

400 Front Street West - Zoning Amendment Application - Preliminary Report

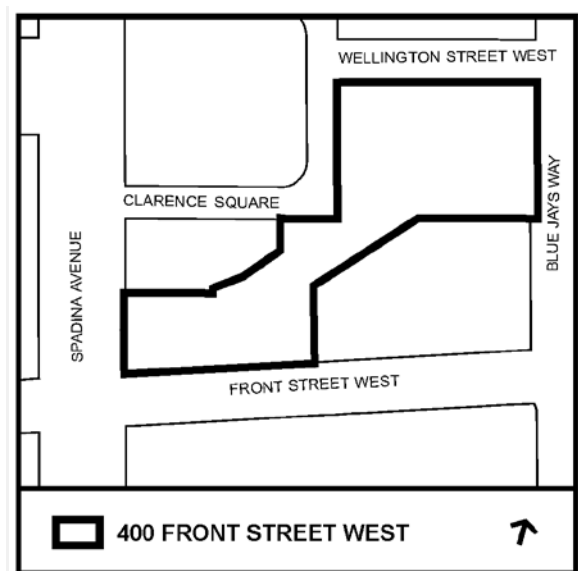
Date:	May 11, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	15 136961 STE 20 OZ

SUMMARY

This application proposes four mixed-use towers, ranging from 24 to 60-storeys, including 2,291 residential units and 8,738 square metres of retail uses with 649 underground parking spaces at 400 Front St W.

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

Planning staff have circulated the application to other City departments for review and comment. Staff recommend that a community consultation meeting be scheduled for the second or third quarter of 2015. Staff anticipate submitting a final report on the application to Community Council in the first quarter of 2016. This target date assumes the applicant will provide all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 400 Front Street West 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 of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Pre-Application Consultation

A pre-application consultation meeting was held on February 3, 2015 with the applicant to discuss complete application submission requirements and issues with the proposal. Staff raised concerns with respect to building heights, shadows on Clarence Square and improved public realm, open space and mid-block connections.

ISSUE BACKGROUND

Proposal

The proposed development consists of four mixed use buildings, with 58 and 60-storey towers on the north parcel of the site and 24 and 25-storey towers on the south parcel of the site. A total gross floor area (GFA) of 151,462 square metres is proposed on the site, consisting of 142,724 square metres of residential GFA and 8,738 square metres of non-residential GFA, resulting in a Floor Space Index of 13.44. A total of 2,291 dwelling units are proposed in the four towers, including 500 bachelor units (22%), 1,207 one-bedroom units (53%), 354 two-bedroom units (15%) and 230 three-bedroom units (10%). The proposed development also contains a total of 3,131 square metres of indoor amenity space and 2,215 square metres of outdoor amenity space.

The south parcel of the site is located south of Clarence Square and abuts Front Street West and Spadina Avenue. Two towers are proposed in this parcel. Tower A is located at the northeast corner of Front Street West and Spadina Avenue and is proposed to be 25 storeys in height (89 metres including mechanical penthouse), and Tower B is located along the eastern portion of the Front Street West frontage and is proposed to be 24 storeys in height (87 metres including mechanical penthouse). Towers A and B both have a proposed tower floorplate size of 775 square metres.

Towers A and B share a podium, which ranges in height from 4 to 5-storeys (14.7 to 17.7 metres) along Front Street and 5-storeys (25 metres) along the north-south portion. The ground floor is 5.5 metres in height and is occupied by two residential lobbies with the remainder occupied by retail space. The retail space consists of four retail units ranging in size from 266 square metres to 580 square metres, with three of the retail units fronting on Front Street West and the fourth unit fronting onto Clarence Square. The second level of the podium is proposed to be occupied by indoor amenity space, the third and fourth levels with residential units and the fifth level to be a combination of residential units, outdoor and indoor amenity space. Towers A and B will have separation distances ranging from 21.7 metres to 23.1 metres. Details on the proposed setbacks for the podium and the towers are shown in the Site Concept Plan (Attachment 2).

Indoor amenity space is provided on Level 2 of the podium, while a combination of indoor and outdoor amenity space is proposed on Level 5. A total of 2,743 square metres of amenity space is proposed on the south parcel, consisting of 1,719 square metres of indoor amenity space and 1,024 square metres of outdoor amenity space.

The north parcel of the site is located east of Clarence Square and abuts Wellington Street West and Blue Jays Way. Tower C is located on the west portion of the north parcel and is proposed to be 58-storeys in height (198 metres including mechanical penthouse), and Tower D is located on the east portion of the parcel and is proposed to be 60-storeys in height (204 metres including mechanical penthouse). Towers C and D both have a proposed tower floorplate size of 850 square metres.

Towers C and D share a podium with a height of 10-storeys (41 metres). The lower 2-storeys are 14.5 metres in height and contain retail uses and the residential lobbies. Five retail units are proposed at grade, ranging in size from 106 square metres to 950 square metres, with street access from Wellington Street West, Blue Jays Way and Clarence Square. A grocery store is proposed on the second level of the podium, with a GFA of 4,122 square metres, resulting in a total of 6,161 square metres of retail space within the north parcel. Within the upper 8-storeys of the podium, interior and exterior amenity space will be located on the third level and residential uses will be on levels 3 through 10. Towers C and D will have separation distances ranging from 23.5 metres to 26.5 metres. Details on the proposed setbacks for the podium and Towers C and D are shown in the Site Concept Plan (Attachment 2).

A free-standing retail building is proposed adjacent to the bend at the southeast end of Clarence Square and will connect the north and south parcels of the site. The building will be triangular in shape, two-storeys in height (14 metres) and with a GFA of 815 square metres.

A total of 649 parking spaces are proposed in three underground levels, consisting of 398 residential spaces (including 20 car share spaces) and 251 commercial parking spaces. Vehicular ingress and egress to the parking garage is provided from Blue Jays Way on the north parcel and from Front Street West on the south parcel. A total of 2,341 bicycle

parking spaces are proposed throughout the P1 level, consisting of 2,062 residential spaces, 229 for residential visitors, 31 for commercial uses and 19 for commercial visitors. The loading and garbage area is to be located at grade on the south side of the north parcel, and is to be accessed by an east-west laneway which runs along the southern edge of the parcel from Blue Jays Way to Clarence Square in a westbound movement. The lane is proposed to be 10.3 metres wide, allowing for servicing as well as pedestrian movement to Clarence Square. A total of four loading spaces are proposed, consisting of one Type G and three Type B spaces. An additional Type B loading space is proposed in the south parcel, northeast of Tower A at grade.

Site and Surrounding Area

The site is approximately 1.13 hectares (2.8 acres) in size and occupies the majority of the block bounded by Front Street West, Spadina Avenue, Clarence Square/Wellington Street West and Blue Jays Way. The site is shaped like a bow tie, consisting of a south parcel located at the northeast corner of Front Street West and Spadina Avenue, and a north parcel located at the southwest corner of Wellington Street West and Blue Jays Way. The south parcel has frontages of 91.3 metres on Front Street West and 39.2 metres on Spadina Avenue, while the north parcel has frontages of 65.6 metres on Blue Jays Way, 96 metres on Wellington Street West and 93.1 metres on Clarence Square.

The site currently consists of a surface parking lot with 475 parking spaces, which is accessed by driveways from Front Street West, Spadina Avenue and Blue Jays Way. There are no buildings or structures on the site and virtually no on-site landscaping.

Historically, the site was developed for residential purposes facing Clarence Square and then redeveloped in the early 1900's for a rail spur and sidings serving industries.

