

352 Front St W – Rezoning Application – Final Report

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| Date: | April 27, 2009 |
| To: | Toronto and East York Community Council |
| From: | Director, Community Planning, Toronto and East York District |
| Wards: | Ward 20 – Trinity-Spadina |
| Reference Number: | 08 188717 STE 20 OZ |

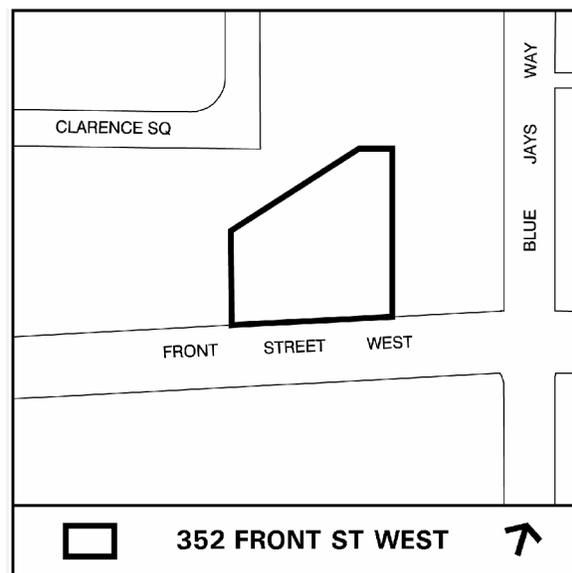
SUMMARY

This application was made on or 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 to amend the former City of Toronto Zoning By-law 438-86 to permit the development of a 24 storey mixed use building, comprised of approximately 458 dwelling units and retail uses at grade at 352 Front St W.

The proposal achieves a number of objectives of the King-Spadina planning framework. It replaces a surface parking lot with new residential and commercial uses and provides an important mid-block connection from Front Street West to Clarence Square Park. The proposed height is in keeping with, and provides a transition from, adjacent development. The massing permits good separation between the proposed tower and existing tall buildings. Shadow impacts on Clarence Square Park are limited to the morning hours and are acceptable given the significant public benefit provided by a new mid-block pedestrian connection.

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 352 Front Street West as described in this report, and substantially in accordance with the draft Zoning By-law Amendment, to be provided at the May 14th 2009 meeting of the Toronto and East York Community Council.
2. City Council authorize the City Solicitor and Chief Planner and Executive Director, City Planning Division, to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required to implement the intent of this report.
3. Before introducing the bills for enactment, City Council authorize the appropriate City officials and require the owner to execute an Agreement pursuant to Section 37 of the Planning Act satisfactory to the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, such agreement to be registered on title to the lands in a manner satisfactory to the City Solicitor, to secure the following facilities, services and matters:
 - An indexed cash contribution of \$650,000, to be paid prior to the release of any above grade permit, to be used for Clarence Square Park improvements and streetscape improvements on Clarence Square and on Front Street West, and 10% of the cash contribution to be used for affordable housing projects in Ward 20;
 - Ten percent (10%) of the residential units in the building have at least three bedrooms, or be convertible to three or more bedrooms;
 - A mid-block connection from Front Street West and a public easement over the pedestrian portion of the mid-block connection;
 - The provision of high quality materials for the mid-block connection to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
 - 1:50 scale elevations, satisfactory to the Chief Planner, for the lower floors of the project to be provided as part of an application for Site Plan Approval;
 - The implementation of any wind mitigation measures required by the wind study; satisfactory to the Chief Planner, to be submitted with the Site Plan Approval application;
 - The provision and maintenance of an irrigation system, at the applicant's expense, for proposed trees within the public road allowances, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Commissioner of Works and Emergency Services, and requirements to maintain in good order and operation; and
 - Certain green development elements, satisfactory to the Chief Planner, as may be identified in the Green Development Checklist.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Pre-Application Consultation

Four pre-application consultation meetings and one community open house meeting were organized by the Ward Councillor in relation to the proposed development. The most significant issues raised at these meetings were:

- the proposed building height and massing and the resulting shadows cast on Clarence Square Park;
- the separation distance between the proposed building and the existing building to the east, located at 340 Front Street West; and
- the opportunity to establish a linear connection that will serve as a future link from Clarence Square to Front Street West.

As a result of the pre-application meetings, the proposed development was modified to shift a portion of the building further east to lessen the shadows cast onto Clarence Square Park. In addition, the proposal provides a west side yard setback ranging from approximately 15m to 17m which will include a mid-block pedestrian connection and animation of the portion of the building that fronts onto this connection.

ISSUE BACKGROUND

Proposal

The subject site is currently used as a surface commercial parking lot with approximately 150 parking spaces. It is located on the north side of Front Street West, mid-block between Spadina Avenue to the west and Blue Jays Way to the east.

The proposed redevelopment consists of a 24 storey (81.5m, including mechanical penthouse) L-shaped building fronting onto the north side of Front Street West, stepping down to 22 storeys (69.4 m) along the north-south portion of the “L” along the east end of the property. A second north-south element of the building, 3-4 storeys in height, will front onto the proposed mid-block connection at the west end of the property. Weather protection will be provided along Front Street and the mid-block connector through cantilevered building elements and potentially canopies.

The proposed building is set back approximately 15m from the west property line and 6m from the north property line to provide the first leg of a mid-block connection to Clarence Square from Front Street West. Grade-related residential lofts and a lobby for the residential tower along the west side of the building provide pedestrian scale and animation along the mid-block walkway. In addition to space for pedestrians, the connection provides two-way access to a drop-off area, servicing area and four levels of underground parking, which extends under the mid-block connection. The servicing and parking access is at the back (north end) of the building, beneath a landscaped podium. All servicing, loading and parking happens below grade or generally away from public view.

The development proposes 33,307 square metres (358,525 square feet) of gross floor area, including approximately 415 square metres (4,460 square feet) of retail commercial uses to be located at grade along Front Street West. The development proposes 458 residential dwelling units. A total of 291 parking spaces are proposed, including visitor parking spaces. Bicycle parking spaces are also provided.

