

**234 Simcoe Street and 121 St. Patrick Street - Zoning
Amendment Application - Preliminary Report**

Date:	October 23, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	15-218429 STE 20 OZ

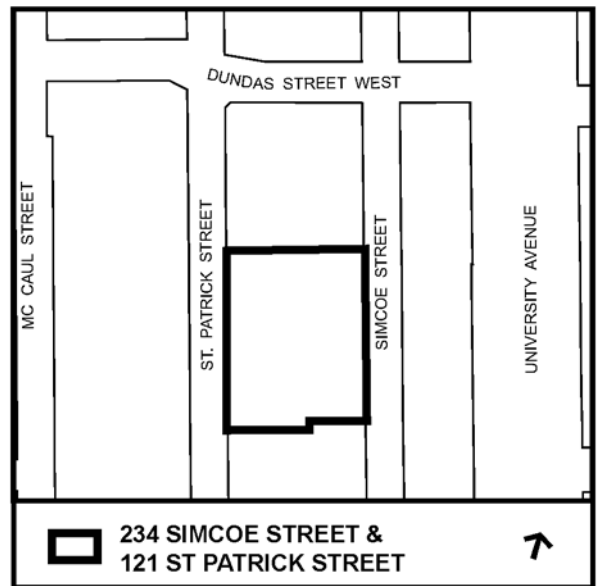
SUMMARY

This application proposes a mixed-use development consisting of three buildings: a 54-storey building with retail uses at grade and residential uses above; a 24-storey building with retail, office and residential uses; and a 17-storey building with retail uses at grade and residential above at 234 Simcoe Street and 121 St. Patrick Street. A total of 1,129 dwelling units are proposed as well as 10,946.43 square metres of office floor area and 2,519.23 metres of retail floor area. The total gross floor area of the proposed development is 84,913.64 square metres, representing a density of 12.69 times the area of the site.

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

Staff have identified concerns with the height, scale and density of the proposed development that is within the *Downtown*. Planning Staff will work with the applicant to resolve outstanding issues and achieve a development proposal with heights, scale and density that are appropriate for its existing and planned context.

Planning staff recommends that a community consultation meeting be scheduled. Staff anticipate submitting a final report on the application to



Community Council in the 2nd quarter of 2016. The target dates assume that 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 234 Simcoe Street and 121 St. Patrick Street 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.

Pre-Application Consultation

Pre-application consultation meetings were held with the applicant on January 24, 2015 and March 11, 2015 to discuss complete application submission requirements. Staff identified issues with the proposed height and density of the development, the number of towers, transitions and stepping down to St. Patrick Street, office replacement, and pedestrian connections through the site.

A pre-application community consultation meeting was also held by the Ward Councillor on May 12, 2015. Planning staff were in attendance at the meeting. Main issues raised by participants included concerns with the height and density, the setbacks of the building along St. Patrick Street, potential wind impacts, capacity of services in the areas, and a number of issues related to transportation including the proposed accesses, impacts on the traffic generated by the development on the surrounding road network particularly at intersections along Dundas Street West, parking, and pedestrian safety in relation to the students in the area. A number of participants commented that the design was high quality.

ISSUE BACKGROUND

Proposal

The application proposes a mixed-use development including retail, office and residential uses in three buildings. Overall the proposal includes 1,129 dwelling units comprised of 10 studio, 781 one-bedroom, 225 two-bedroom and 113 three bedroom dwelling units. The total gross floor area of the proposed development is 84,913.64 square metres, representing a density of 12.69 times the area of the site (Attachments 1, 2 and 3).

Building 1 is a 54-storey building with residential and retail uses proposed to be situated in the northeast corner of the site adjacent to Simcoe Street. A total of 634 dwelling units and 1,113.41 m²

of ground floor retail area are proposed in this building. The building design includes a 6-storey base building 21.8 metres high with a 48-storey tower above for a total height including mechanical penthouse of 176.14 metres. The tower is proposed to be setback 12.5 metre from the north property line with a setback ranging from approximately 0.5 to 2.5 metres above the base building, from Simcoe Street.

Building 2 is proposed to be 24-storeys high with residential, retail and office uses and is situated in the southeast corner of the site along Simcoe Street. A total of 150 dwelling units, 748.31 m² of retail floor area and 10,946.43 m² of office floor area are proposed in the second building. An 8-storey base building of 35.8 metres is proposed to be occupied mostly with office uses with retail uses at grade. A 16-storey tower is generally located on the southern portion of the base building with a total building height of 91.4 metres including the mechanical penthouse. The tower is setback approximately 7.5 metres from the south property boundary and approximately 2 to 4 metres above the base building, from Simcoe Street.

Building 3 is proposed to be 17 storeys (56.4 metres high including the mechanical penthouses) with residential and retail uses and is situated along the west side of the site adjacent to St. Patrick Street. The building extends the full length of the site along St. Patrick Street and the building design incorporates a series of block elements separated by amenity areas. Stepbacks of 5 and 6 metres are proposed along the north and south sides of the building respectively at level 7, with the building extending closer to the north and south property lines at the 12th level by approximately 2.0 metres. A total of 345 dwelling units and 662.51 m² of retail floor area on the ground floor are proposed in this building.

Tower floorplates sizes vary within the buildings. For Building 1, the 54-storey building at the northeast corner of the site, tower floorplates range from 734.46 to 798.17 m². In Building 2, the 24-storey building proposed at the southeast corner of the site, tower floorplates range from 688.26 to 748.54 m². For Building 3, the 17-storey building along St. Patrick Street floorplates ranging from 1,277.44 to 1,373.4 m² are proposed.

