

**48-58 Scollard Street and 1315-1325 Bay Street  
Zoning Amendment Application - Preliminary Report**

<b>Date:</b>	December 11, 2015
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 27 – Toronto Centre-Rosedale
<b>Reference Number:</b>	15 251277 STE 27 OZ

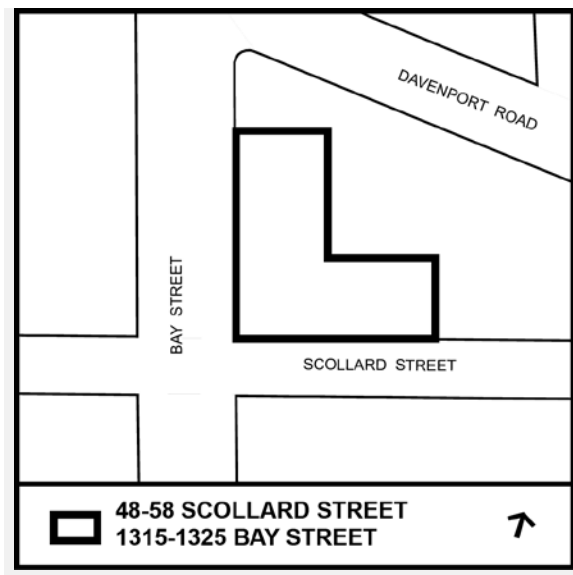
**SUMMARY**

This application proposes a new 43-storey (158 metres, including mechanical penthouse) mixed-use building with commercial and retail uses on the first four floors and residential uses above at 48-58 Scollard Street and 1315-1325 Bay Street. A total of 112 residential units, 132 resident parking spaces and 151 bicycle parking spaces are proposed. One of five listed heritage buildings on the site would be demolished and the remaining four heritage buildings would be altered, moved and integrated into the proposed development.

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.

The next step is to hold a community consultation meeting in the first quarter of 2016 where the community can review the application, provide comments, and ask questions of City staff and the applicant.

A final report is anticipated in the third quarter of 2016 assuming the applicant will provide all required information in a timely manner.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 48-58 Scollard Street and 1315-1325 Bay 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**

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

This application proposes a new 43-storey (158 metres, including mechanical penthouse) mixed-use building with commercial and retail uses on the first four floors and residential uses above. One of five listed heritage buildings on the site would be demolished and the remaining four heritage buildings would be altered, moved and integrated into the proposed development.

The proposed development is comprised of three components: (1) a three-storey base building integrated with the relocated heritage buildings at the east end of the site, on Scollard Street; (2) a new 590 square metre Privately Owned Publicly-Accessible Space (POPS) at the northeast corner of Scollard Street and Bay Street; and (3) a staggered-rectangular shaped tower with its wide face fronting the POPS and Bay Street (see Attachment 1: Site Plan).

The proposed low-rise base building on Scollard Street is linked to the tower and contains non-residential uses, amenity space, a rooftop garden, and the access point to a four-level underground parking garage and internal loading area.

The proposed tower is designed with three overlapping rectangles stepping back from the north and west property lines, with a nine-storey streetwall component. The nine-storey streetwall is set back 1.25 metres from the Bay Street property line and 0.0 metres from

the north property line. The tower then steps back 1.9 metres (from the west) and 1.3 metres (from the north) up to the 30<sup>th</sup> floor. The tower then steps back 4.5 metres further (from the west) and 6.2 metres (from the north) up to the 38<sup>th</sup> floor. The tower then steps back another 4.5 metres (from the west) and 6.2 metres (from the north) up to the 43<sup>rd</sup> floor.

The proposed floor plate size is reduced as the tower rises. The tower floor plate of floors 10-30 is 682 square metres, of floors 31-38 is 500 square metres, and of floor 39 and up is 324 square metres. The density of the proposed development is 11.3 times the area of the lot.

The proposed tower has a staggered setback from the Scollard Street property line from 11 metres to 24 metres framing the POPS.

The ground floor along Bay Street and the POPS will consist of retail uses, the residential lobby, and a drive court at the north end of the site off Bay Street. The second floor will be used as residential amenity space and the third and fourth floors will contain a restaurant use.

The existing sidewalk widths are approximately 6 metres wide along Bay Street and 3 metres wide along Scollard Street. The sidewalks are proposed to be widened with the introduction of the POPS along Bay Street. Along the ground floor, the narrowest portion of the widened sidewalk (curb to building face) would be approximately 10 metres along Bay Street. The sidewalk width along Scollard Street will remain unchanged along the heritage facades and be widened adjacent to the POPS.

The proposed building consists of 112 residential units. The residential unit breakdown is as follows:

<b>Unit Type</b>	<b>Number of Units</b>
1-bedroom	54
2-bedroom	47
3+-bedroom	11
<b>Total</b>	<b>112</b>

The applicant is proposing a total of 1,059 square metres of indoor amenity space on the second and ninth floors and 224 square metres of outdoor amenity space on the roof of the base building (third floor) and a terrace off the ninth floor amenity space.

A total of 132 resident vehicular parking spaces (including 14 visitor spaces) are to be provided in a four-level underground parking garage accessible from Scollard Street. A total of 151 bicycle parking spaces are proposed including 128 long term bicycle spaces on level P1, and 23 short term spaces at grade.

Servicing vehicles will access the site via Scollard Street to an enclosed Type 'G' loading space. All pick-up and drop-off vehicular activity is proposed via the drive court off of Bay Street.

### Site and Surrounding Area

The subject site is located on the northeast corner of Bay Street and Scollard Street. The L-shaped site has an area of 2,074 square metres with 57 metres of frontage along Bay Street and 53 metres along Scollard Street.

The subject site includes the following properties:

Address	Description	Heritage Register
48-50 Scollard St.	1-storey stucco and glass building (former Four Seasons sales centre)	
54 Scollard St.	Vacant two storey frame and stucco dwelling	Listed
54A Scollard St.	Vacant three storey brick building	Listed
56 Scollard St.	Vacant two-and-a-half storey brick building	Listed
58 Scollard St	Vacant two-and-a-half storey brick building	Listed
1315 Bay St.	Vacant three storey brick building	Listed
1319-1325 Bay St.	40-space commercial surface parking lot	

Uses and structures near the site include:

North: is a 10-storey mixed use building (1331 Bay Street) at the southeast corner of Bay Street and Davenport Road. The building steps back at the 9<sup>th</sup> floor (height of 29.1 metres) and then steps again at the 10<sup>th</sup> floor (height of 31.1 metres) and then steps to the mechanical penthouse (height of 36.4 metres). There are corner balconies at 1331 Bay Street and a window-less façade facing the property line of the subject site. The 1331 Bay Street building also wraps around the east property line of the subject site.