Site and Surrounding Area

The subject site is located on the north side of Front Street West between Spadina Avenue and Blue Jays Way. It is approximately 0.34 hectares (0.84 acres) in area, with 63m of frontage on Front Street West and an irregular depth of 37m to 66m on the west and east sides respectively.

The subject site is surrounded by the following uses:

North: surface commercial parking lot, which “wraps” the subject site to the west, Clarence Square and Wellington Street West, and the 16 storey Soho residential condominium/hotel at the northeast corner of Wellington Street West and Blue Jays Way.

South: across Front Street West are the City Place condominium towers, approximately 36 storeys, backed by a rail corridor.

East: an existing 24 storey residential condominium building (“The Element”) at 340 Front Street West.

West: surface commercial parking lot as well as a 5 ½ storey listed heritage commercial building on the corner of Spadina Avenue and the south leg of Clarence Square.

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 by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is designated Regeneration Area in the 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 area’s unique characteristics and qualities through special attention to built form and the public realm, and retention of heritage buildings. Policies with particular relevance to this application include the Urban Structure Plan, which encourages building edges along Front Street and a mid-block connection between Front Street and Clarence Square Park. Front Street is identified as one of the area’s important east-west streets and Clarence Square is one of

two significant and historic parks. In addition, policies seek to ensure that buildings define edges along streets; achieve compatible relationships with the built form context; protect light, view and privacy for neighbouring buildings; minimize shadowing impacts on streets, parks and open spaces; and encourage public space and streetscape improvements.

In 2005, a review of the King-Spadina Secondary Plan was initiated by Council to evaluate specific matters related to entertainment uses in the area, community infrastructure, built form policies and the policies related to the public realm. The study was completed in 2006 and recommended limited changes to the planning framework for the area. These changes were enacted by City Council in September 2006 through Official Plan Amendment 921-2006 and Zoning By-law Amendment 922-2006, which are currently under appeal to the Ontario Municipal Board by area owners and developers. There have been a series of pre-hearing conferences resulting in many appeals being withdrawn or settled. The hearing has been adjourned.

The 2006 review maintained the potential mid-block connection on the west edge of this site, and special character and view terminus at Clarence Square as key elements of the urban structure. The review also recommended a new policy generally for lands between Spadina Avenue and John Streets (including the subject site) acknowledging the potential for considering proposals for buildings significantly taller than the existing zoning regulations subject to the ability to meet criteria set out in the City's Tall Building Guidelines, including separation distances between tall buildings, integration with context, creating a consistent streetwall, and minimizing wind and shadow impacts, among others.

The East Precinct of the King-Spadina Secondary Plan area (east of Spadina Avenue), which includes the subject site, is presently undergoing two studies. The City is undertaking a Built-form review, while the Toronto Entertainment District BIA has nearly completed a Master Plan for their boundaries, which includes the East Precinct area. The agent for this application has been present at a number of the consultation meetings related to the two studies.

Zoning

The site is zoned Reinvestment Area (RA) by Zoning By-law 438-86, as amended (see Attachment 3-Zoning Map). As part of the RA zoning controls, density standards were replaced by built form objectives expressed through height limits and setbacks.

The site is presently zoned RA - Reinvestment Area. The Zoning By-law permits a maximum building height of 30 metres on the southern portion of the site and 18m on the northern portion. An additional 5 metres is allowed for mechanical penthouse elements. The purpose of the lower height restriction on the north half of the site is to protect Clarence Square Park from adverse shadow impacts. A 3-metre stepback above 20 metres on all street frontages is also required.

Site Plan Control

The proposed development is subject to Site Plan Control. An application will be filed at a later date.

Reasons for Application

A Zoning By-law Amendment is required because the proposal exceeds the permitted maximum building height of 30m on the southern portion of the site and 18m on the northern portion as set out in Zoning By-law 438-86, as amended. The southern half of the area that is currently restricted to 30m in height, along the Front Street West frontage, will contain the main mass of the building, which rises to

81.5 m (24 storeys). The north-south wing, 72.4 m (22 storeys) in height, spans both the portion of the site restricted to 30 m in height and the portion of the site restricted to 18 m. The remaining portions of the building fall within the existing height permissions.

In addition, the building does not comply with the following requirements as set out in Zoning By-law 438-86: 7.5 metre setbacks from the side and rear lot lines; 3m step-back above a height of 20 m along the Front Street West frontage; separation distances of 11 m for exterior facing walls; separation distances of 15 m between windows of dwelling units; and the provision of bicycle parking spaces in accordance with By-law 438-86.

The Official Plan designation of Regeneration Area permits the uses proposed. The King-Spadina Secondary Plan sets out built form policies to ensure that new built form and massing is complementary to the historic physical fabric in the area and enhances the public realm. The proposed development is generally in compliance with the development criteria for the Regeneration Areas and the policies of the King-Spadina Secondary Plan, therefore an Official Plan amendment is not required.

Community Consultation

City staff held a Community Consultation Meeting on January 20, 2009. Comments related to possible improvements to Clarence Park. The mid-block connection was well received. In addition to the comments expressed at the meeting, there were two phone calls from residents on the south side of Front Street who were concerned about losing their views of Clarence Park.

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

As discussed in the following sections of this report, the proposal is consistent with the overall policy objectives of the Provincial Policy Statement and Plans, the City of Toronto Official Plan and King-Spadina Secondary Plan.

Provincial Policy Statement and Provincial Plans

The intensification and redevelopment of the subject site is consistent with the PPS and conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Land Use

The proposal replaces a surface parking lot with residential and commercial uses. This is a desirable use of an underutilized site in King-Spadina. Additional residents will support retail, services, and cultural institutions in the area. Retail along Front Street West will complement the grade-related commercial uses in the development to the east.