The orientation and articulation in the tower designs results in a range of separation distances between towers on site. Building 1 is proposed to be separated by a distance of 20.5 metres from the tower on Building 2 to the south. The tower for Building 2 is separated from 13.9 to 15 metres from Building 3 at the south end of the site, and the tower on Building 1 is separated from 14.7 to 15 metres from Building 3 at the north end of the site.

A summary of the development statistics for each building is included in the table below.

Project Uses and Development Statistics - 234 Simcoe Street and 121 St. Patrick Street			
Development Criteria	Building 1	Building 2	Building 3
Proposed Uses	residential, retail	residential, retail, office	residential, retail
Building Height Storeys (m)*	54 (168.3)	24 (85.4)	17 (56.4)
Base Building Height Storeys (m)	6 (21.8)	8 (35.8)	--
Number of Dwelling Units	634	150	345
Residential Gross Floor Area (m ²)	40,013.75	10,863.71	20,570.52
Office Gross Floor Area (m ²)	--	10,946.43	--
Retail Gross Floor Area (m ²)	1,113.41	743.31	662.51
Total Gross Floor Area (m ²)	41,127.16	22,553.45	21,233.03
Tower Floor Plate (m ²)	734.46 to 798.17	688.26 to 748.54	1,167.74 to 1,373.4
Indoor Amenity Space (m ²)	2,030.90	364.41	--
Outdoor Amenity Space (m ²)	783	1,444.31	941.6

* Height excluding mechanical penthouse

An underground parking garage with four levels and 502 parking spaces is proposed for residents (286), office uses (61), retail uses (30) and for a commercial parking garage (125) intended to be operated by the Toronto Parking Authority. A total of 718 bicycle parking spaces are proposed within the parking garage, including 559 long-term resident spaces, 108 short-term resident spaces, 31 spaces for office uses, and 20 spaces for retail uses. Access to loading and parking is proposed from two private driveways situated at the north and south ends of the site. The driveways extend through the site with ingress proposed from Simcoe Street and egress to St. Patrick Street.

The application proposes a 12 metre wide pedestrian connection that extends diagonally midway through the site between Simcoe Street and St. Patrick Street. Retail uses are proposed to front along this connection with spill out areas for retail uses and restaurants adjacent to the buildings and publicly accessible private open space proposed between the spillout zones.

Proposed common residential amenity space includes 2,395.32 m² of indoor amenity space situated in two buildings. Three levels 7, 8 and 9 within Building 1 are proposed as amenity floors each 679.97 m² in size. The 9th level within Building 2 also contains an amenity room 364.41 m² in size. Total outdoor amenity space proposed is 3,168.92 m² situated on outdoor terraces on level 2 in Building 1, and levels 7 and 9 within Building 2 and on level 13 and on the roof of Building 3. A bridge connection is proposed at the 7th level between Buildings 1 and 3 to link the indoor and outdoor amenity spaces within these buildings. Private balconies are also proposed for most units.

Additional site and development statistics are included in the application data sheet in Attachment 4.

Site and Surrounding Area

The site is located on the west side of Simcoe Street and extends the full block west to St. Patrick Street. It is located south of Dundas Street West and north of Queen Street West. The site has 87.9 metres of frontage along Simcoe Street, 92.57 metres of frontage along St. Patrick Street and a

depth of approximately 79 metres. The site is 0.67 hectares in area, irregular in shape and generally flat.

The site includes two properties, the City-owned/Toronto Parking Authority lands at 121 St. Patrick Street currently occupied with a 36 space Toronto Parking Authority parking lot, and 234 Simcoe Street currently occupied by the 3-storey Bank of Montreal Service Centre building. The gross floor area of this existing office building is 10,134.1 m².

Surrounding uses include:

- North: Adjacent to the north are two 12-storey residential buildings owned by Toronto Community Housing Corporation. North of the residential buildings is the 3-storey Toronto Police Service 52 Division building. Further north on the north side of Dundas Street is an 8-storey apartment building with an apartment neighbourhood to the north with buildings ranging from 10 to 15 storeys. There is a low rise residential neighbourhood to the northwest, west of McCaul Street and north of Dundas Street West. To the northeast along University Avenue are a number of taller buildings and recently approved developments. These include the 18-storey office building on the northwest corner of University Avenue and Dundas Street West at 480 University Avenue. The site has approved zoning to permit an additional 37 storeys for residential uses above the existing office building (File 12 236896 STE 20 OZ). A 55-storey mixed use development has been approved on the northeast corner of Dundas Street West and University Avenue (File 13 123864 STE 27 OZ).
- South: Adjacent to the south is a 52 metre high Bell Canada Utility building. To the south, on the north side of Micheal Sweet Avenue is a 25-storey residential building. Further south is the pedestrian mews along Simcoe Street, a 4-storey parking garage and a mix of office buildings ranging from 12 to 16 storeys including the Canada Life Building at 190 Simcoe Street.
- West: Opposite the site on the west side of St. Patrick Street is a 16-storey residential building. The mixed-use development 'Village by the Grange' is also to the west with heights ranging from 10 to 12 storeys. Further west are significant institutional and park uses, including the OCAD University, the Art Gallery of Ontario, Grange Park as well as the Sharp Centre for Design.
- East: Opposite the site on the east side of Simcoe Street is a 25-storey office building. To the north is the recently constructed 42-storey residential building at 426 University Avenue. Further north at the southwest corner of Dundas Street West is a 20-storey office building with retail uses and a TTC subway entrance. Further east are primarily office buildings along University Avenue ranging from 19 to 26 storeys with City Hall further east at 100 Queen Street West.

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 site is located in the *Downtown* and is designated *Mixed Use Areas* in the Official Plan (Attachment 5).

