

**350, 370, and 390 Queens Quay West Official Plan  
Amendment and Zoning Amendment Applications -  
Preliminary Report**

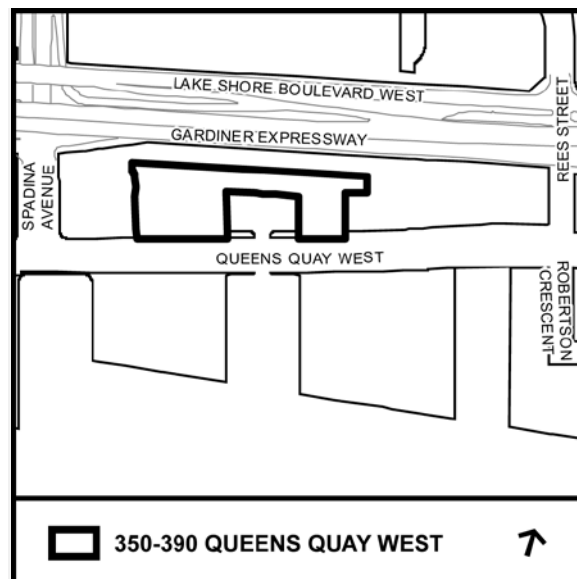
|                          |  |
|--------------------------|--|
| <b>Date:</b>             | April 22, 2016   |
| <b>To:</b>               | Toronto and East York Community Council                      |
| <b>From:</b>             | Director, Community Planning, Toronto and East York District |
| <b>Wards:</b>            | Ward 20 – Trinity-Spadina                                    |
| <b>Reference Number:</b> | 16-116138 STE 20 OZ  |

**SUMMARY**

This application proposes the development of a new 29-storey tower including a 5-storey base building (105 metres, including mechanical penthouse) in place of an existing 3-storey mixed-use building at 370 Queens Quay West. The proposed base building is connected to existing 21-storey mixed-use towers to the east and west at 350 and 390 Queens Quay West. These two tower floorplates at 350 and 390 Queens Quay West will be increased by additions at the north end of each building for the entire 21-storey height.

The proposed development would add 343 new residential units to the site and would remove 43 parking spaces, such that the combined total of the existing development and the proposed additions would be 860 residential units and 387 vehicular parking spaces. The proposal, as submitted, is not supportable by City Planning staff in this context, particularly with respect to the proposed height and slab addition.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process. Next steps include the scheduling of a community consultation meeting. A final report is targeted



for the first quarter of 2017. The target date for the final report assumes that the applicant will provide all required information in a timely manner and address the issues identified in this report.

## **RECOMMENDATIONS**

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

1. Staff be directed to schedule a community consultation meeting for the lands at 350, 370 and 390 Queens Quay West together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

A minor variance application was approved by the Committee of Adjustment for this property on October 9, 2014. The application proposed the conversion of existing storage space into 15 new residential units and a re-organizing of existing interior spaces, which would lead to an increase in office and residential space. Variances were also requested for the required parking spaces.

### **Pre-Application Consultation**

A series of pre-application consultation meetings were held with the applicant to discuss the proposed development and complete application submission requirements.

A pre-application meeting was held in May, 2015 to discuss a proposal for a 36-storey tower. Staff indicated concerns about preserving the view corridor from Blue Jays Way to Lake Ontario, potential shadow impact on the Southern Linear Park, proposed height, views from Toronto Island to the CN Tower and the Rogers Centre dome as required in OPA 199, and the potential overdevelopment of the subject site.

A follow-up pre-application meeting was held with the applicant on July 29, 2015 to discuss the proposal and complete application submission requirements. The proposal was modified to a 29-storey tower. At this pre-application meeting, Staff concerns remained unchanged from the May, 2015 pre-application meeting.

An additional follow-up pre-application meeting was held with the applicant on December 8, 2015 to discuss the proposal. The proposal was similar to what was proposed in July, 2015 and is the same as what was formally submitted in February 2016. Staff concerns remained unchanged from the May and July, 2015 pre-application meetings, with the exception that it was identified by City Planning Staff that the proposed development did not interfere with the view from Toronto Island to the CN Tower and Rogers Centre dome that was identified in OPA 199.

A pre-application community meeting was held on February 9, 2016 by Councillor Joe Cressy's office. At this meeting, the community raised concerns regarding the height of the proposed 29-storey building and the potential overdevelopment of the site.

## **ISSUE BACKGROUND**

### **Proposal**

The site is located on the north side of Queens Quay West, east of Spadina Avenue. The applicant is proposing to develop a new 29-storey tower including a 5-storey base building in place of an existing 3-storey building at 370 Queens Quay West. The proposed base building would connect to existing 21-storey towers at 350 and 390 Queens Quay West. The floorplates of the existing towers at 350 and 390 Queens Quay West would be increased by additions to the north end of each of the buildings for the entire 21-storey height. The proposed development would add 343 new residential units and would reduce vehicular parking by 43 spaces from what is existing on the block. When combined with the existing, in total the site is proposed to include 860 residential units, 387 vehicular parking spaces, and 361 bicycle parking spaces. The proposed development would include a loss of 875.5 square metres of non-residential gross floor area and the addition of 29,357.5 square metres of residential gross floor area, for a total of 28,482.0 square metres of additional gross floor area. When the existing gross floor area is combined with the proposed gross floor area, the total gross floor area on the site would be 76,967.9 square metres with an FSI of 6.76, including 7,276.0 square metres of non-residential gross floor area and 69,691.5 square meters of residential gross floor area.

The building heights of 350 and 390 Queens Quay West would increase to 63.4 metres, including mechanical penthouse, as the proposed slab additions would add architectural features to the top of the existing buildings. The proposed height for the new 29-storey tower at 370 Queens Quay West is 105 metres, including the mechanical penthouse. The proposed 29-storey building includes a 5-storey base with a 24-storey tower above. The tower is setback 3 metres from the base on the south elevation and 0 metres from the base on the north elevation. The base steps down to 3-storeys where it connects the proposed 29-storey tower at 370 Queens Quay West to the existing building at 350 and 390 Queens Quay West. The proposed development at 370 Queens Quay West includes retail at-grade, commercial on the second storey, and residential above.

Vehicular parking is currently provided on-site through surface parking and a 5-level above-grade parking structure located on the western edge of the site. All parking is accessible via a service lane from Queens Quay West. No new parking is proposed, and a portion of the existing surface parking is proposed to be removed along the northern edge of the site to accommodate the proposed development, decreasing the parking supply by 43 spaces for a total of 387 parking spaces between the existing above-grade parking structure and surface parking. The proposed parking would include 335 spaces for residents (including 2 car-share spaces) and 52 spaces for visitors and commercial uses.

A total of four loading spaces currently exist on the site including one Type B, two Type C, and one Type G loading spaces. The applicant is proposing the addition of two loading spaces, including one Type C and one Type G loading space. This exceeds what is required under Zoning By-law 289-93 that applies to this site.

