



STAFF REPORT ACTION REQUIRED

324, 326, 328 & 332 Richmond Street West – Zoning Amendment Application – Final Report

Date:	July 18, 2014
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	12 124056 STE 20 OZ

SUMMARY

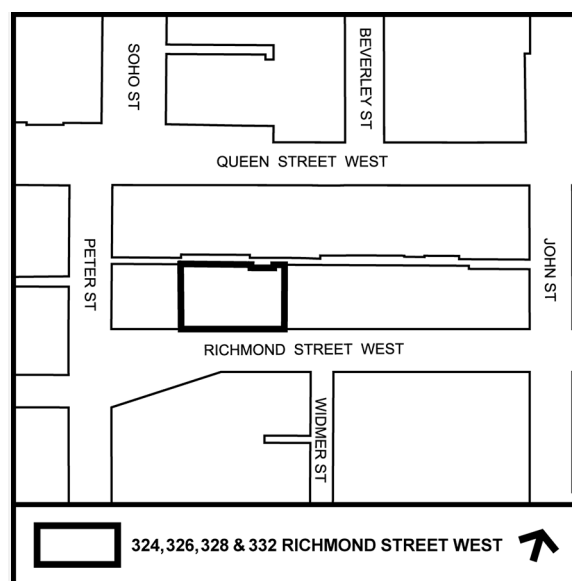
The application proposes to construct a 25-storey mixed-use commercial and residential condominium with 310 residential units, 2 guest suites and commercial uses at-grade. Five and a half levels of below grade parking accommodate 122 residential parking spaces, 18 commercial pay parking spaces along with 310 residential and 50 visitor bicycle parking spaces. The height proposed is 80.8 metres to the roof exclusive of mechanical equipment. The development will have a total of 21,202 square metres of residential and commercial gross floor area.

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 amend Zoning By-law 438-86 for the lands at 324, 326, 328 and 332 Richmond Street West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to the report (July 18, 2014).
2. City Council authorize the City Solicitor to make such stylistic and technical



changes to the draft Zoning By-law Amendment as may be required.

3. City Council require that the applicant provide parking on site as in accordance with the standards in the report from Engineering and Construction Services staff dated July 14, 2014.
4. Before introducing the necessary Bills to City Council for City Council enactment, require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act as follows:
 - a. The owner will pay to the City, a cash payment of \$80,000 payable within 30 days of the Zoning By-law coming into full force and effect, for the purpose of improvements of street kiosks at the Scadding Court Community Centre;
 - b. A cash payment of \$200,000 to be payable prior to the issuance of the first above-grade building permit towards capital improvements to/or development of new Toronto Community Housing Corporation units in Ward 20;
 - c. A cash payment of \$120,000, to be payable prior to the issuance of the first above-grade building permit towards local parkland, streetscape improvements and community facilities within the King-Spadina East Precinct;
 - d. A cash payment of \$400,000, to be payable upon the registration of the residential condominium towards local parkland, streetscape improvements and community facilities within the King-Spadina East Precinct, in consultation with the Ward Councillor and appropriate City staff;
 - e. In the event the cash contributions referred to in Section (a) and (d) above has not been used for the intended purpose within three (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 purpose is identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.
 - f. City Council require that the amounts identified in a-d 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;
 - g. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support the development:
 - i) A minimum of ten percent (10%) of the total number of dwelling units to be constructed in the mixed-use building shall be capable of being designed as 3-bedroom units in compliance with the provisions of the Ontario Building Code and these dwelling units are to be shown on any marketing plans as 3-bedroom

units and to be marketed as 3-bedroom units. These units may be sold and/or constructed with fewer bedrooms provided that there are provisions in the condominium documentation to allow renovation to 3-bedroom units.

- 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, Engineering and Construction Services, should it be determined that improvements to infrastructure are required to support the development.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On April 17, 2012, the Toronto and East York Community Council considered a Preliminary report dated March 21, 2012, from the Director, Community Planning, Toronto and East York District on 324-328 Richmond Street West. Toronto and East York Community Council adopted the recommendations within that report. The report can be found at:
<http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-46250.pdf>

On January 22, 2013, the Toronto and East York Community Council deferred consideration of a Refusal Report dated December 20, 2012, from the Director, Community Planning, Toronto and East York District, respecting 324-338 Richmond Street West, Zoning Amendment Application to the February Council meeting. This report was subsequently deferred to the October Community Council meeting to allow the opportunity for the applicant and staff to work towards a resolution with respect to the outstanding issues related to deficient tower separation and shadows. The report can be found at:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE21.20>

On October 8, 9, 10 and 11th, 2013, City Council received the report for information subject to the submission of revised plans and drawings, and requested staff to report back in the first quarter of 2014 with a final staff report addressing the concerns related to shadows and the tower stepback, among other matters. Staff were unable to report back by the first quarter of 2014 as negotiations were ongoing. The report can be found at:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE21.20>

Planning History for King-Spadina

In 1996, Council of the former City of Toronto approved Part II Official Plan and Zoning By-law amendments for King-Spadina and King-Parliament (the Kings) that introduced a planning framework aimed toward rejuvenation of these historic districts that were instrumental in shaping the City. The Part II Plan for King-Spadina was included as a Secondary Plan in the new City of Toronto Official Plan adopted by Council in 2002. Along with the objectives and policies of the Official Plan, the Secondary Plan seeks to encourage investment in King-Spadina for a broad range of uses in a manner that reinforces its historic built form and, pattern of streets, lanes and parks. These objectives were implemented through the Reinvestment Area (RA) zoning, urban design guidelines and a community improvement plan.

There has been significant investment through new construction and conversions of existing buildings in King-Spadina since the approval of the planning framework in 1996. Along with this investment, a number of issues have arisen related to land use, community services and facilities, quality of life, built form and the public realm.

King-Spadina Secondary Plan Review

In 2005, a review of the King-Spadina Secondary Plan was initiated by City 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 (Official Plan Amendment No. 2, By-law 921-2006 and Zoning By-law Amendment 922-2006).

The amendments to the King-Spadina Secondary Plan (OPA 2) and Zoning By-law amendment 922-2006 are currently under appeal to the Ontario Municipal Board. A number of pre-hearings have taken place and a further pre-hearing was deferred with the consent of all parties, to be brought back on for a pre-hearing at such time as the City requests.

King-Spadina Urban Design Guidelines

Along with the Official Plan and Zoning By-law amendments, in September 2006, City Council adopted revised Urban Design Guidelines for King-Spadina. These guidelines seek to reinforce the physical character and identity of King-Spadina. The guidelines provide direction on how to assess development proposals to ensure that new buildings and public realm improvements preserve and reinforce the area's heritage character and maintain an appropriate relationship between new and historic buildings. Also, it provides guidance on "height, massing, setbacks, stepbacks, materials and architectural design details." Further, the guidelines place importance on the protection of sun access to the public realm and ensuring that there is adequate sunlight on both sides of the street at street level especially east of Spadina Avenue where tall buildings have been approved.

'Urban Scale' guidelines within the document provide further direction on mitigating potential adverse impacts of tall buildings on adjacent and nearby properties, the public realm and on the quality of life of existing and future residents in King-Spadina. They provide direction on matters related to shadow impacts, angular planes, setbacks and light, view and privacy. The guidelines propose angular planes and 25 metre facing distances for tall building elements, along with height limitations and stepbacks as measures to minimize shadow impacts, ensure adequate sunlight, and sky views and strengthen the existing street wall scale to maintain a comfortable pedestrian experience. Consequently, buildings should be positioned and located in such a way that limits their impacts on the public realm and adjacent buildings.

Within this framework, development proposals are also assessed in relation to the impacts on other properties in the area, with similar potential. To ensure that adjacent and nearby properties are not negatively impacted, facing distances and setbacks should be addressed as much as possible within the development site and not exported to adjacent and nearby properties.

King Spadina East Precinct Built Form Study

In April 2008, Council directed staff to undertake a 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 in the East Precinct area.

This study recognized areas within the East Precinct, identified as First Tier (As-of-Right) Height zones that are intended to maintain the height permission of 30 metres plus 5 metres for a mechanical penthouse. The as-of-right height permission minimizes shadows, wind and loss of sky view, and appropriately frames the areas' streets and open spaces. 'Second Tier' height zones are also identified subject to a number of considerations, such as; heritage context, podium scale, materiality, proportion and architectural rhythm, preservation of sunlight on parks and meeting Tall Building Guidelines. Appropriate Section 37 contributions for increased height would also be required.

The study identified five character areas in the East Precinct and established an approach to considering development within each area. The subject site is in the 'Warehouse District' character area and in a 'First Tier' height zone. The 'Warehouse District' generally includes the Richmond Street and Adelaide Street corridors and is characterized by mid-rise brick and beam buildings, many of historic significance. The mid-rise built form character of the 'Warehouse District' is one of the most distinctive features of the King-Spadina area. The preservation and enhancement of this character is an important goal of the King-Spadina planning framework. The area provides for a transition in height from the 'Second Tier' height zones to the south down to the low-rise Heritage Conservation District along Queen Street West.

