



## STAFF REPORT ACTION REQUIRED

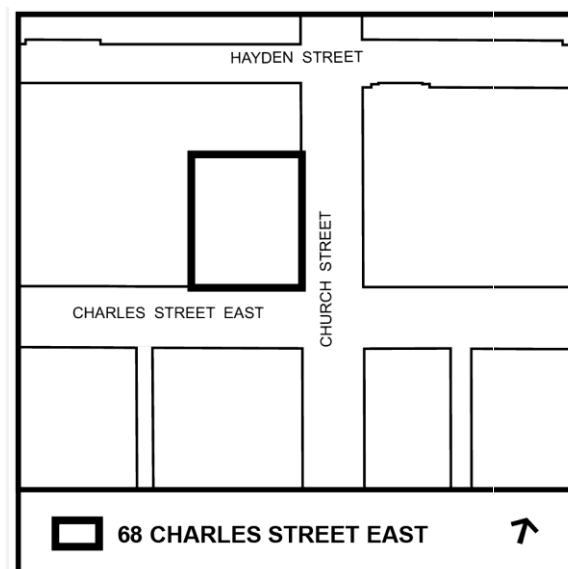
### 68 & 70 Charles Street East & 628, 634, 636 & 638 Church Street- Zoning Amendment and Rental Housing Demolition Application under Municipal Code Chapter 667– Final Report

<b>Date:</b>	May 12, 2016
<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>	14 227468 STE 27 OZ & 14 227473 STE 27 RH

## SUMMARY

This zoning amendment application proposes a 47-storey mixed-use building containing 408 residential dwelling units and 20 rental replacement units and 349 square metres of retail space at 628, 634, 636 & 638 Church Street and 68 & 70 Charles Street East. The proposal entails 5-levels of underground parking containing 135 residential, 4 visitor and 0 commercial vehicular parking spaces. The applicant is proposing to conserve the heritage buildings on site.

The Rental Housing Demolition and Conversion Application proposes the demolition of the 20 existing rental dwelling units. An application for Rental Housing Demolition and Conversion under Section 111 of the *City of Toronto Act* (Chapter 667 of the Municipal Code) has been filed to permit the demolition of the existing rental dwelling units. The applicant has proposed to replace all 20 existing rental dwelling units within the proposed development and provide all affected tenants with tenant relocation and assistance.



This report reviews and recommends approval of the Zoning By-law Amendment and the Rental Housing Demolition Application under Section 111 of the City of Toronto Act, subject to conditions. The recommended Zoning By-law is subject to a holding provision pending the applicant's ability to demonstrate that the required upgrades to the watermain system have been implemented and the system is able to service the development.

## **RECOMMENDATIONS**

---

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

1. City Council amend Zoning By-law 438-86, for the lands at 628, 634, 636 & 638 Church Street and 68 & 70 Charles Street East substantially in accordance with the draft Zoning By-law Amendment, with the holding provisions, attached as Attachment No. 7 to report dated May 12, 2016.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 628, 634, 636 & 638 and 68 & 70 Charles Street East substantially in accordance with the draft Zoning By-law Amendment, with the holding provisions, attached as Attachment No. 8 to report dated May 12, 2016.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
4. Before introducing the necessary Bills to City Council for enactment, City Council require the Owner to enter into one or more Agreement(s) pursuant to Section 37 of the Planning Act to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Preservation Services and the local Councillor secure the following at the owner's expense:
  - a. the matters set forth in Recommendations 1 d. i. –iv., 1e. i.-vii., and 1 f. i. and ii. of the Report of the Chief Planner and Executive Director, City Planning Division to the Toronto Preservation Board and Toronto and East York Community Council dated May 11, 2016, " Alterations to a Heritage Property, Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act, and Authority to Enter into a Heritage Easement Agreement – 628, 634, and 636 Church Street".
  - b. Prior to the issuance of above grade permits provide a cash contribution of \$3,353,000 which is to be used for the following:
    - i) \$335,300 to be directed to new or existing affordable housing facilities;

- ii) \$335,300 to be directed to new or existing cultural facilities;
  - iii) \$2,682,400 to be directed to local streetscape and park improvements;
  - iv) require that the cash amounts identified above shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto for the period from the date of the execution of the Section 37 Agreement to the date of payment.
- c. In the event the cash contribution referred to in Section (i), (ii) and (iii) above has not been used for the intended purpose with 3 years of this By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director of City Planning, in consultation with the local Councillor, provided that the purposes are identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.
- d. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
- i) at least 10% of the total number of dwelling units to be constructed on the lot shall contain at least three or more bedrooms in compliance with the provisions of the Ontario Building Code;
  - ii) require the owner to pay for and construct any improvements to the municipal infrastructure in connection with the Functional Servicing Report as accepted by the Executive Director of Engineering and Construction Services, should it be determined that improvements are required to support the development;
  - iii) the Owner shall enter into a financially secured agreement to pay for and upgrade the municipal watermain system needed to support this development.
  - iv) the Owner shall provide and maintain 20 residential rental dwelling units on the subject site as rental housing for a period of at least 20 years, comprising 8 one-bedroom units and 12 two-bedroom units, as shown on the plans submitted to the City Planning Division dated March 21, 2016 with any revisions to the satisfaction of the Chief Planner and Executive Director, City Planning Division. Of these units, 3 one-bedroom and 2 two-bedroom units shall have affordable rent; 5 one-bedroom and 8 two-bedroom units shall have mid-range rent; and 2 two-bedroom units will have no rent stipulation;

- v) the Owner shall provide tenant relocation and assistance to each eligible tenant within the existing rental building, including an extended notice period, financial compensation beyond the minimum requirements set out in the *Residential Tenancies Act*, and the right to return to a replacement rental dwelling units, to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
  - vi) the Owner shall enter into, and register on title, one or more Section 111 Agreement(s) to secure the rental replacement units and the tenant relocation provisions outlined above and as detailed in the draft Zoning By-law Amendments which are Attachment No. 7 and 8 to report dated May 12, 2016 to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division; and,
  - vii) the Owner shall enter into and register a Section 118 Restriction under the *Land Titles Act*, to the satisfaction of the City Solicitor, agreeing not to transfer or charge those parts of the lands comprising the 20 replacement residential rental dwelling units, without the written consent of the Chief Planner and Executive Director, City Planning Division or their designate to assist with securing the Section 111 Agreement against future owners and encumbrances of the lands until such time as the City Solicitor determines that its registration on title is no longer required to secure the provisions of the Section 111 Agreement.
6. Before introducing the necessary Bills to City Council for enactment, City Council shall require the Owner to enter into a Heritage Easement Agreement with the City to the satisfaction of the Chief Planner and Executive Director, City Planning, the City Solicitor and the Senior Manager, Heritage Preservation Services respecting 628, 634, and 636 Church Street in accordance with the plans and drawings dated September 19, 2014 and revised March 1, 2016, prepared by Quadrangle Architects Limited, and on file with the Senior Manager, Heritage Preservation Services, the Heritage Impact Assessment prepared by Philip Goldsmith Architect, dated May 5, 2016, date-stamped received by the City Planning Division on May 5, 2016, and in accordance with the herein required Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services, to be prepared by a qualified heritage consultant and that is consistent with the conservation strategy set out in the Heritage Impact Assessment to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such agreement to the satisfaction of the City Solicitor.
  7. Before introducing the necessary Bills to City Council for enactment, City Council shall require the Owner to provide a Conservation Plan for the properties located at 628, 634, and 636 Church Street prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Statement for the prepared by Philip Goldsmith Architect, dated May 5, 2016, date-stamped

received by the City Planning Division on May 5, 2016 to the satisfaction of the Senior Manager, Heritage Preservation Services.

8. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to submit a revised Functional Servicing and Stormwater Management Report and accompanying drawings to the satisfaction of the Executive Director, Engineering and Construction Services.
9. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to confirm to the satisfaction of the Executive Director, Engineering and Construction Services whether or not groundwater will need to be pumped as part of the design of the building. The owner must provide a clear strategy proposed with respect to any ground water pumping and discharging. The proposed strategy must be acceptable to the Executive Director, Engineering and Construction Services. A hydrogeological report must be submitted to determine the elevation of the groundwater level in relation to the elevation of the lowest basement slab elevation and the quality and quantity of any groundwater proposed to be pumped and discharged. Discharging of groundwater is subject to the provisions of the Sewer Use By-law.
10. City Council approve the application for a Section 111 permit in accordance with Municipal Code Chapter 667 to allow the demolition of the existing 20 rental dwelling units located at 628, 634, 636 and 638 Church Street and 68 and 70 Charles Street East subject to the following conditions:
  - a. the owner shall provide and maintain 20 rental dwelling units, comprising 8 one-bedroom units and 12 two-bedroom units in the development for a period of at least 20 years as shown on the plans submitted to the City Planning Division dated March, 2016.
  - b. the owner shall provide at least 3 one-bedroom and 2 two-bedroom replacement rental dwelling units at affordable rents and at least 5 one-bedroom and 8 two-bedroom rental dwelling units at mid-range rents. The remaining 2 two-bedroom rental dwelling units shall not be subject to any rent restrictions.
  - c. the owner shall provide tenant relocation assistance to all eligible tenants in the existing rental dwelling units, including the right to return to a replacement rental dwelling unit, to the satisfaction of the Chief Planner and Executive Director, City Planning Division.
  - d. the owner shall enter into and register on title one or more Section 111 Agreement(s) to secure the conditions outlined in (a), (b) and (c) above and as described in the Draft Zoning By-law Amendment which is Attachment No. 7 and 8 to the report dated May 12, 2016 to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning.

- e. the owner shall enter into and register on title, a Section 118 Restriction under the Land Titles Act (to the satisfaction of the City Solicitor) agreeing not to transfer or charge those parts of the lands, comprising the 20 replacement rental dwelling units, without the written consent of the Chief Planner and Executive Director, City Planning or her designate, to assist with securing the Section 111 Agreement against future owners and encumbrances of the lands until such time as the City Solicitor determines that its registration on title is no longer required to secure the provisions of the Section 111 Agreement.
12. City Council authorize the Chief Planner and Executive Director, City Planning Division to issue a preliminary approval for the application under Municipal Code Chapter 667 for the demolition of the 20 rental dwelling units at 628, 634, 636 and 638 Church Street and 68 and 70 Charles Street East after all of the following have occurred:
    - a. the Zoning By-law Amendments have come into full force and effect.
    - b. The issuance of the Notice of Approval Conditions for site plan approval by the Chief Planner or her designate, pursuant Plan to Section 114 of the *City of Toronto Act, 2006*.
    - c. The issuance of excavation and shoring permits for the approved development of the site.
  13. City Council authorize the Chief Building Official to issue a Section 111 permit under Municipal Code Chapter 667 after the Chief Planner and Executive Director, City Planning Division has given the preliminary approval referred to in Recommendation 12 for the existing residential rental dwelling units.
  14. City Council authorize the Chief Building Official to issue a demolition permit under Section 33 of the *Planning Act* for the existing residential units at 628, 634, 636 and 638 Church Street and 68 and 70 Charles Street East no earlier than the issuance of the first Building Permit for the foundation of the development and after the Chief Planner and Executive Director, City Planning Division has given the preliminary approval referred to in Recommendation 12, which permit may be included in the demolition permit for Chapter 667 under 363-11.1E, of the Municipal Code, on condition that:
    - a. the owner erect a residential building on site no later than 3 years from the day demolition of the buildings is commenced; and
    - b. should the owner fail to complete the new building within the time specified in Condition 9 (a), the City Clerk shall be entitled to enter on the collector's roll, to be collected in a like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000.00) for each dwelling unit for which a demolition

permit is issued, and that each sum shall, until payment, be a lien or charge upon the land for which the demolition permit is issued.

15. City Council authorize the appropriate City officials to take such actions as are necessary to implement the foregoing, including execution of the Section 111 Agreements.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

On January 13, 2015, the Toronto and East York Community Council considered a Preliminary Report dated November 21, 2014, from the Director, Community Planning, Toronto and East York District. Toronto and East York Community Council adopted the recommendations within that report, it be found at:

<http://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-74216.pdf>

### **ISSUE BACKGROUND**

#### **Proposal**

The applicant's proposal has changed from the original submission of September 24, 2014. A summary of the revisions are outlined below. The applicant is now proposing to construct a 47-storey (decreased from 52-storeys) mixed-use building that continues to retain significant portions of the existing heritage buildings and incorporate them into the proposed base building. The applicant proposes to demolish the rear additions of 634 and 636 Church Street and shift the easterly portions of the building toward the Church Street lot line by 2.96 metres to align with the east façade of 628 Church Street, along with 640 and 644 Church Street to the north. The existing building at 638 Church Street (which is not a heritage building), will be demolished in its entirety.

The applicant is now proposing 408 residential dwelling units and 20 replacement rental dwelling units (reduced from 459 residential dwelling units). The proposed amenity space has been revised to reflect the decrease in the number of proposed residential units. The applicant is proposing 856 square metres of indoor amenity space and 974 square metres of outdoor amenity space, located on the third to fourth floors and the rooftop level. The proposed amenity space exceeds the Zoning By-law requirements of 2.0 square metres of indoor and outdoor space per dwelling unit. The indoor amenity space includes 2 guest suites.

The total proposed gross floor area of the project is 31,992 square metres (decreased from 35,783 square meters) and the floor space index has been reduced from 19.34 to 16.39.

The proposed tower floor plate of the 3<sup>rd</sup> to 6<sup>th</sup> floors has increased slightly from 561 square metres to 577 square metres. The proposed tower floor plate above the 6<sup>th</sup> floor remains at 731 square metres. Balconies are proposed to begin from the 8<sup>th</sup> floor along the south and east elevations and from the 5<sup>th</sup> floor along the west side of the north

elevation and along the west elevation. The balconies project 1.7 metres from the building face.

**Table 1 – Summary of Revisions to the Application**

Category	First Submission – September 24, 2014	Final Submission
Site Area	1952 m2	1952 m2
Proposed Building Height	162 m 167.4 m, including mechanical equipment	143 m 154.6 m, including the mechanical equipment
Gross Floor Area		
Total Residential	34, 434 m2	31,643 m2
Non-Residential	349 m2	349 m2
Total	35,783 m2	31,992 m2
Floor Space Index	19.34	16.39
Number of Residential Dwelling Units	439	408
Total	0 (0%)	132 (32.5%)
One-Bedroom	320 (73%)	99 (24%)
One-Bedroom + Den	0 (0%)	132 (32.5%)
Two-Bedroom	88 (20%)	4 (1%)
Two-Bedroom + Den	31 (7%)	41 (10%)
Three-Bedroom		
Rental Replacement Units	20	20
Total	8	8
One-Bedroom	0	0
One-Bedroom + Den	8	8
Two-Bedroom	4	4
Two-Bedroom + Den	0	0
Three-Bedroom		
Tower Floor Plate		
4 <sup>th</sup> - 6 <sup>th</sup> Floors	561 m2	577 m2
7 <sup>th</sup> – 47 <sup>th</sup> Floors	731 m2	731 m2
Tower Setback from Property Line	6.1 m	6.1 m
North	7.1 m	2.1m – 7.1m
West	10 m	10m
Church Street	11.9 m	12 m
Charles Street		
Proposed Parking Spaces	138	135
Residents	0	4
Visitors	0	8
Carshare Parking	138	147
Bicycle Parking Spaces	506	507
Loading Spaces	1 Type 'G'	1 Type 'G'



The Rental Demolition and Conversion Application for a Section 111 permit proposes the demolition and replacement of all 20 existing rental dwellings located at 628, 634, 636 and 638 Church Street and 68 and 70 Charles Street East. The replacement rental dwelling units will be located on floors 5, 6 and 7 within the proposed mixed-use building. Affected tenants in the existing building will have the right to return to one of the replacement rental dwelling units and receive appropriate notice and financial assistance with the relocation, as described in this report.