Downtown Policies

As an area where growth is anticipated and encouraged, the Official Plan provides for new development in the *Downtown* that: builds on the strength of the area as an employment centre, provides for a range of housing opportunities and supports and enhances the speciality retail and entertainment districts. The Official Plan directs growth to the *Downtown* in order to achieve multiple City objectives. Among other things, it promotes the efficient use of municipal services and infrastructure, concentrates jobs and people in areas well served by transit, promotes mixed use development to increase opportunities for living close to work and to encourage walking and cycling, improves air quality and reduces greenhouse gas emissions by reducing reliance on the private automobile all in keeping with the vision for a more liveable Greater Toronto Area.

This reurbanization strategy recognizes that the level of growth will not be uniform across the *Downtown* given its diversity. The policies of Section 2.2.1 seek to accommodate development that builds on the strength of the *Downtown* as a premier employment centre in the GTA, provides for a full range of housing opportunities for workers and reduces the demand for in-bound commuting, and focuses on the *Financial District* as the prime location for prestige commercial office buildings and landmark buildings that shape the skyline.

Public Realm and Built Form Policies

The public realm policies of Section 3.1.1 of the Official Plan recognize the essential role of our streets, open spaces, parks and other key shared public assets in creating a great City. These policies aim to ensure that a high level of quality is achieved in architecture, landscape architecture,

and urban design in public works and private developments to ensure that the public realm is functional, beautiful, comfortable, safe and accessible.

The Official Plan recognizes that most of the City's future development will be infill and as such will need to fit in, respect and improve the character of the surrounding area. As a result, the built form policies of Section 3.1.2.2 seek to ensure that new development is located, organized and massed to fit harmoniously with the existing and/or planned context and will limit its impacts on neighbouring streets, parks, open spaces and properties. Among other things this harmony is achieved by: massing new buildings to frame adjacent streets in a way that respects the existing and/or planned street proportion; creating appropriate transitions in scale to neighbouring or existing planned buildings, providing for adequate light and privacy and adequately limiting any resulting shadowing of, and uncomfortable wind conditions, on neighbouring streets and properties.

Due to the larger civic responsibility and obligations associated with tall buildings, the built form policies of Section 3.1 provide additional design direction to ensure that they fit into the existing and planned context and limit local impacts. The Plan states that although tall buildings are desirable in the right places they do not belong everywhere and are only one form of intensification. Policy 3.1.3.2 requires new tall building developments to address key urban design considerations set out in the Plan.

The housing policies of Section 3.2.1 support the provision of a full range of housing opportunities in the City and seek to stimulate the production of new private sector rental housing.

Toronto's Economic Health Policies

To support and strengthen Toronto's economy the growth management strategy for the City identifies areas for both growth in jobs and population. This includes the *Downtown* with policies aimed to create opportunities for development to accommodate diverse business ventures, to meet the changing economic conditions of the future and create a vibrant city.

OPA 231 introduced additional policies to achieve this aim. Section 3.1.5 provides that a multi-faceted approach to economic development in Toronto will be pursued that stimulates transit-oriented office growth in the *Downtown and Central Waterfront*, the *Centres*, and within walking distance of existing and approved and funded subway, light rapid transit, and GO stations in other *Mixed Use Areas*, *Regeneration Areas* and *Employment Areas*. Section 3.5.1.3 promotes a balanced growth of jobs and housing across the City to maintain a complete community, reduce the need for long distance commuting and lessen regional road congestion and increase the proportion of travel by transit walking and cycling. Section 3.5.1.4 provides that programs and incentives will be established to grow employment and investments including programs and incentives directed to office development.

Mixed Use Areas Policies

A broad range of commercial, residential and institutional uses in single use or mixed-use buildings, as well as parks and open spaces and utilities are permitted within the *Mixed Use Areas* designations. The Official Plan recognizes that *Mixed Use Areas* achieve a number of planning

objectives by combining a broad array of uses. The Plan notes that not all *Mixed Use Areas* will experience the same scale or intensity of development.

Section 4.5.2 includes criteria for development in *Mixed Use Areas* to ensure, among other matters, that the location and massing for new buildings achieves transitions between areas of different development intensity and scale, frames the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces. Development in *Mixed Use Areas* should also provide attractive, comfortable and safe pedestrian environments; have access to schools, parks and community centres as well as libraries and childcare. It should also take advantage of nearby transit services; provide good site access and circulation as well as an adequate supply of both visitor and resident parking. In addition, service areas should be located to minimize impacts on adjacent streets, and any new multi-unit residential development should provide indoor and outdoor amenity space for residents.

Official Plan Amendment No. 231

Official Plan Amendment No. 231 (OPA 231), adopted by City Council December 18, 2013, received approval by the Ministry of Municipal Affairs and Housing on July 9, 2014 and, is in large part, under appeal before the Ontario Municipal Board. As an outcome of the Official Plan and Municipal Comprehensive Reviews, OPA 231 contains new economic policies and designations to stimulate office growth in the *Downtown, Central Waterfront* and *Centres*, and all other *Mixed Use Areas, Regeneration Areas* and *Employment Areas*, and also contains new policies with respect to office replacement in transit-rich areas. In particular, Policy 3.5.1 (2a) currently in force and effect requires:

2. "A multi-faceted approach to economic development in Toronto will be pursued that:
 - (a) Stimulates transit-oriented office growth in the *Downtown* and *Central Waterfront*, the *Centres* and within walking distance of existing and approved and funded subway, light rapid transit and GO stations in other *Mixed Use Areas, Regeneration Areas* and *Employment Areas*".

