



STAFF REPORT ACTION REQUIRED

114 & 120 Church Street and 59 Richmond Street East - Zoning Amendment Application - Preliminary Report

Date:	December 15, 2017
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	17 253844 STE 28 OZ

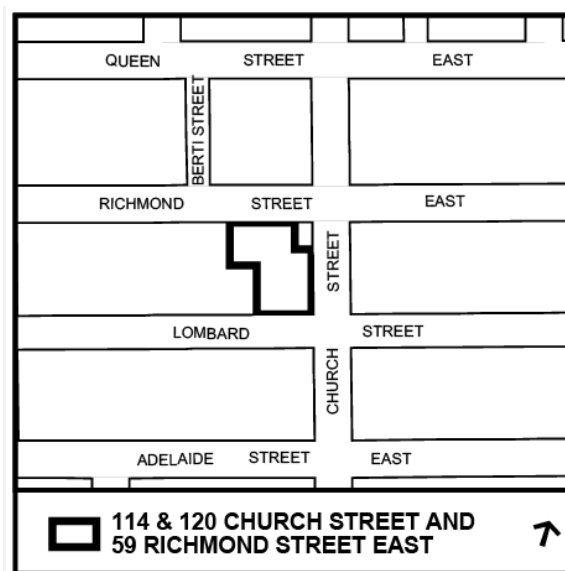
SUMMARY

This application proposes to construct a 45-storey mixed-use building (149.5 metres, including mechanical penthouse) at 114 & 120 Church Street and 59 Richmond Street East. The proposal is comprised of varying podium elements ranging in heights from 3 to 10-storeys. Above the podium, the tower reaches a total height of 45-storeys at the corner of Church and Lombard Street with a 20-storey component connected to the north side of the tower along Richmond Street.

The proposed development contains a total of 567 dwelling units and 2,500 square metres of retail and commercial uses on the first and second storeys, resulting in a total gross floor area of 43,000 square metres. A total of 129 parking spaces are proposed in three underground levels accessed from the existing public lane to the west.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A community consultation meeting to be scheduled by staff in consultation with the Ward Councillor is intended to be held in the first quarter of 2018. A final report and public



meeting under the Planning Act is anticipated for the first quarter of 2019, provided the applicant submits all the required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 114 & 120 Church Street and 59 Richmond Street East 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

There are no previous decisions affecting the subject properties.

Pre-Application Consultations

Three pre-application consultation meetings were held with the applicant to discuss the proposal and complete application submission requirements.

At the first pre-application consultation meeting on May 31, 2017, the applicants presented two linked towers at 39-storeys and 46-storeys on the properties. Detailed feedback was provided by Staff. It was communicated that the proposal would not be supportable and that the site could accommodate only one tower.

Two subsequent meetings were held with the applicant with concepts showing modifications to the original concept.

ISSUE BACKGROUND

Proposal

The proposal is to develop a new 45-storey (149.5 metres, including mechanical penthouse) mixed-use building with retail and commercial uses on the first and second storeys and residential uses above.

The proposed base building has a street wall height of 5-storeys (21.35 metres) along Church Street and Lombard Street. Above the 5th storey the 40-storey tower is setback 3 metres from the street wall on both frontages, with a 7-storey podium component on the west side of the Lombard Street frontage. On the Richmond Street East frontage, the proposed base building has

a street wall height of 3-storeys on the east side and 10-storeys on the west side, above which is a 20-storey component connected to the 45-storey tower.

The proposal provides 1,130 square metres of indoor amenity and 700 square metres of outdoor amenity. The outdoor amenity space is located on the roof of the 7- and 20-storey building components. The indoor amenity area generally meets the Zoning By-law requirement of 2 square metres of space per dwelling unit.

A total of 129 parking spaces are proposed in three underground levels accessed from Barbed Wire Lane, as well as 530 bicycle parking spaces located in an enclosed room on the third floor and 54 bicycle parking spaces for visitors at grade.

The following chart summarizes the development statistics. See Attachment 8: Application Data Sheet for more information.

Category	Proposed Development
Site Area	2,016.4 square metres
Building Heights	Varied, including a 45-storey tower (149.5 metres, including mechanical)
Gross Floor Area <ul style="list-style-type: none"> – Residential – Non-Residential – Total 	40,500 square metres 2,500 square metres 43,000 square metres
Tower Floorplate <ul style="list-style-type: none"> – Levels 10 to 20 – Levels 21 to 45 	1,319 square metres 790 square metres
Floor Space Index	21.3
Number of Dwelling Units <ul style="list-style-type: none"> – 1-bedroom – 2-bedroom – 3-bedroom – Total 	215 (38%) 295 (52%) 57 (10%) 567
Base Building Height	3, 5, 10-storeys
Base Building Setbacks <ul style="list-style-type: none"> - North (Richmond St E) - South (Lombard St) - East (Church St) - West 	1 metre 1 metre 1.4 metres 0.8 metres

Category	Proposed Development
Vehicle Parking <ul style="list-style-type: none"> – Residential – Visitor/commercial – Total 	92 37 129
Loading Spaces	1 - Type G/B 2 - Type C
Bicycle Parking <ul style="list-style-type: none"> – Residential – Visitor – Retail – Total 	511 57 16 584
Residential Amenity <ul style="list-style-type: none"> - Indoor - Outdoor 	1,130 square metres (2 square metres per unit) 700 square metres (1.2 square metres per unit)

Site and Surrounding Area

The subject site, municipally known as 114 & 120 Church Street and 59 Richmond Street East is located on the west side of Church Street south of Richmond Street East and north of Lombard Street.

The site is irregular in shape and has a total area of 2,016.4 square metres with a frontage of 35.0 metres on Church Street, 37.8 metres on Richmond Street East, and 33.6 metres on Lombard Street. It is currently occupied by a 3-storey commercial building at 120 Church Street containing a restaurant and night club, with commercial surface parking lots occupying the remainder of the site.

