



BOUSFIELDS INC.

Project No. 1069

November 15, 2011

Mr. Willie Macrae
Community Planning, South District
City Hall, 100 Queen Street West, 18th Floor
Toronto, ON M5H 2N2

Dear Mr. Macrae:

**Re: Addendum to Planning and Urban Design Rationale
Application for Zoning By-law Amendment and Site Plan Approval
FMC Front Street Developments Inc.
154 Front Street East
City File No. 11146719 STE 28 OZ**

This letter is an addendum to the Urban Design and Planning Rationale prepared by Bousfields Inc. in support of rezoning and site plan applications by FMC Front Street Developments Inc. with respect to their site at 154 Front Street East ("the Site"). The Addendum has been prepared to accompany a resubmission of revised plans and reports relating to the applications for a mixed-use building on the subject property.

The initial development application for this site was submitted in March of 2011. Both City Staff and the Design Review Panel have provided feedback on the proposal, which focuses on appropriateness of height, massing and scale in relation to its existing and planned context, specifically within the King-Parliament area. This Addendum has been prepared in light of subsequent changes made to the proposal in order to take into account these comments, along with those expressed at the December 2010 and March 2011 community meetings.

Summary of Changes

The following table summarizes the differences in key statistics between the March 2011 submission and the "redesigned" proposal:

(see over)

		March 2011		November 2011	
		East Tower	West Tower	East Tower	West Tower
Total Height (metres) (including mech.)		115.45	76.40	89.25	70.45
Total Height (Storeys) (excluding mech.)		34 storeys	24 storeys	26 storeys	22 storeys
Podium Height (m)		18.8	25.05	12.9	25.2
Podium Height (storeys)		6 storeys	7 storeys	3 and 7 storeys	3 and 9 storeys
Podium Setbacks (m)	Sherbourne	0/3.1		0 at Front and 3 rear / stepping back to 6.27 at Front at 4 th floor	
	Rear	9 (west) / 6.92 (east)		9 (west) / 6.97 (east)	
	Frederick	7.5		0 stepping back to 3.47 (7 th fl)	
	Front	3		3 stepping back to 4.5 at 4 th floor & 5.5 at 8 th floor	
Tower Setbacks (m)	Sherbourne	3.29	46.18	5.07	49.03
	Rear	5.31	10.52	7.3	10.0
	Frederick	55.76	4.35	46.0	3.47
	Front	3.0	4.43	3.0	5.5
Tower Separation (m)		20.38		20.0	
Residential GFA (m2)		37,978		36,195	
Retail GFA (m2)		1,020		1,127	
TOTAL GFA (m2)		39,021*		35,597**	
FSI		13*		11**	
Indoor amenity space (m2)		1,078		954	
Outdoor amenity space		1,241		644	
Bachelor units		4 (0.7%)		48 (10%)	
1-bedroom units		449 (83.6%)		325 (68%)	
2-bedroom units		84 (15.6%)		104 (22%)	
3-bedroom units		-		10% when adjacent 1+2-bedroom units combined	
Total residential units		537		477	
Vehicle parking spaces		P1-P5 361 spaces (33 Visitor, 9 HC)		P1-P5 284 (29 Visitor, 4 HC)	
Bicycle parking spaces		546 (58 Visitors)		486 (95 Visitors)	

* Based on gross floor area definition from By-law 1156-2010, now repealed

** Based on gross floor area definitions from in-force By-law 438-86, as amended

Land Use Planning and Urban Design

The proposal, a mixed-use development incorporating both retail and residential uses, will provide new residential units on an underutilized site within the King-Parliament Secondary Plan area within Regeneration Area 'A' (Jarvis-Parliament), which is regarded as an area targeted for significant growth. In doing so it will make efficient use of existing municipal infrastructure, community facilities and public transit accessibility.

The most substantive change to the development is the overall reduction in building height.

