

156-174 Front St West and 43-51 Simcoe Street - 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:	11 243742 STE 20 OZ

SUMMARY

This application proposes to rezone the lands at 156-174 Front St West and 43-51 Simcoe Street to permit the development of a 54-storey commercial office tower. The application proposes incorporate a portion of the heritage building located at 156 Front Street West into the podium of the new office tower, in accordance with the Union Station Heritage Conservation District Plan.

The proposed development would have an overall non-residential gross floor area of approximately 126,570 square metres, an overall building height of 265 metres, and a proposed density of 21.7 times the lot area. The proposal will provide 370 parking spaces within 4 levels of underground parking.

The proposed office tower development, within the *Financial District*, and in close proximity to major regional transit hubs, such as Union Station, the Union Pearson Express, and the subway, meets the City's planning objectives for the area. In addition, it represents a significant investment in the downtown, replacing a surface parking lot and contributing the both the City's employment and tax base.



This report reviews and recommends approval of the application to amend the former City of Toronto Zoning By-law 438-86, as amended.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the former City of Toronto Zoning By-law 438-86, as amended, for the lands at 156-174 Front St West and 43-51 Simcoe Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to the report dated July 18, 2014 from the Director, Community Planning, Toronto and East York District.
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. 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*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

A Preliminary Report dated February 3, 2014, from the Director, Toronto and East York, was before Toronto East York Community Council on February 25, 2014. The Preliminary Report sought direction to hold a community consultation meeting. The Preliminary Report can be accessed via the following link:

<http://www.toronto.ca/legdocs/mmis/2014/te/bgrd/backgroundfile-66506.pdf>

ISSUE BACKGROUND

Proposal

This application proposes to rezone the lands at 156-174 Front St West and 43-51 Simcoe Street to permit the development of a 54-storey commercial office tower and proposes to retain the heritage façade of the building located at 156 Front Street West.

The proposed development would have an overall non-residential gross floor area of approximately 126,570 square metres, an overall building height of 265 metres, and a proposed density of 21.7 times the lot area. The proposal will provide 370 parking spaces within 4 levels of underground parking.

Site and Surrounding Area

The subject site is an assembly of properties on Front Street West and Simcoe Street having an overall area of approximately 6,183 square metres. The site is currently

occupied by a commercial parking lot and a 6-storey building that is used for commercial purposes. The 6-storey building at 156 Front Street is designated under Part V of the *Ontario Heritage Act* as part of the Union Station Heritage Conservation District.

Development in the vicinity of the site is as follows:

North: North of the site there are a number of commercial and office buildings that range in height from 12 to 25 storeys.

East: Immediately east of the site at 144 Front Street West, is a 7-storey building that is designated under Part V of the *Ontario Heritage Act*. Further east along Front Street are the 28-storey Royal York Hotel, and a 19-storey office tower.

South: Directly south of the site at 151 Front Street West is an 8 and 9-storey building. A 36-storey office tower has been approved for that same site. West of Simcoe Street, on the south side of Front Street is the Metro Toronto Convention Centre.

West: Immediately west of the site, on the west side of Simcoe Street, development consists primarily of office towers that range in height from 33 to 53 storeys.

Provincial Policy Statement and Provincial Plans

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

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

Official Plan

Maps 2 and 6 of the Official Plan identify that the subject site is located *Downtown* and is within the *Financial District*. The Official Plan identifies the *Downtown* as one of the areas which can accommodate a vibrant mix of residential and employment growth.

The Official Plan identifies that the *Downtown* will continue to evolve as a healthy and attractive place to live and work, as new development that supports the reurbanization strategy and the goals for *Downtown*, is attracted to the area. In particular, Section

2.1.1.1 of the Plan identifies that the *Downtown* policies of the Plan will shape the City's future by accommodating development that:

- builds on the strength of *Downtown* as the premier employment centre in the GTA;
- provides a full range of housing opportunities for *Downtown* workers and reduces the demand for in-bound commuting; and
- focuses on the *Financial District* as the prime location for the development of prestige commercial office buildings and landmarks buildings that shape the skyline.

The subject site is designated *Mixed Use Areas* in the Official Plan. The *Mixed Use Areas* designation permits a broad range of commercial, residential and institutional uses and includes policies and development criteria to guide development and its transition between areas of different development intensity and scale.

The development criteria for the *Mixed Use Areas* designation includes, but is not limited to:

- creating a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependency and meet the needs of the local community;
- providing for new jobs and homes for Toronto's growing population on underutilized lands;
- locating and massing new buildings to provide a transition between areas of different development intensity and scale;
- locating and massing new buildings to frame the edges of streets and parks;
- providing an attractive, comfortable and safe pedestrian environment;
- providing good site access and circulation and an adequate supply of parking for residents and visitors;
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- providing indoor and outdoor recreation space for building residents in every significant multi-residential development.