An additional 1,359 square metres of indoor amenity space and 148 square metres of outdoor amenity space are proposed to be added to the site. In total, the site would contain 1,720 square metres of indoor amenity space and 1,720 square metres of outdoor amenity space, a rate of 2.0 square metres of indoor amenity space and 2.0 square metres of outdoor amenity space per unit. The indoor amenity space is proposed in the 6<sup>th</sup> and 7<sup>th</sup> floors of the 29-storey building and the outdoor amenity space is to be located on the roof of the podium and would be accessible through the 6<sup>th</sup> floor.

**Table 1 – Summary of Application**

|   |  |
|---|--|
| Site Area   | 11,381 square metres                               |
| Tower Separation Distances:   |  |
| Between existing tower at 350 Queens Quay West and proposed tower at 370 Queens Quay West | 29.5 metres  |
| Between proposed tower at 370 Queens Quay West and existing tower at 390 Queens Quay West | 19.5 metres  |
| Proposed Base Setback at Grade (to lot lines):  |  |
| North   | 10.0 metres  |
| South   | 0-5.4 metres                                       |
| East  | 4.2-4.8 metres                                     |
| West  | 6.0-12.0 metres                                    |
| Proposed Sidewalk Zone  |  |
| North   | 3 metres   |
| South   | 3 – 6.6 metres                                     |
| East  | 1.5- 2.3 metres                                    |
| West  | 3.3 meters   |
| Floor plate (approximate):  |  |
| 350 Queens Quay West (existing building)  | 1,200 square metres (additional 243 square meters) |
| 370 Queens Quay West  | 798 square metres                                  |
| 390 Queens Quay West (existing building)  | 1,350 square metres (additional 134 square metres) |
| Gross Floor Area  |  |
| Additional Proposed   |  |
| Residential   | 29,357.5 square metres                             |
| Non-Residential   | -875.5 square metres                               |
| Total   | 28,482.0 square metres                             |
| Total (Existing and Proposed)   |  |
| Residential   | 69,691.5 square meters                             |
| Non-Residential   | 7,276.4 square metres                              |
| Total   | 76,967.9 square metres                             |
| Floor Space Index   | 6.76   |

|  |                                  |
|--|----------------------------------|
| Site Area  | 11,381 square metres             |
| Number of Units<br>Total (Existing and Proposed) |                                  |
| Bachelor   | 1 (0 existing, 1 proposed)       |
| One-Bedroom                                      | 505 (290 existing, 215 proposed) |
| Two-Bedroom                                      | 309 (208 existing, 101 proposed) |
| Three-Bedroom                                    | 45 (19 existing, 26 proposed)    |
| Total  | 860 (517 existing, 343 proposed) |
| Ground Floor Height                              | 4.0 metres                       |

## Site and Surrounding Area

The subject site is located on Queens Quay West, east of Spadina Avenue. The site is irregularly shaped and wraps around the City-owned Peter Street Slip.

The site is relatively flat and is currently comprised of two 21-storey towers at 350 and 390 Queens Quay West, connected to a 3-storey building at 370 Queens Quay West by 2-storey connections at-grade. A parking garage with retail at grade is located at the western edge of the site and surface parking currently exists along the northern edge of the site and in a lot in the northeast corner of the site.

The following uses surround the site:

**North:** Immediately to the north of the site are Lake Shore Boulevard West and the Gardiner Expressway. Further north are the Southern Linear Park, the Rogers Centre and the Harbourview Estates complex which includes four residential and mixed-use towers with heights between 26 and 50 storeys.

**South:** The Peter Street Slip and Lake Ontario are located immediately south of the subject site. HTO Park, including the City of Toronto Fire and Marine Services and EMS Station, and HTO Park West are located southeast and southwest of the subject site respectively. An 8-storey residential building, 401 Queens Quay West, is located to the southwest of the subject site.

**East:** A surface parking lot is located immediately east of the subject site. This surface parking lot is designated and zoned for future public park purposes.

**West:** Immediately west of the subject site is the TTC Queens Quay Streetcar Loop at Lower Spadina Avenue and a 17-storey mixed-use building at 410 Queens Quay West.

## 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.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

### **Former City of Toronto Official Plan**

The proposed development is subject to the former City of Toronto Part I Official Plan as the Central Waterfront Secondary Plan is currently under appeal and is not in effect for this site. As a result, the new City of Toronto Official Plan is also not in-force on the site.

The subject site is located within the *Central Area* as delineated on Map 2 of the City of Toronto Part I Official Plan.

The subject site is also located within the *Waterfront* in the *Bayfront Area* which includes the *Harbourfront and Adjacent Areas* as identified in Map 9 – The Waterfront of the City of Toronto Part I Official Plan. The primary goal and objective for the *Waterfront* is to promote increased and sustainable public enjoyment of the area. Residential, commercial, institutional, and compatible industrial uses in suitable locations are encouraged in the *Bayfront Area*. Within the *Harbourfront and Adjacent Areas*, new development should:

- Create new *residential* and mixed commercial-residential neighborhoods for a variety of household types;
- Provide *parks* and open space, including areas adjacent to *water's edge lands*;
- Enhance and encourage the use of *water's edge lands* for a pedestrian promenade;
- Create an attractive and interesting pedestrian environment and streetscape, particularly on the north-south streets that provide access to the rest of the City;
- Generally decrease in density as the distance from Bay Street increases; and
- Have a form, scale, and configuration that ensure the maintenance of views to Toronto Bay, particularly at the ends of north-south streets and at the heads of slips, and enhance adjacent public open spaces.

The subject site is also subject to the Harbourfront Part II Plan.

## Harbourfront Part II Plan

The Harbourfront Part II Plan is part of the former City of Toronto Part I Official Plan and continues to be in-force on the subject site.

The Harbourfront Part II Plan supports the development of *Harbourfront* as a mixed-use urban waterfront area for the use of residents, workers, and visitors and encourages residential, commercial, public park, recreational and cultural development and re-development to extend the central city to the waterfront and provide new housing for a range of income groups and household types.

The preservation of views from the north to the Inner Harbour through appropriate control of height, scale, and orientation of buildings within *Harbourfront* is an objective of the plan. High quality architectural design and the promotion of public safety through design are policies within this plan. The development of a variety of housing types and forms to accommodate a range of household types, ages, and incomes is encouraged.

The proposed development is within the Maple Leaf Quay area of Harbourfront, specifically in the Maple Leaf Quay North area. The west portion of the Maple Leaf Quay North area, which includes the subject site, is regarded as an area for a high intensity of mixed residential and commercial uses. The maximum density permitted in the Official Plan for the subject site is 55,958 square metres of combined residential and non-residential gross floor area, with a maximum of 45,000 square metres of residential gross floor area and a maximum of 11,900 square metres of non-residential gross floor area permitted on the site. The area surrounding the Peter Street Slip, which is owned by the City and operated by Parks, Forestry and Recreation, is limited in use to public park purposes.