The site is surrounded by the following uses:

North: To the immediate north and west of the subject site, within the same city block, is the Steele Briggs Seeds building, a 5-storey office building that is listed on the City's Inventory of Heritage Properties. Immediately east of the Steele Briggs Seeds building is a 2-storey retail and office building. North of the Steele Briggs Seeds building is Clarence Square Park, a 0.76 hectare public park that is encircled by a one-way street on its north, south and east sides and by Spadina Avenue on its west side.

On the north side of Clarence Square Park are a row of townhouses known as Clarence Terrace, which are listed on the City's Inventory of Heritage Properties. To the north of the townhouses is a gas station and an approved 36-storey mixed-use building at 57 Spadina Avenue (file no. 2013 169365 STE 20 OZ). On the north side of Wellington Street West, west of Blue Jays Way, facing the north parcel of the subject site is a 16-storey hotel and residence (Soho Hotel and Residence).

- South: To the immediate south of the site, on the south side of Front Street West, are a series of tall buildings between Spadina Avenue and Blue Jays Ways that form part of the CityPlace development, ranging in heights from 28 to 36-storeys. Further south of these buildings is the Union Station Rail Corridor.
- West: To the west of the site are a surface parking lot and the current Globe and Mail headquarters building. These lands are now part of a proposed redevelopment known as "The Well", which consists of the block generally bounded by Wellington Street, Spadina Avenue, Front Street West and Draper Street. The proposed redevelopment consists of employment, commercial and residential uses on a 3.1 hectare site. Four tall buildings are proposed along Front Street West, ranging in height from 21 to 44-storeys, and 3 mid-rise buildings are proposed along Wellington Street West, ranging in height from 13 to 15-storeys.
- East: To the immediate east and south of the subject site, within the same city block, are two 24-storey residential buildings with retail at grade. Further east is a 9-storey office building located at the southeast corner of Blue Jays Way and Wellington Street West. To the immediate south are three office buildings with heights of 8, 16 and 12-storeys, located at the northeast corner of Front Street West and Blue Jays Way.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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 Official Plan locates the subject site within the Downtown. Chapter Two – Shaping the City identifies that the downtown area offers opportunities for substantial employment and residential growth, but that this growth is not anticipated to be uniform. Rather, it is expected that the physical setting of many areas will remain unchanged and that design guidelines specific to districts of historic or distinct character will be implemented to ensure new development fits into the context of existing built form, streets, setbacks, heights and relationship to landmark buildings.

Within the Downtown, the site is designated Regeneration Area in the Official Plan which is one of the key areas expected to accommodate growth. The Regeneration Area designation permits a wide range of uses, including the proposed commercial uses. In order to achieve a broad mix of commercial, residential, light industrial and live/work uses, the Official Plan contains policies related to Regeneration Areas encouraging the restoration, re-use and retention of existing buildings that are economically adaptable for re-use as well as the revitalization of areas of the City that are vacant or underused.

Chapter Three – Building a Successful City, identifies that most of the City's future development will be infill and redevelopment, and as such, will need to fit in, respect and improve the character of the surrounding area. Section 3.1.2 Built Form provides policies that are aimed at ensuring that new development fits within and supports its surrounding context. Policies 3.1.2.1 to 3.1.2.4 seek to ensure that development is located, organized and massed to fit harmoniously with existing and/or planned context; frames and appropriately defines streets, parks and open spaces at good proportion; and limits impacts of servicing and vehicular access on the property and neighbouring properties. Meeting these objectives requires creating consistent setbacks from the street, massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and /or planned street proportion, creating appropriate transitions in scale to neighbouring existing and/or planned buildings, and limiting shadow impacts on streets, open spaces and parks.

With regard to heritage resources, the City's Official Plan, policy 3.1.5.2 states that "heritage resources on properties listed on the City's Inventory of Heritage Properties will be conserved" and that "development adjacent to properties on the City's Inventory will respect the scale, character and form of the heritage buildings and landscapes."

In October of 2013 Council adopted Official Plan Amendment (OPA) 199, amendments to the Official Plan resulting from a City-initiated comprehensive review of heritage policies. The OPA was approved by the Minister of Municipal Affairs and Housing without modifications in November of 2013. The owners of the subject site appealed OPA 199 to the Ontario Municipal Board (OMB). On May 15, 2015 the OMB issued an order approving OPA 199 as modified, with the exception of the outstanding site-specific appeals, including the subject site.

King-Spadina Secondary Plan

The subject site is situated within the King-Spadina Secondary Plan found in Chapter 6.16 of the Official Plan. The King-Spadina Secondary Plan emphasizes reinforcement of the characteristics and qualities of the area through special attention to built form and the public realm. The policies of Section 3 - Built Form and in particular the policies of Section 3.6 – General Built Form Principles specify that:

- buildings are to be located along the front property line to define edges along streets and lower levels are to provide public uses accessed from the street;
- servicing and parking are encouraged to be accessed from lanes rather than streets to minimize pedestrian/vehicular conflicts;
- new buildings will be sited for adequate light, view and privacy and compatibility with the built form context;
- 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;
- appropriate proportional relationships to streets and open spaces will be provided; and wind and shadow impacts will be minimized on streets and open spaces;
- streetscape and open space improvements will be coordinated in new development; and
- high quality open spaces will be provided.

A primary objective of this plan is to use the historic fabric of the area as the context within which to assess new development. The particular scale, massing and street relationships of the existing heritage buildings on Clarence Square and Clarence Square Park are important features to consider when assessing new development in this part of the King-Spadina Secondary Plan area. Moreover, applicable plan area guidelines articulate that new development should maintain and reinforce the existing building heights of the area in conjunction with the relationships of buildings to one another along the street and the design of buildings at the street level.

Another major objective of the plan is to achieve a mixture of compatible land uses and to retain and promote commercial and light industrial uses.

Zoning

The site is zoned Reinvestment Area (RA) by Zoning By-law 438-86, as amended. The RA Zone permits a range of residential uses, as well as commercial, institutional and limited industrial uses. As part of the RA zoning controls, density standards were replaced with built form objectives expressed through height limits and setbacks. The Zoning By-law permits a maximum building height of 61 metres for the southwest corner of the site, 18 metres for the northern portion of the south parcel and western portion of the north parcel, and 30 metres for the remainder of the site. This Zoning By-law is under appeal to the Ontario Municipal Boards as it applies to the subject site, and is accordingly not in force.

The in-force zoning applying to the subject site in By-law 438-86 is I2 D7 and I3 D7, subject to Site-Specific By-law 650-91. The I3 D7 zoning applies to the majority of the site, with the exception of the easterly portion of the north parcel, which is zoned I2 D7. This portion of the site has a height limit of 61 metres, while the remainder of the site has no height limit. The I2 and I3 zones permit a wide range of industrial uses, as well as certain community services and facilities uses and retail and service uses. The site is also subject to Site-Specific By-law 650-91, which permits a mix of industrial and commercial uses on the site as part of a two-phase development. This By-law allows for a maximum height of 61 metres in the easterly portion of the north parcel and 23 metres in the westerly portion. It also allows for 28 metres in the westerly portion of the south parcel and 75 metres in the easterly portion. This By-law also permits a maximum non-residential gross floor area of 79,093 square metres, of which a maximum of 31,140 square metres is permitted for commercial uses with the remainder allowing for industrial uses.