On the north side of Davenport Road are two recently-built apartment buildings. At 88 Davenport Road is the 25-storey "Florian" condominium with a height of 72.7 metres. To the east of the "Florian" is the 31-storey "The Yorkville" condominium at the northwest corner of Davenport Road and McMurrich Street (20 McMurrich Street) with a height of 106.4 metres. To the west of the "Florian" is an application to amend the site specific zoning by-law at 100 Davenport Road to permit a new 39-storey mixed-use building (File No. 15 262982 STE 27 OZ).

South: of Scollard Street is the Four Seasons Hotel and Private Residence. The combined hotel and residential building located at the northeast corner of Yorkville Avenue and Bay Street is 52 storeys (204 metres including a 9-metre mechanical penthouse) with a base building of 35.9 metres on the south side of Scollard Street. East of the 52-storey tower is a motor court with a mosaic

paving feature and a fountain sculpture. The second Four Seasons residential tower is 26 storeys (94 metres including a 5-metre mechanical penthouse). Adjacent to the motor court is the 'Rose Garden' POPS.

East: is a 15-storey apartment building at 40 Scollard Street with a height of 43.3 metres plus a 6.7-metre mechanical penthouse (total 49 metres), which is linked to the Stone Church at 45 Davenport Road. Further east is the "Lotus" apartment building with a height of 54 metres to the top of the building.

West: of Bay Street is Jesse Ketchum Park, school and schoolyard. At the northwest corner of Bay Street and Scollard Street is a 4-storey commercial building (1300 Bay Street). West of that property is the Yorkville-Hazelton Heritage Conservation District.

### **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 designates the subject site as *Mixed Use Areas* and locates it within the *Downtown and Central Waterfront*, as shown on Map 2, the Urban Structure map of the Official Plan.

The *Mixed Use Areas* designation in the Official Plan provides for 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.

Development in *Mixed Use Areas* is subject to a number of development criteria. In *Mixed Use Areas*, developments will: locate and mass new buildings to provide a transition between areas of different development intensity and scale; provide appropriate setbacks and/or stepping down of heights, particularly towards lower scale

*Neighbourhoods*; locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods* particularly during the spring and fall equinoxes; provide good site access and circulation and an adequate supply of parking for residents and visitors; provide an attractive, comfortable and safe pedestrian environment; locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Heritage policies are found under Section 3.1.5 of the Official Plan. The Official Plan states that significant heritage resources will be conserved by listing and designating properties of architectural and/or historic interest on the City's Heritage Register. Heritage resources on properties listed on the City's Heritage Register will be conserved. In this case, five properties on the subject site are listed on the City's Heritage Register.

### **Area Specific Policy 211 – Bloor Yorkville / North Midtown Area**

Area Specific Policy 211, in the Official Plan, recognizes that the Bloor-Yorkville/North Midtown Area comprises a broad mix of districts with differing intensities, scales and heights in a diversity of building forms. The area includes *Neighbourhoods*, *Apartment Neighbourhoods*, *Areas of Special Identity*, *Mixed Use Areas*, and open space provided by parks and ravines. It forms the north edge of the Downtown and provides for transition in density and scale.

The subject site is located north of the Bay Street Height Ridge. Height and density permissions within the Height Ridge generally diminish further from the Height Peak at Yonge and Bloor Streets to provide for a transition in scale. Development along the Height Ridge will be at a lesser height and physical scale than the Bloor/Yonge Height Peak, and in a form compatible with adjacent areas. The subject site is also located within the Yonge-Yorkville Area of Special Identity, which states that development will be compatible with heritage buildings, protect views of the Fire Hall tower, and minimize shadow impacts on Stollery Park.

### **Zoning**

On May 9, 2013, City Council enacted city-wide Zoning By-law 569-2013, which is currently under appeal at the Ontario Municipal Board. Therefore, both Zoning By-law 569-2013 and former City of Toronto General Zoning By-law 438-86 currently apply to the site.

Under Zoning By-law 569-2013, the site is zoned CR 3.0 (c1.75; r3.0) SS1 (x1943) and (x1937) with a height limit of 18 metres and a maximum density of 3.0 times the area of the lot. Under Zoning By-law 438-86, as amended, the property is zoned CR T3.0 C1.75 R3.0 with a height limit of 18 metres and a maximum density of 3.0 times the area of the lot. In both cases the CR zoning category allows for a broad range of residential and commercial uses.

## Heritage

The properties at 54, 54A, 56, 58 Scollard Street and 1315 Bay Street were listed on the Inventory of Heritage Properties in 1974. The site is adjacent to the Yorkville-Hazelton Heritage Conservation District, located west of Bay Street, on the north side of Scollard Street.

The application proposes to demolish the building at 54 Scollard Street. The remaining four townhouse buildings are proposed to be altered, moved and integrated into the development. As described by the ERA Architects, consultant to the applicant, the alteration will consist of removing the existing additions to the rear of the houses; adding an addition to accommodate elevator access and parking access; encroaching on the remaining heritage envelope for loading; lowering the floors and doors to accommodate equal access for people with disabilities; and reinstating their original character where possible.

In 2008 Toronto City Council adopted the Parks Canada document *Standards and Guidelines for the Conservation of Historic Places in Canada* as the official document guiding the planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. *The Standards* include the following:

- Conserve the *heritage value* of a historic place. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
- Conserve heritage value by adopting an approach calling for minimal intervention.
- Find a use for an historic place that requires minimal or no change to its character-defining elements.
- Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
- Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.
- Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.
- Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical

evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

The *Standards and Guidelines* also include several key definitions. Central to these is the definition of Conservation. Conservation: all actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life.

### **Bloor –Yorkville/North Midtown Urban Design Guidelines**

The Bloor –Yorkville/North Midtown Urban Design Guidelines give guidance to improve the physical quality of the area and ensure that its special character is respected in terms of new development. The main planning objectives of the Design Guidelines include:

- enhancement of Areas of Special Identity and historic buildings;
- protection of residential areas from adverse impacts of commercial and/or higher density development;
- improvement of public realm and publicly accessible areas; and
- excellence in urban design, architecture, and landscaping.

