

2 Tecumseth Street and 125 Niagara Street - Official Plan and Zoning By-law Amendment Application - Preliminary Report

Date:	February 7, 2018
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	17 264041 STE 19 OZ

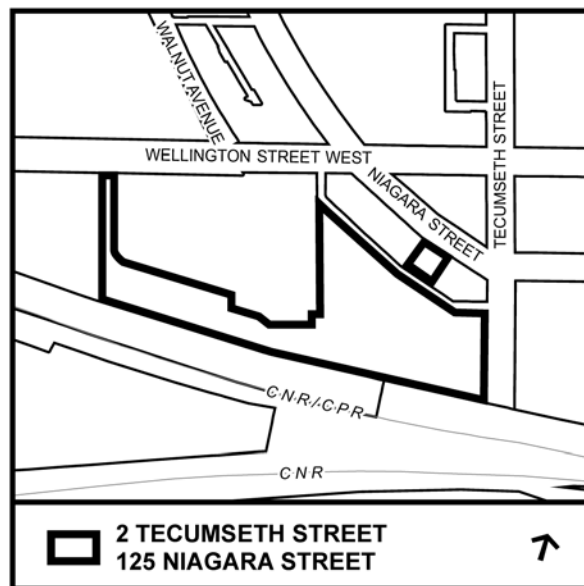
SUMMARY

The City Planning Division has received an application to amend the City's Official Plan and Zoning By-law to redevelop the former Toronto Abattoir and Quality Meat Packers site at 2 Tecumseth Street and 125 Niagara Street.

The proposed development includes a total of 6 buildings, of which two contain a mix of commercial and residential uses; one commercial and office uses; and one retail building. The proposed buildings include a 38-storey mixed-use tower, a 15-storey mixed-use building, and an 11-storey office and retail building proposed atop the retained 2-storey frame of a building within the former abattoir facility. A total of 91,347 square metres of residential, office and retail floor area is proposed, including 651 residential units.

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

The proposed development is situated within the area subject to the recently completed South Niagara Planning Strategy, adopted by City Council in August 2014. The Strategy includes the lands bordered by Bathurst Street, Strachan Avenue, Wellington Street West and



the Metrolinx rail corridor. The South Niagara Planning Strategy, through Official Plan Amendment 273 (OPA 273), includes policies to guide the form and scale of new development with regard for adjacent areas and the Fort York National Historic Site, adds a range of uses and parks and open space areas, guides the conservation and reuse of heritage resources, and establishes pedestrian, cyclist, and vehicle connections. It is the opinion of the City Planning Division that the application in its current form is not consistent with the Council-approved South Niagara Planning Strategy and not supportable.

City Planning staff will work with the applicant's team and the community to advance a redevelopment proposal that addresses the objectives of the Official Plan for the site.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 2 Tecumseth Street and 125 Niagara Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
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 have been no previous planning applications filed on the site.

In 2004, a land use and built form study was undertaken by City Planning for the area bordered by Bathurst Street, King Street West, Shaw Street and Wellington Street West. This study was concluded in 2005 and resulted in Zoning By-law Amendments in the area.

The study's conclusions did not provide detailed land-use and built form direction for the employment lands south of Wellington Street West. At the time, these lands were intended to remain as employment areas.

The 2005 Niagara Neighbourhood Study website can be viewed at:
<http://www.toronto.ca/planning/niagara.htm>

In 2011, as part of the City's Municipal Comprehensive Review of the Official Plan, the City received a conversion request for the 2 Tecumseth Street property.

In December 2013, City Council approved the conversion of 2 Tecumseth Street from *Employment Areas* to *Regeneration Areas* through Official Plan Amendment 231 (OPA 231).

On July 9, 2014, the Minister of Municipal Affairs and Housing issued a decision approving OPA 231, with minor modifications and deferrals, thus approving the conversion of 2 Tecumseth Street from *Employment Areas* to *Regeneration Areas*.

Official Plan Amendment 231 can be found at:
<http://www.toronto.ca/legdocs/bylaws/2013/law1714.pdf>

South Niagara Planning Study

Through the adoption of Official Plan Amendment 231, City Council established a framework and terms of reference for a future study of the employment areas located west of Bathurst Street, between Wellington Avenue and the Metrolinx Georgetown rail corridor.

On May 16, 2013, Planning and Growth Management Committee directed City Planning to initiate a study of the area bordered by Bathurst Street, Wellington Street West, Strachan Avenue and the Metrolinx rail corridor. Recommendation 5 from Item PG24.5 was adopted by City Council on June 11, 12 and 13, 2013, and stated that:

"City Council request the Chief Planner and Executive Director, City Planning Division to develop and implement, within the Garrison Common North Secondary Plan, a terms of reference for a land use and redevelopment plan for the lands at 28 Bathurst Street, 2 Tecumseth Street and the City owned lands at 677, 701 Wellington Street West; the terms of reference to be developed concurrently with, and in the context of, the Five Year and Municipal Comprehensive Reviews and to include the following elements:

- a. Continue to permit the ongoing meat processing operations at 2 Tecumseth Street for as long as they continue on the site;
- b. Permit only employment uses on the lands currently designated *Employment Areas* until the completion of the study;
- c. Redesignation of lands to permit non-employment uses will only be contemplated upon completion of the study;
- d. Facilitate an overall redevelopment vision for the lands in consultation with landowners, the surrounding community, representatives of Fort York National Historic Site, the Ward Councillor, and City staff, that better integrates future potential land uses into the surrounding neighbourhood;
- e. Consider potential redevelopment scenarios that include maintaining and increasing the amount of employment space on the lands;

- f. Provide effective buffering between the lands at 2 Tecumseth Street, the rail corridor and the City's Works Yard at 677, 701 Wellington Street West from any existing or potential future sensitive uses; and
- g. Consider alternative land ownership options and associated land use redesignations that will provide the best redevelopment scenario for the lands."

City Council direction on this matter can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PG24.5>

As part of the study, four community consultation meetings took place in 2013 and 2014.

On August 25, 26, 27 and 28, 2014, City Council adopted OPA 273, which included a series of amendments to the Official Plan Land Use Maps and Garrison Common North Secondary Plan.

OPA 273 included amendments to the site to redesignate the lands from *Employment Areas* to *Mixed Use Areas*, *Neighbourhoods* and *Parks and Open Space Areas* (Parks).

Council's decision on this matter can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG35.4>

OPA 273 was appealed on behalf of a previous owner of the site (OMB Case No. PL141078). No prehearings on the matter have been scheduled.

Pre-Application Consultation

Several meetings with the applicant were held in 2016 and 2017, with the formal pre-application meeting occurring on April 25, 2017. The meetings included discussions of the City's goals for the redevelopment of the site, timing, process and complete application submission requirements.

City Planning staff provided preliminary comments to the applicant in a letter dated August 11, 2017. In the comment letter, staff acknowledged that the proposed concept development attempts to address a number of broad city-building objectives identified in the City's Official Plan, including the provision of a range of housing and employment opportunities. However, the letter also noted City Planning's concerns with the proposal's lack of regard for OPA 273. These concerns included: scale of the proposed buildings; relationship to the surrounding neighbourhood; shadowing and views to the Wellington Destructor Site, Fort York Historic Site and proposed view corridors from the south along the historical route of the Garrison Creek; and lack of a public park dedication. The letter advised that City Planning staff did not support the concept proposal and recommended revisions prior to submission. The application submitted on November 17, 2017, is reflective of the concepts that were shown in the preliminary proposal.

The applicant also conducted a number of public consultation meetings in advance of submitting the applications beginning in August 2016. These included engagement and design sessions with neighbourhood residents and stakeholders, informal gatherings, site tours and events with students from the Niagara Street Public School.

ISSUE BACKGROUND

Proposal

The site is irregularly-shaped and consists of two separate properties. The 2 Tecumseth Street property has 75 metres of frontage on Tecumseth Street and 7 metres of frontage onto Wellington Street West. The 125 Niagara Street property has 25 metres of frontage on Niagara Street. The combined 2 Tecumseth Street and 125 Niagara Street is 1.98 hectares (4.89 acres) in area. The site slopes downward approximately 3 metres from east to west.

The site previously operated as an abattoir by Quality Meats Limited. Operations ceased in 2014. There are four buildings on the site including the former Toronto Municipal Abattoir building, a portion of which is proposed to be maintained by the applications. The remainder of the buildings are proposed to be demolished.

The proposed development has a total of 6 buildings on site. The proposal includes 651 residential units, 29,023 square metres of office floor area and 11,422 square metres of retail floor area. Attachments 2 through 6 provide the proposal's site plan, elevations and 3D model.

The buildings are proposed as follows:

Building 1 is proposed to be situated at the eastern portion of the site, fronting Tecumseth Street and would be located directly to the rear of the existing low rise buildings fronting Niagara Street. Building 1 has a proposed height of 13 storeys (66 metres), including the retention of a two-storey building formerly used as an abattoir as the base. The proposed building includes office and retail uses. Building 1 contains 23,407 square metres of office and 2,330 square metres of retail floor area.

Building 2 is proposed to be situated west of Building 1 and is connected to Building 1 via a concourse level. Building 2 has a total height of 38 storeys (142 metres) atop of a 3-storey podium, and includes retail, office and residential uses. A total of 3,936 square metres of office floor area, 1,052 square metres of retail floor area, and 354 residential dwelling units located at and above the 5th storey, totalling 27,392 square metres of residential gross floor area.

