

**6 Noble Street - Zoning Amendment Application -  
Request for Direction Report**

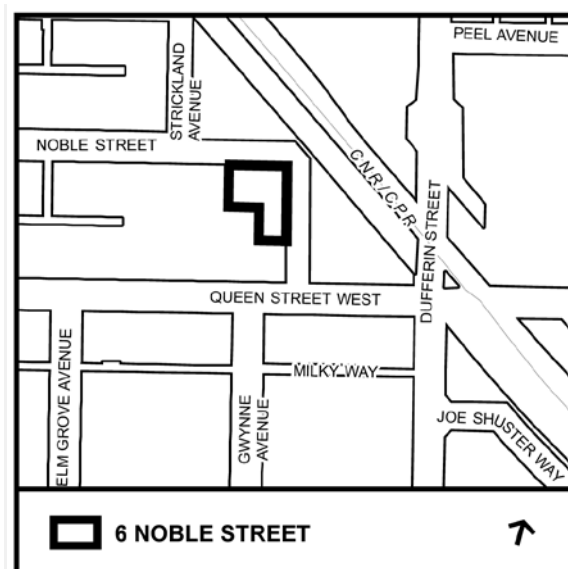
<b>Date:</b>	June 15, 2018
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Acting Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 14 – Parkdale-High Park
<b>Reference Number:</b>	16 218808 STE 14 OZ

**SUMMARY**

The Zoning By-law application proposes a revised 8-storey (32 metres to the top of the mechanical penthouse) building containing 101 units, ground floor non-residential space and two levels of below-grade parking on the lands located at 6 Noble Street in the City's Parkdale neighbourhood.

The original submission proposed a 14-storey (51 metres to the top of the mechanical penthouse) mixed-use building comprised of commercial space located on portions of the ground floor and second floor, 174 residential units and two levels of below-grade parking. City Planning staff had expressed significant concerns regarding the proposed building's height, massing and contextual fit within its predominantly low-scaled surroundings; the relationship with Noble Street's narrow right-of-way width; and the impact due to lack of setbacks and insufficient setbacks on neighbouring properties.

The applicant then introduced a 12-storey mixed-use building at the Community Consultation meeting held on May 4, 2017, at Parkdale Library. The applicant subsequently met with City Planning staff on June 20, 2017, further discuss the revised 12-storey proposal. Staff reiterated concerns of overdevelopment associated with the revised 12-storey building.



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On May 29, 2017, the City Clerk's Office received notice that the applicant had appealed the application to the former Ontario Municipal Board, which is now the Local Planning Appeal Tribunal (LPAT), due to Council's failure to make a decision on their request for a Zoning By-law Amendment. City Planning staff continued to work with the applicant on a more supportable scale of development for the site, and, along with City Legal, attended a pre-hearing LPAT conference on December 12, 2017. A second LPAT pre-hearing conference has been scheduled for October 2, 2018.

In response to ongoing discussions, the applicant submitted a "with prejudice" settlement offer dated June 13, 2018, for a revised proposal consisting of an 8-storey mixed-use building comprised of 101 units, a ground floor non-residential space and two levels of underground parking.

This report reviews the revised 8-storey proposal to amend the Zoning By-law, and recommends that City Council direct the City Solicitor and City Staff, as appropriate, attend the LPAT to settle the appeal for the lands located at 6 Noble Street (File No. 16 218808 STE 14 OZ) in accordance with this report dated June 15, 2018, from the Acting Director, Community Planning, Toronto and East York District.

## **RECOMMENDATIONS**

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

1. City Council authorize the City Solicitor together with City Planning staff to attend the LPAT hearing in support of a Zoning By-law Amendment in accordance with the development proposal detailed in the June 13, 2018 with prejudice settlement offer from Aird & Berlis LLP and described in the report (June 15, 2018) from the Acting Director, Community Planning, Toronto and East York District.
2. In the event that the LPAT allows the appeal in whole or in part, City Council authorizes the City Solicitor to request the LPAT withhold the issuance of any Order until:
  - a) the final form of the Zoning By-law amendment is to the satisfaction of the Acting Director, Community Planning, Toronto and East York District and the City Solicitor;
  - b) a voluntary financial contribution by the owner of \$350,000 towards the provision of affordable housing within Ward 14 in the vicinity of the site, including provision for upwards indexing in accordance with the Statistics Canada Residential Construction Price Index for Toronto for the period from the date of the execution of the Section 37 Agreement to the date the payment is made;
  - c) the voluntary financial contribution referred to in Recommendation 2 b) is secured in a Section 37 Agreement executed by the owner and registered on title to the satisfaction of the Acting Director, Community Planning, Toronto and East York District and the City Solicitor prior to the issuance of the first above-grade building permit;

- d) the applicant submits a revised parking justification that includes empirical data obtained through parking demand studies conducted at proxy sites that are comparable in use, scale, and area context, and additional information detailing the type of loading space to the satisfaction of the General Manager, Transportation Services;
- e) the applicant submits additional servicing information identified in the memorandum from Engineering and Construction Services dated January 10, 2018, to reflect the reduction in the number of residential units as proposed in the July 13, 2018 settlement offer to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
- f) the applicant submits additional revised information regarding the Geotechnical Report to the satisfaction of the General Manager, Toronto Water; and
- g) the applicant submits a rail safety report, to be peer reviewed at the owner's expense, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with Metrolinx.

### **Financial Impact**

There are no financial implications resulting from the adoption of this report.

## **DECISION HISTORY**

### **Pre-application Meeting**

A pre-application consultation meeting was held with the applicant on April 20, 2016 to discuss complete application submission requirements, and to provide general feedback on the proposal. City Planning staff expressed concerns regarding the proposed 14-storey height and massing in relation to the existing and planned built form context of the surrounding area.

### **Preliminary Report**

A Preliminary Report on the Zoning By-law Amendment application for the lands at 6 Noble Street from the Director, Community Planning, Toronto and East York District, dated April 11, 2017, was considered by Toronto and East York Community Council on May 2, 2017. The recommendations within that report were adopted by Community Council. The notice for the May 4, 2017 community consultation meeting, through consultation with the local Councillor's office, was extended beyond the recommended 120 metre radius from the site.

## **ISSUE BACKGROUND**

### **Revised Proposal**

The revised proposal, as set out in the settlement offer dated June 13, 2018, seeks to demolish the single-storey industrial building, to construct an 8-storey (32 metres to the top of the mechanical penthouse) mixed-use building with a ground floor non-residential space, ten 2-storey townhouse units on the ground floor and mezzanine, and residential units on Floors 2 through 8.

There are 101 residential units proposed, of which 25 are one-bedroom, 20 are one-bedroom plus den, 6 are two-bedroom, 26 are two-bedroom plus den, and 24 are three-bedroom.

There is a total of 336 square metres of indoor amenity space proposed to be located on the ground floor and second floor. The total outdoor amenity space, proposed to be located on the second floor, is 76 square metres.

Shared vehicular access for parking, loading and garbage is proposed off Noble Street at the south end of the site. There are 46 parking spaces proposed for residents of the building and 14 parking spaces proposed for visitors to be located on two below-grade levels.

The main pedestrian entrance and access to the underground vehicle spaces, bicycle spaces and loading area are accessed from the west side of Noble Street. Each of the 10 townhouse units is proposed to have its own entrance fronting onto either the south side or west side of Noble Street.