## Official Plan

The City of Toronto's new Official Plan was adopted by City Council in 2002 and brought into force by the Ontario Municipal Board in June 2006. The new Official Plan is not in-force for the subject site as the Central Waterfront Secondary Plan is currently under appeal and the new Official Plan will not be in-force on the subject site until that appeal is resolved. While not in-force for the subject site, as the Official Plan is City Council's comprehensive planning policy document it will be considered in the review of this application.

In the new City of Toronto Official Plan, the subject site is located within the *Downtown and Central Waterfront* area in Map 2- Urban Structure. The Official Plan directs that the *Downtown and Central Waterfront* is an area that can accommodate a mixture of residential and employment growth. The Official Plan indicates that the *Central Waterfront* will create new opportunities for business development and that new neighbourhoods in the waterfront will provide a range of housing opportunities for *Downtown* workers.

The subject site is designated *Mixed Use Areas* in Map 18 – Land Use Plan. *Mixed Use Areas* are intended to be made up of a broad range of commercial, residential, and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Development criteria within *Mixed Use Areas* include:

- Creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meet the needs of the local community;
- Locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- Locate and mass new buildings to frame the edges of streets and parks in good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- Provide an attractive, comfortable and safe pedestrian environment;
- Provide good site access and circulation and an adequate supply of parking for residents and visitors.

### **Official Plan Amendment 320**

On December 9 and 10, 2015, City Council adopted Official Plan Amendment 320. The purpose of this Official Plan Amendment is to amend the *Neighbourhoods*, *Apartment Neighbourhoods* and *Healthy Neighbourhoods* policies of the Official Plan. While the proposed application is designed *Mixed Use Areas* in the new Official Plan, these policies consider the appropriateness of additions to existing apartment buildings such as what is being proposed in this application. Although still under consideration by the Ministry of Municipal Affairs and Housing, the amendments represent City Council's most current thinking on these policies and as such have relevance to the proposed application.

Of particularly relevance are the proposed amendments to the *Apartment Neighbourhood* Policies of the Official Plan. Policy 4 was amended to say the following:

"Compatible infill development may be permitted on a site containing one or more existing apartment buildings that has sufficient underutilized space to accommodate one or more new building(s) while improving site conditions and providing good quality of life for both new and existing residents including: maintaining or replacing and improving indoor and outdoor amenity space and landscaped open space, maintaining adequate sunlight and privacy for residential units, maintaining sunlight on outdoor amenity space and landscaped open space, and improving pedestrian access to the buildings from public sidewalks and through the site. Infill development, including additions to an existing apartment building, that may be permitted on a site containing one or more existing apartment building(s) will:

- a) meet the development criteria set out in Section 4.2.2;
- b) respect the scale, including height and massing, of the existing apartment building(s) on and adjacent to the site, and **not create high-rise additions to existing apartment building(s)** (emphasis added) on the site;



- c) maintain separation distances between buildings on and adjacent to the site so as to achieve adequate sunlight and privacy; "

The intent of this policy was to prevent tower additions to slab and other tower form buildings, such as what is being proposed in this application. Several proposals for this form of development have been considered in the last several years raising concerns about over development.

### **Central Waterfront Secondary Plan**

The Central Waterfront Secondary Plan was adopted by City Council on April 16, 2003 as an amendment to Part II of the former City of Toronto Official Plan. It was appealed in its entirety, and although parts of the Plan have been approved by the Ontario Municipal Board, the Plan is not yet approved and in force for the subject site. Notwithstanding the above, the Central Waterfront Secondary Plan has been used as the guiding policy document for waterfront redevelopment and policy implementation.

The Central Waterfront Secondary Plan designates the site *Existing Use Areas*. *Existing Use Areas* are areas currently covered by planning controls that are consistent with the direction put forward in the Central Waterfront Secondary Plan. These lands are to continue to be governed by existing Official Plan and zoning controls and related Planning Act processes that will not be subject to Precinct Implementation Strategies.

The Central Waterfront Secondary Plan requires excellence in the design of new buildings, infrastructure, parks and public spaces. New development will be located, organized, and massed to protect view corridors, frame and support the adjacent public realm and discourage privatization of public spaces. The area is intended to provide a balance of places to both live and work. A mixture of housing types, density, and tenures to accommodate a range of household sizes, composition, ages and incomes are required.

### **Railway Lands Central Secondary Plan**

The subject site is located immediately south of the lands in the Railway Lands Central Secondary Plan, which is in-force. The Railway Lands Central Secondary Plan Map 18-6 identifies significant City Waterfront Views and Vistas which are to be preserved. This includes the view from Blue Jays Way to Lake Ontario. The preservation of this view will be considered in the review of the proposed development.

### **Zoning**

The proposed development site is subject to the Harbourfront Zoning By-law 289-93. The subject site is zoned CR, permitting a variety of residential and non-residential uses, with a maximum height of 14 metres for 370 Queens Quay West and 60 metres for 350 and 390 Queens Quay West. The maximum permitted density for the subject site is 55,958 square metres, with a maximum permitted residential density of 45,000 square metres and a maximum non-residential density of 11,900 square metres.

## **Site Plan Control**

This site and applications are subject to Site Plan Control. An application for Site Plan Control has not yet been submitted by the applicant.

## **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>

## **Tree Preservation**

The arborist report submitted by the applicant identified seven trees both within and immediately adjacent to the subject property. Urban Forestry staff has reviewed the Arborist Report to determine the impact of the proposed development on the existing trees. The owner will be required to obtain the necessary permits prior to the removal of any trees.

## **TOcore**

On December 9, 2015, City Council adopted a staff report entitled 'TOcore: Planning Toronto's Downtown – Phase 1 – Summary Report and Phase 2 Directions'. The report outlined the deliverables of TOcore which will be a renewed planning framework through a Downtown Secondary Plan and a series of infrastructure strategies. The work for TOcore began on May 13, 2014 when Toronto and East York Community Council adopted a staff report regarding 'TOcore: Planning Toronto's Downtown', along with a related background document entitled 'Trends and Issues in the Intensification of Downtown'. These reports and the project are available on the following website: [www.toronto.ca/tocore](http://www.toronto.ca/tocore).

TOcore is looking at how Toronto's Downtown should grow, with both a renewed planning framework and the necessary physical and social infrastructure to remain a great place to live, work, learn, play and invest. TOcore is in its second 'planning and analysis' phase, which involves drafting policies, plans and strategies. A report back to TEYCC is targeted by the end of 2016 on the results of Phase 2 and next steps on implementation. The review of this application will be informed by the issues being considered under TOcore.