The Bloor-Yorkville/North Midtown area is comprised of a number of precincts and corridors, each defined by its attributes in terms of function, built form and character. The subject site is located at the north end of the Yonge-Yorkville Precinct and partially in the Bay Davenport Precinct.

The Bloor-Yorkville/North Midtown Urban Design Guidelines are available on the City’s website at: <http://www.toronto.ca/planning/urbdesign/blooryorkville.htm>

### **Tall Building Design Guidelines**

In May 2013, 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 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.

This application 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 in Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings. The Downtown Tall Buildings Guidelines also contain heritage principles and performance standards.

This site is located north of the Bay Street High Street as illustrated on Map 1 of the Guidelines. Specifically, the High Street ends at the south side of Scollard Street. The height range for the area on Bay Street, south of Scollard Street, is 62 – 107 metres, as



identified on Map 2 of the Guidelines. The High Streets Typologies Map (Map 3) identifies the Bay Street High Street (south of Scollard Street) as Tower-Base form. Map 4 identifies the Bay Street, south of Scollard Street as Priority Retail Streets, meaning 60 percent of the total building frontage should contain active retail uses.

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 Guidelines are available at: <http://www.toronto.ca/planning/tallbuildingdesign.htm>.

### **Yorkville - East of Bay Planning Framework**

City Council adopted the Yorkville – East of Bay Planning Framework on August 25, 2014. The Framework applies to the area of Yorkville located between Bay Street and Yonge Street, from Bloor Street to Davenport Road. The Framework is founded on a vision, goals and objectives for the pedestrian environment and connectivity, and for the location of tall buildings and their built form criteria.

The Planning Framework identifies two key mid-block pedestrian connections to be created by a series of parks, open spaces, linear parks and walkways. These north/south linear park and walkway systems are named by their defining features - Town Hall Walkway and Clock Tower Walkway.

This site is identified as Tall Building site No. 14 and forms part of the Clock Tower Walkway linear park system. The Framework is available at:  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.93>

### **TOcore**

On December 9, 2015, City Council adopted a staff report entitled 'TOcore: Planning Toronto's Downtown – Phase 1 – Summary Report and Phase 2 Directions'. The report outlined the deliverables of TOcore which will be a renewed planning framework through a Downtown Secondary Plan and a series of infrastructure strategies. The work for TOcore began on May 13, 2014 when Toronto and East York Community Council adopted a staff report regarding 'TOcore: Planning Toronto's Downtown', along with a related background document entitled 'Trends and Issues in the Intensification of Downtown'.

TOcore is looking at how Toronto's Downtown should grow, with both a renewed planning framework and the necessary physical and social infrastructure to remain a great place to live, work, learn, play and invest. TOcore is in its second phase, which involves drafting policies, plans and strategies. A report back to Toronto and East York Community Council is targeted by the end of 2016 on the results of the second phase and the next steps on implementation. The issues considered under TOcore will inform the review of this application. The TOcore website is [www.toronto.ca/tocore](http://www.toronto.ca/tocore).

## **Tree Preservation**

There are two private trees on the site which require a permit for removal. There are also three street trees along Bay Street which are suitable for protection, as described by the Tree Preservation Report. The landscape plan, however, does not include the three existing street trees. Rather, a new unconventional landscape plan is proposed for the site with a winding ribbon of trees planted in a hedge-like form. Pedestrians are able to pass under the tree-hedge and the ribbon winds through the POPS and the public sidewalk. The tree-hedge consists of 25 trees on private property and 25 trees in the public realm.

## **Tenure**

A rental apartment building is proposed for this development.

## **Site Plan Control**

The proposal is subject to Site Plan Control. A Site Plan Control application has not been submitted.

## **Reasons for the Application**

The application proposes a mixed-use building with a height of 158 metres (including mechanical penthouse) and a density of 11.3 times the area of the lot. The maximum height and density permitted in the Zoning By-laws is 18 metres in height and 3 times the area of the lot. The proposal exceeds the maximum floor space index and height limit for the site. A Zoning By-law amendment is therefore required. Through the review of the application, staff may identify additional areas of non-compliance with the Zoning By-laws, such as setback requirements.

Staff are reviewing whether an Official Plan Amendment is required. An Official Plan Amendment will be required should the proposal be found not to be in compliance with development criteria for *Mixed Use Areas*, Site and Area Specific Policies, as well as other relevant Official Plan policies.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Architectural Plans, including Landscape Plans and Survey
- 3D digital model
- Sun/Shadow Study
- Heritage Impact Assessment
- Pedestrian Level Wind Study
- Planning Rationale Report
- Community Services & Facilities Study
- Urban Transportation Considerations Study
- Functional Servicing and Stormwater Management Report
- Arborist Tree Preservation Report
- Draft Zoning By-law Amendments
- Toronto Green Standard Checklist
- Stage 1 Archaeological Assessment
- Phase 1 Environmental Assessment

A Notification of Complete Application was issued on November 26, 2015 confirming that the application meets the complete application submission requirements of the Planning Act and the Official Plan as of November 13, 2015.

### **Issues to be Resolved**

This application has been circulated to City divisions and external agencies, where appropriate, for comment. Planning staff has identified a number of preliminary issues with this proposal.

### **Height, Massing and Density**

Staff will assess the proposed 43-storey tower in terms of height, scale, tower setback, massing, siting, and overall fit within the existing and planned urban context. The tower's configuration and siting will be carefully assessed to ensure proper separation from existing and any potential towers on adjacent properties. Staff will also study the height and density of the development in terms of its fit specifically within Site and Area Specific Policy 211 and any other considerations as set out in the Official Plan and Urban Design Guidelines.

### **Heritage**

The application proposes the demolition of 54 Scollard Street, a building listed on the City's Heritage Register and the alteration and relocation of the four other listed heritage buildings. The applicant has submitted a Heritage Impact Assessment (HIA), prepared by ERA Architects Inc. that describes the conservation strategy for the proposed development. Heritage Preservation Services (HPS) staff will assess the conservation strategy. Along with the site and area specific assessment of the proposal, HPS staff will

assess any potential adjacency issues to the Yorkville-Hazelton Heritage Conservation District.

### **Shadow**

The applicant submitted a shadow study, which Planning staff will review to assess the shadow impacts on the Jesse Ketchum Park and school yard, other open spaces, and lower scale *Neighbourhoods*.