The surrounding uses are as follows:

- North: To the immediate north of the site is a 2.95 metre wide private lane, accessed from Church Street, separating the site from the 4-storey commercial building at the corner of Church Street and Richmond Street East known as McVeigh's Irish Pub (124 Church Street) which contains a restaurant with residential uses in the upper levels. On the northwest corner of Church Street and Richmond Street East is a 4-storey office building (70 Richmond Street East) with an 11-storey co-operative residence with a restaurant use at grade to the west (60 Richmond Street East). On the northeast corner of Church Street and Richmond Street East is a 5-storey office building with a restaurant at grade (107 Church Street).
- South: On the southwest corner of Lombard Street and Church Street is a 45-storey (150.0 metre) mixed-use building known as Spire (33 Lombard Street) On the southeast corner of Lombard Street and Church Street is a 6-storey mixed-use building known as The Bentley with commercial uses at grade (80 Adelaide Street East & 55 Lombard Street).

- East: On the southeast corner of Church Street and Richmond Street East is 5-storey Part IV designated heritage property containing restaurant uses at grade and commercial uses above (103-105 Church Street). To the south fronting on Church Street is a 2-storey commercial building at (97-99 Church Street), and a surface parking lot at the northeast corner of Church Street and Lombard Street. The properties at 89-99 Church Street are the subject of applications for rezoning and site plan approval to permit a 49-storey (162.5 metre) mixed-use building, which has been appealed to the Ontario Municipal Board (Application No. 16 142844 STE 28 OZ).
- West: To the immediate west of the site on Richmond Street East is a surface parking lot extending the length of the block up to a TTC transformer station (35 Richmond Street East) and two linked 46-storey (142 metres and 154 metres) mixed-use buildings known at 25 Richmond Street East which are currently under construction. To the immediate west of the site on Lombard Street is an L-shaped public lane called Barbed Wire Lane which provide access to the site and the 26-storey residential building to the west known as the Indigo (50 Lombard Street).

Planning Act, Provincial Policy Statement and Provincial Plans

The *Planning Act* guides development in the Province. Under the *Planning Act*, Section 2 sets out matters of Provincial interest that Council shall have regard to in making decisions under such Act, including among other matters, the conservation of features of significant architectural, cultural, historical, archaeological and scientific interest; and the promotion of built form that is: well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The Provincial Policy Statement (2014) provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its official plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the *Planning Act* and

all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

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

Official Plan

The Official Plan designates the subject site as *Mixed Use Areas* and locates it within the *Downtown and Central Waterfront*, as shown on Map 2, the Urban Structure map of the Official Plan. The *Mixed Use Areas* designation provides for a broad range of commercial, residential and institutional uses, in single or mixed-use buildings, as well as parks and open spaces and utilities.

Development in *Mixed Use Areas* is subject to a number of development criteria including: locate and mass new buildings to provide a transition between areas of different development intensity and scale; provide good site access and circulation and an adequate supply of parking for residents and visitors; provide an attractive, comfortable and safe pedestrian environment; locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and, provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

The Built Form policies in the Official Plan (3.1.2) state that new development will be located and organized to fit with its existing and/or planned context. The Built Form Tall Building Policies (3.1.3) state that tall buildings come with larger civic responsibilities and obligations than other buildings. To ensure that tall buildings fit within their existing and/or planned context and limit local impacts, built form principles will be applied to the location and design of tall buildings. Proposals will demonstrate how the building and site design will contribute to and reinforce the overall City structure and relate to the existing and/or planned context.

Section 3.1.5 provides policies regarding heritage conservation, which were recently updated through Official Plan Amendment No. 199 that is now in force and effect. Policy 3.1.5(5) states that proposed development "on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained." Policy 3.1.5(26) requires that "new construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it. Similarly, with regard to Heritage Conservation Districts (HCDs), Policy 3.1.5(32) states that the impact of new development within or adjacent to HCDs is to be "assessed to ensure that the integrity of the district's heritage values, attributes, and character are conserved." The site is located one block north of the St. Lawrence HCD.

This application will be reviewed against the policies in the Official Plan as a whole including those in the Downtown, Built Form, Public Realm, and Heritage sections of the Plan. Compliance with other relevant policies of the Official Plan will also be addressed. The City of Toronto's Official Plan is available on the City's website at:
http://www.toronto.ca/planning/official_plan/introduction.htm

Official Plan Amendment 352 – Updating Tall Building Setbacks Downtown

Official Plan area-specific policy, OPA 352 (currently under appeal), which applies to tall buildings in the Downtown, was adopted by City Council on October 5-7, 2016. The policy is implemented by associated Zoning By-laws (i.e. By-law Nos. 1106-2016 and 1107-2016), enacted on November 9, 2016. These policies are currently under appeal and not in force and effect; however, the policies inform staff's position on the proposal, reflect the Tall Building Guidelines, and represent City Council-adopted policy on appropriate built form.

OPA 352 includes the following minimum standards for tower setbacks and separation distances between towers:

- minimum tower setback of 3.0 metres from a lot line that abuts a street; and
- 12.5 metres to the centre line of a public lane, where the lot abuts a lane

Policy B (i) of OPA 352 indicates that tall building development will provide setbacks from the lot line to the building face of the tower. The tower setbacks will ensure that individual tall buildings within a block and the cumulative effect of multiple tall buildings within a block contribute to building strong and healthy communities by fitting in with the existing and/or planned context.