Building 3 is proposed to be situated at the western portion of the site parallel to the rail corridor, and contains a combination of residential and retail uses. Building 3 has a proposed height of 15 storeys (54 metres) and includes 1,510 square metres of retail uses and 297 dwelling units in 23,510 square metres of residential gross floor area.

Buildings 4, 5 and 6 are proposed as low-rise commercial buildings. Building 4 is proposed to be located on the 125 Niagara Street property at the northeast corner of the site, fronting onto Niagara Street. Building 4 is proposed to be 2 storeys (10.5 metres) in height, containing 1,066 square metres of retail floor area. An enclosed pedestrian connection is proposed as part of Building 4 and would provide access to Niagara Street.

Building 5 is a proposed one-storey building located parallel to the public lane connecting Wellington Street West and Tecumseth Street which contains a parking access ramp and 235

square metres of retail uses. Building 6, located directly south of the City-owned Wellington Destructor building at 677 Wellington Street West, is proposed as a one-storey kiosk building containing 176 square metres of retail space.

A number of vehicular access points are proposed to serve the development. Vehicular access is proposed from existing driveways on Tecumseth Street at the easterly portion of the site, the public laneway directly south of Niagara Street at the northern portion of the site, the existing north-south private driveway onto Wellington Street, and the driveway running north-south between the City Public Works Yard and Wellington Destructor.

Two separate below grade parking areas are proposed to serve the development. Access to parking areas is proposed from Wellington Street West and Tecumseth Street. A total of 423 parking spaces are contained in the two proposed parking areas.

The following tables detail the proposal. Further information can be found in the Application Data Sheet appended to this report (Attachment 9).

Overall Project Statistics

		November 17, 2017
Site Area		19,795 square metres (4.89 acres)
Gross Floor Area	Residential	50,902 square metres (55.7%)
	Office	29,023 square metres (31.8%)
	Retail	11,422 square metres (12.5%)
	TOTAL	91,347 square metres
Number of Residential Units	Building 2	354 units
	Building 3	297 units
	TOTAL	651 units
Floor Space Area (FSI)		4.61
Vehicular Parking (residential:non-residential:carshare)		423 spaces (218:199:6)
Bicycle Parking (res long-term:res short-term:non-res long-term)		901 spaces (609:212:80)
Loading Spaces (Type B:C:G)		7 loading spaces (3:2:2)
Amenity Area	Indoor	651 square metres
	Outdoor	651 square metres
	TOTAL	1,302 square metres

Building Height and Gross Floor Area (GFA)

Building	Height	Residential GFA (square metres)	Office GFA (square metres)	Retail GFA (square metres)
1	13 storeys	NA	24,607.0	4,570.7
2	38 storeys	27,391.8	4,416.2	3,892.7
3	15 storeys	23,510.5	NA	1,510.9
4	2 storeys	NA	NA	1,066.4
5	1 storey	NA	NA	235.0
6	1 storey	NA	NA	176.6
TOTAL (square metres)		50,902.3	29,023	11,422

Residential Unit Mix

Type of Residential Unit	Number	Percentage
<i>Building 2</i>		
Studio	68	19.2%
1 Bedroom	82	23.2%
1 Bedroom + Den	89	25.1%
2 Bedroom	41	11.6%
2 Bedroom + Den	34	9.6%
3 Bedroom	40	11.3%
TOTAL	354	
<i>Building 3</i>		
Studio	52	17.5%
1 Bedroom	73	24.6%
1 Bedroom + Den	89	30.0%
2 Bedroom	56	18.9%
2 Bedroom + Den	0	0.0%
3 Bedroom	27	9.0%
TOTAL	297	

The proposal includes privately-owned public-space in a large plaza between Buildings 1 and 2, and a new multi-use trail proposed along the south boundary of the site which would link the proposed development and Tecumseth Street to Garrison Crossing (formerly the Fort York Pedestrian and Cycling Bridge). No on-site public park space has been proposed.

Site and Surrounding Area

Surrounding land uses are as follows:

North: To the northwest of the site and across Wellington Street West is Stanley Park South. Directly north of the site are two City-owned properties: a Public Works Yard at 701 Wellington Street West, which consists of a large salt storage dome and outdoor storage areas for vehicles and other equipment; and the Wellington Destructor

Building at 677 Wellington Street West which is listed on the City's Register of Heritage properties. To the northeast of the site is a small restaurant at the southwest corner of Tecumseth Street and Niagara Street, several 2½-storey townhouses farther west on the south side of Niagara Street and a few detached houses on the north side of Niagara Street. Nos. 139 to 163 Niagara Street are listed heritage properties.

South: The Metrolinx railway corridor and Union-Pearson Link abuts the site to the south. The Fort York National Historic Site is on the south side of the rail corridor. Directly south of Fort York is the Gardiner Expressway.

East: At the southeast corner of Niagara Street and Tecumseth Street is an approved mixed use development which includes the retention and restoration of the existing heritage buildings at 89-109 Niagara Street and the construction of two new residential buildings at 12 storeys (39 metres) and 14 storeys (45 metres) south of the heritage buildings. The proposed development has a total of 367 dwelling units and 2,322 square metres of non-residential gross floor area. A new 1.35 hectare (3.4 acre) public park is proposed on the east side of Tecumseth Street at 28 Bathurst Street

West: A vacant lot currently used for outdoor storage as well as a staging area for the construction of Garrison Crossing, an under-construction pedestrian and cycling bridge connecting Wellington Street West to the Fort York National Historic Site on the south side of the railway corridor.

Provincial Policy Statement and Provincial Plans

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 types and affordability to meet projected requirements of current and future residents;
- 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

City Planning staff will review the application against the policies of the Official Plan, a number of which are noted below. The Official Plan is intended to be read and interpreted as a comprehensive whole.

Chapter 2 – Shaping the City

Section 2.1: Building a More Liveable Urban Region

The Official Plan states that Toronto cannot plan in isolation. The competitive position of Toronto as a business location reflects the diversity and strength of the broader regional economy. Policies in Section 2.1.1 state that: "Toronto will work with neighbouring municipalities, the Province of Ontario and Metrolinx to address mutual challenges and to develop a framework for dealing with growth across the GTA which:" among other things: "e) increases the efficiency and safety of the road and rail freight networks in the movement of goods and services."

Section 2.3.1: Healthy Neighbourhoods

This section of the Official Plan contains policies that specifically address the relationship between *Neighbourhoods* and areas with other Official Plan designations in order to ensure development is sensitive to the physically stable areas within the *Neighbourhoods* designation. Policies in this section require development in *Mixed Use Areas*, *Regeneration Areas* and *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods* to be: compatible with those *Neighbourhoods*; provide a gradual transition of scale and density, as necessary to achieve the objective of the Official Plan through the stepping down of buildings towards and setbacks from those *Neighbourhoods*; and, maintain adequate light and privacy for residents in those *Neighbourhoods*.

Chapter 3 – Building a Successful City

Section 3 of the Official Plan contains policies that guide growth by integrating social, economic and environmental perspectives in decision making to create an attractive Toronto with a strong economy and complete communities. The policies focus on the built environment, the human environment, the natural environment, economic health and new neighbourhoods. All applications for development are to be evaluated against the policies and criteria in the Chapter to ensure the best possible development choices are made.

Section 3.1.1: The Public Realm

Section 3.1.1 of the Official Plan includes policies on the public realm. The policies encourage development that improves the public realm (streets, sidewalks and open spaces) for pedestrians. This section speaks to the importance of views from the public realm to prominent, buildings, structures, landscapes and natural features. Parks and open spaces will be located and designed to connect and extend, wherever possible, to existing parks, natural areas and other open spaces.

New development lots within city blocks will be designed to have an appropriate size and configuration for the proposed land use, scale of development and intended form of buildings

and open space, and will promote street-oriented development with buildings fronting onto street and park edges.

Section 3.1.2: Built Form

Section 3.1.2 of the Official Plan speaks to built form. The policies stress that infill and redevelopment sites will need to "fit in", respecting and improving the character of the surrounding area. Developments must be conceived not only in terms of the individual building site and program, but also in terms of how that site, building and its facades fit within the existing and/or planned context of the neighbourhood and the City. Each new building should promote and achieve the overall objectives of the Plan.

Section 3.1.2 policies provide guidance pertaining to the massing of new buildings to frame adjacent streets in a way that respects the existing and/or planned street proportion, incorporating exterior design elements, form, scale, proportion, pattern and materials, and sustainable design. This is done in order to influence the character, scale and appearance of the development, creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of the Official Plan.

Further, Section 3.1.2 requires new development to be massed to define the edges of streets at good proportion and provide amenity for adjacent streets to make these areas attractive, interesting, comfortable and functional for pedestrians. This can be achieved by, amongst other things, the provision of adequate amenity and landscaped open space, coordinated landscape improvements in setbacks to create attractive transitions from the private to public realms and landscaped open space within the development itself. The intention is to enable new developments to "fit" within its existing context, while also improving the character of the surrounding area.

