

132 Berkeley Street - Rezoning Application - Preliminary Report

Date:	March 2, 2009
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	08 190996 STE 28 OZ

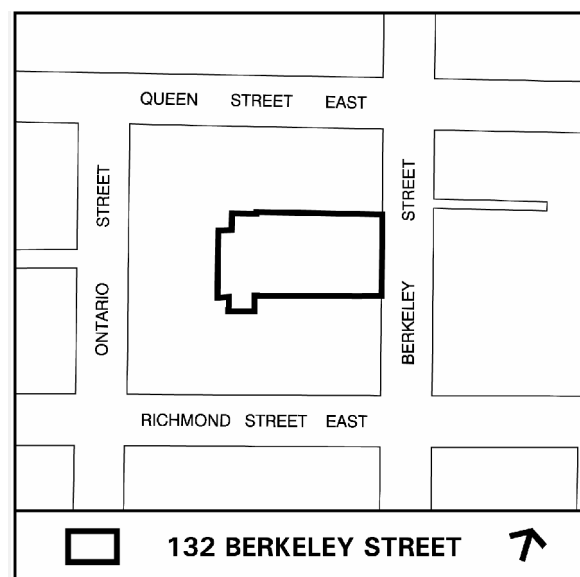
SUMMARY

This application was made after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes a 21-storey residential rental building containing 238 dwelling units with 2 levels of below-grade parking at 132 Berkeley Street.

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

The next step is to undertake a community consultation meeting, to enable the public to review and provide input on the application and ask questions of City staff and the applicant. Also scheduled for the application is an appearance before the Design Review Panel. Staff are seeking significant reductions in height in order to move forward with approval of this application.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for April 2nd, 2009 together with the Ward Councillor;
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site;
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Under a previous owner, an application for site plan approval was submitted in December, 1998 proposing 19 four-storey townhouse units (File No. 98 036192 ATO SA). The proposal consisted of five units fronting on Berkeley Street and an internal 'mews' layout with 14 units and underground parking. The project was identified as 'Berkeley Mews' and did not proceed to the Notice of Approval Conditions stage.

PRE-APPLICATION CONSULTATION

There have been several pre-application meetings held between the architect and City staff to discuss the subject property as well as the site to the north, fronting on Queen Street East, adjacent to the Berkeley Street Church.

On February 22, 2005, the architect presented a 28-storey building on Queen Street East. City staff responded in a letter with the same date expressing concern with the impact of the proposal to the predominantly low-rise context of the neighbourhood. Staff advised that the proposal significantly exceeded the height and density limits and that it could not be supported in its current form. Staff recommended that development for the area should be of a sensitive, infill nature that is respectful of and complementary to the prevailing character.

The current applicant, Concert Properties, presented two development scenarios to the City on September 12, 2006: the first was an 18-storey slab building on the subject property with a nine-storey building fronting on Queen Street East; the second consisted of 26-storey tower on the subject property and a six-storey building adjacent to the church. A letter was sent to Concert Properties on September 25, 2006 advising them of the same concerns, namely the impacts on the low-rise context of the neighbourhood and the significant contraventions to the Zoning Bylaw and Official Plan.

On August 14, 2007 and October 16, 2007, the architect presented two new proposals for the subject property: a 21-storey point tower and a 16-storey slab building, both fronting

on Berkeley Street. Several concerns were raised by City staff in a letter to the architect on October 24, 2007, which discussed the built-form policies in Section 3.1.2 of the Official Plan and the identification of Berkeley Street with its small scale, fine-grained character, as a 'Special Street' in the King-Parliament Secondary Plan. It discussed the 'Corktown' area of King-Parliament and its prescription for new development that consists primarily of small-scale infill that is sensitive to the existing character and form of the community. Staff indicated a willingness to work with the owner on a proposal that is more in-keeping with the scale and texture of the area.

Several changes were made to the design of the building with the first submission of this rezoning application in August, 2008, none of which addressed the issues previously raised by City staff at any of the pre-application consultation meetings.

ISSUE BACKGROUND

Proposal

Concert Properties Ltd., the applicant, submitted their initial rezoning application on August 7, 2008, proposing a 19-storey, 60 metre high (including mechanical and penthouse amenity) residential slab-type building containing 288 rental units and three levels of underground parking. Staff indicated to the applicant in September 2008 that the application was not supportable and that a staff report to that effect was being prepared for submission to Toronto and East York Community Council in October, 2008. The applicant requested that staff withhold the submission of the report in anticipation of a re-design for the application. A revised application was received by City Planning on December 30, 2008, which consists of a 21-storey point tower, including a four-storey podium. This new application proposes 238 residential rental units and two levels of underground parking.

The massing of the proposed development consists of the following two elements:

1. four-storey (12.55 metre) podium building containing three townhouse units with a total ground floor area of 1,060 square metres; and
2. 21-storey point tower (66m) with a typical floor plate of approximately 636 square metres.

The podium element fronts onto Berkeley Street in the form of three townhouse units, and is setback 1.4 metres from the front (east) property line. The point tower is setback 24 metres from the Berkeley Street property line; it does not step back from the podium on the south, west and north sides. Proposed separation distances from adjacent property lines are: 7.5 metres to the south, 1.4 metres and 6.5 metres to the west and 4.5 metres to the north (5.5 metres to the centre line of the proposed widened private laneway to the north).

The proposed unit breakdown is:

- 123 bachelor units (51.6%)
- 62 one-bedroom units (26.1%)
- 44 two-bedroom units (18.5%)
- 9 three-bedroom and townhouse units (3.8%)

All of the units in the building will be rental and the applicant has stated that they will not be seeking condominium registration for the project upon completion. They have also verbally agreed to the inclusion of a provision in any amending zoning bylaw that the building remain rental for a period of at least 20 years from initial occupancy.

Outdoor amenity space is provided through an at-grade courtyard area and a fifth floor terrace area on the roof of the four-storey podium. Indoor amenity space is provided on the ground and fifth floors. A total of 320 square metres of indoor space and 320 square metres of outdoor space are proposed.

The application identifies a total of 106 vehicular parking spaces, 14 of which are proposed for visitors. All of the vehicular parking is to be provided within two levels of underground parking. There are a total of 179 bicycle parking spaces proposed: 36 at grade for visitors, and the remaining 143 resident spaces within the underground parking structure in a below-grade mezzanine area, accessed by a separate, heated ramp.

Access to the loading area and underground parking facilities is proposed from Berkeley Street along the existing three metre wide private laneway to the north of the property. The applicant is proposing to widen the lane, using three metres of their property to ensure that the required 6-metre wide drive-aisle width is achieved. The underground garage entrance is located at the northwest corner of the building. One 'Type G' loading space is proposed along the laneway within the ground floor of the building, adjacent to the underground garage entrance.

The total gross floor area for the proposal is 15, 218 square metres, which represents a density of 7.32 times the area of the lot.

For a summary of the application, please refer to the Application Data Sheet in Attachment 7. Attachments 1-4 show the proposed site plan and elevations for the building.

Site and Surrounding Area

The property is essentially rectangular in shape, oriented in an east-west direction, with the narrower edge being 31.88 metres along the western side of Berkeley Street and the longer edge at 64.37 metres. The total lot area is 2,079 square metres. The north-eastern corner of the property is approximately 40 metres south of Queen Street East, while the south-eastern corner is approximately 50 metres north of Richmond Street East.

The site is flat with several mature deciduous trees on the east and south edges. It currently consists of an asphalt parking lot on the front portion and a one and a half storey commercial building on the rear portion, housing a gym and fitness facility.

Within the immediate vicinity of the site are the following uses:

North: a private, approximately three metre wide lane abuts the entire north side of the site, separating it from the heritage-designated Berkeley Street Church (317 Queen Street East), which now houses the 'Church at Berkeley' Heritage Event Venue with its associated garden and World House display; west of the Berkeley Church along Queen Street East and abutting the lane at the north-west corner of the site are two and three-storey mixed use buildings with retail at-grade and residential above; on the north side of Queen Street East are three 14-storey 'tower in the park' slab apartment buildings known as the Moss Park apartments;

East: on the east side of Berkeley Street opposite the site is a combination of both old and new two and three-storey, red-brick, house-form commercial and residential buildings; further north, on the east side of Berkeley Street, fronting Queen Street East is a five-storey commercial building;

South: along Berkeley Street directly south of the site are two mixed-use, house-form buildings; there are several one and two-storey residential and commercial buildings along the north side of Richmond Street East, two of which abut the south-west corner of the site;

West: immediately behind the site is Sojourn House, an eight-storey, federally financed residential building fronting onto Ontario Street; to the south of this building is a vacant lot, containing a one-storey Toronto Hydro building; to the north of Sojourn House is a one-storey auto repair shop.