Providing adequate space between towers within the block will:

- a. enhance the ability to provide a high-quality, comfortable public realm;
- b. protect development potential of other sites within the block;
- c. provide access to sunlight on surrounding streets, parks, open spaces, school yards, and other public or civic properties;
- d. provide access to natural light and a reasonable level of privacy for occupants of tall buildings;
- e. provide pedestrian-level views of the sky between towers particularly as experienced from adjacent streets, parks and open spaces, and views between towers for occupants of tall buildings; and
- f. limit the impacts of uncomfortable wind conditions on streets, parks, open spaces and surrounding properties.

Further, Policy B(ii) of OPA 352 states that not every site in the Downtown can accommodate a tall building and that proposed tall buildings that do not meet the intent of Policy B(i) present a significant concern for building strong healthy communities in the Downtown and as such those sites are not considered suitable for tall building development.

TOcore: Planning Downtown

TOcore: Planning Downtown is an inter-divisional study, led by City Planning, which is updating the planning framework for Downtown and developing a series of infrastructure strategies to support implementation. TOcore is a response to the rapid intensification of Downtown that is placing pressure on physical and social infrastructure assets and occurring in a pattern and at an intensity that threatens to jeopardize the quality of life in the city centre and the economic role that the Downtown plays for the entire city. TOcore's purpose is to ensure growth positively contributes to Toronto's Downtown as a great place to live, work, learn, play and invest by determining: a) how future growth will be accommodated and shaped, and b) what physical and social infrastructure will be needed, where it will go and how it will be secured. The study area is bounded by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north, and the Don River the east.

Building on Downtown's existing planning framework and drawing on best practices within City Planning Division, the Downtown Plan is being developed to serve as a blueprint for future growth and infrastructure in the heart of Toronto over the next 25 years. It will provide detailed direction on the appropriate scale and location of future growth. It will also link this growth with infrastructure provision to ensure the creation of 'Complete Communities', addressing the requirements under the Provincial Policy Statement (2014) and the Growth Plan for the Greater Golden Horseshoe (2017). A series of infrastructure strategies for transportation, parks and public realm, community services and facilities, water and energy are in development as part of this review.

At its meeting on October 2-4, 2017, City Council considered the Proposed Downtown Plan and directed Staff to undertake stakeholder and public consultation on that document and its proposed policies, leading to a recommendations report and an amendment to Toronto's Official Plan in the second quarter of 2018. Additionally, Council directed Staff to consider the policies contained within the Proposed Downtown Plan in the review of all development applications within the Downtown going forward:

6. City Council request City Planning staff to consider the Proposed Downtown Plan policies, in Attachment 1 to the report (August 18, 2017) from the Chief Planner and Executive Director, City Planning, during the evaluation of current and future development applications in the Downtown Plan area and continue to refine the policies in consultation with stakeholders and the community.

More information on Council direction pertaining to TOcore can be found here:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG22.1>.

Further background information can be found at www.toronto.ca/tocore.

Growing Up Draft Urban Design Guidelines

In July 2017, Toronto City Council adopted the Growing Up Draft Urban Design Guidelines, and directed City Planning staff to apply the "Growing Up Guidelines" in the evaluation of new and under review multi-unit residential development proposals. The objective of the Growing Up Draft Urban Design Guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children at the neighbourhood, building and unit scale.

The Growing Up Draft Urban Design Guidelines will be considered in the review of this proposal.

Zoning

The eastern half of the site is zoned CR T4.0 C2.0 R4.0 and the western half is zoned CR T6.0 C4.5 R6.0 in Zoning By-law 438-86, which permits a mix of commercial and residential uses. The maximum permitted height is 30 metres on the east side and 46 metres on the west side. The maximum permitted residential density is 4 and 6 times the lot area, respectively. Non-residential uses are limited to a maximum FSI of 2 and 4.5, respectively. The site is subject to a number of permissive and restrictive exceptions including Section 12(2) 260 which limits the

base height of the building along Church Street to 16 metres, above which an angular plane of 44 degrees applies (114-120 Church Street).

On May 9, 2013, City Council enacted city-wide Zoning By-law 569-2013. Planning Act applications submitted after May 9, 2013, are subject to the new Zoning By-law. The site is zoned CR 4.0 (c2.0; r4.0) SS1 (x2160) at 114 and 120 Church Street, CR 6.0 (c4.5;r6.0) SS1 (x1327) at the rear of 114 Church Street, CR 4.0 (c2.0; r4.0) SS1 (x1319) on the east side of 59 Richmond Street East, and CR 6.0 (c4.5; r6.0) SS1 (x2312) on the west side of 59 Richmond Street East in Zoning By-law 569-2013 (refer to Attachment 6 – Zoning Map). The CR zone permits a range of uses similar to the former designation under Zoning By-law 438-86. The site specific permissions and exceptions have been carried over from Zoning By-law 438-86.

Site Plan Control

The proposed development is subject to Site Plan Control. An application for Site Plan approval has yet to be submitted.

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>

Downtown Tall Buildings: Vision and Supplementary Design Guidelines

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.

On Map 1 – High Streets Map - Church Street between Adelaide Street East and Queen Street East and Richmond Street East west of Church Street are shown as High Streets and Lombard Street is indicated as a Secondary High Street.

On Map 2 – Downtown Vision Height Map - a height range of 62-107 metres (20-35 storeys) is applied to the site.

Map 3 – High Streets Typologies Map – applies a Tower-Base Form to the site, or a Residential Landscaped Setback Form on Lombard Street. Church Street is identified as a Priority Retail Street on Map 4.