Section 3.1.3: Built Form – Tall Buildings

Section 3.1.3 provides policy direction for tall buildings. Policy 2 requires tall building proposals to address key urban design considerations that includes: demonstrating how the proposal will contribute to and reinforce the overall City structure; demonstrating how the proposed building and site design relate to the existing and/or planned context; taking into account the relationship of the site to topography and other tall buildings; and providing high quality, comfortable and usable publicly accessible open space areas.

Section 3.1.5: Heritage Conservation

Section 3.1.5 provides policy direction on the conservation of heritage properties in the City's Heritage Register and on development adjacent to heritage properties. Policy 5 requires proposed alterations or development on or adjacent to a property on the Heritage Register to ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained. Policy 26 requires new construction on, or adjacent to a property on the Heritage Register be designed to conserve the cultural heritage values, attributes and character of the property and to mitigate the visual and physical impact on it, including consideration such as scale, massing, materials, height, building orientation and location relative to the heritage property.

Chapter 4 – Land Use Designations

Section 4.7: Regeneration Areas

The site is currently designated as *Regeneration Areas* on Map 18 of the Official Plan. *Regeneration Areas* open up unique areas of the City to a wide array of uses to help attract investment, re-use buildings, encourage new construction and bring life to the streets. These areas are key to the Plan’s growth strategy, reintegrating areas of the City that are no longer in productive urban use due to shifts in the local or global economies. *Regeneration Areas* will differ in terms of its existing built context, character of adjacent areas and market opportunities for revitalization. *Regeneration Areas* will need “tailor-made” strategies and frameworks for development, provided through a Secondary Plan.

Chapter 5 – Implementation

Section 5.6: Interpretation

This section provides guidance as to the understanding and interpretation of the Official Plan. Policy 1 indicates the Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. Policy 1.1 indicates the goal of the Official Plan is to balance and reconcile a range of diverse objectives affecting land use planning in the City.

Policy 1 in Section 5.3.2 - Implementation Plans and Strategies for City-Building of the Official Plan states that Guidelines will be adopted to advance the vision, objectives, and policies of the Plan.

The Official Plan is available on the City’s website at:
<https://www.toronto.ca/wp-content/uploads/2017/11/99b3-cp-official-plan-volume-1-consolidation.pdf>

Garrison Common North Secondary Plan

The site is within the Garrison Common North Secondary Plan Area. The Secondary Plan’s major objectives include:

- ensuring that new development be integrated into the established city fabric in terms of streets, blocks, uses, density patterns;
- permitting a variety of land uses and densities;
- providing community services and facilities;
- protecting industrial and communications uses; and
- providing of a range of housing types in terms of size, type, affordability and tenure through new development.

The site at 2 Tecumseth Street is located within Policy Area 1 of the Garrison Common North Secondary Plan with the property at 125 Niagara Street being located within Policy Area 2. Policy Area 1 contains policies to guide the future land use and development potential within the area bordered generally by Bathurst Street, Wellington Street West, Strachan Avenue and the Metrolinx Rail Corridor. These policies were updated and brought into effect with the passing of

OPA 231 in December 2013. Policy Area 1 speaks primarily to the site at 2 Tecumseth Street's former use as a meat processing facility.

Policy 10.1(e) of the Garrison Common Secondary Plan states that that the area will be subject to a further planning exercise and study which will take into consideration the need to provide employment uses within the area. This section provides eleven guiding policies for the preparation of the study, which include:

- (i) Consider the potential redevelopment of the lands at 2 Tecumseth Street once current meat processing operations have ceased;
- (ii) Identify and locate an appropriate land use buffer to be designated *General Employment Areas* in order to protect and buffer potential sensitive uses on lands east of the City Works and Emergency Services yard located at 677 and 701 Wellington Street West. Employment uses within this buffer zone will be limited to residentially sensitive employment uses such as offices and studios;
- (iii) Identify and locate appropriate buffering to the rail corridor on the southern boundary of the study area;
- (iv) Explore the potential to exchange and/or purchase/sale portions of land between owners to achieve the above buffering and create a more efficient ownership pattern for City operations at the Wellington Street West yard;
- (v) Address heritage considerations for the Wellington Street incinerator and the potential for adaptive reuse and preservation of the existing structure;
- (vi) Identify appropriate buffering and transition to the low scale residential uses in the area;
- (vii) Address measures to effectively link the study area with roads, pathways and/or corridors;
- (viii) Identify the appropriate location of new parks, open space and pedestrian links and treatment to existing parks in the area;
- (ix) Assess potential view impacts on Fort York due to potential development in the area;
- (x) Identify strategies to visually enhance the Front/Bathurst Street terminus; and
- (xi) Address the provision, location and/or relocation of community services and facilities in the study area such as daycares, libraries, community/recreation centres and public educational facilities.

With respect to the lands at 125 Niagara Street located within Policy Area 2, a mix of employment and residential uses are permitted provided that employment uses are restricted to

those compatible with adjacent and neighbouring residential uses in terms of emissions, odour, noise and generation of traffic.

Through the adoption of OPA 231, City Council established a framework and terms of reference that provided City Planning staff with direction to undertake the study that resulted in the South Niagara Planning Strategy.

The Garrison Common North Secondary Plan is available on the City's website at: <https://www1.toronto.ca/planning/14-garrison-common.pdf>

South Niagara Planning Strategy (OPA 273)

In October 2013, City Planning staff commenced a study of the area which resulted in the adoption of OPA 273 by City Council in August 2014. The South Niagara Area is located generally between Wellington Street West, Bathurst Street, Strachan Avenue and the Metrolinx Rail Corridor

The objectives of the South Niagara Planning Strategy are as follows:

- Identify and protect the South Niagara Area's unique locational and heritage attributes;
- Ensure protection of existing City-services and the established neighbourhood;
- Provide a framework for new developments that will ensure an appropriate fit within the area context;
- Identify opportunities to expand and enhance the public realm and transportation network including better connectivity;
- Provide for continued employment uses within new developments in a manner that limits impacts to residential uses within the South Niagara Area;
- Expand existing park spaces; and
- Ensure visual transitions and view corridors resulting from any new development relating to the adjacent Fort York National Historic Site are appropriate.

OPA 273 amends the land use designations in the study area on Official Plan Map 18 – Land Use and Policy 10.1 of the Garrison Common North Secondary Plan to reflect these objectives. OPA 273 specifically amends Map 18 – Land Use by redesignating the eastern end of the site at 2 Tecumseth Street to *Mixed Use Areas*, and the western end of the site adjacent to the Wellington Destructor and City Public Works Yard to *Parks and Open Space Areas*.

OPA 273 also amends the land use designations of Wellington Destructor and City Public Works Yard properties to *Parks and Open Space Areas* with the objective of creating a parkland

connection to facilitate a future southern extension of Stanley Park to the north landing of Garrison Crossing.

The South Niagara Planning Strategy permits redevelopment of the subject site in a form that is responsive to the area context. Generally, and in summary, the policies of OPA 273 respecting the site require the following:

- Provision of a minimum of 1 times the lot area of employment space on-site. Of note, there is an opportunity for a new development to invest in the adaptive reuse of the Wellington Destructor to offset the requirement to provide on-site employment space;
- Provision of 20% two bedroom and 10% three bedroom units within any residential development;
- Submission of a Works Yard Compatibility Analysis to demonstrate the proposal's impact on the adjacent City Public Works Yard, including any mitigation measures employed on the site;
- Expansion and improvement of the area street network, pedestrian connections and the eastward continuation of the West Toronto Rail path alignment;
- That new development will achieve a compatible built form relationship with area buildings on the City's Heritage Register, including the Wellington Destructor and Fort York National Historic Site;
- Incorporation of sustainable and environmentally responsible design in new development;
- Provision of on-site public park space;
- Submission of a satisfactory massing study which demonstrates both an appropriate relationship of new buildings to Fort York National Historic Site, and protection of view corridors;
- That new development will, through a public art contribution, or other means, include reference to the built, natural and/or contextual heritage of the South Niagara Area and surroundings; and
- That new development will consist of mid-rise buildings up to 11 storeys, situated beneath a 45 degree angular plane measured from the adjacent *Neighbourhoods*, and one taller building element which limits its impact on adjacent uses;

While OPA 273 has been appealed to the Ontario Municipal Board (OMB), the policy framework is reflective of the long-term objectives of the City's Official Plan for the development of the South Niagara Area, and respectful of the existing and adjacent Niagara neighbourhood characteristics.

Official Plan Amendment 273 as adopted by City Council is available on the City's website at: <https://www.toronto.ca/legdocs/bylaws/2014/law1042.pdf>

Zoning

The site's two properties have different zoning. The property at 2 Tecumseth Street is zoned I2 D3 – Industrial Districts under Zoning By-law No. 438-86 with a maximum permitted height of 18 metres and a maximum density of 3.0 times the area of the lot. The I2 D3 zone permits a range of industrial and commercial uses including clinics, health centres, banks, communication and broadcasting equipment, publishing and computer software and design. Residential uses are not permitted.

Under Zoning By-law No. 569-2013, the property at 2 Tecumseth Street is zoned E3.0(x296) – Employment Industrial with a maximum permitted height of 18 metres and a maximum density of 3.0 times the area of the lot. The E3.0(x296) zone permits various employment-related uses including offices, financial institutions, printing establishments, production studios and software development.

