

99 Blue Jays Way – Rezoning – Final Report

Date:	April 30, 2010
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	09 129610 STE 20 OZ

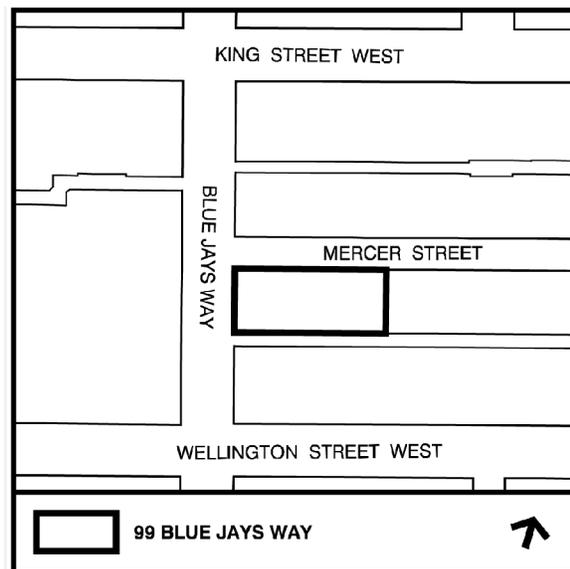
SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The applicant proposes a 40-storey mixed-use building on a 6 and 8 storey podium comprised of 309 residential units and commercial uses at grade located at 99 Blue Jays Way. The property is currently subject to site specific Zoning By-law 574-2007 which will be repealed and replaced by this Zoning By-law amendment. Community benefits that were secured under By-law 574-2007 will be included in the new by-law amendment.

The proposal is generally consistent with the King Spadina East Precinct Built Form Study in that it is located within an area that can accommodate tall buildings without destabilizing the warehouse character of the area. The proposal is consistent with the goals of the Tall Building Guidelines and the King Spadina Built Form Study with respect to tower floor plate size and adequate tower separation.

This report reviews and recommends approval of the application to amend the Zoning By-law.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council repeal site specific Zoning By-law 574-2007 for 99 Blue Jays Way.
2. City Council amend Zoning By-law 438-86, for the lands at 99 Blue Jays Way substantially in accordance with the draft Zoning By-law Amendment to be available at the May 25, 2010 Toronto and East York Community Council meeting.
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 an Agreement pursuant to Section 37 of the Planning Act satisfactory to the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, such agreement to be registered on title to the lands in a manner satisfactory to the City Solicitor, to secure the following facilities, services and matters:
 - a. An indexed cash contribution of \$1,200,000.00 payable to the City of Toronto prior to the issuance of the first above-grade building permit of which 10% will be allocated to affordable housing in Ward 20, and the remainder for the provision of one or more of the following:
 - streetscape improvements to John Street and Mercer Street;
 - park improvements to Clarence Square Park;
 - Heritage Conservation District Studies in the King Spadina East Precinct and/or design and development supporting the John Street streetscape project.
 - b. A public art contribution in accordance with the Percent for Public Art Program for a value not less than one percent of the gross construction cost.

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

- c. The owner shall provide a minimum of ten percent (10%) of the residential units in the building having at least three bedrooms, or be convertible to three or more bedrooms.

- d. Architectural plans, elevations and landscaping including 1:50 elevations will be secured to the satisfaction of the Chief Planner and Executive Director, City Planning Division, and the owner will be required to, in conjunction with the Site Plan Application, submit 1:50 scale drawings in conformity with this requirement for the podium.
- e. The owner shall incorporate in the construction of the building, and thereafter maintain, exterior building and landscape materials to the satisfaction of the Chief Planner and Executive Director, City Planning Division.
- f. The owner shall be encouraged to build in conformity with the Green Development Standard Checklist on file with the Chief Planner and Executive Director of City Planning Division, date-stamped May 27, 2009.
- g. The owner shall provide and maintain in good order and operation an irrigation system, at the applicant's expense, for proposed trees within the public road allowances, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Executive Director, Technical Services.
- h. The owner shall submit at a wind study completed by a qualified wind consultant in conjunction with the Site Plan Application and implement all wind mitigation measures recommended by the report.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

King-Spadina Built Form Review

In 2005, a review of the King-Spadina Secondary Plan was initiated by Council to evaluate specific matters related to entertainment uses in the area, community infrastructure, built form policies and the policies related to the public realm. In September 2006, City Council enacted amendments to the King-Spadina Secondary Plan and RA zoning to update the planning framework for the Plan area which resulted in Official Plan Amendment 921-2006 and Zoning By-law Amendment 922-2006. The amendments to the Secondary Plan refined certain policies and updated maps to reinforce the original intent of the Plan to protect and enhance the area's unique physical attributes and heritage warehouse character. A new policy 3.7 provides criteria for considering tall buildings in certain parts of the East Precinct, which include stepbacks above the base building and a requirement to not export facing distance constraints onto adjacent sites. The Zoning By-law amendment includes a provision that permits an additional 5 metres

of building height, including mechanicals, subject to the mechanicals being wrapped and falling within a 45 degree angular plane from the street, for a total height of 35m.