The Downtown Tall Buildings Guidelines are available at:
<http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>

Reasons for the Application

The proposal requires an amendment to the Zoning By-law for an increase in building height and density, and other development standards that will require site specific zoning provisions.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Survey Plan;
- Architectural Plans;
- Landscape Plans;
- Sun/Shadow Study;
- Planning and Urban Design Rationale Report;
- Community Services & Facilities Report;
- Public Consultation Strategy;
- Tree Inventory and Arborist Report; and
- Draft Zoning By-law Amendments;
- Heritage Impact Assessment;
- Pedestrian Level Wind Study;
- Energy Efficiency Report;
- Stage One Archaeological Assessment;
- Toronto Green Development Standards Checklist;
- Hydrogeological Assessment;
- Geotechnical Study;
- Transportation Impact Study;
- Functional Servicing & Stormwater Management Report;
- Digital copy of the Building Massing Model.

A Notification of Complete Application was issued on November 14, 2017.

Issues to be Resolved

Planning staff are in the process of reviewing the application for any potential issues, in particular, overall building heights, scale of overall development, relationship with existing and adjacent buildings, and will work with the applicant to resolve any issues in order to achieve an appropriate built form on this site. Some issues to be addressed include:

- Whether the proposal has appropriate regard for matters of provincial interest set out in Section 2 of the *Planning Act*;
- Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;

- Conformity to Official Plan policies, particularly with respect to the sections on the Downtown, Built Form, Public Realm, and Heritage;
- Consistency with emerging policies of the TOcore initiatives and the Growing Up Draft Urban Design Guidelines;
- Conformity to the city-wide Tall Buildings Design Guidelines and the Downtown Tall Buildings: Vision and Supplementary Design Guidelines, including the sections on height, built form, and public realm;
- Ownership of the laneway accessed from Church Street;
- Height, density and massing of the proposal, including the overall building height, base building height, as well as the 20-storey component along Richmond Street East;
- Evaluation of any wind and shadow impacts created by the proposal on the site and surrounding area;
- Contribution to the public realm, including adequate pedestrian clearways and an appropriately-sized Privately Owned Publicly Accessible Space (POPS);
- Impacts on the pedestrian realm (including appropriate streetscape treatments and sidewalk widths) and may result from the intensity and scale of the proposed development and the relationship of the building at grade;
- Whether the proposal appropriately conserves the cultural heritage value and attributes of the adjacent heritage property;
- The potential of the building at 124 Church Street (McVeigh's) for heritage value;
- Adequate supply and appropriate location of indoor and outdoor amenity space;
- Evaluation of the appropriateness of the proposed loading and parking scheme;
- Adequate parking for residents and visitors;
- Consideration of the interface with and development rights of adjacent properties, specifically McVeigh's Irish Pub and the neighbouring private lane;
- Securing an appropriate parkland dedication; and
- Securing appropriate Section 37 contributions should the project proceed to approval.

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

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.

CONTACT

Kate Goslett, Planner

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SIGNATURE

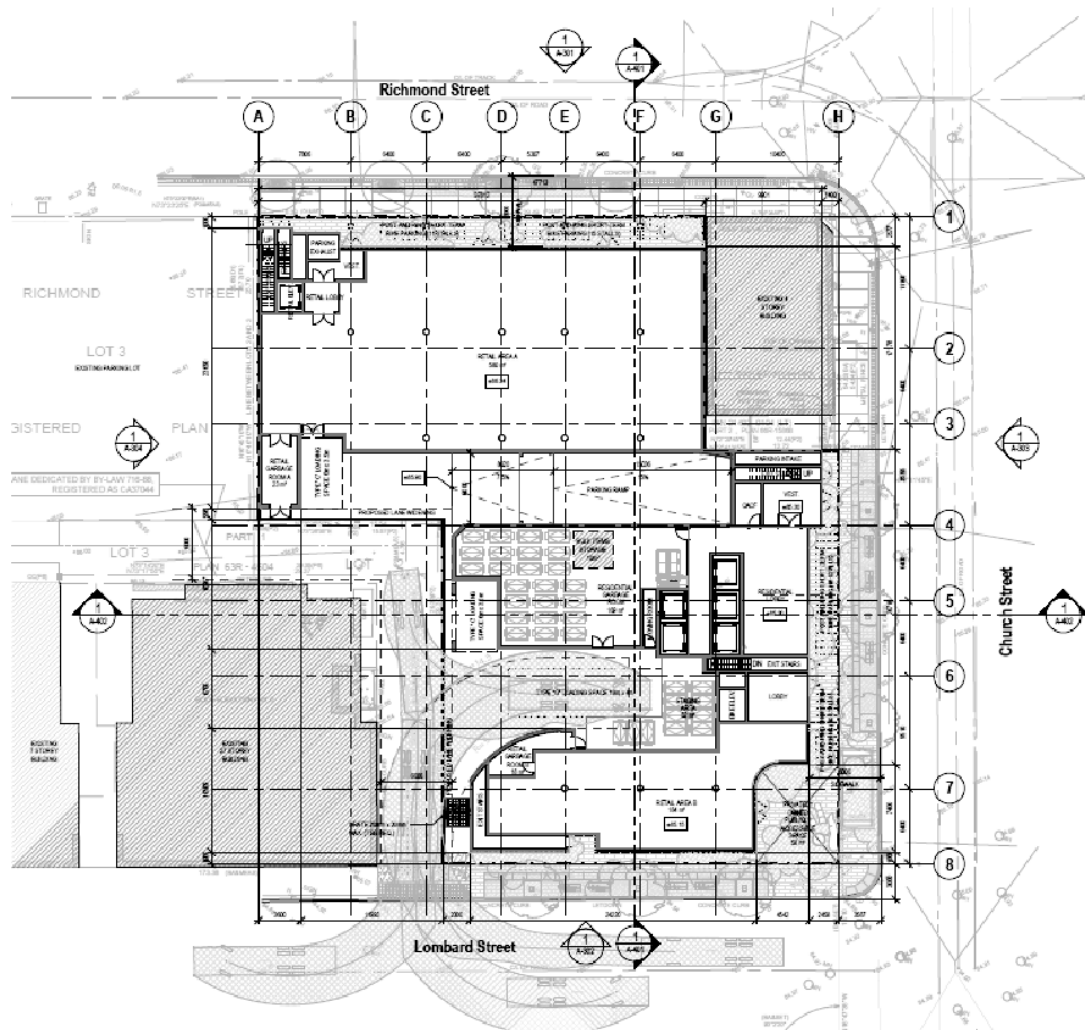
Lynda H. Macdonald
Acting Director, Community Planning
Toronto and East York District