## **Reasons for the Application**

The application has been submitted as the applicant requires an amendment to the Official Plan and Zoning By-law to permit the proposed built form.

An Official Plan Amendment is required as the Harbourfront Part II Plan limits the maximum density permitted on the site to 55,958 square metres of combined residential and non-residential gross floor area. The application proposes a density of 76,967.9 square metres of combined residential and non-residential gross floor area.

A Zoning By-law Amendment is required to permit the proposed height, density, and parking.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Survey
- Architectural Plans
- Landscape Plans
- Planning and Urban Design Rationale Report
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Urban Transportation Considerations Report
- Functional Servicing and Stormwater Management Report
- Arborist Report and Declaration
- Pedestrian Wind Conditions – Letter of Opinion
- Toronto Green Development Standards Checklist
- Sun/Shadow Study
- Hydrogeological Report
- Building Mass Model

A Notification of Incomplete Application issued on March 8, 2016 identified the outstanding material required for a complete application submission as follows:

- Landscape Details
- Grading Plan
- Servicing Plan

Further consultation with City divisions indicated that the outstanding materials were no longer required as the information provided was sufficient to address these requirements and a Notification of Complete Application was subsequently issued on April 1, 2016.

This application was reviewed by the Waterfront Design Review Panel on March 16, 2016. The Waterfront Design Review Panel had a number of comments about the proposed built form and public realm that they requested the applicant address. This application will be returning to the Waterfront Design Review Panel for further review.

### **Issues to be Resolved**

The proposal as currently submitted is not supportable by City Planning staff in this context, particularly with respect to the proposed height. The following issues are to be addressed through the review of this application:

#### **Proposed Height, Density and Massing:**

1. The appropriateness of the proposed draft Official Plan Amendment which would increase the permitted density on the site.

2. Whether the overall height, massing, and density of the proposal are suitable for the subject site.
3. The suitability of the proposed tower floor plates (additions to existing and new).
4. Potential shadow impacts of the proposed development on the Southern Linear Park.
5. Whether the view corridor to and from Blue Jays Way to Lake Ontario identified in the Railway Lands Central Secondary Plan is appropriately protected
6. Whether the views of the Toronto Bay are maintained as identified in the former City of Toronto Part I Official Plan.
7. How the redevelopment is considered in the context of the block.
8. The overall fit of the proposal within the existing and proposed context of the area, including in the context of the overall skyline of Lake Ontario which includes a stepping down of heights and density from east to west and from the Railway Lands Central, south to the Waterfront.
9. The proposed separation distances between the 21-storey tower at 390 Queens Quay West and the proposed 29-storey tower at 370 Queens Quay West.

**Public Realm:**

10. Whether the proposed pedestrian level wind mitigation is acceptable.
11. The relationship between the proposed development and the City-owned Peter Street Basin.
12. The suitability of the proposed public realm, including the relationship of the building to the Lake Shore Boulevard West and Queens Quay West frontages.

**Vehicular and Bicycle Parking:**

13. The suitability of the proposed supply of vehicular parking.
14. Adequacy and location of the proposed bicycle parking.

**Other:**

15. The desirability of the proposed unit mix, in particular the provision of family-sized units.
16. The parkland dedication requirement for the application.

17. Capacity for existing servicing to accommodate the proposed development.
18. Adequacy of the proposed development's outdoor amenity space.
19. Identification and securing of public benefits pursuant to Section 37 of the Planning Act should the proposal be approved in some form.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## **CONTACT**

Michelle Knieriem, Planner  
Tel. No. 416-338-2073  
E-mail: mknieri@toronto.ca

## **SIGNATURE**

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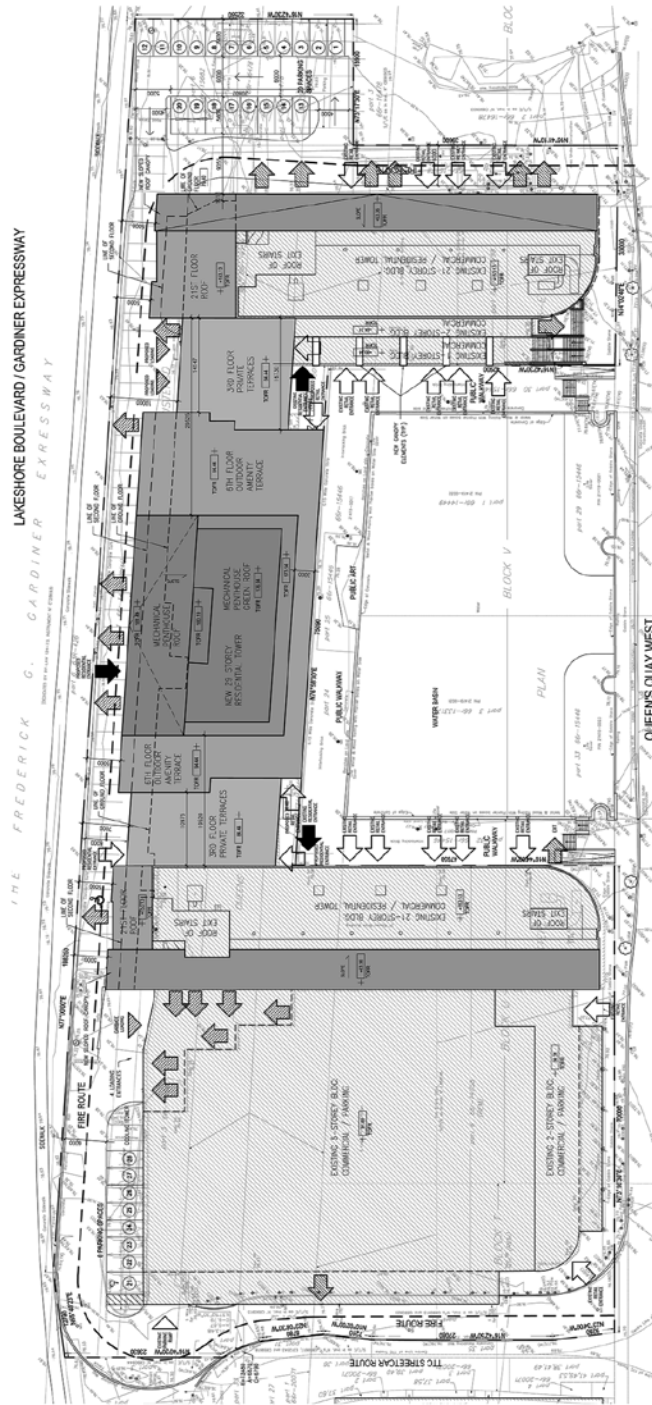
Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