The east tower has been reduced in height by 8 storeys (26 metres) from 34 storeys (115.45 metres) to 26 storeys (89.25 metres). The west tower has also been decreased in height by 2 storeys (6 metres), from 24 storeys to 22 storeys. The difference in height between the east and west towers is the height of the horizontal bridge element between the towers, which is now 11.8 metres or 4 storeys and is now proposed for residential suites instead of amenity space. The reduction in height of the towers brings the proposed building height closer in range to the heights of taller buildings in the King Parliament area (i.e. the 24 storey VU tower and the 21 storey Posthouse tower).

The podium height has also been modified. Although the podium height on the west side of the building has remained generally consistent with the original design height of 25 metres, the height on the east side of the building has been reduced to 12.9 metres. The “stepping down” from west to east better complements the variety of existing heights along Front Street East.

In terms of setbacks, the redesigned podium has been extended west to Frederick Street in place of the small landscaped open space that was originally proposed along the Frederick Street frontage. The removal of the open space responds to comments from the design review panel and the result is more of a continuous built-form at the street edge. The northerly portion of the west face of the podium has been setback 1.5 metres to create a greater spatial separation to the condominium building to the north.

Above the podium, the west tower is stepped back by 3.47 metres from the west face of the podium at the 4th storey level, 10 metres from the rear property line and 5.5 metres from Front Street East. The east tower is slightly cantilevered over the east podium face for architectural reasons, but is setback by 5.07 metres from Sherbourne Street and 7.03 metres from the rear property line. A 20 metres separation distance has been maintained between towers.

The total number of residential units has decreased from 537 to 477, and the total residential GFA has decreased from 37,978m² to 36,195 m². The 284 parking count located in the 5 level below-grade parking garage reflects this reduction.

The unit mix has been changed in order to increase the number of 2-bedroom units and to provide for the opportunity to create additional 3-bedroom units (up to 10 per cent of the total number of units) by situating a number of 2-bedroom units adjacent to 1-bedroom units so that they can be combined into one larger unit. The 284 parking spaces in 5 below-grade parking levels reflect this reduction.

The east-west full-length atrium within the podium has remained intact, however most of the interior and exterior amenity space has been amalgamated to into the

10th floor with a smaller amount in the 23rd floor. The proposed interior amenity space of 954 square metres meets the by-law requirement. Although the exterior amenity space does not meet the by-law requirement at 644 square metres, the amount and character of the proposed amenity space is appropriate in its urban context.

In accordance with the policies of the Secondary Plan, the height of buildings within the King Parliament area must be analyzed and justified on the basis of how they fit their context. In this respect, Front Street East is a quite different urban design and heritage context than King Street, Richmond Street or Adelaide Street, where other recently approved buildings are located.

Historically Front Street was the “front” street of the city facing the harbour. Although subsequent land filling has changed its proximity to the water, today it has the recognized potential to be a major east-west civic boulevard and pedestrian promenade, connecting the city centre to the St. Lawrence Neighbourhood, the heritage Distillery District, the future athlete’s village within the West Don Lands (for the PanAm Games in 2015) and the West Don Lands Park at the Don River.

Despite its heritage sites and structures, there are currently large vacant sites along its frontage that detract from the street. However, the sites are ideal for re-development in order to facilitate the achievement of this potential. The proposed height and form of the proposed development recognizes the civic significance of Front Street East, the importance and pedestrian amenity of the street frontage between Frederick and Sherbourne Streets, and the importance of its intersection with Sherbourne Street through the design of its street frontage, podium and taller building elements. As reported upon by ERA Architects in their Heritage Impact Assessment, this has been done in a manner that is also compatible with the heritage scale and character of the area.

Response to Design Review Panel

In July 2011 the Design Review Panel (“DRP”) considered the original application and voted in favour of a redesign of the proposal. The following discusses the revised proposal within the context of the DRP comments.

Height

The concerns of the DRP mainly related to the height of the building. In particular the DRP felt that a tower was not appropriate given the heritage context, was concerned the height would set a precedent, and was not convinced that the site warranted such a dramatic increase in height above the zoning height of 30 metres. Notwithstanding these concerns, the DRP acknowledged that the proposal was “innovative, inventive and have a fresh expression of a contemporary building”. It also noted that the proposal did not cast shadows onto King Street East and that it would meet the spirit and intent of the City’s current tall building guidelines.