The following table provides a comparison of the original proposal and the settlement offer:

<b>Component</b>	<b>Original Proposal (September 7, 2016)</b>	<b>Revised Proposal (June 13, 2018)</b>
Floor Space Index	9.56	6.21
Height	14 storeys 46 metres (51 metres including mechanical)	8 storeys 27 metres (32 metres including mechanical)
Unit Count	174	101
Unit Mix		
1-bedroom	93 (53%)	25 (24%)
1-bedroom plus den	0 (0%)	20 (20%)
2-bedroom	64 (37%)	6 (6%)
2-bedroom plus den	0 (0%)	26 (26%)
3-bedroom	17 (10%)	24 (24%)
Indoor Amenity Space	403 square metres	336 square metres
Outdoor Amenity Space	372 square metres	76 square metres
Vehicle Parking	76	60

## Site and Surrounding Area

The site is located at the southwest corner of Noble Street where it turns south towards Queen Street West. The site is L-shaped, with frontages of 39 metres along the south side of Noble Street and 51 metres along the west side of Noble Street.

The site is surrounded by the following uses:

North: On the north side of Noble Street, opposite the site and slightly west, is a 6-storey converted residential building. Farther north is the Metrolinx rail corridor configured in a diagonal manner through the area.

- South: A small surface parking area associated with the four 3-storey mixed-use buildings fronting onto the north side of Queen Street West located at 1274-1280 Queen Street West.
- East: A 2-storey office building, partially zoned industrial and partially zoned mixed commercial-residential, followed by the Parkdale Amphitheatre and Dufferin Street farther east.
- West: A 2-storey commercial building followed by a vacant lot and a series of 2.5-storey residential row houses farther west.

## **Planning Act**

Section 2 of the *Planning Act* sets out matters of provincial interest which City Council shall have regard to in carrying out its responsibilities, including: the orderly development of safe and healthy communities; the conservation of features of significant architectural, cultural and historical interest; the adequate provision of employment opportunities; and the appropriate location of growth and development.

## **Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans**

Provincial Policy Statements and geographically specific Provincial Plans, 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; 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 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 Toronto 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 storm water 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 to 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 to 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 to 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 to 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.

Staff have reviewed the proposed application for consistency with the PPS (2014) and for conformity with the Growth Plan (2017). The outcome of staff analysis and review are summarized in the Comments section of the Report.

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.

## **Official Plan**

### **Chapter 3 – Building a Successful City**

#### Built Form Policy 3.1.2

The Official Plan states that architects and developers have a civic responsibility to create buildings that not only meet the needs of their clients, tenants and customers, but also the needs of the people who live and work in the area. New development in Toronto will be located and organized to fit with its existing and/or planned context. It will do this by generally locating buildings parallel to the street or along the edge of a park or open space, have a consistent front yard setback, acknowledge the prominence of corner sites, locate entrances so they are clearly visible and provide ground floor uses that have views into and access from the streets.

New development will also locate and organize vehicle parking and vehicular access to minimize their impacts on the public realm. Furthermore, new development will create appropriate transitions in scale

to neighbouring existing and/or planned buildings, limit shadowing on streets, properties and open spaces, and minimize any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility.

In addition to the policies identified above, new development will also be massed to define the edge of streets, parks and open spaces to ensure adequate access to sky views for the proposed and future uses. New development will provide public amenity, and enhance the public realm through improvements to adjacent boulevards and sidewalks through tree plantings.

## **Chapter 4 – Land Use Designations**

The site is designated *Employment Areas* on Map 18 – Land Use Plan in the Toronto Official Plan. *Employment Areas* are places of business and economic activity. Uses that support this function consist of offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses, and restaurants and small-scale stores and services that serve area businesses and workers. The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

## **Site and Area Specific Policy**

### **Chapter 7 – Site and Area Specific Policy 154**

#### In-force SASP 154

The site is also subject to the in-force Site and Area Specific Policy 154 (SASP 154), which allows for a mix of employment and residential uses on the same site, provided the building will offer a satisfactory living environment compatible with the employment uses in the building and adjacent area.

#### Council-directed SASP 154

As part of Official Plan Amendment 231 (OPA 231), a modified version of SASP 154 would allow for employment, places of worship, and residential uses within single use or mixed use buildings provided that, among other things:

- if the property is designated *Employment Areas*, any building containing a place of worship and/or residential units will provide for a satisfactory environment compatible with any employment uses in the building and adjacent area;
- if the property is designated *Neighbourhoods*, the employment uses are restricted to those compatible with residential uses in terms of emissions, odour, noise and generation of traffic;
- the height, density and massing of new development respects and reinforces the existing and planned physical character of the adjacent area; and



- residential and place of worship uses are located a minimum of 30 metres from the nearest rail corridor.

OPA 231 is currently under appeal before the LPAT. Therefore, the modified SASP 154 discussed above is relevant, but not determinative, in terms of the Official Plan framework.

## **Zoning**

The site is subject to former City of Toronto Zoning By-law 438-86, as amended, and is zoned Industrial (I1 D2). The maximum density permitted on the site is a gross floor area of 2.0 times the area of the lot, with a height limit of 14 metres (Attachment 5). This property is not subject to the requirements of City-Wide Zoning By-law 569-2013.

## **Site Plan Control**

The property is subject to Site Plan Control. An application has not yet been submitted.

## **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 have been considered in the review of this proposal.

Section 3.1 of the Guidelines details units larger than one bedroom should be thoughtfully designed to accommodate children. To ensure a suitable unit size to accommodate families the Guidelines details ranges for unit sizes of 87 – 90 square metres for two bedroom units and 100 – 106 square metres for three bedroom units.

The Council Decision is available on the City's website at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG21.3>, and the draft guidelines can be found at: <https://www.toronto.ca/legdocs/mmis/2017/pg/bgrd/backgroundfile-103920.pdf>

The Guidelines were considered during the review of the development proposal.

## **Tree Preservation**

This application proposes the removal of City trees. A replanting plan (with proposed species), and an application to destroy or injure City and private trees will be required from Urban Forestry.

## **Reasons for the Application**

The in-force SASP 154 permits employment and residential uses on the site, despite its *Employment Areas* designation, provided there is a mix of employment use and residential use on-site. This application proposes a mix of residential use and non-residential use on-site. Therefore, an Official Plan Amendment application is not required.

An amendment to former City of Toronto Zoning By-law 438-86, as amended, is necessary because industrially-zoned lands do not allow for residential use. Amendments to the applicable performance standards will also be required for the proposed development, including but not limited to, maximum permitted height and density, and minimum parking standards.

### **Application Submission**

The following reports/studies were submitted in support of the application:

- Planning Rationale
- Draft Zoning By-law Amendment
- Architectural Plans
- Tree Preservation Plan
- Servicing Report
- Geotechnical Study
- Noise Impact Study
- Pedestrian Level Wind Study
- Sun/Shadow Study
- Transportation Impact Study

These submission materials are posted on the City of Toronto Application Information Centre and can be found at:

<http://app.toronto.ca/DevelopmentApplications/associatedApplicationsList.do?action=init&folderRsn=4023767&isCofASearch=false&isTlabSearch=false>.

### **Local Planning Appeal Tribunal**

On May 29, 2017, the City Clerk's Office received notification that the applicant filed an appeal of the Zoning By-law Amendment application to the former OMB, citing Council's failure to make a decision on the application within the prescribed timelines of the *Planning Act*. A pre-hearing conference was scheduled for December 12, 2017. Prior to the pre-hearing, the applicant advised of ongoing work to address issues raised through the application review process. The LPAT scheduled a second pre-hearing conference for October 2, 2018, to allow time for the applicant to formally provide a "with prejudice" submission to City Planning to review. A "with prejudice" settlement offer dated June 13, 2018, was submitted to the City proposing an 8-storey building comprised of 101 units, ground floor non-residential space and 60 parking spaces.