These amendments are currently under appeal to the Ontario Municipal Board by some area owners and developers. A series of pre-hearing conferences have resulted in many appeals being withdrawn or settled.

Site-Specific Zoning By-law

In November 2005, the applicant submitted a Zoning By-law Amendment application to permit the proposed development of the subject property with a 27-storey (92.9 metre) mixed-use building. In May 2007, City Council passed site-specific By-law 574-2007 permitting the subject property to be redeveloped with a 20-storey (63.75 metre) mixed-use residential building with commercial uses on the lower levels.

King-Spadina East Precinct Built Form Study

In April 2008, Council directed staff to undertake a further study of the built form in the East Precinct of the King-Spadina Secondary Plan Area, in response to the large number of applications that continued to challenge the planning framework of the area. This study recognizes areas within the East Precinct, which have been identified as Second Tier height areas, that can accommodate more height than currently permitted as-of-right, subject to meeting the criteria for development as set out in the King-Spadina Secondary Plan, the 2006 King-Spadina Urban Design Guidelines and the City's Tall Building Guidelines, and providing an appropriate Section 37 contribution. Any proposal seeking a Second Tier height beyond the current zoning permission of 30 m plus 5 m for mechanical will be required to undergo a rezoning process. This framework was endorsed by Toronto and East York Community Council at its meeting of September 15, 2009. The subject site is within a Second Tier height area where staff has identified the potential for some additional height, although not to the extent requested by this applicant.

Further work by staff will involve preparation of detailed guidelines regarding urban design, built form and performance criteria to guide future development, and the development of a revised Secondary Plan and Zoning By-law for the King-Spadina East Precinct.

Pre-Application Consultation

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

ISSUE BACKGROUND

Proposal

The applicant proposes the development of a 40 storey mixed-use building (136 metres). The first eight floors (23.80 metres) of the building will be the podium or base component. The building will be comprised of mechanical uses on floors 40 and 41,

residential dwelling units on floors 3 to 40, and commercial and office uses on the 1st and 2nd floors.

The proposed total gross floor area of the development is 29,038.09 square metres, of which the residential floor area is 27,008.09 square metres and the commercial/office floor area is 999.9 square metres, resulting in a floor space index of 20.43. The unit breakdown consists of 28 studio residential dwelling units, 164 one-bedroom units, 86 two-bedroom units, and 31 three-bedroom units. A total of 101 vehicle parking spaces (14 visitor, 2 non-residential, and 85 resident parking spaces) and 200 bicycle parking spaces are proposed (see Attachment 4 – Application Data Sheet).

Site and Surrounding Area

The site is located on the east side of Blue Jays Way on the south-east corner of Blue Jays Way and Mercer Street. The site has a frontage of 24.62 metres on Blue Jays Way and 57.79 metres on Mercer Street and an overall site area of 1,422.79 square metres. There is a public lane that runs along the south edge of the site that will be used for servicing. The site is surrounded by the following uses:

North: The northern edge of the site is defined by Mercer Street which has a right-of-way of 12.2 metres, opposite of which is a vacant lot currently used for surface parking. An application has been submitted for an Official Plan amendment and Zoning By-law Amendment to redevelop the site with two separate mixed-use buildings: one 47 storey (146.80 metres) building, and one 35 storey (110.70 metres) building. The Westinghouse Building at the south-east corner of King Street and Blue Jays Way (355 King Street West) supports commercial uses, is 6 storeys (approximately 24 metres) in height and is designated under the Ontario Heritage Act.

South: The southern edge is defined by a public lane, opposite of which is the ICON condominium. The ICON buildings range in height from 12 storeys (approximately 35 metres) at Blue Jays Way, to 17 storeys (approximately 50 metres) mid-block, to 21 storeys (approximately 64 metres) at John Street.

West: The western edge of the site is defined by Blue Jays Way, opposite of which is a mix of commercial and residential uses ranging in height from approximately 3 to 16 storeys. An application has been approved for a Zoning By-law Amendment to redevelop the existing Diesel Playhouse Theatre into a 137 metre mixed-use building incorporating the existing heritage façade. Directly south of the Diesel Playhouse is the Soho residential condominium and hotel which has a maximum height of approximately 50 metres at Blue Jays Way and Wellington Street West.

East: The eastern edge of the site is bounded by a small lot currently used for parking beyond which is a 6 to 10 metre high commercial building which extends for most of the remainder of the block. To the northeast, on the north side of Mercer Street, is the La Germain Hotel.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. 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 by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe

Official Plan

The site is designated Regeneration Area in the new City of Toronto Official Plan which permits the proposed residential and commercial uses. Chapter 6.16 of the new Official Plan contains the King-Spadina Secondary Plan. The King-Spadina Secondary Plan emphasizes the reinforcement of the characteristics and qualities of the area through special attention to built form and the public realm. In particular the policies of Section 3 – Built Form specify that new buildings will achieve a compatible relationship with their built form context through consideration of such matters as building height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression.