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## **ATTACHMENTS**

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

# Attachment 1: Site Plan



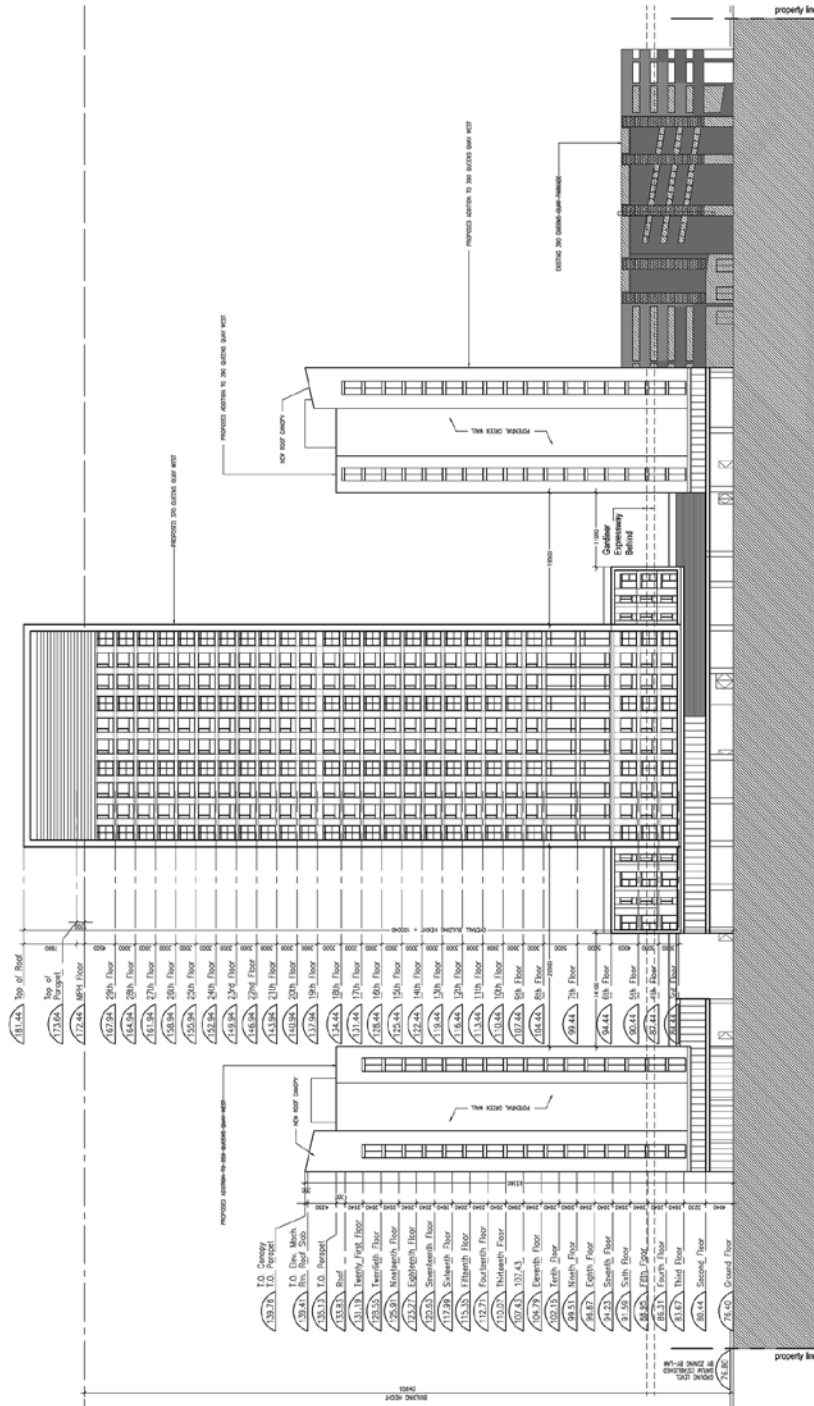
Site Plan

Applicant's Submitted Drawing

Not to Scale  
04/05/2016

File # 16 116138 STE 20 0Z

# Attachment 2: North Elevation



350-390 Queens Quay West

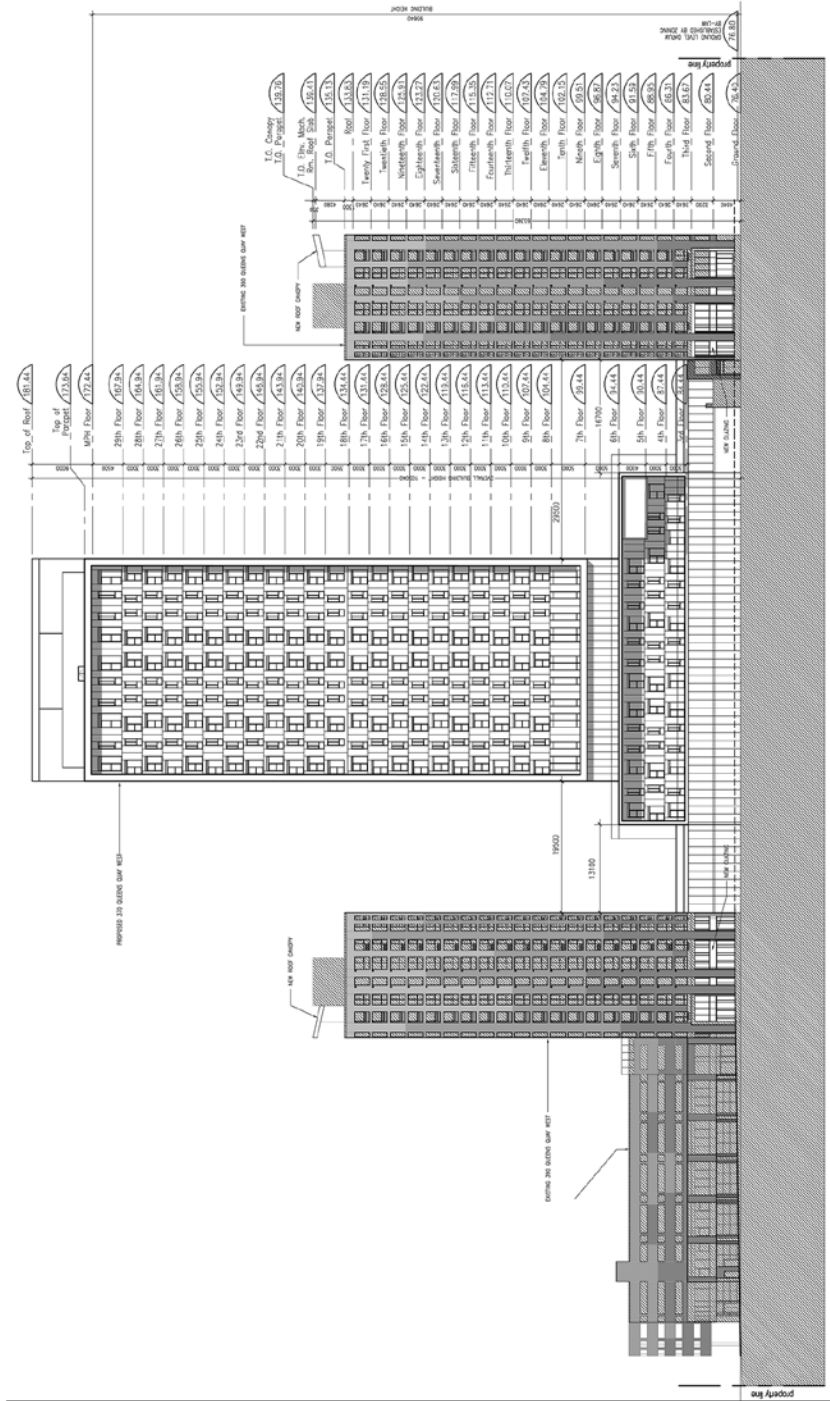
File # 16 116138 STE 20 0Z

North Elevation  
 Applicant's Submitted Drawing

Not to Scale  
 04/05/2016



# Attachment 3: South Elevation



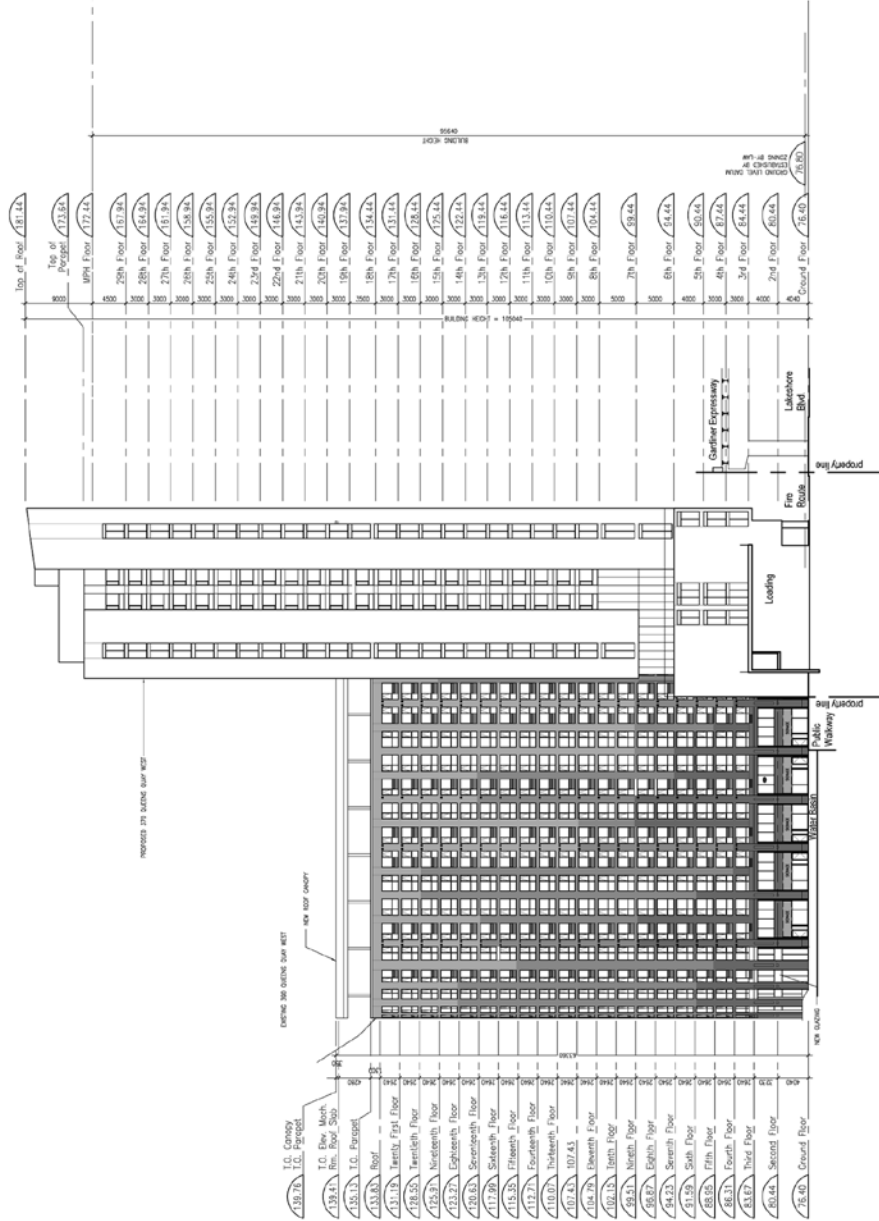
350-390 Queens Quay West

South Elevation  
 Applicant's Submitted Drawing

Not to Scale  
 04/05/2016

File # 16 116138 STE 20 0Z

# Attachment 4: East Elevation



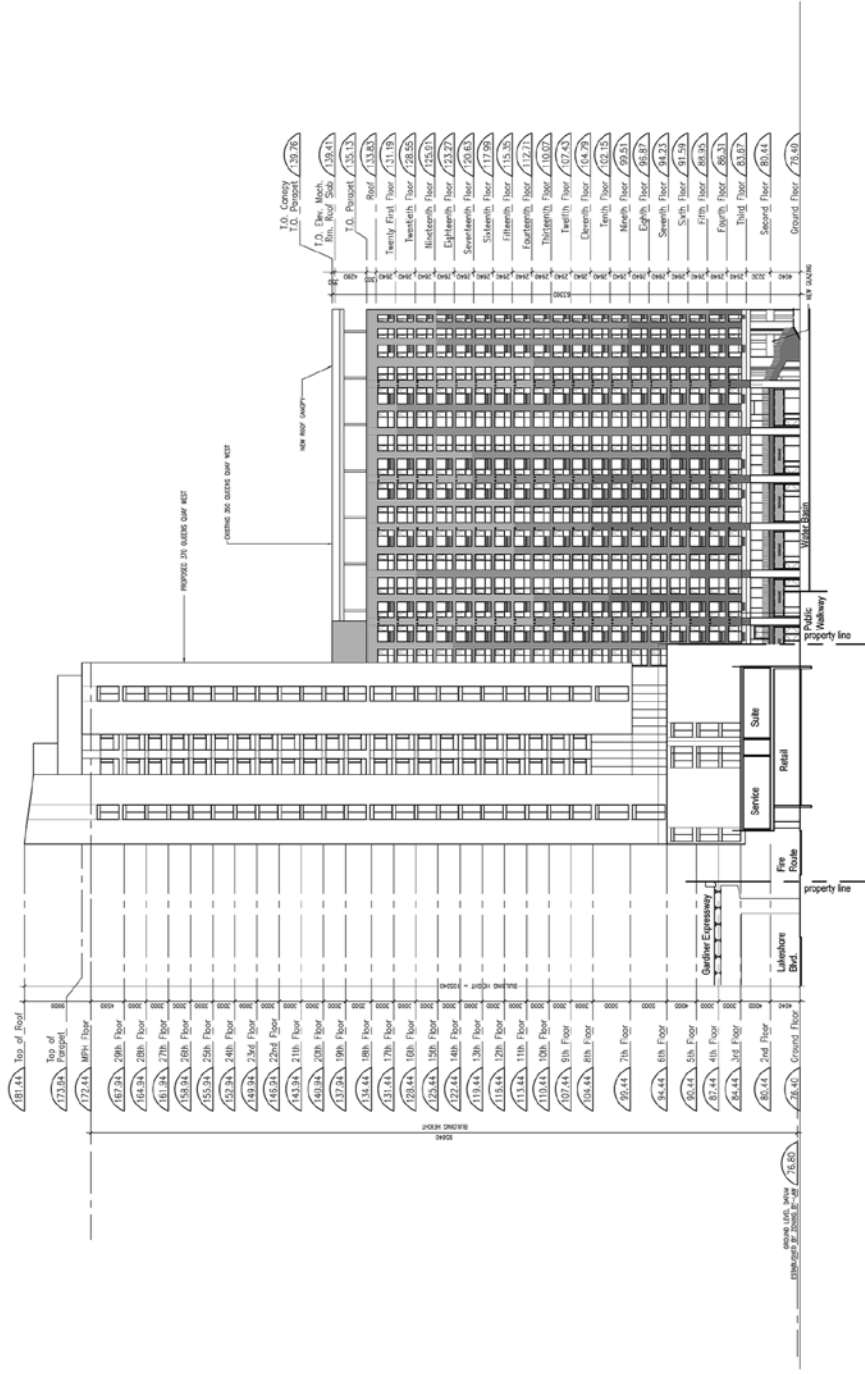
350-390 Queens Quay West

East Elevation  
 Applicant's Submitted Drawing

Not to Scale  
 04/05/2016

File # 16 116138 STE 20 0Z

Attachment 5: West Elevation



350-390 Queens Quay West

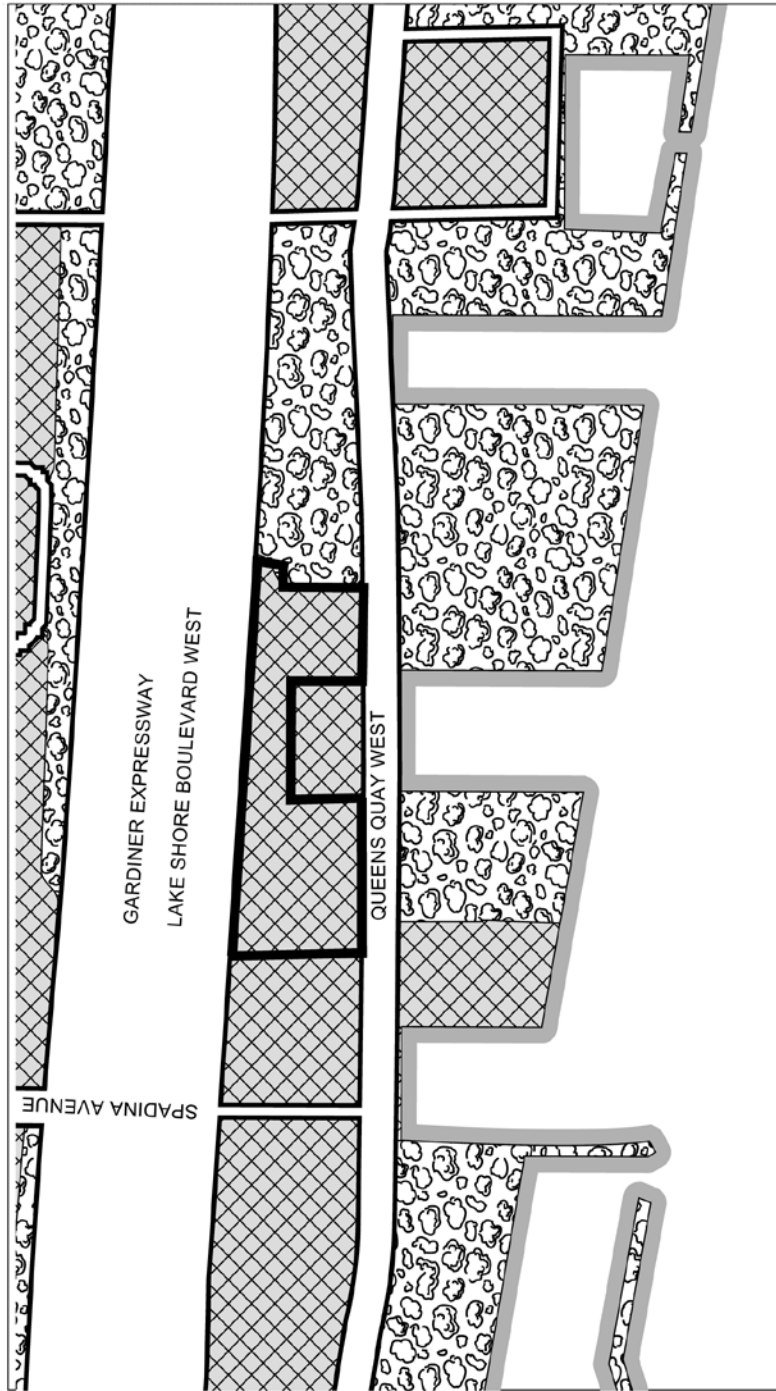
File # 16 116138 STE 20 0Z

West Elevation

Applicant's Submitted Drawing

Not to Scale  
04/05/2016

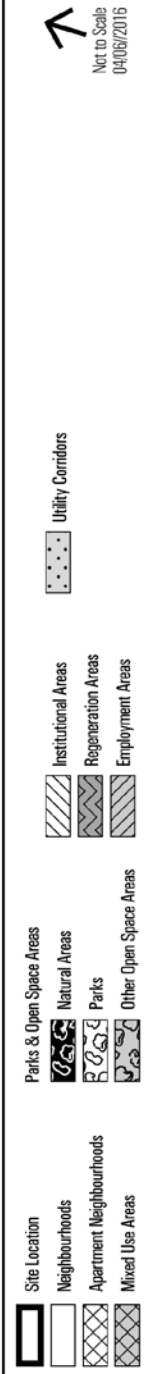