Massing and Height

The residential building is massed in an “L” shape. The portion of the building along Front Street aligns with the neighbouring residential building to the east (Tridel’s “Element” at 300 Front Street West) to create a consistent street wall up to the 10th floor. Above the 10th floor, the building steps back

approximately 6 metres from the east property line. The northern wing of the building steps down to 22 storeys and is also set back 6 metres from the east property line. There is a stepped 3 to 4 storey portion along the west side of the building.

The L-shaped design is a response to pre-application discussions with City staff, with the result of directing the main building mass along Front Street and shifting the north-south building wing eastward on the site. This improved the spacing of taller elements between the existing building to the east and future redevelopments to the west and north within the development block. A separation distance of 25 metres between tall building elements, as sought by the Tall Building Guidelines, is achieved along the northern part of the site. Within the southern part of the site, the direct east-west facing distance to the nearest residential part of the adjacent building is approximately 11 metres, which is consistent with zoning requirements.

The proposed building's height is compatible with the adjacent building to the east, and creates a transition down from the high-rise City Place buildings on the south side of Front Street West.

Shadow Impacts

The additional height beyond the existing permissions creates shadow impacts on Clarence Square Park and the Clarence Square south and west sidewalks, in the morning hours shortly before 9:00 am until approximately 11:30 am at the spring and fall equinoxes. At 9:18 am on March 21st and September 21st, shadow studies show that approximately three quarters of the park is shaded. Existing buildings shade less than half of the park at this time. By 10:18 am, most existing shadows have cleared the park, however the proposed building shadows approximately forty percent of the park. By 11:18 am, a very small portion at the southeast corner of the park is in shade. As-of-right shadows would not impact the park in spring, summer or fall. In June, the proposed development has very limited impact on Clarence Square Park. December studies show relatively minor impacts on public parks and streets and adjacent buildings as compared to the as-of-right zoning.

In all seasons, the proposal will provide incremental shadow impacts on the adjacent residential building's rear servicing area and west building face in the mid-to-late afternoon. The as-of-right zoning also creates shadow impacts, although the impact on the west building face would be smaller, commensurate with the permitted height.

Staff are prepared to accept the shadow impacts on Clarence Square Park, for the reasons discussed below.

As a result of pre-application meetings with City staff, the proposal was modified to improve shadow impacts on the park, by shifting the north-south wing of the building eastward. In addition, the proposed building provides a very important benefit of a mid-block pedestrian connection from Front Street to Clarence Square. The provision of this connection has been contemplated by the King-Spadina Secondary Plan since 1996. The public benefit of the connection has required a significant setback of the building, of approximately 15-17 m. Had this setback and connection not been provided, the building mass could have been distributed and sculpted to limit the shadow impacts further. Staff are of the opinion that the benefit of providing the walkway offsets the morning shadow impacts on Clarence Square Park.

However, it must be emphasized that acceptance of the shadow impacts of this particular proposal does not imply that incremental shadowing of parks is acceptable in King-Spadina. Policies in the King-
Staff report for action – Final Report – 352 Front St W

Spadina Secondary Plan seek to minimize shadow impacts on parks, which is an important factor for enjoyment of an open space during much of the year. Clarence Square Park is increasing in importance as the residential population around it grows, particularly given the emphasis on providing family-sized units in King-Spadina. Minimizing shadows on parks and public spaces remains an extremely important public objective in King Spadina and will continue to be applied in the evaluation of future applications on this block and others.

Wind

The applicant was not required to submit a wind study as part of the rezoning application. Given the massing of the building and the provision of balconies and weather protection along the Front Street façade, pedestrian wind impacts are expected to be acceptable. A pedestrian level wind study will be required as part of the Site Plan Approval application.

The implementation of any wind mitigation measures required by the wind study will be secured in the Section 37 agreement.

Heritage and Archaeological Potential

An archaeological assessment for the property was submitted in March 2009. The assessment concludes that there is no potential for significant archaeological resources on the site. Heritage Preservation Services concurs with the conclusions of the assessment, however, Ontario Ministry of Culture archaeological clearance is still outstanding.

Traffic Impact and Site Access

The proposed development is well-served by transit and within easy walking distance of major cultural, entertainment and commercial activities in the downtown. The Traffic Impact Assessment provided by the applicant concluded that site traffic volumes are small and can be accommodated on area streets.

The proposed access driveway on Front Street West consolidates three existing access points. The proposed access is generally in the location of the existing westerly driveway, and opposite the access driveway to the City Place condominium on the south side of Front Street. The access driveway leads to the drop-off, parking and loading facilities at the north end of the site. A left turn prohibition is required for the site driveway given existing operational and capacity constraints on Front Street West, particularly in the afternoon peak hour.

Technical Services staff had additional concerns regarding westbound left turn queues on Front Street West, which would extend past the site access driveway in the afternoon peak period. The applicant's Traffic Impact Assessment assigned a significant number of trips to the southbound left movement. As a result, westbound drivers exiting the site and attempting to enter the turn lane would block westbound through/right traffic. The applicant will be required to demonstrate ways to mitigate this problem through the site plan review process.

Vehicular and Bicycle Parking

Approximately 287 parking spaces are being proposed in a four-level underground garage exclusively for residents and visitors. The applicant will provide parking spaces in accordance with the requirements of Zoning By-law 438-86 Section 12(2)246 as follows:

- 0.3 parking spaces for each bachelor dwelling unit;
- 0.5 parking spaces for each one-bedroom dwelling unit;
- 0.75 parking spaces for each two-bedroom dwelling unit; and
- 1.2 parking spaces for each three or more -bedroom dwelling unit.

A reduction of parking space requirements will be considered in exchange for the provision of car-share spaces in the proposed building.

Staff were unable to determine the precise number of bicycle parking spaces provided in the proposal. The applicant has committed to providing a minimum of 200 bicycle parking spaces for residents and visitors, and will endeavour to include more spaces as more detailed plans are developed. Staff expect the bicycle parking details to be resolved through the site plan review process. No amendment to the bicycle parking provisions of Zoning By-law 438-86 is being proposed.