The site is also subject to the new City-wide comprehensive Zoning By-law 569-2013. The By-law was passed by City Council on May 5, 2013 and is subject to numerous appeals and is not yet in force. By-law 569-2013 zones the property as Commercial Residential Employment (CRE). The CRE zone includes the same performance standards as the RA zone in By-law 438-86, including the same maximum permitted heights. Zoning By-law 569-2013 is subject to numerous appeals to the Ontario Municipal Board and is therefore not yet in force.

King-Spadina Secondary Plan Review and King-Spadina East Precinct Built Form Study

The subject site falls within the East Precinct as identified within the King-Spadina East Precinct Built Form Study. At its meeting on August 25, 2014, City Council endorsed the following directions for the King-Spadina East Precinct to be used in reviewing current and future development applications:

- A downward gradation of tower heights from east to west from University Avenue towards Spadina Avenue;
- Limiting heights approaching Queen Street West to prevent shadowing on the north sidewalk after 12:00 (noon) in the spring and fall equinoxes;

- Employing the city-wide Tall Buildings Guidelines to evaluate towers, particularly with regard to tower spacing and tower floor plates;
- Evaluating new development applications in the context of a block plan for the block on which they sit;
- Seeking the inclusion of family-sized units in all new residential development; and
- Requiring the inclusion of employment uses in new residential development that replaces existing office uses, resulting in a net gain in employment, consistent with OPA 231.

A final staff report on the Built Form Study is expected in the fourth quarter of 2015.

King-Spadina Heritage Conservation District Study

The King-Spadina Secondary Plan area contains many listed and designated heritage buildings. At its meeting on August 16, 2012 Toronto City Council directed Heritage Preservation Services staff to undertake Heritage Conservation District studies in five priority areas. One of these areas is the King-Spadina Secondary Plan area. The Request for Proposals for the King-Spadina Heritage Conservation District Study was issued and a team lead by Taylor-Hazell Architects was chosen to undertake the study. The initial findings of the study were presented and endorsed at the May 23, 2014 meeting of the Toronto Preservation Board. The consultants have now moved onto the second phase of the study, which will involve the development of two Heritage Conservation District Plans. Heritage Preservation Services staff will present the final version of the Plans and a recommendation for designation under Part V of the *Ontario Heritage Act* in the Fall of 2015. Although the site is not within the boundaries of the proposed Commercial Heritage Conservation District, it is adjacent. Details on the King-Spadina HCD study are available here: http://www.toronto.ca/heritage-preservation/heritage_districts.htm

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

TOcore

On May 13, 2014, the Toronto and East York Community Council (TEYCC) considered a Staff Report regarding *TOcore: Planning Toronto's Downtown*, along with a related background document entitled *Trends and Issues in the Intensification of Downtown*. Both reports are available at at: <http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=222101f2e9745410VgnVCM10000071d60f89RCRD>. TOcore is looking at how Toronto's Downtown should grow, with both a renewed planning framework and the necessary infrastructure to remain a

great place to live, work, learn and play. TOcore is in its initial 'taking stock' phase, which involves an analysis of existing conditions, growth trends and priority issues in the Downtown. The review of this application will be informed by the issues being considered under TOcore.

Site Plan Control

The proposed development is subject to site plan approval. An application for Site Plan Control has not been submitted.

Tree Preservation

A Tree Preservation Plan was submitted as part of this application. It indicates that there are twelve trees within the City road allowance adjacent to the subject site and no trees on private property. The Plan recommends the preservation of four of the trees and removal of eight of the trees as a result of the proposed excavation of the site. The report is under review by Urban Forestry staff.

Reasons for the Application

The four proposed towers all exceed the maximum height permitted by the Zoning By-law. In addition, there are deficiencies with the proposed indoor and outdoor amenity space and the number of resident and visitor vehicular parking spaces.

Additional areas of non-compliance with the zoning may be identified through the review of this application, agency comments and the community consultation process.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Topographic Survey and Boundary Plan of Survey
- Conceptual Site and Landscape Plan
- Tree Preservation Plan
- Architectural Plans, Elevations and Sections
- Transportation Impact Study
- Stormwater Management and Functional Servicing Report, Site Servicing Plan and Site Grading Plan
- Heritage Impact Assessment
- Phase 1 Archaeological Assessment
- Qualitative Pedestrian Level Wind Assessment
- Tree Inventory Report
- Toronto Green Standards Checklist
- Planning Rationale (Including an assessment of community services and facilities)
- Sun/Shadow Study

- Building Massing Model

A Notification of Complete Application was issued on May 6, 2015.

Issues to be Resolved

Issues to be addressed include, but are not necessarily limited to:

- Conformity with the existing Urban Structure and Built Form policies of the King-Spadina Secondary Plan, including the requirement that development result in a height, built form and massing which is complementary to the historic physical fabric of the area.
- Evaluation of the proposal with the Tall Building Guidelines (Design Criteria for the Review of Tall Building Proposals) for floorplate sizes, base building massing and setbacks for upper levels.
- Determination of appropriate separation distances between towers on the site and to adjacent buildings.
- Evaluation of shadow impacts from the four towers on Clarence Square.
- Interface between the proposal and Clarence Square and the resulting impact on the public realm.
- Parkland dedication and provision of open space on the site.
- Impact of the proposed development on adjacent heritage resources.
- Adjacency to the proposed Commercial Heritage Conservation District.
- Appropriate mix of residential, retail and office uses on the site, given close proximity to public transit.
- The Design Review Panel raised concerns with respect to shadows on Clarence Square, conformity with the Tall Buildings Guidelines, the interconnection of the public realm between the site and Clarence Square and the existing built form framing the Square, and developing a programme for Clarence Square that is appropriate to public needs and the Square's heritage.
- Traffic, parking, site servicing and loading issues.
- Should the application move towards approval, the applicant will need to withdraw the site specific appeal to proposed Official Plan Amendment 199.

The Toronto Green Standard Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Section 37

Should this project proceed to approval, appropriate Section 37 benefits will be assessed in accordance with Sections 5.1 and 7.2 of the King-Spadina Secondary Plan and secured as part of the final report and by-laws.