Attachment 6: Official Plan



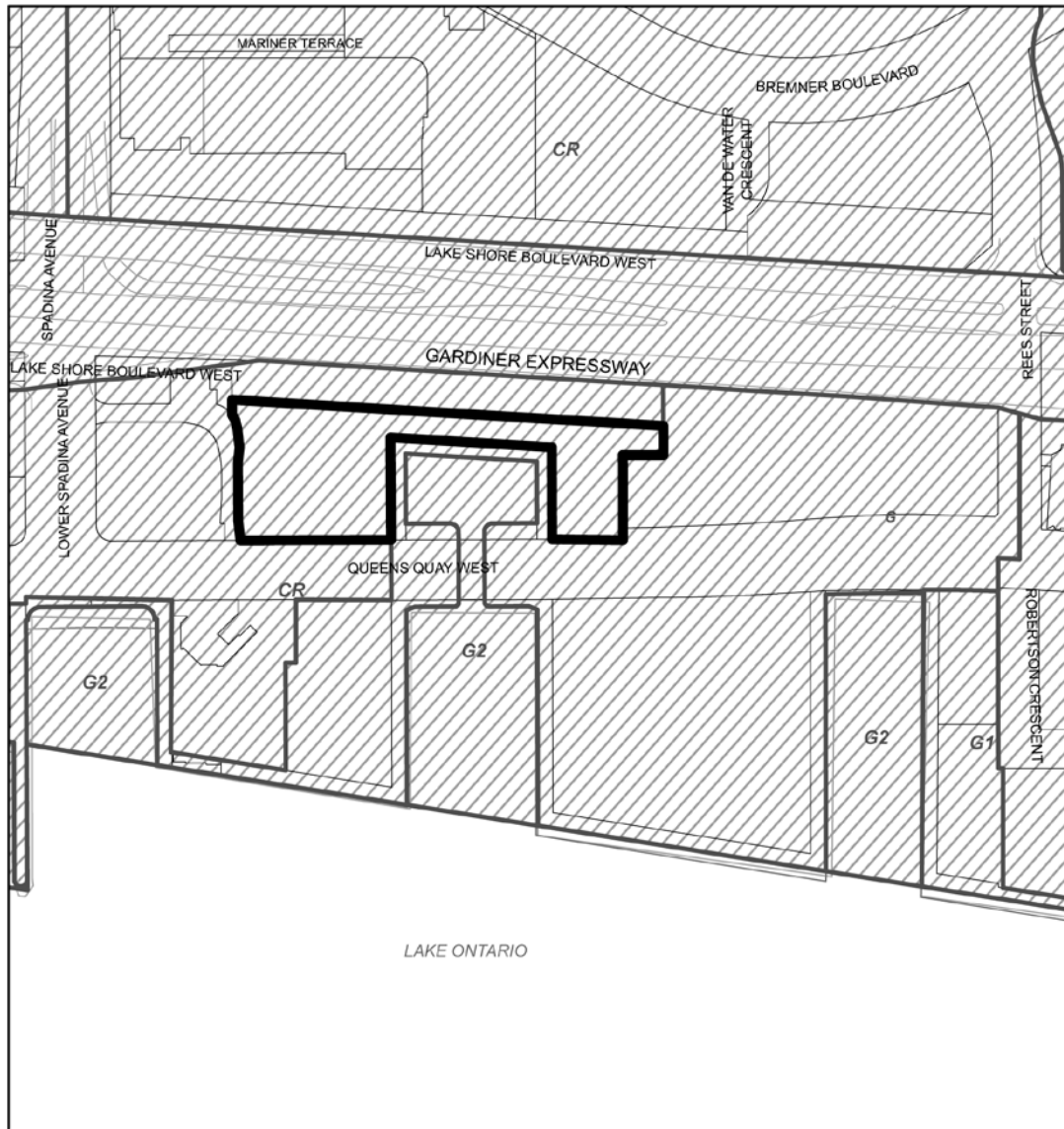
350-390 Queens Quay West

**Toronto**  
Extract from Official Plan

File # 16 116138 STE 20 0Z



## Attachment 7: Zoning



**Zoning By-Law No. 569-2013**

**350-390 Queens Quay West**

**File # 16 116138 STE 20 OZ**

Location of Application

See Former City of Toronto By-Law No. 438-86  
 CR Mixed-Use District  
 T Industrial District  
 G Parks District  
 G1 Parks District  
 G2 Parks District

Not to Scale  
 Extracted: 04/05/2016

Attachment 8: Application Data Sheet

Application Type: Official Plan Amendment & Rezoning  
 Details: OPA & Rezoning, Standard  
 Application Number: 16 116138 STE 20 OZ  
 Application Date: February 12, 2016  
 Municipal Address: 350, 370, 390 QUEENS QUAY W  
 Location Description: PLAN 536E PT BLKS R T U V W PLAN 651E PT QUEENS QUAY RP 66R14758 PARTS 1 TO 5 PARTS 7 9 10 PT PARTS 6 AND 8 \*\*GRID S2017  
 Project Description: Proposal for official plan amendment and zoning by-law amendment related to a new 29 storey mixed use building in place of the existing 3 storey building at 370 Queens Quay West, northerly 21 storey additions to existing mixed-use buildings at 350 and 390 Queens Quay West