The property at 125 Niagara Street is zoned R3 Z1.5 – Residential Districts under Zoning By-law No. 438-86 with a maximum permitted height of 12 metres and a maximum density of 1.5 times the area of the lot. The R3 Z1.5 zone permits a range of residential uses and non-residential uses are limited. 125 Niagara Street is exempt from Zoning By-law No. 569-2013.

Site Plan Control

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

Urban Design guidelines specifically are intended "to provide a more detailed framework for built form and public improvements in growth areas." The Tall Building Design Guidelines serve this policy intent, helping to implement Chapter 3.1 The Built Environment and other policies within the Official Plan related to the design and development of tall buildings in Toronto.

Growing Up: Planning for Children in New Vertical Communities

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 the proposal.

The Council Decision and draft guidelines are available on the City's website at:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG21.3>

Tree Preservation

The proposal is subject to the City of Toronto Private Tree By-law. Tree Preservation and Landscape Plans have been submitted with the application and circulated to the City's Urban Forestry staff for their review. Opportunities for tree preservation and planting of replacement private and street trees will form part of their review.

Reasons for the Application

The site is designated *Regeneration Areas* in the Official Plan and is located within Policy Area 1 of the Garrison Common North Secondary Plan. An amendment to the in-force Garrison Common North Secondary Plan is required to permit a mixed-use development containing residential, retail and office uses.

The site is also proposed to be designated *Mixed Use Areas and Parks and Open Space* as part of OPA 273. An amendment to OPA 273 would also be required to change the designation of the westerly portion of the site from *Parks and Open Space* to *Mixed Use Areas* to permit the development of the 15-storey mixed-use building (Building 3) on this portion of the site. Amendments to OPA 273 would also be required to permit multiple buildings higher than a mid-rise scale.

Amendments to both City of Toronto Zoning By-laws No. 438-86 and No. 569-2013 are required as the current I2 D3 and E3.0 (x296) zoning categories do not permit the proposed residential, retail and office uses. The amendments would also establish appropriate development standards for the proposal.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Arborist/Tree Preservation Report;
- Archeological Assessment;
- Bicycle Parking and Bicycle Access Route Plan;
- Boundary Plan of Survey;
- Community Services and Facilities Study;
- Computer Generated Building Mass Model;
- Concept Site and Landscape Plan;
- Contaminated Site Assessment;
- Context Plan;
- Draft Official Plan Amendment;

- Draft Zoning By-law Amendment;
- Environmental Impact Study;
- Floor Plans;
- Functional Servicing and Stormwater Management Report;
- Geotechnical Study;
- Green Development Standards Checklist;
- Heritage Impact Statement (Conservation Strategy);
- Hydrogeological Investigation
- Loading Study;
- Municipal Fiscal Impact Assessment;
- Noise and Vibration Impact Study;
- Parking Study;
- Pedestrian Level Wind Study;
- Planning Rationale;
- Site and Building Elevations and Sections;
- Sun/Shadow Study;
- Topographical Survey;
- Traffic Operations Assessment;
- Transportation Impact Study (Urban Transportation Considerations Report);
- Tree Preservation Plan;
- Underground Garage Plans; and
- Works Yard Compatibility Study.

A Notice of Complete Application was issued on December 22, 2017.

Issues to be Resolved

Issues to be addressed include, but are not necessarily limited to:

- Response to South Niagara Planning Study and OPA 273;
- Provision of on-site parkland dedication;
- Public realm, cycling and pedestrian connections;
- Building location, massing and height;
- Heritage adjacencies and impact;
- Relationship to the City Public Works Yard and the Wellington Destructor;
- Guidelines for new development in proximity to railway operations;
- Range of housing;
- Site programming;
- Transportation;
- Environment;
- Shadow and wind impacts;
- Implementation; and,
- Section 37.

Response to South Niagara Planning Study and OPA 273

The site is included in the South Niagara Planning Strategy, which involved extensive consultation with the community, City Staff, the Ward Councillor and area landowners including the then-owners of the sites.

The recommendations of the South Niagara Planning Strategy were approved by Toronto City Council in August 2014.

The conclusions of the South Niagara Planning Strategy and the policies of OPA 273 provide clear direction regarding the scale, form and content of new development in the South Niagara area and, specifically, the site. These policies contemplate a significant amount of mixed use intensification on this site supported by necessary infrastructure and public open space.

The proposal in its current form is not consistent with the policies or intent of OPA 273, particularly with regard to scale and height of the development proposal.

Provision of On-Site Parkland Dedication

Increasing the provision of park space is a key Official Plan policy and a core objective of the South Niagara Planning Strategy. The South Niagara Neighbourhood is surrounded by some of the City's most rapidly intensifying areas, such as King/Spadina, Liberty Village and the Fort York Neighbourhood. The provision of parkland in these areas has not kept pace with the level of intensification.

Section 2.1(b) of the Garrison Common North Secondary Plan requires new development to enhance the public open space system by completing the existing north-south public open space system, providing both visual and physical connections to Fort York and the waterfront. Section 10.1(e) speaks further to the 2 Tecumseth Street site and notes that the appropriate location of new parks, open space and pedestrian links and treatment to existing parks in the area will be identified as part of an area study.

In response, OPA 273 designated the west portion of the site adjacent to the rail corridor as *Parks and Open Space Areas*. Securing this area as a park space is important to expand on the future planned extension of Stanley Park toward the south and west. Rather than parkland, the application proposes a 15-storey mixed-use building (Building 3) in this area adjacent to the rail corridor.

Several publicly accessible spaces, including the ground floors of buildings, are noted in the application submission as providing open space. While these spaces may present opportunities for programming and should continue to form part of the development proposal in some manner, they do not replace the requirement for, and utility of, a public park space.

City Planning and Parks, Forestry and Recreation staff do not support the redevelopment of this site absent the provision of a public park.

Public Realm, Cycling and Pedestrian Connections

The public realm is an important aspect of this application given the site's location adjacent to Stanley Park, the Wellington Destructor, Fort York National Historic Site, and Garrison Crossing, and the proposed density and inclusion of a significant amount of retail and office space.

The application proposes privately-owned public-space in the form of a large plaza between Buildings 1 and 2, and a minimum 3 metre wide multi-use trail, which would connect the site to the lands east of Bathurst Street, Stanley Park, Garrison Crossing, and the West Toronto Rail Path.

While an objective of the Garrison Common North Secondary Plan and OPA 273 is to strengthen these connections, City Planning staff is concerned about the potential disruption to cyclists caused by the proposed cyclist/pedestrian mixing zone proposed at the centre of the site. The nature of the cycling and pedestrian connection should support commuter cycling as well as leisure cycling through the site.

Staff will review the proposed privately-owned public-space and multi-use trail as they relates to the objectives of the Official Plan in consultation with Urban Design, Cycle Toronto and Transportation Services.

Building Location, Massing, and Height

The proposed height and massing departs significantly from the policies and intent of the Garrison Common North Secondary Plan and OPA 273. Section 2.1(a) of the Garrison Common North Secondary Plan requires new development to be integrated into the established city fabric in terms of streets and blocks, uses and density patterns. City Planning staff does not support the height and mass of the proposed buildings. The transition of new building scale and mass to the surrounding context, as proposed, is not acceptable.

The proposed 38-storey tower does not relate appropriately to the surrounding context, including Fort York National Historic Site to the south and the low scale *Neighbourhood* to the north. The proposal is significantly out of scale with the type of development both contemplated in policy OPA 273 and approved in the surrounding context.

The proposed 15-storey building toward the west of the site is designed as an east-to-west slab that will cast considerable shadow on the lands the City has designated for future park space on both the current City Works Yard and the north portion of the Wellington Destructor site. The building interrupts the proposed view corridor from the south along the historical route of the Garrison Creek as noted in OPA 273.

The proposed 13-storey building located at the eastern end of the site does not relate appropriately to the low scale *Neighbourhood* to the north. The height and floorplate of this building creates an abrupt and inappropriate relationship with the scale of the adjacent *Neighbourhoods*.

The Healthy Neighbourhoods policies (Section 2.3.1) of the Official Plan require that development in *Mixed Use Areas*, *Regeneration Areas* and *Apartment Neighbourhoods* provide a gradual transition of scale and density to adjacent *Neighbourhoods*. The Built Form policies also require that new development create appropriate transitions in scale to neighbouring existing and planned buildings.

The redevelopment should better respond to the existing and planned context surrounding the site and allow for appropriate transition to the adjacent *Neighbourhoods* and *Parks and Open Space Areas*. The proposed buildings need to meet the built form and tall buildings policies of the Official Plan and respond to the Tall Buildings Guidelines, for any elements of the proposal that may ultimately be considered appropriate for tall buildings.

The proposed development will need to be revised so that adequate sunlight is protected on the adjacent *Neighbourhoods*, future parkland and for residents of the new development.

Heritage Adjacencies and Impact

The site is immediately adjacent to the Wellington Destructor which is a listed heritage site at 677 Wellington Street West and the Niagara Terraces, which are the 2 ½ storey townhouses located at Nos. 135 and 163 Niagara Street. The site is also directly north of the Fort York National Historic Site.

City Planning staff are concerned with the impact the proposed height and massing will have on the adjacent heritage designated sites. The redevelopment in its current form combines to overwhelm the scale of the Wellington Destructor, Fort York National Historic Site and the Niagara Terraces to the north.