This approach conforms to the recommendations of the 2006 King-Spadina Secondary Plan Review Study, and was endorsed by City Council at its meeting of September 30, October 1, 2009.

Toronto Entertainment District BIA Master Plan

In 2008, the Entertainment District Business Improvement Association (BIA) initiated a Master Plan Study of the BIA that was completed in May 2009 and intended to articulate the long-term vision for the BIA and provide guidance for change. Although the boundaries of the BIA are different than those of the King-Spadina it does encompass the East Precinct and complements the planning framework for King-Spadina.

Similar to the Built Form Study, the Master Plan identifies areas of distinct character within the BIA and three are within the East Precinct of King-Spadina. These include the 'Warehouse Precinct', the 'King Street Precinct' and the 'Front Street Precinct' and they are closely related to the character areas identified in the Built Form Study.

The subject site is in the 'Warehouse Precinct' which is described as, "defined by a concentration of mid-rise 'brick and beam' structures, many of which have historic and architectural significance". This portion of Richmond Street West which is considered to be an area serving "as a transition in scale and character between the newer large scaled developments and the Financial District to the south and east, and the low-rise developments adjacent Queen Street West Heritage Conservation District and neighbourhoods to the north." The Master Plan also

endorses the City of Toronto's Design Criteria for Review of Tall Buildings Proposals (June 2006) for evaluating new development.

Together, these initiatives provide a framework for development in King-Spadina. They encompass the vision for King-Spadina as an area where growth is encouraged, while ensuring that its historic character is maintained and reflected in its buildings and along its streets well into the future.

Pre-Application Discussion

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements on October 25th, 2011. Matters discussed included height, tower separation distance and the protection of sunlight onto the Queen Street West Heritage Conservation District. On November 26, 2011, the local Councillor hosted a meeting where the applicant presented the proposal to the residents. Staff were not in attendance.

ISSUE BACKGROUND

Proposal

During the initial negotiations with the applicant, the applicant proposed a tower development similar to height of The Picasso development which is adjacent and to the east of the site as an alternate approach. Staff raised concerns given that there would be adverse shadows that would go far beyond the Queen Street West sidewalk. Planning staff worked with the applicant towards achieving a built form massing that allowed for adequate sunlight onto the sidewalk. The current proposal represents an improvement in this regard.

The applicant proposes the redevelopment of the lands to permit a 25-storey mixed-use residential/commercial condominium containing 310 residential units, 2 guest suites with retail space at-grade along Richmond Street West. The applicant proposes a total of 140 vehicular parking spaces including 122 residential, and 18 commercial pay parking on 5 ½ levels below grade. Parking will be accessible from Richmond Street West at the east end of the site. Also proposed are 360 bicycle parking spaces including 310 spaces for residents, and 50 spaces for visitors. A lane widening of approximately 1.48 metres is being proposed to the laneway to the north of the site to achieve a standard width.

The proposed height is 80.8 metres plus 6.40 metres for the mechanical equipment for a 87.2 metre total height. Proposed is 20,987 square metres of residential gross floor and 215 square metres for commercial gross floor area yielding a density at 15.1 times the area of the lot. There is a shared Types G and B loading space located on the ground floor and it is accessible from the rear laneway on the north side of the development site.

At the base of the tower is a 10-storey podium approximately 30.3 metres in height. Approximately 215 square metres of retail space is proposed within the podium of the development. The proposed retail space is located on the west portion of the Richmond Street West frontage.

The proposal consists of 310 units with the addition of 2 guest suites. The proposed residential unit breakdown is as follows:

Unit Type	Number of Units
Studio	12
One bedroom	238
Two bedroom	57
Three bedroom	3
Guest suites	2

The applicant proposes two guest suites to be provided on the second level. The applicant also proposes that a minimum of 29, 2-bedroom units will be designed so that they can be converted to 3-bedroom units, if required. Also proposed are 3, 3-bedroom units and when combined with the 29 convertible 3-bedroom units, there is a total of 32, 3-bedroom units should there be a resident demand. The provision of a minimum of 10% of the total units will be secured through the Section 37 Agreement. Refer to Attachment No. 9.

Zoning By-law 438-86 requires 2 square metres per dwelling unit of both indoor and outdoor amenity space. The proposed indoor amenity space is to be located on the 11th level for an approximate total of 871 square metres which exceeds the zoning requirement of 620 square metres. The proposed outdoor amenity space will be approximately 379 square metres located on the 11th level and 308 square metres on the 24th level skydeck for a total of 687 square metres, which exceeds the zoning requirement of 620 square metres.

Site and Surrounding Area

The site is located on the north side of Richmond Street West between Peter and John Streets. The site is approximately 1400 square metres in area, generally rectangular in shape and has a 48.2 metre frontage on Richmond Street West and a depth of 28.8 metres. The applicant has been given permission to demolish the existing 2-storey commercial building but it will remain to act as a sales office and however the 3, 3-storey row houses that were used for commercial purposes have been demolished.

Surrounding uses include:

North: an east-west public lane runs the length of the block, beyond which is Queen Street West lined with low-rise mixed-use buildings. This section of Queen Street West is designated as a Heritage Conservation District.

South: of the site along Richmond Street West is a variety of mixed-use 3-storey commercial buildings. At the south-east corner of Richmond Street West and Peter Street is a recently approved 36-storey mixed-use development that is under construction. At the south-west corner of Richmond Street West and John Street is the Scotiabank Theatre building.

East: of the site is a 39-storey mixed-use development at 306-322 Richmond Street West which is under construction, adjacent is a 6-storey commercial use building and beyond is the

19-storey National Film Board building at the north west corner of Richmond Street West and John Street.

West: of the site is a 3-storey commercial building, beyond which is a 2-storey City Services' building and further west at 134 Peter Street is a 17-storey office development which is under construction.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 which sets out policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of the life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including; directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not to conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Official Plan locates the site within the *Downtown and Central Waterfront Area* on Land Use Map 2. The Official Plan identifies that the downtown area offers opportunities for substantial employment and residential growth, but that this growth is not anticipated to be uniform. Rather, it is expected that the physical setting of many areas will remain unchanged and that design guidelines specific to districts of historic or distinct character will be implemented to ensure new development fits into the context of existing built form, streets, setbacks, heights and relationship to landmark buildings (Chapter Two – Shaping the City).

The Official Plan also identifies that most of the City's future development will be infill and redevelopment and, as such, will need to fit in, respect and improve the character of the surrounding area (Chapter Three – Building a Successful City). Development will be located, organized and massed to fit harmoniously with its existing and/or planned context. Development will limit its impacts on neighbouring properties and the public realm by respecting street proportions, creating appropriate transitions in scale, providing for adequate light and privacy, and limiting shadow and wind impacts. This section of the Plan also contains specific policies on tall buildings and built form principles to be applied to the location and design of tall buildings, including locating buildings parallel to the street, with clearly visible entrances and ground floor uses with views to the street; locating and organizing parking and servicing to minimize impacts; providing an appropriate scale for adjacent streets; minimizing shadowing, loss of sky view and wind impacts; contribution to the skyline character; and fit within the local context.

The site is designated *Regeneration Area* in the Official Plan Land Use Map 18 which permits a broad mix of commercial, residential, light industrial, parks and open space, institutional, live-work and utility uses, in order to promote reinvestment and revitalization. Refer to Attachment 6.

Zoning

The site is zoned 'Reinvestment Area' (RA). Refer to Attachment 7. As part of the RA zoning controls, density standards are replaced by a package of built form objectives expressed through height limits and setbacks. The Zoning By-law permits a height of 30 metres for this site. Section 12(2)246 of the Zoning By-law requires a 3 metre setback above 20 metres on all street frontages.

Site Plan Control

The subject site and development are subject to Site Plan Control. An application for Site Plan Approval has been submitted under File No.: 14 134958 STE 20 SA and is being reviewed concurrently by staff and external agencies.

Reasons for Application

The applicant has submitted a Zoning By-law Amendment application to permit a building that exceeds the permitted maximum building height of 30 metres by approximately 50.8 metres resulting in a proposed building height of 80.8 metres exclusive of the mechanical equipment. Additional areas of non-compliance with the Zoning By-law are related to upper level setbacks, vehicular parking, property line setbacks, and the bicycle parking space dimensions.

Community Consultation

A Community Consultation Meeting was held on May 23, 2012 with Planning staff, the applicant and consultants, the Ward Councillor and approximately 12 members of the community. Following presentations by Planning staff and the applicant's consultants, the floor was opened up for comments and questions from the community.

The concerns expressed by residents included that the west elevation design does not represent a good condition and there was a concern for potential negative impacts during construction with regard to the adjacent site.

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 supports the 2014 Provincial Policy Statement (PPS) direction of intensification to achieve growth and urban vitality while making efficient use of existing infrastructure. This

application also complies with the policies of the PPS that support intensification and require new development to be directed to appropriate locations for growth.

Policy 1.1.3.1 states that *Settlement areas* shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

Policy 1.6.7.4 promotes a land use pattern, density and mix of uses that minimize the length and number of vehicle trips and support current and future use of transit and *active transportation*.