King-Spadina Secondary Plan

The subject site is located within the King-Spadina Secondary Plan area. The King-Spadina Secondary Plan (Chapter 6.16 of the Official Plan) provides a framework for reinvestment and development, the fundamental intent of which is to encourage reinvestment for a wide range of uses in the context of a consistent built form that relates to the historic building stock and the pattern of streets, lanes and parks.

In particular the policies of Section 3 – Built Form specify that new buildings will achieve a compatible relationship with their built form context through consideration of such matters of building height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression. The policies encourage buildings to be located along the street edge with lower levels providing public uses accessed from the street; encourage servicing and parking to be accessed from rear lanes; site new buildings for adequate light, view and privacy; compatibility with the built form context; provide appropriate proportional relationships to streets and open spaces; and minimize wind and shadow impacts on streets and open spaces.

The Urban Structure Plan identifies a number of north-south “Significant Streets”. Blue Jays Way/Peter Street is identified as a smaller neighbourhood street with a distinctive character.

By-law 921-2006, which is under appeal to the Ontario Municipal Board, proposed amendments to the King-Spadina Secondary Plan that are intended to further clarify and reinforce the fundamental intent of the Plan, re-emphasizing that new development should respond to the unique physical character of the area.

King-Spadina Urban Design Guidelines

The King-Spadina Urban Design Guidelines (2004) support the implementation of the King-Spadina Secondary Plan. The Guidelines identify Blue Jays Way / Peter Street as a “Special Street”. New buildings are to permit a 3-hour sunlight standard at mid-day between March and September to support the role of the street as a pedestrian route and a location for outdoor cafes and restaurants. The Guidelines also state that height and massing are to be based on prevailing building types in the area. Building articulation and fenestration is to be based on the articulation of historic buildings.

Updated King-Spadina Urban Design Guidelines were endorsed by Council in September 2006. The updated Guidelines uphold the previous characterization of Blue Jays Way as a smaller neighbourhood street with a distinctive character. The updated Guidelines also seek to evaluate tall buildings in terms of massing and height, and impacts on light, view, privacy, sunlight access and wind conditions, as well as ensuring that the potential for other sites appropriate for tall buildings to develop in a similar manner is maintained. The Guidelines also note that the Zoning-By-law’s angular plane provisions to preserve sunlight on certain streets, including King Street, should be upheld. In addition, stepbacks between 3 and 9 m are encouraged so that tall portions of buildings do not overwhelm the street wall. In addition to these Guidelines, tall buildings are to be assessed in accordance with the City’s Tall Building Design Guidelines, including guidelines for tower separation and sky view and shadow impacts.

City of Toronto Tall Building Guidelines

The Tall Building Guidelines provide direction on matters including the scale of buildings, building floor plates and spatial separation. Key criteria in the Guidelines are minimum facing distances of 25 metres between towers in order to achieve appropriate light and privacy, minimum side and rear yard tower setbacks of 12.5 metres, and articulation of tower floorplates that are larger than 743 sq. m to break down the mass of the building.

King-Spadina East Precinct Built Form Study

The findings of the King-Spadina East Precinct Built Form Study include the principle that heights decrease generally from east to west (University Avenue to Spadina Avenue), and from south to north (Front Street to Queen Street). Within this general height trend are areas of localized conditions. One of these localized areas is south of Adelaide Street to Front Street and west of Widmer Street, which contains the subject site. This is a Second Tier height area with the potential for additional height. Given the

local context of the site, including the approved development at 371-379 King Street West (119 m), 430 King Street West (123 m), and the Soho and Icon developments to the south (approx. 40-64 m), a Second Tier Height of up to 90 m may be appropriate, subject to meeting appropriate performance criteria including the objectives of the King-Spadina Secondary Plan, the 2006 King-Spadina Urban Design Guidelines and the City's Tall Building Guidelines, as well as providing an appropriate Section 37 contribution.

Additional considerations for this particular site include shadow impacts on King Street West, which has been identified as a sunlight street and is subject to angular plane provisions in Section 12(2)260 of Zoning By-law 438-86, shadow impacts on Blue Jays Way, which is subject to a 3-hour sunlight standard mid-day between March and September in the 2004 King-Spadina Urban Design Guidelines, and the visual impacts on the Restaurant Row portion of King Street West.

Zoning

The site is zoned Reinvestment Area (RA) by Zoning By-law 438-86, as amended by By-law 574-2007. The site specific Zoning By-law can be viewed at the following link:

<http://www.toronto.ca/legdocs/bylaws/2007/law0574.pdf>

The site specific Zoning By-law permits a maximum height of 63.75 (mechanical penthouse) and lower height restrictions on other portions of the lands. The site specific By-law also includes Section 37 requirements.