A Heritage Impact Assessment (HIA) was submitted in support of the application which will be reviewed by City Planning and Heritage Preservation Services staff.

Relationship to the City Public Works Yard and the Wellington Destructor

The policies of OPA 273 intend that the City Public Works Yard located at 701 Wellington Street West will be protected and may be expanded, provided there is sufficient land remaining to construct the proposed multi-use pathway, a potential vehicle access to the City Public Works Yard, and any landscape/safety buffering from the City Public Works Yard and rail corridor. The policies also require the submission of a Works Yard Compatibility Study (WYCS) that evaluates how proposed residential uses may affect the ability of the City Public Works Yard to perform normal service activities and any mitigation measures that may be employed.

The City Public Works Yard, which the proposed policy framework intends to protect for the duration of its operational necessity, may eventually be relocated. At such time as this occurs, the space will be converted to park space, as is reflected in its designation as *Parks and Open Space* in OPA 273. In the interim, the City will seek to ensure adequate connections between the new South Stanley Park Expansion and the green space fronting the Wellington Destructor.

The Wellington Destructor is a valuable architectural and contextual heritage resource. The City is currently investigating adaptive reuse opportunities for the building to potentially provide for community and cultural space.

Staff is concerned with the proposed location of Building 3 at the westerly end of the site which is setback less than 15 metres from the southern boundary of the City Public Works Yard at its closest point and its impacts on the City Public Works Yard and the Wellington Destructor.

City Planning, Transportation Services and Real Estate Services staff will continue to review the submitted Works Yard Compatibility Study (WYCS).

Guidelines for New Development in Proximity to Railway Operations

In May 2013, the Federation of Canadian Municipalities in conjunction with the Railway Association of Canada released the Guidelines for New Development in Proximity to Railway Operations (the "FCM Guidelines").

The FCM Guidelines focus on residential development in proximity to rail corridors. These Guidelines focus on treatment of the sites in terms of providing for safety and noise and vibration mitigation. The Guidelines propose a set of principles for mitigation design, stating that the preferred option is a setback of 30 metres including a berm. Should that not be possible, the Guidelines recommend that the developer undertake a development viability assessment to determine whether the project should proceed.

Buildings 1, 2 and 3 are located beside the Metrolinx Rail Corridor. City Planning staff are concerned with the proximity of the proposed buildings to the rail corridor.

Staff will review the Guidelines as they relate to the proposed development in consultation with Metrolinx and Transportation Services.

Range of Housing

The Official Plan directs the provision of a range of housing types, tenure and affordability. The Draft Growing Up Guidelines address vertical growth in Toronto and include specific standards to address the need to accommodate large households in multi-storey residential and mixed-use buildings. The Guidelines apply city-wide to all buildings with a minimum of 20 residential units.

The Guidelines seek to deliver tangible outcomes to increase livability for larger households, including families with children. They provide direction on how new multi-unit residential development can better address a diverse range of households at various stages in the housing life-cycle and encourage buildings to include a range of unit sizes to support larger Toronto's growing population.

A total of 651 residential units are proposed, comprised of 120 studio units (18.5%), 333 one-bedroom units (51.3%), 131 two-bedroom units (20.2%), and 67 three-bedroom units (10%). The Draft Growing Up Guidelines provide direction on how new multi-unit residential development can better address a diverse range of households at various stages in the housing

life-cycle and encourage buildings to include a range of unit sizes to support larger Toronto's growing population.

The Guidelines identify ideal unit size for 2-bedroom units (90 square metres) and 3-bedroom units (106 square metres) with a development providing a minimum of 15% of the total number of units as 2-bedroom units and a minimum of 10% of the total number of units as 3-bedroom units.

As proposed, the number of 2 and 3 bedroom units would meet the intent of the Guidelines. As the application evolves through the review process, City Planning staff will continue to work with the applicant on the proposal's unit mix to continue to respond to the Guidelines.

Site Programming

The application proposes a variety of programming, including facilities for urban agriculture, rooftop gardens, arts and culture, and a public market.

City Planning staff are supportive of these types of programming and look forward to further detail with respect to the way each of these activities will be achieved on site in an effective manner and relative to the surrounding area.

Transportation

The proposed development includes significant site alterations to provide access to serve the needs of the new buildings. While no new streets are being proposed, the development will have an impact on the surrounding streets including Tecumseth Street, Niagara Street and Wellington Street West, as well as the public laneway located behind the townhouses on Niagara Street, which runs west to east from Wellington Street West to Tecumseth Street.

A Transportation Impact Study (Urban Transportation Considerations Report) has been submitted with the application. The applicant will be required to address any issues that are identified as part of the review by Transportation Services.

Environment

The application includes a Contaminated Site Assessment and an Environmental Impact Study as part of the Phase I Environmental Site Assessment. An Energy Strategy for the entirety of the site has been requested and is expected shortly.

City Planning and Development Engineering staff are reviewing these reports as part of the application process and will work towards securing a development that meets a high standard of environmental sustainability and resiliency.

Implementation

Details regarding the implementation of any future development on the site will need to be resolved including an application for Site Plan Control.

Additional issues, including securing appropriate Section 37 benefits, may be identified through the review of the application, agency comments and the community consultation process should the project proceed to approval.

The TGS Checklist has been submitted 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.

Conclusion

This application has the potential to contribute positively to the site and broader neighbourhood, and City Planning staff is encouraged by the level of detail and consideration given to the proposal.

City Planning staff are, however, concerned that the primary policy direction of the Council-approved South Niagara Planning Strategy and OPA 273, specifically regarding the provision of on-site park space and the scale of new development, has been largely disregarded in the proposal.

This site presents an opportunity for a comprehensive development that addresses a number of broad city-building objectives. City Planning staff will work with the community, the applicant, the Ward Councillor to further explore and refine aspects of the proposal, and arrive at redevelopment which balances the innovative approach presented by the proposal with principles of enhancing the neighbourhood and complementing the area context.

CONTACT

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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: North Elevation