Retaining its distinct architectural character, the height has been reduced to bring it down to a height that is within range of the higher heights in the area. As described above, the height and form is compatible with the heritage character of the area and the building will contribute to the amenity and significance of Front Street East, a prominent pedestrian promenade and boulevard to the east.

The updated shadow studies show that the revised proposal continues to have no impact on King Street East.

Context

The King-Parliament Secondary Plan encourages new buildings to achieve a compatible relationship with their built form context through consideration of such matters as building height, massing, scale, setbacks, stepbacks, architectural character and expression. While several of these concerns are specifically addressed below, the proposals form ideally marks the Site as a “special place” by way of its proposed height and unique architectural form. The building also highlights the significance of the intersection, yet maintains continuity of the streetwall and its enclosure.

In terms of its heritage context, a Heritage Impact Assessment (HIA) has been undertaken by ERA Architects in relation to the revised scheme. The HIA is helpful in understanding the impact of the proposal on the area, in particular the DRP’s concern that the proposal would result in a precedent that was “dangerous” in its historic context. The findings of the HIA are incorporated below.

In terms of the height establishing a blanket precedent for height in the area, the HIA concludes that the greatest factor of success is the podium (lower 6 to 8 stories), with the final height of towers above the podium having a negligible effect on the streetscape and immediate context. Exceptions include towers that would infringe on key views of heritage landmarks, such as the spire of the St. James Cathedral, as well as towers that would impinge on historically intact streetscapes or blocks (such as King Street East between George and Jarvis Streets). In this regard, the revised proposal does not infringe on any key view or historically intact streetscape or block, and will complete a block in a manner that is complementary to the surrounding context.

Podium Treatment

The DRP suggested that a mid-rise fabric-oriented building would be more appropriate for the site.

The urban street-related character of a mid-rise fabric building has been achieved through the massing and design of the mid-rise podium.

The reduction in height of the east podium maintains uniformity with the existing

mid-rise street wall along Sherbourne Street and Front Street with varying heights and setbacks. The main features of the podium that the Design Review Panel felt were appropriate are maintained.

Tall Building Criteria

The revised design will continue to meet the relevant criteria for tall buildings and the bridge element, which the Design Review Panel felt would be a benefit to the skyline, is being maintained.

Site Plan Design

In response to the Panel's comments, the small landscaped open space adjacent to Fredrick Street has been removed and the Front Street building frontage extended. The internal pedestrian atrium remains as part of the interior design of the building.

Materials

The DRP was generally supportive of the proposed building materials, yet questioned how stone would relate to the surrounding context.

The HIA noted that the material palette draws from traditional Toronto building materials – limestone and glass. Despite bricks being the most common material employed in Toronto, limestone has been employed in many of its historic buildings. The glass elements are used as part of a contemporary expression of historic commercial buildings, several of which exist to the south east along Front Street East.

Technical Studies

Functional Servicing and Stormwater Management

The revised Functional Servicing and Stormwater Management report by Cole Engineering concludes that the Wet Weather Control Flow Management Guidelines will be met, through various measures including the green roof/landscaped area on the roof. In addition, the report concludes that the existing storm and combined sewer infrastructure is adequate to support the proposed development in terms of both storm and sanitary servicing.

Traffic Impact

The revised Traffic Impact Study by Cole Engineering concludes that the existing road network can accommodate the proposed development as well as background traffic and assumed traffic growth. In addition, the study concludes that the proposed parking supply and on-side loading facilities are sufficient and will have no off-site impacts.

Conclusion

As described, the revised design specifically addresses matters which have arisen during the approval process.

It is our opinion that the revised proposal represents good planning and urban design and should be approved.

Should you have any questions regarding these changes, please contact me at 416-947-9744.

Yours very truly,

Bousfields Inc.



Robert Glover, MCIP, RPP