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ATTACHMENTS

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

Attachment 1: Site Plan



Site Plan

114 & 120 Church Street and 59 Richmond Street East

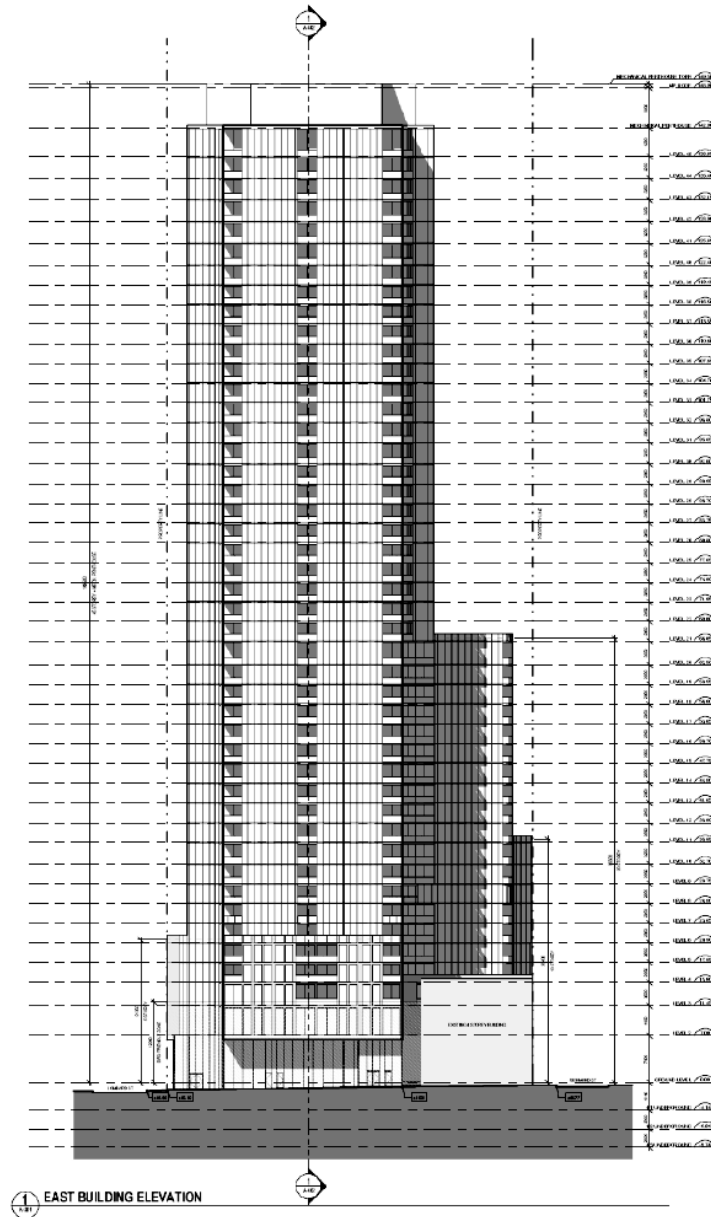
Applicant's Submitted Drawing

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11/02/2017



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Attachment 2: East Elevations



East Elevations

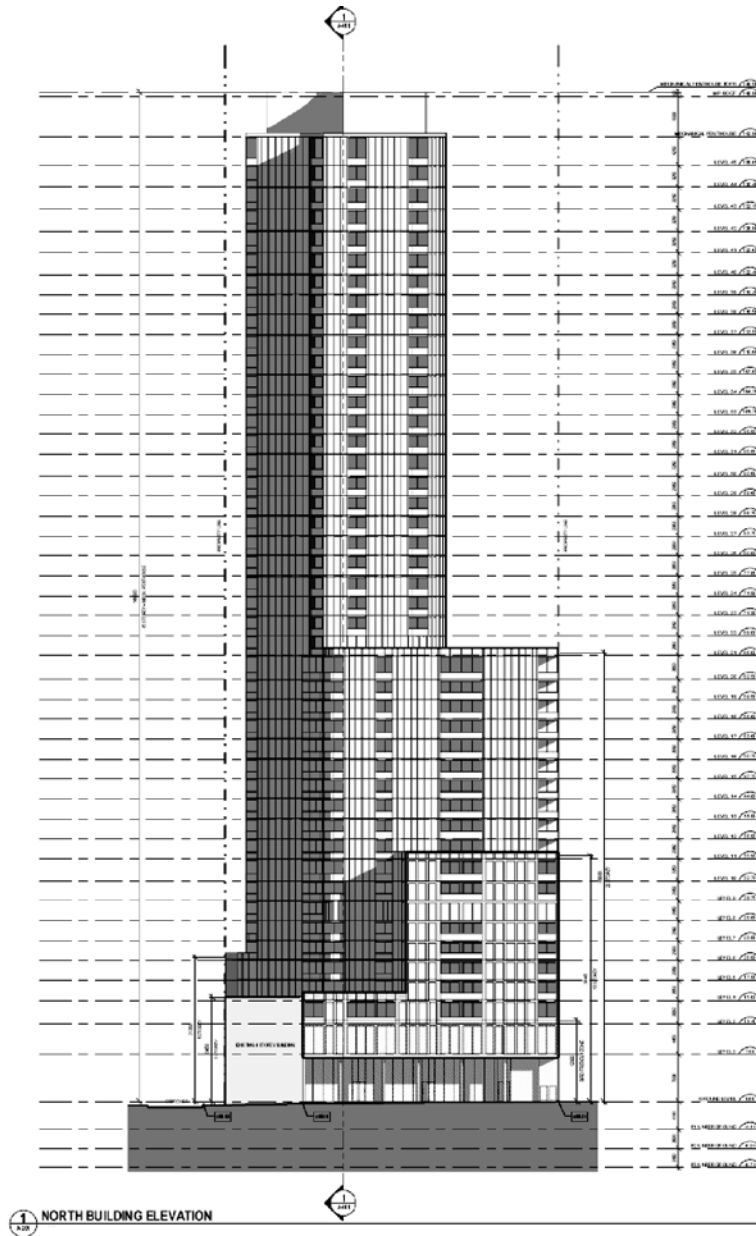
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Applicant's Submitted Drawing