The Heritage Resource policies, contained within Section 3.1.5 of the Official Plan speak to heritage resources in the city, and identify that our heritage buildings, districts, and landscapes create a unique sense of place and a rooted sense of local identity and continuity. The Official Plan focuses on conserving Toronto's remaining irreplaceable heritage resources. Policy 3.1.5.1 states that "significant heritage resources will be conserved by: listing properties of architectural and/or historic interest on the City's

Inventory of Heritage Properties, designating them and entering into conservation agreements with owners of designated heritage properties; and designating areas with a concentration of heritage resources as Heritage Conservation Districts and adopting conservation and design guidelines to maintain and improve their character."

Zoning

The subject site is zoned CR T12.0 C8.0 R11.7 in Toronto Zoning By-law 438-86. The current zoning limits the building height to 76.0 metres. This site is not part of the harmonized Zoning By-law 569-2013.

Site Plan Control

The site and development are subject to Site Plan Control. An application for Site Plan Control has not been submitted to date.

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

This project is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies where tall buildings belong Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings. The Downtown Vision and Supplementary Design Guidelines should be used together with the city-wide Tall Building Design Guidelines to evaluate new and current Downtown tall building proposals. The Downtown Tall Buildings Guidelines are available at <http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>. The site is located on a High Street, and the Downtown Vision Height Map (Map 2) within the Supplementary Design Guidelines contemplates heights ranging from 35-storeys to 60-storeys (107 metres to 182 metres) for this site. The Tall Building Guidelines identify that for office buildings, height should be referenced in metres only.

Union Station Heritage Conservation District

The Union Station Heritage Conservation District was approved by City Council July 27, 2006 as By-Law 634-2006. The Union Station Heritage Conservation District study was a component of the broader Union Station District Urban Design Study, which was initiated by the City Planning Division as a part of the Union Station Master Plan. The resulting Union Station Heritage Conservation District Plan includes an examination of heritage character, provides district guidelines and identifies those properties that contribute to the heritage value of the Plan area. It is used by the City and property

owners as a tool to strengthen and protect the significant heritage character of the Union Station Precinct.

The subject site is within the Union Station Heritage Conservation District Plan.

Reasons for the Application

A Zoning By-law Amendment application is required to permit the height and density of development proposed for the site, subject to certain performance standards.

Community Consultation

A Community Consultation Meeting was held on May 5, 2014, at Metro Hall. Approximately 12 members of the public attended this meeting. Following a presentation by Planning Staff and the project architect, attendees asked questions about the proposed height, built form, massing, public realm, heritage and parking. Overall, attendees were supportive of the application.

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

The Growth Plan for the Greater Golden Horseshoe designates the site within the urban growth centre. The Growth Plan recognizes urban growth centres as areas for development to accommodate intensification, to provide for a range of housing options, to provide for appropriate transition of built form to adjacent areas, to accommodate and support major transit infrastructure, and to serve as high density major employment centres that will attract provincially, nationally, or internationally significant employment uses. The Growth Plan identifies that major office and appropriate major institutional development should be located in urban growth centres, major transit station areas, or areas with existing frequent transit service, or existing or planned higher order transit service. This application, for a major office within the urban growth centre, close to both local and regional transit, accommodates intensification, provides an acceptable transition of built form to adjacent areas, and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Land Use

Section 2.2.1.1 of the *Downtown* policies of the Plan will shape the City's future by accommodating development that: builds on the strength of *Downtown* as the premier employment centre in the GTA; and provides a full range of housing opportunities for *Downtown* workers and reduces the demand for in-bound commuting. The Plan identifies that the *Financial District* is where commercial activity is most intense, with a concentration of large, architecturally-significant landmark buildings that define the skyline. Jobs are concentrated in large office buildings tightly clustered within walking distance of Union Station and the subway. Policy 2.2.1.1(c) of the Plan identifies that the *Downtown* policies of the Plan will shape the City's future by accommodating development that focuses on the *Financial District* as the prime location for the development of prestige commercial office.

The Official Plan identifies that *Mixed Use Areas* are intended to achieve a multitude of planning objectives by combining a broad array of residential, office, retail and service uses. The development criteria contained within Section 4.5.2 of the Official Plan seeks to ensure that, among other matters, development in *Mixed Use Areas* creates a balance of high quality commercial, residential, institutional uses that reduce automobile dependency while meeting the needs of the local community. The Plan also seeks to create and sustain well paid, stable, safe and fulfilling employment opportunities on lands designated *Mixed Use Areas*.

In December of 2013, City Council adopted proposed Official Plan No. 231 which contains new policies with respect to Employment Areas and Economic Health and land use designations. One of the new policies adopted by Council states: "at the same time, existing office space in these transit-rich areas needs to be sustained, not demolished to make way for new residential buildings. Where a residential development is proposed on sites with over 1000 square metres of employment space in these areas served by rapid transit where residential uses are already permitted, the development must also result in an increase of employment space". The application was submitted prior to the adoption of this policy by City Council.

The site is currently occupied by a vacant parking lot and a 6-storey non-residential building, which is listed on the City's Inventory of Heritage Properties. The applicant proposes to retain the façade of the 6-storey building, which currently contains approximately 12,000 square metres of non-residential gross floor area, and develop the site with 625 square metres of retail space and 121,892 square metres of office space. The proposed office development, within the *Financial District*, and within close proximity to both Union Station and the subway, meets the planning objectives for the area. The proposed land use is appropriate for this site and complies with Policies contained within the Official Plan and is consistent with the objectives of OPA 231.