The proposed development complies with the above policies and other relevant policies of the Provincial Policy Statement and Plans by: intensifying the residential use of the site along with the inclusion of commercial uses at-grade, making efficient use of the existing infrastructure, and being within a short walk of the Queen Street West TTC surface routes and the University Subway station.

The proposed development also meets the policies of the Provincial Growth Plan. The Growth Plan promotes increasing intensification of the existing built-up area with focus on areas of the City.

Policy 2.2.2.1(a) directs a significant portion of new growth to the *built-up* areas of the community through *intensification*.

Policy 2.2.2.1(d) encourages a reduced dependence on the automobile through the development of mixed-use, *transit-supportive*, pedestrian-friendly urban environments.

Policy 2.2.2.1(h) promotes cities and towns to develop as *complete communities* with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services.

The proposal is consistent with the Provincial Policy Statement 2014 and conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Land Use

The Official Plan and the King-Spadina Secondary Plan designates the site as a *Regeneration Area*. The proposal is for a mixed-use development with commercial uses at-grade and residential above. The proposal is within walking distance to both surface transit routes and the University TTC subway station, places of employment, retail stores and services and places of entertainment. These attributes establish this site as being well suited to redevelopment and for intensification consistent with the Provincial Policies, the Official Plan, King-Spadina Secondary Plan and it is permitted by the 'RA' zoning which applies to the site.

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated City-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure that they fit within

their context and minimize their local impacts. The City-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Policy 1 in Section 5.3.2 Implementation Plans and Strategies for City-Building, the Official Plan 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. Although the proposal does not comply entirely with the Tall Buildings Design Guidelines, it is acceptable in this context as described further outlined below.

Density, Height, Massing

The proposed building height is 25-storeys, 80.8 metres with 6.40 metres to the mechanical roof, will exceed the permitted height of 30 metres plus 5 metres for mechanical elements by approximately 50.8 metres. Also proposed is a density of 15.1 times the area of the lot. In the King-Spadina Plan Area, the 'Regeneration Area' zoning specifically uses built form controls rather than density. The primary building controls are building height and setbacks.

Base Building

Zoning By-law 438-86, as amended requires a 3 metre tower setback above 20 metres on the street frontage with the intent of limiting the tower's visual impact on the street, open space and properties that are lower in scale. The podium element proposes an approximate height of 30.3 metres at 10-storeys. Above this height proposed is a 1.8 metre setback for the majority of the building frontage. Given that the proposed podium element aligns closely in height with the adjacent approved development that is currently under construction at 306-322 Richmond Street West, the continuation of a similar height of podium massing is acceptable.

In addition, there is a Zoning By-law side lot line requirement for the portion of the building that exceeds 25 metres as measured from the centre line of the public lane of 7.5 metres. The proposal is for zero metres from the west and east lot lines.

Tower Element

Site specific Zoning By-law 921-2006 amends the King-Spadina Secondary Plan Built Form Policy 3.7 to identify a specific area within the East Precinct where proposals for building heights significantly in excess of the existing zoning regulations may be considered. Although the subject site is not within that designated area where tall building proposals may be considered, it has been evaluated against the criteria set out in the City's Tall Building Design Guidelines to among other things, demonstrate that the proposal does not export facing dimension constraints to adjacent sites.

Access to natural light, the protection of privacy and opportunities for views are important factors that affect living conditions. The City-wide tall building criteria include a minimum separation of 25 metres between shafts of tall buildings to achieve this. The proposed building includes a significant range of stepbacks and set backs and is highly articulated as described below and illustrated on Attachments 2-5 to this report.

On the north side, the building terraces back from Queen Street West to minimize the shadow impact. Stepbacks on the east, west and south vary along these building faces to articulate the massing and optimize the window locations.

The proposed floor plate size exceeds the City's Tall Building Design Guidelines maximum standard of 750 square metres but tapers from 896 square metres at the 12th floor to 756 at floors 22-23. Floorplate size on levels 24 and 25 are 451 and 427 square metres respectively. The tapering in floorplate size is acceptable.

Impact on Adjacent Lands

City staff have examined the impact of the proposal with respect to adjacent properties. At 340 Richmond Street West adjacent and to the west of the site is an existing 3-storey Ontario College of Family Physicians administrative office with an approximate property frontage of 8.06 metres. Staff reviewed the proposal to ensure that any potential negative impacts will be mitigated. A blank wall condition, to be detailed during site plan approval process, for the first 4-storeys on the west elevation except for a modest scaled balcony condition at the north-west corner of the building is proposed. After careful analysis, staff have determined that even if the property at 340 Richmond Street West were to be redeveloped, given the size of the site, it would not meet the criteria for a tall building site.

Adjacent and to the east of the site is an approved 39-storey mixed-use commercial-residential development currently under construction known as 'The Picasso'. Given that the development is approved and under construction, this condition, is anticipated to be static for the foreseeable future.

The approved tower setbacks for the adjacent Picasso on its west elevation at the 10th floor range from 11.5 metres to 24.5 metres. On levels 11 to 39 the setbacks range from 10.2 metres from the property line for the majority of the elevation to 23.7 metres to the building face. Staff are satisfied that tower setbacks as provided by The Picasso combined with the east elevation tower setbacks of the proposal building will provide an adequate tower separation distance between the two developments.

The proposal responds positively to key objectives as outlined in the Tall Buildings Guidelines with respect to; appropriate transitioning in scale to existing adjacent sites, to ensure the massing fits harmoniously in the planned context, to minimize additional shadowing and uncomfortable wind conditions.

Sun and Shadow

The applicant has submitted a Shadow Study for the spring and fall solstices. The study indicates that shadows from the proposed building will be off the north sidewalk of Queen Street West by 1:18 p.m. for the spring and fall solstices (March 21 and September 21). Staff are satisfied with the proposed shadow study.

Wind

The applicant has provided a Pedestrian Level Wind Assessment by Gradient Microclimate Engineering Incorporated dated April 14, 2014. The wind assessment estimates the pedestrian level wind conditions which may occur if the proposed building is constructed. The analysis is based on historical, local wind conditions and the consultant's microclimate data which has been gathered from analyses of other sites in the area.

Based on the consultant's assessment, wind conditions on and around the site are predicted to be reasonably comfortable under normal wind conditions however, mitigative measures were identified for the 11th level outdoor amenity area and 24th level skydeck terrace area will experience greater than normal wind conditions. The consultant has identified specific mitigative features that will improve the wind conditions for the 11th level such as the inclusion of wind screens on the southern terrace boundary and the north side of the terrace as well as, an overhead canopy along the entire east elevation. With respect to mitigating wind conditions on the 24th level skydeck, the consultant recommends a wind screen surrounding the full terrace.

It is anticipated that these mitigative features will provide conditions comfortable for sitting during the late spring, summer and early autumn months. City staff will continue to work with the applicant on these details during the Site Plan Application process.

Vehicular Parking

The applicant proposes to provide a total of 140 vehicular parking spaces; 122 resident spaces located on Levels P2 to P5a and 18 pay parking spaces on Level P1 below grade. Zero parking spaces are proposed for visitors.

The Zoning By-law requirements for parking in this area are based on Official Plan growth management objectives that seek to reduce auto dependency, improve air quality and discourage commuter and all-day parking in the *Downtown*. In addition, the King-Spadina Secondary Plan objectives seek to minimize automobile use and encourage only essential parking with a minimum and maximum parking standards to be established to meet the needs of essential drivers employed or living in King-Spadina Area and a limited number of spaces for business and visitor purposes.

The Zoning By-law requires a total of 190 residential parking spaces composed of 171 resident and 19 visitor parking spaces to be provided on site. Proposed is a deficiency of 49 residential parking spaces and 19 visitor spaces. Should the applicant provide commercial parking spaces, these spaces would be considered above the required residential and visitor parking requirements.

The deficiency in parking for both residents and visitors has not been adequately supported by the parking study provided and staff are unable to support the proposed deficient parking supply. In addition, Planning staff cannot support the absence of visitor parking due to the high concentration of entertainment facilities and restaurants in this area, the peak demand for visitor parking overlaps with those uses. The lack of visitor parking in this area has come up as an on-going concern by area residents and through the City-wide condominium consultation process.

Cycling Infrastructure

The proposal provides a total of 360 bicycle parking spaces of which; 50 are for visitors and 310 are for residents which achieves the minimum Zoning By-law requirement. Proposed are resident bicycle parking spaces located on levels P1 to P5 below grade and the visitor bicycle parking spaces located on the ground level. Staff are satisfied with the proposal.

Servicing and Access

Servicing for the development is to be located at the southeast corner of the site integrated into the ground floor. This location and the configuration of the driveway through the site allows garbage and servicing vehicles to accommodate all turning manoeuvres on site.

Servicing

Engineering and Construction Services staff have reviewed the most recent version of the Functional Servicing Report (FSR) submitted in support of the application and are satisfied at this point in time. Additional information will be required through the site plan review and approval process all to the satisfaction of the Executive Director of Engineering and Construction prior to site plan approval.

Amenity Space

Section 3.1.2.6 of the Official Plan states that every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents, in addition to identifying that each resident will have access to outdoor amenity space. Also, the Zoning By-law requires that a minimum of 2 square metres per dwelling unit of indoor and outdoor amenity space be provided.