The heritage buildings that comprise the base building are setback 0.74 to 2.8 metres from the Church Street property line. The existing sidewalk along Church Street is 2.6 metres wide. Along the Charles Street East, the heritage buildings sit on the property line. There is approximately 5.2 metres from the building face to curb that consists of landscaped space and the existing sidewalk. Normally city staff seek a 6.0 metre clear space but this is not possible due to the heritage buildings.

## **Site and Surrounding Area**

The site is located on the northwest corner of Charles Street East and Church Street. The rectangular shaped site is approximately 1,976 square metres in size with 38 metres of frontage along Charles Street East and 52 metres of frontage along Church Street. It is important to note, 68 and 70 Charles Street East are entrance addresses for 628 Church Street.

Existing at the south corner of 68-70 Charles Street East and 628 Church Street is a three-storey walk-up apartment building (“The Manhattan Apartments”) with 20 rental apartment units. The building is comprised of 2 bachelor, 6 one-bedroom and 12 two-bedroom rental dwelling units. At the time of the application, 18 of the 20 rental dwelling units had either affordable or mid-range rents. At the time of drafting this report, many of the existing rental dwelling units remain occupied.

There is a three-storey semi-detached dwelling currently occupied by two restaurants at 634-636 Church Street (Bernard Haldan Houses) and a three-storey house-form building containing a wellness practitioner at 638 Church Street. It is important to note, the current buildings at 68 & 70 Charles Street East and 628-636 Church Street are all listed properties in the City of Toronto's Heritage Registry.

The surrounding uses are as follows:

**South:** Directly south of the site, on the southwest corner of Charles Street West and Church Street (620 Church Street), is a 26-storey hotel with restaurant use below grade. Adjacent to 620 Church Street is a 9-storey rental apartment building.

- East: Immediately east of the site, across Church Street is a 9-storey office building. To the southeast, of the subject site, is a 16-storey residential building with retail at grade.
- North: North of the site along Church Street, is a series of three-storey buildings currently occupied by restaurants. Along Hayden Street is a surface level commercial parking lot. Toronto Grace Health Centre, including the service and loading area, is also located on the north side of Hayden Street.
- West: Immediately to the west of the site, along Charles Street East, is a low-rise heritage building. Further west, is two and a half storey designated semi-detached dwelling which has a registered Heritage Easement Agreement on title and is part of the approved 55-storey residential development at 50-60 and 62-64 Charles Street East.

## **Provincial Policy Statement and Provincial Plans**

Section 2 of the *Planning Act* sets out matters of provincial interest which City Council shall have regard to carrying out its responsibilities, including: the orderly development of safe and healthy communities; the conservation of features of significant architectural, cultural and historical interest; the adequate provision of employment opportunities; and the appropriate location of growth and development.

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; providing an appropriate range of housing types and affordability to meet projected requirements of current and future residents; wise use and management of resources and protecting public health and healthy communities. 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; providing housing options to meet the needs of people at any age; 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.

Municipal official plans are viewed as the key vehicle through which the policy objectives of PPS and the Growth Plan are to be implemented.

## **Official Plan**

The subject property is located within the *Downtown and Central Waterfront* area on Map 2 – Urban Structure in the Official Plan. This site is designated as *Mixed Use Areas* on Map 18 – Land Use Plan in the Official Plan. The property is surrounded by properties also designated *Mixed Use Areas*.

*Mixed Use Areas* are made up of a broad array of residential uses, offices, retail and services as well as institutional, entertainment, recreational and cultural activities in addition to parks and open spaces. *Mixed Use Areas* are intended to be areas for new retail, office, and service employment and new housing.

The Plan includes criteria that direct the form and quality of development for the *Mixed Use Areas* designation. The criteria state that new buildings provide a transition between areas of different intensity and scale, including a stepping down of heights towards lower scale neighbourhoods, minimize shadow impacts and provide an attractive, safe and comfortable pedestrian environment.

On May 12, 2015, the Ontario Municipal Board approved Official Plan Amendment 199 to the City of Toronto Official Plan Heritage Policies. This Amendment includes 53 heritage policies. Many of these policies are directly relevant to the proposed development. Relevant policies include Policy 3.1.5.4 "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council and Policy and 3.1.5.26. New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

Section 3.2.1 of the Official Plan includes policies that encourage the provision of a full range of housing, in terms of form, tenure and affordability and the protection of rental housing units. Policy 3.2.1.6 requires that new development that would result in the loss of six or more rental housing units will not be approved unless all of the rental housing units have rents that exceed mid-range rents at the time of the application or in cases where planning approvals other than site plan are sought, the following secured:

- at least the same number, size and type of rental housing units are replaced and maintained with similar rents to those in effect at the time the redevelopment application was made;

- for a period of at least 10 years, rents for replacement units will be the rent at first occupancy, increased annually by not more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time; and
- An acceptable tenant relocation and assistance plan addressing the right to return to occupancy one of the replacement rental units at similar rent, and other assistance to lessen the hardship of relocation.

### **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 within the Church Street Height Ridge as illustrated on Map 2 in Policy 211. Height and density permissions within the Height Ridge generally diminish further from the Height Peak at Yonge/Bloor 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.

### **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 of implementation. The issues under review in the process have been considered in the context of analyzing this application. The TOcore website is [www.toronto.ca/tocore](http://www.toronto.ca/tocore).

### **Zoning**

The site is zoned CR T4.0 C1.0 R4.0 under Zoning By-law 438-86. This zoning designation permits a variety of uses including residential. The maximum combined commercial/residential density is 4 times the lot area, allowing a maximum of 1 times the lot area for commercial uses and 4 times the lot area for residential uses. The maximum permitted height is 30 metres in the centre of the site, with a maximum height of 12

metres within the first 12.2 metres from Charles Street East and 9.1 metres from Church Street.

On May 9, 2013, Toronto City Council enacted City-wide Zoning By-law 569-2013, currently under appeal to the Ontario Municipal Board. Under the new Zoning By-law, the site is zoned CR 4.0 (c1.0, r4.0) with exception 2147 over 628 Church Street and exception 2146 and Policy Area 1 provisions over 634, 636 and 638 Church Street.

### **Site Plan Control**

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

### **Rental Housing Demolition and Conversion By-law**

Section 111 of the *City of Toronto Act, 2006* authorizes Council to regulate the demolition and conversion of residential rental properties in the City where there are six or more dwelling units on a site or within related group of buildings, of which at least one unit has been used or intended for use, for residential rental purposes.

Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law, implements Section 111 of the *City of Toronto Act, 2006*. The By-law prohibits the demolition or conversion of rental housing units in buildings containing six or more residential units (of which at least one unit is rental), without obtaining a permit from the City. Council may refuse an application or approve the demolition with conditions that must be satisfied before a demolition permit is issued. These conditions often implement the City's Official Plan policies protecting rental housing. Council approval of demolition under Section 33 of the *Planning Act* may also be required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the *Building Code Act*.

Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion, City Council typically considers both applications at the same time. Unlike *Planning Act* applications, decisions made by City Council under By-law 885-2007 are not appealable to the Ontario Municipal Board.

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

The Bloor –Yorkville/North Midtown Urban Design Guidelines (June 2004) 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 within the Hayden Church Precinct, which is primarily recognized as a retail 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, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to implement 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 that they fit within their context and minimize their local impacts. The city-wide Guidelines are available at [https://www1.toronto.ca/city\\_of\\_toronto/city\\_planning/urban\\_design/files/pdf/tall-buildings.pdf](https://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/tall-buildings.pdf)

The Official Plan (Section 5.3.2: Implementation Plans and Strategies for City- Building, Policy 1) states that Guidelines will be adopted to advance the vision, objectives and policies of the Plan. Urban Design Guidelines specifically are intended "to provide a more detailed framework for built form and public improvements in growth areas." The Tall Building Design Guidelines serve this policy intent, helping to implement Chapter 3.1 (The Built Environment) and other policies within the Plan related to the design and development of tall buildings in Toronto. Section 2.2.1: Downtown: The Heart of Toronto, Policy 6 states that design guidelines will be developed and applied to ensure new development respects the context and to ensure the development fits with the existing streets, setbacks, heights and relationship to landmark buildings.

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 Guidelines May 2013). This document identifies specific Downtown streets that are most suitable for tall buildings, establishes a height range along these streets and provides a set of supplementary Downtown specific design guidelines which address Downtown built form and context. The Downtown Building Design Guidelines were used together with the City-Wide Tall Building Guidelines in the evaluation of this proposal. The Downtown Guidelines are available at: <http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>

The subject site fronts both Charles Street East and Church Street. Charles Street East is identified as "Secondary High Streets" with a Tower-Base or Residential Landscape Setback Form. Generally, height ranges will be one-third lower than the High Streets they run parallel to. Church Street is identified as a "Priority Retail Street".

## **Reasons for Application**

The proposal is for a 47-storey, 154.6-metre tall building with a density of 16.39 times the area of the lot. The Zoning By-laws permit a building height of 30 metres in the centre of the site and a density of 4.0 times the area of the lot. A Zoning By-law amendment is therefore required. Relief from various performance standards is also sought.

An application to permit the demolition of the 20 rental dwelling units is required under Chapter 667 of the Toronto Municipal Code as there are at least 6 residential dwelling units of which at least one was used for rental purposes.

## **Community Consultation**

A community consultation meeting was held in the neighbourhood to discuss the original proposal on February 3, 2015. Approximately 46 members of the public attended the meeting.

At this meeting, the applicant presented their 52-storey proposal and an open house workshop followed. A question and comment period followed the open house workshop, where there was a range of comments and questions raised from those in attendance. Comments included: concerns over the proposed massing, density and height; traffic congestion in the area; heritage preservation; rental housing replacement packages; open space; construction management; and concerns over the City's aging infrastructure.

## **Tenant Consultation**

City Planning staff hosted a meeting on May 11, 2015 for tenants living at 628-638 Church Street and 68-70 Charles Street East. Planning staff described the City's policies and practices when reviewing development applications involving the demolition of rental housing and outlined the various components of a Tenant Relocation and Assistance Plan. Tenants were generally concerned about the size of the replacement rental units.

On March 21, 2016, City Planning hosted a second meeting with tenants to review the revised floor plans for the replacement rental units and discuss the proposed Tenant Relocation and Assistance Plan. Approximately 10 tenants were in attendance.

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate zoning by-law standards.

## **COMMENTS**

### **Provincial Policy Statement and Provincial Plans**

The 2014 PPS promotes new development through intensification in keeping with municipal Official Plans, where such intensification recognizes the development's local context and has a well-designed built form. This application provides a built form that fits within its local context and is consistent with the 2014 PPS.

The Growth Plan for the Greater Golden Horseshoe designates the site within the urban growth centre. The Growth Plan recognizes urban growth centres as areas for development to accommodate intensification, to provide for a range of housing options and to provide for appropriate transition of built form to adjacent areas. This application accommodates intensification and provides an acceptable transition of built form to adjacent areas. As such, this application does not conflict with the Growth Plan for the Greater Golden Horseshoe.

### **Land Use**

The proposed uses are acceptable for this site and comply with the Official Plan and the Zoning By-law. This site is designated *Mixed Use Areas* in the Official Plan and zoned MCR in the Zoning By-laws, which permits a mix of uses. The majority of the development is proposed to be residential with retail located on the 1<sup>st</sup> and 2<sup>nd</sup> floors.

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

The Official Plan Area Specific Policy 211 and the Bloor-Yorkville/Midtown Urban Design Guidelines set out areas called the 'Height Peak', 'Height Ridges' and 'Low-Rise Areas'. The intent of these local policies and guidelines is to direct the tallest buildings around the intersection of Yonge and Bloor Streets, known as the 'Height Peak'.

The site is located in the 'Height Ridge', southeast of the 'Height Peak' on the Built Form Height map in Policy 211 (Map 2) and Bloor-Yorkville/Midtown Urban Design Guidelines (Figure 22). The 'Height Ridge' provides a transition in scale with lesser height and physical scale than the 'Height Peak', and in a form compatible with adjacent areas. The proposed height of 47 storeys (154.6 metres) provides adequate transition from the approved and built building heights of the 'Height Peak' area and is consistent with the area guidelines within the 'Height Ridge' by transitioning down from adjacent developments to the west (See Table 2).

There are existing and recently approved tall buildings within the existing context. The heights of these developments are as follows:



**Table 2 – Heights of Development to the West**

Address	Height (storeys)	Height to top of mechanical roof (metres)
50-60 & 62-64 Charles Street East 7 47-61 Hayden Street	55	179.6 m
42 Charles Street East	50	184 m
45 Charles Street East	47	151 m

The siting and orientation of the tower has been evaluated in its context vis- à-vis other existing tall buildings and the preservation of the heritage buildings on site. The Tall Buildings Guidelines recommends a minimum of 25 metres tower separation distance between two towers, by providing a 12.5 metres setback from the property line.

The tower is set back 7.1 metres from the west property line. Although this does not meet the Tall Building Guidelines requirement of a 12.5 metre setback, the properties to the west of the site on Charles Street are not tall building site candidates. These properties include, the low-rise heritage building at 66 Charles Street East, as well as the two and a half-storey designated semi-detached dwelling at 62-64 Charles Street East, which has a Heritage Easement Agreement registered on title and is part of a residential tower development at 50-60 and 62-64 Charles Street East to the west. When taking these properties into account, there is an approximate 38 metre separation distance between the proposed tower and the approved 55-storey tower to the west. The proposed tower will be setback back 10 metres from the Church Street property line and 12 metres from the Charles Street property line.

The tower is set back to the north is 6.1 metres from the north property line. Based on staff analysis, if the three remaining sites to the north of the development site along Church Street were to be consolidated, the resulting small lot could not appropriately accommodate a tall building and provide reasonable on-site tower setbacks.

The Tall Building Guidelines recommend a tower floor plate of 750 square metres. The proposed floor plate is 577 square metres from the 3<sup>rd</sup> to 6<sup>th</sup> and is designed to have a clean and slender design while rising from behind the altered and integrated heritage buildings. The tower floor plate increases to 731 square metres from the 7<sup>th</sup> to 47<sup>th</sup> floors. The projecting balconies begin at the 8<sup>th</sup> floor along the Church and Charles Street elevations and the 5<sup>th</sup> floor along the north elevation and the north side of the west elevation and project 1.7 metres from the building face. The tower from the 3-6<sup>th</sup> floors, including the balcony placement, has been evaluated and designed in way that gives prominence to the heritage buildings on site.