### **Wind**

The applicant submitted a pedestrian level wind study, which Planning staff will review to assess the wind impacts along the sidewalks within the immediate area and the proposed POPS. Pedestrians have expressed concerns regarding increased wind around the new Four Seasons complex since its completion. Staff will review any potential wind impacts keeping in mind the existing conditions in the area.

### **Access, Parking and Traffic**

Staff will review the Urban Transportation Consideration Study, prepared by BA Group, submitted with the application. The application and applicable studies have been circulated to Transportation Services staff. Staff will assess proposal's traffic, access and parking plan as well as the appropriateness of the proposed drive court access off Bay Street and the separate four-level parking garage and loading space access off of Scollard Street.

### **Streetscaping and Pedestrian Environment**

The streetscape and pedestrian environment will be carefully assessed with respect to wind impacts, sidewalk widths, the proposed POPS and landscaping. The proposed 590 square metre POPS will be assessed in terms of its size, location, configuration, programming and design. The unique landscape and 50-tree planting strategy will be assessed in terms of its viability, fit within the public realm plan for the area, and compliance with City guidelines and standards.

### **Section 37**

Section 37 of the *Planning Act* allows the City to enter into an agreement with an applicant to grant a height and/or density increase for a particular project that is greater than the zoning by-law would otherwise permit in return for community benefits. Details of a Section 37 Agreement between the applicant and the City will be considered, in consultation with the Ward Councillor, if the project is ultimately considered to be good planning and recommended for approval.

### **Toronto Green Standard**

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

### **Additional Issues**

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

### **CONTACT**

Oren Tamir, Senior Planner  
Tel. No. (416) 392-7349  
E-mail: otamir@toronto.ca

### **SIGNATURE**

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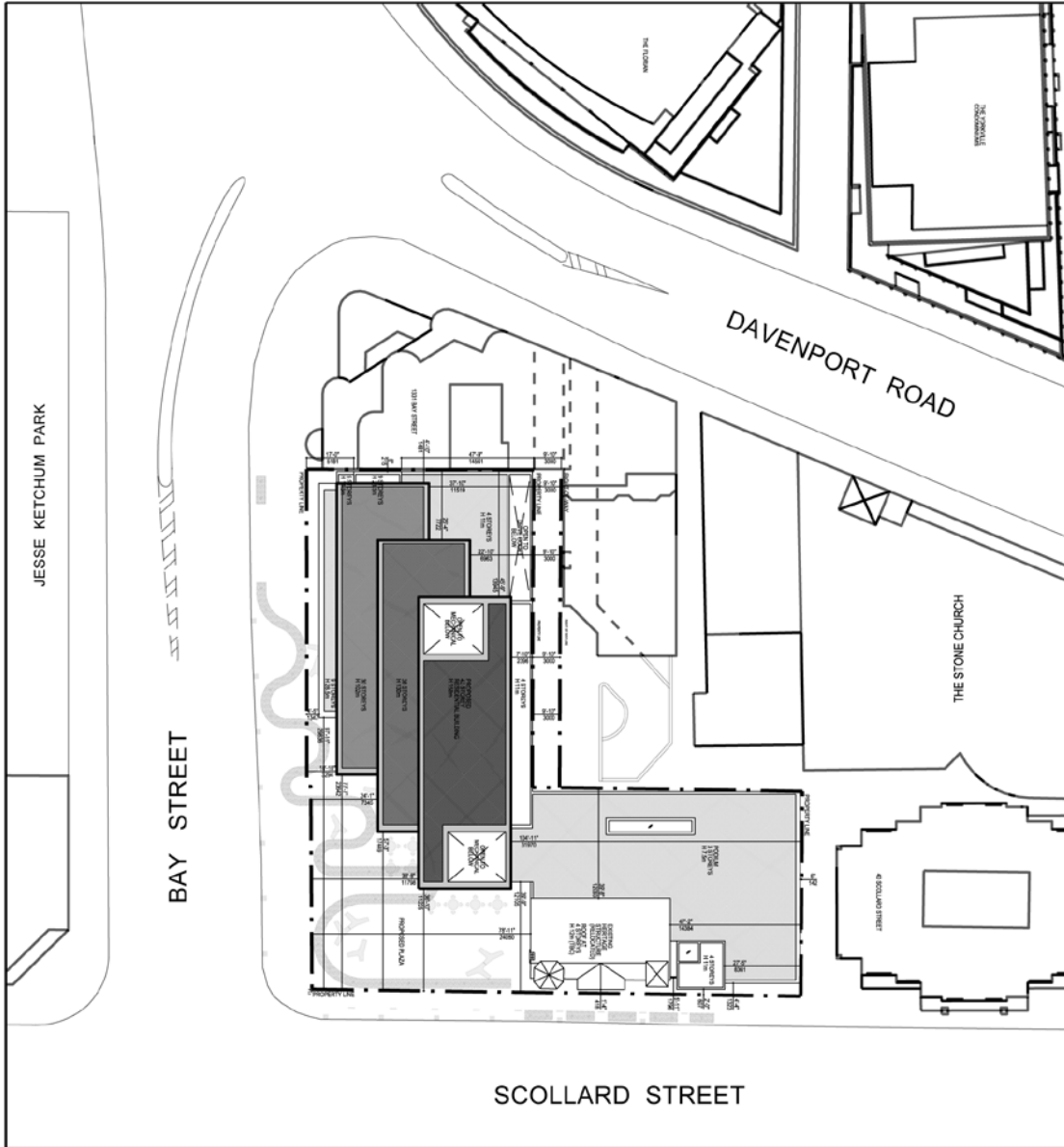
Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

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### **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Ground Floor Plan  
Attachment 3: North Elevation  
Attachment 4: East Elevation  
Attachment 5: West Elevation  
Attachment 6: South Elevation  
Attachment 7: Zoning Map  
Attachment 8: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