Additionally, Policy 3.5.1 (6) requires that new office development will be promoted in *Mixed Use Areas* and *Regeneration Areas* in the *Downtown, Central Waterfront* and *Centres* and all other *Mixed Use Areas, Regeneration Areas* and *Employment Areas* within 500 metres of an existing or approved and funded subway, light rapid transit or GO Station. Policy 3.5.1 (9) requires the provision of office space on any site containing 1,000 m² or more of office space, where residential development is proposed. Policy 3.5.1 (6) and (9) are both currently under appeal.

The site is located within 500 metres of the University-Spadina subway line and approximately 100 metres from the St. Patrick Subway Station and approximately 350 metres from the Osgoode Subway Station. A portion of the site is currently occupied with a 3-storey office building with an overall floor area of 10,134.1 square metres. The proposal includes 10,946.43 square metres of office floor area an increase of 812.33 square metres of office floor area from the existing condition.

Zoning

The site is zoned Mixed-Use (CR) in Zoning By-law 569-2013 and in former City of Toronto Zoning By-law 438-86 (Attachment 6). A wide range of retail and commercial as well as residential uses including apartments are permitted on the site. A maximum overall density of 4 times the area of the lot is permitted. For commercial uses the maximum density permitted is 2 times the area of the lot and for residential uses the maximum density permitted is 3.5 times the area of the lot. The maximum building height permitted is 37 metres.

Site Plan Control

The proposed development is subject to site plan control. A site plan control application has not been submitted.

Design Review Panel

The City's Design Review Panel considers large scale development proposals within the growth areas throughout the City including within the *Downtown*. The application is scheduled to be considered by the City's Design Review Panel at its meeting on December 17, 2015.

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>.

Downtown Tall Buildings: Vision and Supplementary Design Guidelines

This project is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies where tall buildings belong Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings. The Downtown Vision and Supplementary Design Guidelines should be used together with the city-wide Tall Building Design Guidelines to evaluate new and current Downtown tall building proposals.

The Downtown Tall Buildings Guidelines are available at <http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>.

TOcore

On May 13, 2014, Toronto and East York Community Council 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'. These reports along with additional information are available on the study website at: www.toronto.ca/tocore.

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 study team will be reporting back to TEYCC by the end of 2015 on the results of Phase One and the priorities for Phase Two, "Planning and Analysis". The review of this application will be informed by the issues being considered under TOcore.

Tree Preservation

There are four trees on the site proposed for removal. An arborist report and tree protection plan was submitted with the application and is under review by Urban Forestry staff.

Reasons for the Application

A Zoning By-law Amendment is required as the existing zoning permits a maximum building height of 37 metres and the proposed buildings would have heights of 168.3, 85.4 and 56.4 metres (excluding mechanical penthouses). As well a maximum overall density of 4 times the area of the site is permitted and a density of 12.69 times the area of the site is proposed. A Zoning By-law Amendment is also required to establish development standards such as parking and loading requirements, building setbacks and required amenity space for the proposed development.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- architectural plans and drawings
- landscape drawings
- planning rationale
- sun/shadow study
- transportation considerations report
- preliminary pedestrian level wind study
- functional servicing report
- arborist report and tree preservation plan
- Toronto Green Standard checklist

A Notification of Complete Application was issued on September 25, 2015.

Issues to be Resolved

Staff have concerns with the height, scale and density of this development proposed within the *Downtown*. Staff will assess the proposed massing and scale of the development in relation to its consistency with its existing and planned context and in relation to appropriate transitions in scale to the *Mixed-Use Areas, Neighbourhood, Institutional Areas* and *Parks and Open Space Areas* that include significant cultural and educational institutions such as the Art Gallery of Ontario, OCAD University and Grange Park to the west. Planning Staff will work with the applicant to resolve outstanding issues and achieve a development proposal with heights, scale and density that are appropriate for its existing and planned context.

Issues identified to date in the review of the application include:

- conformity with the planning framework for this *Mixed Use Areas* site within the *Downtown* including the proposed height and density of the development.
- the appropriateness of the siting and massing of the proposed buildings in relation to the existing and planned context of this site, to Simcoe Street and St. Patrick Street, to shadow impacts on the public realm and properties in the vicinity, and its compliance with the development criteria for *Mixed Use Areas*.
- consistency with the *Tall Building Design Guidelines* and the *Downtown Tall Buildings: Vision and Supplementary Design Guidelines*, in relation to among other matters, site context, site organization, building massing, tower floor plate, pedestrian realm, secondary high streets, fit and transition in scale, street animation, base building height and scale, tower placement (including setbacks from property lines and separation distances between towers).
- the appropriateness of the location and design of the proposed pedestrian connection through the site.
- the proposed incorporation of the Toronto Parking Authority lands within the development.
- assessing the proposal in relation to the directions emerging from the TOcore initiative.
- adequacy of parkland within this area of the City and opportunities to provide parkland on site.
- the deficiency in the proposed parking supply, traffic impacts arising from the intensity and scale of the proposed development, and the proposed design of the vehicular accesses.
- the locations, design and functionality of the proposed indoor and outdoor amenity spaces.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

Section 37 of the *Planning Act*

The application in its current form will be subject to Section 37 contributions under the *Planning Act*. Should a development be recommended, Staff in consultation with the Ward Councillor will identify and secure public benefits pursuant to Section 37 of the *Planning Act* that address local priorities.

Toronto Green Standard

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard (TGS) adopted by City Council in July 2006. The TGS is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environmental policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling.