### **Community Consultation**

The Ward Councillor hosted a pre-application community consultation meeting on June 20, 2016, at the Parkdale Library to offer the applicant the opportunity to present the proposal to the community, and to hear community feedback on the proposal. Some residents voiced support regarding the proposed rental tenure of the project, the live/work nature of some of the units, and the space reserved for the retention of the Pia Bouman School for Ballet and Creative Movement. Others voiced concerns regarding the proposed height, the proposal's lack of fit with the buildings in the surrounding neighbourhood, the proposed density and its potential to increase the amount of traffic in the area, particularly during the evening rush hour, along Queen Street West between Dufferin Street and Jameson Avenue.

A second community consultation meeting was also held at the Parkdale Library on May 4, 2017. As noted above, it was at this meeting that the applicant introduced a revised 12-storey iteration of the proposal, which included modifications to the material choice and changes to the massing from what had been submitted to, and reviewed by, City Staff.

At the second community consultation meeting, new comments were raised related to the Pia Bouman School for Ballet and Creative Movement. Many supporters of the Pia Bouman School were in attendance at this community meeting, expressing the need for such a community asset to remain at this location, and supporting the proposal, which proposed to continue to provide space for the dance school. In contrast to the support for the proposal and the retention of the dance school, there were also residents living in close proximity to the site who voiced their opposition to the proposed development. Their concerns focused on the proposed height and its lack of fit within the lower-scaled surrounding context, lack of transition to the low-scaled surrounding buildings, potential increase in traffic and on-street parking demands, loss of privacy, and increased shadow. Some attendees questioned whether the Pia Bouman School would ultimately remain as a tenant, suggesting that the retention of the school was not justification for the additional height and density being sought in this proposal. Attendees also expressed uncertainty regarding the method in which the dance school would secure space in the proposed building.

### **Agency Circulation**

The application was circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application. City Planning staff forwarded circulation responses to the applicant on January 19, 2017. Since providing comments, City Planning staff have met with the applicant both prior to, and after, the LPAT appeal in an effort to work toward a supportable proposal. At a post-appeal meeting on June 20, 2017, City Planning staff informed the applicant that the revised 12-storey proposal was not supportable, as it failed to address Planning's concerns of overdevelopment, lack of fit within the surrounding neighbourhood, and lack of transition to the lower-scaled buildings surrounding the building. The applicant stated that comments on the 12-storey revisions would be considered. A revised "with prejudice" settlement offer dated June 13, 2018, was submitted to the City proposing a 8-storey building comprised of 101 residential units, ground floor non-residential space and 60 below-grade parking spaces.

### **COMMENTS**

City Planning staff continued discussions with the applicant following the appeal of the Zoning By-law Amendment application to the former OMB to resolve issues identified in the Preliminary Report adopted by Toronto and East York Community Council at its May 2, 2017 meeting. Responses received from City divisions and agencies, and the further revisions proposed by the applicant will be used to formulate appropriate standards for inclusion in a draft Zoning By-law Amendment to be brought forward to the LPAT for consideration should Council endorse the recommendations contained within this report. An overview of the proposed revisions and staff comments are provided below.

### **Provincial Policy Statement and Provincial Plans**

Section 2 of the *Planning Act* sets out matters of provincial interest that City Council shall have regard to in making any decision under the *Planning Act*. Relevant provisions of provincial interest include,

among other matters: Section 2(j) the adequate provision of a full range of housing, including affordable housing; Section 2(p) the appropriate location of growth and development; and Section 2(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.

The proposed development has regard to Section 2(j), of the *Planning Act*, as it provides a wide range of unit types that can serve different family types and sizes, and is supporting the delivery of affordable housing in the area, discussed later in this report. The proposed development also has regard to Section 2(p) as it is within a designated intensification area. The proposed development is designed with a mid-rise built form and is appropriate in its context.

The application proposes residential intensification within a built-up urban area. The revised 8-storey proposal meets the level of intensification supported by the policies of the Official Plan and SASP 154. Policy 4.7 of the PPS emphasizes that the Official Plan is the most important vehicle for implementing the PPS. Comprehensive, integrated, and long-term planning is best achieved through municipal official plans, which shall identify provincial interests, and set out appropriate land use designations and policies.

To accommodate intensification, Policy 1.1.3.3 of the PPS states that Planning authorities shall identify appropriate locations, and promote opportunities for *intensification* and *redevelopment*. This revised 8-storey proposal, articulated in the manner proposed, is in conformity with Official Plan policies to ensure the height, density and massing of new development respects and reinforces the existing and planned physical character of the adjacent area. It is, therefore, an appropriate location for this scale of intensification, and therefore, consistent with Policy 1.1.3.3 of the PPS.

Policy 2.2.2.4(b) of the Growth Plan directs municipalities to develop a strategy to achieve the minimum intensification target and *intensification* throughout *delineated built-up areas*, which will identify the appropriate type and scale of development, and transition of built form to adjacent areas. The scale of development and transition of built form to the lower-scaled adjacent areas being proposed in the revised 8-storey proposal is in keeping with planning policy as set out in the Official Plan.

The revised 8-storey proposal is consistent with the PPS and conforms to the Growth Plan as it provides for a full range of housing regarding types and sizes, including an affordable housing component, within a built up area of the City with a built form that respects and reinforces the existing character of the surrounding area.

## **Land Use**

Typically, residential uses are not permitted in *Employment* designated areas of the City. However, as discussed above, the in-force SASP 154 allows for residential use provided it is mixed with employment use on-site. Council-approved OPA 231, as discussed above, which is subject to an LPAT appeal, and therefore not in force, would allow for residential uses within single-use or mixed-use buildings, provided that among other conditions, the height, density and massing of new development respects and reinforces the existing and planned physical character of the adjacent area. The revised 8-storey proposal provides a mix of residential use and non-residential use, and therefore, addresses SASP 154.

## Built Form

The Built Form policies found in Chapter 3 of the Official Plan place great emphasis on ensuring that new buildings achieve a compatible relationship with their built form context through consideration of such matters as building height, massing, scale, setbacks, roof line and profile, and architectural character and expression. These policies discuss context and fit within existing and planned contexts, stating that for the most part, future development will be built on infill and redevelopment sites, and will need to fit in, respecting and improving the character of the surrounding area. Policy 3 of Section 3.1.2 is of particular relevance to this redevelopment application:

New development will be massed, and its exterior façade will be designed, to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties by:

- a) Massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion;
- b) Incorporating exterior design elements, their form, scale, proportion, pattern, and materials, and their sustainable design, to influence the character, scale, and appearance of the development;
- c) Creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of this Plan;
- d) Providing for adequate light and privacy;
- e) Adequately limiting any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets, properties and open spaces, having regard for the varied nature of such areas; and
- f) Minimizing any additional shadowing and uncomfortable wind conditions on neighbouring parks, as necessary, to preserve their utility.

The scale of the originally proposed 14-storey development in an area predominantly characterized by 2-storey and 3-storey building was not appropriate as it did not meet the intent of the Official Plan policies to achieve compatibility with the surrounding built form context. The proposed 14-storey building did not harmoniously fit within its built form context, did not provide appropriate transitions to the surrounding lower-scaled buildings, would have cast new shadows on the nearby Parkdale Amphitheatre Park located on the northwest corner of Queen Street West and Dufferin Street, and would have negatively impacted neighbouring properties regarding light and privacy.

The reduced height of the revised 8-storey building, along with setbacks at both the 7th floor and at the 8th floor, address City Planning's concerns of overdevelopment of the site, and lack of fit within the lower-scaled surrounding neighbourhood that was associated with the originally proposed 14-storey building. The 8-storey revised proposal, with 7th and 8th floor setbacks from

the north and east facades, transitions well to the lower-scaled surrounding built-form context; is in good proportion with the adjacent right-of-way-widths along Noble Street and the building height of 24 Noble Street; and will not cast new shadow on the Parkdale Amphitheatre Park.