Provincial Policy Statement and Provincial Plans

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

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

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

Official Plan

The subject property is located within the “Downtown and Central Waterfront” area on Map 2 – Urban Structure in the Official Plan. It is designated “Regeneration Areas” on Map 18 – Land Use Plan. This structure and designation permits a range of residential, commercial, employment and institutional uses, and provides criteria to direct the form and quality of development.

Living Downtown policies in the Official Plan encourage the provision of a full range of housing opportunities through residential intensification and the preparation of design guidelines specific to districts of distinct character to ensure that new development respects a development’s fit with existing setbacks, heights and relationship to landmark buildings.

Built form criteria in the Official Plan state that new development should: contain ground floor uses that have views into adjacent streets; preserve existing mature trees wherever possible; be massed to fit harmoniously into their existing context; create appropriate transitions in scale to neighbouring buildings; provide for adequate light and privacy; be located to ensure adequate access to sky view for adjacent streets and provide sufficient indoor and outdoor amenity space for residents of the building. In the discussion of tall buildings, it is mentioned that tall buildings do not belong everywhere and are only one form of intensification.

The Housing section of the Official Plan speaks to stimulating the production of new private sector rental housing. The section contains a policy that supports the provision of a full range of housing, including rental.

Policies for Regeneration Areas support a broad mix of uses, including residential, and provide for the establishment of Secondary Plans and urban design guidelines that will provide a framework to guide revitalization related to the unique character of each area.

The proposal will be reviewed in more detail for compliance with other relevant policies within the Official Plan, including those within the environment and transportation sections.

The Toronto Official Plan is available on the City’s website at:
www.toronto.ca/planning/official_plan/introduction.htm

King Parliament Secondary Plan and Community Improvement Plan

The proposed development is also subject to the criteria contained within the King-Parliament Secondary Plan. The Plan identifies the site as being part of both the ‘Jarvis-Parliament Regeneration Area A’ and the Corktown Area of Special Identity. It also identifies Berkeley Street as a ‘Special Street’. Policies within the plan speak to:

- the unique physical form of the Corktown neighbourhood as a stable area where only gradual change is permitted through infill redevelopment that maintains the physical character of the area;
- Corktown as a neighbourhood consisting of small properties where new development is small-scale and sensitive to the existing form of the community;
- the maintenance and enhancement of Berkeley Street, as a 'Special Street', with its small scale, fine grained character;
- the improvement of existing lanes to serve development;
- designing lower levels of buildings to enhance the public nature of streets;
- the design and location of servicing and vehicular parking to minimize pedestrian/vehicular conflicts;
- siting and massing new buildings to provide adequate light, view and privacy;
- the compatibility of new buildings with their built form context through height, massing, scale, setbacks, stepbacks, architectural character and expression;
- the massing of buildings next to streets such that they provide appropriate proportional relationships and are designed to minimize wind and shadowing impacts on streets and open spaces; and
- the provision of high-quality open spaces and streetscapes.

The King-Parliament Secondary Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/pdf_secondary/15_king_parliament_aug2007.pdf

The King-Parliament Community Improvement Plan provides several themes for redevelopment within the King-Parliament area, particularly with respect to improving physical identity and pedestrian amenity through improved paving materials and lighting. This Plan will be reviewed as part of the assessment of this application.

Design Guidelines

New development in this area should be consistent with the King-Parliament Urban Design Guidelines, which provide more detailed built form criteria for new development, including:

- respect for the historical and urban design significance of the area;
- new residential dwellings being houseform in character with attention to peaks, roof lines and fenestration consistent with the neighbourhood;

- majority of soft, rather than hard landscaping; and
- adherence to the strong and generally continuous small-scale, low-rise residential fabric of Berkeley Street.

The King-Parliament Urban Design Guidelines are available on the City's website at: www.toronto.ca/planning/urbdesign/pdf/14kingparliament.pdf

The proposal will also be reviewed for conformity with the Design Criteria for Review of Tall Building Proposals guidelines which outline built form principles that are applied to the siting and design of buildings generally higher than 6-10 storeys. Among other goals, these guidelines seek to reduce the impacts of tall building proposals on adjacent development, while encouraging design excellence. Assessment using these guidelines is based on issues such as height transition, building orientation, servicing, amenity space, massing, light and privacy, landscaping, weather protection, shadow impacts and sustainable design. The discussion of transition in scale references the need to provide appropriate horizontal separation distance between the tall building and lower scale areas. In particular, the guidelines speak to compact urban sites and the issue of spatial separation, noting that a tall building should be located at least 12.5 metres from property lines.

The City's Design Criteria for Review of Tall Building Proposals study is available on the City's website at: www.toronto.ca/planning/urbdesign/index.htm

Zoning

Under the former City of Toronto Zoning By-law 438-86, as amended, the site is zoned RA (Reinvestment Area), which permits a number of residential uses. This zoning permits a maximum height of 12 metres across the entire subject property. The RA zone does not have provisions for permitted density.

Buildings on properties fronting on Queen Street East that are zoned Mixed Use District (MCR) are required to be contained within an angular plane of 45 degrees, measured from a street wall building height of 13 metres. Although the subject property does not front on Queen Street East, it is expected to comply with the same requirements that were designed to create a more comfortable pedestrian environment along both sides of Queen Street East with adequate sun penetration to the sidewalk.

Section 12(2) 94 of Bylaw 438-86 contains a further provision on the height limit specifying that no construction on Berkeley Street between King Street East and Queen Street East is permitted above 12 metres within a distance of 12 metres from the east and west limits of the Berkeley Street right of way.

Section 12(2) 246 contains requirements for buildings in the King-Parliament area for upper level setbacks, building depth, parking and loading.

Attachments 5 and 6 provide excerpts of the zoning and permitted height maps for the site and vicinity.

Site Plan Control

The proposed development is subject to site plan control. An application for site plan control has not yet been submitted, but will be required.

Tree Preservation

The applicant has provided a Tree Assessment Report, which identifies all of the existing trees on site, including their species and condition. Several trees along the southern property boundary are proposed to be removed, while four of the five trees along the Berkeley Street frontage would be retained. The site visit referenced in the Assessment was conducted in the winter of 2008 when there was heavy snow accumulation on the ground and thus may not have been the ideal time of year for the assessment of tree health. Planning staff will defer to Urban Forestry staff for guidance on tree preservation and removal issues; their comments are expected in early March.

Heritage

In September 2008, a report was brought forward to Planning and Growth Management Committee from Policy and Research staff in City Planning outlining the potential for the creation of several new Heritage Conservation Districts. The report also introduced an Official Plan Amendment, adopted by City Council at their meeting on September 24/25, 2008 authorizing the City to secure funding for Heritage Conservation District studies through Section 37 and Section 45 public benefit contributions under the Planning Act. The Corktown area, including Berkeley Street, was identified as an area worthy of further consideration as a Heritage Conservation District for its architectural and cultural significance dating back to the mid-19th century.

Reasons for the Application

The applicant seeks to amend Bylaw 438-86, as amended, primarily because the proposed building height of 60.5 metres significantly exceeds the permitted height of 12 metres.

Additional areas of non-compliance with the Zoning Bylaw for the submission include:

- reduced setback for the building beyond 25 metres from the front property line;
- 320 square meters each of indoor and outdoor amenity space, whereas 476 square metres is required for each;
- enclosed visitor bicycle parking area;
- increased building depth; and
- reduced parking space provision.

COMMENTS

Results of Recent Discussions

The applicant provided a redesigned proposal that was received by City Planning on December 30, 2008. The revised submission addressed several previously identified staff concerns with the original submission, namely: the orientation of the laneway, the materiality of the podium building, the built form of the townhouses fronting on Berkeley Street, the floorplate size of the building and the setback of the tower from Berkeley Street. Issues with the revised proposal were identified to the applicant and they have provided suitable responses to several of these, including bike parking access and proximity and landscape plans.