Density and Height

The Official Plan identifies that tall buildings are desirable in the right places, but also acknowledges that they are not appropriate in all locations. The highest buildings and greatest intensity will occur in parts of the *Downtown*, with decreased intensity and scale

in the *Centres* and along *Avenues*. The subject site is located within the *Downtown*, at the corner of two major arterial roads in the City.

The site is located on a High Street within the Downtown Tall Buildings Guideline. High Streets are those parts of major *Downtown* streets along which tall buildings are considered to be an appropriate form of development. Map 2- The Downtown Vision Height Map- introduces a series of six height range categories applying to High Streets throughout the *Downtown* that reinforce the existing structure of *Downtowns* skyline and built form context. The heights on Map 2 are expressed in both height and storeys. Map 2 of The Downtown Tall Buildings Guidelines identifies that the intersection of Front Street West and Simcoe Street would have heights ranging from 35-storeys (107 metres) to 65-storeys (182 metres).

The applicant's proposal is for a 54-storey non-residential building with a resulting building height of 265 metres. The project is below the height in storeys contemplated by the Guidelines, but is metrically taller. These Guidelines have been considered, along with the area context, recent approvals, and features incorporated in the building, such as higher floor to floor heights, to create a high quality office project. Staff have reviewed the applicant's proposal, as well as the surrounding context and determined that a building of this height is acceptable in this instance due to the subject site's location, as well as the introduction of a significant amount of office space within the *Financial District*, and is in keeping with the intent of the Official Plan.

Massing and Siting

Section 4.5 of the Official Plan sets out criteria used to evaluate development within the *Mixed Use Areas* designation. All new development within *Mixed Use Areas* is required to locate and mass new buildings to frame the edge of the streets, maintain sunlight and comfortable wind conditions, and locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives contained within the Plan. The objectives of the Official Plan are to be addressed by ensuring that developments provide appropriate setbacks and/or stepping down of heights, between areas of different development intensity and scale, and by locating and massing new buildings in a manner that is sensitive and limits shadow impacts during the spring and fall equinoxes.

The Tall Buildings Guidelines are an evaluation tool which seek to achieve optimal building siting and design, that enhance the adjacent public realm, and reinforce the surrounding built environment, context, and desired character of development in the *Downtown*. The Guidelines contain performance standards which are used to assist staff when evaluating and reviewing new tall building applications. The proposal complies with a number of the performance standards contained within the guidelines including, but not limited to: tower placement; base building location; transparency at street level; and pedestrian scale façade articulation, taking into consideration the office use and larger floor plate size.

Many main streets in the City face competing demands for space to accommodate a range of uses within the public right-of-way. These include sidewalks, street trees, marketing areas, vehicular lanes, on-street and dedicated transit lanes, bike lanes, on-street parking and utilities. New development provides an opportunity to achieve improved minimum standards for sidewalks through building setbacks. Staff have requested that the building be setback at grade, in order to provide relief at the corner, and to allow for better pedestrian circulation at the intersection. The applicant has been able to provide for an enhanced sidewalk zones along both Simcoe Street and Front Street West of approximately 7 metres and 11 metres along Simcoe Street respectively, exceeding the standards of the Tall Buildings Guidelines.

The proposed siting, and massing of the proposed development is in keeping with the built form policies and the development criteria contained within the “*Mixed Use Areas*” designation.

Heritage

The Heritage Policies contained within Section 3.1.5 of the Official Plan have been reviewed and considered as part of the review of the application. The Heritage Resource policies, contained within Section 3.1.5 of the Official Plan speak to heritage resources in the city, and identify that our heritage buildings, districts, and landscapes create a unique sense of place and a rooted sense of local identity and continuity. The Official Plan focuses on conserving Toronto's remaining irreplaceable heritage resources. Policy 3.1.5.1 states that "significant heritage resources will be conserved by: listing properties of architectural and/or historic interest on the City's Inventory of Heritage Properties, designating them and entering into conservation agreements with owners of designated heritage properties; and designating areas with a concentration of heritage resources as Heritage Conservation Districts and adopting conservation and design guidelines to maintain and improve their character."

The building at 156 Front Street West was designated under Section V of the *Ontario Heritage Act* in 2006 and is within the Union Station Heritage Conservation District Plan. City staff agreed at the time that only the south facing facades with returns at the east and west would have to be retained. The building at 156 Front Street is a six-storey industrial building north of Front between Simcoe Street and University Avenue dating from 1905. The applicant proposes to incorporate part of the building into the proposed office tower. The applicant proposes that the south elevation, one bay of the west elevation and three bays of the east elevation from the existing heritage building will form a podium component of the office tower. The current proposal identifies that the top four floors of the façade will be dismantled to match the floor-to-ceiling heights of the new office tower. Heritage Preservation Services has reviewed the proposal in relation to the Union Station Heritage Conservation District Plan. Heritage Preservation Services staff have identified that the applicant should preserve the façade in situ, without dismantling the upper floors. Such an approach is consistent with conservation being undertaken on other sites and it is the city's expectation that a conservation solution be employed that best protects the heritage value and integrity of the resource, particularly given the limited retention proposed for the building as a whole. Heritage Preservation Services staff will

continue to work with the applicants on the detailed requirements to incorporate this façade into the project.

