

373 Front Street East and 90 Mill Street – Zoning Amendment and Lifting of the "(h)" Holding Symbol Applications – Final Report

Date: September 22, 2020

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward 13 - Toronto Centre

Planning Application Number: 19 228307 STE 13 OZ; 20 138382 STE 13 OZ

SUMMARY

This application proposes to amend the Zoning By-law to permit two 8 to 13-storey buildings and one 11-storey building with a total 80,800 square metres of gross floor area consisting of: 870 residential units, of which 261 are affordable; 3,129 square metres of retail gross floor area; and a 481 square metre community space at 373 Front Street East and 90 Mill Street. The proposal also provides for privately-owned publicly accessible spaces in the form of a pedestrian walkway connecting Front Street East to the future east-west local road, and two courtyards on either side of the pedestrian walkway. An application to lift the "(h)" holding symbol in the Zoning By-law for the subject lands has also been applied to permit the development as proposed.

The proposed affordable housing component of this application are approved for Open Door incentives including exemption from the payment of certain development charges and fees, and property tax rebates for the affordability period of 99 years, all part of the Provincial Affordable Housing Lands Program. The affordable housing component is also consistent with the Affordable Housing Delivery Agreement for the development within the West Don Lands Precinct Plan area.

The proposed development as a whole is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

This report reviews and recommends approval of the applications to amend the Zoning By-law and the lifting of the "(h)" symbol.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 438-86 for the lands at 373 Front Street East and 90 Mill Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 10 to this Report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 373 Front Street East and 90 Mill Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 11 to this Report.
3. City Council amend Zoning By-law 438-86 for the lands at 373 Front Street East and 90 Mill Street to remove the "(h)" holding provisions substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 12 to this Report, provided the owner and development partner have satisfied all obligations to remove the "(h)" holding provisions on the subject lands and that such Zoning By-law Amendment will have been enacted concurrently with Recommendation 1.
4. City Council amend the Zoning By-law 569-2013 for the lands at 373 Front Street East and 90 Mill Street to remove the "(h)" holding provisions substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 13 to this Report, provided the owner and development partner have satisfied all obligations to remove the "(h)" holding provisions on the subject lands and that such Zoning By-law Amendment will have been enacted concurrently with Recommendation 2.
5. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.
6. Before introducing the necessary Bills to City Council for enactment, require the owner and partner developer to enter into an Agreement pursuant to Section 37 of the Planning Act as follows:
 - a.) The community benefits recommended to be secured in the Section 37 Agreement are as follows:
 - i. Prior to issuance of the first above-grade building permit, the owner and development partner shall make a cash contribution of \$300,000 towards parkland improvements in the West Don Lands Precinct Plan area, at the discretion of the Chief Planner and Executive Director, City Planning in consultation with the Ward Councillor; and
 - ii. Prior to the issuance of the first above-grade building permit, the owner and development partner shall either make a cash contribution of \$224,000, either as a cash contribution, payable by a certified cheque to the Treasurer, City of Toronto, to be allocated toward local streetscape improvements in the West Don Lands Precinct area, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, or, at the election of the Chief Planner and Executive Director, City Planning and on terms set out in the Section 37 Agreement, the owner and development partner shall secure all or part of the total contribution by letter of credit satisfactory to the City Treasurer for the provision of local streetscape improvements to be undertaken, to the satisfaction of the Chief Planner and Executive Director, City Planning;

b.) The payment amounts identified in Recommendation 6. a.) above shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for the Toronto Census Metropolitan area, reported quarterly by Statistics Canada in Building Construction Price Indexes Table: 18-10-0135-01, or its successor, calculated from the date of the Section 37 agreement to the date of payment;

c.) In the event the contribution referred to in Recommendation 6. a.) above has not been used for the intended purpose within three years of the Zoning By-law Amendments coming into full force and effect, the contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, provided the purpose is identified in the Official Plan and will benefit the community in the vicinity of the lands; and

d.) The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

i. The owner and development partner shall:

A. Prior to issuance of the first above-grade building permit, or such later date on terms acceptable to the Chief Engineer and Executive Director, Engineering and Construction Services and provided in the Section 37 Agreement, and at its own cost, design and construct a new public street having a minimum width of 18.5 metres to expand and extend the existing public lane and connect Trinity Street and Cherry Street on the south boundary of 373 Front Street in the location illustrated in the Zoning By-law Amendment on terms set out in the Section 37 Agreement, including but not limited to provisions for construction management, installation of required services, environmental obligations and maintenance guarantee periods all to the satisfaction of the Chief Engineer and Executive Director Engineering and Construction Services and the Chief Planner and Executive Director, City Planning;

B. Prior to issuance of the first above-grade building permit, financially secure the design and construction of the new public street to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and

C. Prior to issuance of the first above-grade building permit, prepare all documents and convey, at nominal cost and free and clear of physical and title encumbrances, such lands as are required for widening to facilitate the new public street referred to in A. above to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, and the City Solicitor;

ii. Prior to the first use or occupancy of the building, the owner and development partner shall on terms set out in the Section 37 Agreement;

A. Construct and maintain privately owned publicly accessible open space (POPS) consisting of a pedestrian walkway of a minimum 1,480 square metres, and two courtyards in the location generally identified in the Zoning By-law Amendment with specific configuration and design of the POPS to be determined in the context of site plan approval all to the satisfaction of the City Solicitor, and the Chief Planner and Executive Director, City Planning; and

B. The owner and development partner shall prepare all documents and convey, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, free and clear of encumbrances and for nominal consideration, a public access easement, including support rights, in perpetuity in favour of the City over the POPS;

iii. The owner and development partner will provide a minimum 30 percent of the total residential unit mix and a minimum 30 percent of the total residential gross leasable area as affordable housing units, as defined in the Contribution Agreement;

iv. The owner and development partner shall design, construct, finish, and convey to the City, in an acceptable environmental condition, for nominal consideration and at no cost to the City, a minimum 465 square metres of Community Agency Space as measured from interior walls, located on the first floor and inclusive of the ground floor entrance, and subject to the following:

A. The Community Agency Space shall be delivered to the City in accordance with the City's Community Space Tenancy Policy and finished to Base Building Condition, with the terms and specifications to be secured in the Section 37 Agreement, all satisfactory to the Executive Director, Social Development, Finance and Administration, Executive Director, Corporate Real Estate Management, the Chief Planner and Executive Director, City Planning, and the City Solicitor;

B. Prior to the issuance of the first above grade building permit, the owner shall provide a letter of credit in the amount sufficient to guarantee 120 percent of the estimated cost of the design, construction and handover of the Community Agency Space complying with the specifications and requirements of the Section 37 Agreement, to the satisfaction of the Executive Director, Corporate Real Estate Management, the Executive Director, Social Development, Finance and Administration, the Chief Planner and Executive Director, City Planning, and the City Solicitor; and

C. Concurrent with or prior to, the conveyance of the Community Agency Space to the City, the owner and the development partner, and the City shall enter into, and register on title to, the appropriate lands an Easement

and Cost Sharing Agreement at no cost and for nominal value to the City in a Base Building Condition, designed and conveyed in accordance with the terms as more particularly detailed in the sublease agreement, that is in a form satisfactory to the City Solicitor; the Easement and Cost Sharing Agreement shall address and/or provide for the integrated support, use, operation, maintenance, repair, replacement, and reconstruction of certain shared facilities, and the sharing of costs, in respect thereof, of portions of the subject lands to be owned by the City and the owner as they pertain to the Community Agency Space; and

v. The owner and development partner will construct and maintain the development of the site in accordance with Tier 1 of the Toronto Green Standard, and the owner will be encouraged to achieve Tier 2 of the Toronto Green Standard, where appropriate.

7. City Council authorize appropriate City Officials to take such actions as are required to implement City Council decision, including the execution and implementation of the Section 37 Agreement.

FINANCIAL IMPACT

This report recommends City incentives through the Open Door Program, which include relief from development charges, planning and building permit fees and property taxes for 99 years for the gross floor area that is planned for affordable rental dwelling units. The incentives for the site are previously reported and adopted by City Council at its meetings of October 2, 2017 as Item EX27.15 and May 14, 2019 as Item PH5.3.