There are three significant issues still outstanding: the height of the building, the lack of adherence to the angular plane on Queen Street East and the siting of the tower. As proposed, the height of the building creates significant skyview, shadow, light and privacy impacts. Penetrating the angular plane creates an unsuitable, darker pedestrian environment along Queen Street East, especially during the vernal and autumnal equinox periods identified in the applicant's shadow study, when sunlight is so important on a pedestrian-oriented street. The siting of the tower such that it does not adhere to recommended tower separation distances, severely limits future development potential and creates unnecessary overlook impacts to properties on all three sides. At a meeting with the applicant and the Ward Councillor on February 4, 2009, the applicant was informed by staff that these issues, especially height, are significant and would limit the application moving forward to approval.

City staff presented an appropriate development scenario for the site to the applicant at a meeting on March 2, 2009. Staff have massed a proposal for a 14-storey (approximately 40 metre high), smaller floorplate (approximately 680 square meters) tower, with a wrapped mechanical. It provides a 12 metre setback for the tower from the front property line on Berkeley Street, a stepback above the 12th storey and more adequate separation distances for the tower from adjacent property lines. This scenario establishes a height more in-keeping with previous approvals for buildings in the King-Parliament area.

Issues to be Resolved

Prior to presenting a Final Report to Toronto and East York Community Council, the following issues, as well as any other issues that may be identified by staff and the public, will need to be reviewed and addressed:

1. consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
2. conformity with Official Plan policies, particularly with respect to the sections on Built Form and Built Form for Tall Buildings;

3. conformity with the King-Parliament Secondary Plan, principally the Urban Structure and Built Form, *Regeneration Area 'A'* (Jarvis Parliament), and *Mixed Use Area 'A'* (Corktown) sections;
4. conformity with the King-Parliament Urban Design Guidelines, including the criteria for the Corktown 'Area of Special Identity' and the recommendations for development along the Berkeley Street, identified as a 'Special Street';
5. conformity with the Design Criteria for Review of Tall Building Proposals, namely the sections on Transition in Scale and Spatial Separation;
6. conformity with the King-Parliament Community Improvement Plan's recommendations for improving physical identity and pedestrian amenity;
7. closer adherence the City of Toronto Zoning Bylaw 438-86, particularly with respect to the permitted height limit (previously approved projects for increased height in King-Parliament had as-of-right height limits of 26 or 30 metres);
8. conformity with the 13 metre, 45 degree angular plane requirements of the MCR zone along Queen Street East;
9. appropriateness of the proposal's scale and massing in terms of overall height and built form arrangement on the site, including compatibility, interface and transition with the surrounding context;
10. other built form and massing issues including, but not limited to: setbacks, stepbacks, views, sky view, light penetration, shadows, privacy, weather and wind protection;
11. ownership of the proposed widened private laneway to the north of the subject property;
12. assessment of landscaping treatments, and the provision of adequate soft surface areas;
13. tree preservation and the proposed removal of existing trees on the south property line;
14. the viability of an enclosed visitor bicycle parking facility;
15. quantity of underground parking spaces;
16. the provision of parking spaces for a car-sharing facility;
17. traffic and neighbourhood parking impacts;

18. increasing the provision of three-bedroom or more units and/or knock-out panels and/or drywall and metal stud demising walls between some units;
19. the potential for securing a 20-year provision for rental units within the amending zoning bylaw;
20. identification and security of public benefits pursuant to Section 37 of the Planning Act.

As mentioned, additional issues may be identified through the review of the application, agency comments, the community consultation process, and the Design Review Panel, if required.

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard, adopted by City Council in July 2006, as well as the Bird-Friendly Development Guidelines, adopted by City Council in January 2006.

The City's Green Standard is available on the City's website at:

<http://www.toronto.ca/planning/resources.htm>

The Bird-Friendly Development Guidelines are also available on the City's website at:

<http://www.toronto.ca/lightsoff/guidelines.htm#guidelines>

The proposal in its current form is not acceptable. City Staff have informed the applicant of the changes required in order to receive support for the application. A public consultation meeting is scheduled for April 2, 2009 at which point the public will be given an opportunity to provide comments on the proposal. Staff will then seek input from the applicant as to their inclination for possible revisions to the proposal prior to the submission of a final report to Toronto and East York Community Council.

CONTACT

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Fax No. 416-392-1330

E-mail: wmacrae@toronto.ca

SIGNATURE

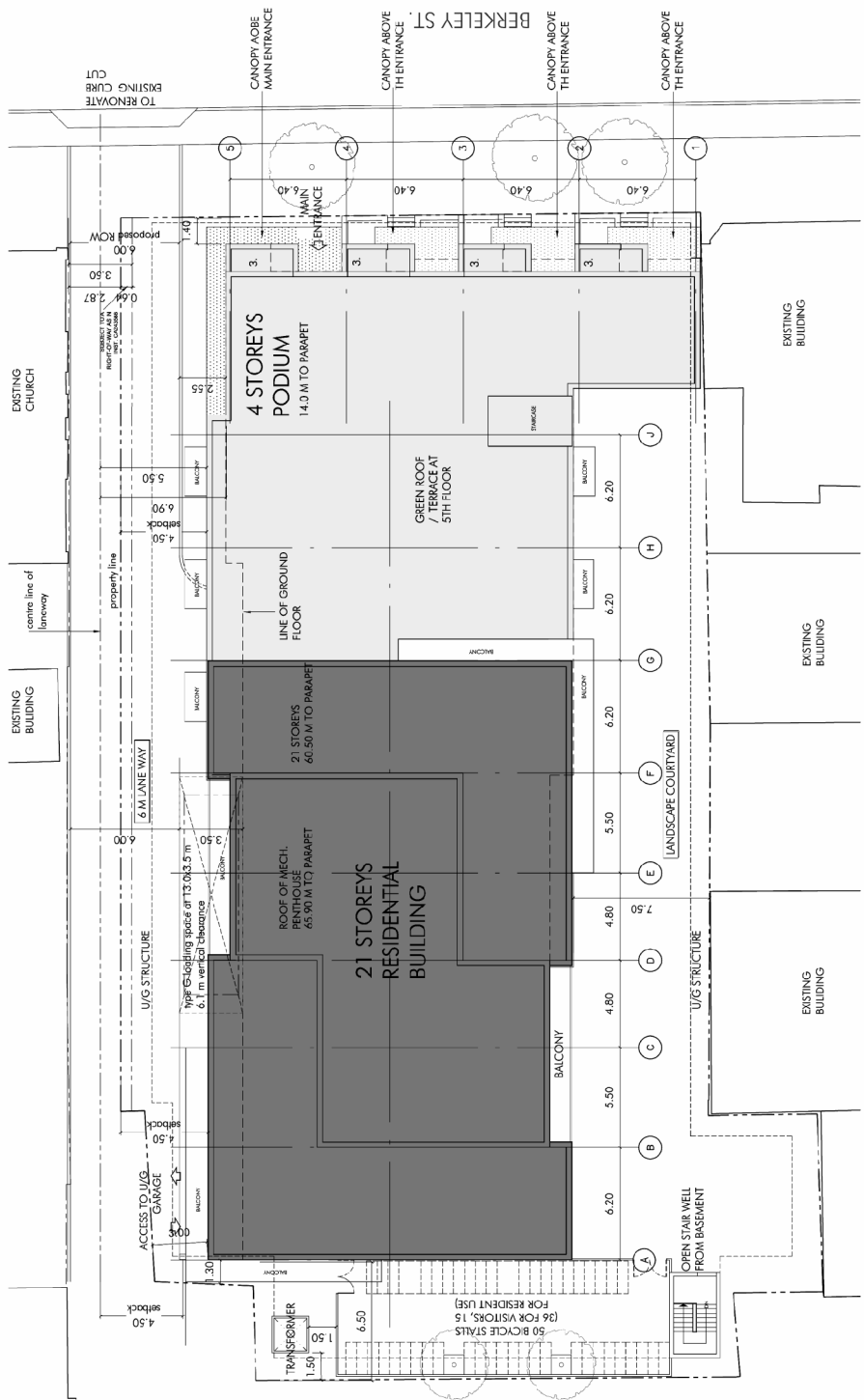
Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

- Attachment 1: Revised Site Plan
- Attachment 2: Revised East Elevation
- Attachment 3: Revised West Elevation
- Attachment 4: Revised North Elevation
- Attachment 5: Revised South Elevation
- Attachment 6: Original Site Plan
- Attachment 7: Original East and West Elevations
- Attachment 8: Original North Elevation
- Attachment 9: Original South Elevation
- Attachment 10: Zoning
- Attachment 11: Zoning Permitted Height Map
- Attachment 12: Revised Application Data Sheet
- Attachment 13: Original Application Data Sheet