Planning staff find the overall height, density and built form appropriate as it fits within the existing and planned context on the subject block and immediate area.

## **Holding Provision**

The proposed Zoning By-law includes a holding provision. Under Section 36 of the Planning Act, Council can pass a "holding" zoning by-law that places an "H" over the zoning. The by-law must state what uses are permitted while the holding symbol is in place and set out conditions that must be met before the "H" symbol is removed and the lands can be developed. Once the conditions for removal of the "H" are met, the property owner may apply to Council to lift the "H" symbol. Under the Planning Act, there is no requirement for a public meeting prior to lifting of the "H" and no right of appeal to the Ontario Municipal Board, except by the owner.

The Official Plan, Section 5.1.2 includes policies with respect to Holding By-laws. Where the intended use and zoning is known for lands but development should not take place until specific facilities are in place or conditions are met, the Official Plan allows Council to pass a "holding" zoning by-law that list the conditions that must be met prior to the removal of the "H". In Policy 5.1.2.1 (a), states the conditions to be met prior to the removal of the holding provision may include servicing improvements. The subject site is located within The City's Water Pressure District 2, in an area which experiences issues with low water service pressures. Toronto Water is currently conducting a study to assess the current operating conditions of the watermain system and identify improvements to accommodate future growth in Pressure District 2. Since the low pressure is a systematic issue, a holding by-law will be placed over the zoning on the site until such time Toronto Water has completed its study and the improvements to the system have been identified for implementation. The use of the holding by-law will ensure that the necessary infrastructure and servicing is in place to accommodate this development.

## **Heritage**

Heritage staff have assessed the application for conformity with the heritage policies in Chapter 3.1.5 of the City of Toronto's Official Plan and the Standards and Guidelines for the Conservation of Historic Places in Canada. Staff are satisfied that the proposal appropriately conserves the Manhattan Apartments and the Bernard Haldan Houses and the adjacent heritage property at 66 Charles Street East. The proposal will see a substantial portion of the Manhattan Apartments, including all of the street facing elevations, integrated into the base of the mixed use building. The Bernard Haldan Houses will be moved off of their foundations and closer to Church Street. However, they will keep their existing orientation and maintain a respectful contextual relationship with the Manhattan Apartments. The step back of the proposed tower from Church Street and Charles Street East will mitigate for negative visual impact on the heritage buildings and conserve their scale form and massing. The conserved buildings will be restored, with failing masonry repaired, and lost features restored.

Heritage Preservation Services staff have prepared a report to the Toronto Preservation Board, Toronto and East York Community Council and Toronto City Council recommending that the properties be designated under the Ontario Heritage Act and that the alterations resulting from rezoning application be permitted with conditions including that the property owner enter into a Heritage Easement Agreement with the City to ensure the property's long-term protection.

## **Shadow Impacts**

The *Mixed Use Areas* policies in the Official Plan, Section 4.5, provides development criteria (Policy 2(d)) which states that development will contribute to the quality of life by locating and massing new buildings to adequately limit shadow impacts on properties in adjacent lower-scale Neighbourhoods, particularly during the spring and fall equinoxes.

A shadow study from the applicant's architect was submitted with the application illustrating the incremental shadow impacts during March 21<sup>st</sup> and September 21<sup>st</sup> (Spring and Fall Equinoxes), June 21<sup>st</sup> (Summer Solstice) and December 21.

The March 21<sup>st</sup> and September 21<sup>st</sup> shadow studies illustrated that the proposed building will cast new shadows to the north of the site. According to the shadow studies, between 9:18 am -1:18 pm portions of the sidewalk along Hayden Street, west of Church Street will be shadowed. At 1:18 pm the proposed tower will shadow parts of the sidewalk along Church Street north of the subject site, and the south corners of the Church Street and Bloor Street East intersection. At 2:18 pm the sidewalks at the intersection of Hayden Street and Church Street will be shadowed. Portions of the sidewalk along Hayden Street, east of Church Street will be shadowed at 3:18 pm. There are no new shadow impacts on the open space or parks which are located west and south of the site.

## **Wind**

Planning staff are satisfied with the wind condition resulting from the proposed development, subject to further assessment during the Site Plan Control process for additional mitigation strategies.

The applicant submitted a Pedestrian Level Wind Study, dated May 27, 2014, prepared by Gradient Wind Engineering Inc., based on wind tunnel testing. The study assessed pedestrian comfort at key building access points, public sidewalks, as well as the outdoor amenity space on both the third floor and rooftop.

Based on the wind tunnel test results, the study finds that wind conditions at the majority of grade-level pedestrian areas within and surrounding the development site will be acceptable for their intended uses throughout the year. The study results also concluded that the wind condition on the outdoor rooftop amenity space is acceptable with mitigation, which will be assessed during the Site Plan Control process.

## Traffic Impacts, Access and Parking/Servicing

City staff find the traffic impacts from the proposed development acceptable. Vehicles will access the site from Church Street. The proposed driveway is to be located off of Church Street at the most northern end of the site.

In the original submission, the applicant proposed a total of 138 residential and 0 visitor and commercial parking space. The applicant is currently proposing to provide 145 parking spacing, including 6 car-share space and 4 visitor spaces and no parking for the non-residential uses. Transportation Services have reviewed the proposed parking supply and find it to be acceptable, and is shown in the following table (See Table 3).

**Table 3- Parking Supply**

Proposed Uses	No. of Units Proposed	Applicable Parking Ratio	Parking Spaces Required
1 Bedroom Units	239	0.31	74
2 Bedroom Units	148	spaces/unit	70
3+ Bedroom Units	41	0.47	30
Visitors	428	spaces/unit	4
		0.74	
		spaces/unit	
		4 spaces	
Sub-Total Residents			174
Reduction in required resident parking supply resulting from 6 car share spaces			-24
Reduction in required resident parking supply resulting from the provision of bicycle spaces in excess of the minimum number required by the Zoning By-law (maximum 20 percent of the total minimum number of resident parking spaces required by the Zoning By-law)			-15
Net Total Residents			135
Total Visitors			4
Plus Required Car-Share Spaces			6
Total			145

The applicant is proposing 456 long term bicycle parking spaces and 51 short term bicycle space. One Type G loading space is being provided for the proposed development, which will be accessed from Church Street and internalized within the proposed building. The applicant is proposing a bicycle repair station as part of the proposal.

## Rental Housing

The applicant has proposed to replace all 20 demolished rental dwelling units on the 5<sup>th</sup>, 6<sup>th</sup>, and 7<sup>th</sup> floors of the proposed mixed-use condominium building with a slightly different unit mix than what currently exists on site. The 2 existing bachelor units will be replaced by 2 one-bedroom rental units, increasing the total number of one-bedroom dwelling units from 6 to 8. A change in units mix is generally accepted when a proposal involves replacing smaller dwelling unit types with larger dwelling units.

According to the 2014 rent rolls and the March 2016 floor plans submitted by the applicant, the following table provides a comparison between the existing rental dwelling units and proposed rental replacement dwelling units by unit type and rent classification (See Table 4).

