



STAFF REPORT ACTION REQUIRED

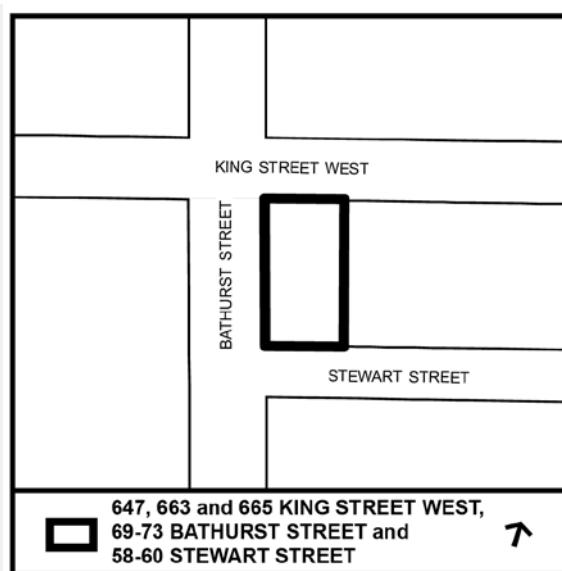
647, 663-665 King Street West, 69-73 Bathurst Street and 58-60 Stewart Street - Zoning By-law Amendment and Rental Housing Demolition Applications - Request for Direction Report

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| Date: | December 14, 2018 |
| To: | Toronto and East York Community Council |
| From: | Director, Community Planning, Toronto and East York District |
| Wards: | Ward 10 – Spadina-Fort York |
| Reference Number: | 16 270239 STE 20 OZ |

SUMMARY

This application proposes to redevelop the site at 647, 663-665 King Street West, 69-73 Bathurst Street and 58-60 Stewart Street with a 17-storey mixed-use building containing retail uses at grade and residential uses above. The building will have a height of 58 meters, including the mechanical penthouse, and the fronts of the existing heritage building at 663-665 King Street West, along King Street West, Bathurst Street and Stewart Street, will be retained. The application also proposes to demolish the four-storey building at 58-60 Stewart Street containing seven rental dwelling units and replace all of the existing rental units within the new proposed building.

On August 21, 2017, the applicant appealed the Zoning By-law Amendment application to the Local Planning Appeal Tribunal, citing City Council's failure to make a decision within the time prescribed by the *Planning Act*. At its May 23, 2018 meeting, City Council adopted a Request for Direction report opposing the project in its current form, but also including a recommendation that City Planning



continue discussions with the applicant to resolve outstanding issues with the proposal. Since that time, City Planning staff and the applicant have met a number of times to discuss revisions to the proposal. On November 19, 2018, the applicant submitted a proposed settlement of its Zoning By-law appeal as outlined in the revised plans, dated November 19, 2018, and attached as Attachments 1-5 to this report. This is a revision from the original proposal submitted on December 22, 2016, for a 19-storey mixed-use building with a height of 62 metres (67 metres including mechanical penthouse).

The revised proposal is consistent with the Provincial Policy Statement (2014) and conforms with the Growth Plan for the Greater Golden Horseshoe (2017). The revised proposal also conforms with the policies of the Official Plan, the King-Spadina Secondary Plan, the Council-adopted King-Spadina Urban Design Guidelines (2006), King-Spadina Secondary Plan Review, the King-Spadina Heritage Conservation District and the Downtown Official Plan Amendment 406.

This report reviews and recommends that City Council authorize the City Solicitor and appropriate City staff, to attend before the Local Planning Appeal Tribunal in support of a settlement of the Zoning By-law Amendment appeal for the site, subject to conditions as outlined in the Recommendations section of this report.

An application for Rental Housing Demolition under Section 111 of the City of Toronto Act (Chapter 667 of the Toronto Municipal Code) has been filed to permit the demolition of seven existing rental units at 58-60 Stewart Street. This report recommends that City Council defer making a decision on the Rental Housing Demolition Application to demolish the seven existing rental dwelling units at 58-60 Stewart Street until a decision has been issued by the Tribunal regarding the Zoning By-law Amendment appeal. The report also recommends that a Tribunal order not be issued until such time as the form of any implementing By-laws is satisfactory to the Chief Planner and the City Solicitor and until a Section 37 Agreement and a Section 111 Agreement with the City has been executed and registered to the satisfaction of the City.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council authorize the City Solicitor and appropriate City staff to attend before the Local Planning Appeal Tribunal (LPAT) respecting the Zoning By-law Amendment appeal for 647, 663-665 King Street West, 69-73 Bathurst Street and 58-60 Stewart Street in support of revisions made to the proposed development as described in the Issue Background section and appended as Attachments 1-5 to the report (December 14, 2018) from the Director, Community Planning, Toronto and East York District.
2. City Council authorize the City Solicitor and the Director, Community Planning, Toronto and East York District to prepare and present a settlement to the LPAT, based on the following:

- a. A maximum height of 58 metres, not including the other usual permitted projections such as elevator overrun, exit stairs, parapets, vents, stacks, and window washing equipment to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - b. A total combined gross floor area of 21,850 square metres;
 - c. In situ retention of the entire north, west and south walls of the existing Banknote Building, which will be integrated with new construction, in accordance with the Heritage Impact Assessment prepared by ERA Architects Inc., dated November 21, 2018.
3. City Council direct the City Solicitor to request the LPAT to withhold its final Order until such time as:
 - a. The final form of the Zoning By-law amendment is to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor, including securing the replacement rental units, rents, and tenant relocation and assistance plans and any other related rental matters for the rental dwelling units at 58-60 Stewart Street, and are in conformity with Section 3.2.1.6 of the Official Plan;
 - b. The owner has entered into and registered a Section 37 Agreement with the City incorporating such replacement rental units, rents, tenant assistance and other related rental matters and other Section 37 matters, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division and City Solicitor;
 - c. The owner has secured an off-site parkland dedication pursuant to Section 42 of the *Planning Act* to the satisfaction of the General Manager, Parks, Forestry and Recreation;
 - d. The owner has secured off-site office replacement through the submission of a development approval application for another property within the vicinity of the site at 647, 663-665 King Street West, 69-73 Bathurst Street and 58-60 Stewart Street. Any proposed development at the off-site location must demonstrate the following characteristics, all to the satisfaction of the Chief Planner and Executive Director, City Planning:
 - Contextually appropriate height, built form, density and massing, including any building setbacks and stepbacks;
 - Heritage conservation, if applicable;
 - Appropriate use(s); and,
 - Ability to accommodate a minimum of 1,955 square metres of office space to fulfill the office replacement requirements for the subject site, without creating an office space deficiency at the off-site location.

- e. The owner provides revised plans, drawings and studies to reflect the outstanding requirements outlined in the Engineering and Construction Services memorandum of February 22, 2017, all to the satisfaction of the Chief Planner and Executive Director, City Planning and the Chief Engineer and Executive Director, Engineering and Construction Services;
 - f. The owner agrees to pay for and construct any improvements to the municipal infrastructure in connection with the site servicing report, as accepted by the Chief Engineer and Executive Director, Engineering and Construction Services, should it be determined that upgrades to such infrastructure are required to support this development;
 - g. The owner has entered into a Heritage Easement Agreement with the City for the property at 663-665 King Street West substantially in accordance with plans and drawings prepared by Diamond Schmitt Architects, submitted with the Heritage Impact Assessment prepared by ERA Architects Inc., dated November 21, 2018 or otherwise revised in accordance with a settlement offer or LPAT Order, subject to and in accordance with the approved Conservation Plan required in Recommendation 1.a.2, all to the satisfaction of the Senior Manager, Heritage Preservation Services including execution of such agreement to the satisfaction of the City Solicitor;
 - h. The owner has provided a detailed Conservation Plan prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for 663 King Street West, ERA Architects Inc., dated November 21, 2018 or otherwise a conservation strategy revised in accordance with a settlement offer or LPAT Order, all to the satisfaction of the Senior Manager, Heritage Preservation Services;
 - i. The owner has provided for the withdrawal of the appeal of the King Spadina Heritage Conservation District plan which was approved by City Council stating its intent to designate the area, including the properties which are subject to this proposal, under Part V of the Ontario Heritage Act; and
 - j. City Council has dealt with the Rental Housing Demolition application No. 16 270246 STE 20 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act*, 2006 to demolish the seven existing rental dwelling units at 58-60 Stewart Street.
4. City Council defer making a decision on Rental Housing Demolition application No. 16 270246 STE 20 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act*, 2006 to demolish the seven existing rental dwelling units at 58-60 Stewart Street, and instruct staff to report on the Rental Housing Demolition application to Toronto and East York Community Council at such time as a Local Planning Appeal Tribunal decision has been issued

regarding the Zoning By-law Amendment appeal for the lands at 647, 663-665 King Street West, 69-73 Bathurst Street and 58-60 Stewart Street.