## **Height, Massing and Location**

At 1,588 square metres in size, the proposed development is located on a site that is larger than most in the immediate area. The site is L-shaped, and located on a corner at the point where Noble Street changes from a north-south direction to an east-west direction slightly north of Queen Street West and west of Dufferin Street. As discussed above, the policies contained in the Official Plan and SASP 154, along with the applicable provisions in the City's Zoning By-law, address the need for new development to respond to the scale and character of the surrounding context, and to provide for a satisfactory living environment compatible with the employment uses in the building and adjacent area.

City Planning had concerns with the submitted Planning Rationale prepared by Acronym Urban Design & Planning making reference to the 14-storey proposal exhibiting a "tall" mid-rise building typology. Neither the existing or planned context would support either a tall building or a "tall" mid-rise building on this site. Noble Street is not identified as an *Avenue* in the Official Plan. A 14-storey building would be out of character with the 2-storey industrial buildings to the immediate east and west of the site, the 2.5-storey residential buildings in the surrounding *Neighbourhoods* to the north, and slightly west of the site, and the 3-storey *Mixed-Use* buildings to the south fronting onto Queen Street West.

Taller buildings can be found southeast of the site near the Queen Street West and Dufferin Street intersection. This area, however, is separated from the site by the Canadian National Railway / Canadian Pacific Railway rail corridor, and because of its *Regeneration Area* designation and associated Reinvestment Area zoning classification has a different existing and planned context, much more supportive of a higher level of intensification.

The Official Plan policies, associated design guidelines and zoning provisions seek to maintain the existing lower-scaled character of the immediate, and surrounding, neighbourhood.

While the revised 8-storey proposal will be the tallest building in the immediate area, its massing and upper-level stepbacks will reinforce the existing character of the neighbourhood, and will be compatible with the 6-storey warehouse-turned residential building located across the street at 24 Noble Street, as discussed below.

## **Height**

The Zoning By-law permits a maximum height of 14 metres. The originally proposed 14-storey building was approximately 46 metres in height (51 metres to the top of the mechanical penthouse), which is almost four times the maximum height permitted in the By-law, and more than double the number of storeys of the tallest building in the area located at 24 Noble Street (6 storeys or 19 metres) and not in keeping with the existing built form context of this area of Parkdale.

The height of the revised 8-storey proposal has been reduced to 27 metres (32 metres including mechanical penthouse) from the original submission. Although taller than the 6-storey building located at 24 Noble Street, the upper two floors (Floor 7 and Floor 8) are stepped back from the street a distance of 6.5 metres on the northern façade and a distance of 3 metres along the eastern façade. The impact of the taller elements is mitigated by the stepbacks of the upper floors from the base building. The height of the proposal's 6-storey base building, which frames Noble Street, will be 1.42 metres taller than the overall height of the building located at 24 Noble Street. The proposed massing of the revised proposal is in good proportion with the width of the street, responds well to the building located at 24 Noble Street, and will provide for a contextually appropriate built form for the area.

## **Massing**

The massing of the revised 8-storey proposal is proposed in an L-shaped manner, corresponding with the irregular shape of the site. The ground floor will be occupied by loading and garbage storage, double height indoor residential amenity space, a ground floor non-residential space a lobby at the northeast portion of the building, and 10 two-storey townhouse units making up the remainder of the ground floor and mezzanine. Additional indoor residential amenity space is also proposed to be located in two areas on the second floor, one of which that is contiguous with the outdoor residential amenity space proposed at the southern portion of the building.

Residential units occupy the interior space on Floors 3 through 6, with inset balconies associated with the units along the eastern façade, and protruding balconies associated with two units facing south and west. As discussed above, the 7th floor is stepped back 6.5 metres from the lower floors. Private terraces above the 6th floor, associated with the 7th floor units are proposed along the north, east and west facades. The 8th floor is stepped back from the façade the same distance as is the 7th floor. However, unlike the 7th floor units, private outdoor space is not proposed in the form of terraces. A mechanical penthouse and green roof is proposed above the 8th floor.

The proposed height, combined with the stepbacks as proposed, will not exhibit the same looming presence over the surrounding lower-scaled buildings that would have occurred with the originally proposed 14-storey building. Instead, the revised 8-storey building, with sufficient stepping of the upper floors, will provide for a contextually appropriate development in keeping with the intent of the Built Form policies of the Official Plan. A review of the material selection and architectural expression will occur through the required Site Plan Approval process, to further ensure the revised 8-storey proposals fit within with the existing character of the neighbourhood.

## **Location**

The site is located in close proximity to the Canadian National Railway / Canadian Pacific Railway to the east. Although the site is not abutting the rail corridor, it does have direct exposure to the corridor. Typically, Metrolinx requires a 30-metre separation distance from a rail corridor for residential use for abutting sites. The proposed separation distance from the rail corridor to the building face is 19 metres, in combination with an 11-metre vertical distance measured to the first residential unit. In this case, Metrolinx is prepared to accept a 30-metre separation distance measured both vertically and horizontally, in combination with construction of a safety barrier such

as a crash wall to the satisfaction of Metrolinx. City Planning will require the applicant to submit a rail safety report to be peer reviewed at the expense of the applicant. This report recommends that such report is submitted and accepted prior to the LPAT issuing an Order on the Zoning By-law Amendment.

In summary, the revised 8-storey proposal is massed in a manner that respects the street proportion, is of a scale that reinforces the character of the neighbourhood, transitions well to the neighbouring lower-scaled buildings to the west and northwest of the site, and will not produce adverse shadowing or wind conditions on neighbouring properties and streets.

## **Unit Breakdown**

The revised 8-storey proposal includes 101 residential units, of which, 25 are one-bedroom, 20 are one-bedroom plus den, 6 are two-bedroom, 26 are two-bedroom plus den, and 24 are three-bedroom. As indicated in the comparison table on page 3 of this report, the revised proposal's unit mix provides for a smaller number of overall units than originally proposed and more larger-sized units. The proposed mix of units and sizes satisfies the Official Plan policy to provide for a range of housing, and is in keeping with the Growing Up: Planning for Children in New Vertical Communities draft design guidelines. The zoning by-law to permit the revised 8-storey proposal will secure the percentage of unit types and unit sizes.

## **Traffic Impact, Parking and Access**

During the community consultation meeting, local residents expressed concern that the proposal could potentially increase traffic in an already congested area. Residents spoke of Noble Street, and the portion of Queen Street West between Dufferin Street and Jameson Avenue, as being already quite congested during rush hour as drivers travel to, and from, the Jameson Avenue exit/entrance to the Gardiner Expressway. The local residents also explained that, because of the existing traffic, Noble Street is often used as a detour from Queen Street West to avoid the traffic that is often backed up from Dufferin Street west to Jameson Avenue adding non-local commuter traffic to a narrow, local street.

The local residents also expressed concern at the community consultation meeting regarding the potential for increased demand for on-street parking resulting from the proposal.

Former City of Toronto Zoning By-law 438-86, as amended, requires 92 parking spaces for residents and 25 spaces for visitors for a total of 117 parking spaces for the proposal's 101 residential units with the unit sizes as proposed. The revised 8-storey proposal provides 46 parking spaces for residents and 14 spaces for visitors for a total of 60 parking spaces.

Transportation Services is lacking the required information to evaluate the potential increase in demand for on-street parking resulting from the proposal. As such, Staff has requested the applicant submit a revised parking justification that includes empirical data obtained through parking demand studies conducted at proxy sites that are comparable in use, scale and area context. Transportation Services has also requested information detailing the type of loading space being proposed to determine zoning compliance. This report recommends the applicant submit a revised parking justification to address the aforementioned to the satisfaction of the General Manager, Transportation Services, prior to the LPAT issuing an Order on the Zoning By-law Amendment.