Attachment 1: Revised Site Plan



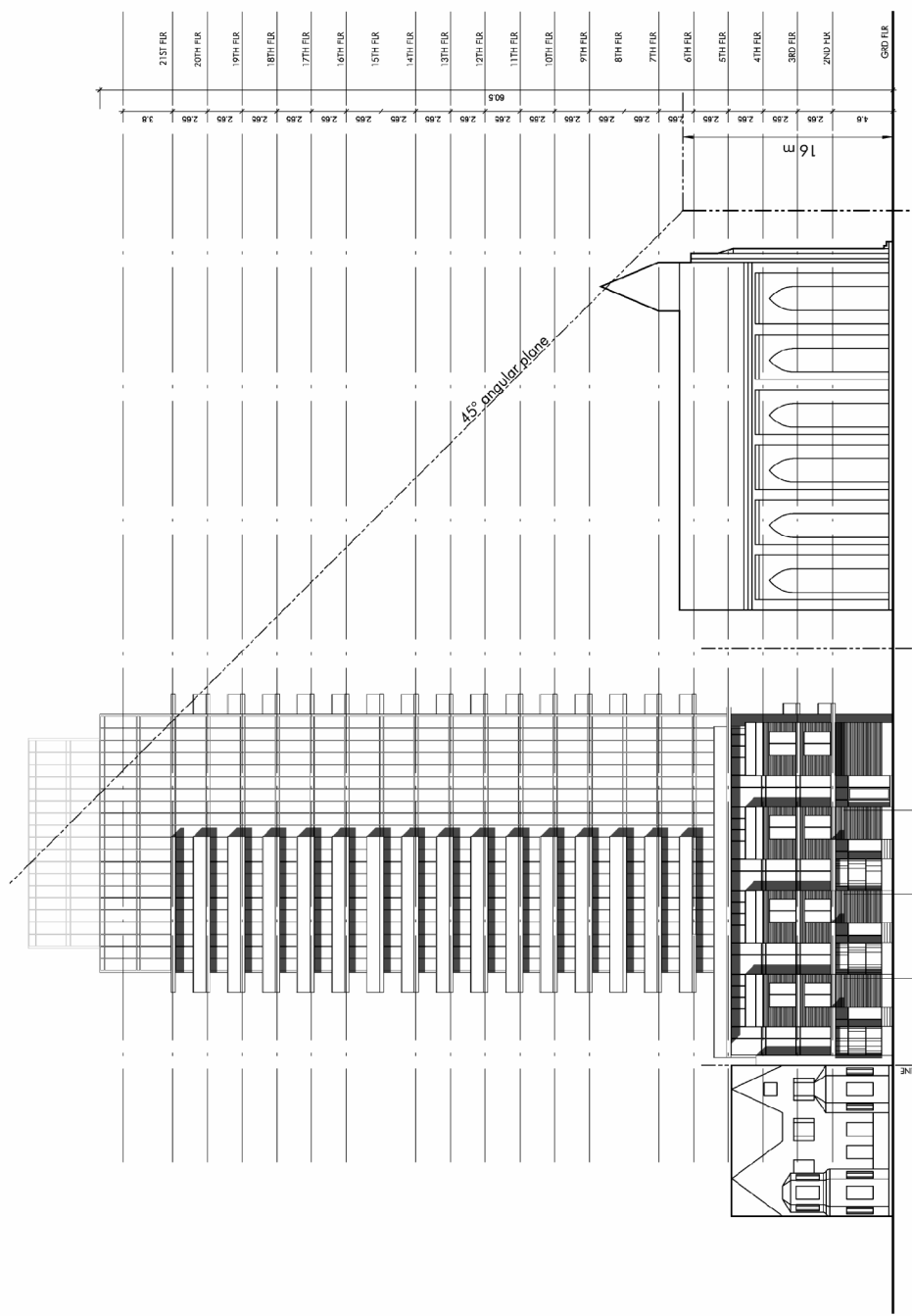
132 Berkeley Street

Site Plan
Applicant's Submitted Drawing

File # 08_190996

Not to Scale
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Attachment 2: Revised East (Berkeley Street) Elevation



132 Berkeley Street

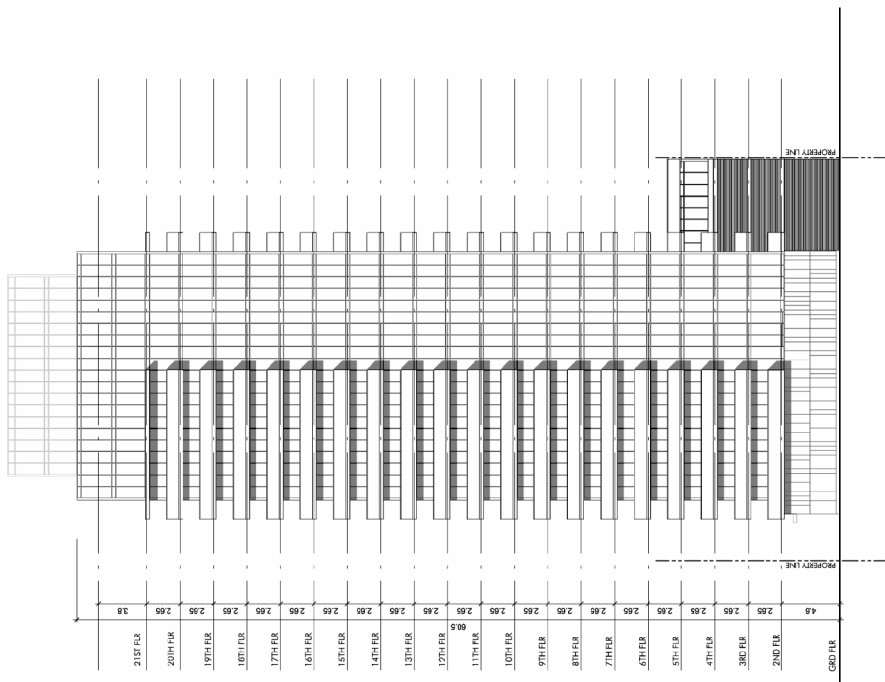
East Elevation (Berkeley St)