The applicant proposes 871 square metres of indoor amenity space and 687 square metres of outdoor amenity space where 620 square metres is required for each. Given that the provision of the amenity spaces surpasses the Zoning By-law requirement, staff find the provision of both indoor and outdoor amenity space to be acceptable.

Archaeology

The applicant submitted a Stage 1 Archaeological Assessment report (AA) dated February 21, 2012 and revised on November 5, 2013 by Archeoworks Inc. for Heritage Preservation Services' (HPS) staff review. The report recommended that portions of the site be subject to Stage 2 archaeological assessment in the form of test trenching. Trench #1 falls within a standing structure at the northwest corner of the site and will not be demolished prior to zoning approval to permit the archaeological investigation as it will be used as a sales centre for the project. Therefore, the requirement for the excavation of Trench #1 is deferred to the Site Plan application stage. Staff have been advised by Archeoworks Inc. that the Stage 2 assessment work is complete except for work associated with Trench #1 and they are also recommending that Stage 3 archaeological assessment take place at Trench #3. All of the work will occur once the sales centre has been removed.

For the purposes of the rezoning application, HPS staff are satisfied with the submitted reports and they will continue to work with the applicant with respect to further work to be completed through the review of the Site Plan application process.

Residential Unit Mix

The proposal includes approximately 12 studio units, 238 one-bedroom units, 57, 2-bedroom units (29 of which could be converted to 3-bedroom units through the use of knock-out panels), and 3, 3-bedroom units. The provision of dwellings that are suitably sized for families is an important objective in King-Spadina, and recent developments have committed to providing 10% of their units with 3 or more bedrooms or units that can be converted to 3 or more bedrooms. The retention of the 10% of 3-bedroom units including possibly through the conversion of 2-bedroom units, will be secured as part of the Section 37 Agreement.

Laneway

On the north side of the building, there is an existing rear laneway with an irregular width between 3.05 metres and 4.57 metres. The owner is proposing to convey a 1.48 metre wide strip of land for lane widening purposes. This will result in a lane width of between 4.53 metres and 6.05 metres after the conveyance. When additional conveyances have been obtained in connection with the redevelopment of properties on the north side of the lane, it is expected that the lane will have an ultimate width of 6.05 metres, which satisfies the Official Plan objective for a minimum lane width of 6.0 metres.

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 Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.42 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 the City Wide Parkland Dedication By-law 1020-2010.

The application proposes 310 residential units and 2 guest suites with approximately 215 square metres of non-residential uses on a site with a net area of 1,400 square metres. At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication requirement is 0.416 hectares or 300% of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% 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 139 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 (which remains in full force and effect) to implement Section 42 of the *Planning Act* RSO 1990, cP.13.

This is appropriate as an on-site parkland dedication requirement of 0.4 hectares (139 square metres) would not be of a useable size and the site would be encumbered with below grade parking. Therefore, cash-in-lieu of parkland is appropriate in this case. The actual amount of the cash-in-lieu is determined at the time of issuance of a building permit.

Streetscape

The proposal is for the streetscape to retain one existing tree at the west end of the site and add two new trees. The sidewalk is irregular in shape with the narrowest condition at the east end of the public-right-of-way and where it splays out towards the west. The sidewalk width ranges approximately between 3.0 to 8.5 metres from the curb to the property line. The pedestrian clearway width which excludes any street trees and furniture approximately ranges between 2.1 to 4.0 metres in width. In addition, at grade level the building is proposed to be setback from the property line approximately 1.8 metres to achieve a wider sidewalk condition given that Richmond Street has an existing narrow sidewalk condition. Should an expanded sidewalk condition be required into the 1.8 metre setback area, an easement will be required through the Right-of-Way Management division to secure this area.

Toronto Green Standard

On October 27, 2009 City Council adopted the 2-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment. The proposed rezoning is consistent with Tier 1 of the TGS.

Section 37

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

1. The owner will pay to the City, a cash payment of \$80,000 payable within 30 days of the Zoning By-law coming into full force and effect, for the purpose of improvements of street kiosks at the Scadding Court Community Centre;
2. A cash payment of \$200,000 to be payable prior to the issuance of the first above-grade building permit towards capital improvements to/or development of new Toronto Community Housing Corporation units in Ward 20;
3. A cash payment of \$120,000, to be payable prior to the issuance of the first above-grade building permit towards local parkland, streetscape improvements and community facilities within the King-Spadina East Precinct;
4. A cash payment of \$400,000, to be payable upon the registration of the residential condominium towards local parkland, streetscape improvements and community facilities within the King-Spadina East Precinct, in consultation with the the Ward Councillor and appropriate City staff;
5. In the event the cash contributions referred to in Section (1) and (4) above has not been used for the intended purpose within three (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

purpose is identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.

6. City Council require that the amounts identified in 1-4 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.

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

1. A minimum of ten percent (10%) of the total number of dwelling units to be constructed in the mixed-use building shall be capable of being designed as 3-bedroom units in compliance with the provisions of the Ontario Building Code and these dwelling units are to be shown on any marketing plans as 3-bedroom units and to be marketed as 3-bedroom units. These units may be sold and/or constructed with fewer bedrooms with provisions in the condominium documentation to allow renovation to 3-bedroom units.
2. 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, Engineering and Construction Services, should it be determined that improvements to infrastructure are required to support the development.

Conclusion

The application has been carefully considered with respect to compatibility and fit with the surrounding context and the Official Plan and King-Spadina Secondary Plan policies and objectives. Planning staff recommend approval of the proposed Zoning By-law Amendment.

CONTACT

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Fax No. (416) 392-1330
E-mail: dsilver2@toronto.ca

SIGNATURE

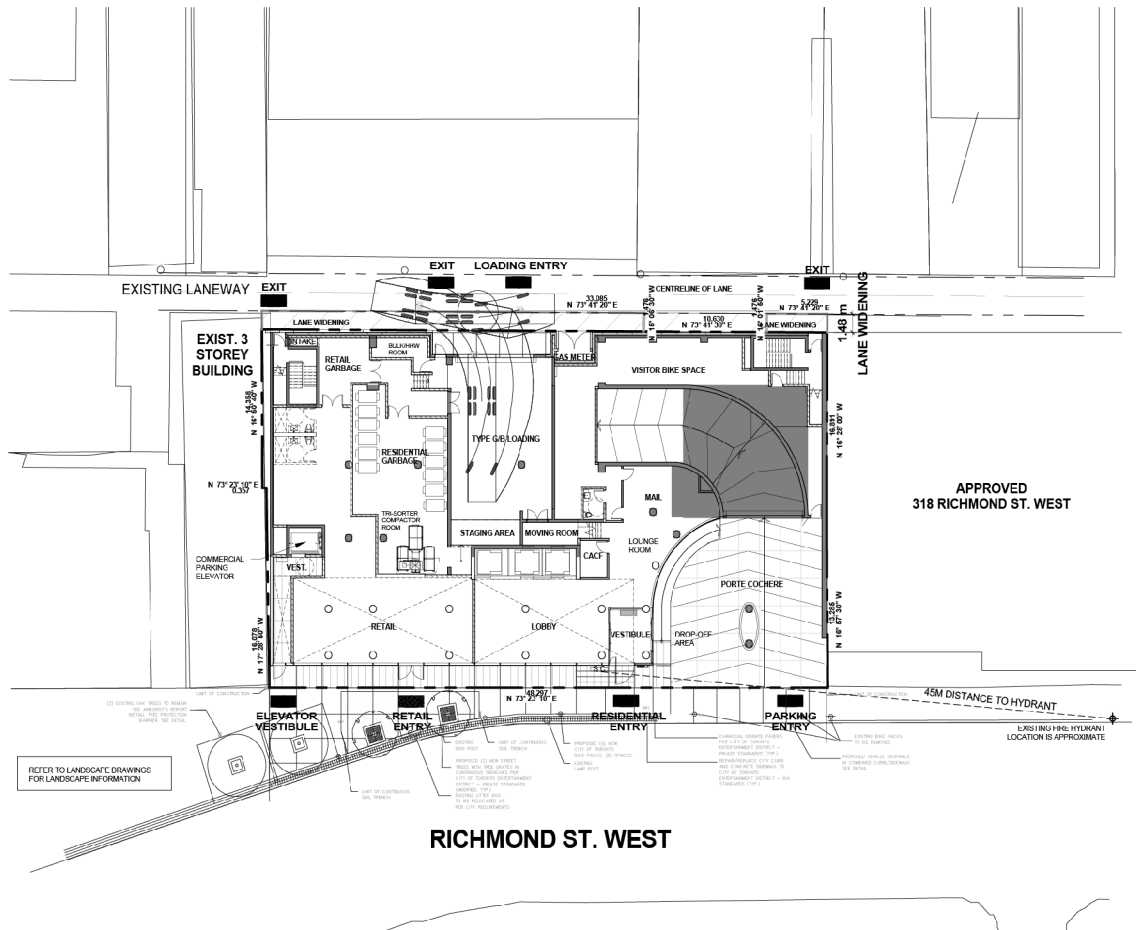
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North Elevation
Attachment 3: South Elevation
Attachment 4: West Elevation
Attachment 5: East Elevation
Attachment 6: Official Plan
Attachment 7: Zoning
Attachment 8: Draft Zoning By-law Amendment
Attachment 9: Application Data Sheet