**Applicant:** Bousfields Inc  
**Agent:**  
**Architect:**  
**Owner:** Coal Harbour Properties Ltd

**PLANNING CONTROLS**

Official Plan Designation: Mixed Use Areas  
 Zoning: CR  
 Height Limit (m):  
 Site Specific Provision:  
 Historical Status:  
 Site Plan Control Area:

**PROJECT INFORMATION**

|                                    |          |         |                 |              |
|------------------------------------|----------|---------|-----------------|--------------|
| Site Area (sq. m):                 | 11381.2  | Height: | Storeys:        | 29           |
| Frontage (m):                      | 178.09   |         | Metres:         | 95.6         |
| Depth (m):                         | 72.16    |         |                 |              |
| Total Ground Floor Area (sq. m):   | 5903.3   |         |                 | <b>Total</b> |
| Total Residential GFA (sq. m):     | 69691.51 |         | Parking Spaces: | 0            |
| Total Non-Residential GFA (sq. m): | 7276.4   |         | Loading Docks   | 6            |
| Total GFA (sq. m):                 | 76967.91 |         |                 |              |
| Lot Coverage Ratio (%):            | 51.9     |         |                 |              |
| Floor Space Index:                 | 6.76     |         |                 |              |

**DWELLING UNITS**

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

| Tenure Type: | Rental |                                  | Above Grade | Below Grade |
|--------------|--------|----------------------------------|-------------|-------------|
| Rooms:       | 0      | Residential GFA (sq. m):         | 69691.51    | 0           |
| Bachelor:    | 1      | Retail GFA (sq. m):              | 2716.5      | 0           |
| 1 Bedroom:   | 505    | Office GFA (sq. m):              | 4559.9      | 0           |
| 2 Bedroom:   | 309    | Industrial GFA (sq. m):          | 0           | 0           |
| 3 + Bedroom: | 45     | Institutional/Other GFA (sq. m): | 0           | 0           |
| Total Units: | 860    |                                  |             |             |

**CONTACT: PLANNER NAME: Michelle Knieriem, Planner**  
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