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Attachment 3: North Elevations



North Elevations

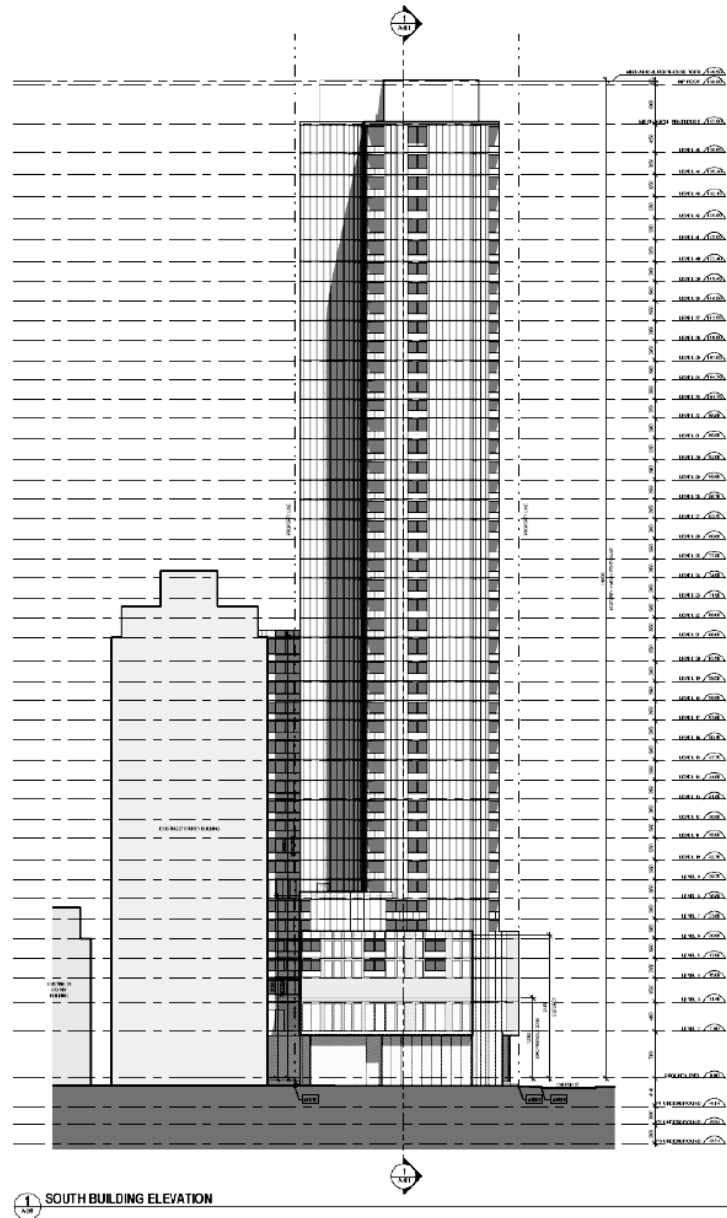
114 & 120 Church Street and 59 Richmond Street East

Applicant's Submitted Drawing

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Attachment 4: South Elevations



South Elevations

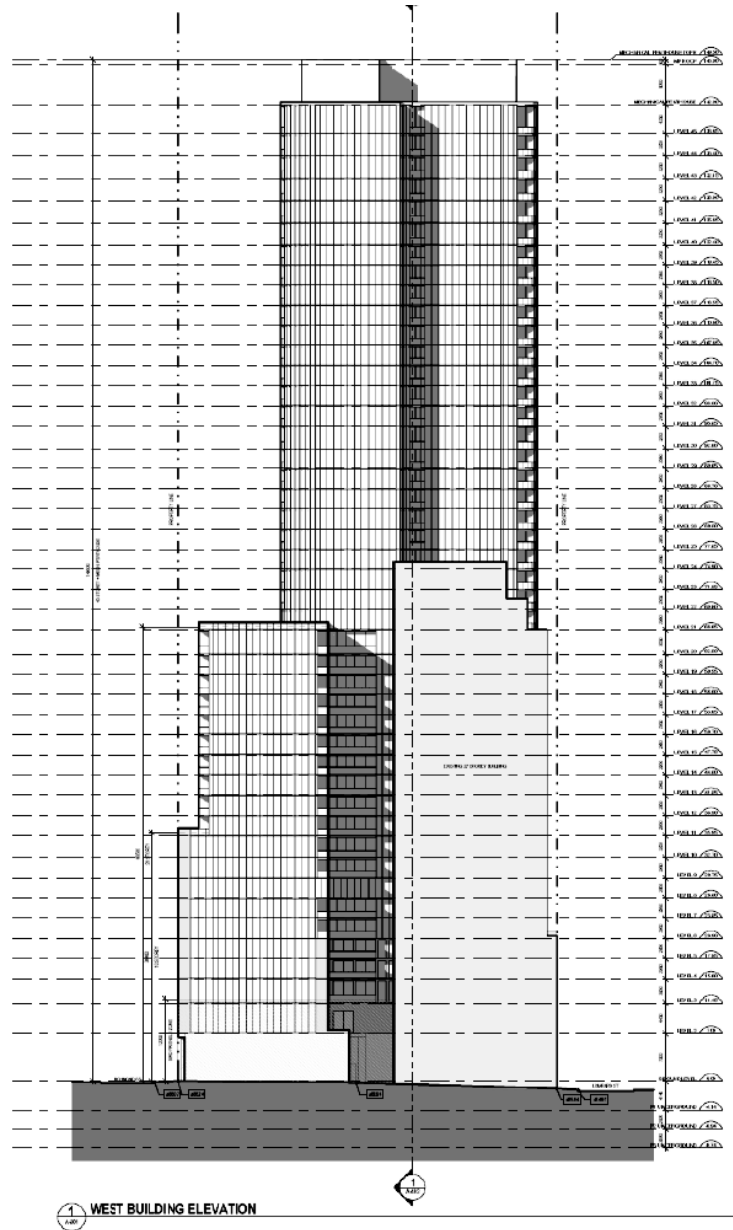
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Applicant's Submitted Drawing

