

**30 Bay Street and 50 Harbour Street - Zoning
Amendment Application - Preliminary Report**

Date:	May 18, 2018
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:	18 120884 STE 28 OZ

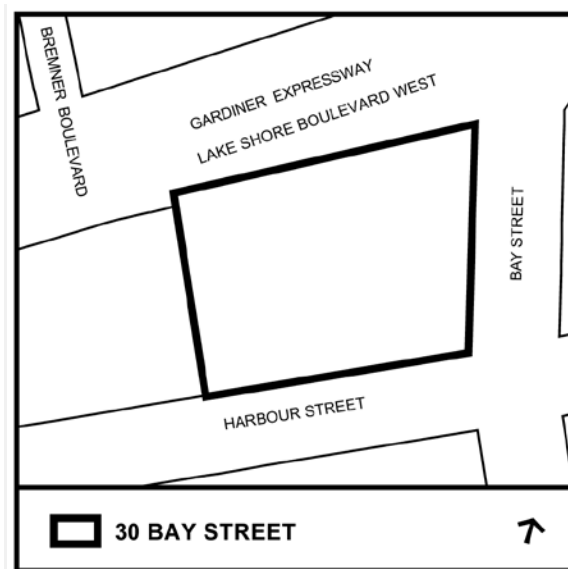
SUMMARY

This report provides preliminary information and an early opportunity to raise issues for follow-up with regard to the application. It seeks Community Council's direction on the community consultation process and indicates the expected timing for a Final Report to City Council. The application has been circulated to all appropriate agencies and City divisions for comment and a staff review of the application is underway.

This application proposes a 60-storey office building at 30 Bay Street with a total of 136,405 square metres of office floor area. The proposal includes the heritage property at 60 Harbour Street known as the Harbour Commission Building, which will be maintained on the property.

The applicant requested a pre-application consultation meeting for assistance in defining the requirements for application submission. Staff held the meeting with the applicant on November 24, 2017.

A notice of complete application with regard to the application was issued on March 19, 2018.



A Community Consultation Meeting is scheduled for June 5, 2018. A Final Report will be submitted for Council's consideration following community consultation, the resolution of outstanding issues related to this application and the holding of a statutory Public Meeting under the Planning Act. The approval target timeline for the Final Report is anticipated to be in the first quarter of 2019.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Notice for the statutory 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

At its meeting of June 8, 2017 Public Works and Infrastructure Committee considered the Lower Yonge Precinct Municipal Class Environmental Assessment Study, and endorsed the preferred designs contained in the report from the General Manager, Transportation Services. City Council adopted the recommendation at its meeting of July 4, 5 and 6, 2017.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PW22.7>

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Application Description

This application proposes a 60-storey office building at 30 Bay Street with a total of 136,405 square metres of office floor area. The proposed density of the development is 19.2 times the area of the lot. The proposal includes the heritage property at 60 Harbour Street known as the Harbour Commission Building, which will be maintained on the property.

The proposal includes 4 levels of underground parking with 280 parking spaces and 9 loading spaces. Access to the parking and loading are proposed from Harbour Street.

The proposal includes retail uses at grade and a PATH connection to the adjacent building to the west, which will provide weather protected pedestrian access to the north and south, consistent with the City PATH Masterplan.

See Attachment 1: Application Data Sheet.

Site and Surrounding Area

The subject site is located on the northwest corner of Bay Street and Harbour Street and extends north to Lake Shore Boulevard East and the Gardiner Expressway, within the area known as South Core. South Core is characterised by a mix of residential and commercial buildings in the form of tall buildings.

The majority of the property is currently occupied by a surface parking lot. The south-western corner of the property is occupied by the 6-storey Harbour Commission Building.

The property is approximately 7,260 square metres (0.73 hectares) in size, with a frontage of approximately 78 metres on Bay Street and 98 metres on Harbour Street.

The surrounding uses are as follows:

North: Lake Shore Boulevard East, the elevated Gardiner Expressway and the Air Canada/Scotiabank Centre.

South: Waterpark Place office buildings at 10 and 20 Bay Street (24 and 28 storeys), with the Jack Layton Ferry Terminal further south.

West: The Harbour Plaza residences (two towers, 67 storeys each) and an office tower.

East: Pinnacle Centre Development residential towers (53 and 57 storeys).

Provincial Policy Statement and Provincial Plans

Section 2 of the *Planning Act* sets out matters of provincial interest, which City Council shall have regard to in carrying out its responsibilities. The matters include:

- (d) the conservation of features of significant architectural, cultural, historical, archeological or scientific interest;
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

- (r) the promotion of a built form that,
 - (i) is well designed;
 - (ii) encourages a sense of place;
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant

The Provincial Policy Statement (2014) and geographically specific Provincial Plans (2017), along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2014) (the "PPS") 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 including affordability;
- Recreation, parks and open space;
- 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 provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement.

Comprehensive, integrated and long-term planning is best achieved through official plans."

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth 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.

The Growth Plan builds upon the policy foundation provided by the PPS 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.

In accordance with Section 3 of the *Planning Act* all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All

comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its official plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its decision as it relates to the policies of the Growth Plan which require comprehensive municipal implementation.

In the submission forms for development approval, the applicant has stated that the application is consistent with the PPS and conforms to the applicable Provincial Plans. Staff will evaluate this planning application against the PPS (2014) and the applicable Provincial Plans (2017) noted above as part of the City's development approval process.