Attachment 1: Site Plan



Ground Level Site Plan

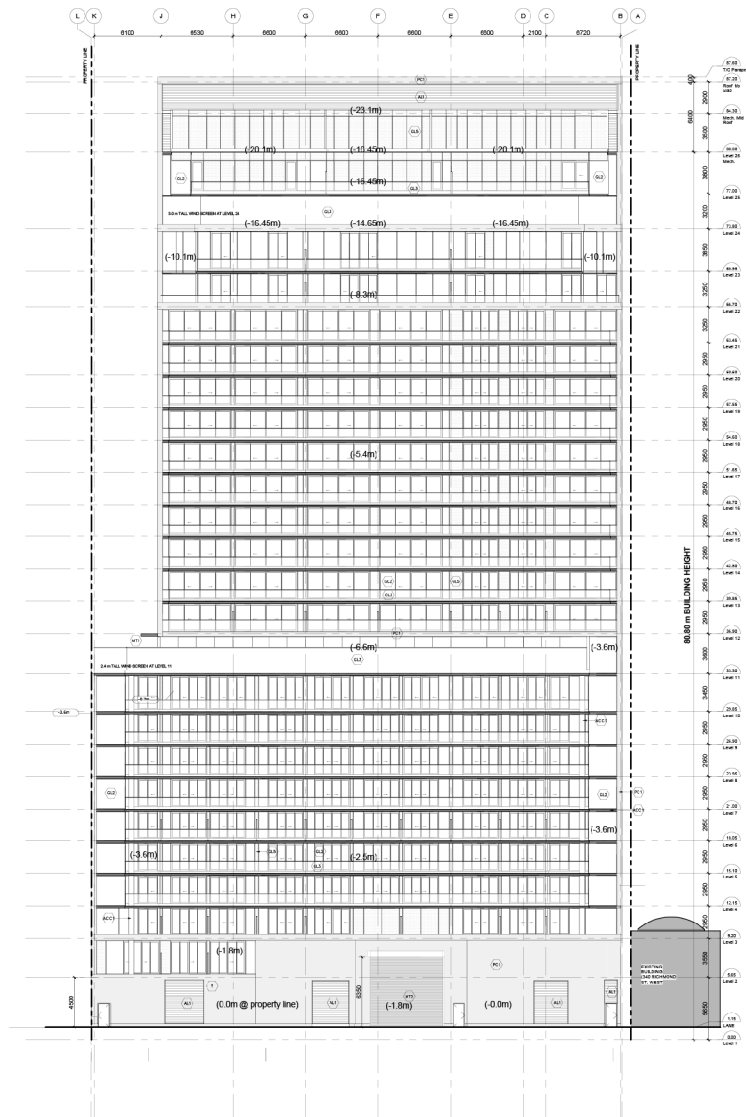
324, 326, 328 & 332 Richmond Street West

Applicant's Submitted Drawing

Not to Scale
07/10/2014

File # 12 124056 STE 20 02

Attachment 2: North Elevation



North Elevation

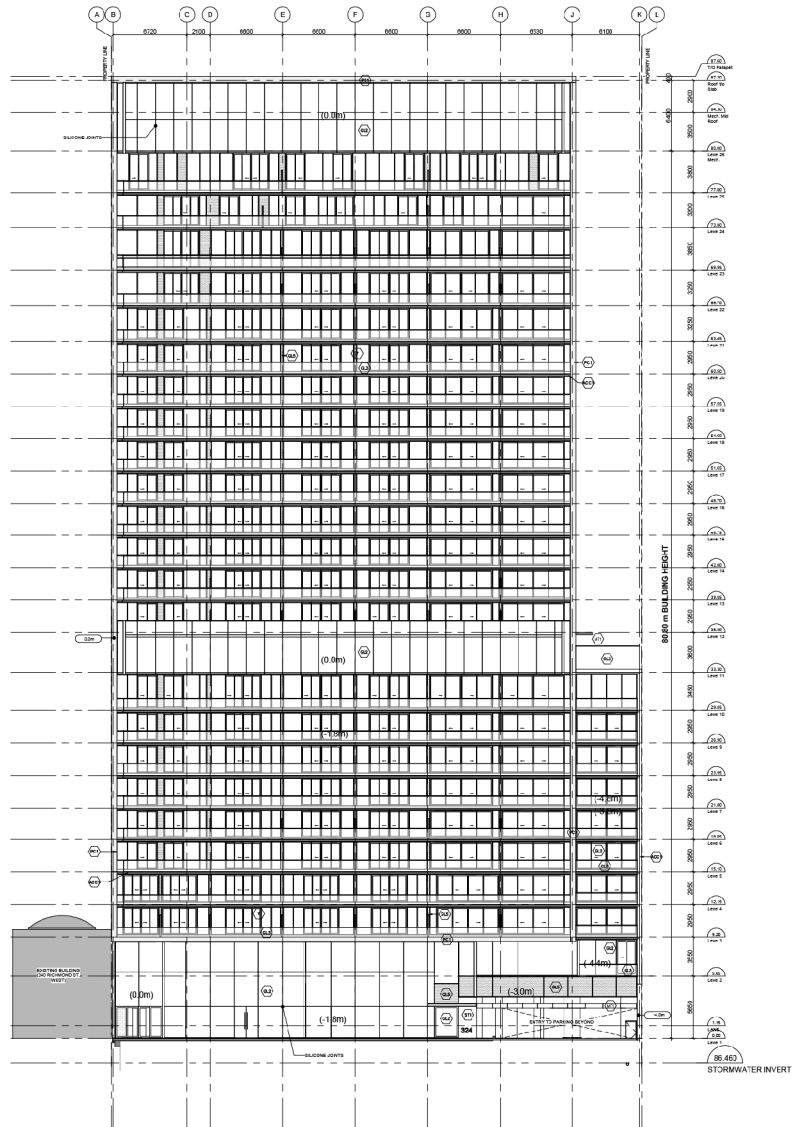
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Applicant's Submitted Drawing

Not to Scale
07/10/2014

File # 12 124056 STE 20 0Z

Attachment 3: South Elevation



South Elevation

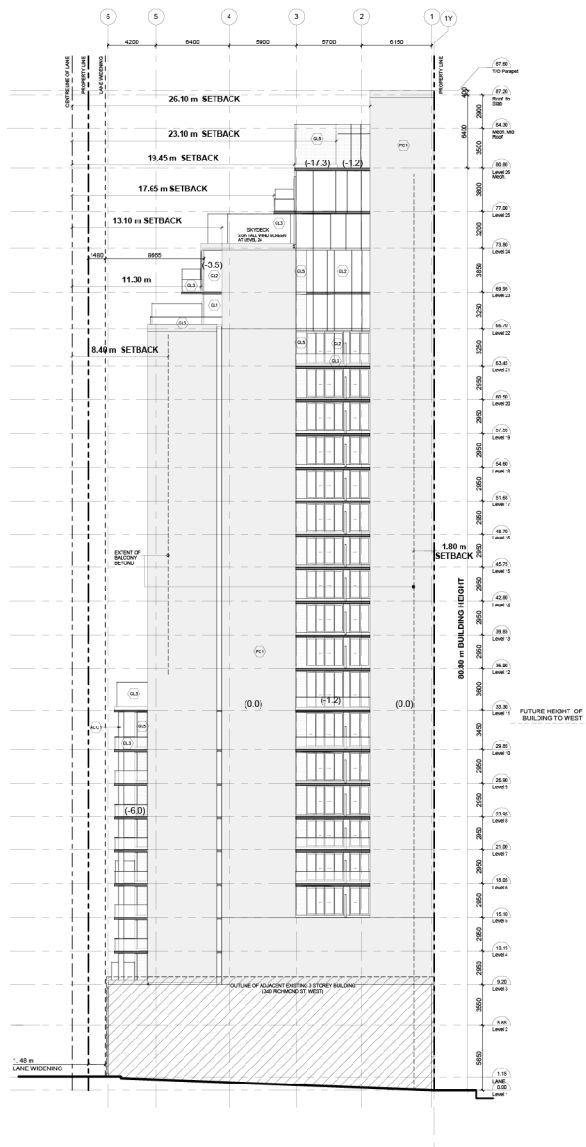
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Applicant's Submitted Drawing