The TGS checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

CONTACT

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SIGNATURE

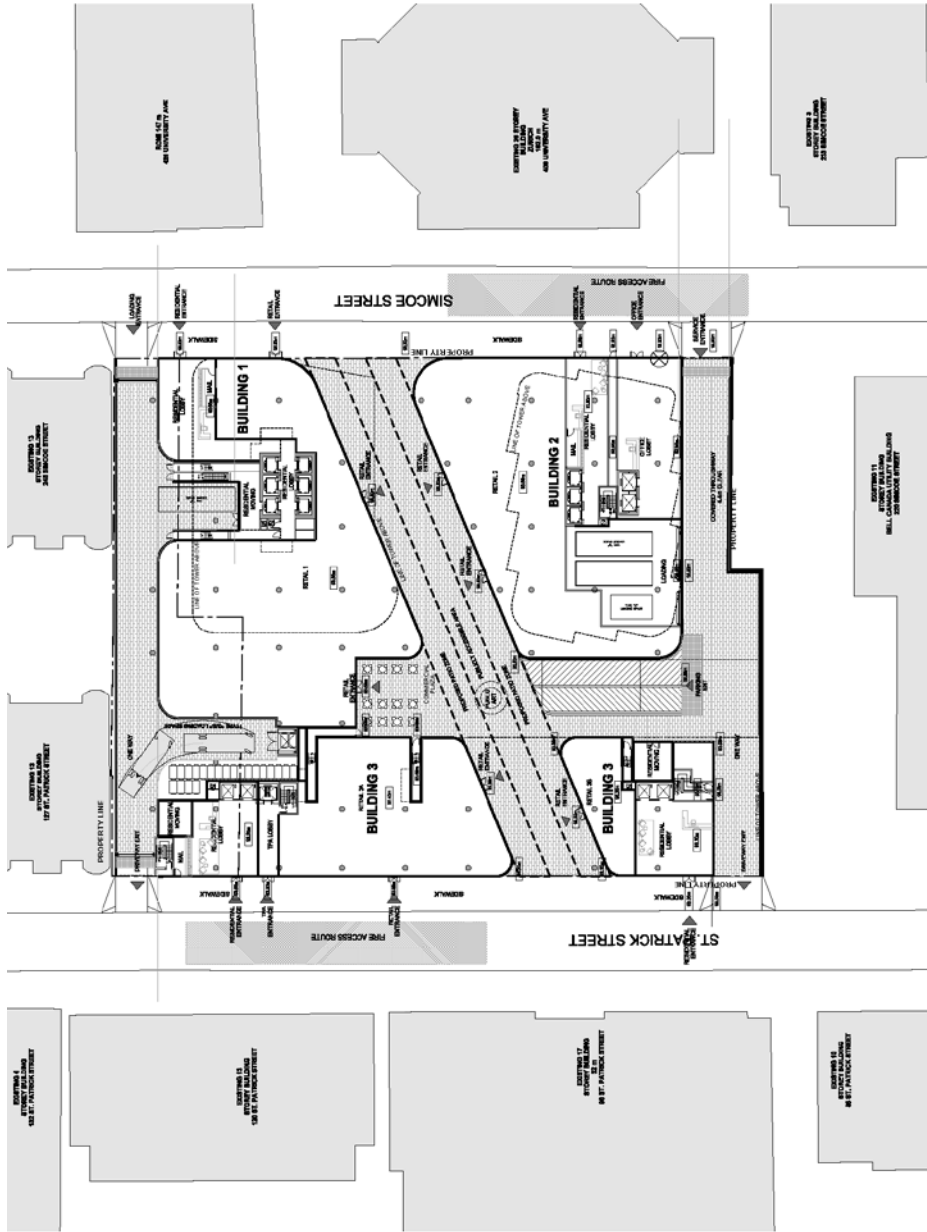
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North and South Elevations
Attachment 3: East and West Elevations
Attachment 4: Application Data Sheet
Attachment 5: Official Plan – Land Use Designations
Attachment 6: Zoning By-law 569-2013