## 48-58 Scollard Street and 1315-1325 Bay Street

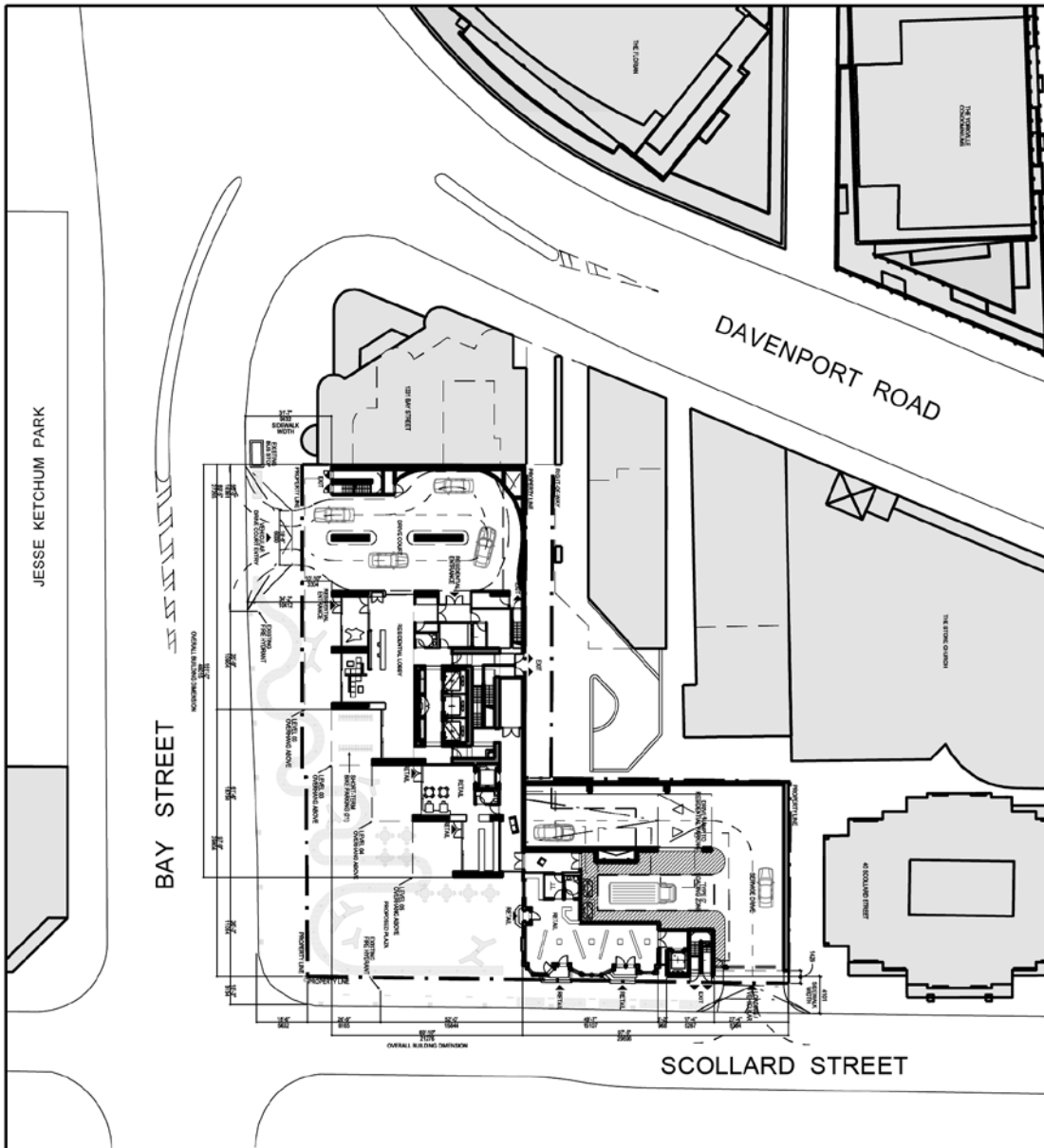
Applicant's Submitted Drawing

Not to Scale  
11/23/2015



File # 15\_251277\_STE 27 0Z

**Attachment 2: Ground Floor Plan**



**Ground Floor Plan**

**48-58 Scollard Street and 1315-1325 Bay Street**

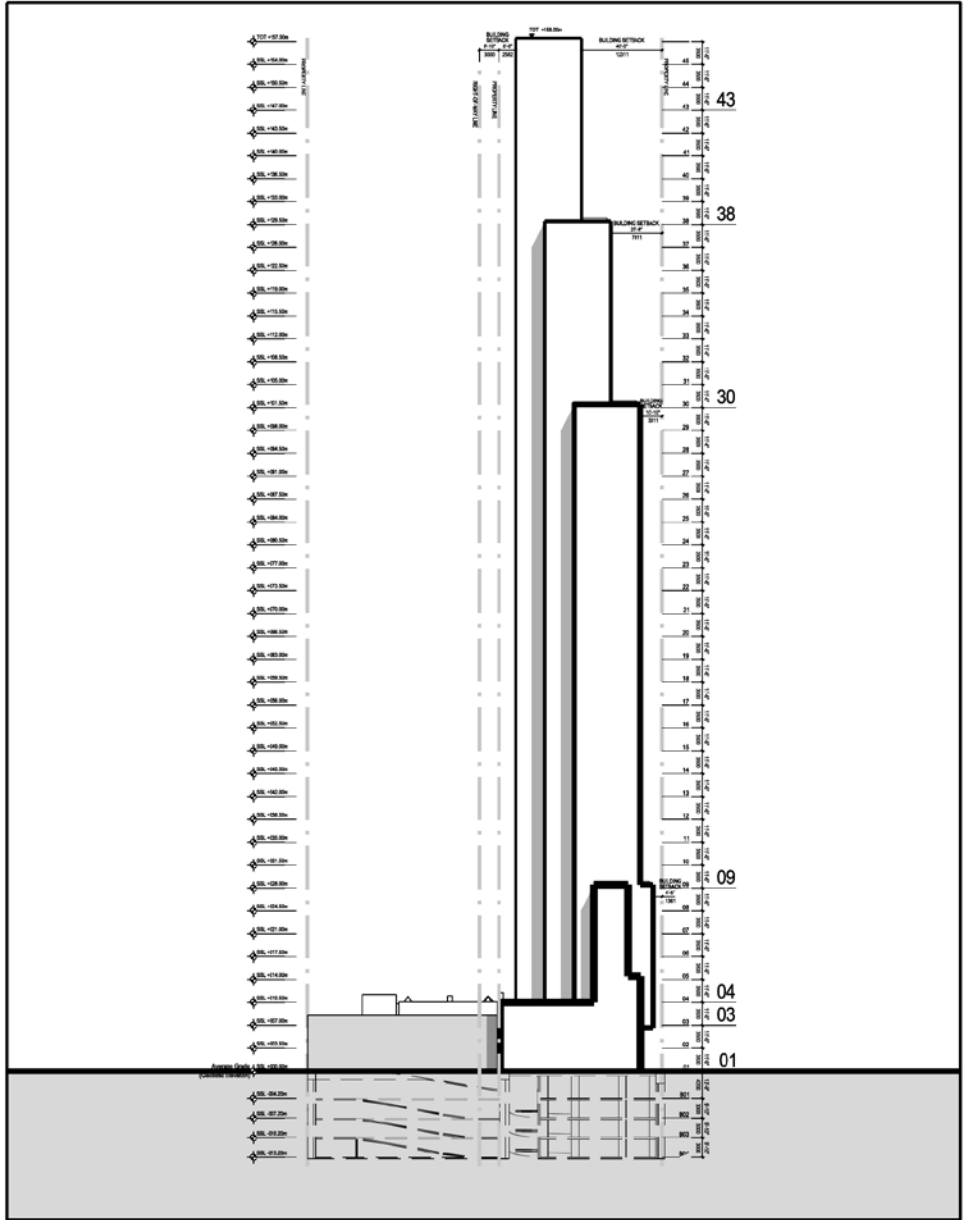