Toronto Official Plan, Official Plan Policies and Planning Studies

The City of Toronto Official Plan was adopted by Council in 2002 and approved by the Ontario Municipal Board (OMB) in 2006. The 2006 OMB Order only partially approved the Official Plan across the City. The 2002 Official Plan is not in force in areas of the City subject to the Central Waterfront Secondary Plan (CWSP). Although the new City of Toronto Official Plan is not in force for this site, it sets out the overall vision for the City's urban structure and future growth and is considered when reviewing Waterfront planning and development.

Within the new City of Toronto Official Plan, these lands are located in the *Downtown and Central Waterfront* on Map 2 - Urban Structure. The land use designation is *Regeneration Areas* (see Attachment 6).

The *Downtown and Central Waterfront* offer opportunities for employment and residential growth. However, as per Section 5.2.1, growth in the *Central Waterfront* is guided by Secondary Plans, which in this case is the Central Waterfront Secondary Plan (CWSP). The Official Plan policies address the importance of well-designed connections between the core and *Central Waterfront*. The renewal of the *Central Waterfront* will create new opportunities for business development, as well as new neighbourhoods with homes for *Downtown* workers. The *Downtown* policies also acknowledge the opportunity to add to the supply of office space south of the rail corridor.

Policies for *Regeneration Areas* are intended to provide for a broad mix of commercial, residential, light industrial, institutional and live/work uses in an urban form, in order to revitalize areas that are largely vacant or underused, and to create new jobs and homes. These areas are blocks of land that may be subdivided into smaller areas for a wide variety of mixed-use redevelopment. The Official Plan provides that for each *Regeneration Area*, a framework for new development will be

set out in a Secondary Plan and development should not proceed prior to approval of a Secondary Plan.

Heritage Policies in the Official Plan state that properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council (Policy 3.1.5.4).

Section 5.6, Interpretation, provides guidance on the understanding and interpretation of the Official Plan. Policy 1 indicates that 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. Further, Section 1.5 – ‘How to Read the Plan’ indicates the Official Plan is a comprehensive and cohesive whole. The City of Toronto’s Official Plan is available on the City’s website at: <http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=03eda07443f36410VgnVCM10000071d60f89RCRD>

Former Metropolitan Toronto Official Plan

As the guiding document for the former City of Toronto Official Plan, the former Metropolitan Toronto Official Plan remains in force for this property. The Plan locates the subject property within the Central Area, which is identified as the pre-eminent centre within the Greater Toronto Area and the primary location for a variety of governmental and economic activities. The Plan provides policy direction for attaining an urban structure that fosters liveability, focuses programs on sustainable community development, enhances the planning process and promotes effective collaboration.

Former City of Toronto Official Plan

The former City of Toronto Official Plan is in force for 30 Bay Street and 60 Harbour Street. This Plan supports the precinct planning approach and comprehensive level of analysis for precinct areas. It sets out a policy framework, for the waterfront in Chapter 14, including goals and objectives. This includes the primary goal for the waterfront as set out in Policy 14.2: to promote increased and sustainable public enjoyment and use of the area by ensuring that future developments and actions by both the public and private sectors, will help to achieve certain objectives. These objectives include: improving public access to the waterfront, increasing the amount of public parkland across the entire waterfront and enhancing the quality of the waterfront as a place. The general policies for the *Bayfront* area (Policy 14.21) state that Council shall encourage residential, commercial, institutional and compatible industrial uses in suitable locations in order to increase the area's public character, promote active and varied use of the area by people throughout the year, and assist in meeting Council's housing policies in Section 6 of the Plan.

The property at 30 Bay Street and 60 Harbour Street is within the *Central Bayfront* area of the former City of Toronto Official Plan (see Attachment 6). A set of planning and urban design principles for development in both the *Central Bayfront* and *East Bayfront* is set out in Policy 14.28. These principles set out the need for further planning and development to address land use, open space, built form and infrastructure. Development is directed to be phased at an appropriate pace. To further this comprehensive planning framework, cooperative arrangements among landowners and public agencies and levels of government are recommended to realize both public and private objectives.

Planning and urban design principles in Policy 14.28 specify that new development in the *Central Bayfront* will develop at moderate to high intensity. Development is to step down in height to the water and preserve expansive views from the City to the water.

Section 5 of the former City of Toronto Official Plan contains heritage policies that encourage the preservation and conservation of those sites, buildings and structures, including monuments and bridges, which have been evaluated and identified as being of architectural and/or historical importance.

Central Waterfront Secondary Plan

The Central Waterfront Secondary Plan (CWSP), which was adopted by City Council in 2003 as an amendment to the former City of Toronto Official Plan, represents Council policy to guide revitalization in the Central Waterfront. The Local Planning Appeal Tribunal (LPAT) issued a written decision on August 2, 2017 that brought the CWSP into force for lands that include 30 Bay Street and 50 Harbour Street.

Similar to the Toronto Official Plan, the subject property lands are designated *Regeneration Areas*. The *Regeneration Area* designation in the CWSP allows for a wide variety of mixed-use development, including industrial, institutional, residential, offices and retail uses.

The purpose of the CWSP is to identify key public priorities and opportunities, as well as an implementation process for waterfront revitalization. The document is based on four core principles:

- A. Removing Barriers/Making Connections;
- B. Building a Network of Spectacular Waterfront Parks and Public Spaces;
- C. Promoting a Clean and Green Environment; and
- D. Creating Dynamic and Diverse New Communities.

A precinct implementation strategy is the tool detailed in Section 2.1 of the CWSP to provide for comprehensive and orderly development and to implement the policies of the CWSP.