Attachment 3: South Elevation

Attachment 4: East Elevation

Attachment 5: West Elevation

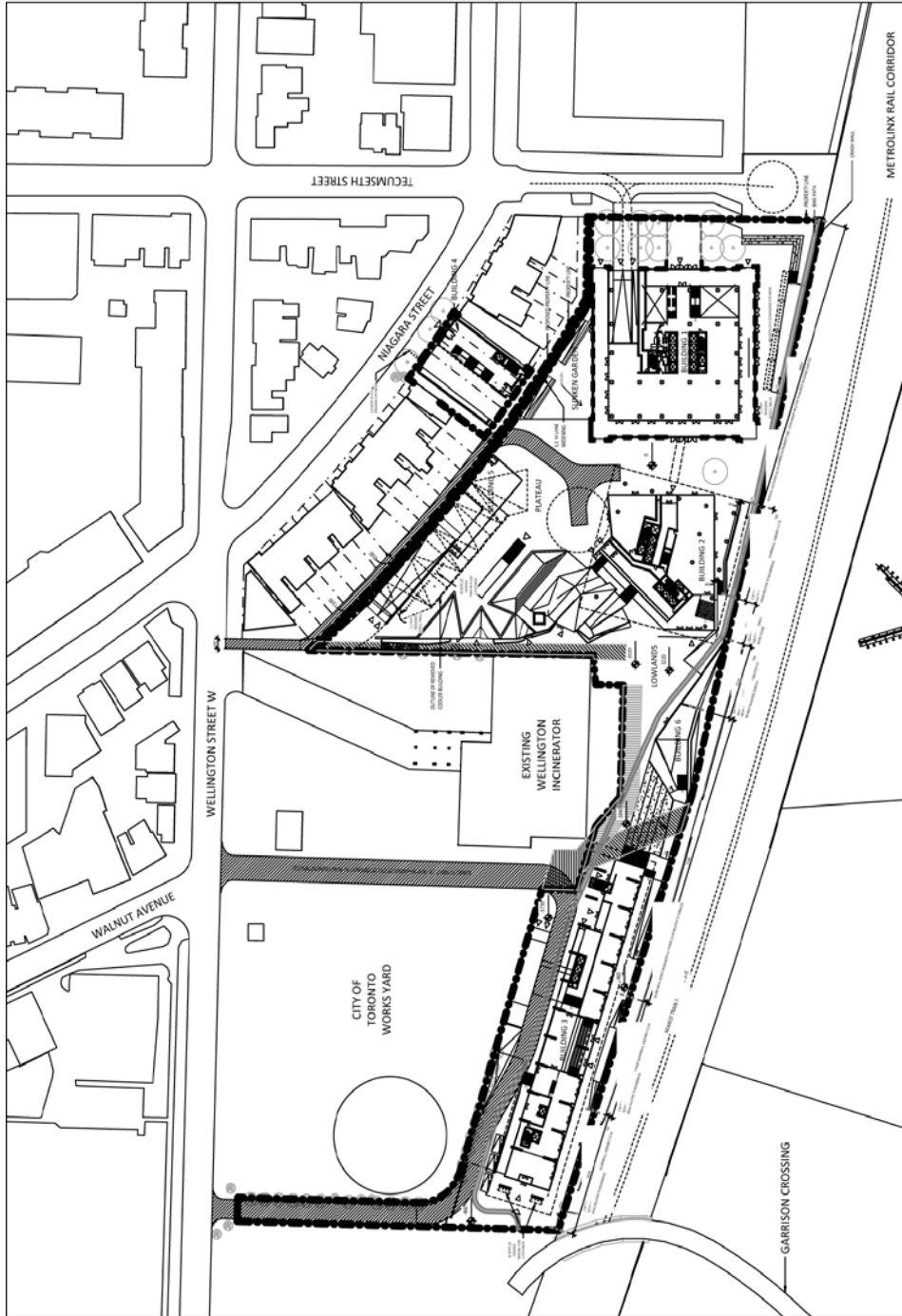
Attachment 6: 3D Model

Attachment 7: Official Plan

Attachment 8: Zoning By-law No. 569-2013

Attachment 9: Application Data Sheet

Attachment 1: Site Plan

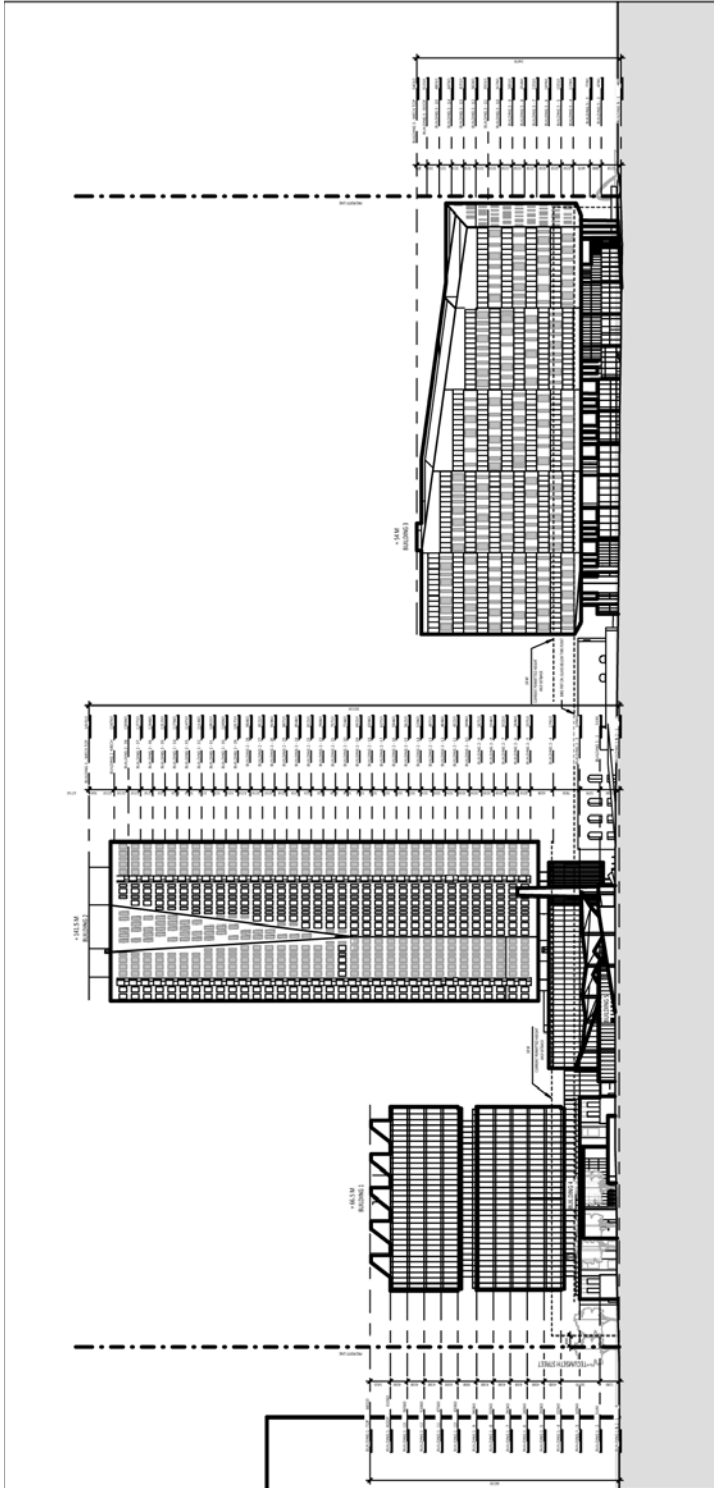


2 Tecumseth Street and 125 Niagara Street

Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 01/15/2018

File # 17 264041 STE 19 0Z

Attachment 2: North Elevation



North Elevation

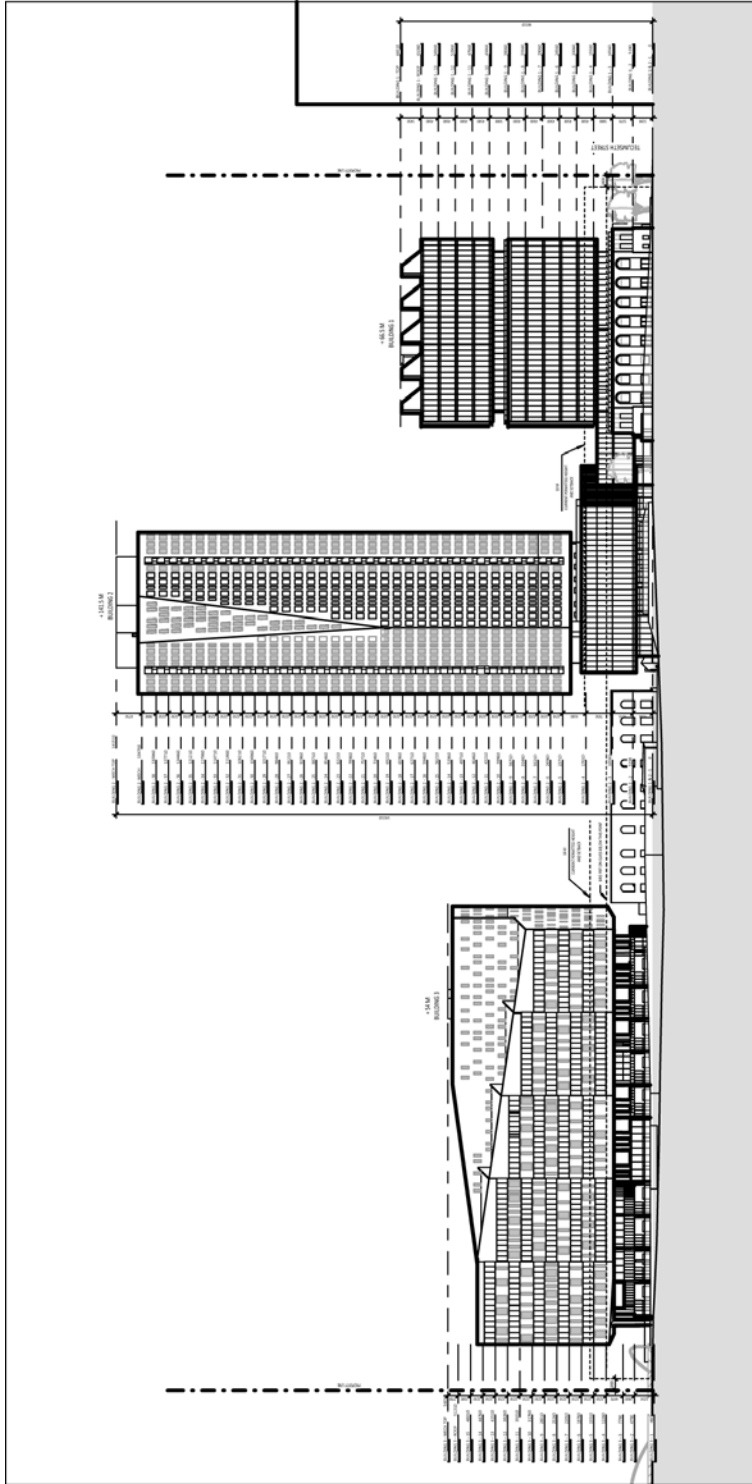
Applicant's Submitted Drawing

Not to Scale
01/15/2018

2 Tecumseth Street and 125 Niagara Street

File # 17 264041 STE 19 0Z

Attachment 3: South Elevation



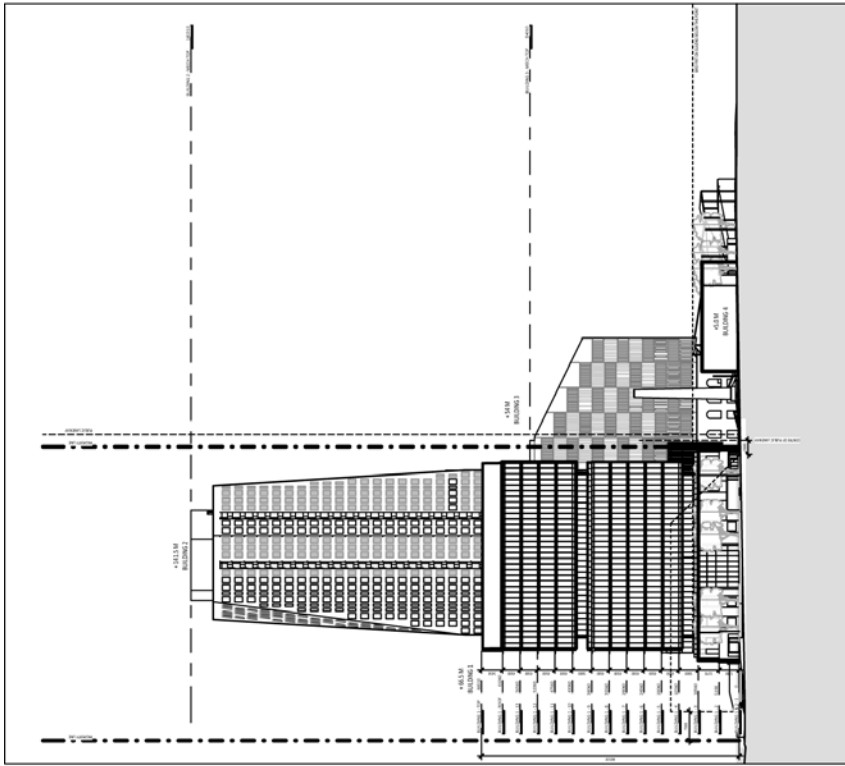
2 Tecumseth Street and 125 Niagara Street