5. City Council require the owner to register on the properties at 647, 663-665 King Street West, 69-73 Bathurst Street and 58-60 Stewart Street one or more agreements with the City pursuant to Section 37 of the *Planning Act* to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning and the Senior Manager, Heritage Preservation Services with such facilities, services and matters to be set forth in the related site specific Zoning By-law Amendments giving rise to the proposed alterations.
 - a. Before the Local Planning Appeal Tribunal issues any Order approving a site-specific by-law for the lands, the owner shall enter into and register an agreement pursuant to Section 37 of the *Planning Act*. The community benefits recommended to be secured in the Section 37 Agreement are as follows:
 - i. The owner shall provide a minimum cash contribution of \$250,000.00 toward new affordable housing within Ward 10;
 - ii. The owner shall provide a minimum cash contribution of \$250,000.00 toward capital repairs for Toronto Community Housing within Ward 10;
 - iii. The owner shall provide a minimum cash contribution of \$1,000,000.00 for the provision of public realm improvements in the vicinity of the subject site, along King Street West, Bathurst Street, and/or Stewart Street and/or around Victoria Memorial Square Park;
 - iv. The owner shall provide a minimum cash contribution of \$1,000,000.00 for the provision of community services and facilities in the vicinity of the site.
 - v. The \$2,500,000.00 cash contribution referred to in Sections (i) through (iv) above is to be indexed upwardly in accordance with Statistics Canada's Construction Price Index for the Toronto Census Metropolitan Area, calculated from the date of the Local Planning Appeal Tribunal decision to the date of payment. All cash contributions will be payable prior to issuance of the first above-grade building permit.
 - b. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development, at the owner's expense:
 - i. Securing the rental tenure for the seven rental replacement units for at least 20 years, rents for the two affordable and mid-range rental

replacement units for at least 10 years, and an acceptable tenant relocation and assistance plan for all eligible tenants within the existing rental buildings located at 58-60 Stewart Street that are proposed to be demolished as part of the development application, and any other related rental matters, to the satisfaction of the Chief Planner and Executive Director, City Planning;

- ii. Provision of a minimum of ten percent (10%) of the residential units in the building in the form of three bedroom units and 25 percent (25%) as two bedroom units;
- iii. Submission, and thereafter implementation, of a construction management plan by the owner of 647, 663-665 King Street West, 69-73 Bathurst Street and 58-60 Stewart Street to address such matters as wind, noise, dust, street closures, parking and laneway uses and access. Such plan to be to the satisfaction of the Chief Planner and Executive Director, City Planning Division in consultation with the local Councillor and shall be completed prior to Site Plan approval; and,
- iv. Securing the preparation and thereafter the implementation of a Heritage Lighting Plan, a Signage Plan, an Interpretation Plan and requiring a letter of credit to secure all work included in the approved Conservation Plan and approved Interpretation Plan, including provision for upwards indexing, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

Financial Impact

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

DECISION HISTORY

On October 17, 2017, a pre-application meeting was held with the applicant to discuss complete application submission requirements, and to identify preliminary issues with the proposal. Staff identified a number of issues including the treatment of the listed heritage buildings, the proposed building height and massing, and conformity with the policies of the King-Spadina Secondary Plan and the Official Plan. The application filed on December 22, 2016, was generally consistent with the proposal discussed at the pre-application meeting.

A community consultation meeting was held on June 15, 2017. Generally the comments received at the meeting included issues related to impact on the adjacent row house buildings on Stewart Street, particularly related to shadow and privacy, overall height of the building as proposed, the proposed heritage conservation strategy and traffic impacts.

As previously noted, the applicant appealed the application on August 21, 2018, to the LPAT and at its May 23, 2018 meeting, City Council adopted a Request for Direction report opposing the application and also including a recommendation that City Planning

continue discussions with the applicant to resolve outstanding issues with the proposal. A copy of the Request for Direction report can be located here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE32.14>

ISSUE BACKGROUND

Original Proposal

The applicant's original proposal was for a 19-storey building with a height of 62 metres (67 meters including the mechanical penthouse). The heritage building located at the corner of the site fronting King Street West, Bathurst Street and Stewart Street, commonly known as the Banknote Pub, was proposed to be demolished, save for the primary façade at the King Street West frontage and one bay at the Bathurst Street frontage. The adjacent heritage building at 58-60 Stewart Street was proposed to be demolished in its entirety. Ultimately, 75 percent of the existing heritage resources on the site were proposed to be removed so as to accommodate the proposed development.

From a massing perspective, the proposed building was to contain a four-storey base building followed by a 15-storey tower which was to stepback 5 metres from the façade of the base building below along the King Street West and Bathurst Street frontages, and 3 metres along the Stewart Street frontage. However, 2 metre deep wrap-around balconies were proposed along each of these frontages, effectively reducing the visual impact of these stepbacks by 2 metres. Continuous balconies along the east façade also resulted in a 4 metre stepback from the adjacent properties to the east.

Additionally a Rental Housing Demolition and Conversion Application was submitted, proposing to demolish the seven existing rental dwelling units at 58-60 Stewart Street and to replace all of the units within the new building, with a similar size, type and at a rent comparable to those at the time of the application.

Revised Proposal

The revised proposal includes a number of key changes to the building, the most substantial of which include a reduction in height, a substantial increase in the extent of heritage conservation and overall improvements to the built form.

Height:

The original proposal included active uses on the mechanical penthouse level (19th storey) as both the indoor and outdoor amenity spaces were located on this level, and the building therefore read as a 19-storey, 67 metre tall, building. The revised building however, includes a sunken mechanical penthouse located on the 17th floor, wrapped by residential units and indoor amenity space, thereby reducing the height of the building by two storeys (9 metres), for a total height of 58 metres including mechanical penthouse. Small elements, such as the elevator overrun and stair enclosures, will be permitted to project above the 58 metre height limit. The outdoor amenity space will remain on the rooftop.

Heritage Conservation:

The original heritage strategy only included conservation of the King Street West façade and one bay of the Bathurst Street façade of the Banknote building, and proposed complete demolition of the building at 58-60 Stewart Street, resulting in retention of only 25 percent of heritage façades on the site. The revised scheme however includes conservation of all three façades of the Banknote building: along King Street West, Bathurst Street and Stewart Street, resulting in a conservation of 89 percent of the total heritage façades on the site. Stepbacks above the heritage building have also been increased in order to increase its legibility, as noted below in the built form section.

Built Form:

As previously noted, in the original scheme, the proposed stepbacks above the base building were substantially reduced due to the presence of 2 metre wide wrap-around balconies encroaching into the stepbacks. In the revised scheme, along King Street West, the building includes a 3 metre stepback above the heritage building at the 5th floor and a 5 metre stepback starting at the 6th floor, with small, non-continuous balconies encroaching into this stepback by 2 metres starting at the 8th floor.

Along Bathurst Street, the revised building includes a stepback of 2 metres above the heritage building at the 5th floor, a 5 metre stepback at floors 6 and 7 and a 3 metre stepback for the remainder of the building, with a number of small, inset balconies helping to visually break up the façade.

Along Stewart Street, a 1 metre stepback above the heritage building at the 5th floor is proposed and is increased to 3.6 metres starting at the 6th floor of the building, with small balconies starting at the 8th floor.

Along the eastern property line, a cut out measuring 5.5 metres wide and 30 metres long is provided at floors 3-6 in the centre of the building. Starting at the 7th floor, the cut out is opened up right to the south property line, stepping the whole building 5.5 metres from the east property line so as to stepback the taller elements of the proposed building 5.5 metres from the east property line. A small portion of the building closest to King Street West, which will be located on the east property line.

Below is a summary of some of the key differences between the original development and the proposed settlement plans:

| | Original 2016 Proposal | Revised 2018 Proposal |
|--|-------------------------------|------------------------------|
| Height | 62 metres (19 storeys) | 58 metres (17 storeys) |
| Height including Mechanical Penthouse | 67 metres | 58 metres |
| Commercial GFA | 4,950 m ² | 1,394 m ² |
| Residential GFA | 17,293 m ² | 21,762 m ² |
| Number of Residential Units | 240 | 251 |

| | | |
|--------------------------------------|---|---|
| Outdoor Amenity Space | 502 m ² (2.09 m ² per unit) | 774 m ² (3.08 m ² per unit) |
| Indoor Amenity Space | 494 m ² (2.05 m ² per unit) | 379 m ² (1.52 m ² per unit) |
| Percentage of 2 Bedroom Units | 14% | 27 % |
| Percentage of 3 Bedroom Units | 10% | 13% |

Site and Surrounding Area

The site is an assembly of properties consisting of the municipal addresses at 647, 663-665 King Street West, 69-73 Bathurst Street and 58-60 Stewart Street. It is located at the southeast corner of King Street West and Bathurst Street, and has frontage on King Street West to the north, Bathurst Street to the west and Stewart Street to the south. The site has an area of 1,954 square metres and is rectangular in shape, with approximately 32 metres of frontage on King Street West, 61 metres of frontage on Bathurst Street and 32 metres of frontage on Stewart Street. The site is occupied by three buildings.

The property at 647 King Street West is occupied by a one-storey commercial building which currently operates as a nightclub (EFS Social Club). The building has a rooftop patio.

The building at 663 to 665 King Street West and 69 to 73 Bathurst Street is occupied by a four-storey brick and beam warehouse style building that was constructed in 1900. The building is listed on the City's Heritage Register. At-grade, the building functions as a pub (The Banknote Pub). The lower levels of the southern portion of the building were formerly occupied by a night-cub (The Huxton) which is now closed. The entrance at 71-73 Bathurst Street provides access to shared office space on the upper levels of the building.

The four-storey brick and beam building at 58-60 Stewart Street contains a mix of shared office space, live/work units, and residential rental units, including a total of 7 rental dwelling units.

Surrounding uses include:

North: Directly north of the site, at the northeast corner of King Street West and Bathurst Street (668 King Street West), is a two-storey building which is listed on the City's Heritage Register and was originally constructed in 1902 as the Toronto Dominion Bank. The building directly east of this at 662 King Street West, is a three-storey brick and beam office building which is listed on the Heritage Register, and was constructed in 1904 as the 'Ideal Women's Wear Building'. Further east, on the north side of King Street West, is an L-shaped residential condominium building, with heights at 10-storeys along King Street West and 16-storeys along Bathurst Street. Adjacent to this are predominantly two to four-storey former industrial buildings and a 12-storey mixed-use building.

Continuing north along Bathurst Street, at the southeast corner of Adelaide and Bathurst Streets, is a 17-storey mixed-use building at 111 Bathurst Street (OneEleven Condos). The site immediately to the east of 111 Bathurst Street, at 523-525A Adelaide Street West, is a 17-storey residential building (Musée Condos).

East: To the immediate east, abutting the site on King Street West, is a 6-storey mixed-use building with retail uses at grade and offices above (645 King Street West). East of this is a 15-storey mixed-use building, the Thomson Residences, which also has frontage on Stewart Street to the south.