To achieve the comprehensive development envisioned in the CWSP, the approval of new zoning for lands within the *Regeneration Areas* will generally take place at a precinct level. The CWSP policies require that, prior to the preparation of zoning by-laws or development permit by-laws within the *Regeneration Areas*, Precinct Implementation Strategies will be prepared in accordance with the policies contained in Section 2.2. As well, the CWSP provides that rezoning of individual sites within *Regeneration Areas* will generally only be entertained once a context has been established for the evaluation of specific rezoning applications, through the Precinct Implementation Strategies. In addition, area-wide infrastructure requirements are required to have been determined, including a fair and equitable means for ensuring appropriate financial contributions for their provision, prior to the approval of rezoning applications.

The equivalent of a precinct plan and subsequent implementing zoning by-law were previously approved for this property as part of the World Trade Part II Plan, which was a Secondary Plan to the former City of Toronto Official Plan. The World Trade Centre Part II Plan has been superseded by the CWSP. The World Trade Centre Part II Plan set out the development block, road alignment, open space and pedestrian routes, community services and facilities and land use, amongst other matters. The 30 Bay Street and 60 Harbour Street property is the only remaining property within the Part II Plan area that has not been developed.

The CWSP states that heritage properties listed on the City's Inventory of Heritage Property will be protected and improved where feasible. Designated heritage buildings will be conserved for creative reuse in their original locations.

The Central Waterfront Secondary Plan can be viewed at:
<https://www1.toronto.ca/City%20Of%20Toronto/Waterfront%20Secretariat/Shared%20Content/Files/CWSP07.pdf>

This application will be reviewed against the official plan policies described above as well as the policies of the Toronto Official Plan as a whole.

Zoning By-laws

The former City of Toronto Zoning By-law 438-86, as amended, is applicable to the 30 Bay Street and 60 Harbour Street properties. The property is zoned CR T6.7 C5.1 R1.7 which permits a range of commercial and residential uses to a maximum commercial density of 5.1 times the area of the lot and 1.7 times the area of the lot for residential. The overall maximum density permitted on the lot is 6.7 times the lot area. The property is also subject to site-specific by-law 42-87 which permits an office building with retail uses to a maximum density of 54,939 square metres, with a maximum height of up to 125 metres.

All of the lands within the CWSP area were exempt from inclusion into City of Toronto harmonized zoning by-law 569-2013.

See Attachment 5: Existing Zoning By-law Map.

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

Union Station Heritage Conservation District Plan

The property is located within the Union Station Heritage Conservation District. The Union Station HCD Plan outlines policies for both addition and alterations to heritage buildings and new construction within the district to ensure that they enhance the character of the district, and are compatible with the overall planning goals of the district.

TOcore: Planning Downtown

At its May 1, 2018 meeting, Planning and Growth Management (PGM) Committee held a Special Public Meeting pursuant to Section 26 of the *Planning Act* and adopted a staff report entitled 'TOcore: Downtown Plan Official Plan Amendment', as amended, that recommended adoption of the Downtown Plan Official Plan Amendment (OPA). The recommended OPA includes amendments to Section 2.2.1 and Map 6 of the Official Plan, as well as a new Downtown Plan. Future amendments to existing Secondary Plans and Site and Area Specific Policies located within the Downtown area are recommended to be implemented once the OPA comes into force and effect. The Committee's recommendations have been submitted for City Council consideration at its May 23-25, 2018 meeting and can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG29.4>.

The Committee also directed staff to meet as appropriate with deputants and report directly to City Council with any further recommendations.

This recommended OPA – in conjunction with the associated infrastructure strategies that address water, energy, mobility, parks and public realm and community services and facilities that were also adopted as separate items at the same Committee meeting – is the result of a three-year study called TOcore: Planning Downtown. The TOcore study area is generally 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 to the east. After a decade of unprecedented growth and development that has transformed Downtown into one of Canada's most desirable places to live and work, an updated planning framework is required to ensure that growth and the timely provision of infrastructure is addressed so that Downtown remains liveable and economically competitive. The Downtown Plan serves as a blueprint for future growth and infrastructure in the heart of Toronto over the next 25 years. It provides detailed direction on the appropriate scale and location of future growth. It also links 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 (the "Growth Plan").

As part of the City of Toronto's Five Year Official Plan Review under Section 26 of the *Planning Act*, the Downtown Plan Official Plan Amendment (OPA) is a component of the work program to bring the Official Plan into conformity with the Growth Plan. The OPA is consistent with the Provincial Policy Statement (2014), conforms to the Growth Plan and has regard to matters of provincial interest under Section 2 of the *Planning Act*. It will be submitted to the Minister of Municipal Affairs for approval pursuant to Section 26 of the *Planning Act*.

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area (currently under appeal). The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of tall buildings Downtown. At the same meeting, City Council adopted area-specific Zoning By-laws 1106-2016 and 1107-2016 (also under appeal), which provide the detailed performance standards for portions of buildings above 24 metres in height.

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 the Downtown Plan Official Plan Amendment. At that meeting, Council directed Staff to consider the policies contained with the Proposed Downtown Plan in the review of all development applications within the Downtown going forward. This direction was reiterated by PGM Committee at its May 1, 2018 meeting, with a recommendation that City Council direct the Chief Planner and Executive Director, City Planning to use the Downtown Plan policies to inform evaluation of current and future development applications in the Downtown Plan area while the OPA is under consideration by the Minister of Municipal Affairs.