**Table 4- Summary of Replacement Rental Dwelling Units by Unit Type**

	Existing Rental Dwelling Units				Proposed Replacement Rental Dwelling Units			
	Rent Classification			Total	Rent Classification			Total
Unit Type	Afford-able	Mid-range	High-End		Afford-able	Mid-range	High-End	
Bachelor	2	0	0	2	0	0	0	0
One-Bedroom	1	5	0	6	3	5	0	8
Two-Bedroom	2	8	2	12	2	8	2	12
<b>Total</b>	<b>5</b>	<b>13</b>	<b>2</b>	<b>20</b>	<b>5</b>	<b>13</b>	<b>2</b>	<b>20</b>

According to August 2014 Rent Rolls and March 21, 2016 Floor Plans

Based on the existing and proposed floor plans submitted by the applicant, the 20 replacement rental dwellings will be on average, approximately the same size as the 20 existing rental dwelling units proposed to be demolished. According to existing and proposed floor plans submitted by the applicant, the total Gross Floor Area for the 20 replacement rental dwelling units will be approximately 97% of the total Gross Floor Area of the existing rental dwelling units. The owner covenants and agrees that the rental Replacement units will be provided on the 5<sup>th</sup> and 7<sup>th</sup> floors in accordance with the rental Floor Plans dated March 9, 2016, and any changes shall be to the satisfaction of the Chief Planner.

### Rents and Tenure for the Replacement Rental Units

The applicant has agreed to provide and maintain the 20 replacement rental dwelling units within the proposed mixed-use condominium building for at least 20 years, beginning from the date that each rental replacement unit is first occupied and until the owner obtains approvals for a zoning by-law amendment removing the requirement for the rental replacement units to be maintained as rental units.

At the time of application the existing building contained 5 affordable, 13 mid-range and 2 high-end rental units. The applicant has agreed to secure the rents for the 5 affordable and 13 mid-range dwelling units for at least 10 years. The 2 high-end replacement rental units will have unrestricted rents.

### **Tenant Relocation and Assistance Plan**

The owner has agreed to provide tenant relocation and assistance beyond what is required under provincial legislation. Tenants will receive: at least 6 months notice to vacate their rental unit before being required to vacate for the demolition; financial compensation equal to 3 months rent as per the *Residential Tenancies Act*; additional compensation based on length of tenure; a moving allowance; and the right to return to a replacement rental dwelling units within the new building at rent similar to their current rent. Special Needs Compensation will be provided to tenants requiring additional financial or other assistance.

Staff is recommending that Council approve the demolition of the 20 rental dwelling units on the condition that the applicant provide for the replacement rental housing and tenant assistance as outlined in this report and enter into a Section 111 agreement to the satisfaction of the Chief Planner to secure these conditions.

### **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0 to 0.42 hectares of local parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland priority area, as per Chapter 415, Article 111 of the Toronto Municipal Code.

The application is for a zoning by-law amendment to permit the development of a 47-storey mixed use building that will consist of retail uses at grade level along Church Street and low-rise apartments along Charles Street East. The development will include 389 condominium apartments as well as 20 rental replacement units.

At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication requirement is 5,453m<sup>2</sup> or 282.4% of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% of the development site is applied to the residential use while the non-residential use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is 193.5m<sup>2</sup>.

The applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as a parkland dedication of 193.5m<sup>2</sup> would not create a substantial park and the site does not abut an existing park which could have been expanded through this dedication.

The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

### **Section 37**

The Official Plan contains policies pertaining to the provision of community benefits for increases in height and/or density pursuant to Section 37 of the *Planning Act*. While the proposed development exceeds the height and density limits of the Zoning By-law, the application is consistent with the objectives and policies of the Official Plan, and thus constitutes good planning.

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

- a. Prior to the issuance of above grade permits unless indicated otherwise provide a cash contribution of \$3,353,000 which is to be used for the following:
  - i. \$335,300 to be directed to new or existing affordable housing facilities;
  - ii. 335,300 to be directed to new or existing cultural facilities; and
  - iii. \$2,682,400 to be directed to local streetscape and park improvements.

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

- i) at least 10% of the total number of dwelling units to be constructed on the lot shall contain at least three or more bedrooms in compliance with the provisions of the Ontario Building Code;
- ii) require the owner to pay for and construct any improvements to the municipal infrastructure in connection with the Functional Servicing Report as accepted by the Executive Director of Engineering and Construction Services, should it be determined that improvements are required to support the development.
- iii) the Owner shall enter into a financially secured agreement to pay for and upgrade the municipal watermain system needed to support this development.

- iv) the Owner shall provide and maintain 20 residential rental dwelling units on the subject site as rental housing for a period of at least 20 years, comprising 8 one-bedroom units and 12 two-bedroom units, as shown on the plans submitted to the City Planning Division dated March 21, 2016 with any revisions to the satisfaction of the Chief Planner and Executive Director, City Planning Division. Of these units, 3 one-bedroom and 2 two-bedroom units shall have affordable rent; 5 one-bedroom and 8 two-bedroom units shall have mid-range rent; and 2 two-bedroom units will have no rent stipulation;
- v) the Owner shall provide tenant relocation and assistance to each eligible tenant within the existing rental building, including an extended notice period, financial compensation beyond the minimum requirements set out in the *Residential Tenancies Act*, and the right to return to a replacement rental dwelling unit. All to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
- vi) the Owner shall enter into, and register on title, one or more Section 111 Agreement(s) to secure the rental replacement units and the tenant relocation provisions outlined above and as detailed in the draft Zoning By-law Amendments which are Attachment No. 7 to report dated May 12, 2016 to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division; and,
- vii) the Owner shall enter into and register a Section 118 Restriction under the *Land Titles Act*, to the satisfaction of the City Solicitor, agreeing not to transfer or charge those parts of the lands comprising the 20 replacement residential rental dwelling units, without the written consent of the Chief Planner and Executive Director, City Planning Division or their designate to assist with securing the Section 111 Agreement against future owners and encumbrances of the lands until such time as the City Solicitor determines that its registration on title is no longer required to secure the provisions of the Section 111 Agreement.
- viii) the matters set forth in Recommendations 1 d. i. –iv., 1e. i.-vii., and 1 f. i. and ii. of the Report of the Chief Planner and Executive Director, City Planning Division to the Toronto Preservation Board and Toronto and East York Community Council dated May 11, 2016, " Alterations to a Heritage Property, Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act, and Authority to Enter into a Heritage Easement Agreement – 628, 634, and 636 Church Street".



## **Conclusion**

The application outlined and discussed in this report proposes a 47-storey mixed-use building involving heritage conservation of the listed heritage buildings on site, as well as rental replacement units. The applicant has made revisions to the original proposal resulting in a built form that provides a more appropriate relationship to its surrounding context. The proposed tower's overall height and floorplate is consistent with the emerging built form context of the surrounding area.

## **CONTACT**

Jennifer Renaud, Planner  
Tel. No. 416-392-7554  
Fax No. 416-392-1330  
E-mail: jrenaud2@toronto.ca

Jeremy Kloet, Policy Planner  
Tel. No. (416) 392-7863  
E-mail: jkloet@toronto.ca