Servicing

A Servicing Feasibility Study identifies an existing municipal combined sewer on Front Street. A storm sewer connection will be required for the site and is proposed to join the existing storm sewer in Front Street, adding additional flow. Detailed stormwater management will be resolved through the site plan review process.

Residential Unit Mix

The proposal includes 458 residential dwelling units (19 bachelor units; 347 one bedroom units; 46 two bedroom units; and 46 three bedroom units). Providing dwellings suitably sized for families is an important objective in King-Spadina, and recent developments have committed to providing 10% of their units with 3 or more bedrooms. The retention of the 10% of 3 bedroom units will be secured as part of the Section 37 agreement.

Amenity Space

Landscaped terraces are proposed atop the building podium on the 2nd floor and outdoor rooftop amenity space is proposed on the 22nd storey of the northern wing. These outdoor amenity areas are adjacent to the indoor active amenity space on the 2nd floor and passive activity space on the 23rd floor. These resident amenity spaces comprise approximately 800 m² of indoor space and 1,100 m² of outdoor space. While the indoor amenity space is short of the required 916 m², it is staff's opinion that adequate resident amenity space is provided.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.42 to 0.78 hectares of local parkland per 1,000 people. The site is in the second lowest quintile of current provision of parkland. The site is in a parkland priority area, as per Alternative Parkland Dedication By-law 1420-2007.

The application proposes 458 residential units on a total site area of .348 hectares (3,480m²). At the alternative rate of 0.4 hectares per 300 units specified in By-law 1420-2007, the parkland dedication would be 0.611 hectares (6,107m²). However, a cap of 10% applies and hence the parkland dedication for the development would be .0348 hectares (348m²). The non residential component of the

development is less than 1000m² and is therefore exempt from the parkland dedication requirements under section 165-7 of the Municipal Code.

The applicant proposes to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as an on-site parkland dedication requirement of .0348 hectares (348m²) would not be of a useable size and the site would be encumbered with below grade parking. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

Clarence Square Park is currently targeted for reinvestment and is undergoing a redesign aimed at improving lighting, furniture and tree canopy. A contribution toward the revitalization of Clarence Square Park will be secured through the Section 37 agreement.

Mid-Block Connection and Streetscape Improvements

As noted above, the proposal includes a landscaped mid-block connection between Front Street and Clarence Square, allowing for the first leg of this important public objective. It is intended that this mid-block connection be privately held but publicly accessible and secured by way of Section 37 and easement agreements. The applicant recognizes the importance of high quality design and materials for this connection, and has committed to ensuring this through the Section 37 agreement. The design details will be worked out through the site plan review process.

The applicant has proposed that the pedestrian route be on the west side and the vehicular route on the east, to allow for direct access to parking and loading without having to cross the pedestrian flow. Technical Services staff have suggested that these be flipped, to allow vehicular access to the adjacent site to the west (currently a parking lot) and possible provision of a future public lane. This would result in vehicular traffic having to cross the pedestrian walkway to access the proposed building. Planning staff are of the opinion that it is in the greater interest of the public to allow for the flow of pedestrians to Clarence Square Park without the potential for pedestrian-vehicular conflicts. The applicant is providing a substantial amount of land to provide this connection, and the suggested change would compromise the public benefit. Planning staff, in consultation with Technical Services staff, recommend that the configuration proposed by the applicant be carried forward, with wording in the Condominium documents to allow for the access to potentially change in the future, or to accommodate a possible public lane. Design details for the connection will be secured at the site plan review stage.

It should be noted that the adjacent property currently has an access point on Front Street, on the west side of the lot line between the properties, as well as frontage on Front Street, Spadina Avenue, Blue Jays Way, Wellington Street West, and Clarence Square. Planning Staff will be requiring the adjacent site to complete the pedestrian connection to Clarence Square should an application for redevelopment be submitted. In addition, Planning staff will be exploring options for the adjacent site's vehicular access, potentially seeking access from Wellington Street or Blue Jays Way, and possibly connecting to the western portion of the property below grade. This will mitigate any impacts on the public realm, or further traffic impacts on Front Street West, particularly with respect to westbound queuing to turn left onto Spadina Avenue.

The applicant has committed to street tree planting along Front Street West adjacent to the site and in the publicly accessible mid-block walkway as part of the detailed landscape design during the site plan review process. Opportunities for special sidewalk treatments, streetscapes and art to enrich the public and private realms on Front Street, Clarence Square, Clarence Square Park, and in the mid-block

connection will also be secured through the site plan review process. Funding for such improvements will be secured in the Section 37 agreement.

Toronto Green Standard

The Green Development Checklist was not included as part of the application. Staff will be requiring the Checklist as part of the Site Plan Approval application. Certain green development elements, as may be identified in the Green Development Checklist, will be secured in the Section 37 agreement.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits for increases in height and/or density pursuant to Section 37 of the Planning Act.

As discussed earlier in this report, the proposal includes the provision of a landscaped and publicly accessible walkway mid-block on Front Street West to Clarence Square, with the objective of completing the connection at the time of the redevelopment of the adjacent parking lots, which are not owned by the owner of the subject site. This is an important benefit to be secured through a Section 37 agreement with the applicant, and with the future applicant for the adjacent property.

The community benefits recommended to be secured in the Section 37 agreement are as follows:

1. An indexed cash contribution of \$650,000, to be paid prior to the release of above grade permits, to be used for Clarence Square Park improvements and streetscape improvements on Clarence Square and on Front Street West, and 10% of the cash contribution to be used for affordable housing projects in Ward 20;
2. Ten percent (10%) of the residential units in the building have at least three bedrooms, or be convertible to three or more bedrooms; and
3. A mid-block connection from Front Street West and a public easement over the pedestrian portion of the mid-block connection.