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

Site Plan Control

The proposed development is subject to site plan approval. A Site Plan Approval application has not been submitted to date.

COMMENTS

Reasons for the Application

The proposed development with a proposed gross floor area of 136,405 square metres exceeds the 54,939 square metres permitted on the site. The proposed height of 281 metres exceeds the permitted height of 125 metres. The proposed building envelope differs from the previously approved building envelope.

Complete Application Submission

A complete application was submitted on February 23, 2018.

A Notification of Complete Application was issued on March 19, 2018.

The following reports/studies have been submitted with the application:

- Heritage Impact Assessment;
- Arborist/Tree Preservation Report;
- Servicing & Stormwater Management Report;
- Planning Rationale and Urban Design Analysis;
- Public Consultation Plan;
- Shadow Impact Study;
- Pedestrian Level Wind Study;
- Air Quality Report;
- Noise and Vibration Feasibility Study;
- Transportation Impact Study;
- Traffic Operations Assessment & Parking/Loading Study;
- Energy Strategy;
- Toronto Green Standards Checklist;
- Geotechnical Study;
- Hydrogeological Study; and
- Phase One Environmental Site Assessment.

Community Consultation

The applicant has submitted a Public Consultation Strategy Report as part of the complete application submission requirements.

The Public Consultation Strategy includes the community consultation meeting hosted by the City of Toronto, which will be attended by the development team and the statutory public meeting. The applicant has advised that they will participate in additional community consultation events that are deemed appropriate at each stage of the development process. Notice of additional meetings will be distributed by means of e-blasts and door-to-door delivery. The project team has committed to providing frequent updates to the public to help maintain clear communication.

Community consultation helps to inform Council in respect of the exercise of its authority to make a decision with regard to the planning application. This Report seeks Community Council's direction on the community consultation process.

ISSUES TO BE RESOLVED

Provincial Policies and Plans Consistency/Conformity Exercise Issue:

- Evaluating this planning application against the PPS (2014) and the applicable Provincial Plans (2017) to establish the application's consistency with the PPS (2014) and conformity with the Growth Plan (2017).

Official Plan Conformity Exercise Issue:

- Determining conformity with the Official Plan and Central Waterfront Secondary Plan, including the requirement for a Precinct Plan.
- Consideration of not-in-force policies of the Toronto Official Plan.

Heritage Impact & Conservation Strategy Issues:

- Reviewing the Heritage Impact Assessment (HIA) Report submitted with the application and evaluating whether the application will have an impact on cultural heritage resources and whether a conservation strategy will need to be implemented.
- Determining whether any Heritage Permit applications will be required for any of the properties comprising the application due to their designation under Part V (Heritage Conservation District) of the Ontario Heritage Act.
- Reviewing the relationship of the proposed building to the heritage building having regard for its context and to the character of the Heritage Conservation District.

Section 37 Community Benefits Issue:

- Determination of appropriate Section 37 community benefits that will be required in relation to the development.

Infrastructure/Servicing Capacity to Support Application Issue:

- Reviewing the application to determine if there is sufficient infrastructure and servicing capacity to accommodate the proposed development, acknowledging completion of the Waterfront Sanitary Servicing Environmental Assessment.
- Reviewing the Transportation Impact Study submitted by the applicant, the purpose of which is to evaluate the effects of the development on the transportation system, taking into account the future planned two-way conversion of Harbour Street, as recommended by the Lower Yonge Transportation Master Plan Environmental Assessment.

Public Realm Issue:

- Ensuring adequate space for pedestrians within the Bay Street and Harbour Street frontages, acknowledging the existing and future high volumes of pedestrian activity in the area.
- Providing for privately-owned publicly-accessible open space on the site.
- Continuation of the PATH system to and through the site.

Toronto Green Standard Issue:

- Reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures.

Built Form Impacts Issue:

- Assessing and confirming the suitability of the proposed height, density and massing of the application based on Provincial policies and plans, the City's Official Plan policies and design guidelines and existing and planned built form context.
- Reviewing the background studies submitted with the application including the Sun/Shadow Studies and Pedestrian Level Wind Studies.

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

CONTACT

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E-mail: Leontine.Major@toronto.ca