Attachment 1: Site Plan

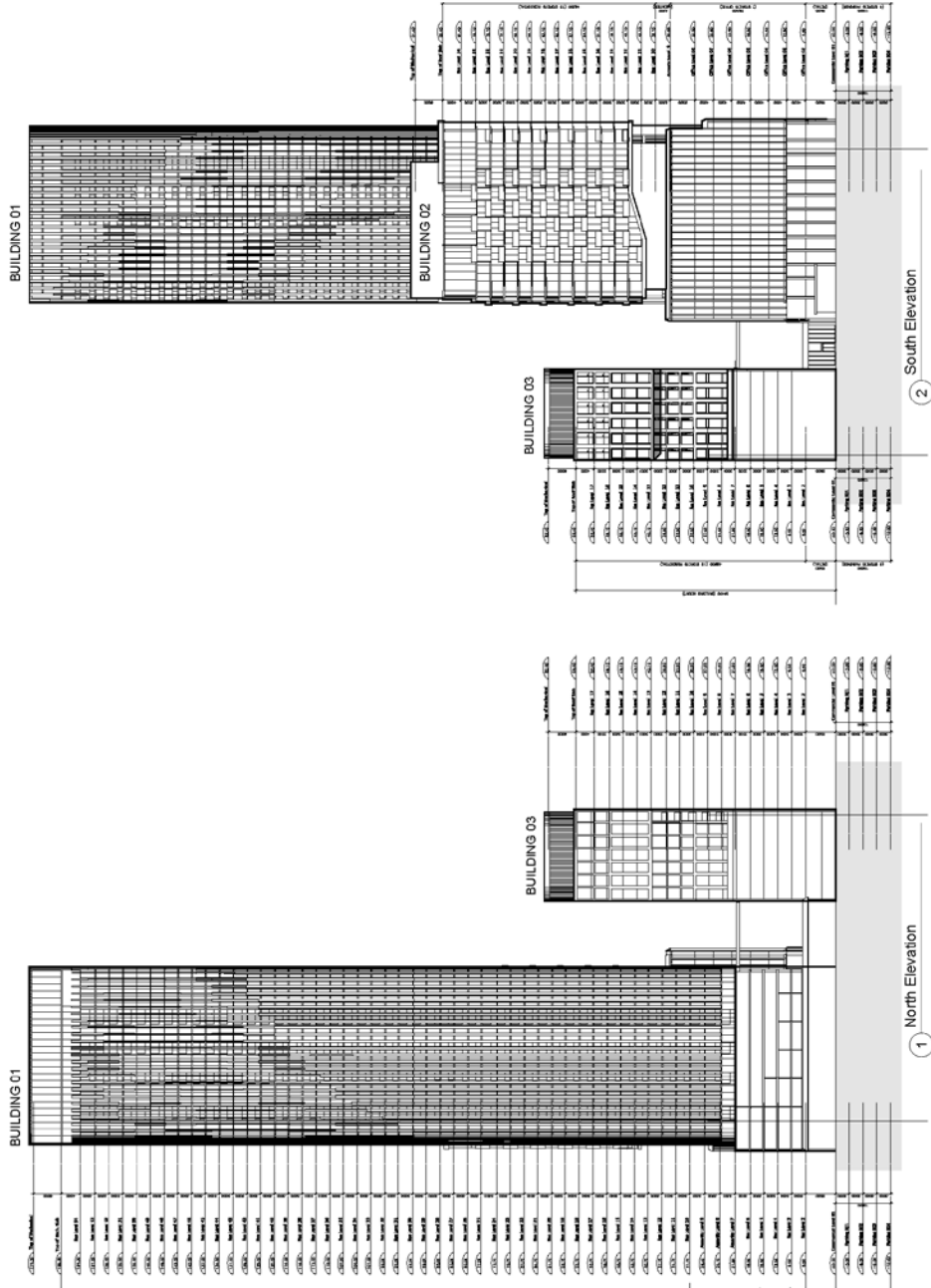


Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 09/22/2015

234 Simcoe Street & 121 St. Patrick Street

File # 15_218429_STE 20 0Z

Attachment 2: North and South Elevations



North / South Elevation
 Applicant's Submitted Drawing
 Not to Scale
 09/22/2015

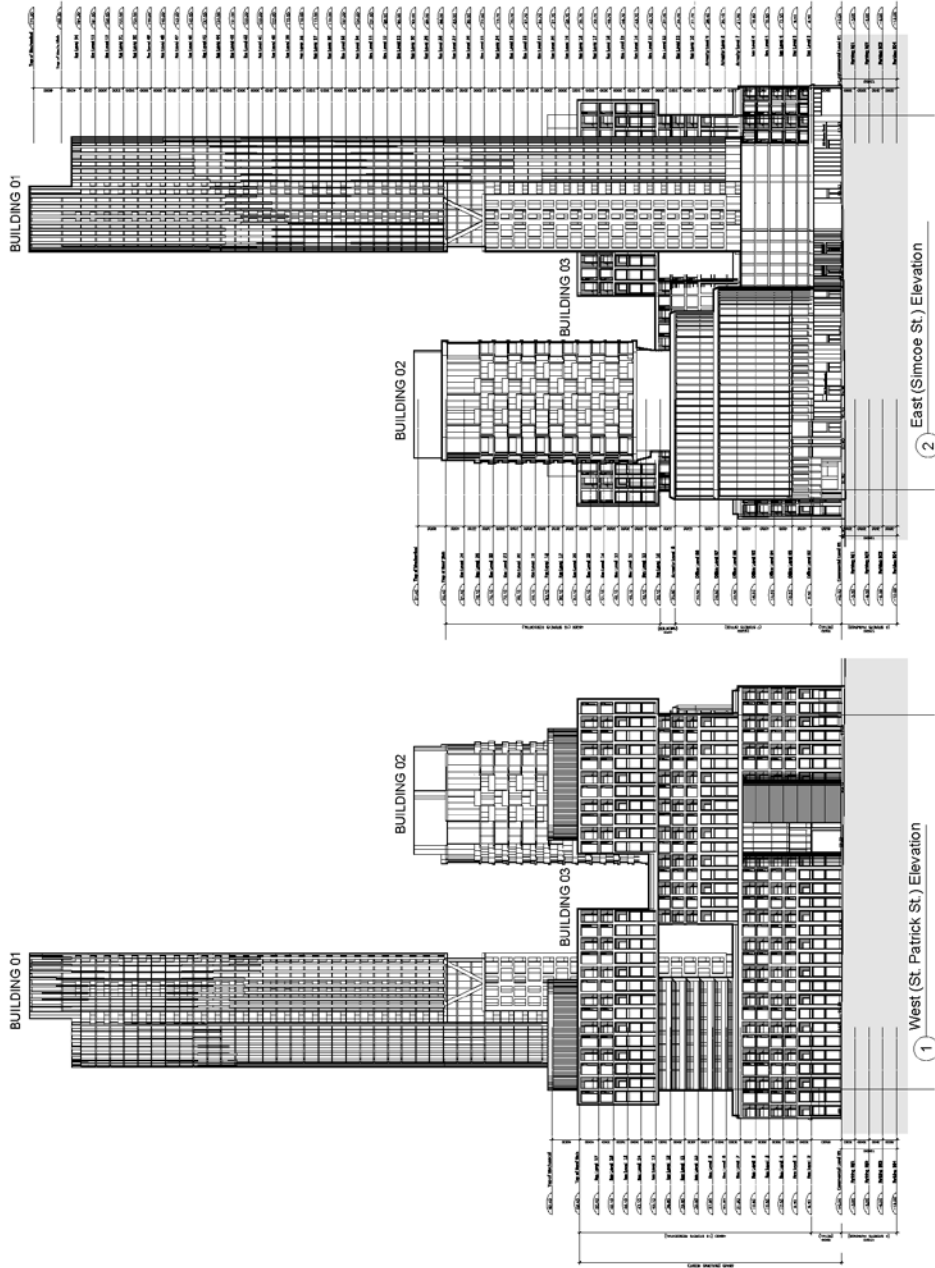
234 Simcoe Street & 121 St. Patrick Street