Directly east along the Stewart Street frontage are three 2 ½ storey, semi-detached Victorian residential dwellings. Continuing east is the 38 Stewart Street entrance to the Thompson Residences, followed by two 9-storey residential buildings at 32 Stewart Street and 66 Portland Street. Farther east on the south side of King Street West are commercial buildings of one to three storeys in height fronting on King Street West.

South: Directly south of the site at 55 Stewart Street and 552-500 Wellington Street West is the Thompson Hotel and Residences. The E-shaped building occupies over half of the block, which starts at 15-storeys at Bathurst Street and intermittently steps down from 12 to 10-storeys towards the east. To the west of the Thompson Hotel entrance, at 51 Bathurst Street is the two-storey Thompson Diner, which was originally constructed in 1940 as the International Harvester Building, and was replicated as part of the Thomson Residences development. To the southeast of the subject site, and adjacent to the Thompson Hotel and Residences, is a 10-storey residential building known as Fifty on the Park (50 Portland Street). Continuing south at the southeast corner of Wellington Street West and Bathurst Street is a 5-storey brick and beam office building, which was constructed in 1912 and is listed on City's Heritage Register. To the east is Victoria Memorial Square, which is listed on the City's Heritage Register and is part of the Fort York National Historic site.

West: Immediately to the west, at the southwest corner of King Street West and Bathurst Street, is a three-storey mixed-use building (667 King Street West), known as the Wheat Sheaf Tavern, which operates as a restaurant on the lower level with residential units above. The building is listed on Toronto's Heritage Register and maintains the same name it had upon construction in 1849. South of the tavern, on the west side of Bathurst Street, at 64-86 Bathurst Street, is a two-storey brick warehouse building that is subject to a redevelopment proposal for a 17-20 storey mixed-use building, filed under application number 18-176812 STE 20 OZ.

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, including: the orderly development of safe and healthy communities; the conservation of features of significant architectural, cultural and historical interest; the promotion of built form that is well designed and encourages a sense of place; and the appropriate location of growth and development.

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;
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character; and,
- Conserving significant built heritage resources and significant cultural heritage landscapes.

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."

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.

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 ("GGH") 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 a 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;
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas; and,
- Conserving cultural heritage resources, including built heritage resources, in order to foster a sense of place and benefit communities.

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.

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.

Staff have reviewed the proposed revision to the Zoning By-law Amendment application for consistency with the PPS (2014) and for conformity with the Growth Plan (2017). The outcome of staff's review and analysis are summarized in the Comments section of this Report.

Official Plan

The site is situated in the *Downtown* and *Central Waterfront* and is designated *Regeneration Areas* on Map 18 in the Official Plan.

Chapter 2 – Shaping the City

Chapter 2 sets out a range of policies to guide growth and change, ensuring appropriate measures are taken to maintain Toronto's health, liveability and prosperity.

Downtown and Central Waterfront Policies

Section 2.2.1 provides direction on *Downtown* as a growth area that will continue to evolve as a healthy and attractive place to live and work. As an area where growth is anticipated and encouraged, the Official Plan provides for new development in the *Downtown* that: achieves a minimum combined growth target of 400 jobs and residents per hectare, builds on the strength of the area as an employment centre, provides for a range of housing opportunities and focuses on the Financial District as the prime location for the development of prestige commercial office buildings and landmark buildings that shape the skyline.

The Official Plan directs growth to the *Downtown* in order to achieve multiple City objectives. Among other matters, it promotes efficient use of municipal services and infrastructure, concentrates jobs and people in areas well served by transit, provides

increased opportunity for living close to work, to encourage walking and cycling, all in keeping with the vision for a more liveable city.

While *Downtown* is identified as an area offering opportunities for substantial employment and residential growth, this growth is not anticipated to be uniform. Design guidelines specific to districts of historic or distinct character will be implemented to ensure new development respects the context of such districts in terms of the development's fit with existing streets, setbacks, heights and relationship to landmark buildings.

The Official Plan recognizes that as the population of the *Downtown* increases, ensuring that public amenities and infrastructure are maintained and upgraded, enhancing existing parks and acquiring new parks, and preserving and strengthening the range and quality of social, health, community services and local institutions are essential to improve the quality of life for *Downtown* residents.

Chapter 3 – Building a Successful City

Policy directions on matters that improve quality of life are contained in Chapter 3 of the Official Plan.

Built Form and Public Realm

The Public Realm policies of Section 3.1.1 of the Official Plan recognize the essential role of our streets, open spaces, parks and other key shared public assets in creating a great City. These policies aim to ensure that a high level of quality is achieved in architecture, landscape architecture and urban design in public works and private developments to ensure that the public realm is functional, beautiful, comfortable, safe and accessible. The policies provide that new parks and open spaces should connect and extend wherever possible to existing parks, natural areas and other open spaces such as school yards.

The Official Plan recognizes that most of the City's future development will be infill and as such will need to fit in, respect and improve the character of the surrounding area. As a result, the Built Form policies of Section 3.1.2.2 seek to ensure that new development is located, organized and massed to fit harmoniously with the existing and/or planned context and will limit its impacts on neighbouring streets, parks, open spaces and properties. Among other provisions, this harmony is achieved by: massing new buildings to frame adjacent streets in a way that respects the existing and/or planned street proportion; creating appropriate transitions in scale to neighbouring or existing planned buildings, providing for adequate light and privacy and adequately limiting any resulting shadowing of, and uncomfortable wind conditions, on neighbouring streets and properties.

Due to the larger civic responsibility and obligations associated with tall buildings, the built form policies of Section 3.1 provide additional design direction to ensure that tall buildings fit into the existing and planned context and limit local impacts. Policy 3.1.3.2

requires new tall building developments to address key urban design considerations set out in the Plan.

Heritage Conservation

Section 3.1.5, Heritage Conservation, contains policies related to the conservation of Toronto's cultural heritage, significant buildings, properties, districts, landscapes and archeological sites. On May 12, 2015, the former Ontario Municipal Board approved Official Plan Amendment 199 to provide further policy direction on development adjacent to heritage properties. In particular, Policy 3.1.5.4 states that heritage resources on the City's Heritage Register will be conserved and maintained. Additionally, Policy 3.1.5.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property, and will mitigate visual and physical impact on it. Finally, Policies 3.1.5.32-33 deal specifically with development within Heritage Conservation Districts (HCD) to ensure the integrity of the district's heritage values, attributes and character are conserved in accordance with the HCD Plans.

Housing

Section 3.2.1 provides direction on housing. Strong communities are the foundation of a healthy city and the Official Plan recognizes that opportunities for adequate and affordable housing are essential to supporting quality of life, economic competitiveness and social cohesion. Policy 3.2.1.1 encourages the provision of a full range of housing in terms of form, tenure and affordability to meet the current and future needs of residents.

Policy 3.2.1.6 states that new development that would have the effect of removing all or a part of a private building or related group of buildings, and would result in the loss of six or more rental housing units will not be approved unless: all of the rental housing units have rents that exceed mid-range rents at the time of application, or in cases where planning approvals other than site plan are sought, the following are secured: at least the same number, size and type of rental housing units are replaced and maintained with rents similar to those in effect at the time the redevelopment application is made; for a period of at least 10 years, rents for replacement units will be the rent at first occupancy increased annually by not more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time; and an acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship.

Parks and Open Space

The parks and open spaces and other natural and recreation areas that comprise the Green Space System in Toronto are essential elements of complete communities. The Official Plan recognizes that the City's Green Space system is vital to our quality of life, social wellbeing, and to the health of the natural ecosystem. These areas provide opportunities for recreation, relaxation and experiencing nature and offer unique experiences for residents and visitors from across the region and elsewhere.

The Official Plan recognizes that as Toronto grows and changes the parks and open space system will need to expand. The policies of Section 3.2.3 of the Official Plan, seek to ensure that as the city grows our Green Space System is strengthened by actions such as: adding new parks and amenities, particularly in growth areas; maintaining, improving and expanding existing parks; designing high quality parks and their amenities to promote user comfort, safety, accessibility and year round use, and to enhance the experience of place. The Plan seeks to ensure that the effects of development including additional shadows, noise, traffic and wind on existing parks and open space are minimized to preserve their utility.

Chapter 4 – Land Use Designations

Regeneration Areas

A broad mix of commercial, residential, light industrial, parks and open space, institutional, live/work and utility uses are permitted within *Regeneration Areas* to promote reinvestment and revitalization. The framework for new development within *Regeneration Areas* is set out in a Secondary Plan intended to promote the desired type and form of physical development for an area.

The policies of Section 4.7.1 provide for the restoration, re-use and retention of existing buildings that are economically adaptable for re-use, particularly heritage buildings and structures in *Regeneration Areas*. Section 4.7.2 sets out the intent of Secondary Plans for *Regeneration Areas* and provides that they will guide the revitalization of the area through among other matters:

- urban design guidelines related to the unique character of the area;
- strategies to promote greening and community improvements; and
- a heritage strategy identifying important heritage resources, conserving them and ensure new buildings are compatible with adjacent heritage resources.

King-Spadina Secondary Plan (2006)

The site is situated within the West Precinct of the King-Spadina Secondary Plan Area found in Chapter 6.16 of the Official Plan. The King-Spadina Secondary Plan emphasizes reinforcement of the characteristics and qualities of the area through special attention to built form, heritage and the public realm. The major objectives of the Plan include the policy that heritage buildings and other important buildings within the King-Spadina Area, including the West Precinct, will be retained, restored and re-used.

The policies of Section 3 – Built Form and in particular the policies of Section 3.6 – General Built Form Principles specify that:

- Buildings are to be located along the front property line to define edges along streets and lower levels are to provide public uses accessed from the street;

- Servicing and parking are encouraged to be accessed from lanes rather than streets to minimize pedestrian/vehicular conflicts;
- New buildings will be sited for adequate light, view and privacy and compatibility with the built form context;
- New buildings will achieve a compatible relationship with their built form context through consideration of such matters as building height, massing, scale, setbacks, stepbacks, roof line and profile, and architectural character and expression;
- Appropriate proportional relationships to streets and open spaces will be provided, and wind and shadow impacts will be maintained on streets and open spaces;
- The streetscape and open space improvements will be coordinated in new development; and,
- High quality open spaces will be provided.