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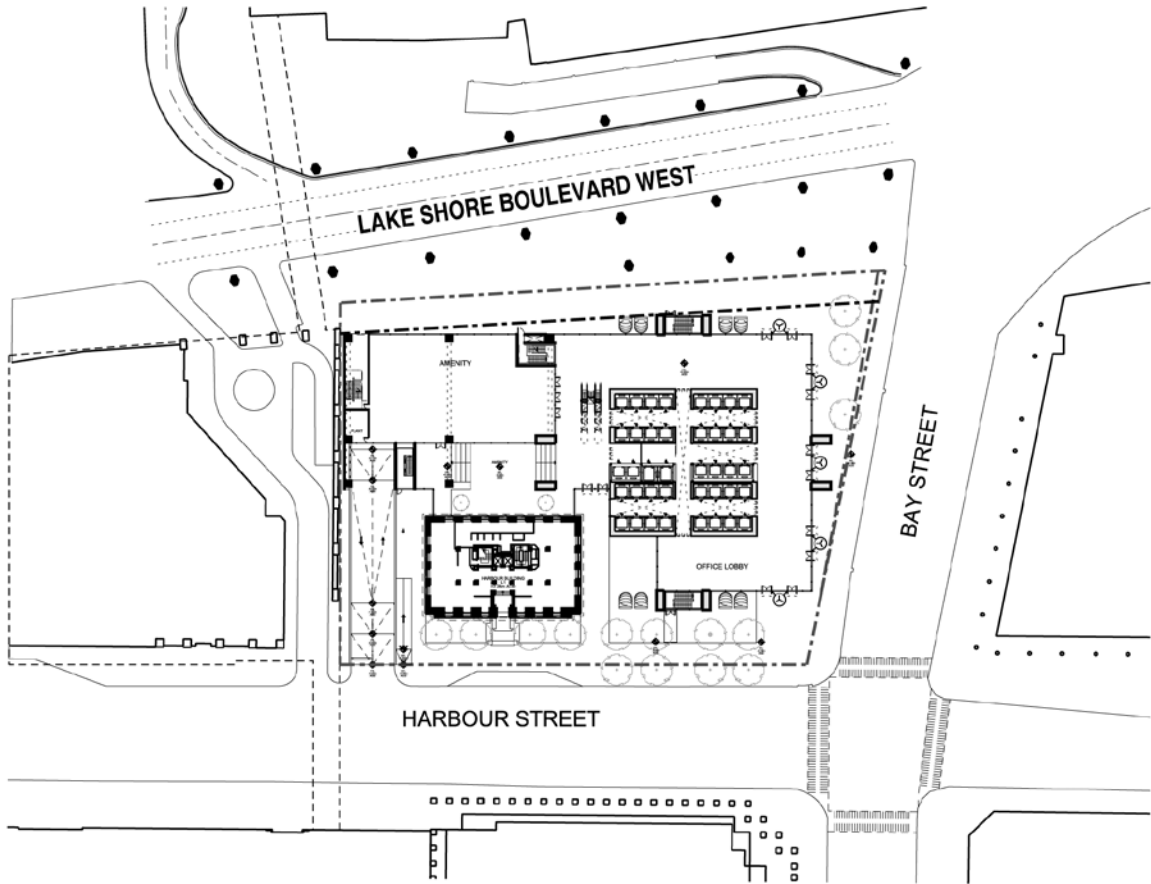
Lynda H. Macdonald
Acting Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Roof Plan
Attachment 3: South Elevation
Attachment 4: East Elevation
Attachment 5: Zoning
Attachment 6: Official Plan
Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