Traffic

The applicant submitted a Traffic Impact Study with their application. In that study, the consultant estimates that the proposal will generate 70 and 40 two-way trips during the AM and PM peak hours. Given these estimated trips, the consultant's study concludes that the traffic impacts of the project are relatively modest and can be accommodated on the area road system. Engineering and Construction Services staff have reviewed the Traffic Impact Study and identified that they agree with the conclusions from the consultants. Staff have advised the applicant that the City will monitor the traffic operations of the public lane system along with the intersection at Front Street West and implement traffic control measures, such as, but not limited to turn prohibitions, implementation of a one-way system for the public lane, or other measures as determined appropriate, should adverse impacts materialize.

Parking

The applicant proposes to provide 372 parking spaces for this project within four levels of below grade parking. The applicant proposes to have all the parking spaces operate as paid parking commercial spaces.

In order to justify the proposed parking supply, the applicant's consultants provided utilization information for public parking facilities near the site. According to the report, there are six below-grade public parking facilities within 300 metres of the site. Collectively, these facilities contain approximately 4,430 parking spaces, and exhibit a peak utilization of approximately 79 percent. Thus, during peak periods, there are approximately 930 parking spaces that are available to satisfy the excess parking demand generated by the proposal. On that basis, Engineering and Construction Services staff have accepted the proposed parking supply. In order to give the applicant some flexibility in terms of development scale, Engineering and Construction Services staff recommend that the Site Specific By-law for the project contain provisions with respect to minimum rates for the project, as well as sharing rates based on occupancy. These provisions have been included in the draft Zoning By-law contained in Attachment No. 7, attached to this report.

Driveway Access and Site Circulation

The applicant proposes to provide vehicular access to the site via Simcoe Street, approximately 90 metres north of Front Street West. Access to the site can also be obtained from the abutting public lane system. Separate entrances to the site are provided for the parking garage and the loading area. Engineering and Construction Services staff have indicated that the proposed access arrangement is generally acceptable.

A lane widening of 0.25 metres at the north limit of the site, abutting the east-west public lane, is required as part of this application. The lane widening conveyance will be secured in connection with the future site plan control application.

Loading

The applicant proposes nine loading spaces as part of this project. The applicant proposes to provide four Type B and five Type C loading space as part of the development. Engineering and Construction Services have indicated that this loading space supply is acceptable as it meets or exceeds the requirements of the Zoning By-law. The number and type of loading space has been included in the draft Zoning By-law contained in Attachment No. 7 , attached to this report.

All loading spaces are proposed to be located at the north-east corner of the site and will be accessed directly from the abutting public lane system. Engineering and Construction Services staff have indicated that the location and orientation of the proposed loading spaces is generally acceptable.

Bicycle Parking

The Official Plan contains policies which encourage reduced automobile dependency as well as promoting alternative modes of transportation. The policies contained within the Plan aim to increase the opportunities for better walking and cycling conditions for residents of the City.

Policy 2.4.7 states, “Policies, programs and infrastructure will be introduced to create a safe, comfortable, and bicycle friendly environment that encourages people of all ages to cycle for everyday transportation and enjoyment including... the provision of bicycle parking facilities in new developments”. The development will provide 269 bicycle parking spaces for the use of building occupants, with an additional 276 parking spaces for the use of visitors. The proposal includes 26 shower and change rooms as part of this application.

Parkland Dedication

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 application proposes 126,570 square metres of non residential gross floor area which is subject to a 2% parkland dedication as per City Wide Parkland Dedication By-law 1020-2010. The applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as there is no location for an onsite parkland dedication that would be of a useable size. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

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

Toronto Green Standard

On October 27, 2009 City Council adopted the two-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 applicant is required to meet Tier 1 of the TGS. The site specific zoning by-law will secure Tier 1 development features. Additional applicable TGS performance measures such as native plantings in landscape areas will be secured through the Site Plan Control process.

Section 37

Section 37 of the Planning Act allows the City to authorize increased density and/or height in return for the provision of services, facilities or matters. The Official Plan contains provisions authorizing these Section 37 matters, provided the density and/or height increase are consistent with the objectives of the Official Plan regarding building form and physical environment. Given the increase in proposed height, the Official Plan would require the provision of Section 37 benefits. Staff and the applicant, in consultation with the Ward Councillor continue to discuss a negotiated agreement regarding the Section 37 contribution at the time of writing of this report. Planning Staff will report directly to August 12, 2013 Toronto and East York Community Council, via a Supplementary Report, regarding the Section 37 contributions.

Conclusion

The proposed 54-storey office building at 156-174 Front St West and 43-51 Simcoe Street is appropriate for this site and is consistent with Policies contained within the Official Plan. In addition, the proposed siting, massing and built form of the development is in keeping with the built form policies and the development criteria contained within the *Mixed Use Areas* designation. City Planning staff recommend approval of this application.