## **SIGNATURE**

---

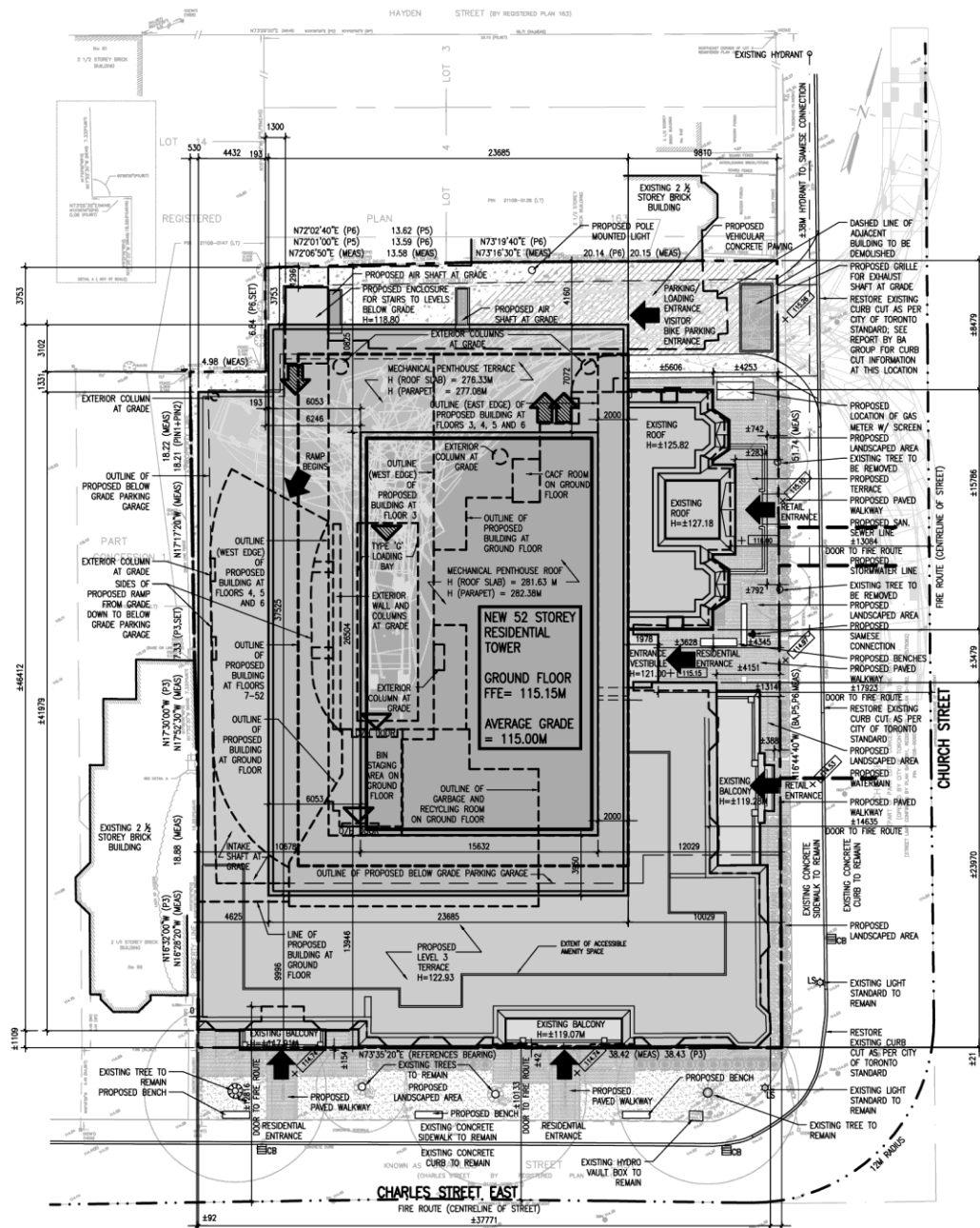
Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

(P:\2016\Cluster B\pln\TEYCC\3423800002.doc) - smcvc

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: North Elevation  
Attachment 3: South Elevation  
Attachment 4: East Elevation  
Attachment 5: West Elevation  
Attachment 6: Application Data Sheet  
Attachment 7: Draft 438-86 Zoning By-law Amendments  
Attachment 8: Draft 569-2013 Zoning By-law Amendments