Site Plan Control

The proposed development is subject to site plan approval. No site plan submission has been made.

Reasons for the Application

The applicant has submitted a Zoning By-law Amendment application to permit a building that exceeds the permitted maximum building height of 63.75 metres by 72.25 metres, resulting in a proposed building height of 136 metres. In addition, the proposed building does not comply with other lesser height restrictions that are in effect on the lands.

The built form policies of the King-Spadina Secondary Plan set out a policy framework that results in a built form and massing which is complementary to the historic physical fabric of the area. This built form generally results in a mid-rise building that reinforces the area's warehouse character. Provided the proposed development is found to be in compliance with the development criteria for the Regeneration Areas and the policies of the King-Spadina Secondary Plan, an Official Plan amendment will not be required.

Community Consultation

A community consultation meeting was held on September 29, 2009 at Metro Hall. Representatives from the ICON and Jefferson condominiums to the south of the subject

property expressed concern about the height and whether the lane that separates the two properties has the capacity to serve both buildings. Residents also expressed a concern about the lack of open space amenities in the area.

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 by-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS by proposing intensification within a built-up urban area near higher-order transportation.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe by proposing intensification within the Downtown which is identified as an Urban Growth Area.

Land Use

The proposed mix of residential and commercial uses is consistent with the land use permissions of the Official Plan, Secondary Plan and Zoning By-law. Any new site-specific zoning by-law for the site will not permit an entertainment facility use on the site.

Height

The proposed 136 metre height is acceptable for the area given the emerging context of new development projects.

Staff acknowledge that the local context of this proposal has changed since the 2007 approval of a 63.75 metre building. The tallest approved buildings in the immediate vicinity are 137 metres (56 Blue Jays Way), 119.5 metres (371-379 King Street West), 111 metres (60 John Street), and 123 metres (430 King Street West). In addition, the King-Spadina East Precinct Built Form Study acknowledges that additional height could be contemplated south of King Street subject to mitigating shadow impacts, and the visual effects of height on the character of King Street West, particularly on the “Restaurant Row” area between Blue Jays Way and John Street. The site is within a Second Tier height area of 90 metre as identified in the Built Form Study. The proposed height of 136 metres is higher than the Second Tier height. This pierces the recommended limit to a degree that is consistent with other recent approvals, which, by achieving other built form objectives, have been permitted to exceed the Second Tier by approximately 20-30 percent and are on sites that can appropriately accommodate the increase.

Massing

The proposal consists of a 40-storey tower on a 6 and 8-storey podium. The podium has not changes since the previous proposal and retains the design elements that contribute to the warehouse character of the area. The tower floor plate is approximately 656 square metres which is consistent with the Tall Building Guidelines. In addition, the tower achieves a 12.5 metre step back on the east and west elevations consistent with the Tall Building Guidelines. Overall, staff is satisfied with the massing of the proposal.

Shadow Impacts

The site is located south of King Street West which has a height limit of 30 metres and a 44 degree angular plane from the street line at the 16 metre height level. The purpose of the angular plane is to minimize shadow impacts and ensure sky views at pedestrian level on King Street West. Approved projects in the area such as 371-379 King Street West (M5V) and 56 Blue Jays Way have introduced shadow impact upon on the public realm of King Street West. Shadow studies submitted by the applicant show that the increase in shadow created by the proposal is absorbed by the shadow impact created by other approved projects in the immediate vicinity of the property.

Traffic Impact, Access, Parking

The Traffic Impact Study submitted by the applicant was satisfactory to Technical Services staff.

Loading and access to below-grade parking is located at the south side of the property from the lane that runs parallel to Mercer Street. Residential drop-off is located on the property via a driveway off Mercer Street. This arrangement is satisfactory to Technical Services staff.

Technical Services is satisfied with the proposed parking supply as it is consistent with the minimum residential parking ratios approved at 56 Blue Jays Way and 371 King Street West. Proposed loading arrangements require refinement in order to comply with the Zoning By-law requirements. Alternately, the applicant will be required to provide justification for the proposed loading arrangement. This will be resolved during the Site Plan review process.

Servicing

The Functional Servicing Report provided by the applicant has been generally accepted by Technical Services staff with the exception of a requirement for fire hydrant testing.

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 0.43 to 0.78 hectares of local parkland per 1,000 people. The site is in the second lowest quintile of current provision of parkland. The site is in a parkland priority area, as per Alternative Parkland Dedication By-law 1420-2007.

The application proposes 309 residential units on a total site area of 0.1420 hectares (1,421 square metres). At the alternative rate of 0.4 hectares per 300 units specified in By-law 1420-2007, the parkland dedication would be 0.412 hectares (4,120 square metres). However, a cap of 10% applies and hence the parkland dedication for the development would be 0.0142 hectares (142 square metres). The non residential component of the development would be subject to a 2% parkland dedication requirement under Chapter 165 of the former City of Toronto Municipal Code.