Additionally, the policies of Section 4 – Heritage – specify that:

- Heritage buildings in the King Spadina Area are essential elements of physical character. In this regard, the City will seek the retention, conservation, rehabilitation, re-use and restoration of heritage buildings by means of one or more appropriate legal agreement.

A major objective of the King-Spadina Secondary Plan is to use the historic fabric of the area as the context within which to assess new development. Additionally, achieving a mixture of compatible land uses, and retaining and promoting commercial and light industrial uses, is another major objective of the Plan.

The King Spadina Secondary Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

King Spadina Secondary Plan Review

The King-Spadina Secondary Plan Review began as the "King-Spadina East Precinct Built Form Study", however, at its meeting on July 7, 2015, City Council expanded the boundary to also include the Spadina Precinct.

The geographic boundaries of the study were further expanded to include the West Precinct, thereby including the entire King-Spadina Secondary Plan Area by Toronto and East York Community Council at its September 6, 2017 meeting. The Community Council decision and staff report, which provides a detailed background of the decision history of studies within this Secondary Plan area can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.60>.

King-Spadina is one of the highest growth areas in the City of Toronto. The King-Spadina Secondary Plan Review recognizes that this area has evolved from an area of employment (non-residential uses) into an area with a range of uses including residential. The updated Secondary Plan will recognize that while the area will continue to grow and change, it must do so in a way that positively contributes to liveability, is better supported by hard infrastructure and community infrastructure, and more carefully responds to the strong heritage and character of the area.

A final community consultation meeting was held on December 4, 2018 to present the draft Secondary Plan policies which now include applicable elements of the Downtown Official Plan Amendment 406. The complete draft Secondary Plan as well as the presentation boards can be viewed at: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/king-spadina-secondary-plan-review/>

A Final Report outlining the draft Secondary Plan and the King Spadina Public Realm Strategy will be considered at a public meeting of the Toronto and East York Community Council under the *Planning Act*, in the first quarter of 2019.

King Spadina Urban Design Guidelines (2006)

Urban Design guidelines, in conjunction with the Official Plan policies, work together to achieve optimal building siting and design that enhances the public realm, while respecting and reinforcing the surrounding built environment and context. Guidelines are crucial planning tools that assist in testing the appropriateness of development applications in the policy context. They are intended to assist in the implementation of the Official Plan policies for built form, and serve as a unified set of directions for the evaluation of development applications.

The Official Plan (Section 5.3.2: Implementation Plans and Strategies for City-Building, Policy 1) states that Guidelines will be adopted to advance the vision, objectives and policies of the Plan. Urban Design Guidelines, specifically, are intended "to provide a more detailed framework for built form and public improvements in growth areas."

The King-Spadina Urban Design Guidelines support the implementation of the King-Spadina Secondary Plan. These Guidelines state that new development should be compatible with existing heritage buildings in terms of massing, height, setbacks, stepbacks and materials. New development, within the context of existing adjacent buildings, should define and contribute to a high quality public realm. Development should reinforce the character and scale of the existing street wall in the immediate surrounding area. In addition, the scale of the building brought to the sidewalk should respond proportionally to the width of the right-of-way.

Section 4.3.3 Built Form of the Guidelines recognizes that new development in the West Precinct has a distinguishing character of uniform height, scale and massing, producing an effect of a maturing mid-rise neighbourhood, which is different from Spadina Avenue and the East Precinct.

Section 5 contains the built form guidelines that expand on Section 4. Section 5.2.1 emphasizes that the street wall should be designed to ensure pedestrian comfort and adequate light penetration. This can be achieved through a 1:1 ratio of building height relative to street width. New development should reinforce the continuity of the street wall of a particular street using existing building heights and setbacks as the basis for the design of the street frontage.

Further, Section 5.4.1 Building Heights affirms that the West Precinct is characterized by a homogenous form of low to mid-rise warehouse, office and mixed-use building patterns. The Guidelines state that applications displaying portions of buildings above the height limit set out in the Zoning By-law will be required to demonstrate no undue impacts on light, view, privacy and sunlight access on nearby properties.

Section 5.4.3 Angular Planes and Stepbacks stipulates that where buildings are permitted to be higher than the street wall height, a stepback will be required that is large enough to ensure that the higher portion does not overwhelm and detract from the consistency of the street wall from the perspective of the pedestrian experience. This section also considers that, even in situations where a particular development meets angular plane requirements and does not cause significant wind or shadow impacts, the height may still not necessarily be acceptable within its context.

Section 5.4.4 Light, View and Privacy states that taller building elements (i.e. above the as-of-right height permissions) should be evaluated on their ability to achieve optimum proximity, light, view and privacy conditions, as well as on their impact on other properties on the same block with similar potentials.

King-Spadina Heritage Conservation District Study

At its meeting of October 2, 2012, Toronto City Council directed Heritage Preservation Services (HPS) staff to undertake a Heritage Conservation District (HCD) study of the King-Spadina area. A team led by Taylor-Hazell Architects undertook the study and was subsequently retained to prepare the Plan. The first phase of the HCD Study was concluded in the spring of 2014 and recommended that the area merited designation under Part V of the *Ontario Heritage Act* as an HCD on the basis of its historical, associative, physical, contextual, and social and community values.

In the fall of 2014 HPS initiated the second (HCD Plan) phase of the study, which resulted in the development of the statements of objectives, statements of cultural heritage value, boundaries, policies and guidelines, and community and stakeholder consultation.

The HCD Plan was endorsed by the Toronto Preservation Board on June 22, 2017, followed by the September 6, 2017 Toronto and East York Community Council and was adopted at the October 2-4, 2017 meeting of City Council, thereby designating the King-Spadina Heritage Conservation District Plan under Part V of the *Ontario Heritage Act*. The final report and decision of City Council are available at <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>.

The HCD Plan is currently under appeal to the LPAT.

The overall objective of the King-Spadina HCD Plan is the protection, conservation and management of its heritage attributes, including contributing properties, so that the District's cultural heritage value is protected in the long-term.

The properties identified as contributing in the HCD Plan were listed on the City's Heritage Register, adopted by City Council on December 5, 6, 7 and 8, 2017.

Official Plan Amendment No. 231 – Office Replacement Policies

Official Plan Amendment No. 231 (OPA 231), adopted by City Council December 18, 2013, received approval by the Minister of Municipal Affairs and Housing on July 9, 2014 and is under appeal before the Local Planning Appeal Tribunal. As an outcome of the Official Plan and Municipal Comprehensive Reviews, OPA 231 contains, among other matters, new economic policies intended to stimulate the growth of new office space and maintain current concentrations of office space in transit-rich areas of the City. In particular, Policy 3.5.1(9) requires the replacement and increase of office space on properties that: have more than 1,000 square metres of existing office space; the new development includes a residential component; the property is designated *Regeneration Areas*; and, the property is located in the *Downtown and Centre Waterfront*. Policy 3.5.1(9) is currently under appeal.

The subject site is located in the *Downtown and Central Waterfront*, is designated *Regeneration Areas* in the Official Plan, and accommodates a total of 1,955 square metres of existing office space.

Official Plan Amendment 231 can be found at:

<https://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-63574.pdf>

TOcore: Planning Downtown

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.

OPA 406 – Downtown Plan

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 406). OPA 406 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 OPA 406 comes into force and effect.

Further, at its May 22-24, 2018 meeting, City Council adopted OPA 406, as amended.

The Council decision is available here:

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

Pursuant to Section 26 of the *Planning Act*, the Downtown Plan has been forwarded to the Minister of Municipal Affairs for approval. Council has directed Staff to use the policies contained within the Downtown Plan to inform evaluation of current and future development applications in the Downtown Plan area while the OPA is under consideration by the Minister.

The OPA – in conjunction with the associated infrastructure strategies that address water, energy, mobility, parks and public realm and community services and facilities – 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.

OPA 406 provides a comprehensive and integrated policy framework to shape growth in Toronto's fast-growing Downtown over the next 25 years. It provides the City with a blueprint to align growth management with the provision of infrastructure, sustain liveability, achieve complete communities and ensure there is space for the economy to grow.

As part of the City of Toronto's Five Year Official Plan Review under Section 26 of the *Planning Act*, OPA 406 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 with the Growth Plan and has regard to matters of provincial interest under Section 2 of the *Planning Act*.

Map 41-3 of the Downtown Plan designates the site as *Mixed Use Areas 2 - Intermediate*. Policies 6.25 and 6.26 of the Downtown Plan detail that within *Mixed Use Areas 2* development will include building typologies that respond to their site context, including low-rise, midrise and some tall buildings, and that the scale and massing of buildings will respect and reinforce the existing and planned context of the neighbourhood. Further, Policy 6.27 sets out that development within *Mixed Use Areas 2* will provide for a diverse range of uses, including retail, service, office, institutional and residential. King Street West is identified on Map 41-7 as a Great Street, where Policy 7.17 prioritizes public realm improvement works.

The site is also located within the King-Spadina *Cultural Precinct*, where Policy 12.4 identifies that the adaptive re-use of properties on the Heritage Register as *cultural spaces* will be encouraged. Policies 12.5 and 12.6 promote uses that encourage the cultural and creative industries, and provide facilities for such uses, while also encouraging buildings that support the spatial requirement of cultural industries and allow for flexible use of the spaces.

Map 41-15 locates the site within the *Downtown Film Precinct*, where policies within section 12.14 encourage the provision of physical infrastructure to support the film industry, built-in infrastructure to reduce the need for generators and areas for temporary film trailer parking, pick-up/drop-off areas, accessible loading zones and motor coach parking zones.

OPA 352 – Downtown Tall Building Setback Area

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.

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

City-Wide Tall Building Design Guidelines

City Council has adopted city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of 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 link to the guidelines is here:

<https://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-57177.pdf>

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 were considered in the review of this proposal.