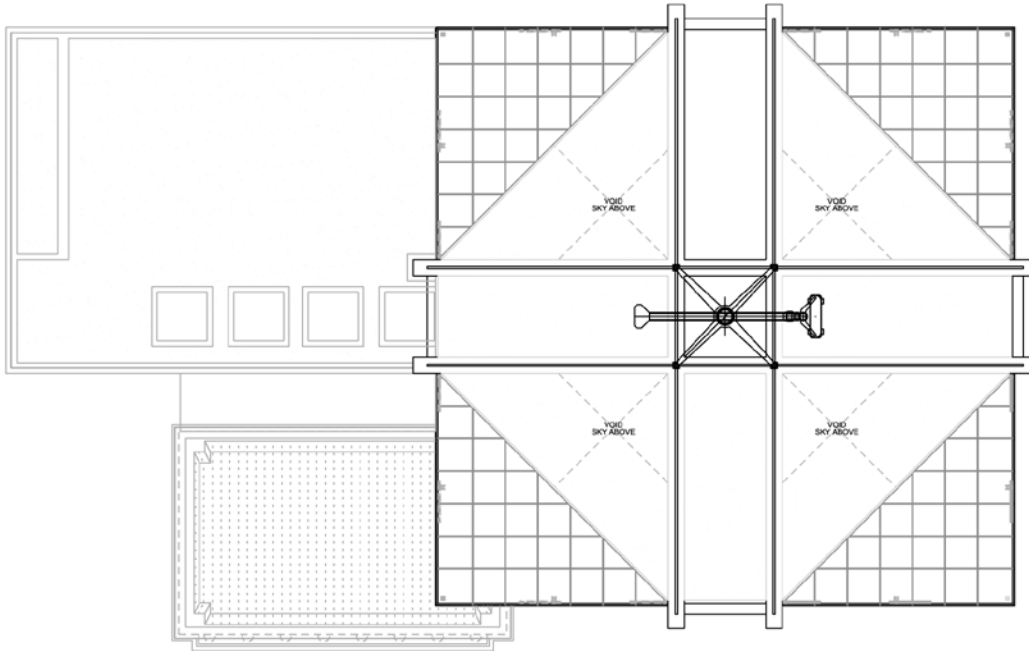
Applicant's Submitted Drawing

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05/09/2018

30 Bay Street

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Attachment 2: Roof Plan



Roof Plan

30 Bay Street

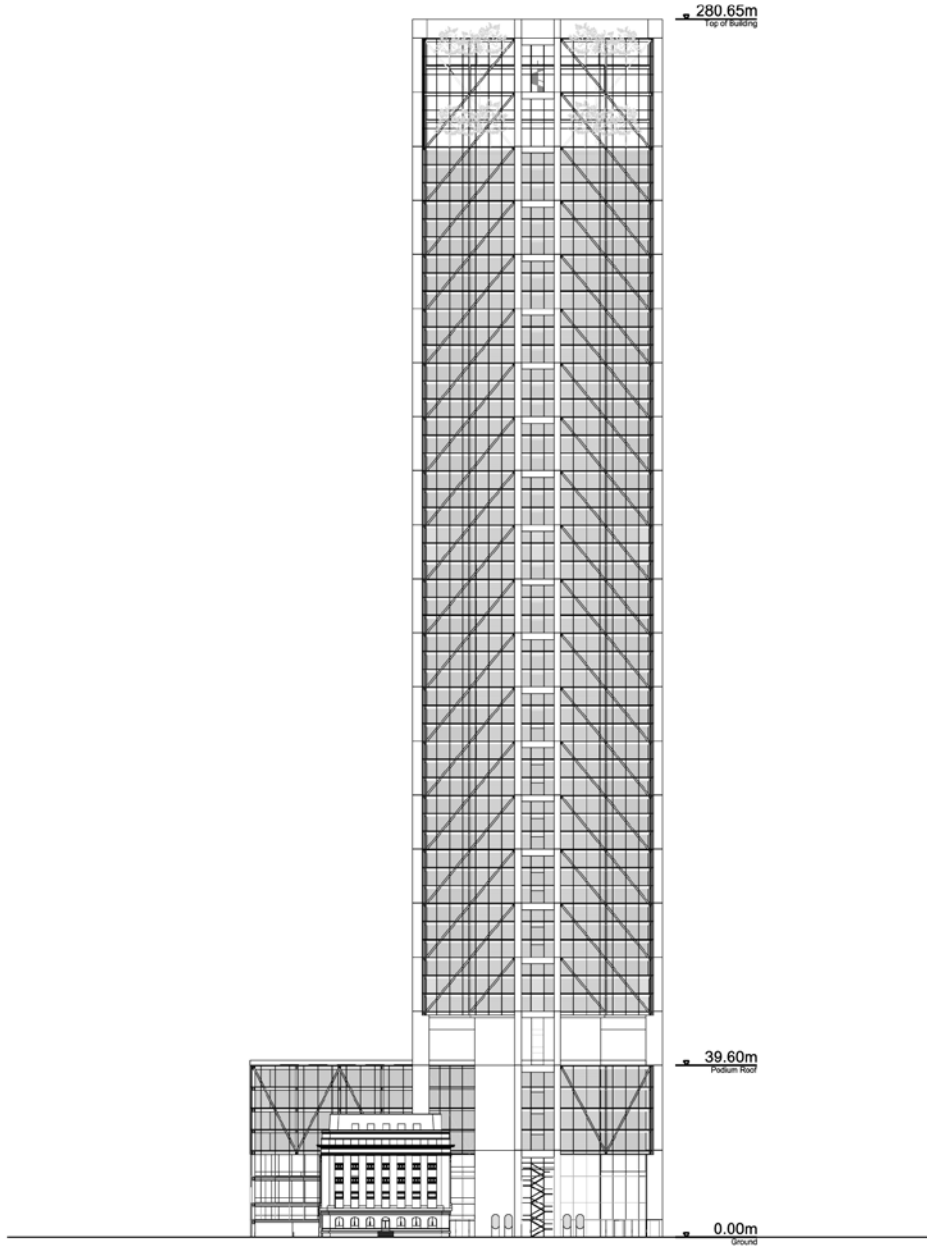
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Attachment 3: South Elevation