The applicant proposed to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as an on-site parkland dedication requirement of 0.0142 hectares (142 square metres) would not be of a useable size and the site would have been encumbered with below grade parking. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

Streetscape

The Section 37 agreement will include a contribution for streetscape improvements to John Street and/or Mercer Street.

Toronto Green Standard

The applicant proposes to meet a number of the minimum recommended measures in the Toronto Green Standard. These will be secured through the Section 37 agreement.

Section 37

This development will reach a height beyond the Second Tier identified in the King Spadina East Precinct Built Form Study. In keeping with framework of the Built Form Study, the applicant will be expected to provide a high level of community benefits, which will assist in providing the facilities and services that this area requires to support increasingly intense development. The Section 37 benefits secured as part of this application are in addition to the benefits secured as part of the previous rezoning application (By-law 574-2007).

Before introducing the necessary Bills to City Council for enactment, require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act satisfactory to the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, such agreement to be registered on title to the lands in a manner satisfactory to the City Solicitor, to secure the following facilities, services and matters:

- a. An indexed cash contribution of \$1,200,000.00 payable to the City of Toronto prior to the issuance of the first building permit of which 10% will be allocated to affordable housing in Ward 20, and the remainder for the provision of one or more of the following:
 - streetscape improvements to John Street and Mercer Street;
 - park improvements to Clarence Square Park;

- Heritage Conservation District Studies in the King Spadina East Precinct and/or design and development supporting the John Street streetscape project;
- b. A public art contribution in accordance with the Percent for Public Art Program for a value not less than one percent of the gross construction cost;

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

- c. The owner shall provide a minimum of ten percent (10%) of the residential units in the building having at least three bedrooms, or be convertible to three or more bedrooms;
- d. Architectural plans, elevations and landscaping including 1:50 elevations will be secured to the satisfaction of the Chief Planner and Executive Director, City Planning Division, and the owner will be required to, in conjunction with each Site Plan Application submit 1:50 scale drawings in conformity with this requirement for the podium;
- e. The owner shall incorporate in the construction of the building, and thereafter, maintain exterior building and landscape materials to the satisfaction of the Chief Planner and Executive Director;
- f. The owner shall be encouraged to build in conformity with the Green Development Standard Checklist on file with the Chief Planner and Executive Director of City Planning Division, date-stamped May 27, 2009;
- g. The owner shall provide and maintain in good order and operation an irrigation system, at the applicant's expense, for proposed trees within the public road allowances, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the Executive Director, Technical Services.
- h. The owner shall submit at a wind study completed by a qualified wind consultant in conjunction with the Site Plan Application and implement all wind mitigation measures recommended by the report.

Development Charges

It is estimated that the development charges for this project will be \$2,886,060.00. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

Conclusion

Staff have analysed the proposal in the context of the King Spadina Built Form Study, the previous approval on the property, the OMB-approved 35-storey M5V development at 371-379 King Street northwest of the proposal, and other approvals and applications for tall buildings in the area such as 56 Blue Jays Way.

Staff have reviewed the revised proposal with regard to the approved and emerging context of the area and the site's location within a Second Tier height area. The proposal meets the preferred maximum tower floor plate of 743 square metres (656 square metres provided) and provides the recommended separation between approved tall buildings and potential tall building applications in the immediate vicinity.

Overall, the project is acceptable within the intent of the policy framework and is consistent with the emerging context of the area.