The Council decision and draft guidelines are available on the City's website at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG21.3>

Pet Friendly Design Guidelines

It is estimated that for each new high-rise residential development in the City of Toronto, there are 4-8 pets which occupying each residential floor. In response to this, in 2018, City Planning initiated a study to develop a series of guidelines to inform the design and planning of pet amenities in multi-unit, high-density communities. The study will focus on three scales – the neighbourhood, the building, and unit – covering the private to the public realm, with recommendations and strategies tailored to address issues associated with each. Once complete, the guidelines will inform the future design of buildings and spaces to foster more pet friendly environments.

More information on the study can be found at: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/pet-friendly-design-guidelines-for-high-density-communities/>

Rental Housing Demolition and Conversion By-law

Section 111 of the *City of Toronto Act, 2006* authorizes Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law, implements Section 111. Chapter 667 prohibits the demolition or conversion of rental housing units in buildings containing six or more residential dwelling units, of which at least one unit is rental, without obtaining a permit from the City and requires a decision by either City Council or, where delegated, the Chief Planner.

Pursuant to Chapter 667, Council may refuse an application, or approve the demolition and may impose conditions, including conditions that must be satisfied before a demolition permit is issued. These conditions further the intent of the City's Official plan policies protecting rental and affordable housing. Pursuant to the City's demolition control by-law Chapter 363 of the Municipal Code, Council approval of the demolition of residential dwelling units under Section 33 of the *Planning Act* is also required where six or more residential dwelling units are proposed for demolition, before the Chief Building Official can issue a permit for demolition under the *Building Code Act*.

Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion and an application under Chapter 363 for residential demolition control, City Council typically considers both applications at the same time. Unlike *Planning Act* applications, decisions made by City Council under Chapter 667 are not appealable to the OMB.

An application has been filed for a Rental Housing Demolition and Conversion permit pursuant to Chapter 667 of the City of Toronto Municipal Code (file no. 16 270246 STE 20 RH). The application proposes to demolish the seven rental dwelling units located within the 4-storey building at 58-60 Stewart Street in order to construct the proposed mixed-use building. A Housing Issues Report has been submitted with the required application and is currently under review for consistency with the Official Plan.

Site Plan Control

The proposed development is subject to Site Plan Control. An application for Site Plan Approval has not been submitted, but would be required prior to the issuance of any building permits.

Zoning

The site is zoned Reinvestment Area (RA) in former City of Toronto Zoning By-law 438-86. This zoning category permits a range of residential, commercial, institutional and limited industrial uses. The current zoning permits a maximum building height of 26 metres for this site if a three metre stepback at 20 metres is provided. A minimum 7.5 metre setback

from both the side and rear lot lines for areas located farther than 25 metres from the street lot line is required.

Zoning By-law 438-86 requires that for the King Street building, where building heights exceed 20 metres, the building shall be located within a 44 degree angular plane measuring from 20 metres above the street line. For the Bathurst Street frontage, By-law 438-86 requires that where the building height exceeds 22 metres, the building should be located within a 44 degree angular plane measured from 22 metres above the street line.

The site is also subject to Zoning By-law 569-2013 and is zoned CRE (x1) (Commercial Residential Employment) which is substantially the same with regards to use, density and height as the former City By-law (Attachment 6).

Reasons for the Application

At 58.0 metres, the proposal exceeds the maximum 26 metre height permitted by the in-force Zoning By-law by 32 metres. In addition, there are some deficiencies with other performance standards within the Zoning By-law, including stepbacks, angular plane requirements and parking.

The applicant has also submitted an application for a Rental Housing Demolition and Conversion permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units as the subject lands contain six or more residential dwelling units, of which at least one is rental.

COMMENTS

Provincial Policy Statement and Provincial Plans

Section 2 of the *Planning Act* requires municipalities to have regard for matters of provincial interest, including, as noted in Section 2(d), the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest and in 2(r), the promotion of a built form that is well-designed and encourages a sense of place. The proposed development has regard for these policies of the *Planning Act* as it results in a well-designed built form, conserves 89% of the façades of the existing heritage buildings on the site, and provides significant stepbacks from the heritage façades, thereby delineating the new development form the heritage building below.

The proposal has been reviewed and evaluated against the PPS (2014) and the Growth Plan (2017). The proposal has also been reviewed and evaluated against Policy 5.1 of the Growth Plan as described in the Issue Background section of this report.

Policy documents including the PPS, the Growth Plan and City's Official Plan must be read in their entirety and relevant policies must be applied to each situation. To this end, staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan and thereby the Official Plan, as discussed below.

The PPS encourages intensification and efficient development, and requires that sufficient land be made available for intensification and redevelopment, however, it recognizes that local context is important and that well-designed built form contributes toward long-term economic prosperity. Policy 1.7.1 d) states that long-term economic
Staff report for action – Request for Direction – 647, 663-665 King St W, 69-73 Bathurst St, 58-60 Stewart St.

prosperity shall be supported by encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources.

Policy 4.7 indicates that the Official Plan is the most important vehicle for implementing the PPS. Further, Policy 1.1.3.3 indicates planning authorities shall identify appropriate locations for intensification and redevelopment. In this context, the Official Plan implements the direction of the PPS by requiring that appropriate built form which fits harmoniously into its existing and planned context.

The Official Plan, which includes the King-Spadina Secondary Plan, contains clear, reasonable and attainable policies that protect provincial interests and direct development to suitable areas while taking into account the existing building stock, including numerous heritage buildings, and protects the character of the area, consistent with the direction of the PPS. In this context, the revised proposal represents intensification in a manner which fits harmoniously into its existing and planned context, is consistent with key objectives of the Official Plan and, therefore, is consistent with the PPS.

Further, Policy 2.6 of the PPS requires that heritage resources be conserved and this is also reflected in Policy 3.1.5 of the City of Toronto Official Plan. As discussed further below, the proposed heritage conservation scheme to conserve 89 percent of the existing heritage façades is consistent with this policy.

The Growth Plan builds on the policy foundation established by the PPS and provides more specific land use policies related to managing growth and providing environmental protection for the Greater Golden Horseshoe. Section 2.2.1 provides policies for managing growth and setting minimum density targets and Section 1.2.1, Guiding Principles, speaks to achieving complete communities, making efficient use of land and transit, and providing economic opportunities. Section 1.2.1 also speaks to conserving and promoting cultural heritage resources to support the social, economic and cultural well-being of communities. Furthermore, Section 4.2.7 indicates that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities.

The Growth Plan identifies the Downtown as an Urban Growth Centre (UGC), which is a regional focal point for accommodating population and employment growth in complete communities. The Growth Plan builds on Section 2(r) of the *Planning Act*, which recognizes the promotion of built form that is well-designed, encourages a sense of place and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant, as matters of provincial interest that municipalities (as well as the LPAT) shall have regard for in making their decisions. Additionally, the Growth Plan policies also build on PPS Policy 1.7.1(d), which states that long term economic prosperity will be supported by encouraging a sense of place by promoting well-designed built form and also by conserving built heritage resources that help define the character of the area.

Policy 2.2.2.4 of the Growth Plan directs municipalities to develop a strategy to achieve minimum intensification targets which will identify the appropriate type and scale of

development as well as transition of built form towards adjacent areas. Policy 5.2.5.6 states that, in planning to achieve the minimum intensification and density targets of the Plan, municipalities will develop and implement urban design and Official Plan policies, including other supporting documents, which direct the development of a high quality public realm and compact built form.

The King-Spadina area is located in the Downtown UGC, which is on track to achieve or exceed the UGC density target of 400 jobs and residents per hectare by 2031. The target is the average for the entire Downtown UGC area, and it is not for any one particular area within Downtown to meet this target. The increased density that results from the proposed development is not required to meet the minimum growth figures set out in the Growth Plan for the Greater Golden Horseshoe. Therefore, while the proposal does help contribute towards the growth targets of the Growth Plan, this is not an influential factor in staff's recommendation that City Council support the proposed settlement of the Zoning By-law appeal.

The Official Plan, the King-Spadina Secondary Plan, the King-Spadina Secondary Plan review, the King-Spadina HCD Study, the King-Spadina Urban Design Guidelines (2006) and Downtown Official Plan Amendment 406 all work together to provide direction on the appropriate scale, massing, height and separation distances between buildings and also heritage conservation within the King-Spadina area, in a manner that confirms with the Growth Plan. In addressing these policy directions of the Official Plan and its supporting documents, the proposal also conforms with the Growth Plan.

Conformity with the Planning Framework for King-Spadina

The application has been assessed in the context of the planning framework for King-Spadina and has been determined to meet this planning framework as discussed below.

Built Form and Massing

The proposed height of 58 metres, including the mechanical penthouse, is a substantial improvement from the original building which had a total height of 67 metres. This proposed height has been considered together with other built form considerations including integration of the heritage fronts and improved building setbacks of the portions of the building above the heritage base building.

In the context of this site, staff took into consideration the fact that, due to its frontage on Bathurst Street, the as-of-right height is 26 metres, rather than 20 metres, as is the case for other properties within the West Precinct which do not front Bathurst Street. Additionally, nearby buildings have similar heights, as, just northeast of the site, is an L-shaped residential building with a height of 36.5 metres along King Street West and 54.6 metres on Bathurst Street. Further north of this, at the southeast corner of Bathurst and Adelaide Street West, is a residential building with a height of 55.6 metres.