Applicant's Submitted Drawing

Not to Scale
 09/22/2015

File # 15_218429_STE 20 02

Attachment 3: East and West Elevations



234 Simcoe Street & 121 St. Patrick Street

East and West Elevations

Applicant's Submitted Drawing

Not to Scale
09/22/2015

File # 15_218429_STE 20 02

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	15 218429 STE 20 OZ
Details	Rezoning, Standard	Application Date:	September 9, 2015
Municipal Address:	234 Simcoe Street and 121 St. Patrick Street		
Location Description:	Plan 1 49 55 Lots 15 to 17 Pt Lots 14 & 18 W Simcoe St. Lot 14 Pt Lots 13, 16 & 17 E St. Patrick St. Plan 320E Lots 1 to 6 RP 66R2712 **GRID S2011		
Project Description:	Mixed-use development consisting of 3 buildings, 54 storeys, 24 storeys & 17 storeys. 1,129 dwelling units & a total gross floor area of 84,913.64 m ² .		

Applicant:	Agent:	Architect:	Owner:
Aird & Berlis LLP		Hariri Pontarini 602 King St. W Toronto, ON M5V 1M6	Lanterra 234 Simcoe Realty limited

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR 4.0 (c2.0; r3.5) SS1 (x2374)	Historical Status:	
Height Limit (m):	37	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	6691.82	Height:	Storeys:	54, 24 & 17
Frontage (m):	82.57		Metres:	168.3, 85.4, 56.4
Depth (m):	74			
Total Ground Floor Area (sq. m):	5493			Total
Total Residential GFA (sq. m):	71448		Parking Spaces:	502
Total Non-Residential GFA (sq. m):	13466		Loading Docks	5
Total GFA (sq. m):	84914			
Lot Coverage Ratio (%):	82			
Floor Space Index:	12.7			

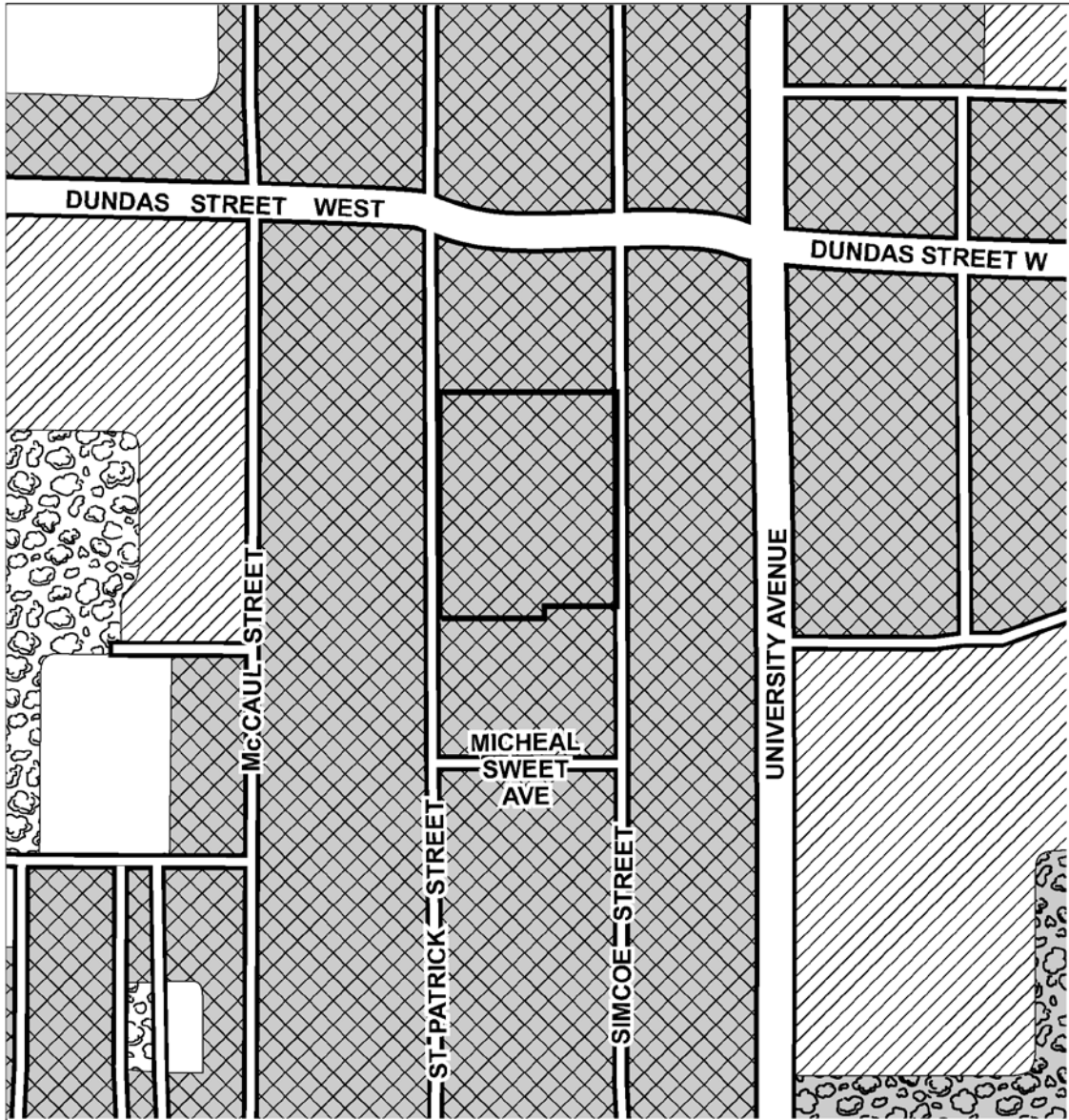
DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	71448	0
Studio:	10	Retail GFA (sq. m):	2519	0
1 Bedroom:	781	Office GFA (sq. m):	10947	0
2 Bedroom:	225	Industrial GFA (sq. m):	0	0
3 + Bedroom:	113	Institutional/Other GFA (sq. m):	0	0
Total Units:	1129			