CONTACT

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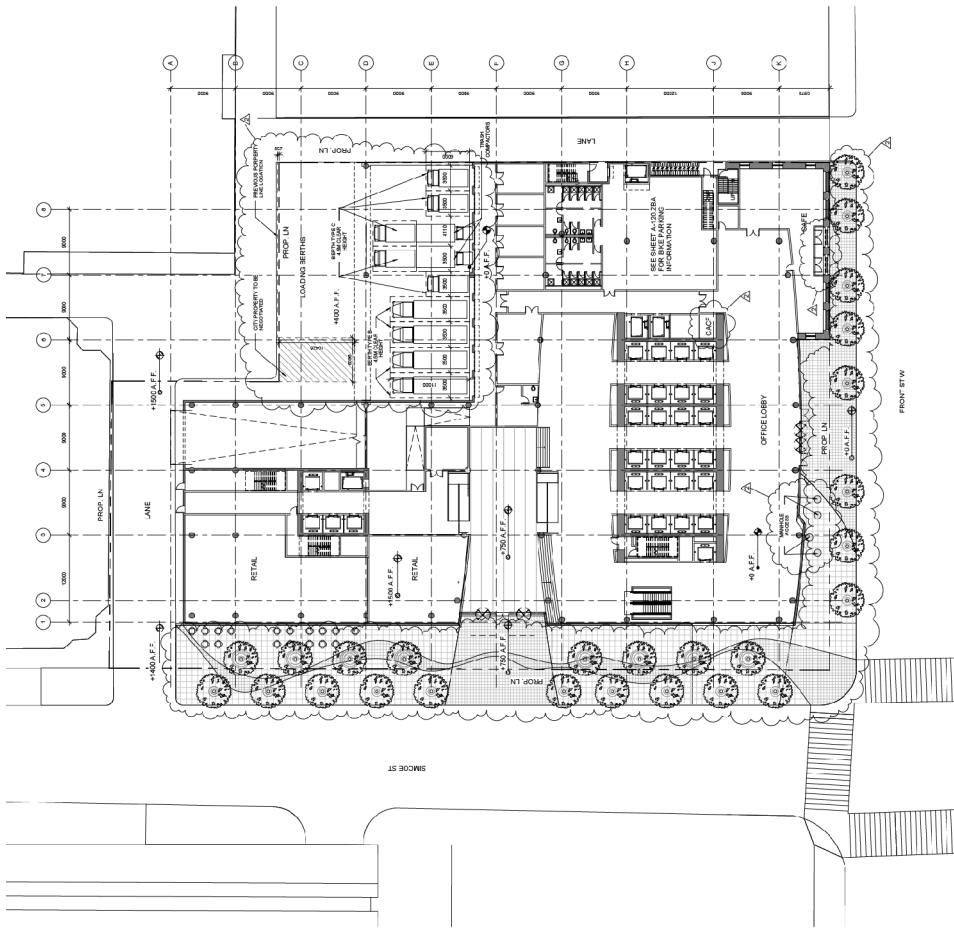
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Elevations
Attachment 4: Elevations
Attachment 5: Elevations
Attachment 6: Official Plan
Attachment 7: Zoning
Attachment 8: Application Data Sheet
Attachment 7: Draft Zoning By-law Amendment

Attachment 1: Site Plan



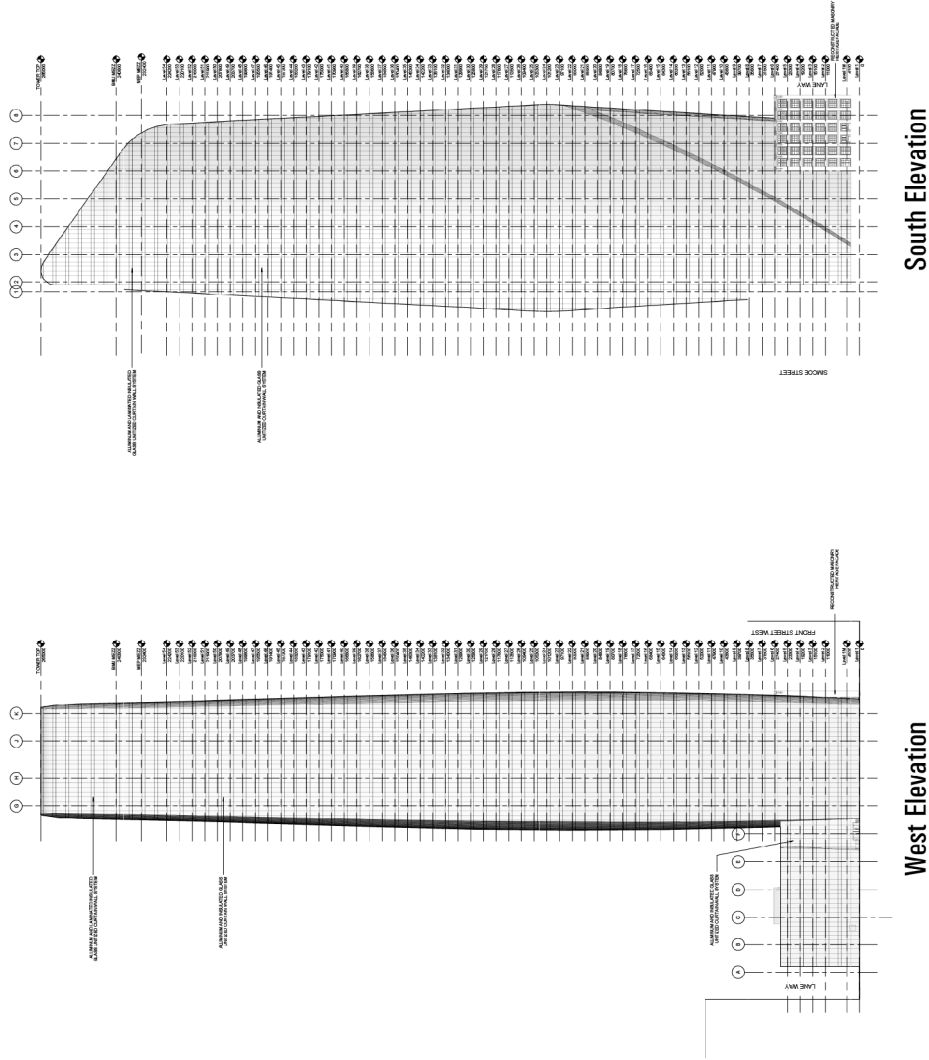
Site Plan
156-174 Front Street West and 43-51 Simcoe Street