The following matters are also recommended to be secured in the Section 37 agreement as a legal convenience to support development:

1. The provision of high quality materials for the mid-block connection to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
2. 1:50 scale elevations satisfactory to the Chief Planner, for the lower floors of the project to be provided as part of an application for Site Plan Approval;
3. The implementation of any wind mitigation measures required by the wind study; satisfactory to the Chief Planner, to be submitted with the Site Plan Approval application;
4. The provision and maintenance of an irrigation system, at the applicant's expense, for proposed trees within the public road allowances, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Commissioner of Works and Emergency Services, and requirements to maintain in good order and operation; and
5. Certain green development elements, satisfactory to the Chief Planner, as may be identified in the Green Development Checklist.

Development Charges

It is estimated that the development charges for this project will be \$2,603,650. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

CONTACT

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SIGNATURE

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

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ATTACHMENTS

Attachment 1: Application Data Sheet

Attachment 2: Zoning

Attachment 3: Site Plan

Attachment 4: West Elevation

Attachment 5: South Elevation

Attachment 6: East Elevation

Attachment 7: North Elevation

Attachment 8: Draft Zoning By-law Amendment

Attachment 1: Application Data Sheet

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|------------------|--------------------|---------------------|---------------------|
| Application Type | Rezoning | Application Number: | 08 188717 STE 20 OZ |
| Details | Rezoning, Standard | Application Date: | July 31, 2008 |

Municipal Address: 352 FRONT ST W

Location Description: MILITARY RES SEC O PT LTS 4 & 5 PL D167 LT11 PT LT10 PL E526 PT BLK B
**GRID S2015

Project Description: A Zoning amendment application proposing the development of the property, presently developed with a commercial surface parking lot, with a 24 storey mixed use building, comprised of 458 dwelling units and retail uses at grade.

| | | | |
|-------------------|---------------|----------------------------------|--|
| Applicant: | Agent: | Architect: | Owner: |
| CRAIG HUNTER | | Graziani+Corazza Enzo Corazza | EMPIRE COMMUNITIES (FRONT STREET) LTD |

PLANNING CONTROLS

| | | | |
|----------------------------|--------------------|--------------------------|---|
| Official Plan Designation: | Regeneration Areas | Site Specific Provision: | |
| Zoning: | RA | Historical Status: | N |
| Height Limit (m): | 30, 18 | Site Plan Control Area: | Y |

PROJECT INFORMATION

| | | | | |
|------------------------------------|-------|---------|-----------------|--------------|
| Site Area (sq. m): | 3480 | Height: | Storeys: | 24 |
| Frontage (m): | 63 | | Metres: | 81.5 |
| Depth (m): | 66 | | | |
| Total Ground Floor Area (sq. m): | 1447 | | | Total |
| Total Residential GFA (sq. m): | 32892 | | Parking Spaces: | 291 |
| Total Non-Residential GFA (sq. m): | 415 | | Loading Docks | 1 |
| Total GFA (sq. m): | 33307 | | | |
| Lot Coverage Ratio (%): | | | | |
| Floor Space Index: | 9.6 | | | |

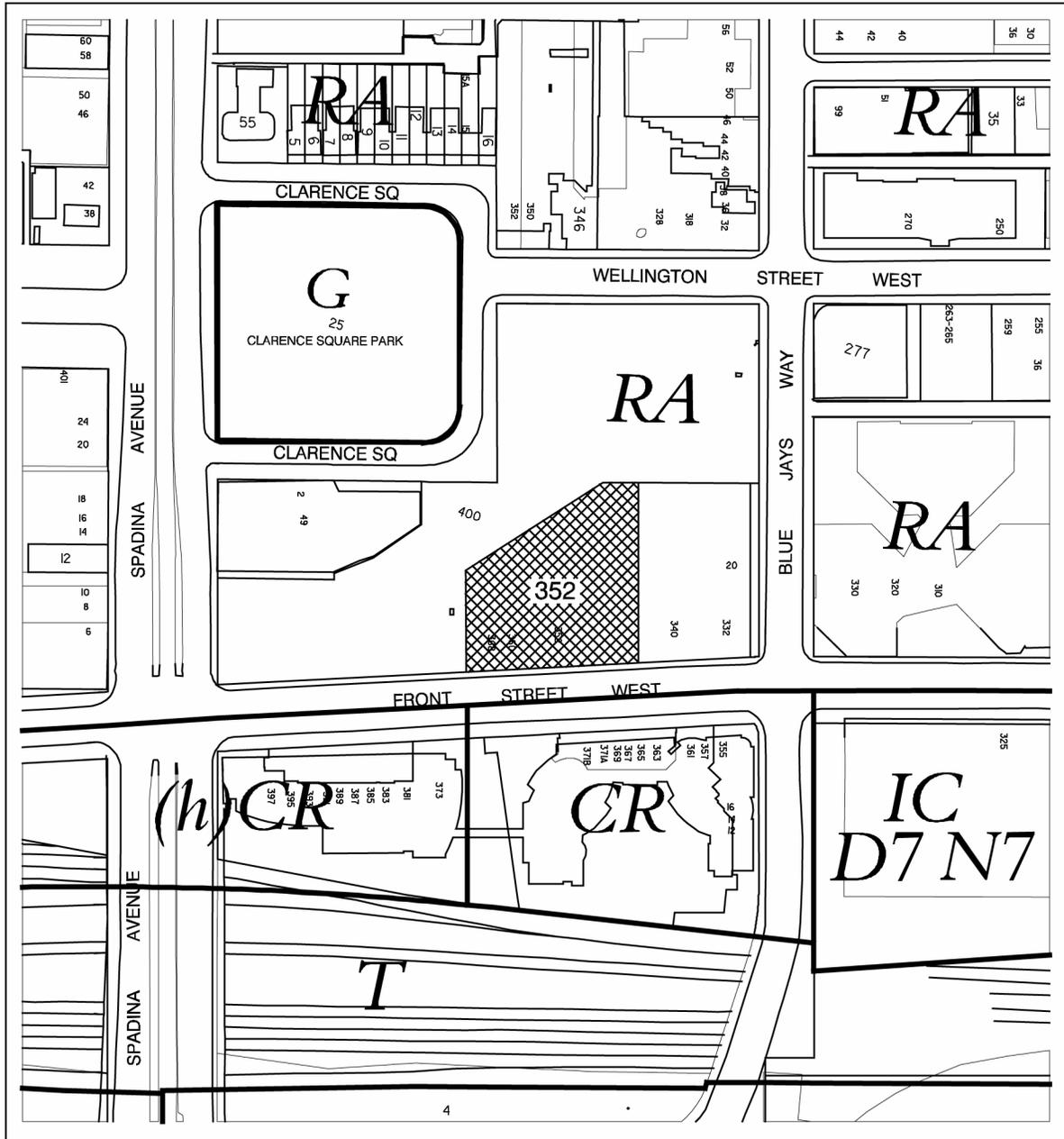
DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