Applicant's Submitted Drawing

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02/18/03

File # 08 190996

Attachment 3: Revised West Elevation



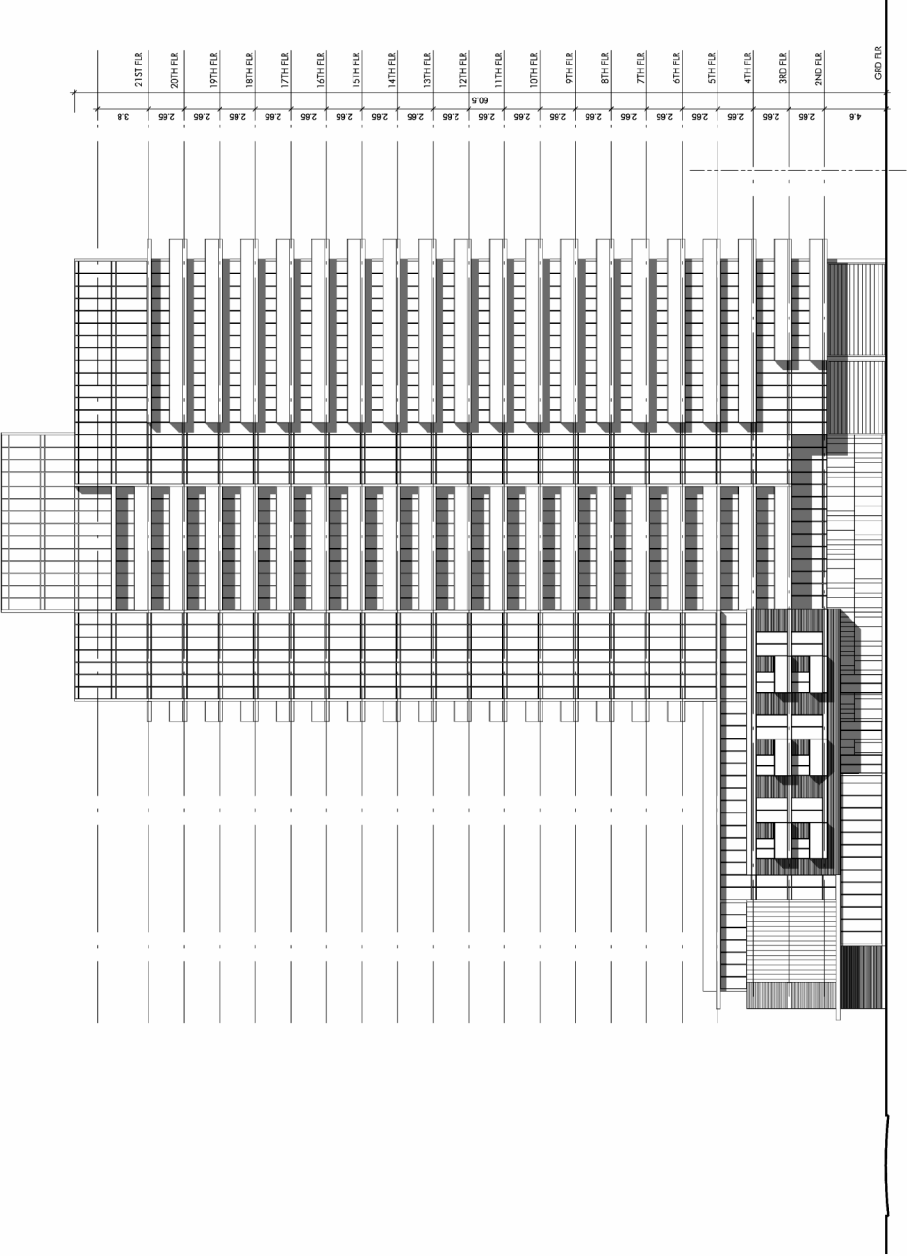
132 Berkeley Street

West Elevation
Applicant's Submitted Drawing

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02/18/03

Attachment 4: Revised North Elevation



North Elevation

132 Berkeley Street

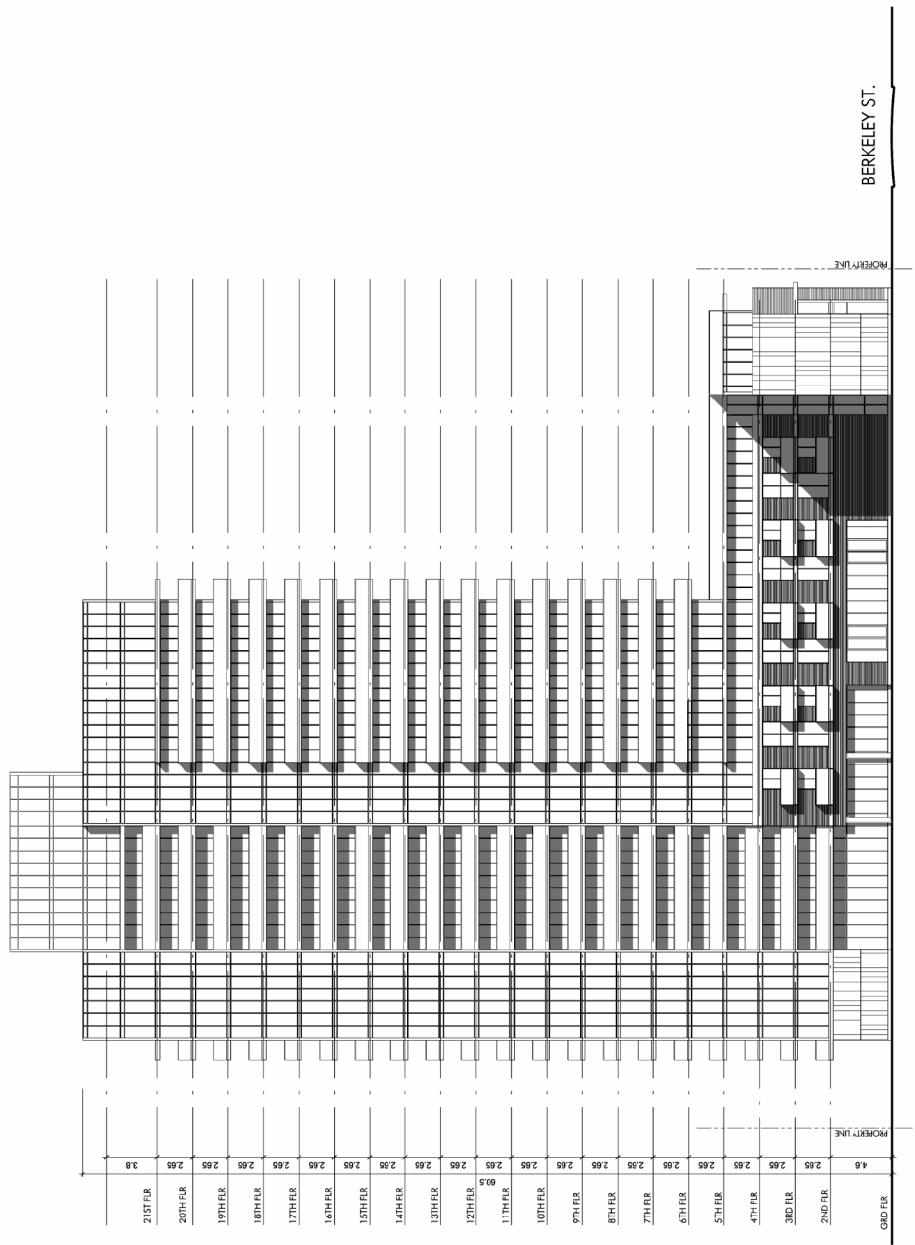
Applicant's Submitted Drawing