Applicant's Submitted Drawing

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### Attachment 3: North Elevation



### North Elevation

### 48-58 Scollard Street and 1315-1325 Bay Street

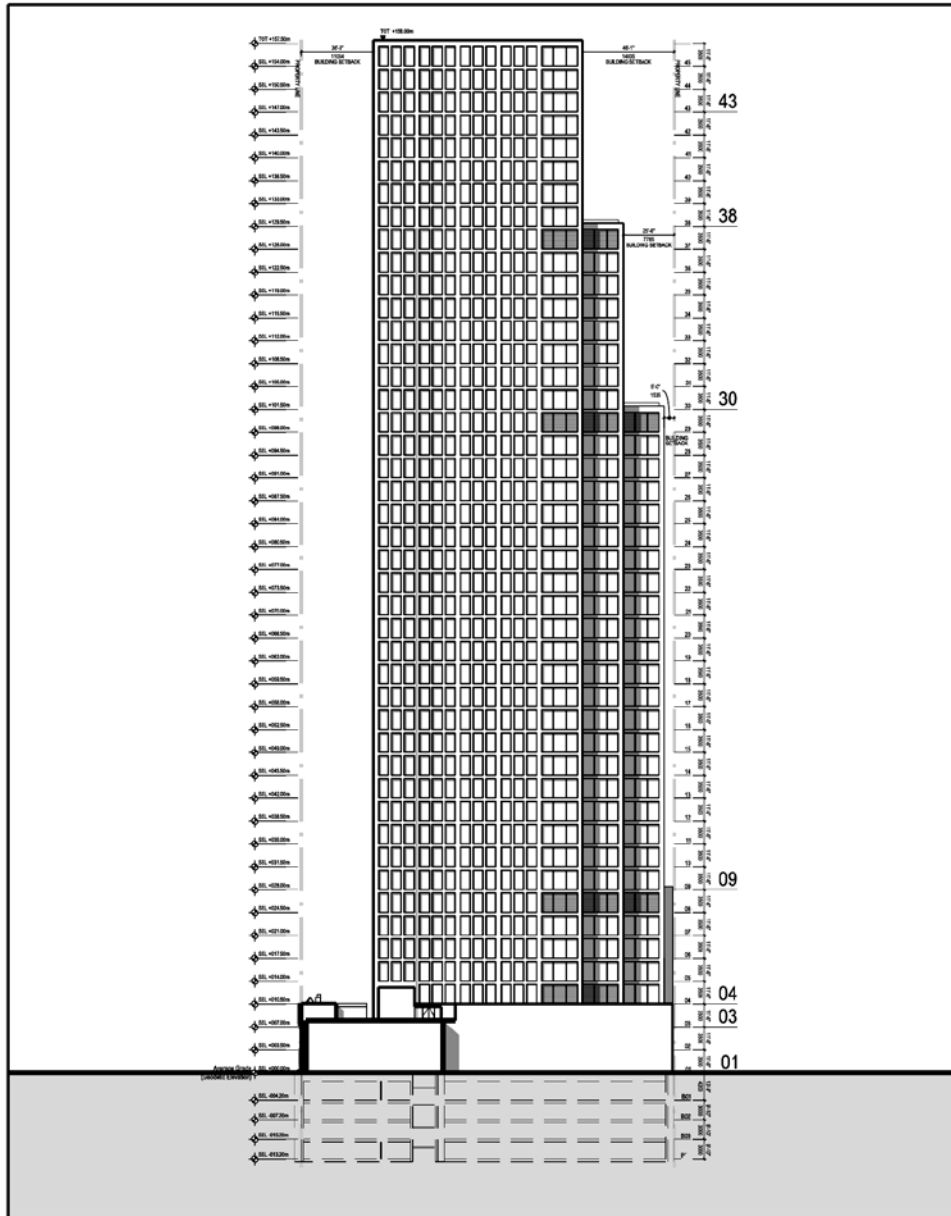
Applicant's Submitted Drawing

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### Attachment 4: East Elevation