## **Servicing**

Engineering and Construction Services staff have reviewed the Functional Servicing and Stormwater Management reports submitted in support of the application, and have requested additional information to reflect the reduction in the number of residential units. Toronto Water staff have also requested revised information regarding the Geotechnical Report. This report recommends the applicant address the outstanding items related to servicing identified in the memo from Engineering and Construction Services dated January 10, 2018, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, prior to the LPAT issuing an Order on the Zoning By-law Amendment.

## **Amenity Space**

The amenity space provisions that are required for this development in the former City of Toronto Zoning By-law 438-86, as amended, are at a rate of 2.0 square metres per unit for both indoor and outdoor amenity space. The proposed development would provide a total of 336 square metres of indoor space and 76 square metres of outdoor space.

Section 3.1.2.6 of the Official Plan states that every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development. The revised proposal will exceed the required amount of indoor space but will provide less than 40% of the required outdoor space. Considering the majority of the units benefit from private outdoor amenity space in the form of balconies and terraces, this provision of outdoor amenity space is acceptable.

## **Parkland Dedication**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The site is in the lowest quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

The site is less than 500 metres from Masaryk Park, which contains a community centre, a playground, and a wading pool. The site is too small to provide a usable park space on-site. In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The residential nature of this proposal is subject to a 10 percent parkland dedication. The non-residential component is subject to a 2 percent parkland dedication.

The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first above-grade building permit.

## **Tree Replacement**

The application proposes to remove five City-owned trees. As noted above, Urban Forestry is requesting an updated replanting plan (with proposed species), and are advising more trees need to be planted on the City's boulevard. The number and location of plantings, and the proposed species, will be secured the Site Plan Approval process.

## **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

Should the Zoning By-law Amendment application be approved in some form, an accompanying Site Plan Control application will need to be submitted and be further reviewed for compliance with the Toronto Green Standard.

## **Affordable Housing**

Official Plan policies provide direction to provide a full range of housing in terms of form, tenure and affordability. The provision of this range of housing across the City is important to achieving the diversity required to meet current and future needs of residents and to provide economic competitiveness and social cohesion.

In respect of this objective, the applicant has agreed to contribute \$350,000.00 to be used for affordable housing in Ward 14 within the vicinity of the site. While the revised 8-storey proposal does not meet the Section 37 threshold in the Official Plan, City Planning staff recommends the voluntary sum of \$350,000.00 for affordable housing be secured through a Section 37 Agreement for legal convenience. This contribution will be indexed in accordance with the Statistics Canada Residential Construction Price Index for Toronto for the period from the date of the execution of the Section 37 Agreement to the date of payment.

City Planning staff recommend that the City Solicitor be directed to request the LPAT, in the event it allows the appeal in whole or in part, to withhold any Order that may approve the development until such time as the City and the owner have presented draft by-laws to the LPAT in a form acceptable to the City Solicitor. This includes providing for the voluntary contribution incorporated into any Zoning By-law Amendment, and a satisfactory Section 37 agreement has been entered into between the City and the owner and registered on title, all to the satisfaction of the Acting Director, Community Planning, Toronto and East York District and City Solicitor.

## **CONCLUSION**

The original 14-storey proposal was not supportable. It proposed an incompatible built form for the area. It lacked adequate setbacks to mitigate its impacts on the *Neighbourhoods* to the north and northwest, the *Mixed Use* buildings to the south along Queen Street West, the 2-storey industrial building to the east that fronts onto Queen Street West, the Parkdale Amphitheatre Parkand, and was imbalanced with the narrow right-of-way widths of Noble Street. The result of this overdevelopment would have created negative impacts, including diminished privacy and overlook issues on adjacent properties.

The applicant has worked with City Planning to address concerns of overdevelopment and lack of fit within the surrounding area's character. As such, the applicant has submitted a revised 8-storey proposal. City Planning staff are satisfied that an 8-storey building, massed and articulated in the manner proposed will not lead to overdevelopment of the site, and will appropriately fit within the

existing context, representing a sensitive infill project. City Planning staff are also satisfied with the unit mix, and the higher proportion of larger units being proposed, and the voluntary financial contribution by the owner of \$350,000.00 towards the provision of affordable housing within Ward 14 in the vicinity of the site.

City Planning staff are recommending that Council authorize the City Solicitor, City Planning staff and other appropriate City staff, to attend the LPAT hearing to support the revised 8-storey proposal subject to the conditions outlined in this report.

## **CONTACT**

Kirk Hatcher, Planner

Tel. No. (416) 392-0481

E-mail: Kirk.Hatcher@toronto.ca

## **SIGNATURE**

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

(P:\2017\Cluster B\pln\TEYCC\2113588088.doc) – lm

## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: North Elevation

Attachment 3: South Elevation

Attachment 4: East Elevation

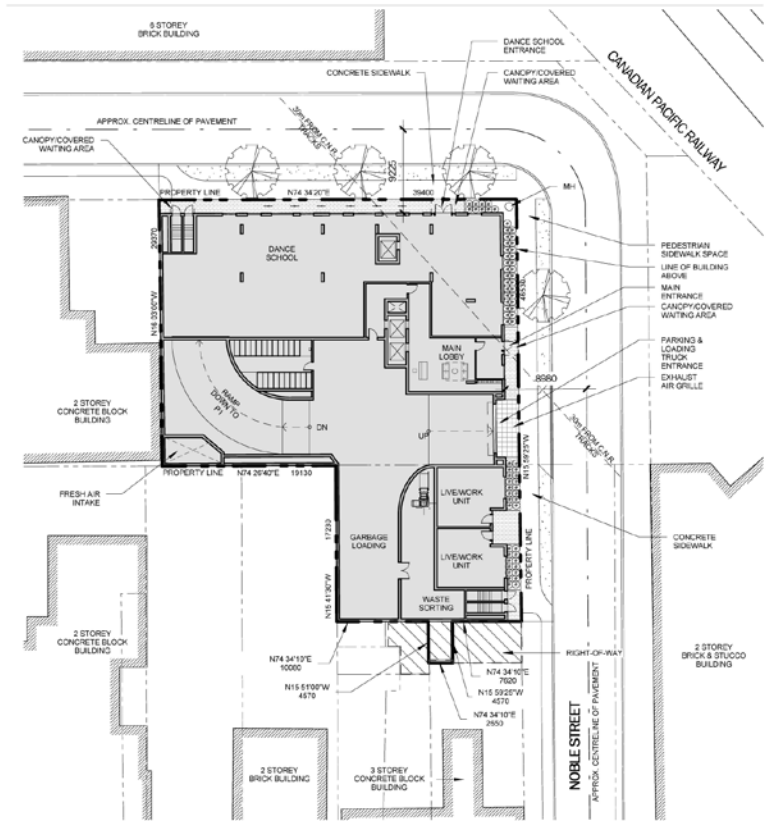
Attachment 5: West Elevation

Attachment 6: Zoning Map Excerpt

Attachment 7: With Prejudice Settlement Offer Letter from Aird & Berlis dated June 13, 2018