South Elevation
Applicant's Submitted Drawing

Not to Scale
01/15/2018

File # 17 264041 STE 19 0Z

Attachment 4: East Elevation



EAST SITE ELEVATION

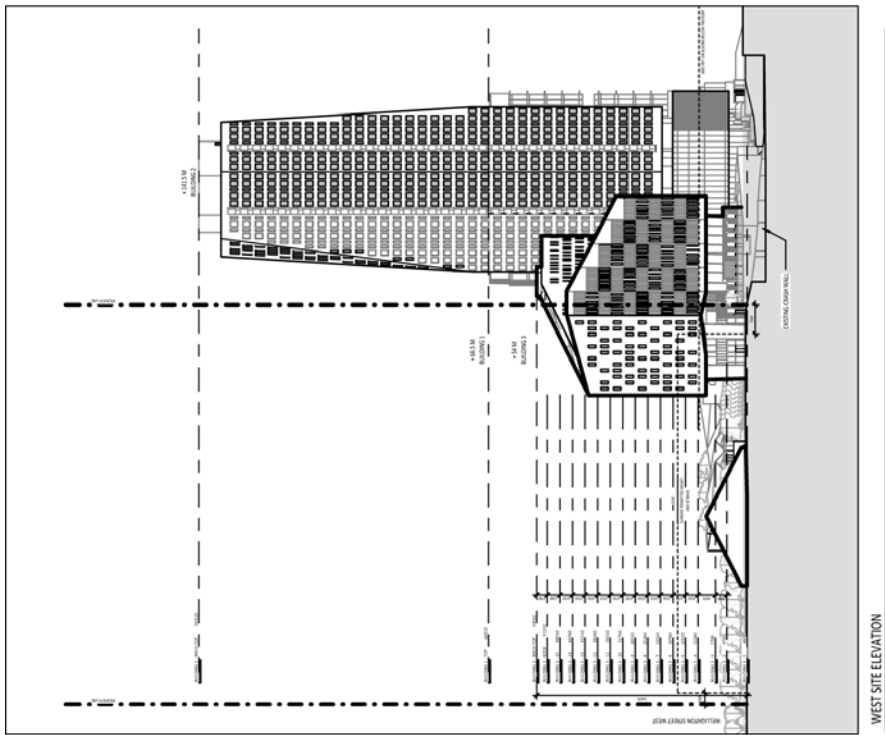
2 Tecumseth Street and 125 Niagara Street

East Elevation
Applicant's Submitted Drawing

Not to Scale
01/15/2018

File # 17 264041 STE 19 0Z

Attachment 5: West Elevation



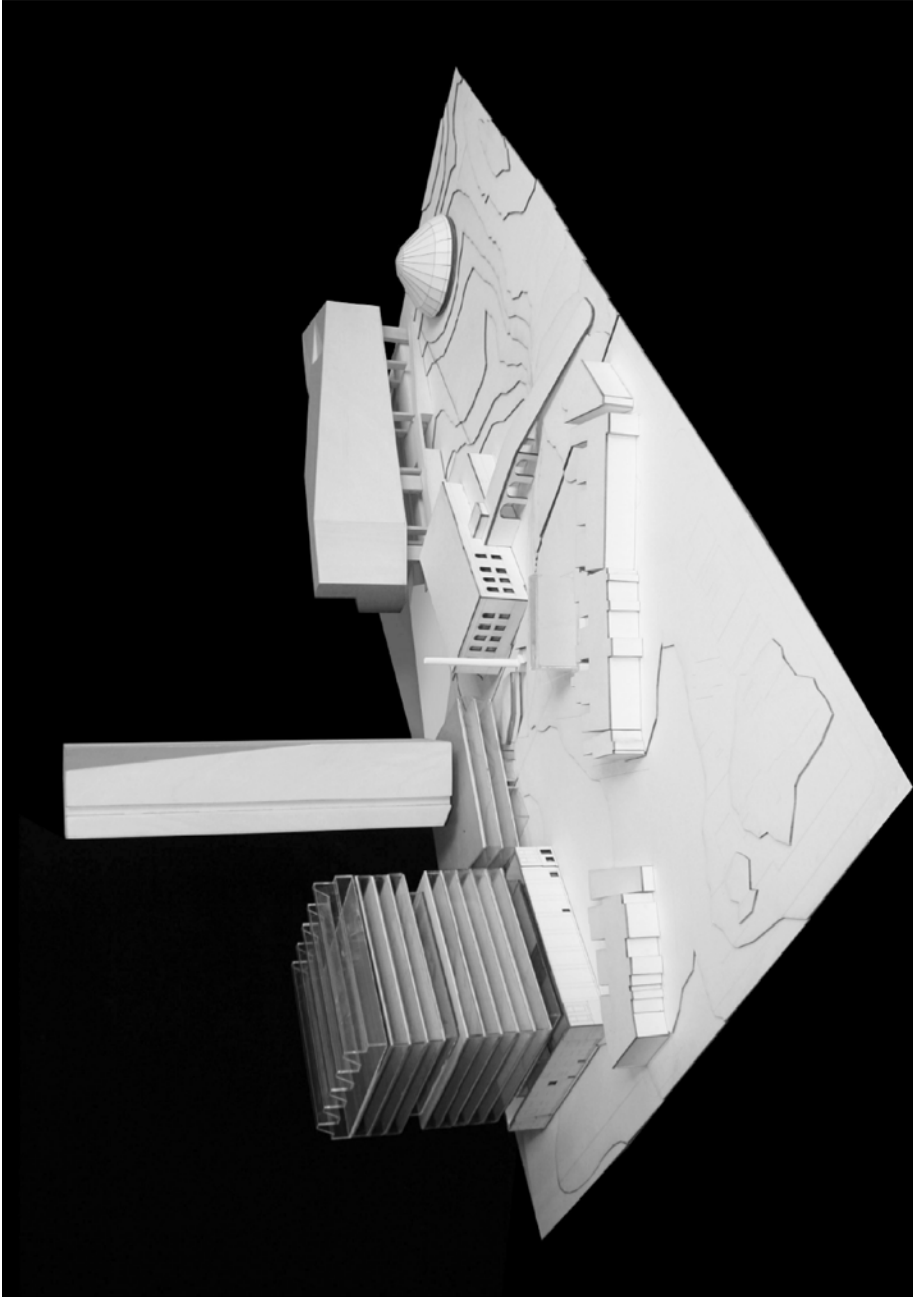
2 Tecumseth Street and 125 Niagara Street