The provision of appropriate setbacks above the heritage base building help to mitigate the impacts of the building related to shadow, skyview, privacy and overlook and wind impacts. Development in the West Precinct, which has height permissions much lower

than that of the East Precinct, commonly results in a 3 metre stepback above the base building along any property line facing a public street, and a 5.5 metre stepback from any property lines not facing a public street. In instances where heritage resources are found on the site, the appropriate minimum stepbacks are assessed on a case-by-case basis in conformity with the King-Spadina HCD Plan (under appeal). In this case, the stepbacks above the four storey heritage building along all three street frontages range from 3 to 5 metres, thereby adequately mitigating the mass of the building on the surrounding public realm and also establishing an appropriate relationship with the heritage building. A 5.5 metre stepback has been provided from the east side property line, save for the portion of the building fronting King Street West as, staff recognize that the adjacent site to the east has a narrow frontage of approximately 7.3 metres and will therefore be unable to achieve a similar height to that proposed on the subject site. As well, the Thompson Residences just east of this, were approved by the former Ontario Municipal Board with a zero lot line setback on its west property line.

Additionally, the applicant owns the property to the immediate east of the site, fronting Stewart Street. This property, in conjunction with the 5.5 metre stepback from the east property line, provides a separation distance of approximately 12 metres from the nearest residential (row house) property on Stewart Street.

Heritage Conservation

The property at 663-665 King Street West contains a four storey post and beam warehouse style building that was built in 1900 and was formerly known as the "Canada Biscuit Company". The property at 58-60 Stewart Street contains a four-storey commercial building dating to 1900 that is historically linked to the property at 663 King Street West.

The conservation strategy for 663-665 King Street would retain in situ the north, west and south fronts of the property which will be integrated with new construction. The fronts to be retained constitute a total of 89 percent of street facing building wall. The tower component will be stepped back 5 metres from both the principal (north) front and long Bathurst Street front (clear of any projections into this stepback) with a 3 metre stepback at the south building wall frontage along Stewart Street. Further, the conservation strategy proposes rehabilitation and restoration of the heritage property to its period of significance (time of construction) based on archival information. New small format retail uses are proposed within the heritage structure. New window and storefront openings would be added at the Bathurst Street frontage. The design for these new openings shall be further developed in consultation with staff.

The listed building at 58-60 Stewart Street is proposed for demolition. This property is a component of the 663-665 King Street West "building block" and constitutes approximately 11 % of the overall street facades. The property is in poor condition and has been modified through incompatible alterations.

The proposed tower will have a visual impact on the scale, form, and massing relating to the perception of the heritage buildings from surrounding public rights-of-way. However,

this impact is greatly reduced by the proposed 5 metre setbacks from both the King Street West and Bathurst Street frontages and further mitigated by the conservation strategy as outlined in the Heritage Impact Assessment (HIA). In addition, the podium of the adjacent new base building will be integrated with the heritage properties at the street frontages and will reinforce the height, scale, vertical articulation and materiality of the heritage buildings. The conservation strategy as outlined below will substantively mitigate further impacts.

The design of the proposed tower is consistent with the City's Heritage Policies 3.1.5.5 and 3.1.5.26 as the location, massing, and design of the tower will mitigate for the visual impact of the proposal.

Staff have reviewed the application against the heritage policies of the Official Plan and in the context of the emerging policy framework for the area including the King-Spadina HCD Plan (under appeal).

The HCD Plan also requires that cantilevered portions of "additions to contributing properties shall not be permitted above any required setback or setback". The proposed tower has staggered balconies that project into the required 5 metre setback above the 7th floor, thereby cantilevering only over portions of the 5 metre setback. In addition, the height of the balconies, approximately 9 metres above the heritage building, provides distance above the heritage property in order to clearly define its built form legibility and minimize any visual impacts.

Although the application does not address all of the policies of the adopted HCD Plan, staff are of the opinion that the proposal is responsive to many of the heritage issues raised, and complies with the City of Toronto city-wide heritage Official Plan policies. Staff require that the owner satisfy a number of conditions as outlined in the Recommendations Section of this report prior to the issuance of the order by the LPAT.

Compliance with OPA 231

Official Plan Amendment 231 Policy 3.5.1(9), adopted by City Council in December 2013, currently under appeal, requires that, as part of the redevelopment of the subject site, the existing 1,955 square metres of office space be replaced on-site. As an alternative, OPA 231 recognizes that, in some instances, off-site replacement is possible subject to certain conditions. Furthermore, Downtown Official Plan Amendment 406 (adopted by City Council in July 2018 and submitted to the Minister of Municipal Affairs and Housing for approval), contains Policies 6.8 and 6.9 which address replacement requirements for all non-residential gross floor area in the King-Spadina Secondary Plan Area and also recognize opportunities for off-site replacement.

As previously discussed in this report, staff have worked with the applicant to make significant improvements to the proposed development, particularly with regard to conservation of the heritage building and reduction in overall building height, while simultaneously balancing City Council's direction to retain non-residential space. In this instance, the applicant proposes to submit development application(s) for another site in

the vicinity of the subject site which would accommodate the replacement office space. On this basis, and given the scale of the replacement requirement, staff have agreed to accept the provision of off-site office replacement for 100% of the existing on-site office uses totalling 1,955 square metres, subject to a number of conditions as outlined in the recommendations section of this report.

Provision of Family-Sized Units

The proposed development includes 251 residential units. The proposed unit breakdown includes 7 bachelor units (0.3%), 142 one-bedroom units (56%), 69 two-bedroom units (27%), and 33 three-bedroom units (13%). Staff generally seeks to secure a minimum of 25% of units as two-bedroom units and 10% of units as three-bedroom units, consistent with Official Plan objectives to create a diversity of unit types and accommodate families. This is also consistent with the City's "Growing Up" study which emphasizes the need to accommodate the growing demand for family housing in vertical communities.

Rental Housing Replacement

The existing four-storey building at 58-60 Stewart Street contains a mix of shared office space, live/work units, and residential rental units, including a total of seven rental dwelling units. According to the information provided by the applicant at the time of application, these seven existing rental dwelling units have the following unit mix and rent classification:

- one bachelor rental dwelling unit with affordable rent
- one bachelor rental dwelling unit with mid-range rent
- two bachelor, two, one-bedroom, and one, two-bedroom rental dwelling units with high-end rents.

As some of these units include live/work uses, the unit type and rent classifications are currently under review to confirm the amount of space in the units used for residential purposes and rents paid to ensure they fall under the appropriate unit type and rent thresholds. Once this has been determined, detailed plans showing the size and locations of the replacement units will need to be reviewed by staff and revised as needed. The applicant will be required to replace all of the existing rental dwelling units at the same type and size.

At the time of application, six of the seven existing rental dwelling units were occupied by tenants.

The tenure of the rental replacement units will be required to be secured for at least 20 years, and the rents for the affordable and mid-range units will be secured for at least 10 years. The details of the applicant's replacement proposal and Tenant Relocation and Assistance Plan for the purposes of complying with Policy 3.2.1.6 of the Official Plan have not been finalized at this time. Staff will continue to work with the applicant to resolve these matters to the satisfaction of the Chief Planner. The details would be

secured in any Zoning By-law Amendments and through one or more agreements with the City.

It is the recommendation of staff that the LPAT's Order be withheld until such time as City Council has approved the Rental Housing Demolition application under Section 111 of the *City of Toronto Act*, 2006 and the form of any implementing By-laws is satisfactory to the Chief Planner and the City Solicitor and until a Section 37 Agreement and a Section 111 Agreement with the City have been executed and registered to the satisfaction of the City, securing such matters.

Amenity Space

Zoning By-law 438-86 requires a minimum of 2 square metres per unit each of indoor and outdoor amenity space, and By-law 569-2013 requires a combined amenity of 4 square metres per unit. The revised proposal provides 379 square metres of indoor amenity space (1.52 square metres per unit) and 774 square metres of outdoor amenity space (3.08 square metres per unit), which is acceptable to staff. The design and configuration of the amenity space will be secured as part of the Site Plan Approval process, and staff recommend that the design of the amenity spaces incorporate both indoor and outdoor areas for children and youth, in keeping with the Growing Up Guidelines.

Pet-Friendly Facilities

Given the current rise in dog population in the Downtown area, and particularly within condominiums, the applicant is expected to provide on-site dog amenities with proper disposal facilities for the building residents and dog relief stations within the building. This will help to alleviate some of the pressure on the existing neighbourhood parks. The location of pet-friendly facilities will be reviewed and secured as part of the Site Plan Approval process.

Open Space/Parkland

King-Spadina Secondary Plan Area, within which this site is located, has been identified as an area of rapid population growth, thus increasing the demand and use on the existing public open space. Parkland has been identified as a priority to be achieved within the area. The applicant is requested to satisfy the parkland dedication through acquiring off-site parkland that will contribute positively to existing parks within the King-Spadina Neighbourhood. The non-residential nature of this proposal is subject to a 2% parkland dedication, while the residential will be subject to a 10% parkland dedication, totalling 161 square metres.

Streetscape

In their memorandum dated February 22, 2017, Engineering and Construction Services identified a number of requirements related to the development of this site including revising the streetscape design to demonstrate compliance with the Accessibility for Ontarians with Disabilities Act and the City's Vibrant Street Guidelines. Staff will work with the applicant to resolve these matters prior to the issuance of the order by the LPAT.

Toronto Green Standard

Council has adopted the revised four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control 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.

The applicant is required to meet Tier 1 of the TGS. The site specific zoning by-law will secure performance standards for the provision of bicycle parking. Other applicable TGS performance measures will be secured through the forthcoming Site Plan Approval process.

Section 37

Section 37 of the *Planning Act* enables the approval authority to authorize increases in height and/or density, over and above that permitted by the Zoning By-law, in exchange for community benefits. Community benefits are specific capital facilities (or cash contributions for specific capital facilities) and can include: affordable housing, day care, parkland and/or park improvements above and beyond the parkland dedication; public art; streetscape improvements, and other works detailed in Section 5.1.1.6 of the Official Plan. They must also bear a reasonable planning relationship to the proposed development including an appropriate geographic relationship and addressing any planning issues associated with the development.