Attachment 8: Application Data Sheet

# Attachment 1: Site Plan

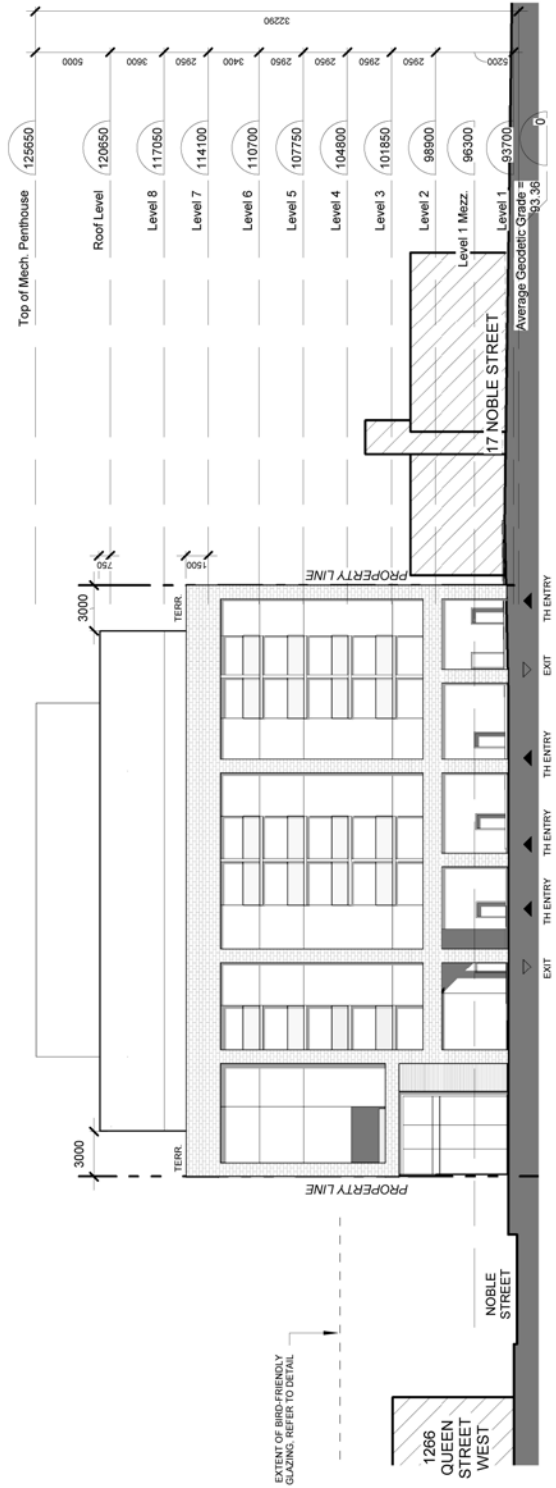


**Site Plan**  
 Applicant's Submitted Drawing  
 Not to Scale  
 04/07/2017

**6 Noble Street**

File # 16 218808 STE 14 OZ

## Attachment 2: North Elevation



**6 Noble Street**

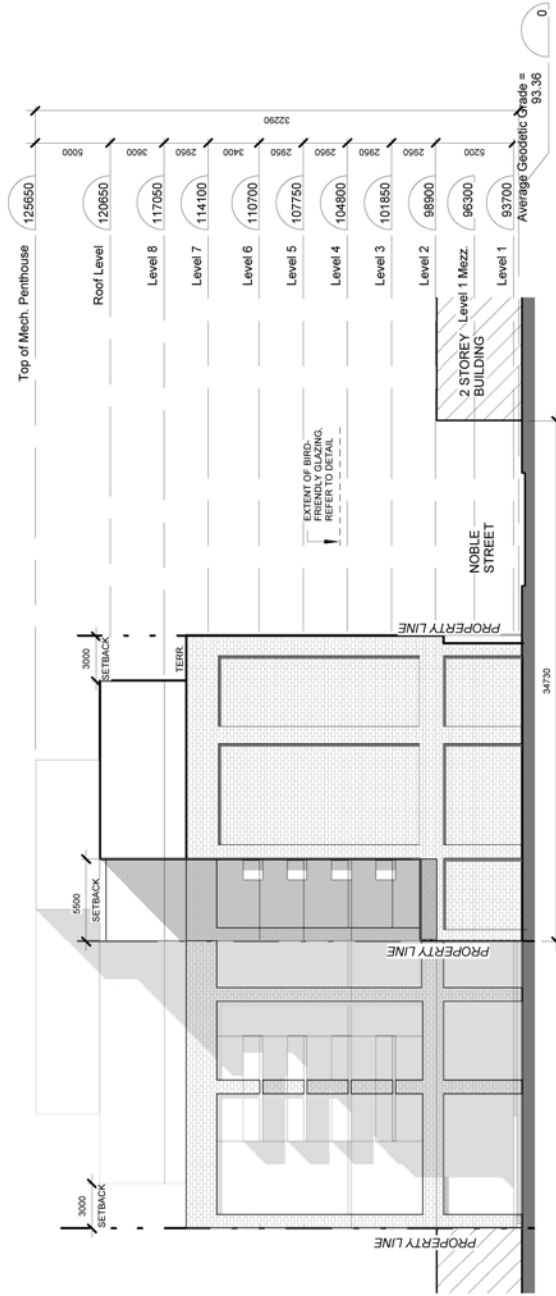
File # 16 218808 STE 14 0Z

**North Elevation**

Applicant's Submitted Drawing

Not to Scale  
06/15/2018

# Attachment 3: South Elevation



6 Noble Street

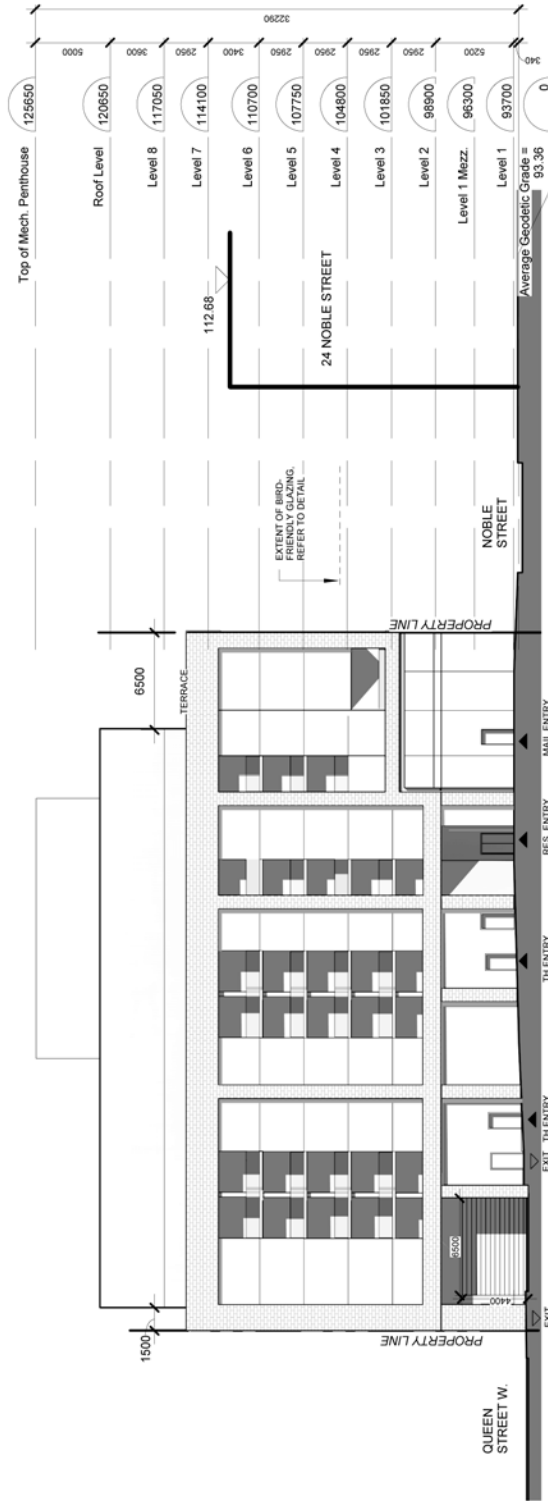
South Elevation

Applicant's Submitted Drawing

Not to Scale  
06/15/2018

File # 16 218808 STE 14 0Z