| | | | Above Grade | Below Grade |
|--------------|-------|----------------------------------|-------------|-------------|
| Tenure Type: | Condo | | | |
| Rooms: | 0 | Residential GFA (sq. m): | 32892 | 0 |
| Bachelor: | 19 | Retail GFA (sq. m): | 415 | 0 |
| 1 Bedroom: | 347 | Office GFA (sq. m): | 0 | 0 |
| 2 Bedroom: | 46 | Industrial GFA (sq. m): | 0 | 0 |
| 3 + Bedroom: | 46 | Institutional/Other GFA (sq. m): | 0 | 0 |
| Total Units: | 458 | | | |

| | | |
|-----------------|----------------------|--|
| CONTACT: | PLANNER NAME: | Judy Josefowicz, Senior Planner |
| | TELEPHONE: | 416-392-1306 |

Attachment 2: Zoning



- G Parks District
- CR Mixed-Use District
- RA Mixed-Use District
- (h) Holding District


 Not to Scale
 Zoning By-law 438-86 as amended
 Extracted 09/30/08 - DR

Attachment 3: Site Plan



Site Plan

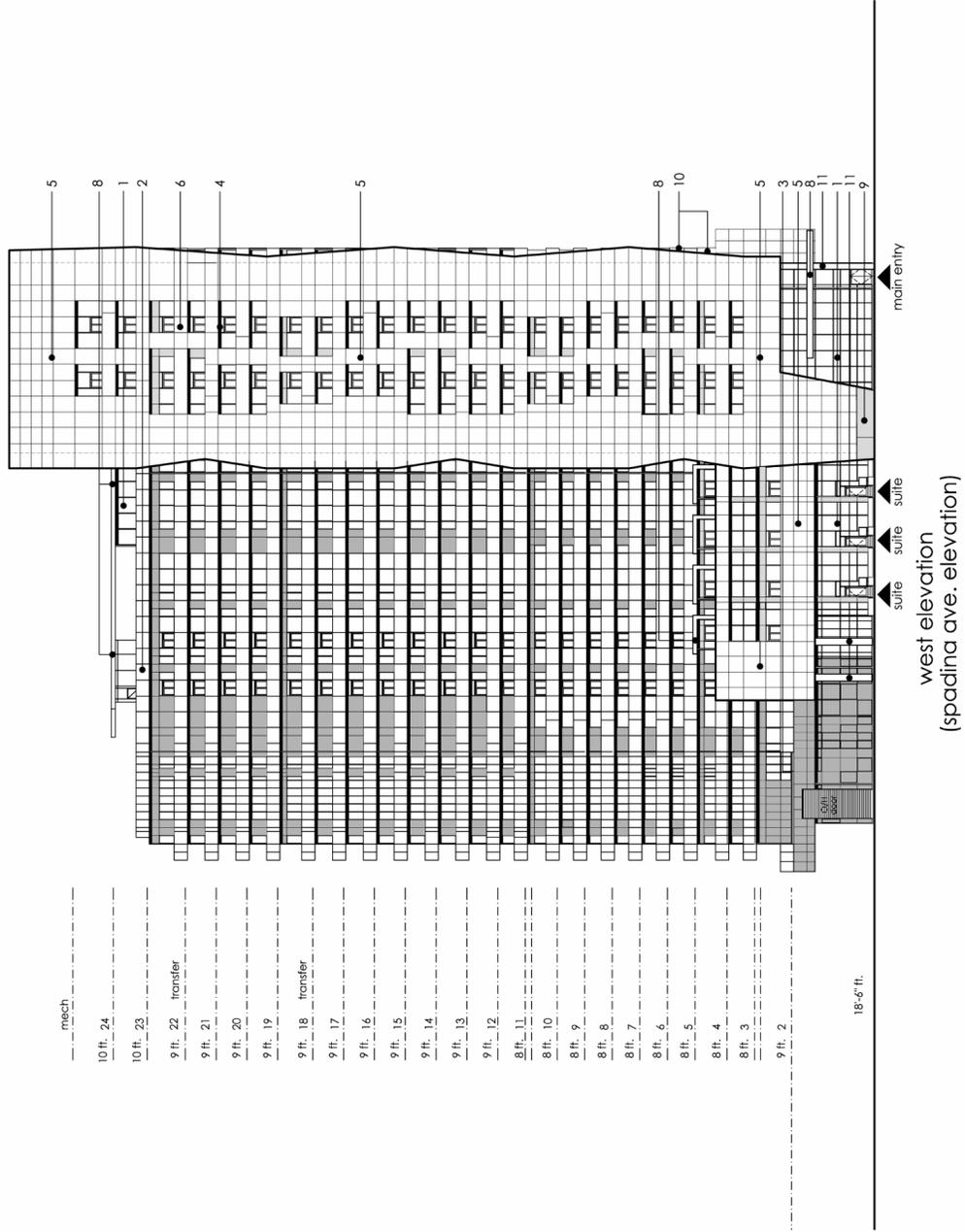
352 Front Street West

Applicant's Submitted Drawing

Not to Scale 

File # 08_188717

Attachment 4: West Elevation



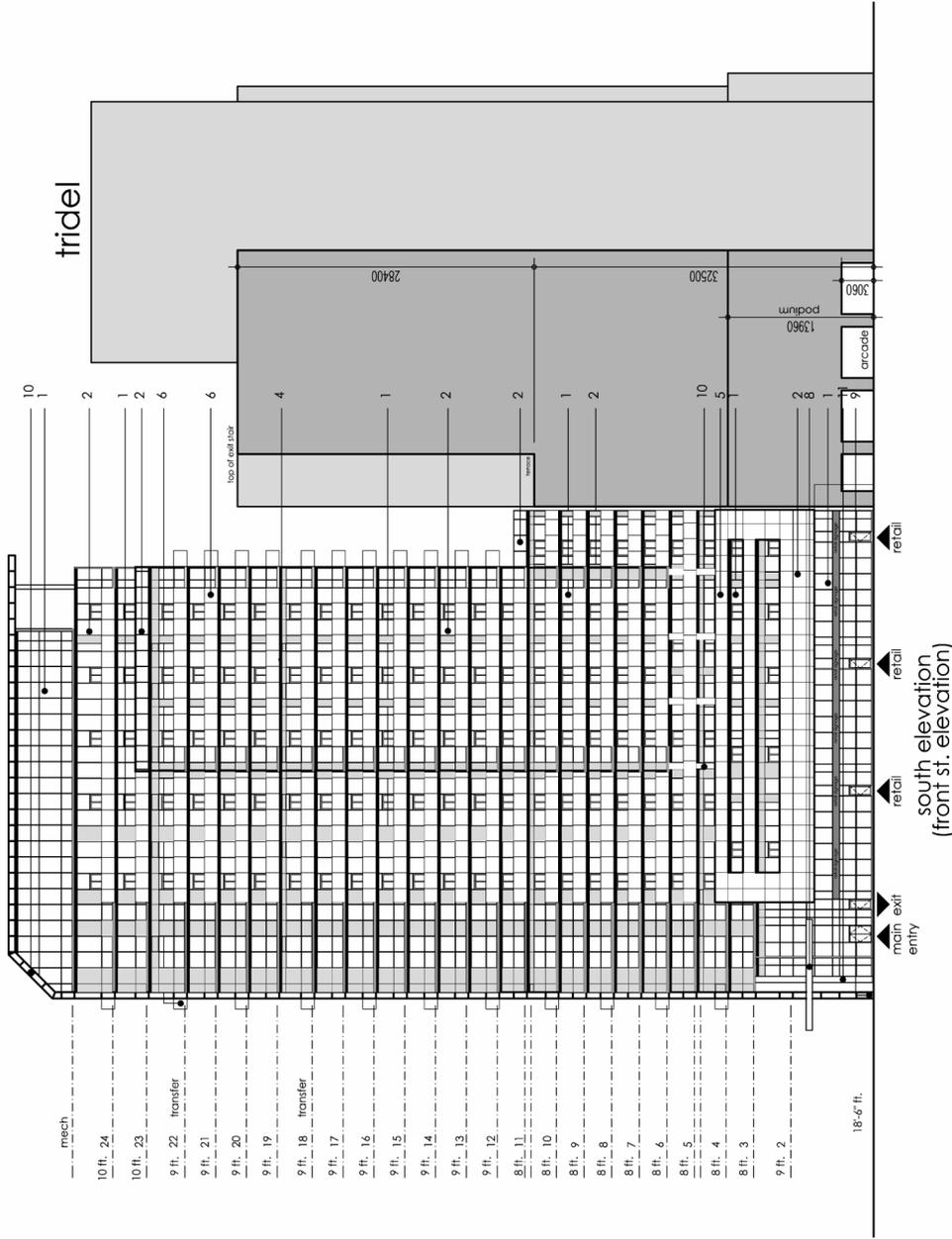
352 Front Street West

West Elevation
 Applicant's Submitted Drawing

File # 08_188717

Not to Scale
 09/30/08

Attachment 5: South Elevation