DECISION HISTORY

On October 2, 2017, City Council adopted EX27.15 "Creating 600 Affordable Rental Homes at the West Don Lands and 27 Grosvenor/26 Grenville Sites" authorizing that the affordable housing to be constructed on the lands known as Blocks 3, 4 and 7 in the West Don Lands (the "subject site", with municipal addresses 373 Front Street East and 90 Mill Street) be approved for Open Door incentives including exemption from the payment of development charges, building, planning and parkland dedication fees and charges, and property taxes for the affordability period, all part of the Provincial Affordable Housing Lands Program. The City Council decision may be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX27.15>

On May 14, 2019, City Council adopted PH5.3 "Creating Affordable Rental Homes at the West Don Lands and 27 Grosvenor/26 Grenville Streets - Update" authorizing the approval of an additional 80 affordable rental homes to be created to a total of 680 between the subject site, Block 20 in the West Don Lands, and 27 Grosvenor/26 Grenville Streets. City Council also authorized the extension of residential property tax exemptions for the affordable units for the subject site be increased from 49 to 99 years.

The City Council decision may be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH5.3>

On November 5, 2019, Toronto and East York Community Council adopted the Preliminary Report on the rezoning application for 373 Front Street East and 90 Mill Street, authorizing staff to conduct a community consultation meeting with an expanded notification area. The decision document can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE10.25>

CONSULTATION WITH APPLICANT

Workshop meetings were held on January 25, 2019 and March 6, 2019 with the applicant on the massing of the buildings proposed on the site.

After submission of the application on September 27, 2019, consultation meetings with the applicant were held throughout 2019 and 2020 to resolve issues identified during the review of the application.

PROPOSAL AND AREA CONTEXT

Original Proposal

The lands are provincially owned and are leased to WDL 3/4/7 LP, the applicant, for 99 years to submit for approvals to develop the site.

The original application submitted on September 27, 2019 proposed three buildings. At 373 Front Street East, or Blocks 3 and 4, two 13-storey buildings (48.62 metres including the mechanical penthouse) were proposed consisting of: 71,733 square metres of residential gross floor area resulting in 746 residential rental units, of which 222 are affordable; 3,468 square metres of retail gross floor area; and 500 square metres for a community use. The two proposed buildings are separated by a privately-owned publicly accessible space (POPS) at street level.

At 90 Mill Street, or Block 7, a 13-storey (48.6 metres including the mechanical penthouse) building was proposed containing: 7,088 square metres of residential gross floor area resulting in 88 residential rental units, of which 26 are affordable units; and 42 square metres of retail gross floor area.

A two-level underground garage consisting of 616 vehicular parking spaces was proposed at 373 Front Street East to serve all three proposed buildings. Of the total proposed 834 residential rental dwelling units proposed, 248 of the units, or 30 % are affordable rental units.

Revised Proposal No. 1

A revised proposal was submitted on April 28, 2020 in response to concerns raised by the public and staff comments. The main revisions include:

- An expanded POPS courtyard;
- A widened north-south pedestrian walkway right-of-way of 13-16 metres to 18.5 metres;
- Reduction of the number of storeys and overall height at Block 7 from 13 storeys (48.6 metres) to 11 storeys (42.3 metres);
- Revised the placement of the proposed community space use split between two storeys to be wholly contained on the first storey; and
- Revised the placement of the residential townhome units at grade with frontage onto the interior POPS courtyard.

Revised Proposal No. 2

A second revised proposal was submitted on August 4, 2020 in response to additional public and staff comments, and to accommodate an increased gross floor area after re-examination of the proposal by the applicant, with all massing parameters unchanged from the April 28, 2020 submission.

Refer to Tables 1 and 2 for a comparison of the key statistics between the iterations of the proposal submissions, and Attachment 1 for the Application Data Sheet.