# Attachment 4: East Elevation



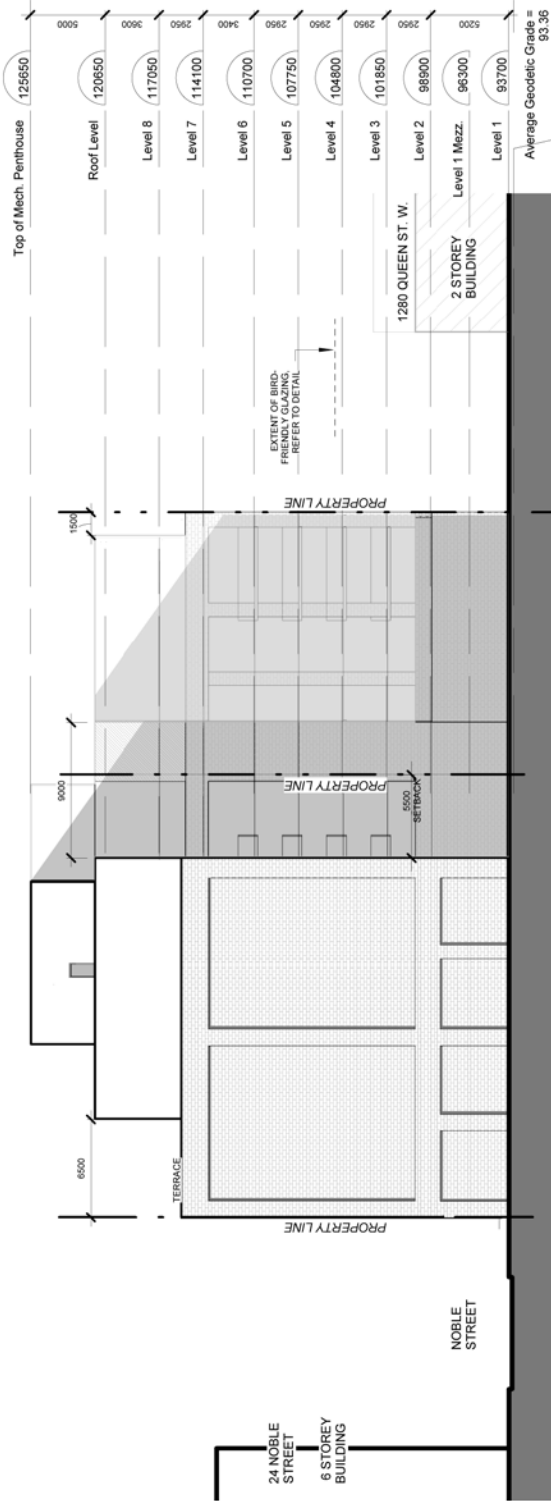
6 Noble Street

East Elevation  
 Applicant's Submitted Drawing

Not to Scale  
 06/15/2018

File # 16 218808 STE 14 0Z

# Attachment 5: West Elevation



6 Noble Street

File # 16 218808 STE 14 0Z

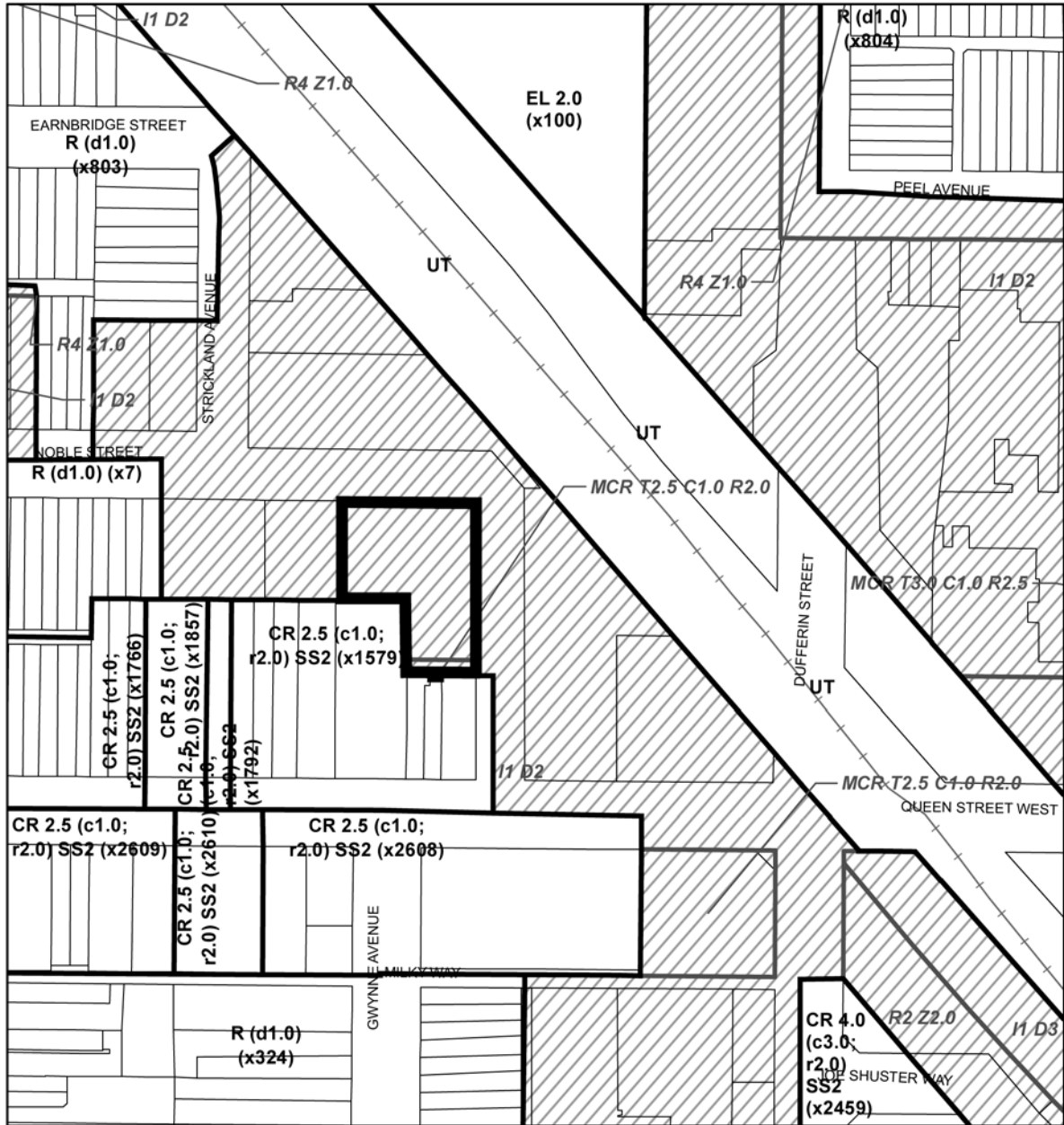
West Elevation

Applicant's Submitted Drawing

Not to Scale  
06/15/2018



## Attachment 6: Zoning



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

**Address**

File # 16 218808 STE 14 0Z



Location of Application

**R** Residential  
**CR** Commercial Residential  
**EL** Employment Light Industrial  
**UT** Utility and Transportation