Applicant's Submitted Drawing

Not to Scale
 07/15/2014

File # 11 243742 STE 20 0Z

Attachment 2: Elevations



Elevations

Applicant's Submitted Drawing

Not to Scale
07/15/2014

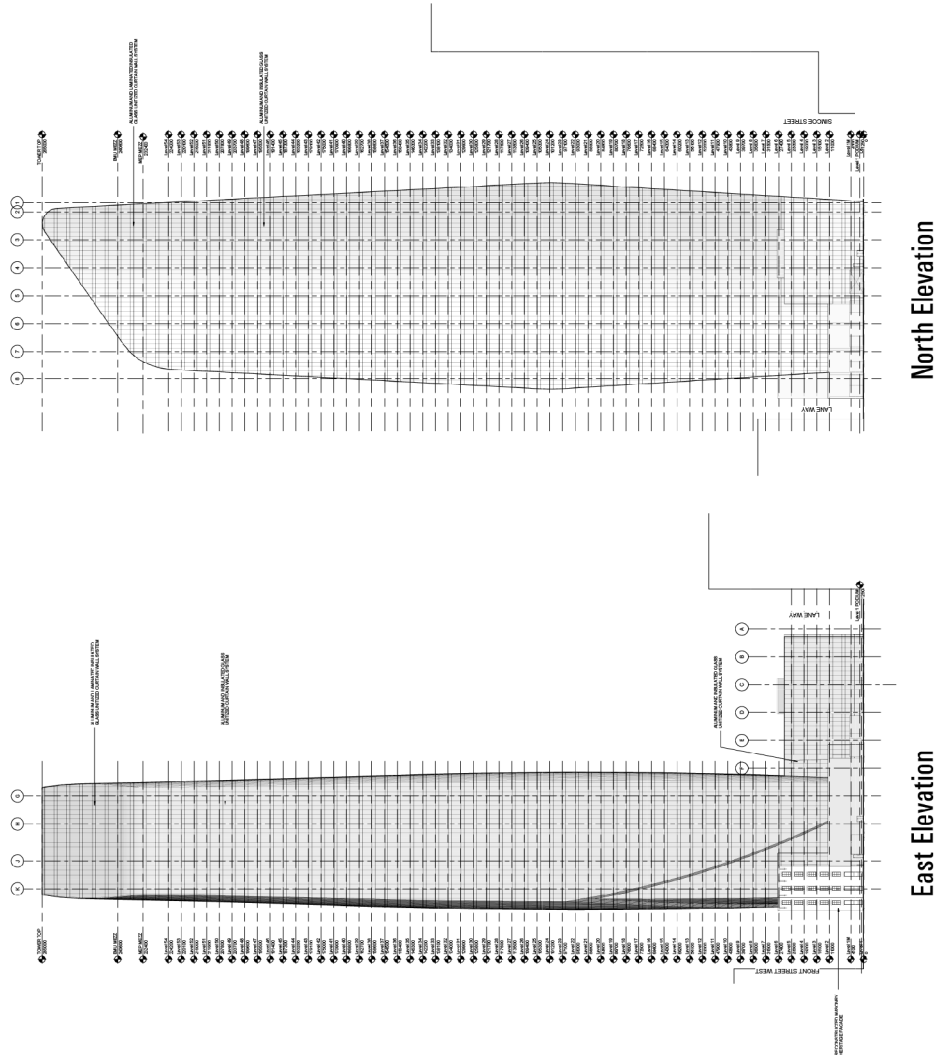
South Elevation

West Elevation

156-174 Front Street West and 43-51 Simcoe Street

File # 11 243742 STE 20 0Z

Attachment 3: Elevations



Elevations

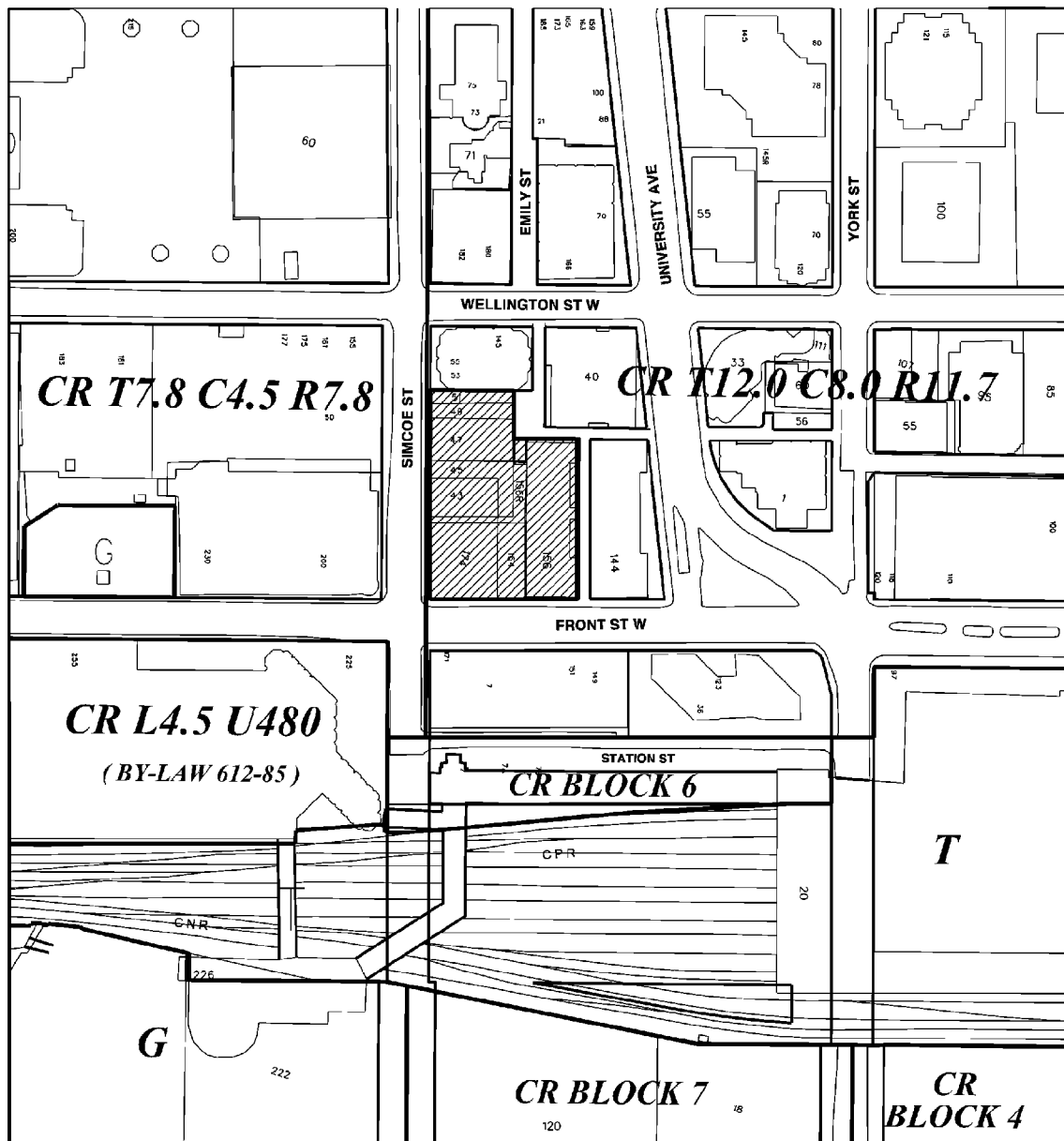
Applicant's Submitted Drawing

Not to Scale
07/15/2014

156-174 Front Street West and 43-51 Simcoe Street

File # 11 243742 STE 20 0Z

Attachment 4: Zoning



TORONTO City Planning
Zoning

156-174 Front Street West and 43-51 Simcoe Street

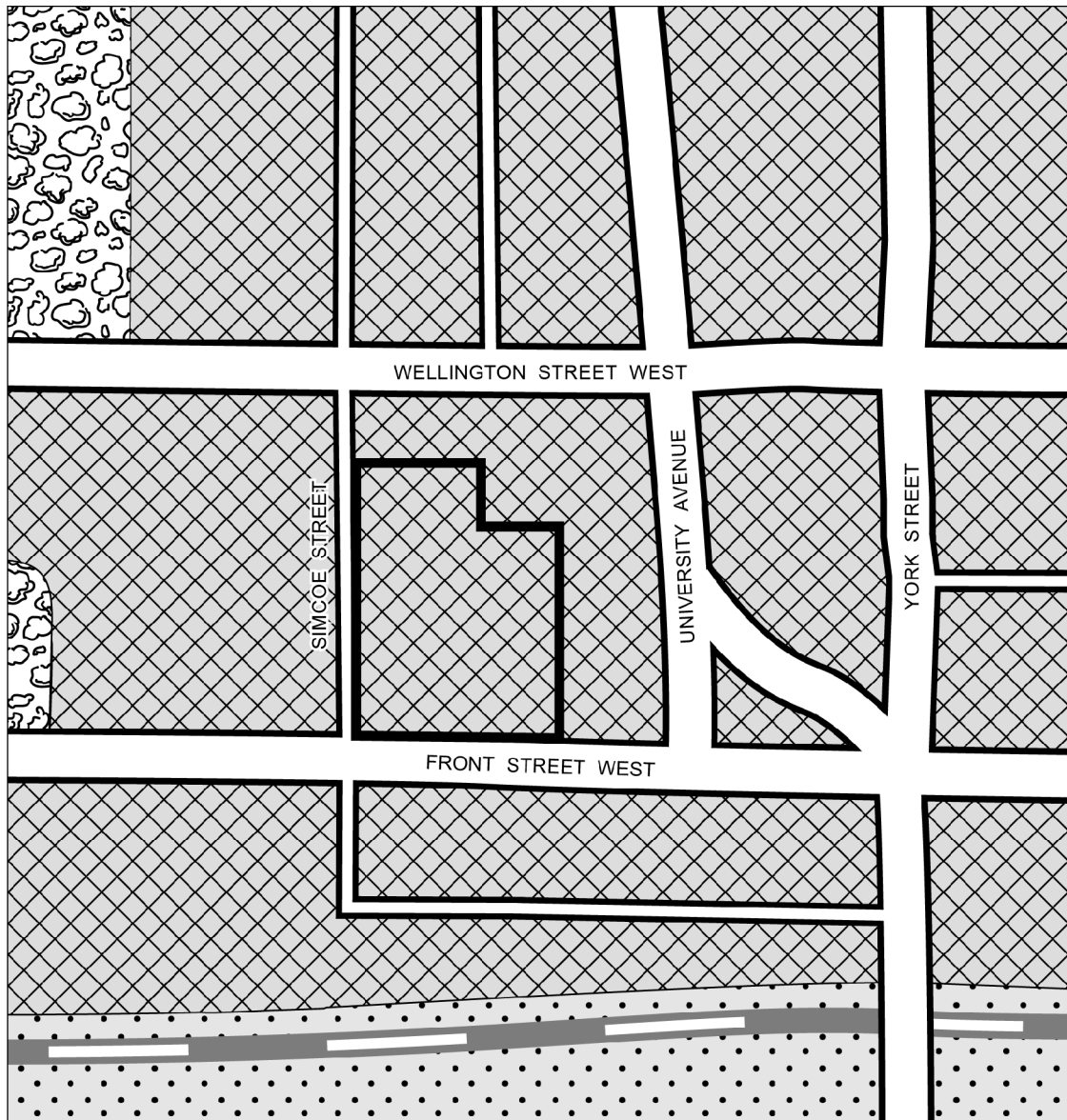
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CR Mixed-Use District
G Parks District
T Industrial District



Not to Scale
Zoning By-law 438-86 (as amended)
Extracted 09/15/2011