CONTACT

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SIGNATURE

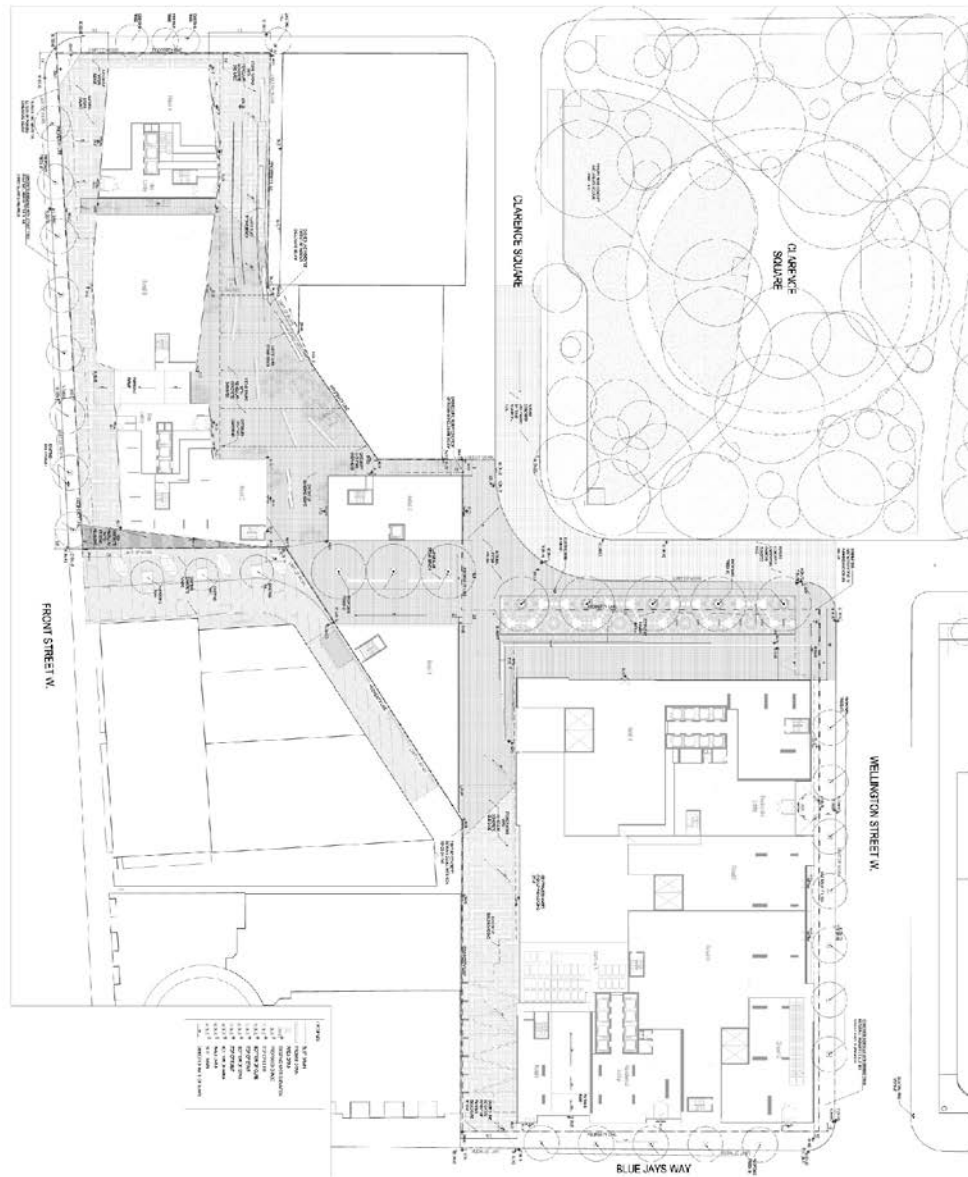
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Site Concept Plan
Attachment 3A-3H: Elevations
Attachment 4: Zoning
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

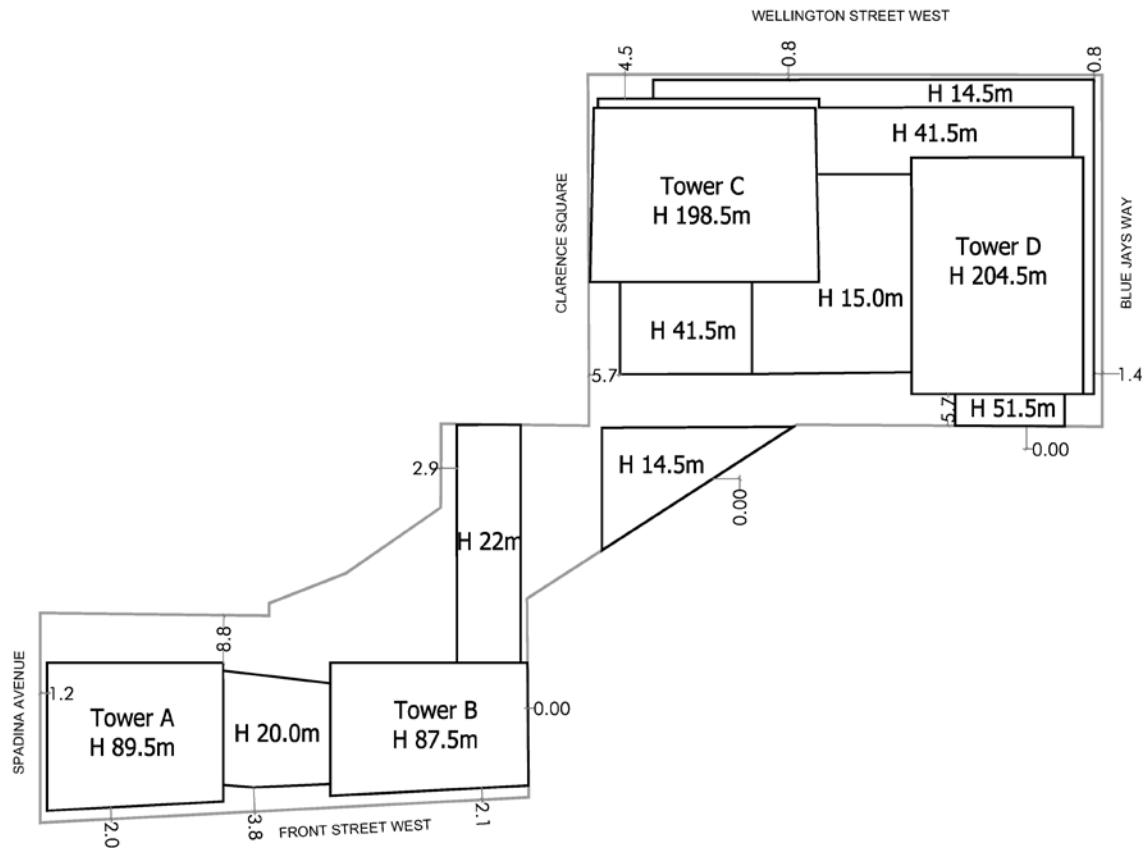
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400 Front Street West

