheet

Application Type Official Plan Amendment & Application 06 131719 STE 20
 Rezoning Number: OZ
 Details OPA & Rezoning, Standard Application Date: May 4, 2006
 Municipal Address: 56 BLUE JAYS WAY, TORONTO ON
 Location Description: PL D263 LTS 18 & 19 RP 64R15263 PT 1 **GRID S2015
 Project Description: Proposal to construct a 18 storey residential building (220 units) with commercial on ground floor, and below grade parking. Sharon Hill familiar. Also see Site Plan 06 131726

Applicant: H S M Properties Inc
Agent:
Architect: Page and Steele
Owner: Dolos Holdings Inc

PLANNING CONTROLS

Official Plan Designation: Reinvestment Area
 Zoning: RA
 Height Limit (m): 30
 Site Specific Provision:
 Historical Status:
 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	1979.4	Height:	Storeys:	18
Frontage (m):	40.69		Metres:	56
Depth (m):	49.12			
Total Ground Floor Area (sq. m):	1418			Total
Total Residential GFA (sq. m):	17417		Parking Spaces:	134
Total Non-Residential GFA (sq. m):	1014		Loading Docks	1
Total GFA (sq. m):	18431			
Lot Coverage Ratio (%):	71.6			
Floor Space Index:	9.31			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	17417	0
Bachelor:	30	Retail GFA (sq. m):	1014	0
1 Bedroom:	126	Office GFA (sq. m):	0	0
2 Bedroom:	64	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	220			

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