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02/18/03

File # 08_190996

Attachment 5: Revised South Elevation



South Elevation

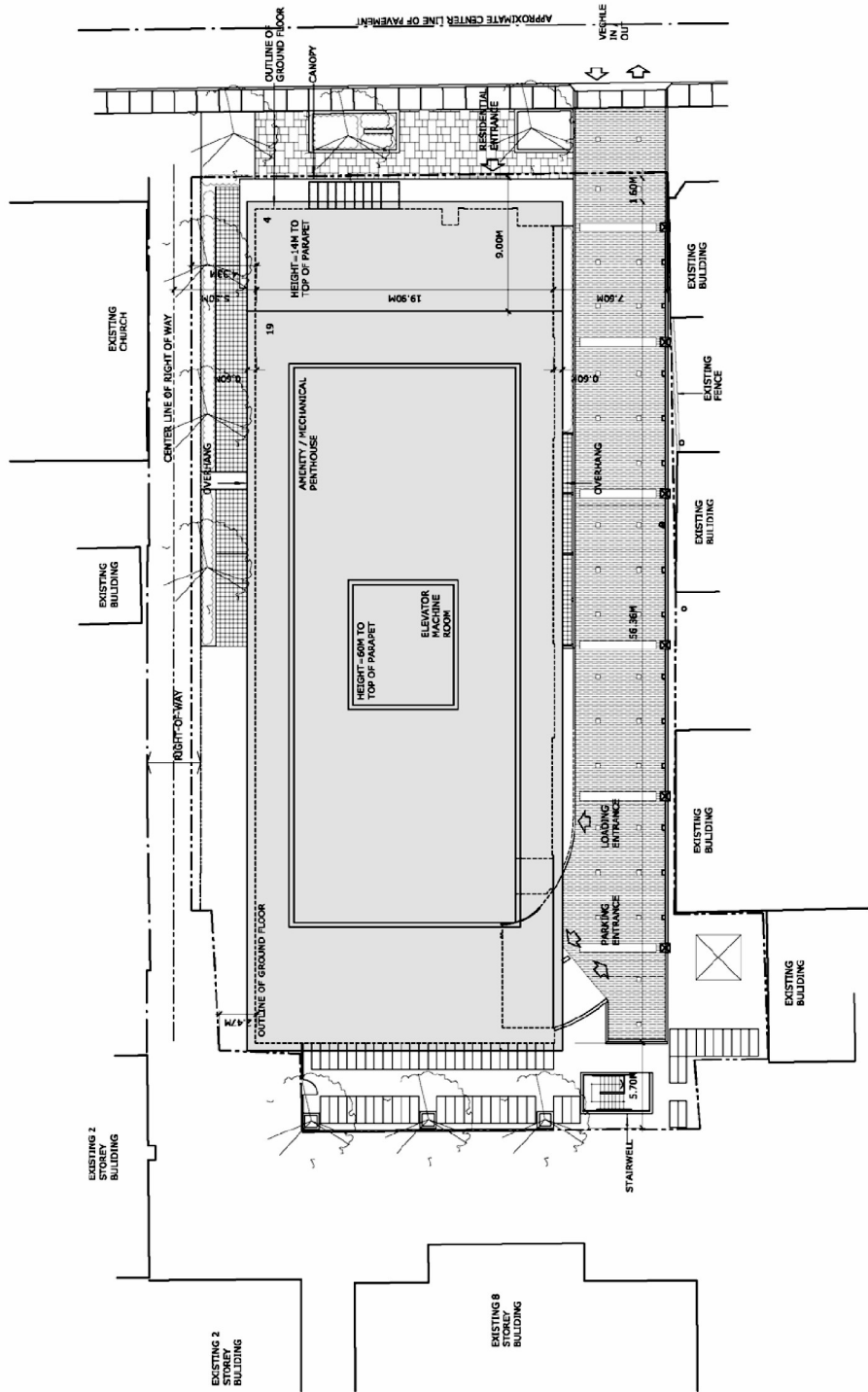
132 Berkeley Street

Applicant's Submitted Drawing

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02/18/03

File # 08_190996

Attachment 6: Original Site Plan



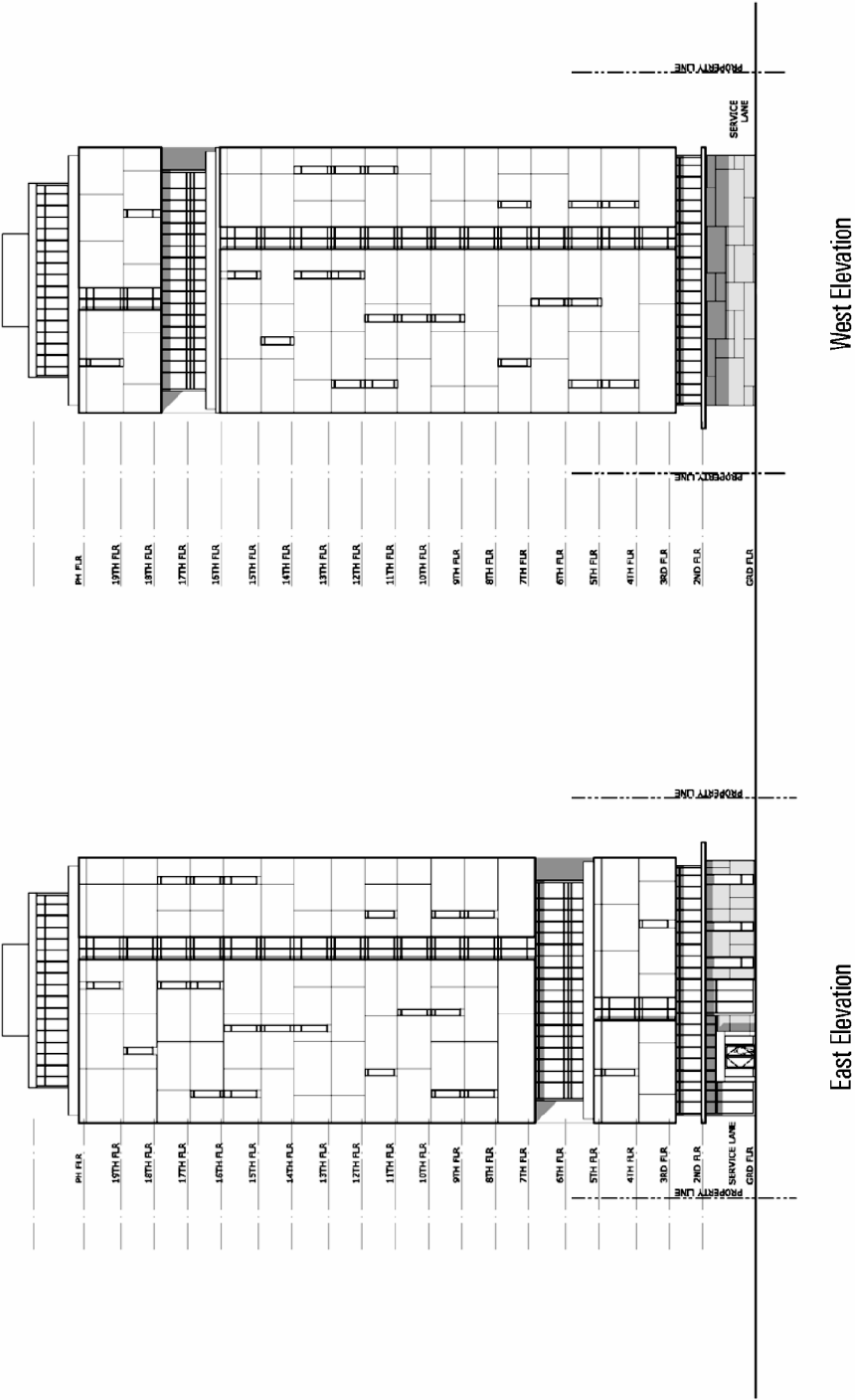
132 Berkeley Street

Site Plan
Applicant's Submitted Drawing

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08/27/08