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Attachment 5: West Elevations



West Elevations

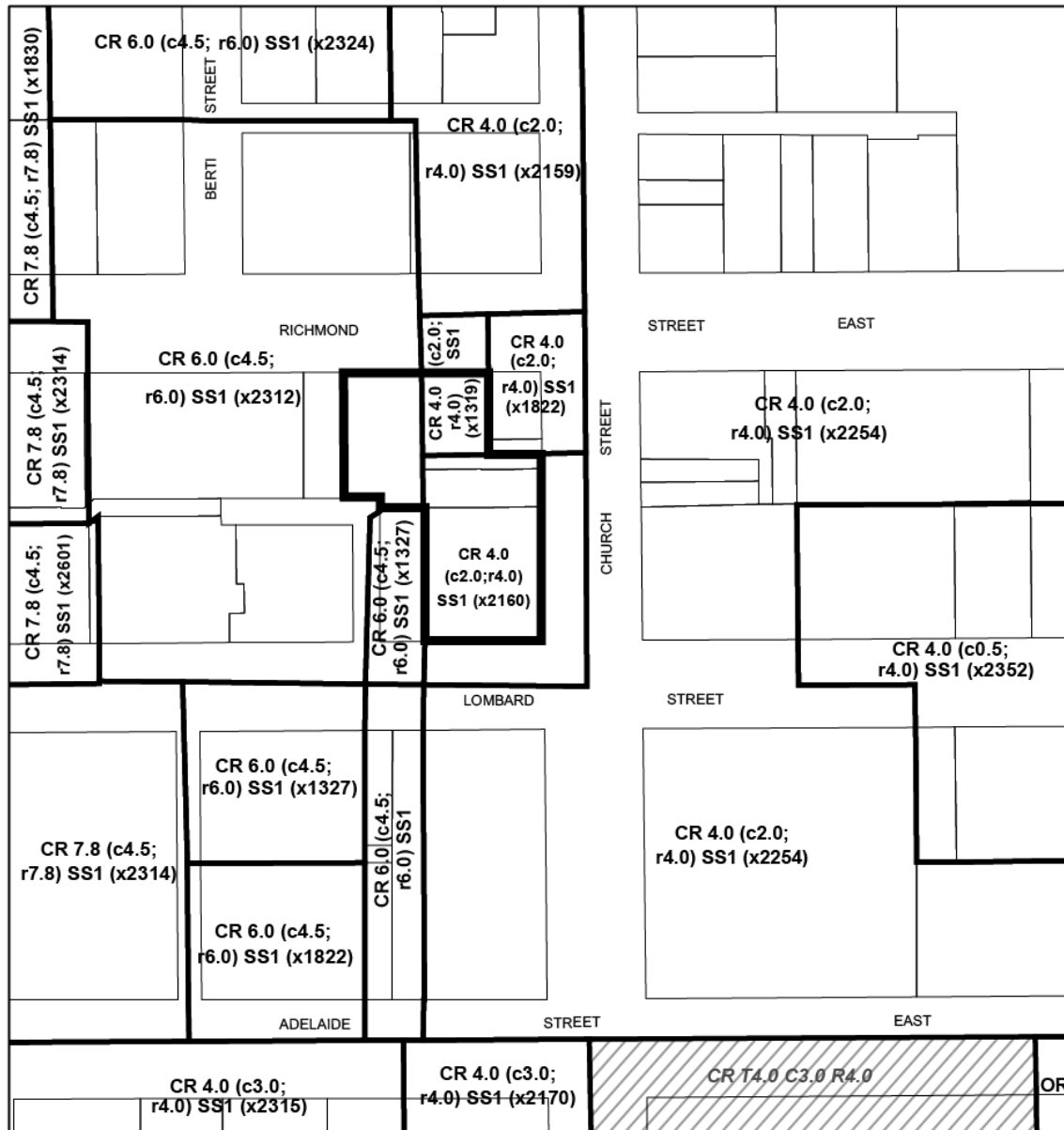
114 & 120 Church Street and 59 Richmond Street East