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

**R2** Residential District  
**R4** Residential District  
**MCR** Mixed-Use District  
**I1** Industrial District



Not to Scale  
 Extracted: 04/07/2017

**Attachment 7: With Prejudice Settlement Offer Letter from Aird & Berlis dated June 13, 2018**

Kim M. Kovar  
Direct: 416.865.7769  
E-mail:kkovar@airdberlis.com

June 13, 2018

Our File No: 132935

**VIA EMAIL AND DELIVERED**

Kasia Czajkowski  
Solicitor, Planning & Administrative Tribunal Law  
City of Toronto, Legal Services  
26<sup>th</sup> Floor, Metro Hall  
55 John Street  
Toronto, ON M5V 3C6

Kirk Hatcher  
Planner, City Planning, Community Planning  
City of Toronto, City Hall, 18th Floor, East Tower  
100 Queen Street West  
Toronto, ON M5H 2N2

Dear Ms. Czajkowski and Mr. Hatcher:

**Re: With Prejudice Settlement Offer  
Application for Zoning By-law Amendment  
6 Noble Street, City of Toronto  
OMB Case No.: PL170623  
OMB File No.: PL170623  
City File No.: 16 218808 STE 14 OZ**

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Aird & Berlis LLP is counsel to 6 Noble Street Developments Inc., the owner of the property municipally known as 6 Noble Street in the City of Toronto. The property is located on the south and west sides of Noble Street, north of Queen Street West. The property is currently occupied by a 1-storey commercial building.

On September 7, 2016, the applicant submitted an application to amend the Zoning By-law to permit a 14 storey (plus mechanical) mixed-use building containing 174 residential units and 1,050 m<sup>2</sup> of non-residential gross floor area on the property.

The City failed to render a decision on the application within the time frame set out in the *Planning Act*, R.S.O. 1990, c. P. 13, as amended and we appealed the Zoning By-law Amendment application to the Ontario Municipal Board on May 29, 2017. The Board has scheduled a 1-day prehearing conference on October 2, 2018 for this appeal.

Throughout this time, our client and its team have continued to work with City staff, public agencies and interested stakeholders. We have received constructive feedback as a result of this process and at this time, we are pleased to submit an on the record settlement proposal for consideration by City Council at its meeting commencing July 23, 2018.

The revised proposal seeks to permit an 8-storey (plus mechanical) mixed-use building containing 101 dwelling units and non-residential space located on the ground level of the building. The key revisions to the project are described below:

1. The density has been reduced from 9.56 to 6.21 times the lot area;
2. The height of the building has been reduced from 14 storeys (51.3 m including mechanical penthouse) to 8 storeys (32.3 m including mechanical penthouse);
3. The number of dwelling units has been decreased, but the number of 3-bedroom units has been increased;
4. The parking space ratio has increased from 0.44 to 0.59 parking spaces per unit;
5. The bicycle parking space ratio has increased from 1.03 to 1.13 bicycle parking spaces per unit;
6. The loading area and parking ramp have been relocated to the southernmost end of the site; and
7. The amount of indoor and outdoor residential amenity space has been reduced, but the proposal continues to provide more than 4.0 m<sup>2</sup> of combined indoor and outdoor residential amenity space per dwelling unit.

Below is a comparison chart of the key statistics identifying the revisions from the original proposal:

	Original Proposal (September 7, 2016)	Settlement Offer
SI (438-86)	9.56	6.21
GFA (438-86)	5,178 m <sup>2</sup>	3,373 m <sup>2</sup>
Residential	4,128 m <sup>2</sup>	3,328 m <sup>2</sup>
Non- Res.	1,050 m <sup>2</sup>	45 m <sup>2</sup>
Height	14 Storeys + MPH 56.3m (Main roof) 1.3m (MPH)	8 Storeys + MPH 27.3m (Main roof) 2.3m (MPH)
Average Grade	3.36m geodetic datum	3.36m geodetic datum
Dwelling unit count	74	101
1BR	3	5
1BR + D	0	0
2BR	4	0
2BR + D	0	6
3BR	7	4
Amenity Space	75 m <sup>2</sup>	12 m <sup>2</sup>
Indoor	403 m <sup>2</sup>	36 m <sup>2</sup>
Outdoor	372 m <sup>2</sup>	6 m <sup>2</sup>
Vehicle Parking	6	10
Residential	5	6
Visitor	1	4
Bicycle Parking	80	15

In addition, the owner has agreed to make a voluntary contribution to the City in the amount of \$350,000.00 toward affordable housing. The contribution will be secured through s. 37 of the *Planning Act* and will be paid prior to the issuance of the first above grade building permit for the mixed-use project.

If City Council supports the revised proposal at its meeting commencing July 23, 2018, our client will formally revise its appeals before the Ontario Municipal Board and proceed to a settlement hearing on that basis. It is understood that the parties will work together and finalize the terms of the implementing Zoning By-law Amendment to reflect the foregoing prior to the hearing.

In support of this settlement offer, the following materials are being sent directly to Mr. Hatcher together with a copy of this letter.

1. One (1) Resubmission Form;
2. One (1) Project Data Sheet;
3. One (1) full-size copy of the Architectural Plans, prepared by Sweeny&Co Architects, dated June 13, 2018
  - (a) A000 – Cover
  - (b) A001 – Building Statistics
  - (c) A003 – Survey
  - (d) A101 – Context Plan
  - (e) A102 – Site Plan
  - (f) A201 – P2 Parking Plan
  - (g) A202 – P1 Parking Plan
  - (h) A203 – Ground Floor Plan
  - (i) A203A – Ground Floor Mezz. Plan
  - (j) A204 – 2nd Floor Plan
  - (k) A205 – 3rd Floor Plan
  - (l) A206 – 4th to 6th Typical Floor Plan
  - (m) A207 – 7th Floor Plan
  - (n) A208 – 8th Floor Plan
  - (o) A209 – Mech. Penthouse Plan
  - (p) A214 – Roof Plan
  - (q) A302 – Building Section North-South
  - (r) A303 – Building Section East-West
  - (s) A401 – East Elevation
  - (t) A402 – North Elevation
  - (u) A403 – West Elevation
  - (v) A404 – South Elevation
4. One (1) DVD-RW containing the digital copies of the above noted items.

Should you have any questions, please do not hesitate to contact the undersigned.  
Yours truly,

AIRD & BERLIS LLP

Kim M. Kovar  
KMK/jt/mn

cc: Client

encl.

31114947.5

## Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number:	16 218808 STE 14 OZ
Details	Rezoning, Standard	Application Date:	September 7, 2016

Municipal Address: 6 NOBLE ST

Location Description: PLAN 1121 PT LOT 1 PLAN 294 PT LOT 4 \*\*GRID S1405

Project Description: Zoning By-law Amendment application to construct a 14-storey, mixed use building containing commercial use at grade, 174 residential units, and 76 below-grade parking spaces. A Site Plan Control application has not yet been submitted in conjunction with this application.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
SWEENEY AND CO ARCHITECTS	ALEXEI GUERRA	SWEENEY AND CO ARCHITECTS	6 NOBLE STREET DEVELOPMENTS INC.

### PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision: SASP 154
Zoning:	EL 2.0 (x12)	Historical Status: N/A
Height Limit (m):	14	Site Plan Control Area: YES

### PROJECT INFORMATION

Site Area (sq. m):	1510.42	Height:	Storeys:	8
Frontage (m):	39.4		Metres:	32.3
Depth (m):	51.1			
Total Ground Floor Area (sq. m):	1037			<b>Total</b>
Total Residential GFA (sq. m):	9328		Parking Spaces:	60
Total Non-Residential GFA (sq. m):	45		Loading Docks	1
Total GFA (sq. m):	9354			
Lot Coverage Ratio (%):	69			
Floor Space Index:	6.21			

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	45
2 Bedroom:	32
3 + Bedroom:	24
Total Units:	101

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	9328	0	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	45	0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Kirk Hatcher, Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 392-0481</b>