The community benefits to be secured in the Section 37 Agreement are as follows:

2. Provide a minimum cash contribution of \$250,000.00 toward new affordable housing within Ward 10;
3. Provide a minimum cash contribution of \$250,000.00 toward capital repairs for Toronto Community Housing within Ward 10;
4. Provide a minimum cash contribution of \$1,000,000.00 for the provision of public realm improvements near the vicinity of the subject site, along King Street West, Bathurst Street, and/or Stewart Street and/or around Victoria Memorial Square Park;
5. Provide a minimum cash contribution of \$1,000,000.00 for the provision of community services and facilities in the vicinity of the site.
6. The required cash contributions pursuant to recommendation 1 to 4 inclusive, are to be indexed upwardly in accordance with Statistics Canada's Construction Price Index for the Toronto Census Metropolitan Area, calculated from the date of the Local Planning Appeal Tribunal decision to the date of payment. All cash contributions will be payable prior to issuance of the first above-grade building permit.

7. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development, at the owner's expense:
- i. Securing the rental tenure for the seven rental replacement units for at least 20 years, rents for the two affordable and mid-range rental replacement units for at least 10 years, and an acceptable tenant relocation and assistance plan for all eligible tenants within the existing rental buildings located at 58-60 Stewart Street that are proposed to be demolished as part of the development application, and any other related rental matters, to the satisfaction of the Chief Planner and Executive Director, City Planning.
 - ii. Provision of a minimum of ten percent (10%) of the residential units in the building in the form of three bedroom units and 25 percent (25%) as two bedroom units.
 - iii. A construction management plan shall be provided and thereafter implemented by the owner of 647, 663-665 King Street West, 69-73 Bathurst Street and 58-60 Stewart Street to address such matters as wind, noise, dust, street closures, parking and laneway uses and access. Such plan to be to the satisfaction of the Chief Planner and Executive Director, City Planning Division in consultation with the local Councillor and shall be completed prior to Site Plan approval.
 - iv. Submission, and thereafter implementation, of a construction management plan by the owner of 647, 663-665 King Street West, 69-73 Bathurst Street and 58-60 Stewart Street to address such matters as wind, noise, dust, street closures, parking and laneway uses and access. Such plan to be to the satisfaction of the Chief Planner and Executive Director, City Planning Division in consultation with the local Councillor and shall be completed prior to Site Plan approval.
 - v. Securing the preparation and thereafter the implementation of a Heritage Lighting Plan, a Signage Plan, an Interpretation Plan and requiring a letter of credit to secure all work included in the approved Conservation Plan and approved Interpretation Plan, including provision for upwards indexing, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

Conclusion

The proposed settlement of the Zoning By-law Amendment appeal for the site as outlined in the revised plans, dated November 19, 2018, and appended as Attachments 1 – 5 to this report has regard for Section 2 of the *Planning Act*, is consistent with the Provincial Policy Statement (2014), conforms with the Growth Plan for the Greater Golden Horseshoe (2017), and conforms with the Official Plan and the King-Spadina Secondary

Plan in relation to the proposed heritage conservation strategy and built form including building height, setback and stepbacks. City Planning staff recommend that City Council authorize the City Solicitor and appropriate City staff to attend before the LPAT respecting the Zoning By-law Amendment appeal for 647, 663-665 King Street West, 69-73 Bathurst Street and 58-60 Stewart Street in support of revisions made to the proposed development and that the LPAT withhold its Order until such time as the matters set out in the Recommendations 2-5 of this report have been satisfied by the applicant.

CONTACT

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SIGNATURE

Lynda H. Macdonald, MCIP, RPP, OALA
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: North Elevation