West Elevation
Applicant's Submitted Drawing

Not to Scale
01/15/2018

File # 17 264041 STE 19 0Z

Attachment 6: 3D Model



3D Model - View looking South-West

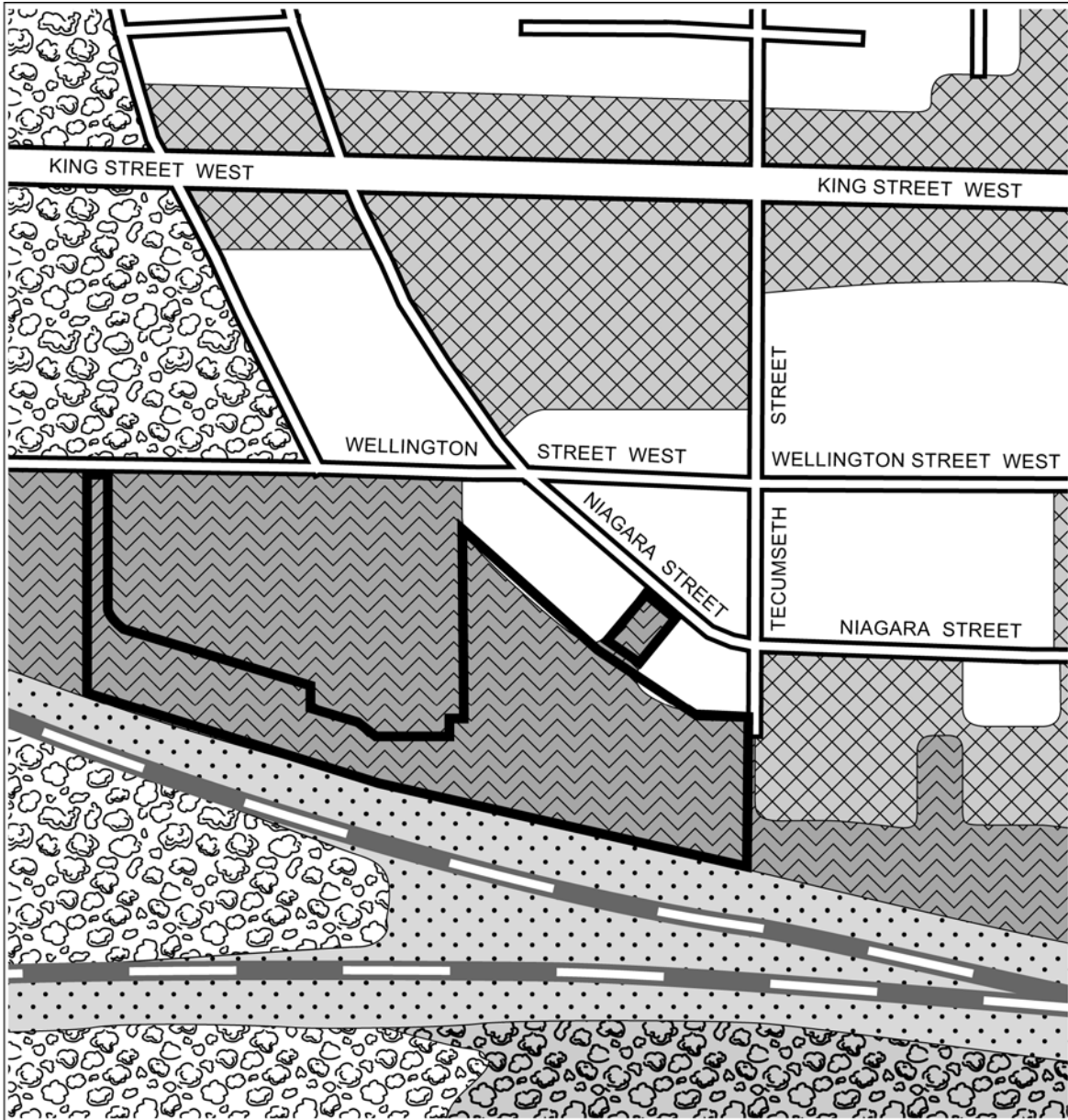
Applicant's Submitted Drawing

Not to Scale
01/15/2018

2 Tecumseth Street and 125 Niagara Street

File # 17 264041 STE 19 0Z

Attachment 7: Official Plan



TORONTO
Official Plan

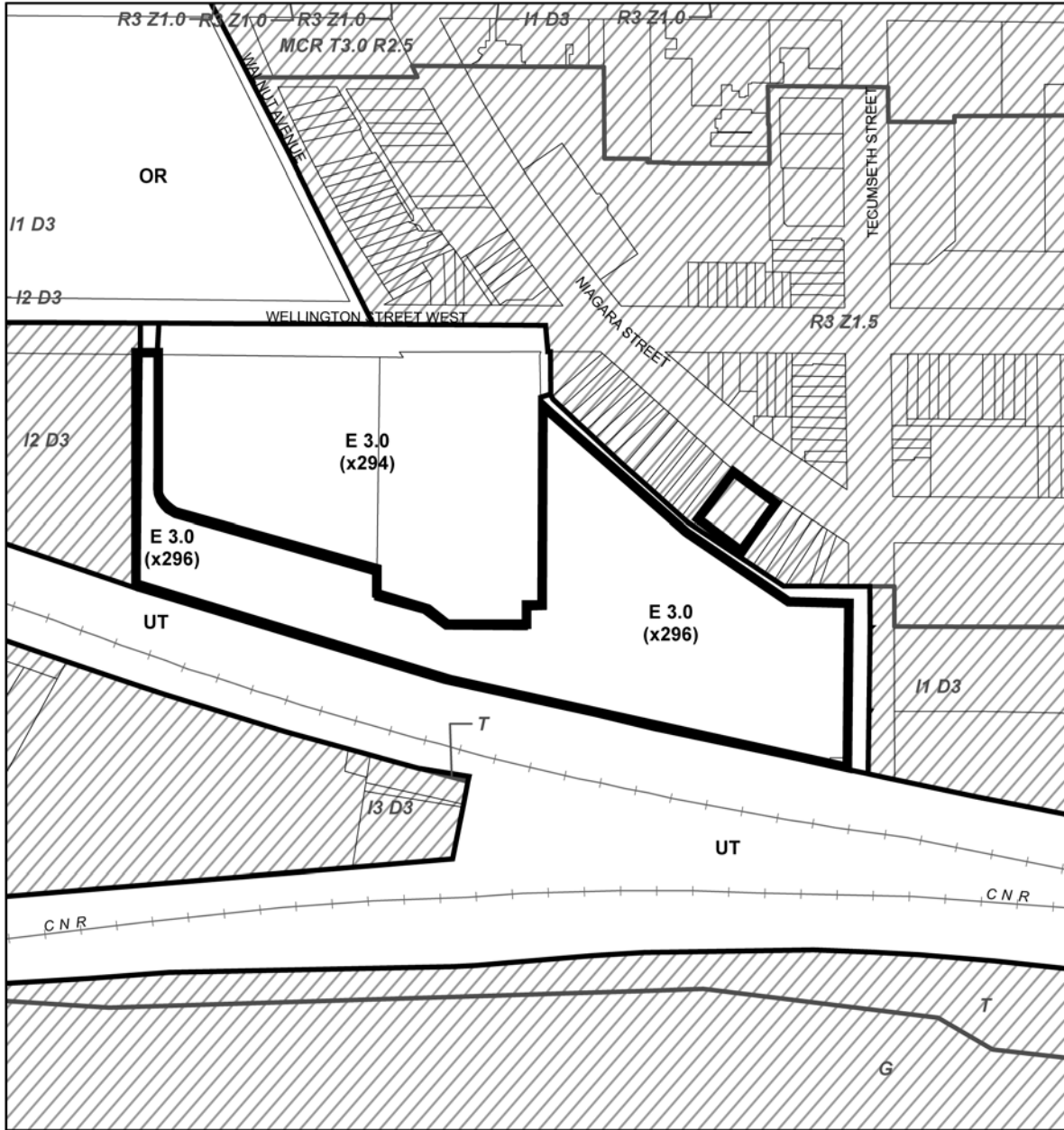
2 Tecumseth Street and 125 Niagara Street

File # 17 264041 STE 19 0Z



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01/16/2018

Attachment 8: Zoning By-law No. 569-2013



Zoning By-Law No. 569-2013

2 Tecumseth Street and 125 Niagara Street

File # 17 264041 STE 19 0Z

Location of Application	See Former City of Toronto By-Law No. 438-86
E Employment Industrial	R3 Residential District
OR Open Space Recreation	MCR Mixed-Use District
UT Utility and Transportation	I1 Industrial District
	G Parks District
	I2 Industrial District
	I3 Industrial District
	T Industrial District

Not to Scale
 Extracted: 01/15/2018

Attachment 9: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	17 264041 STE 19 OZ
Details	OPA & Rezoning, Standard	Application Date:	November 17, 2017
Municipal Address:	2 TECUMSETH STREET and 125 NIAGARA STREET		
Location Description:	PLAN D246 PT BLK D **GRID S1909		
Project Description:	<p>The proposed development includes the construction of a total of 6 buildings, 4 of which would contain either a residential, office or retail component. The proposed buildings range in height from a single-storey kiosk and entrance to underground parking to a 38-storey mixed-use tower at the east end of the site. The proposal also contemplates a 15-storey mixed-use building at the west end of the site and an 11-storey office and retail building addition to the existing 2-storey abattoir building, which is no longer in operation. A total of 91,347 square metres of residential, office and retail gross floor area is proposed for the site and includes 651 residential units in the proposed 38 and 15-storey towers.</p>		

Applicant/Agent:	Architect:	Owner:
TAS Tecumseth Niagara GP Inc. 491 Eglinton Ave W Toronto, ON, M5N 1A8	KPMB Architects 322 King St W, 3 rd Floor Toronto, ON, M5V 1J2	Toronto Abattoirs Ltd. 10 Shorncliffe Rd, Suite 202 Toronto, ON, M9B 3S3

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	OPA 273 (under appeal)
Zoning:	E 3.0 (x296)	Historical Status:	N
Height Limit (m):	18	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	19795	Height:	Storeys:	38	
Frontage (m):	75.3		Metres:	141	
Depth (m):	312.7				
Total Ground Floor Area (sq. m):	5150				Total
Total Residential GFA (sq. m):	50902		Parking Spaces:	417	
Total Non-Residential GFA (sq. m):	40455		Loading Docks	7	
Total GFA (sq. m):	91347				
Lot Coverage Ratio (%):	26				
Floor Space Index:	4.61				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	50902	0
Bachelor:	120	Retail GFA (sq. m):	11422	0
1 Bedroom:	333	Office GFA (sq. m):	29023	0
2 Bedroom:	131	Industrial GFA (sq. m):	0	0
3 + Bedroom:	67	Institutional/Other GFA (sq. m):	0	0
Total Units:	651			

CONTACT:	PLANNER NAME:	Jason Brander, Planner
	TELEPHONE:	(416) 338-2577