### East Elevation

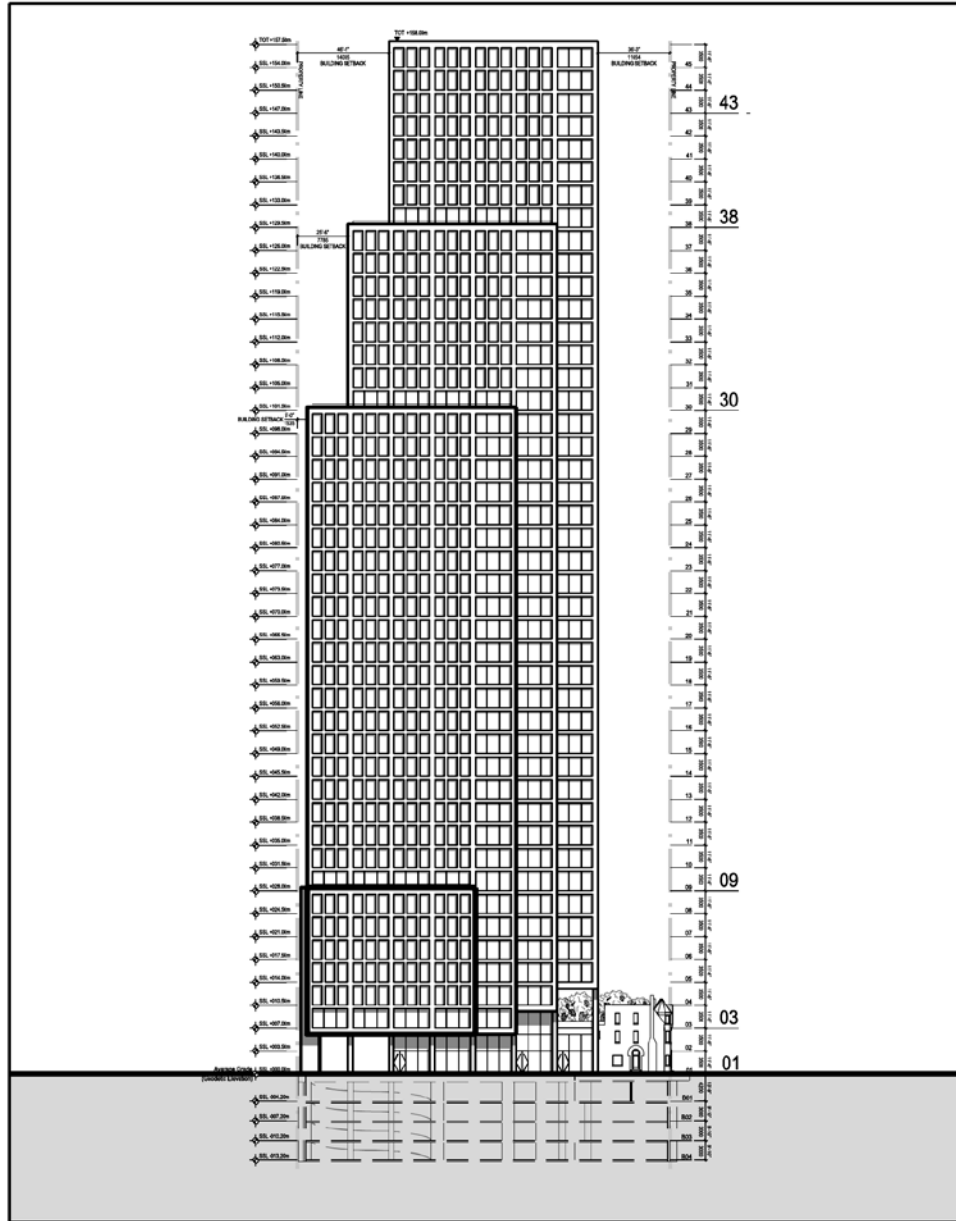
### 48-58 Scollard Street and 1315-1325 Bay Street

Applicant's Submitted Drawing

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11/23/2015

File # 15\_251277\_STE 27 0Z

## Attachment 5: West Elevation



### West Elevation

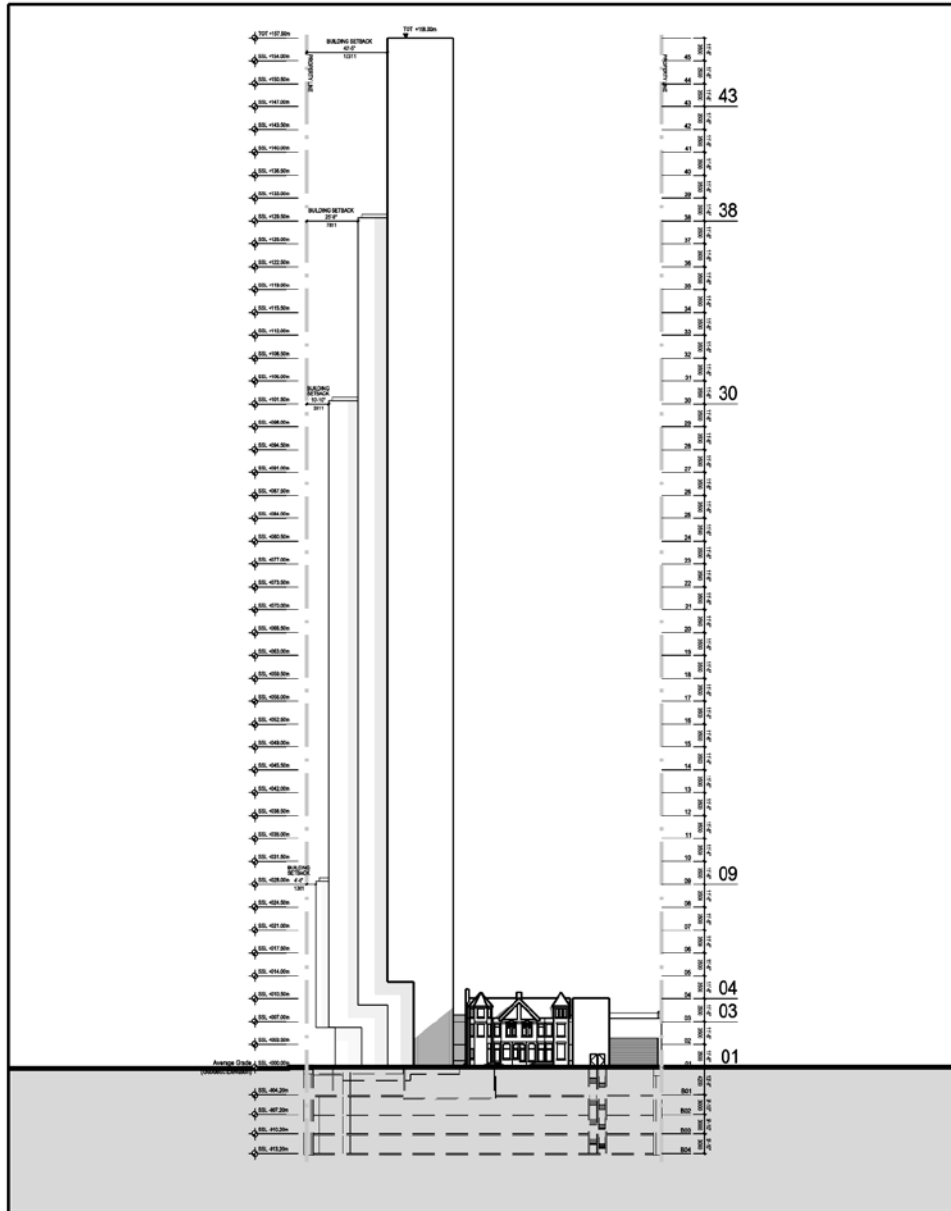
### 48-58 Scollard Street and 1315-1325 Bay Street