File # 08_190996

Attachment 7: Original East (Berkeley Street) and West Elevations



Elevations

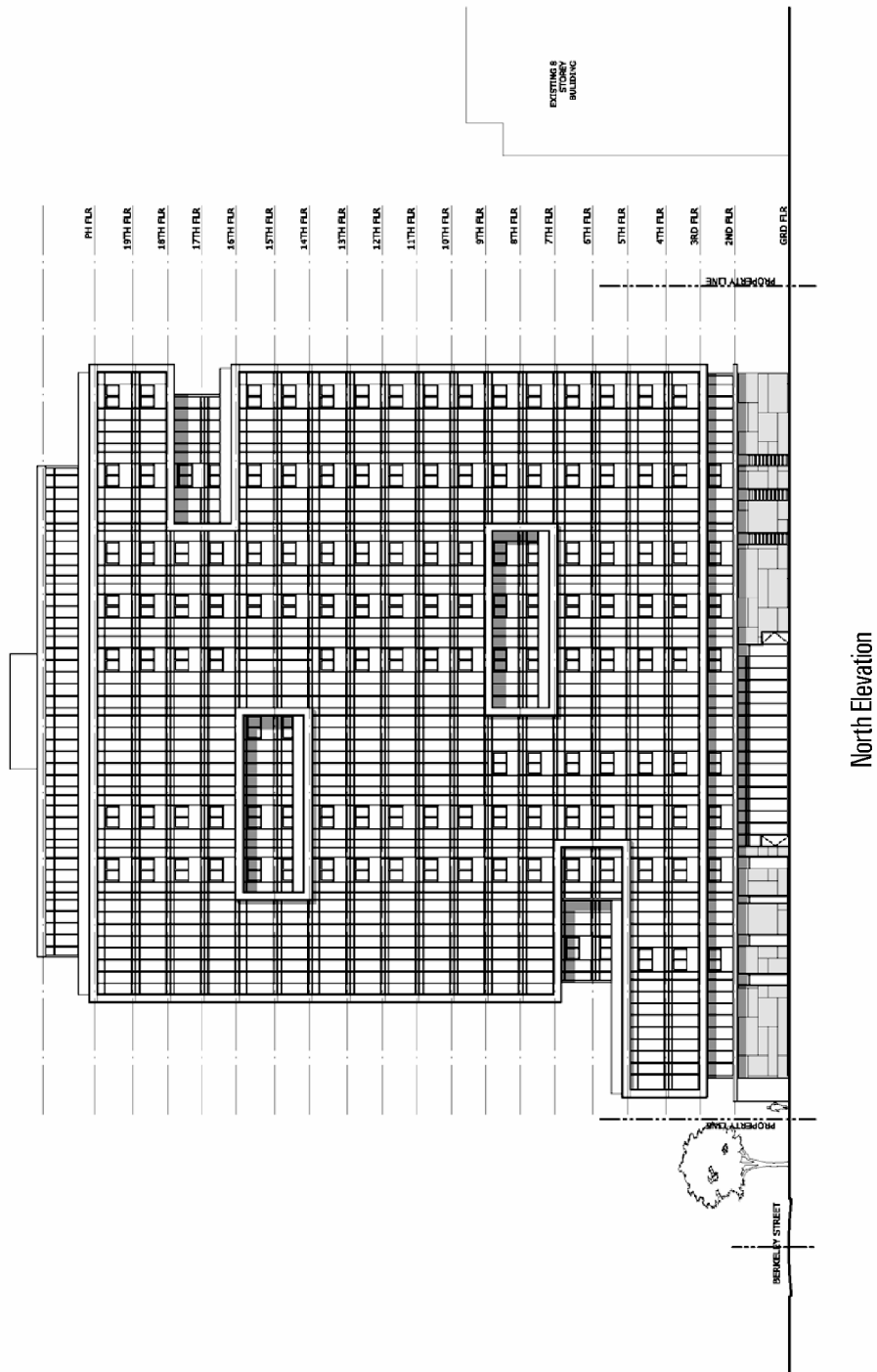
Applicant's Submitted Drawing

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132 Berkeley Street

File # 08_190996

Attachment 8: Original North Elevation



Elevations

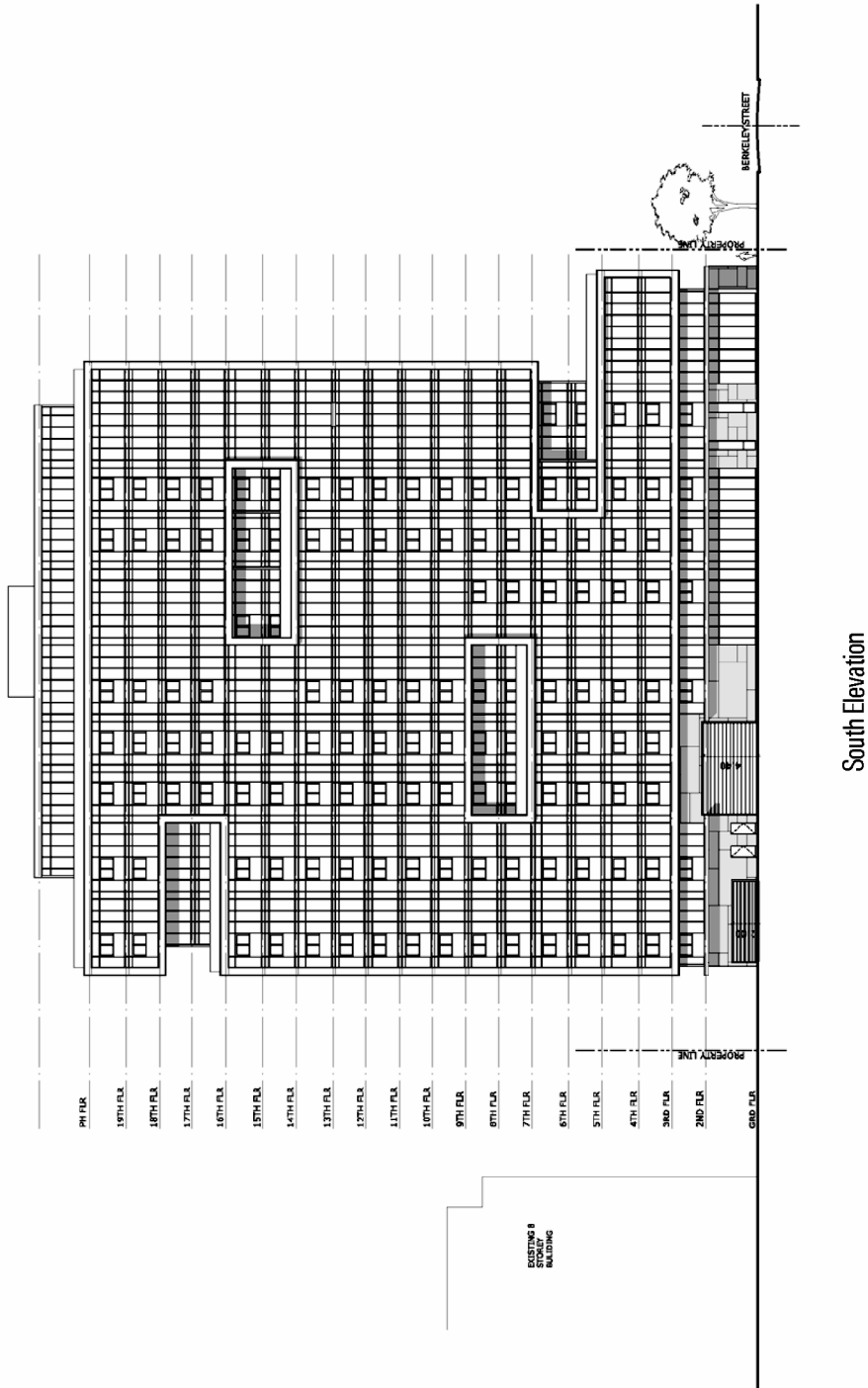
132 Berkeley Street

Applicant's Submitted Drawing

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Attachment 9: Original South Elevation