Applicant's Submitted Drawing

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Attachment 6: Zoning



Zoning By-Law No. 569-2013

114 & 120 Church Street and 59 Richmond Street East

File # 17 253844 STE 28 02



Location of Application

CR Commercial Residential OR Open Space Recreation



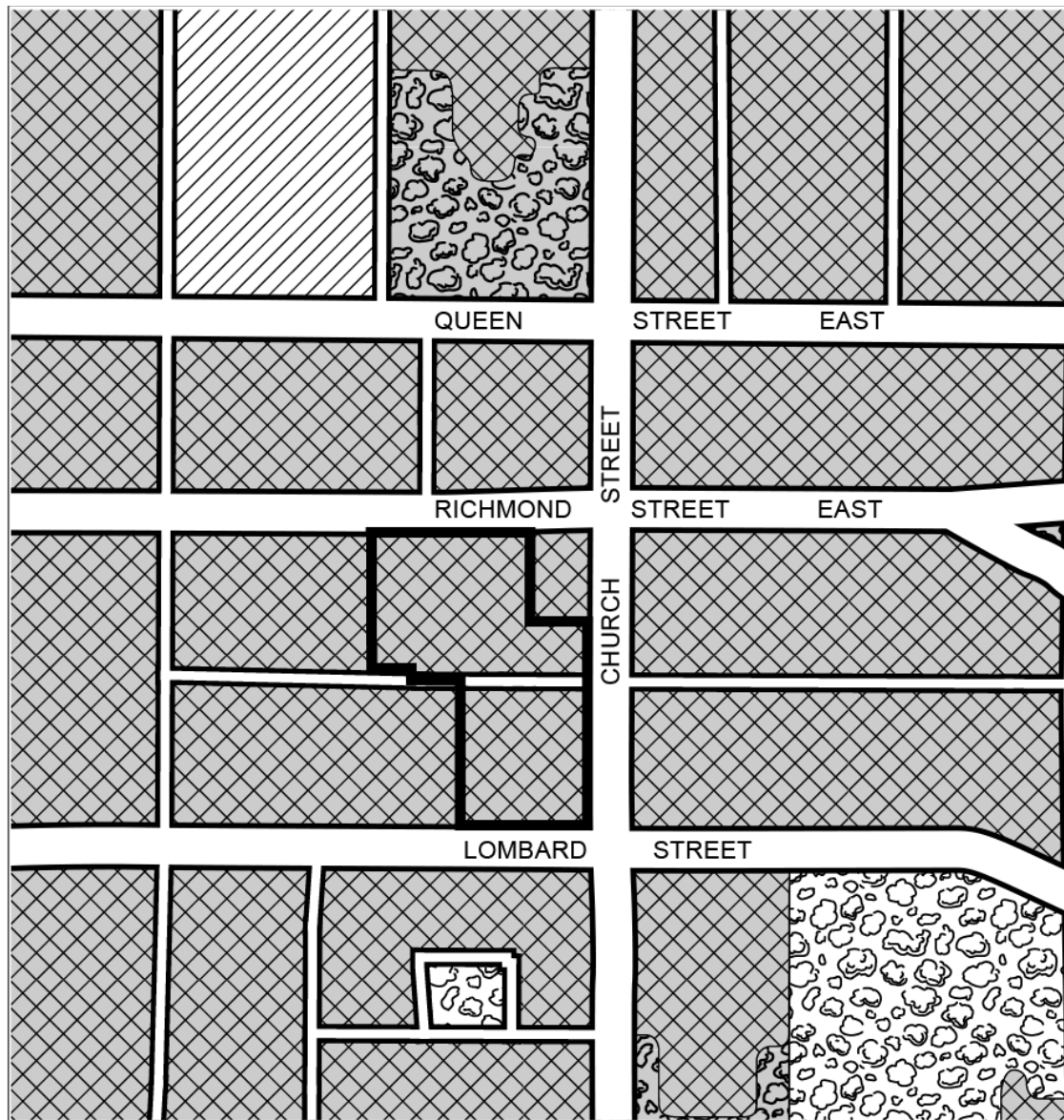
See Former City of Toronto By-Law No. 438-86

CR Mixed-Use District



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Attachment 7: Official Plan



TORONTO City Planning
Official Plan

114 & 120 Church Street and 59 Richmond Street East

File # 17_253844 STE 28 0Z



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Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number:	17 253844 STE 28 OZ
Details	Rezoning, Standard	Application Date:	October 26, 2017
Municipal Address:	114 CHURCH ST		
Location Description:	CON 8A PT LOTS 1 & 2 **GRID S2807		
Project Description:	An application for Zoning By-law Amendment to permit a new 45-storey (142.9 metre) mixed use building on the properties. The proposal is comprised of a 5-storey (21.3 metre) podium element and two tower elements at 20-storeys and 40-storeys. Commercial uses would be located at grade and on the second floor, with residential uses above. Total gross floor area 42,752.8 square metres, comprised of 40,343.3 square metres of residential gross floor area and 2,409.5 square metres of non-residential gross floor area. A total of 567 residential units are proposed and 129 parking spaces.		

Applicant:	Agent:	Architect:	Owner:
KATHY BLACK	SHWAAN HUTTON	TEEPLE ARCHITECTS	MADISON GROUP

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 517
Zoning:	CR 4.0 (c2.0; r4.0) SS1 (x2160)	Historical Status:	
Height Limit (m):	46, 30	Site Plan Control Area:	

PROJECT INFORMATION

Site Area (sq. m):	2016.4	Height:	Storeys:	45
Frontage (m):	35.1		Metres:	149.5
Depth (m):	37.9			
Total Ground Floor Area (sq. m):	1570			Total
Total Residential GFA (sq. m):	40343		Parking Spaces:	129
Total Non-Residential GFA (sq. m):	2410		Loading Docks	4
Total GFA (sq. m):	42753			
Lot Coverage Ratio (%):	78			
Floor Space Index:	21.2			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	40343	0
Bachelor:	0	Retail GFA (sq. m):	2410	0
1 Bedroom:	215	Office GFA (sq. m):	0	0
2 Bedroom:	295	Industrial GFA (sq. m):	0	0
3 + Bedroom:	57	Institutional/Other GFA (sq. m):	0	0
Total Units:	567			

CONTACT:	PLANNER NAME:	Kate Goslett, Planner
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