CONTACT

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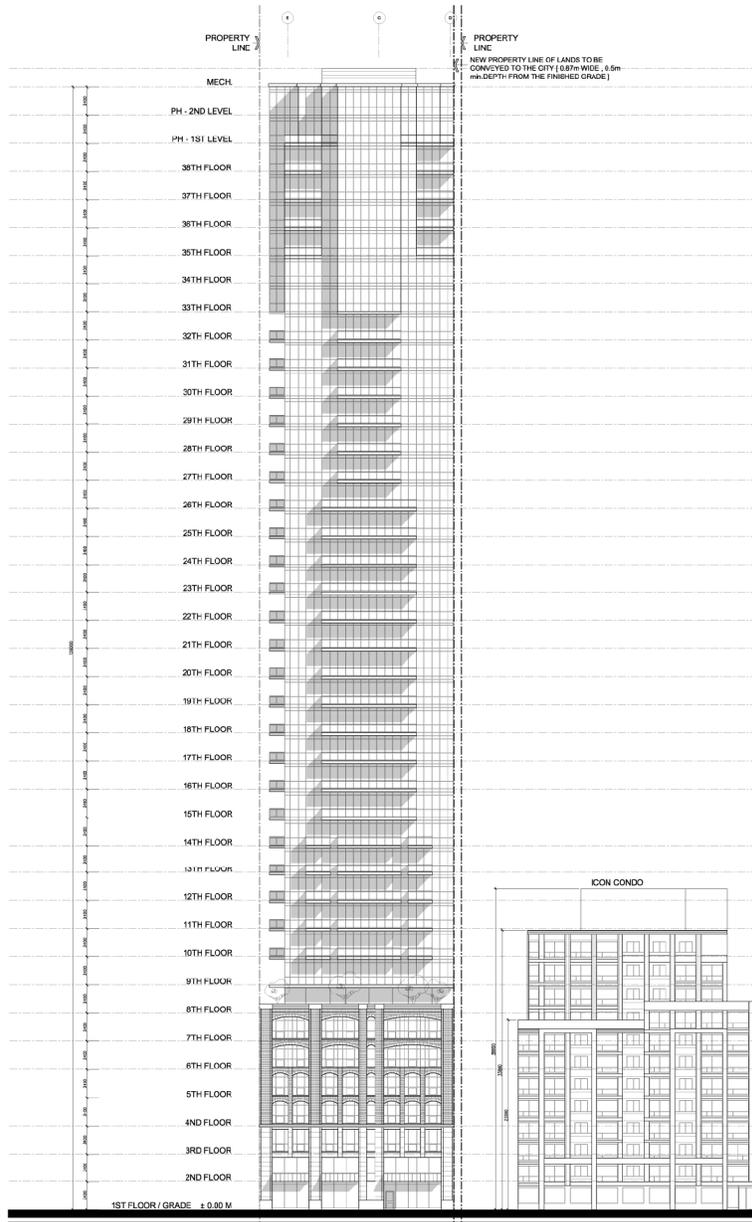
Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet
Attachment 5: Draft Zoning By-law