Not to Scale
07/10/2014

File # 12 124056 STE 20 02

Attachment 4: West Elevation



West Elevation

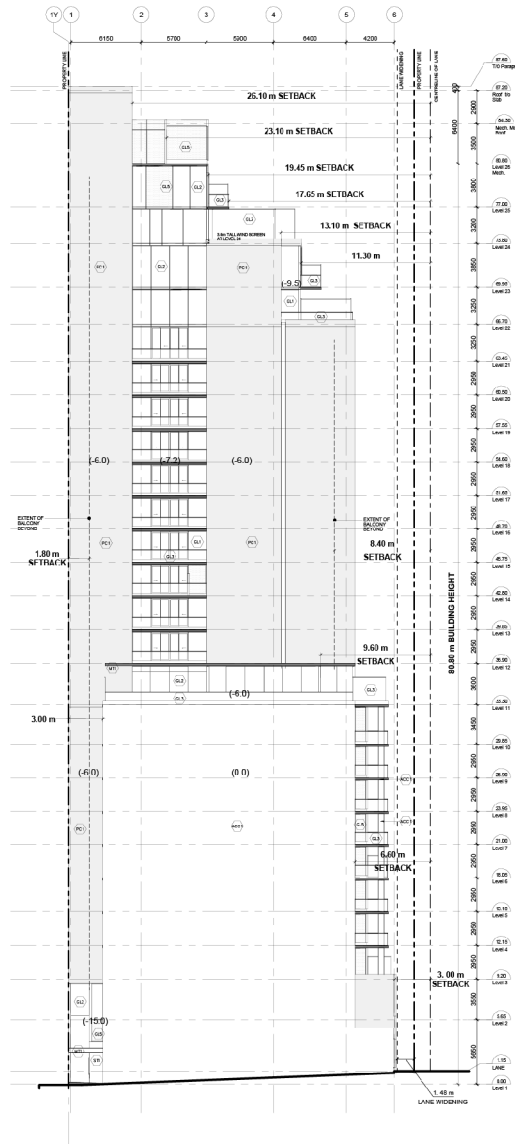
324, 326, 328 & 332 Richmond Street West

Applicant's Submitted Drawing

Not to Scale
07/10/2014

File # 12 124056 STE 20 02

Attachment 5: East Elevation



East Elevations

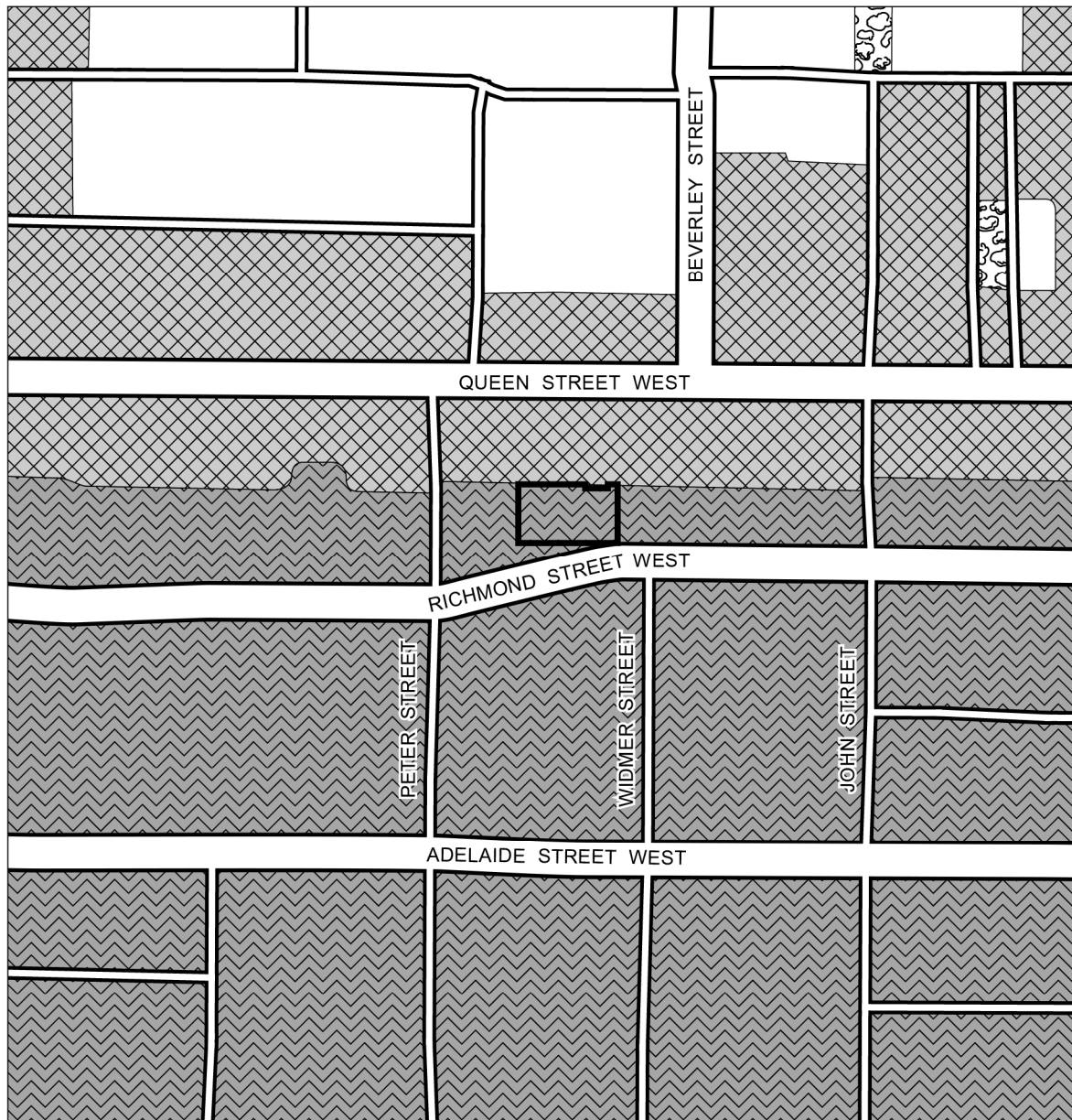
324, 326, 328 & 332 Richmond Street West

Applicant's Submitted Drawing

Not to Scale
07/10/2014

File # 12 124056 STE 20 0Z

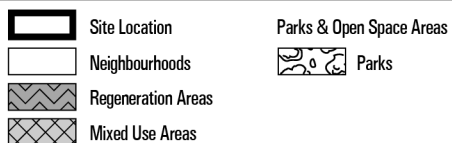
Attachment 6: Official Plan



Toronto City Planning
Official Plan

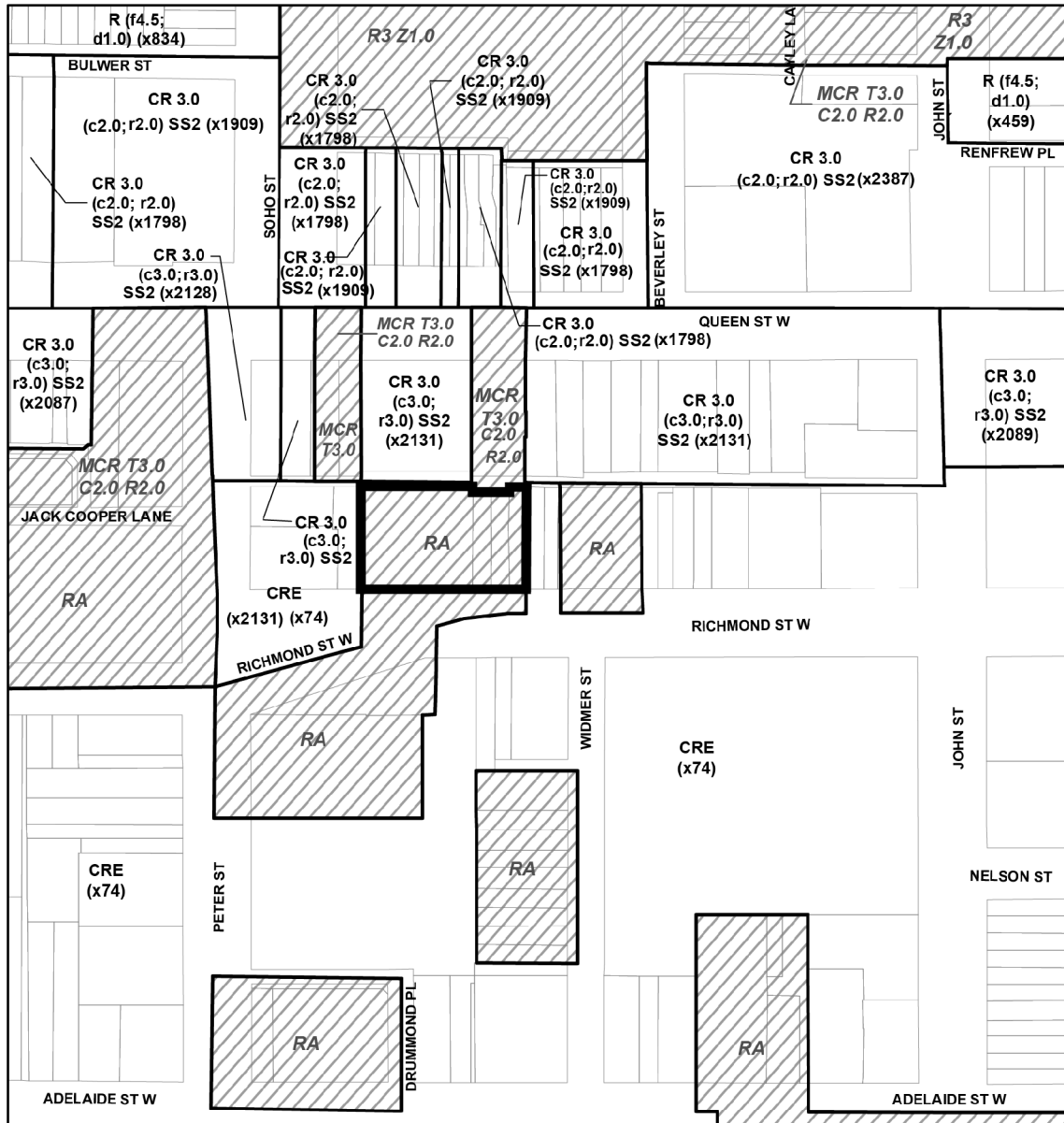
324, 326, 328 & 332 Richmond Street West