352 Front Street West

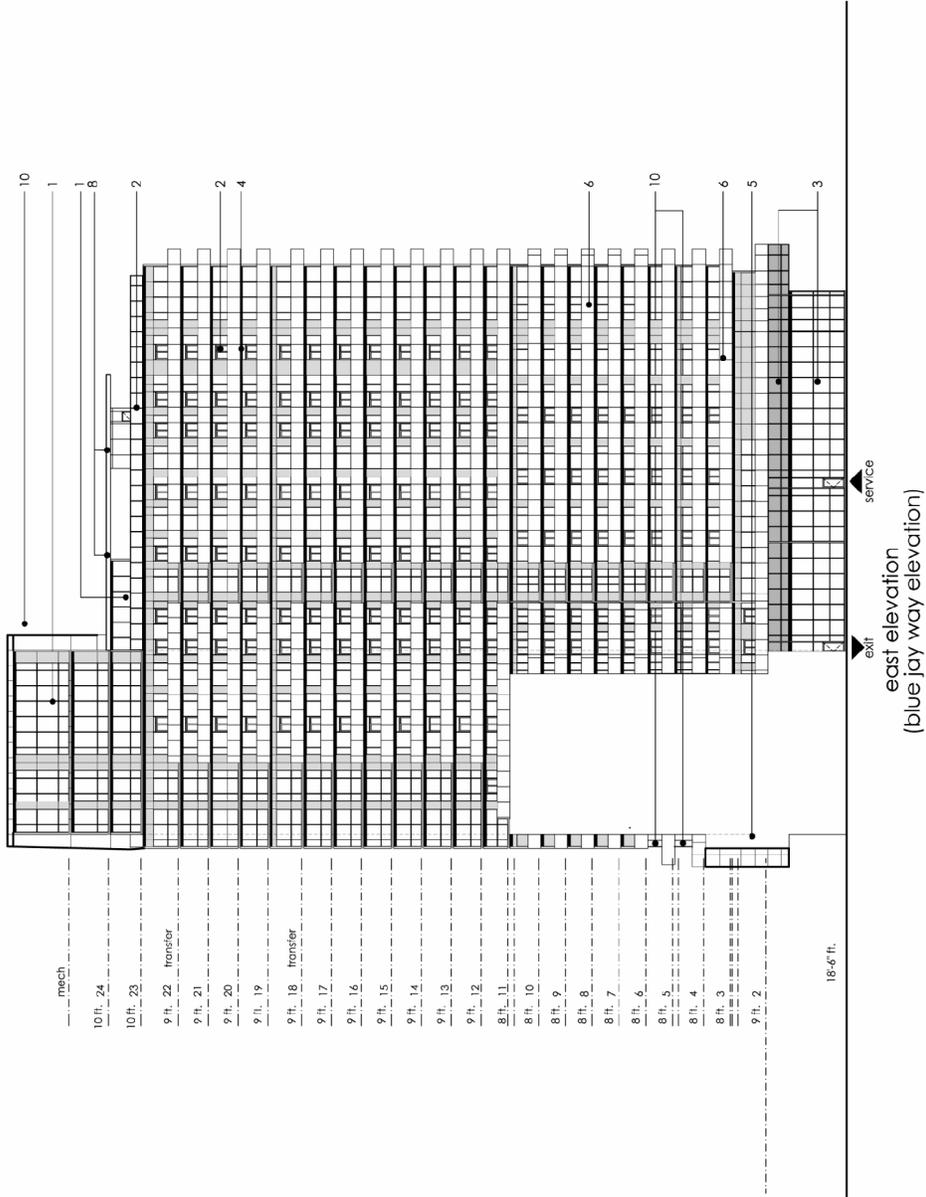
South Elevation

Applicant's Submitted Drawing

Not to Scale
09/30/08

File # 08_188717

Attachment 6: East Elevation



East Elevation

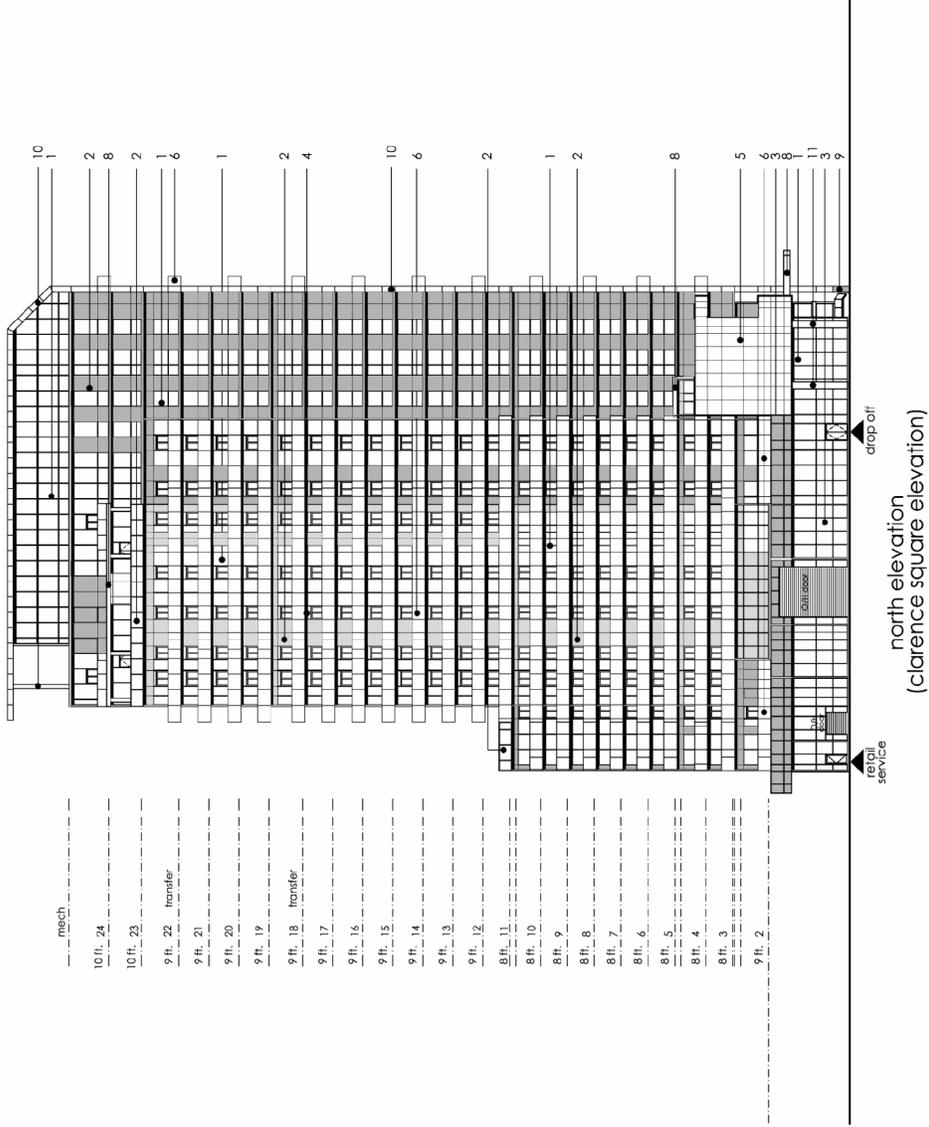
Applicant's Submitted Drawing

Not to Scale
09/30/08

352 Front Street West

File # 08_188717

Attachment 7: North Elevation



North Elevation

Applicant's Submitted Drawing
 Not to Scale
 09/30/08

352 Front Street West

File # 08_188717

Attachment 8: Draft Zoning By-law Amendment

(to be available May 14th at Toronto and East York Community Council)