File # 15 136961 STE 20 02

Attachment 2: Site Concept Plan



NOTE: All dimensions are in metres

Site Concept Plan

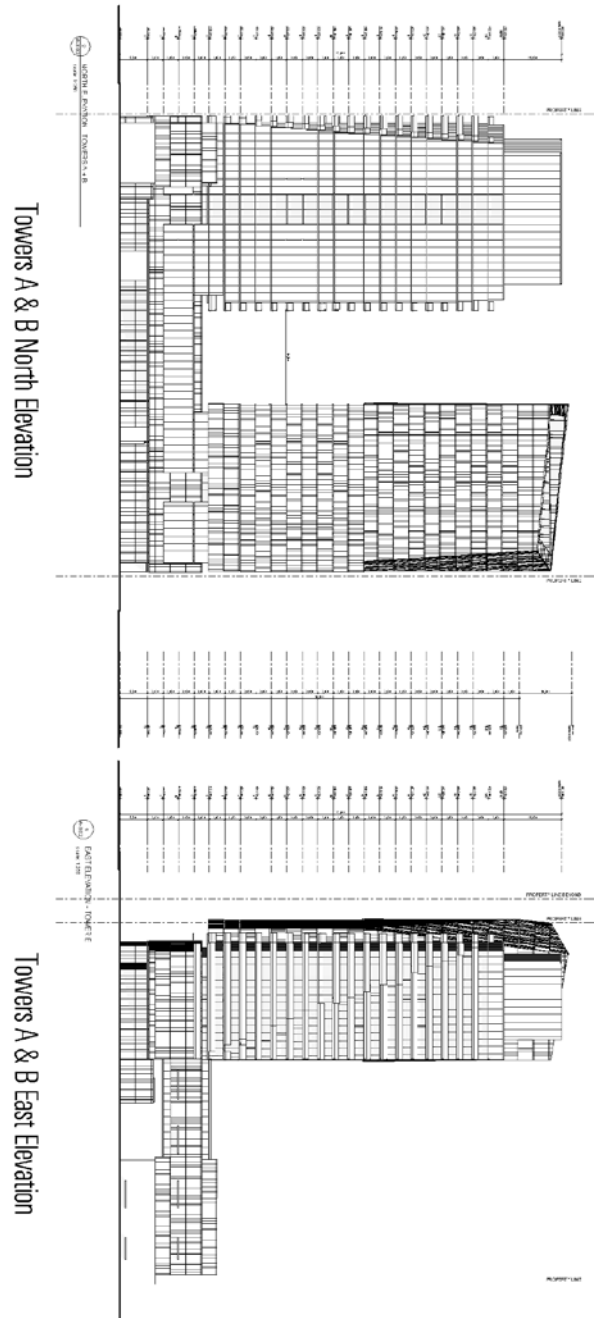
Applicant's Submitted Drawing

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400 Front Street West

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Attachment 3A: Elevations



Elevations

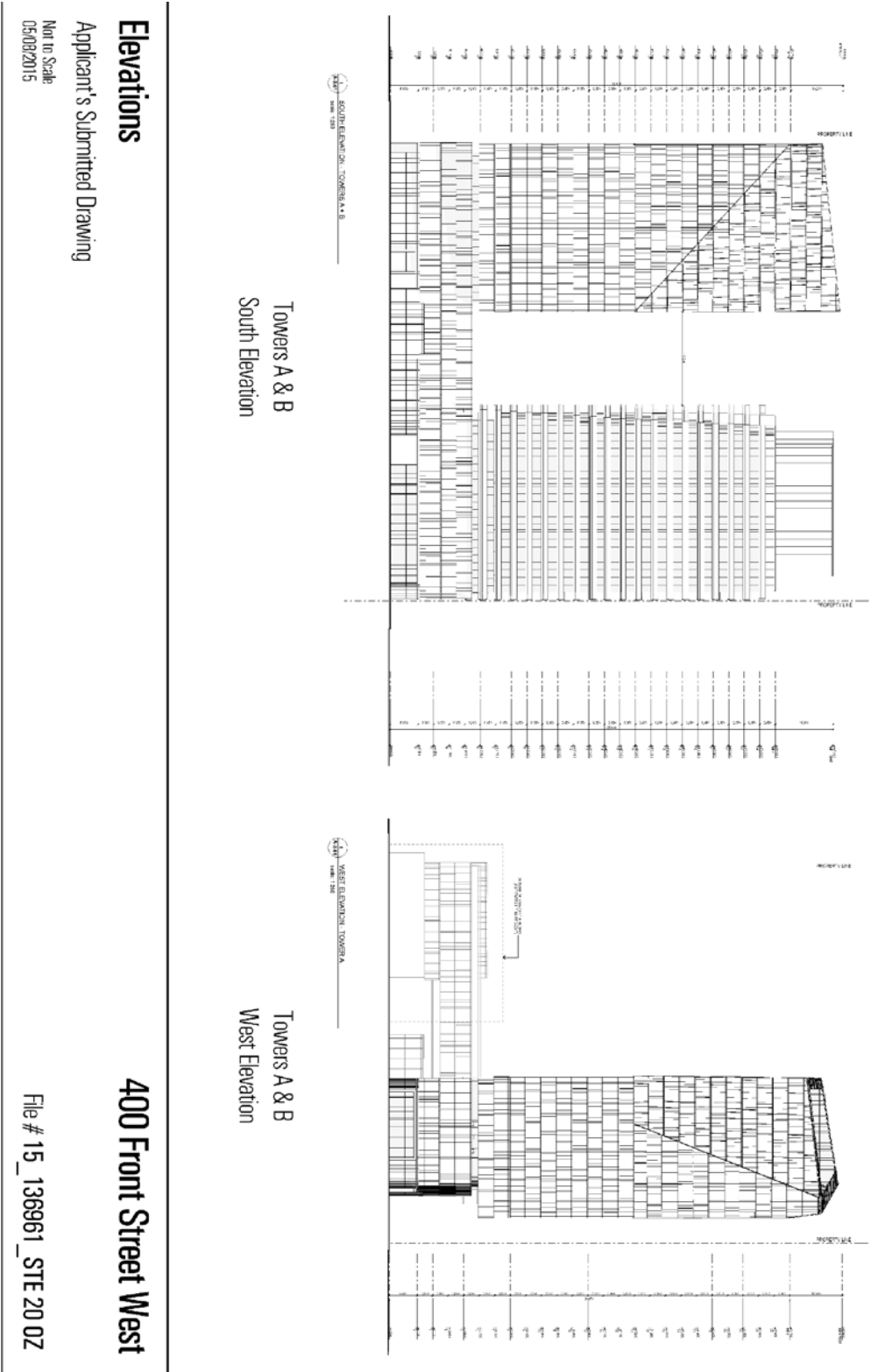
Applicant's Submitted Drawing

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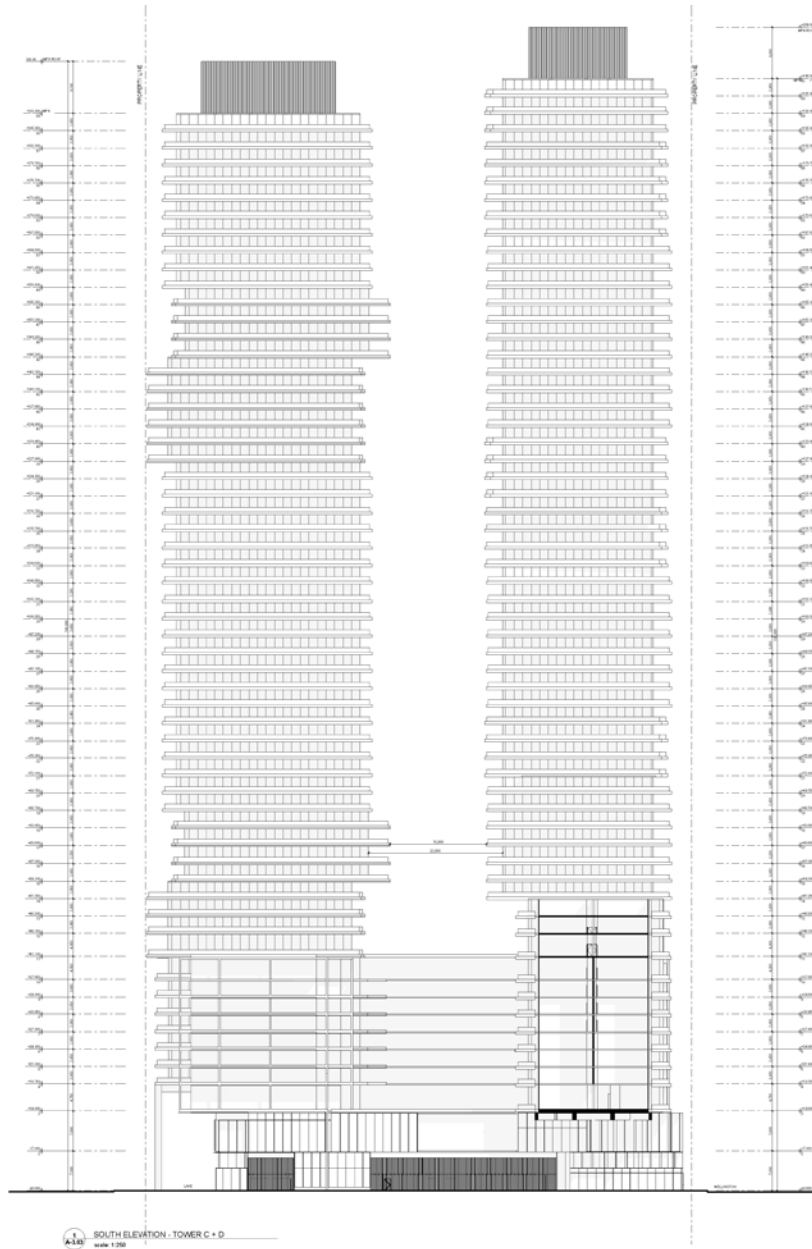
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Attachment 3B: Elevations