File # 12 124056 STE 20 02



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07/10/2014

Attachment 7: Zoning



Zoning By-law 569-2013

324, 326, 328 & 332 Richmond Street West

File # 12 124056 STE 20 02

Location of Application

See Former City of Toronto Bylaw No. 438-86

R Residential
CR Commercial Residential

CRE Commercial Residential Employment

MCR Mixed-Use District
R3 Residential District

RA Mixed-Use District



Not to Scale
Extracted: 07/10/2014

Attachment 8: Draft Zoning By-law

CITY OF TORONTO BY-LAW NO. ____-2014

To amend the General Zoning By-law No. 438-86 of the former City of Toronto respecting lands known municipally in the year 2014 as 324, 326, 328 and 332 Richmond Street West

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

Whereas the Official Plan for the City of Toronto contains provisions relating to the authorization of increases in height and density of development;

Whereas pursuant to Section 37 of the *Planning Act*, a by-law under Section 34 of the *Planning Act*, may authorize increases in height or density of development beyond those otherwise permitted by the by-law and that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law;

Whereas subsection 37(3) of the *Planning Act* provides that where an owner of land elects to provide facilities, services and matters in return for an increase in the height or density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters;

Whereas the owner of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out; and

Whereas the increase in *height* and density permitted beyond that otherwise permitted on the aforesaid lands by By-law No. 438-86 as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law which is secured by one of more agreements between the owner of the land the City of Toronto.

The Council of the City of Toronto enacts:

1. Except as otherwise provided herein, the provisions of By-law No. 438-86, as amended, shall continue to apply to the *lot*.
2. None of the provisions of Sections 4(2)(a), 4(5)(b), 4(10), 4(12), 4(13), 4(14), 4(16), 7(3) Part II 1(i), 7(3) Part II 1(i) 3, 7(3) Part II 7, 12(2) 132, 12(2) 204, and 12(2) 246 (a) and (e), of Zoning By-law No. 438-86, being "A By-law To regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and

structures in various areas of the City of Toronto”, as amended, shall apply to prevent the erection and use of a *mixed use building* containing *residential gross floor area*, *non-residential gross floor area* and a *commercial parking garage* on the *lot* provided that:

- (a) the *lot* comprises the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
- (b) the total combined *residential gross floor area* and *non-residential gross floor area* erected or used on the *lot* shall not exceed 21,305 square metres, of which:
 - (i) the *residential gross floor area* shall not exceed 21,050 square metres; and
 - (ii) the *non-residential gross floor area* shall not exceed 255 square metres.

For the purposes of this section, a *commercial parking garage* shall not be counted as *non-residential gross floor area*.

- (c) no portion of any building or structure above *grade*, is located otherwise than wholly within the areas delineated by heavy lines on Map 2 attached to and forming part of this By-law, with the exception of the following:

Structure:	Location of Projection:	Maximum Permitted Projection:
balconies	any required setback	1.8 metres
canopies, awnings	south and east elevations	6.0 metres

- (d) the *height* of any building or structure, or portion thereof, does not exceed those *heights* in metres as shown on Map 2, with the exception of the following:

Structure:	Location of Projection:	Maximum Permitted Projection:
planters, decorative screens, stairs, and roof access hatches	any storey	2.0 metres
chimneys, cooling tower vents, venting stacks, and ducts	any storey	no restriction
stair enclosures	any storey	3.0 metres
fences, safety railings, guardrails, balustrades, terrace and balcony guards and dividers	any storey	1.5 metres
parapets	any storey	0.5 metres

trellises	storeys 11 and 24	2.4 metres
wind screens	storeys 11 and 24	3.0 metres

- (e) parking shall be provided and maintained on the *lot* in accordance with the following:
- (i) bachelor units: minimum 0.30 space/unit;
 - (ii) 1-bedroom units: minimum of 0.50 space/unit;
 - (iii) 2-bedroom units: minimum of 0.75 space/unit;
 - (iv) 3+bedroom units: minimum of 1.2 space/unit; and
 - (v) residential visitor spaces – 0.06 space/unit.
- (f) a minimum of 310 *bicycle parking spaces – occupant* and 50 *bicycle parking spaces – visitor (residential)* shall be provided and maintained on the *lot*. No bicycle parking spaces shall be required for *non-residential gross floor area*.

The required *bicycle parking spaces – occupant* and *bicycle parking spaces – visitor (residential)* may be provided as a *stacked bicycle parking space*. Notwithstanding the requirements of Section 2(1) of By-law No. 438-86, if a *stacked bicycle parking space* is provided, the minimum dimensions are as follows:

vertical clearance	1.37 metres
centre-to-centre separation distance	0.46 metres
length	1.64 metres

- (g) a minimum of 2.0 square metres of indoor *residential amenity space* shall be required per *dwelling unit*;
- (h) A minimum of 2.0 square metres of outdoor *residential amenity space* shall be required per *dwelling unit*;
- (i) A guest suite shall not count as a *dwelling unit* for the purposes of calculating the amenity space requirements of Section 2(g) and 2(h) of this by-law; and
- (j) The permitted maximum slope of the drive aisle is 10% to 15% for the portion leading from *grade* to the first floor below grade parking garage. The permitted slope in all other cases is 5%.

3. For the purposes of this By-law, all italicized words and expressions have the same meaning as defined in By-law No. 438-86, as amended, with the exception of the following:

“*lot*” means those lands delineated by heavy lines on Map 1 attached to a forming part of this By-law;

“*grade*” means 88.73 metres Canadian Geodetic Datum;

“*height*” means the vertical distance between *grade* and the highest point of the building or structure except for those elements otherwise expressly prescribed in this By-law;

“*commercial parking garage*” means a parking facility that is used for the temporary parking of motor vehicles as a principle use on a *lot*; and

“*stacked bicycle parking space*” means a horizontal bicycle parking space that is positioned above or below another bicycle parking space and equipped with a mechanical device providing floor level access to both bicycle parking spaces.
4. Despite any existing or future severance, partition, or division of the *lot*, the provisions of this By-law shall apply to the whole *lot* as if no severance, partition or division occurred.
5. The owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting held on October 26 and 27, 2009 through the adoption of PG32.3 of the Planning and Growth Committee.
6. Pursuant to Section 37 of the *Planning Act* and subject to compliance with this By-law, the increase in height and density of development on the *lot* is permitted in return for the owner's election to provide, at the owner's expense, the facilities, services and matters set out in Appendix 1 hereof which are secured by one or more agreements pursuant to Section 37(3) of the *Planning Act* that are in a form satisfactory to the City Solicitor and registered on title to the *lot*.
7. Where Appendix 1 of this By-law requires the owner to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on the satisfaction of the same. The owner shall not use, or permit the use of, a building or structure erected with an increase in height and density pursuant to this By-law unless all provisions of Appendix 1 are satisfied.

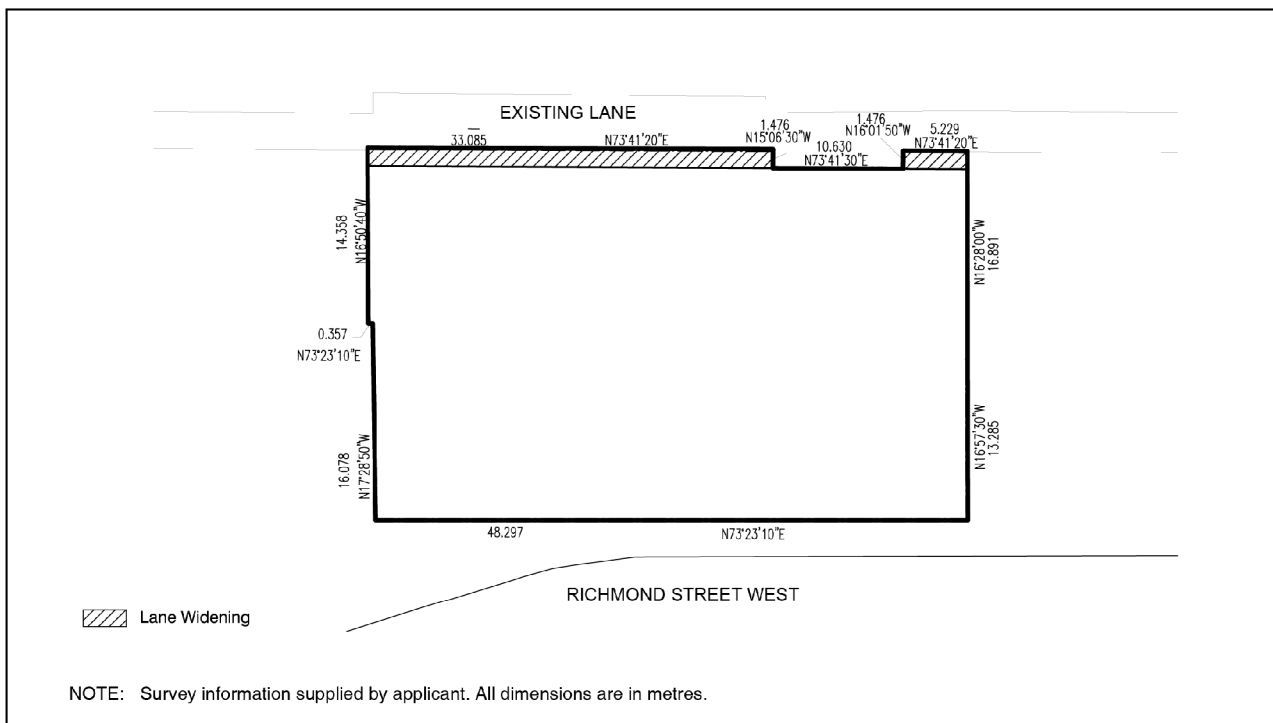
ENACTED AND PASSED this ____ day of _____, A.D. 2014.