## Attachment 1: Site Plan



### Site Plan

Applicant's Submitted Drawing

Not to Scale  
12/11/2014

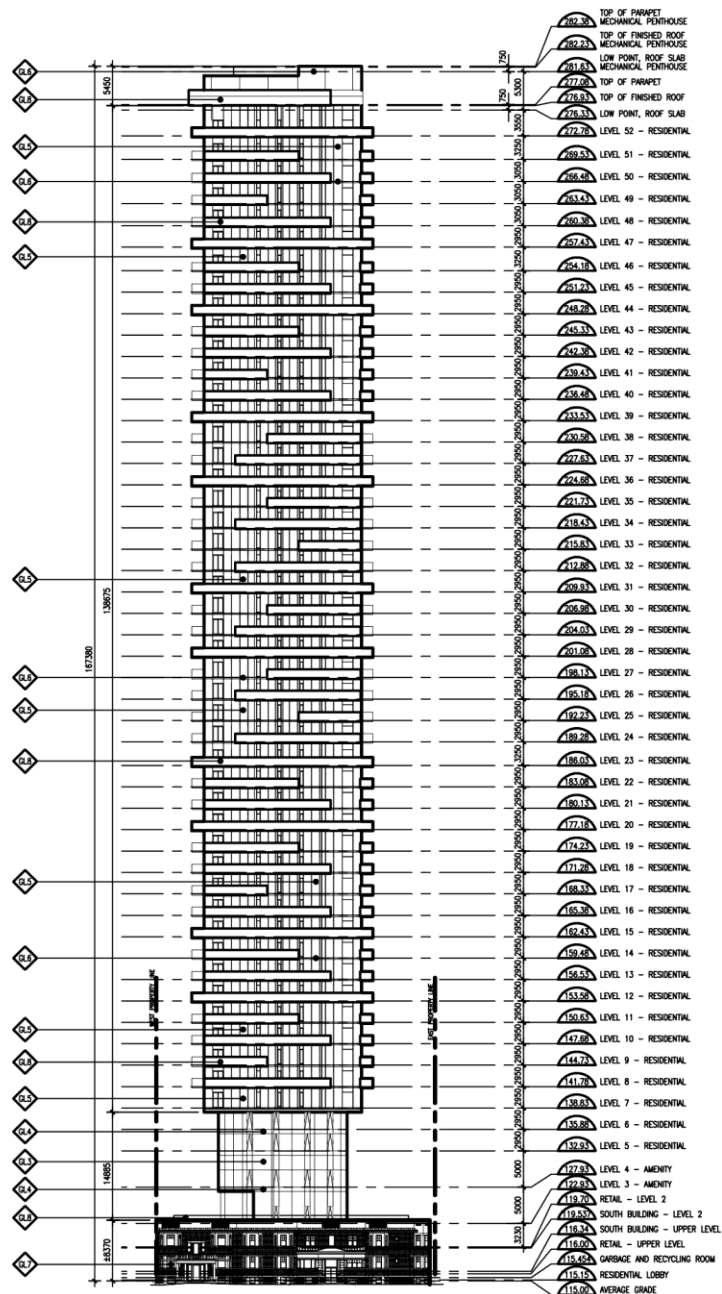


### 68 Charles Street East

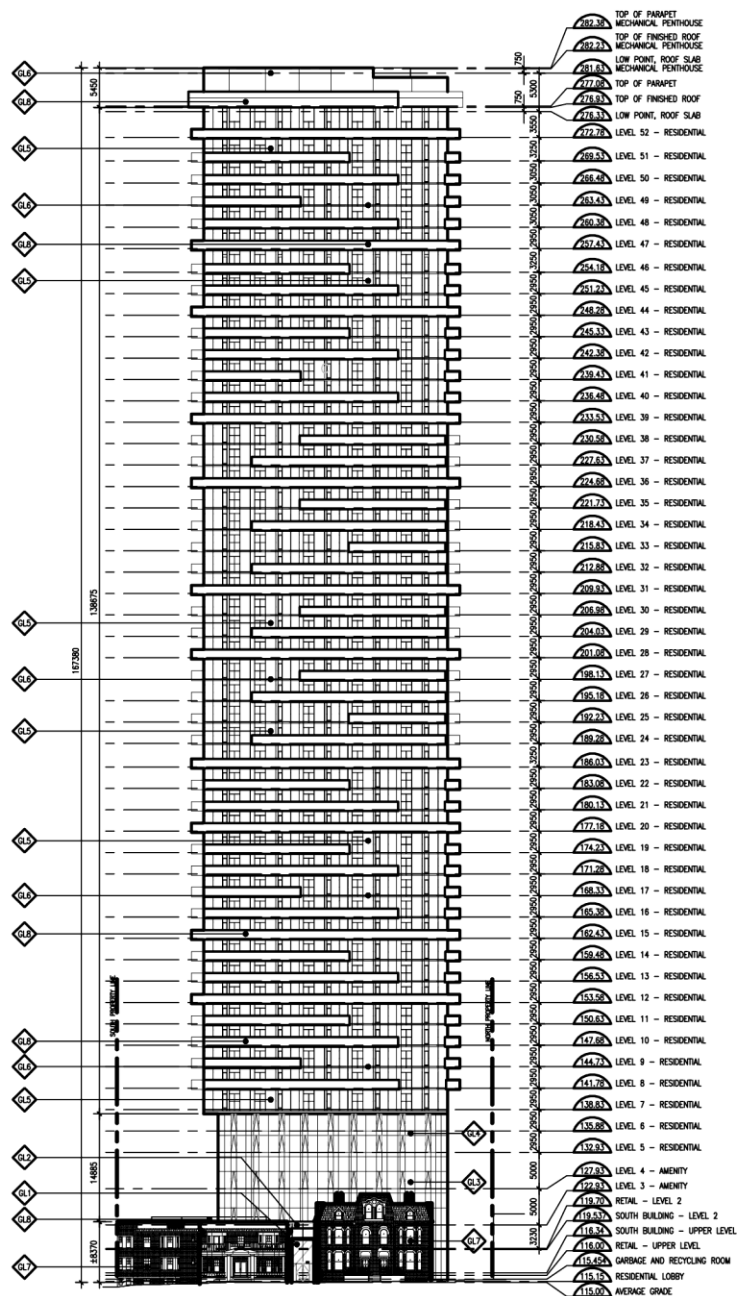
File # 14\_227468\_STE 27 02



## Attachment 3: South Elevation



## Attachment 4: East Elevation



East Elevation

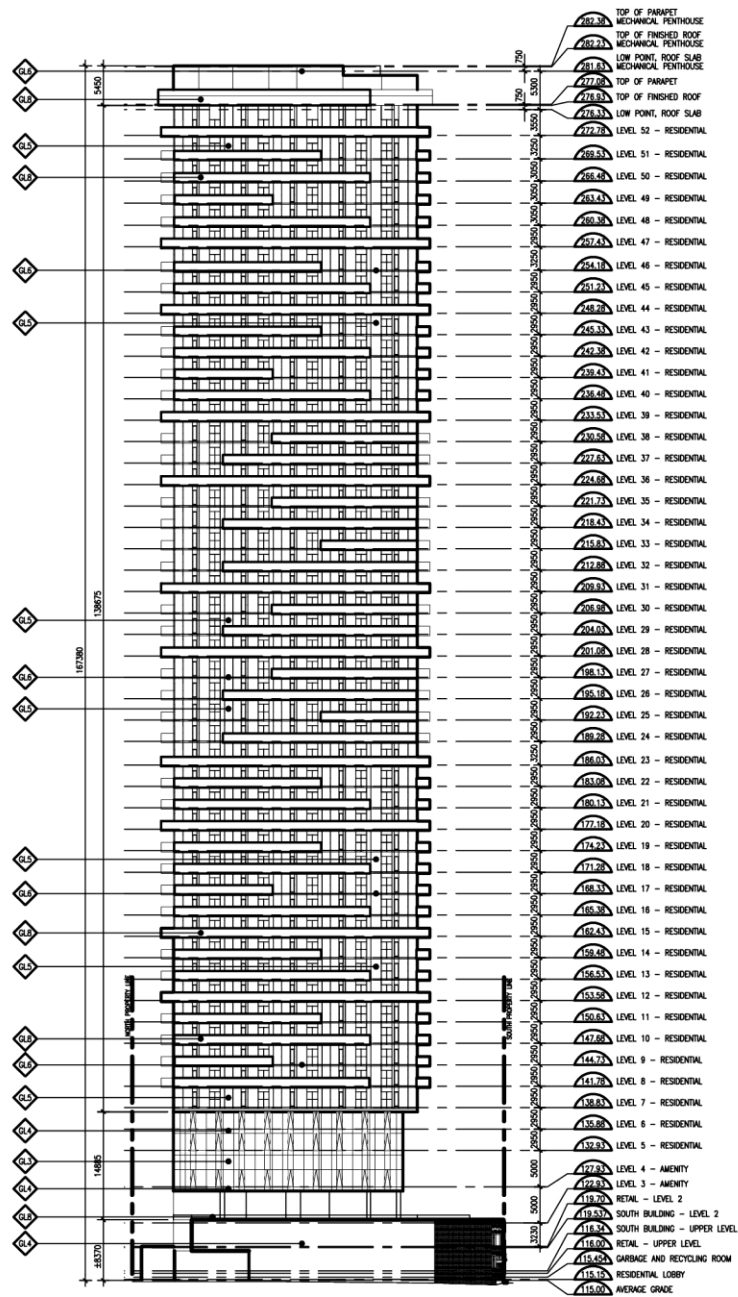
Applicant's Submitted Drawing

Not to Scale  
12/11/2014

68 Charles Street East

File # 14\_227468\_STE 27 0Z

## Attachment 5: West Elevation



### West Elevation

Applicant's Submitted Drawing

Not to Scale  
12/11/2014

### 68 Charles Street East

File # 14\_227468\_STE 27 0Z

## Attachment 6: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	14 227468 STE 27 OZ
Details	Rezoning, Standard	Application Date:	September 24, 2014
Municipal Address:	68 CHARLES ST E		
Location Description:	CON 1 FB PT PARK LT7 << ENTRANCE ADDRESS FOR 628 CHURCH ST **GRID S2708		
Project Description:	Rezoning application for a mixed use development containing a 49 storey residential apartment building, with retail uses at grade along church street and low rise apartments along Charles Street East. The proposal includes 409 condominium apartments, 20 rental replacement apartment units, and 349 square metres if retail and service commercial uses.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Church & Charles Development Ltd. 29 Floral Pkwy. Concord, Ont	N. Barry Lyon Consultants Ltd. 3 Church St, Suite 100 Toronto, Ont	Quadrangle Architects Ltd 201 King St W, Suite 701 Toronto, Ont	Promocentive Inc. 268 Royal York Rd Toronto, Ont

#### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR 4.0 (c1.0; r4.0) SS1 (x2147	Historical Status:
Height Limit (m):	12	Site Plan Control Area: N

#### PROJECT INFORMATION

Site Area (sq. m):	1952	Height:	Storeys:	47
Frontage (m):	90		Metres:	152.6
Depth (m):	38			
Total Ground Floor Area (sq. m):	959			<b>Total</b>
Total Residential GFA (sq. m):	31643		Parking Spaces:	163
Total Non-Residential GFA (sq. m):	349		Loading Docks	1
Total GFA (sq. m):	31992			
Lot Coverage Ratio (%):	49.1			
Floor Space Index:	16.39			

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental, Condo		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	31643	0
Bachelor:	0	Retail GFA (sq. m):	349	0
1 Bedroom:	239	Office GFA (sq. m):	0	0
2 Bedroom:	148	Industrial GFA (sq. m):	0	0
3 + Bedroom:	41	Institutional/Other GFA (sq. m):	0	0
Total Units:	428			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	Jennifer Renaud, Planner
	<b>TELEPHONE:</b>	416-392-7554

**Attachment 7: Draft 438-86 Zoning By-law**

To be distributed to the Toronto and East York Community Council Meeting



**Attachment 8: Draft 569-2013 Zoning By-law**

To be distributed to the Toronto and East York Community Council Meeting