CONTACT: PLANNER NAME: Susan McAlpine, Senior Planner
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Attachment 5: Official Plan – Land Use Designations



TORONTO City Planning
Official Plan

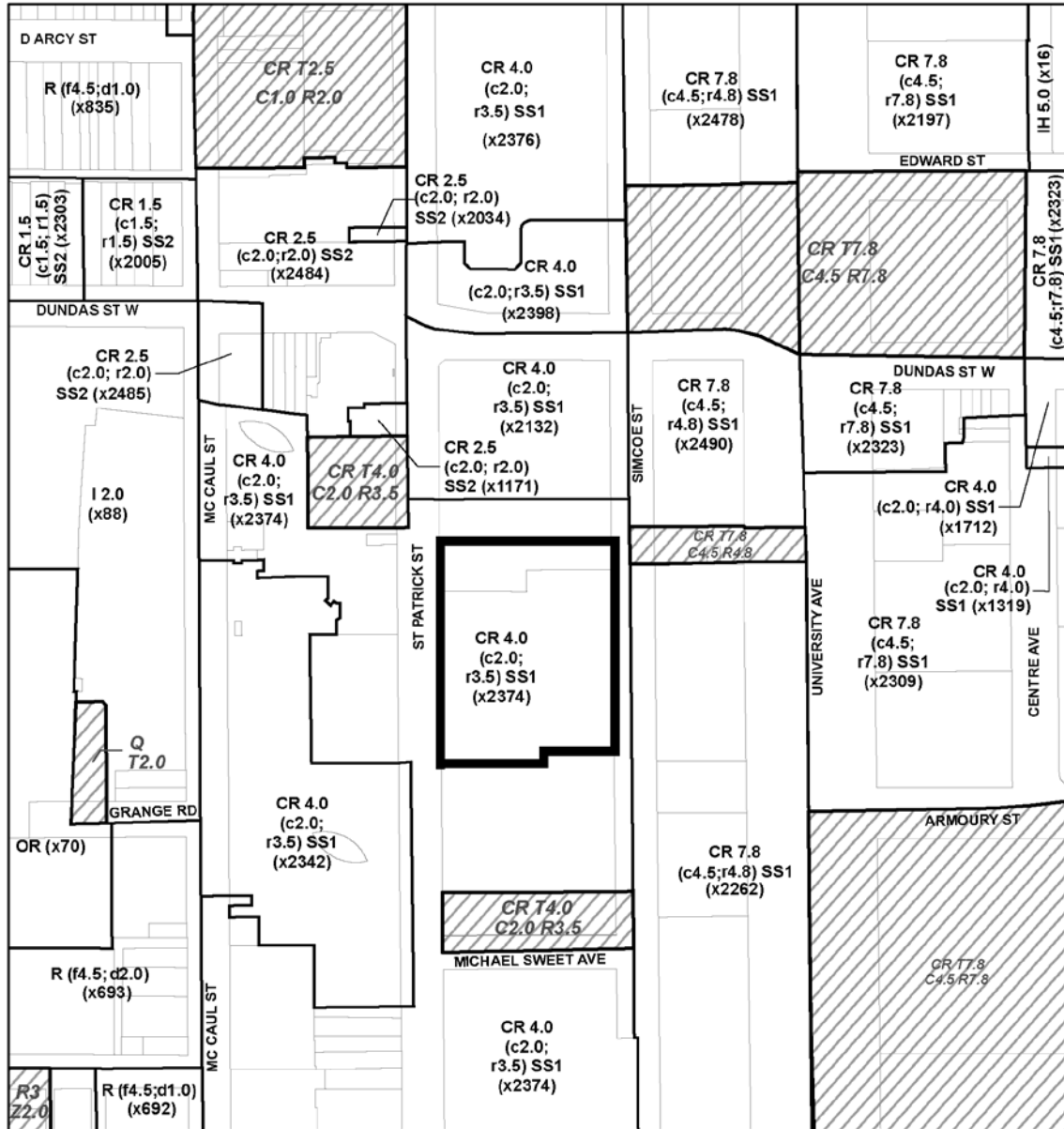
234 Simcoe Street & 121 St Patrick Street

File # 15_218429 STE 20 0Z



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Attachment 6: Zoning By-law 569-2013



234 Simcoe Street & 121 St. Patrick Street

Zoning By-law 569-2013

File # 15 218429 STE20 02

Location of Application

See Former City of Toronto Bylaw No. 438-86

- | | | |
|----------------------------------|----------------------------------|-------------------------------|
| R Residential | IH Institutional Hospital | CR Mixed-Use District |
| CR Commercial Residential | OR Open Space Recreation | G Parks District |
| I Institutional | | I1 Industrial District |
| | | Q Mixed-Use District |

Not to Scale
 Extracted: 09/22/2015