Attachment 3: West Elevation

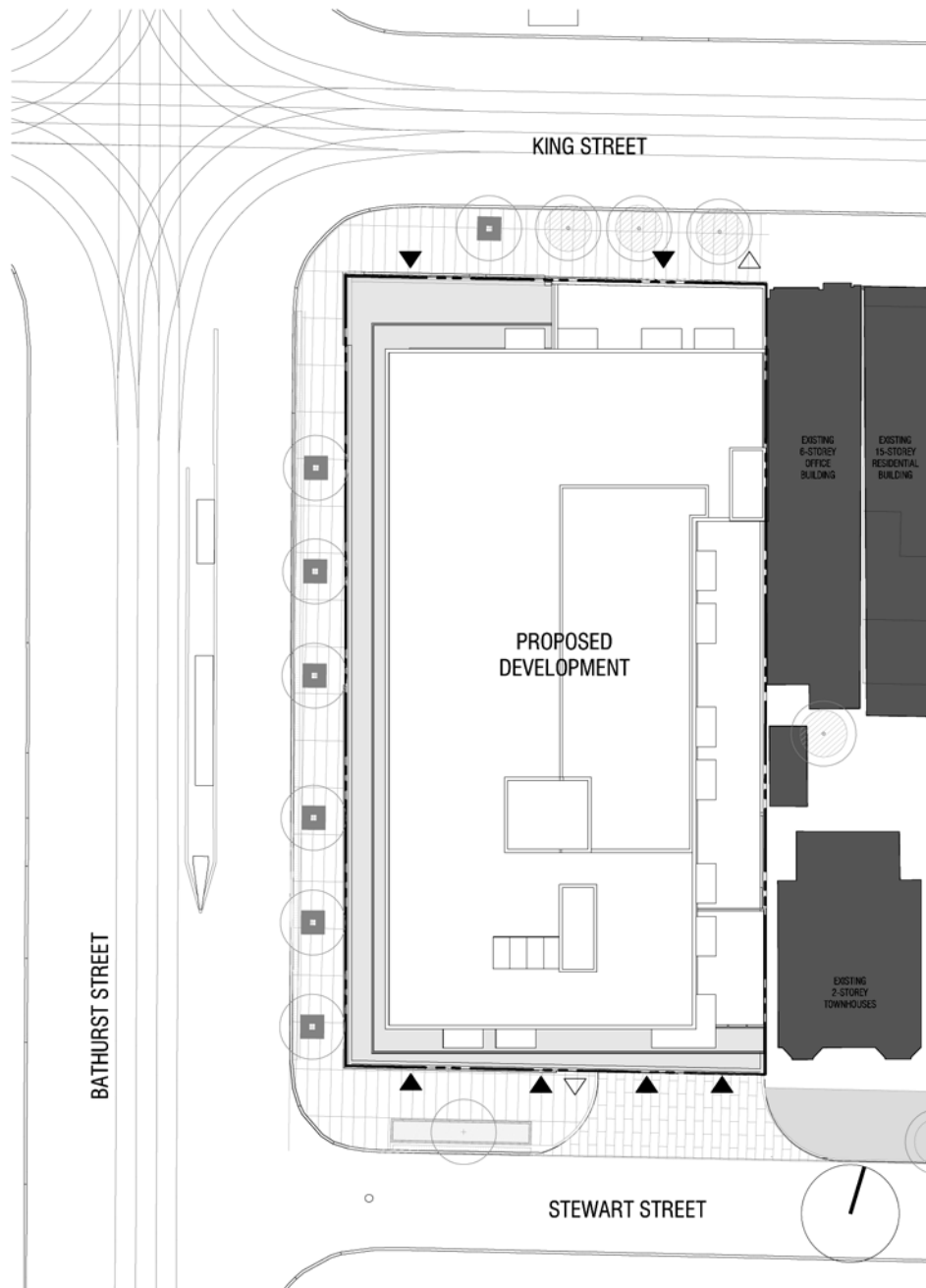
Attachment 4: South Elevation

Attachment 5: East Elevation

Attachment 6: Zoning By-law Map

Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

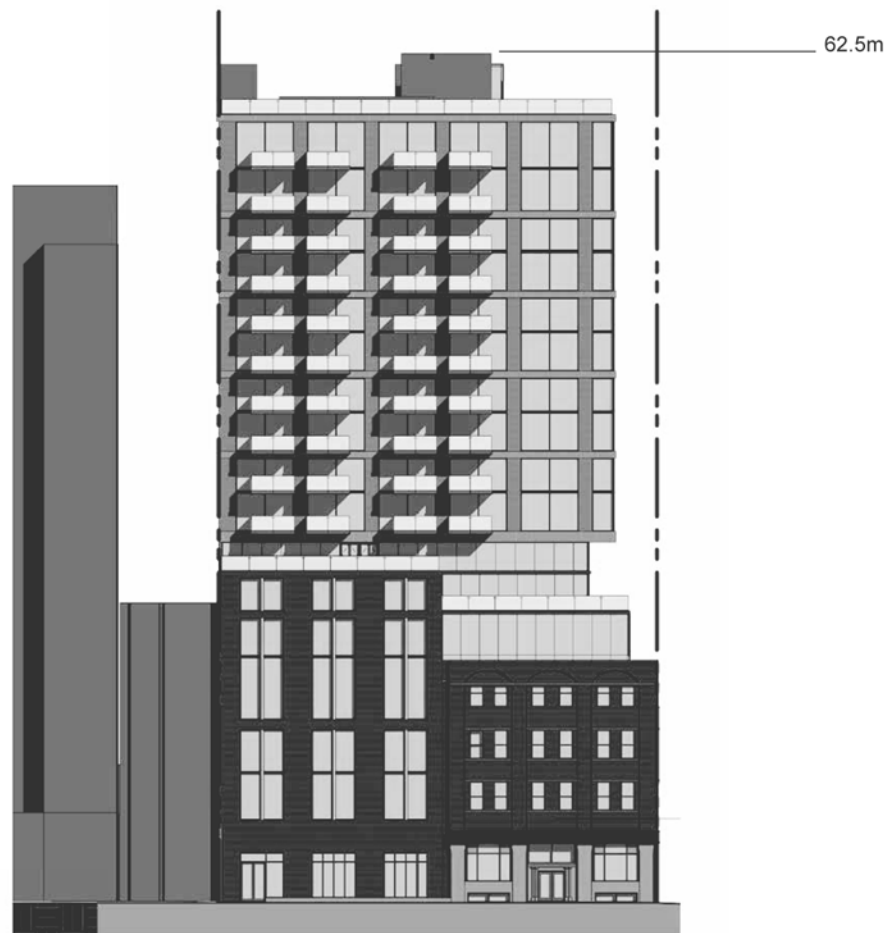
Not to Scale
12/13/2018



647, 663-665 King Street West,
69-73 Bathurst Street, 58-60 Stewart Street

File # 16 270239 STE 20 0Z

Attachment 2: North Elevation



North Elevation

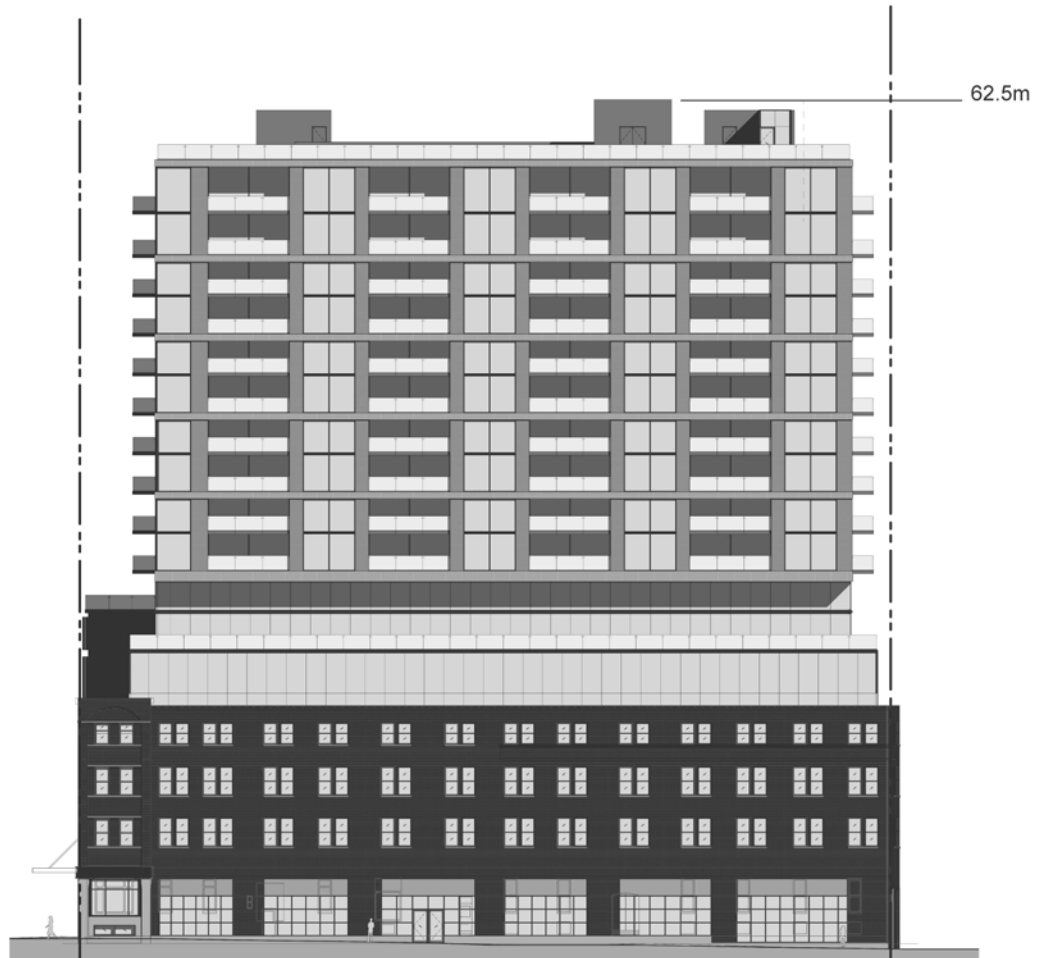
Applicant's Submitted Drawing

Not to Scale
12/13/2018

647, 663-665 King Street West,
69-73 Bathurst Street, 58-60 Stewart Street

File # 16 270239 STE 20 0Z

Attachment 3: West Elevation



West Elevation

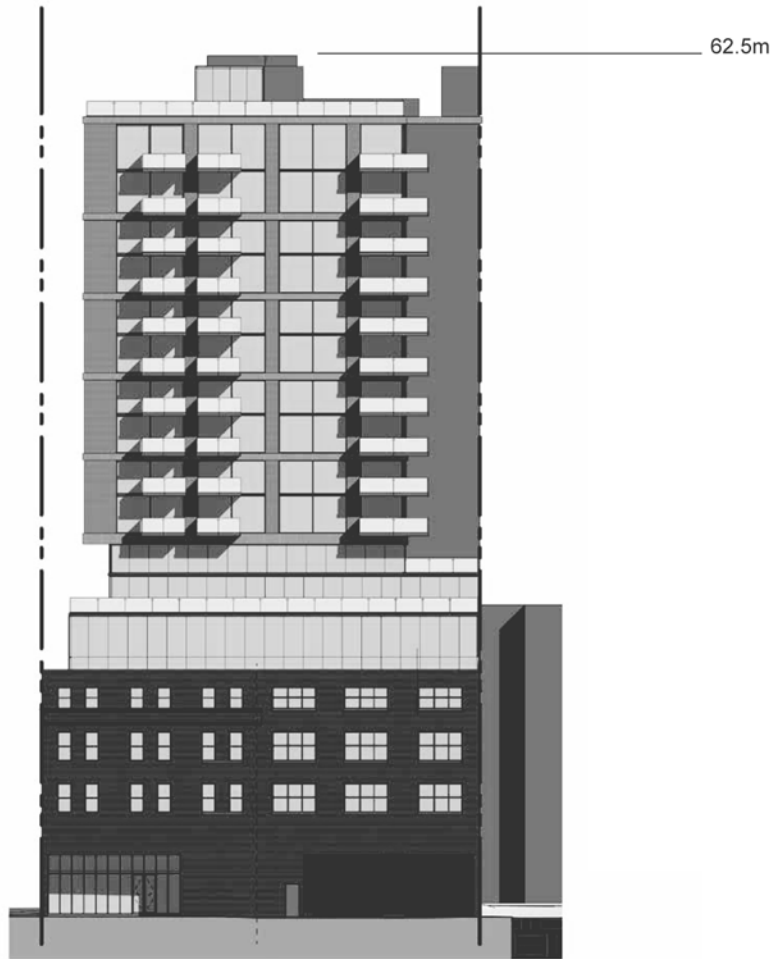
Applicant's Submitted Drawing

Not to Scale
12/13/2018

647, 663-665 King Street West,
69-73 Bathurst Street, 58-60 Stewart Street

File # 16 270239 STE 20 0Z

Attachment 4: South Elevation



South Elevation

Applicant's Submitted Drawing

Not to Scale
12/13/2018

647, 663-665 King Street West,
69-73 Bathurst Street, 58-60 Stewart Street

File # 16 270239 STE 20 0Z

Attachment 5: East Elevation



East Elevation

Applicant's Submitted Drawing

Not to Scale
12/13/2018

647, 663-665 King Street West,
69-73 Bathurst Street, 58-60 Stewart Street

File # 16 270239 STE 20 0Z



Zoning By-Law No. 569-2013

647, 663-665 King Street West, 69-73 Bathurst Street, 58-60 Stewart Street

File # 16 270239 STE 20 OZ



Location of Application

CRE Commercial Residential Employment



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

R3 Residential District
MCR Mixed-Use District
RA Mixed-Use District



Not to Scale
Extracted: 10/18/2017

Attachment 7: Application Data Sheet

| | | | |
|-----------------------|---|---------------------|---------------------|
| Application Type | Rezoning | Application Number: | 16 270239 STE 20 OZ |
| Details | Rezoning, Standard | Application Date: | December 22, 2016 |
| Municipal Address: | 663 KING ST W | | |
| Location Description: | MIL RES SECTION M PT LOT 6 **GRID S2014 | | |
| Project Description: | Proposal for rezoning related to a 19 storey mixed use building with 3 levels of retail and 2 levels of underground parking, a total of 247 residential units | | |

| | | | |
|------------------------------------|---------------|-------------------------------|------------------------------|
| Applicant: | Agent: | Architect: | Owner: |
| BOUSFIELDS PLANNING CONSULTANTS | | DIAMOND SCHMITT ARCHITECTS | TRINITY DEVELOPMENT GROUP |

PLANNING CONTROLS

| | | |
|----------------------------|--------------------|--------------------------|
| Official Plan Designation: | Regeneration Areas | Site Specific Provision: |
| Zoning: | CRE (x1) | Historical Status: |
| Height Limit (m): | 26 | Site Plan Control Area: |

PROJECT INFORMATION

| | | | | |
|------------------------------------|--------|---------|-----------------|--------------|
| Site Area (sq. m): | 1954.5 | Height: | Storeys: | 17 |
| Frontage (m): | 32.3 | | Metres: | 58 |
| Depth (m): | 60.6 | | | |
| Total Ground Floor Area (sq. m): | 1394 | | | Total |
| Total Residential GFA (sq. m): | 21762 | | Parking Spaces: | 86 |
| Total Non-Residential GFA (sq. m): | 1394 | | Loading Docks | 2 |
| Total GFA (sq. m): | 23156 | | | |
| Lot Coverage Ratio (%): | 81 | | | |
| Floor Space Index: | 11.85 | | | |

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

| Tenure Type: | Rental | | Above Grade | Below Grade |
|--------------|--------|----------------------------------|-------------|-------------|
| Rooms: | 0 | Residential GFA (sq. m): | 21762 | 0 |
| Bachelor: | 7 | Retail GFA (sq. m): | 1394 | 0 |
| 1 Bedroom: | 142 | Office GFA (sq. m): | 0 | 0 |
| 2 Bedroom: | 69 | Industrial GFA (sq. m): | 0 | 0 |
| 3 + Bedroom: | 33 | Institutional/Other GFA (sq. m): | 0 | 0 |
| Total Units: | 251 | | | |

| | | |
|-----------------|----------------------|-------------------------------|
| CONTACT: | PLANNER NAME: | Joanna Kimont, Planner |
| | TELEPHONE: | (416) 392-7216 |