Applicant's Submitted Drawing

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11/23/2015

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## Attachment 6: South Elevation



### South Elevation

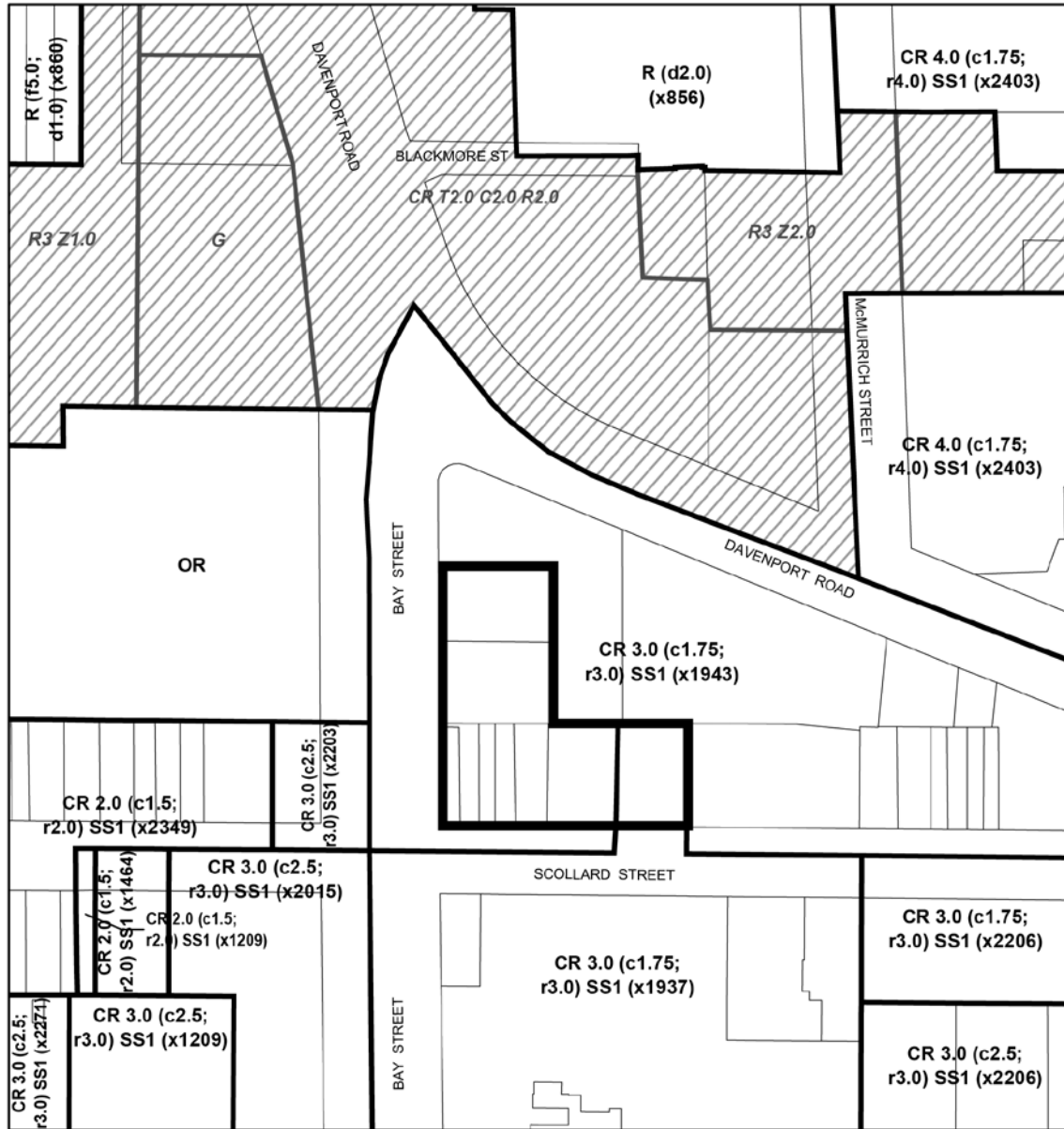
### 48-58 Scollard Street and 1315-1325 Bay Street

Applicant's Submitted Drawing

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File # 15\_251277\_STE 27 0Z

## Attachment 7: Zoning Map



**Zoning By-Law No. 569-2013**

**48-58 Scollard Street and 1315-1325 Bay Street**

**File # 15 251277 STE 27 02**

Location of Application

**R** Residential

**CR** Commercial Residential  
**OR** Open Space Recreation



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

**R3** Residential District  
**CR** Mixed-Use District  
**G** Parks District



Not to Scale  
Extracted: 11/18/2015

## Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number:	15 251277 STE 27 OZ
		Application Date:	November 13, 2015
Municipal Address:	48-58 Scollard St & 1315-1325 Bay St		
Location Description:	PLAN 179 LOTS 78 TO 79 AND PT LOT 80 R 4687 PART 1 **GRID S2703		
Project Description:	43-storey (158 metres) mixed use building containing 112 residential units and 132 parking spaces, ground floor commercial/retail space, and a privately owned and publicly-accessible open space at the northeast corner of Bay St. and Scollard St.		

<b>Applicant:</b>	<b>Design Architect</b>	<b>Architect of Record</b>	<b>Owner:</b>
Ron Carinci	Foster + Partners	RAW Design	BRL Realty Limited

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 211
Zoning:	CR 3.0 (c1.75; r3.0) SS1 (x1943)	Historical Status:	5 listed buildings
Height Limit (m):	18	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	2,074	Height:	Storeys:	43	
Frontage (m):	58		Metres:	158	
Depth (m):	22				
Total Ground Floor Area (sq. m):	612				<b>Total</b>
Total Residential GFA (sq. m):	20,535		Vehicle Parking Spaces:	132	
Total Non-Residential GFA (sq. m):	1,793		Bicycle Parking Spaces:	151	
Total GFA (sq. m):	22,328		Loading Docks:	1	
Lot Coverage Ratio (%):	30				
Floor Space Index:	11.3				

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	54
2 Bedroom:	47
3 + Bedroom:	11
Total Units:	112

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	20535		0
Retail GFA (sq. m):	1793		0
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

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