Attachment 2: Elevations



West Elevation

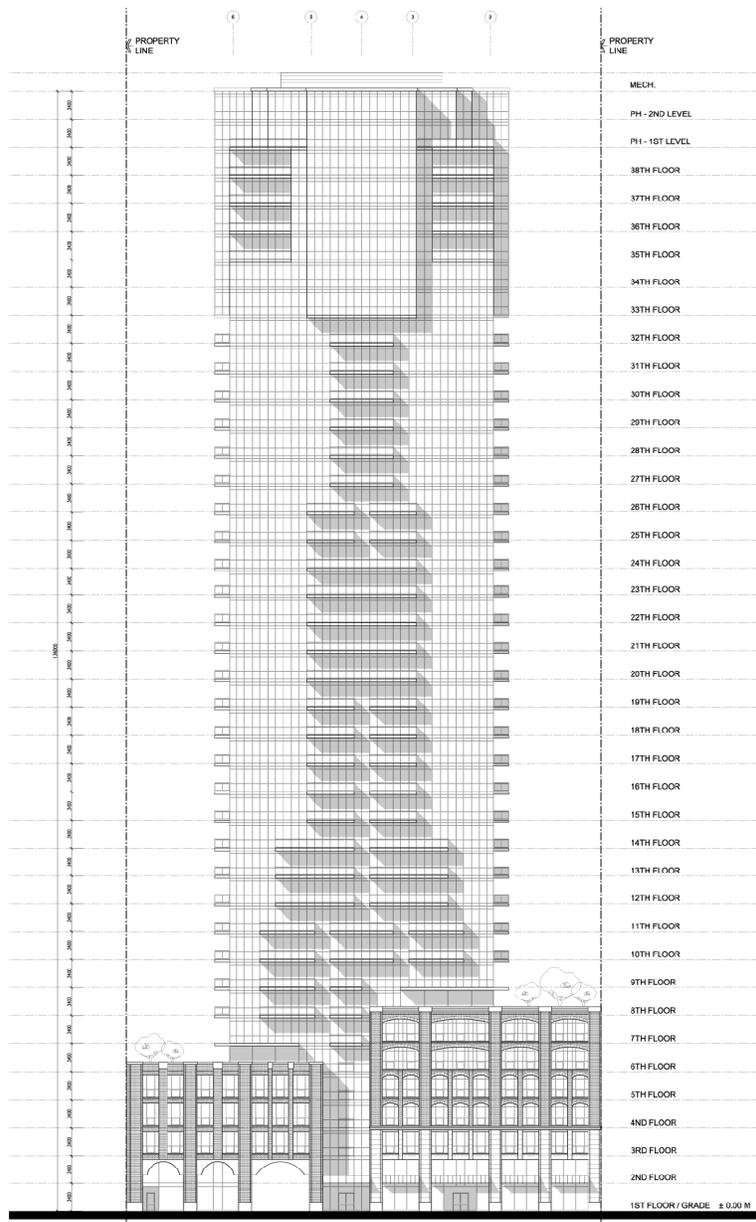
Elevations

Applicant's Submitted Drawing

Not to Scale
05/03/2010

99 Blue Jays Way

File # 09_129610



North Elevation

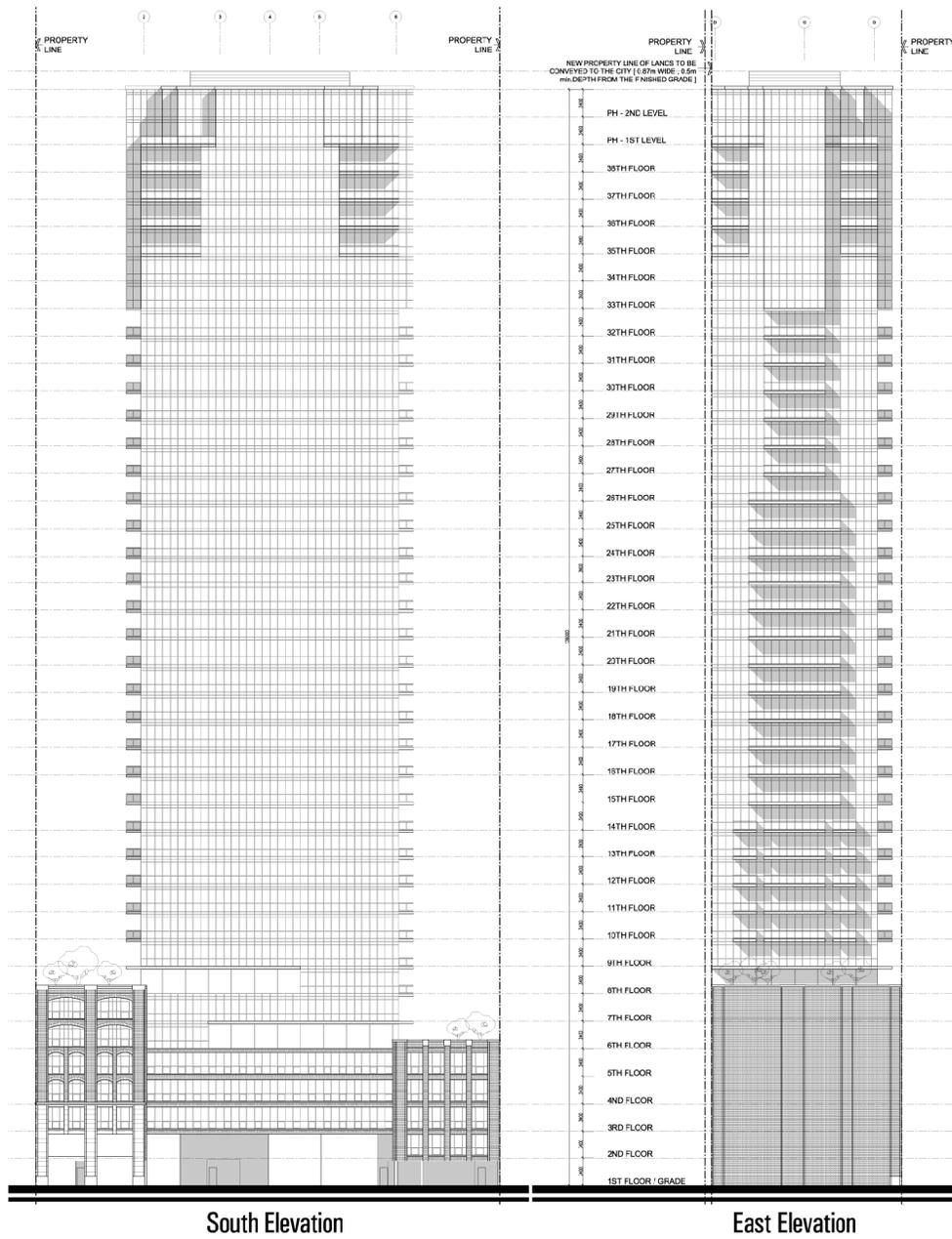
Elevations

Applicant's Submitted Drawing

Not to Scale
05/03/2010

99 Blue Jays Way

File # 09_129610



Elevations

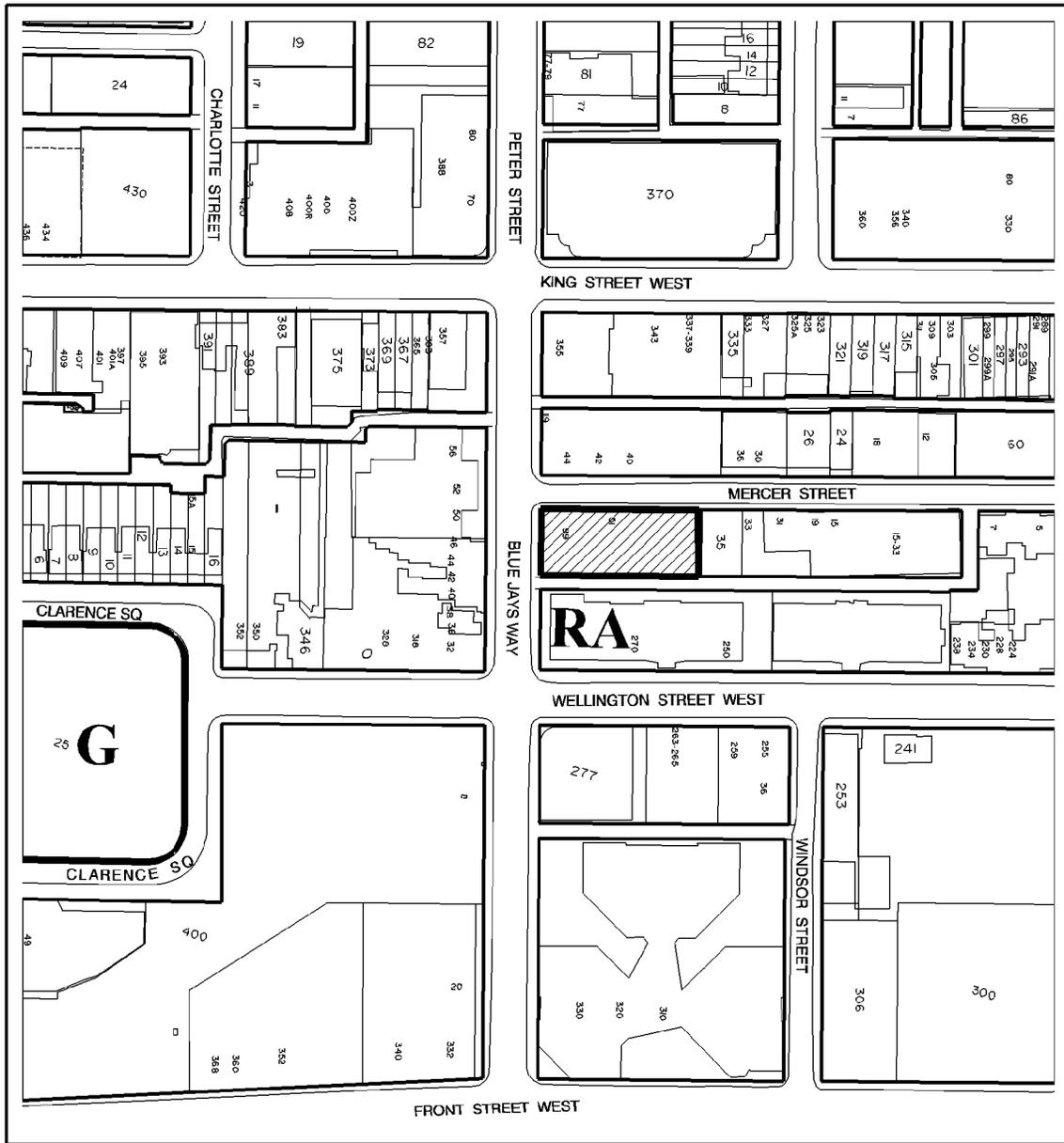
Applicant's Submitted Drawing

Not to Scale
05/03/2010

99 Blue Jays Way

File # 09_129610

Attachment 3: Zoning



99 Blue Jays Way
File # 09_129610

RA Reinvestment Area District
G Parks District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 05/20/2009

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	09 129610 STE 20 OZ
Details	Rezoning, Standard	Application Date:	April 23, 2009

Municipal Address: 99 BLUE JAYS WAY
 Location Description: PL 57 LTS 1 TO 7 **GRID S2015
 Project Description: Revision to previous approval, 40 storey building, 136 metres, 309 units and 101 below grade parking spaces.

Applicant:	Agent:	Architect:	Owner:
N JANE PEPINO AIRD & BERLIS LLP		SEDUN + KANERVA ARCHITECT INC. LEN SEDUN	FORTY-ONE PETER STREET INC

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	Y
Zoning:	RA	Historical Status:	N
Height Limit (m):	61	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1422.79	Height:	Storeys:	40
Frontage (m):	24.6		Metres:	136
Depth (m):	57.7			
Total Ground Floor Area (sq. m):	767.15			Total
Total Residential GFA (sq. m):	27008.09		Parking Spaces:	101
Total Non-Residential GFA (sq. m):	999.9		Loading Docks	1
Total GFA (sq. m):	28824.90			
Lot Coverage Ratio (%):	54			
Floor Space Index:	20.28			

DWELLING UNITS

Tenure Type:	
Rooms:	0
Bachelor:	28
1 Bedroom:	164
2 Bedroom:	86
3 + Bedroom:	31
Total Units:	309

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	27008.09	0
Retail GFA (sq. m):	557.63	0
Office GFA (sq. m):	442.27	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT: PLANNER NAME: Christopher Dunn, Community Planner
TELEPHONE: (416) 397-4077

Attachment 5: Draft Zoning By-law Amendment

Draft Zoning By-law Amendment to be provided at the May 25, 2010 meeting of Toronto and East York Community Council.