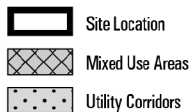
Attachment 5: Official Plan



Toronto City Planning
Official Plan

156-174 Front Street West and 43-51 Simcoe Street

File # 11 243742 STE 20 02



Parks & Open Space Areas
Parks



Not to Scale
07/15/2014

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	11 243742 STE 20 OZ
Details	Rezoning, Standard	Application Date:	July 22, 2011
Municipal Address:	156 FRONT ST W		
Location Description:	PLAN E184 LOTS 2 AND 3 RP 64R16544 PT PART 1 **GRID S2015		
Project Description:	Revised proposal for a 54-storey commercial building fronting Front Street West, with a 5-storey podium base along Simcoe Street. The proposed development will have a non-residential gross floor area of 134,766 square metres, and provide 372 parking spaces below grade. No residential dwelling units are proposed as part of the revised development application		

Applicant:	Agent:	Architect:	Owner:
FRASER MILNER CASGRAIN LLP		AS+GG Architects	2227148 ONTARIO INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR T12.0 C8.0 R11.7	Historical Status:	Y
Height Limit (m):	76 metres	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	6183	Height:	Storeys:	54
Frontage (m):	70.1		Metres:	265
Depth (m):	76.2			
Total Ground Floor Area (sq. m):	4336			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	372
Total Non-Residential GFA (sq. m):	122517		Loading Docks	9
Total GFA (sq. m):	122517			
Lot Coverage Ratio (%):	69.4			
Floor Space Index:	19.8			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	625	0
1 Bedroom:	0	Office GFA (sq. m):	121892	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

CONTACT:	PLANNER NAME:	Marian Prejel, Senior Planner
	TELEPHONE:	(416) 392-9337

Attachment 7: Draft Zoning By-law Amendment