South Elevation

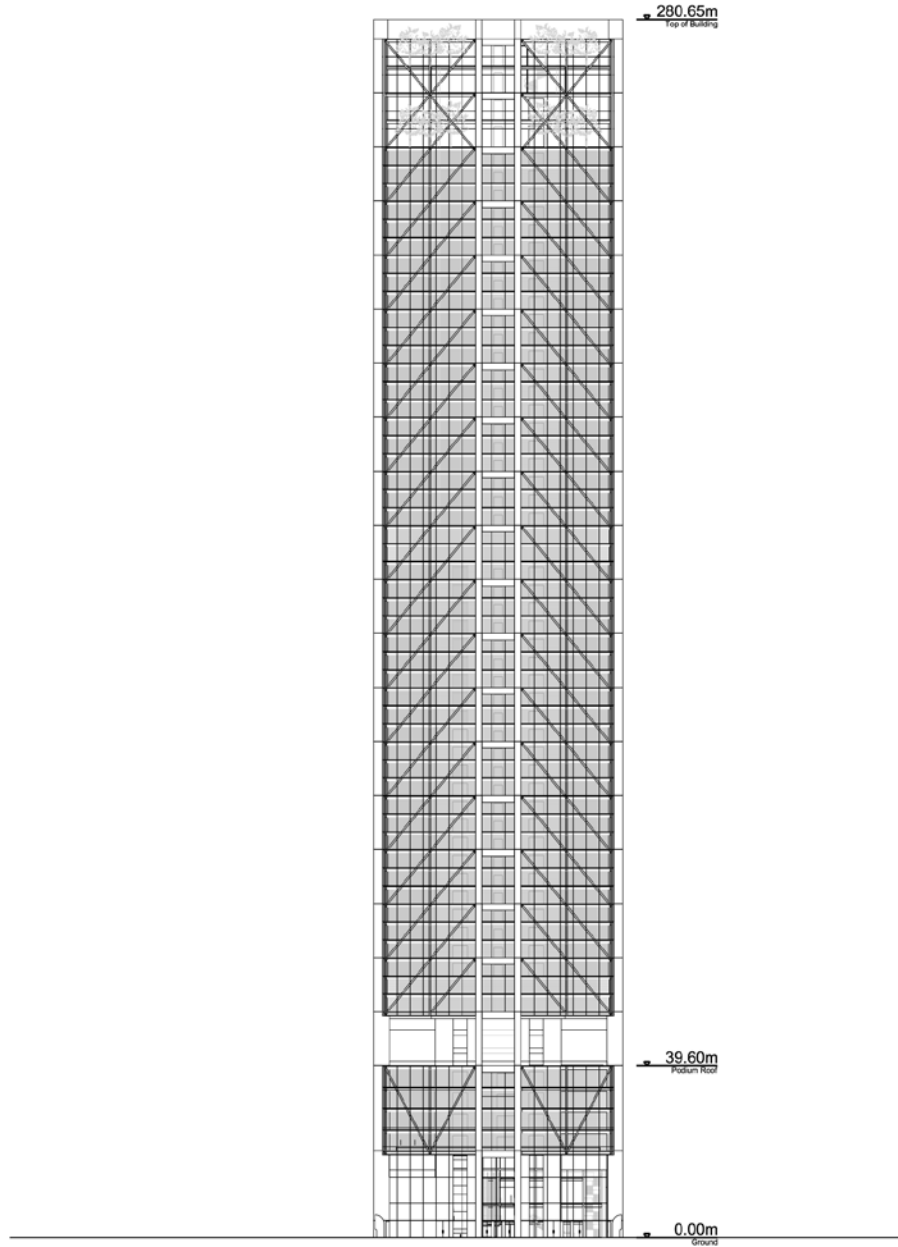
Applicant's Submitted Drawing

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30 Bay Street

File # 18_120884 STE 28 OZ

Attachment 4: East Elevation



East Elevation

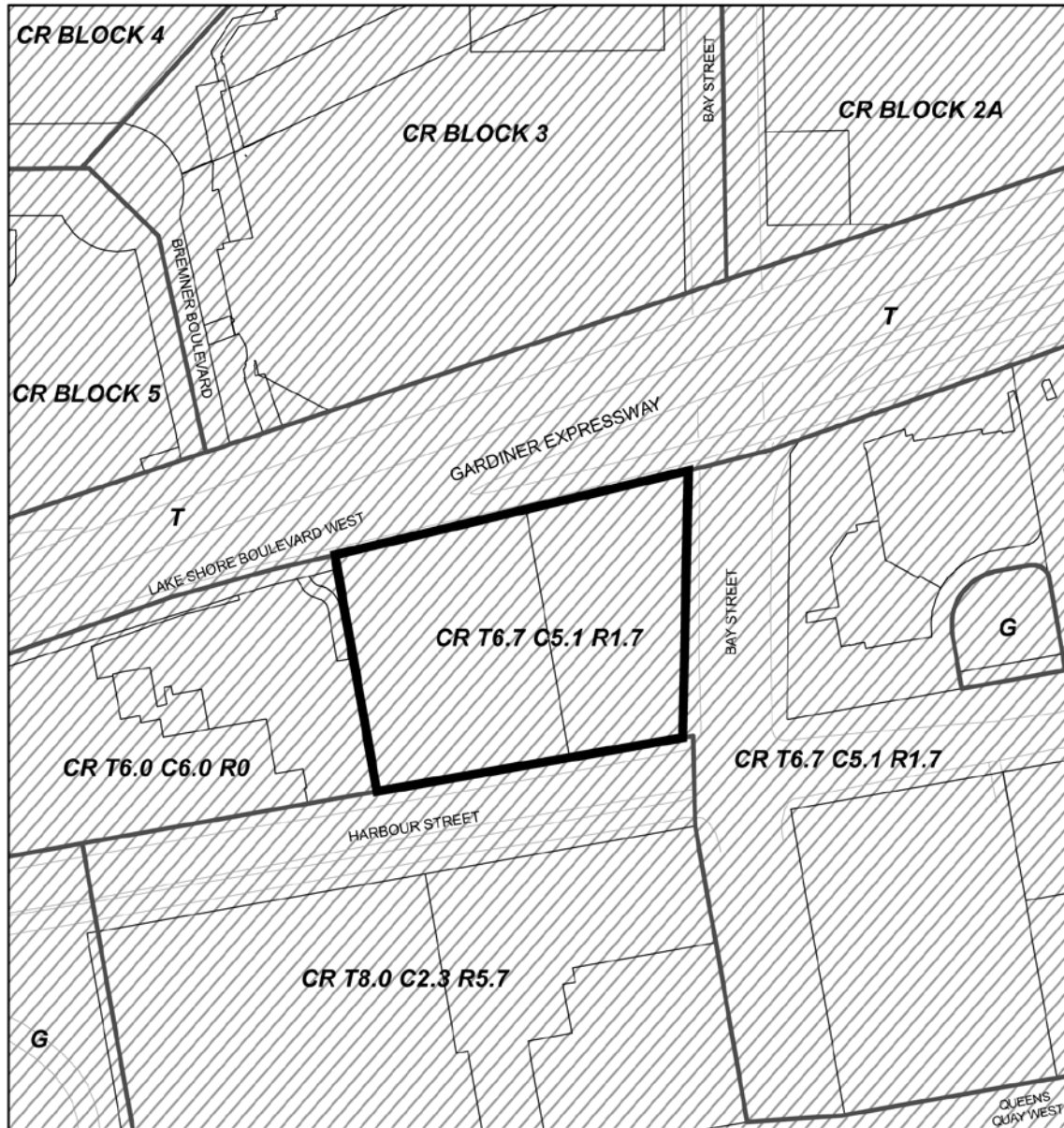
Applicant's Submitted Drawing

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30 Bay Street

File # 18_120884 STE 28 OZ

Attachment 5: Zoning



Zoning By-Law No. 569-2013

30 Bay Street

File # 18 120884 STE 28 OZ

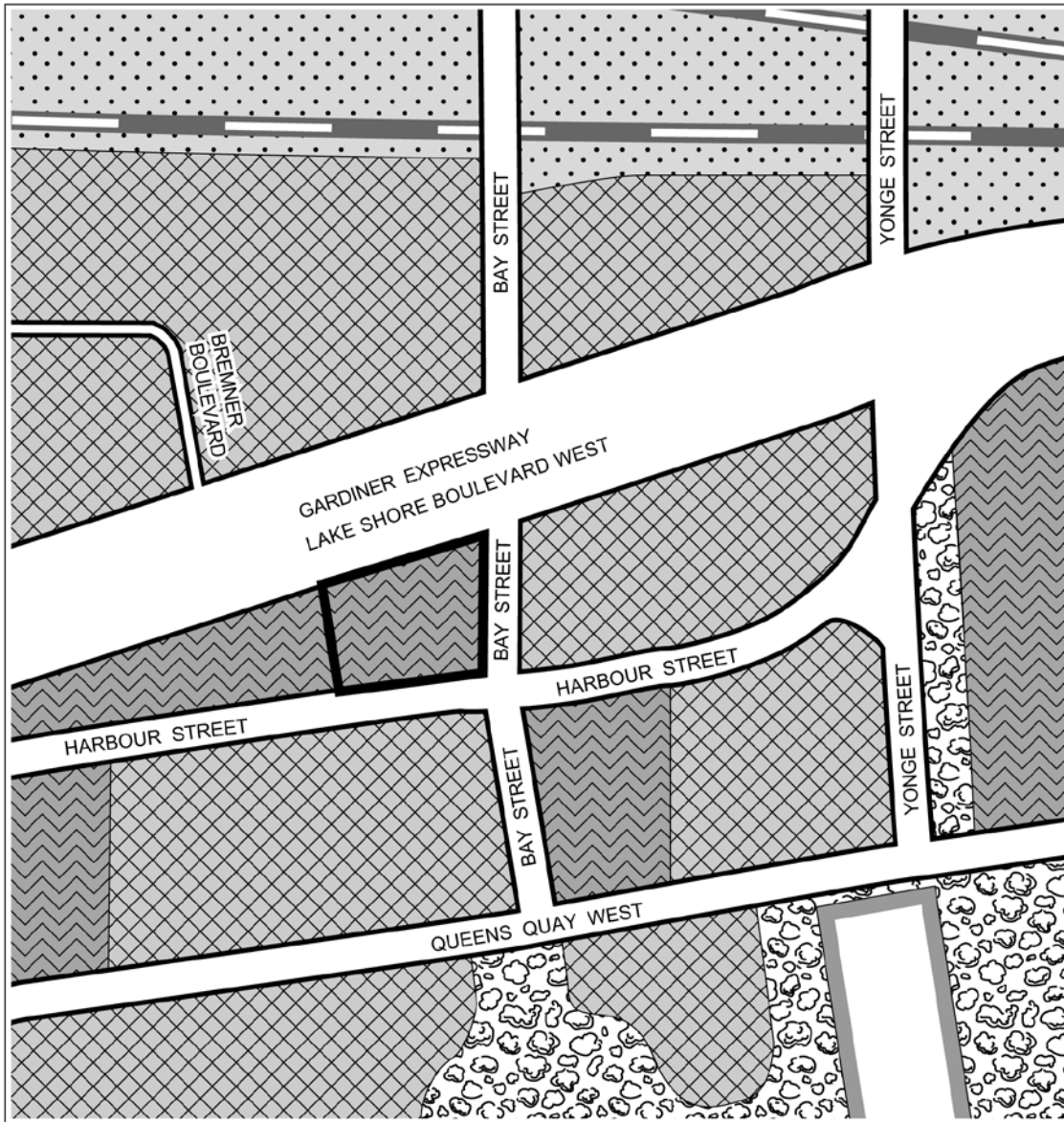
Location of Application

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

CR Mixed-Use District
T Industrial District
G Parks District

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Extracted: 05/16/2018

Attachment 6: Official Plan



TORONTO
Official Plan

30 Bay Street

File # 18 1208884 STE 28 0Z




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 05/09/2018

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	18 120884 STE 28 OZ
Details	Rezoning, Standard	Application Date:	February 23, 2018

Municipal Address: 30 BAY ST
 Location Description: PLAN 655E PT BLK 3 RP 66R22804 PARTS 8 AND 9 **GRID S2811
 Project Description: Proposal for a rezoning application related to a 60 storey office tower

Applicant:	Agent:	Architect:	Owner:
URBAN STRATEGIES		URBAN STRATEGIES	30 BAY ORC HOLDINGS INC

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	42-87, Central Waterfront Secondary Plan
Zoning:	CR T6.7 C5.1 R1.7	Historical Status:	Y
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	7258.77	Height:	Storeys:	60
Frontage (m):	78.43		Metres:	276
Depth (m):	98.82			
Total Ground Floor Area (sq. m):	3490			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	280
Total Non-Residential GFA (sq. m):	139618		Loading Docks	9
Total GFA (sq. m):	139618			
Lot Coverage Ratio (%):	48			
Floor Space Index:	19.2			

DWELLING UNITS

Tenure Type:	
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	0

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	0	0	0
Retail GFA (sq. m):	0	2689	0
Office GFA (sq. m):	0	136929	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

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