Attachment 3C: Elevations



Tower C & D South Elevation

Elevations

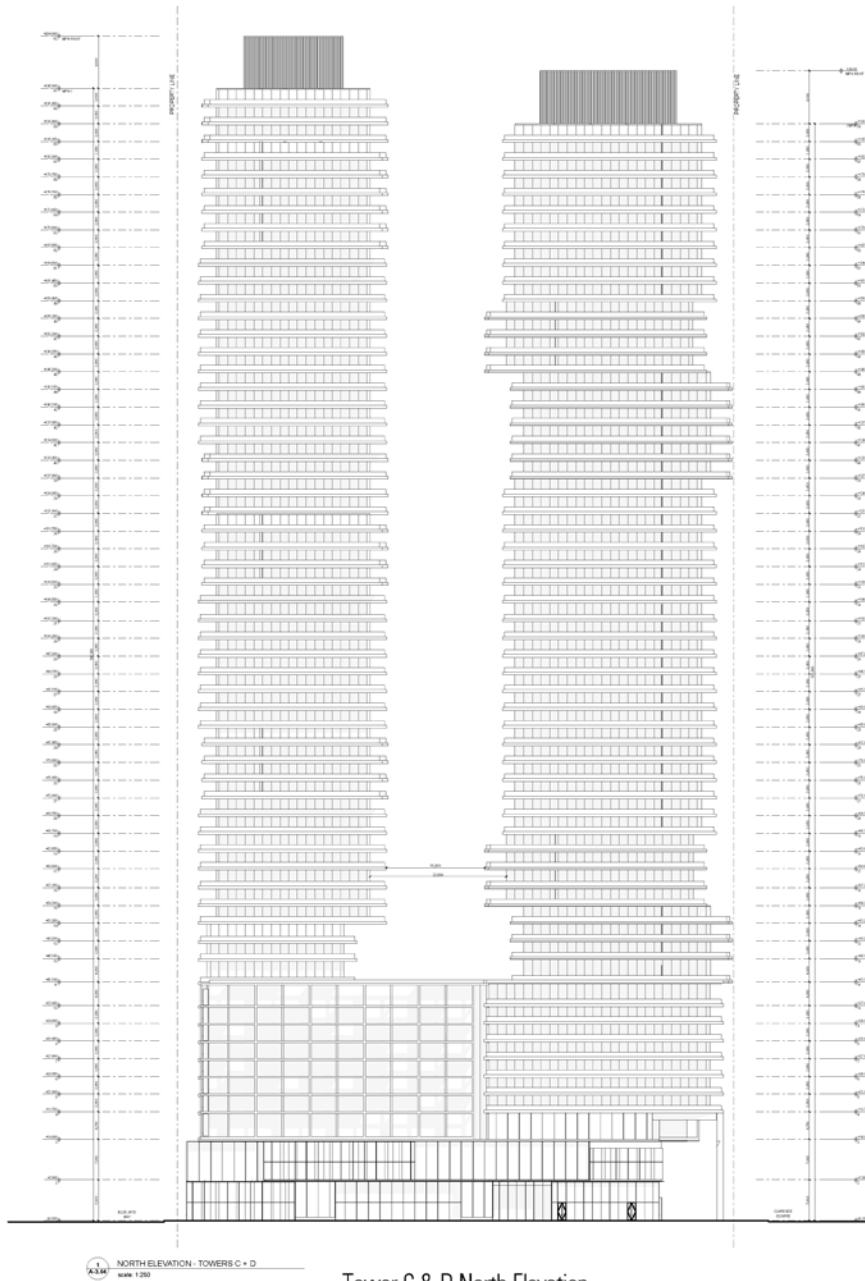
Applicant's Submitted Drawing

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Attachment 3D: Elevations



Tower C & D North Elevation

Elevations

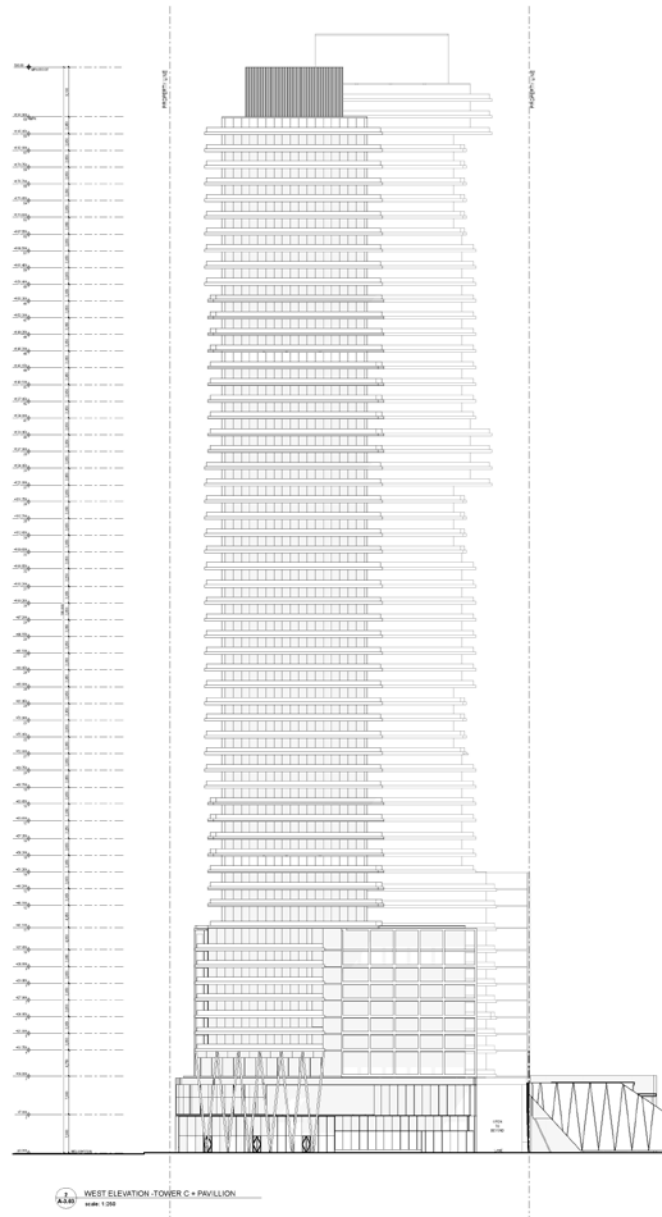
Applicant's Submitted Drawing

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Attachment 3E: Elevations



Tower C & D West Elevation

Elevations

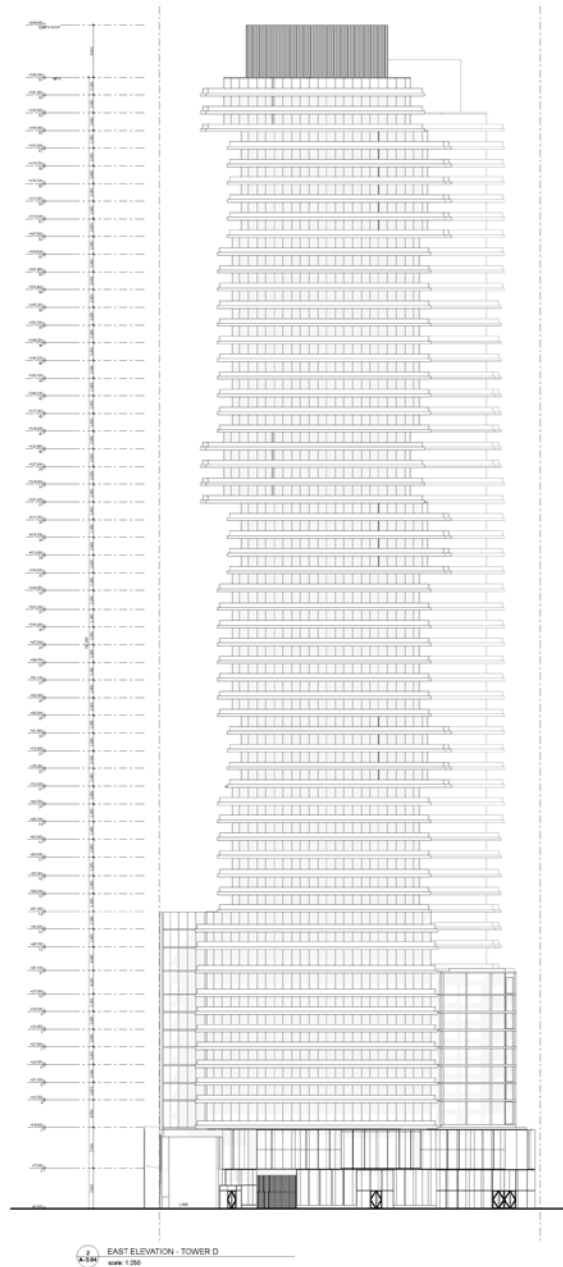
Applicant's Submitted Drawing

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400 Front Street West

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Attachment 3F: Elevations



Tower C & D East Elevation

Elevations

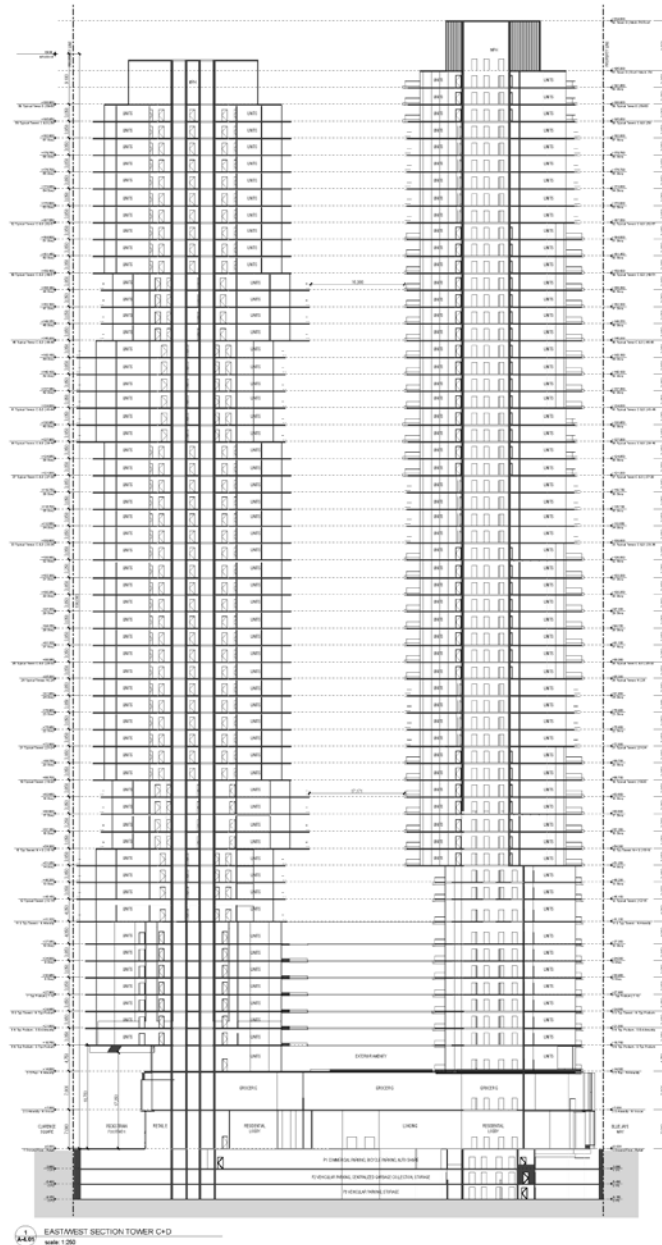
Applicant's Submitted Drawing

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400 Front Street West

File # 15_136961_STE 20 02

Attachment 3G: Elevations



Tower C & D East/West Elevation

Elevations

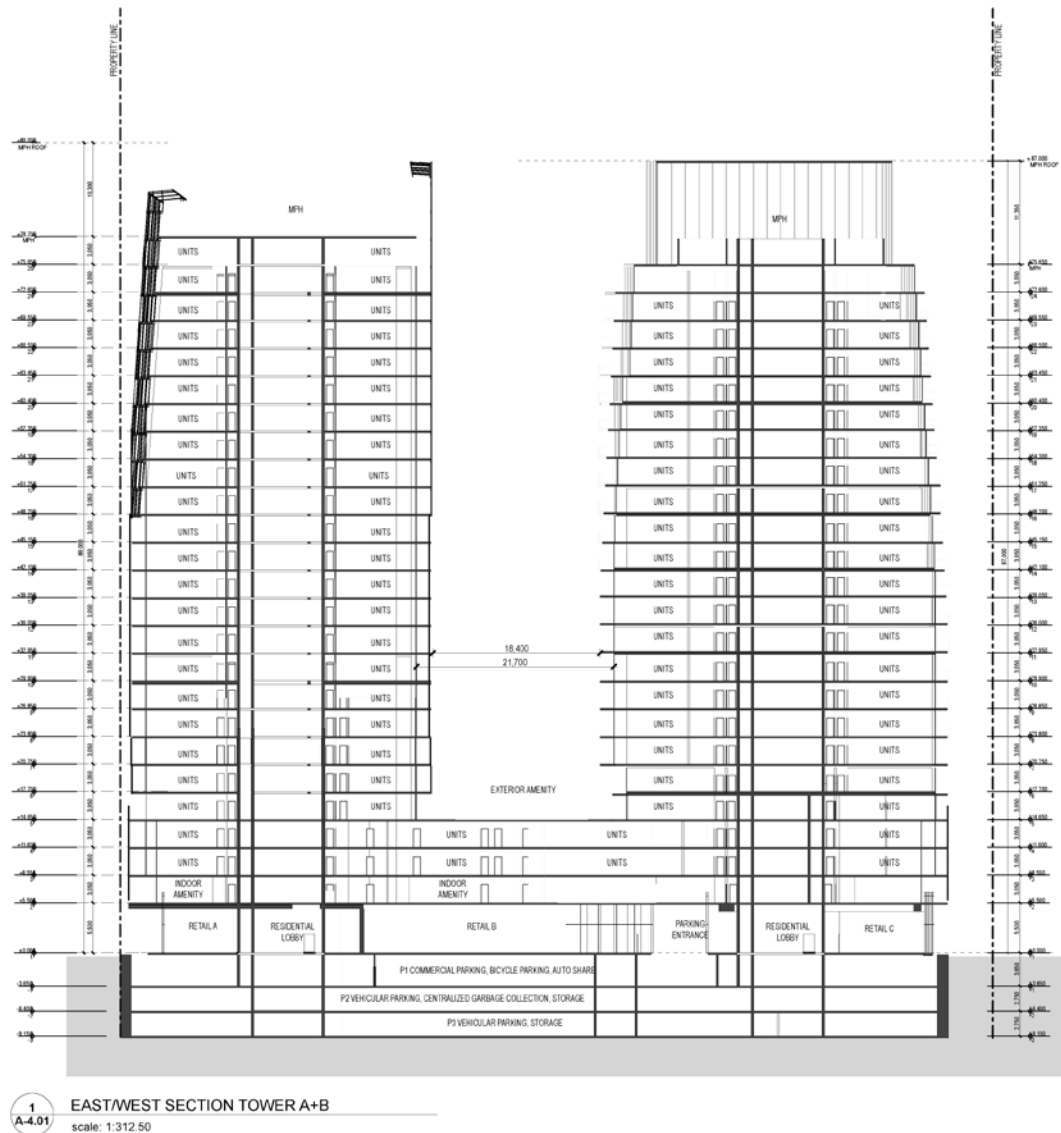
Applicant's Submitted Drawing