Elevations

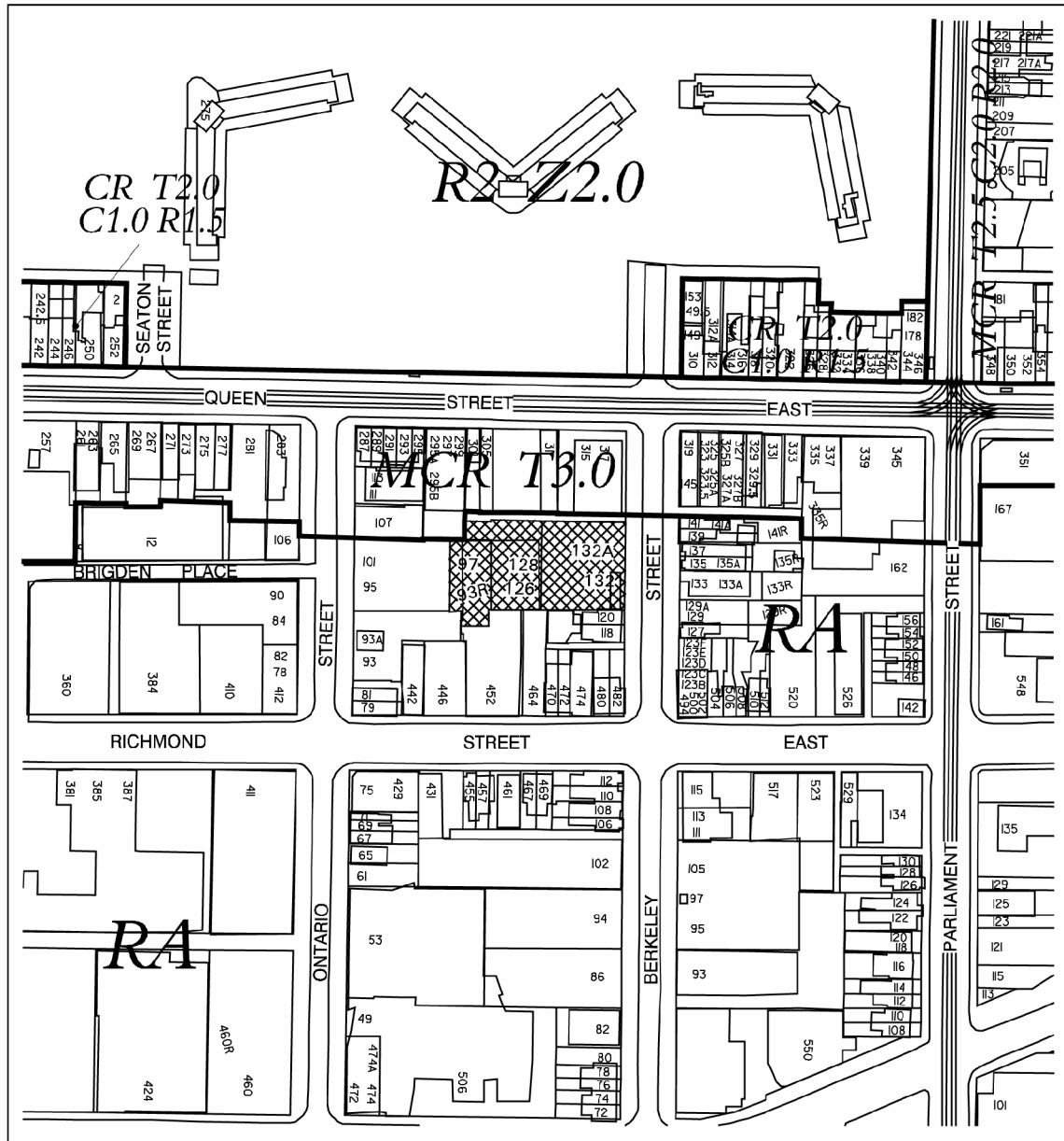
132 Berkeley Street

Applicant's Submitted Drawing

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File # 08_190996

Attachment 10: Zoning



TORONTO City Planning
Zoning

132 Berkeley Street

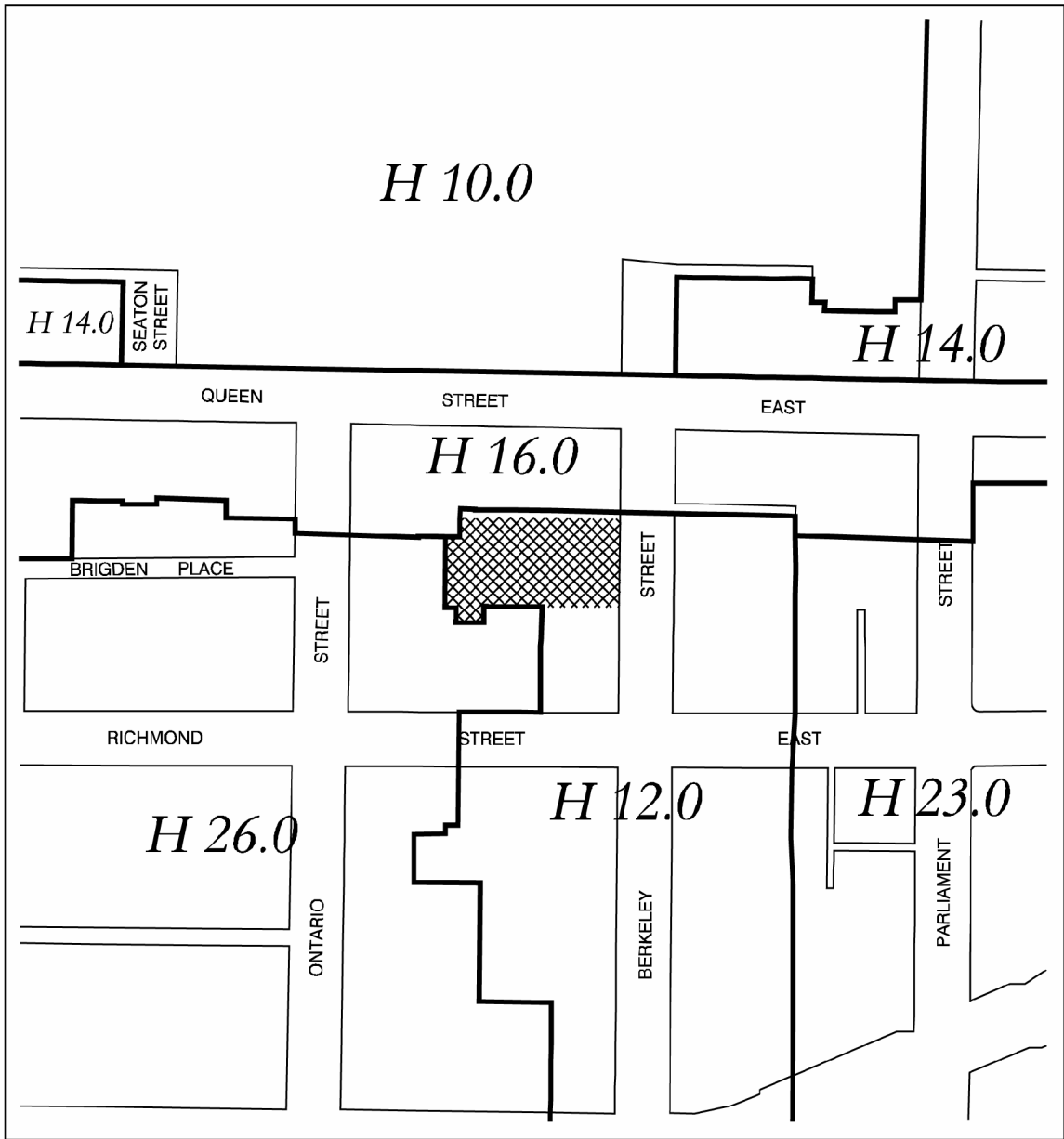
File # 08_190996

R2 Residential District
CR Mixed-Use District
MCR Mixed-Use District
RA Mixed-Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 08/27/08 - TA

Attachment 11: Permitted Height Map



Attachment 12: Revised Application Data Sheet

Application Type	Rezoning	Application Number:	08 190996 STE 28 OZ
Details	Rezoning, Standard	Application Date:	August 7, 2008; revision submitted Dec. 30, 2008

Municipal Address: 132 BERKELEY ST

Location Description: PL D19 LTS 5 & 6 PT LT4 **GRID S2808

Project Description: Rezoning application to permit the redevelopment of the site for a residential rental apartment building containing 288 dwelling units complete with 3 levels of below grade parking, 19 stories above grade, exclusive of mechanical penthouse. Revised application submitted Dec 30, 2008 for a 21-storey residential rental building with 238 units and 2 levels of underground parking.

Applicant:	Agent:	Architect:	Owner:
CONCERT REAL ESTATE CORPORATION 200 Bay St., Suite 2100 Toronto, ON M5J 2J2		PAGE & STEELE	CONCERT REAL ESTATE CORPORATION 200 Bay St., Suite 2100 Toronto, ON M5J 2J2

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	
Zoning:	RA	Historical Status:	N
Height Limit (m):	12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2079	Height:	Storeys:	21	
Frontage (m):	31.87		Metres:	60.5	
Depth (m):	64.37				
Total Ground Floor Area (sq. m):	1060				Total
Total Residential GFA (sq. m):	15218		Parking Spaces:	104	
Total Non-Residential GFA (sq. m):	0		Loading Docks	1	
Total GFA (sq. m):	15218				
Lot Coverage Ratio (%):	51				
Floor Space Index:	7.32				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	15218	0
Bachelor:	123	Retail GFA (sq. m):	0	0
1 Bedroom:	62	Office GFA (sq. m):	0	0
2 Bedroom:	44	Industrial GFA (sq. m):	0	0
3 + Bedroom:	9	Institutional/Other GFA (sq. m):	0	0
Total Units:	238			

CONTACT:	PLANNER NAME:	Willie Macrae, Planner; wmacrae@toronto.ca
	TELEPHONE:	416-392-7572

Attachment 13: Original Application Data Sheet

Application Type	Rezoning	Application Number:	08 190996 STE 28 OZ
Details	Rezoning, Standard	Application Date:	August 7, 2008

Municipal Address: 132 BERKELEY STREET

Location Description: West side of Berkeley Street between Queen Street East and Richmond Street East

Project Description: Rezoning application to permit the redevelopment of the site for a residential rental apartment building containing 288 dwelling units complete with 3 levels of below grade parking, 19 stories above grade, exclusive of mechanical penthouse.

Applicant:	Agent:	Architect:	Owner:
CONCERT REAL ESTATE CORPORATION 200 Bay St., Suite 2100 Toronto, ON M5J 2J2			CONCERT REAL ESTATE CORPORATION 200 Bay St., Suite 2100 Toronto, ON M5J 2J2

PLANNING CONTROLS

Official Plan Designation:	Regeneration Area	Site Specific Provision:	
Zoning:	RA (Reinvestment Area)	Historical Status:	N
Height Limit (m):	12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2079	Height:	Storeys:	19
Frontage (m):	31.87		Metres:	60
Depth (m):	64.37			
Total Ground Floor Area (sq. m):	1046			Total
Total Residential GFA (sq. m):	17839		Parking Spaces:	127
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	17839			
Lot Coverage Ratio (%):	50			
Floor Space Index:	8.3			

DWELLING UNITS

Tenure Type:	Rental
Rooms:	0
Bachelor:	144
1 Bedroom:	76
2 Bedroom:	60
3 + Bedroom:	8
Total Units:	288

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	17839	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	Willie Macrae, Assistant Planner; wmacrae@toronto.ca
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