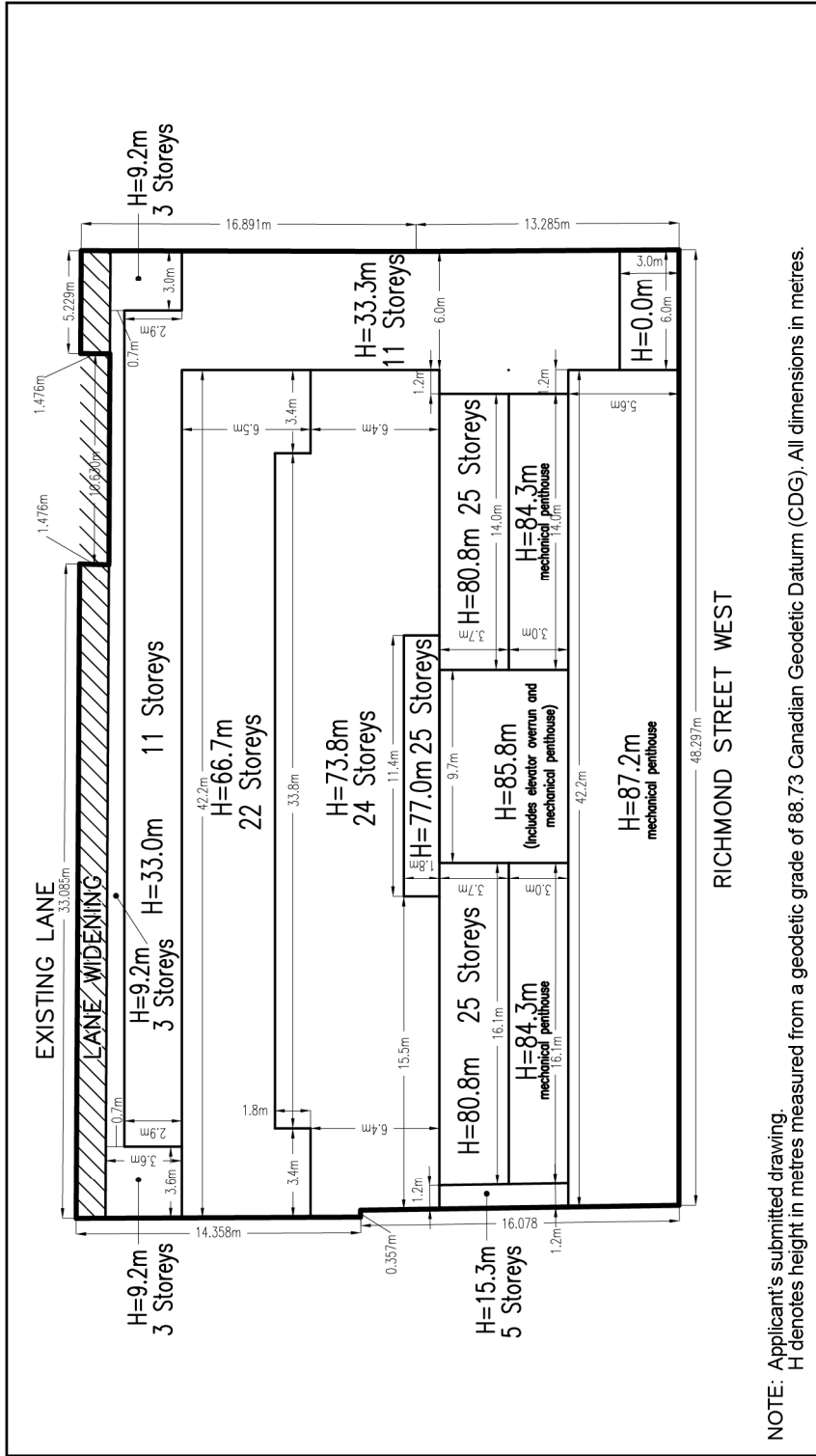
ROB FORD
Mayor

ULLI WATKISS
City Clerk

City of Toronto
Corporate

Seal





Appendix 1 to Attachment 8: Zoning By-law Amendment

APPENDIX 1

Section 37 Provisions

The facilities, services and matters set out below the matters required to be provided to the City at the Owner's expense in return for the increase in height and density of the proposed development on the *lot* and secured in an agreement or agreements under Section 37(3) of the *Planning Act* whereby the Owner agrees as follows:

- a. The owner will pay to the City, a cash payment of \$80,000 payable within 30 days of the Zoning By-law coming into full force and effect, for the purpose of improvements of street kiosks at the Scadding Court Community Centre;
- b. A cash payment of \$200,000 to be payable prior to the issuance of the first above-grade building permit towards capital improvements to/or development of new Toronto Community Housing Corporation units in Ward 20;
- c. A cash payment of \$120,000, to be payable prior to the issuance of the first above-grade building permit towards local parkland, streetscape improvements and community facilities within the King-Spadina East Precinct;
- d. A cash payment of \$400,000, to be payable upon the registration of the residential condominium towards local parkland, streetscape improvements and community facilities within the King-Spadina East Precinct; in consultation with the Ward Councillor and appropriate City staff.
- e. In the event the cash contributions referred to in Section (a) and (d) above has not been used for the intended purpose within three (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 purpose is identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.
- f. The amounts identified in a-d 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.
- g. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support the development:
 - i. A minimum of ten percent (10%) of the total number of dwelling units to be constructed in the mixed-use building shall be capable of being designed as 3-bedroom units in compliance with the provisions of the Ontario Building Code and these dwelling units are to be shown on any marketing plans as 3-bedroom

units and to be marketed as 3-bedroom units. These units may be sold and/or constructed with fewer bedrooms with provisions in the condominium documentation to allow renovation to 3-bedroom units.

- 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, Engineering and Construction Services, should it be determined that improvements to infrastructure are required to support the development.

Attachment 9: Application Data Sheet

Application Type	Rezoning	Application Number:	12 124056 STE 20 OZ
Details	Rezoning, Standard	Application Date:	February 16, 2012
Municipal Address:	324, 326, 328 & 332 Richmond Street West		
Location Description:	PLAN TOWN OF YORK PT LOT 18 **GRID S2013		
Project Description:	Rezoning application to construct new 25-storey mixed-use building with 310 residential units and 2 guest suites, retail uses on ground floor and residential uses above on 5 1/2 levels of below-grade parking, 122 residential and 18 pay parking parking spaces.		

Applicant:	Agent:	Architect:	Owner:
Walker, Nott, Dragicevic Associates Ltd	Same as applicant	Core Architects	Petaluma Building Corporation

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:
Zoning:	RA	Historical Status:
Height Limit (m):	30.0	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	1399.4	Height:	Storeys:	25
Frontage (m):	48.2		Metres:	80.8 (excl. mechanicals)
Depth (m):	28.8			
Total Ground Floor Area (sq. m):	1089			Total
Total Residential GFA (sq. m):	20987		Parking Spaces:	140
Total Non-Residential GFA (sq. m):	215		Loading Docks	1
Total GFA (sq. m):	21202			
Lot Coverage Ratio (%):	78			
Floor Space Index:	15.1			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	20987	0
Bachelor:	12	Retail GFA (sq. m):	215	0
1 Bedroom:	238	Office GFA (sq. m):	0	0
2 Bedroom:	57	Industrial GFA (sq. m):	0	0
3 + Bedroom:	3	Institutional/Other GFA (sq. m):	0	0
Total Units:	310 + 2 guest suites			

CONTACT:	PLANNER NAME:	Diane Silver, Planner
	TELEPHONE:	(416) 397-4648 Email: dsilver2@toronto.ca