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400 Front Street West

File # 15_136961_STE 20 02

Attachment 3H: Elevations



Tower A & B East/West Elevation

Elevations

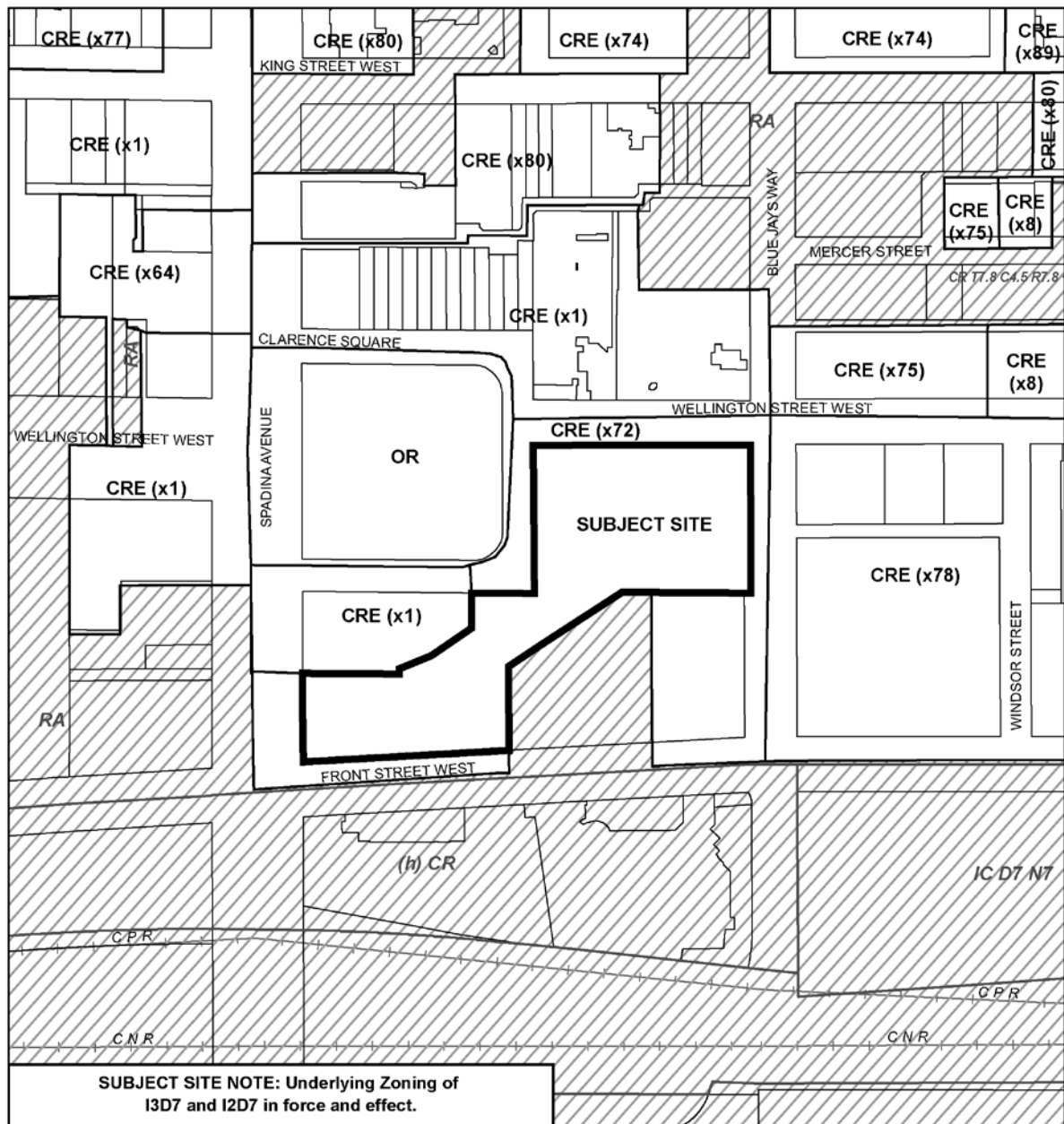
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400 Front Street West

File # 15_136961_STE 20 02

Attachment 4: Zoning



Zoning By-Law No. 569-2013

400 Front Street West

File # 15 136961 STE 20 02



Location of Application

CRE Commercial Residential Employment OR Open Space Recreation



See Former City of Toronto By-Law No. 438-86

CR Mixed-Use District
RA Mixed-Use District
IC Industrial District
T Industrial District



Not to Scale
Extracted: 05/08/2015

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	15 136961 STE 20 OZ
Details	Rezoning, Standard	Application Date:	April 7, 2015
Municipal Address:	400 FRONT ST W		
Location Description:	RP 63R4151 PARTS 1 TO 9 **GRID S2015		
Project Description:	Proposal to construct four mixed-use towers, two towers on the north parcel (58 & 60 storeys) and two towers on the south parcel (24 and 25 storeys) with a total of 2,291 residential units with three levels of underground parking		
Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC.		ARCHITECTS ALLIANCE	CITY FRONT DEVELOPMENTS INC

PLANNING CONTROLS

Official Plan	Regeneration Areas	Site Specific
Designation:		Provision:
Zoning:	CRE (x72)	Historical Status:
Height Limit (m):	61, 30, 18	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	11290	Height:	Storeys:	60	
Frontage (m):	91.3		Metres:	204	
Depth (m):	0				
Total Ground Floor Area (sq. m):	5485				Total
Total Residential GFA (sq. m):	142724		Parking Spaces:	649	
Total Non-Residential GFA (sq. m):	8738		Loading Docks	6	
Total GFA (sq. m):	151462				
Lot Coverage Ratio (%):	48				
Floor Space Index:	13.4				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	142724	0
Bachelor:	500	Retail GFA (sq. m):	8738	0
1 Bedroom:	1207	Office GFA (sq. m):	0	0
2 Bedroom:	354	Industrial GFA (sq. m):	0	0
3 + Bedroom:	230	Institutional/Other GFA (sq. m):	0	0
Total Units:	2291			

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