Table 1 Proposal Iteration Comparison for 373 Front Street East (Blocks 3 and 4)

	Original September 27, 2019 Submission	Revised April 28, 2020 Submission	Revised August 4, 2020 Submission
Site Area (sq.m.)	14,146	14,146	14,146
FSI	5.4	5.1	5.3
GFA (sq.m.) Residential Commercial CSF Total	71,733 3,468 500 75,701	69,023 3,080 481 72,584	71,608 3,113 481 75,202
Residential Units (Market / Affordable)			
1-B	234 / 92	243 / 101	244 / 97
2-B	234 / 87	244 / 85	261 / 95
3-B	56 / 21	53 / 22	57 / 22
4-B	0 / 22	0 / 23	0 / 26
Total	524 / 222	540 / 231	562 / 240

	Original September 27, 2019 Submission	Revised April 28, 2020 Submission	Revised August 4, 2020 Submission
Amenity Space (sq.m.)			
Indoor	1,948	1,951	1,610
Outdoor	1,355	1,260	1,699
Parking Spaces			
Residential	150	189	189
Non-residential	466	104	104
Total	616	293	293
Building Height (m.)	28.2 to 48.6	30.8 to 50.0	30.8 to 50.0

Table 2 Proposal Iteration Comparison for 90 Mill Street (Block 7)

	Original September 27, 2019 Submission	Revised April 28, 2020 Submission	Revised August 4, 2020 Submission*
Site Area	929	929	929
FSI	7.7	5.8	5.8
GFA (sq.m.)			
Residential	7,088	5,430	5,455
Commercial	42	0	0
Total	7,130	5,430	5,455
Residential Units (Market / Affordable)			
1-B	34 / 11	26/8	26/8
2-B	21 / 10	16/8	16/8
3-B	7 / 3	5/3	5/5
4-B	0 / 4	0/2	0/0
Total	62 / 28	47/21	47/21
Amenity Space (sq.m.)			
Indoor	182	296	273
Outdoor	205	119	119
Parking Spaces			
Residential	0	0	0

	Original September 27, 2019 Submission	Revised April 28, 2020 Submission	Revised August 4, 2020 Submission*
Non-Res Total	0 0	0 0	0 0
Building Height (m.)	48.6	42.3	42.3

See Attachments 2 and 3 for a three dimensional representation of the current proposal in context, Attachment 4 for the location map, Attachment 14 for the site plan, and Attachments 15 to 18 for the elevations.

Site and Surrounding Area

The subject site consists of two parcels intersected by the east-west city-owned public laneway and a portion of an unopened public right-of-way. The property at 373 Front Street East is a rectangular block with an area of 16,760 square metres (will be reduced to 14,146 square metres upon the conveyance of land to form a new public road), fronting on Trinity Street, Front Street, Cherry Street, and the city-owned public laneway. The property at 90 Mill Street is a square shaped parcel with an area of 929 square metres fronting on Cherry Street, Mill Street and the unopened public right-of-way. The property at 373 Front Street East is currently used as a commercial surface parking lot, and the property at 90 Mill Street is vacant, and being used for inventory storage for nearby car dealerships.

The surrounding land uses are as follows:

North: Front Street East; north of Front Street East are 43 and 47 Eastern Avenue - two car dealerships with 2-4 storey buildings; and 55 Eastern Avenue - a vacant parcel.

East: Cherry Street; east of Cherry Street is 425 Cherry Street East - currently subject to a site plan application under review, file no. 19 215789 STE 13 SA for a 13-storey mixed use building including the Indigenous Community Health Centre.

South: South of 90 Mill Street, and across Mill Street is the Distillery District - a National Historic Site that consists of a collection of Victorian industrial buildings with the majority of the buildings designated under Part IV of the Ontario Heritage Act by By-law 154-76; south of 373 Front Street East, and across the laneway is 60 Mill Street - a vacant industrial building currently subject to two applications for redevelopment , file nos. 11 219591 STE 28 OZ for a Local Planning Appeal Tribunal ("LPAT) settled 10-12 storey building and 19 264586 STE 13 OZ for a LPAT appealed 31-storey building, 70 Mill Street - a 12-storey residential building, and 80 Mill Street a 14-storey residential building. The buildings at 60 to 80 Mill Street also form part of the Distillery District.

West: Trinity Street; west of Trinity Street is 60 Trinity Street - a vacant parcel; and 321 Front Street East - a 2-storey car dealership with a surface parking lot.

Reasons for Application

The proposal requires amendments to the Zoning By-law 438-86 for the properties at 373 Front Street East and 90 Mill Street to vary standards, including: increase in building height; revision of building mass setbacks and stepbacks; reduced parking rates; and others. An application to lift the holding symbol "(h)" tied to the properties under Zoning By-law 438-86 in order to ensure orderly development in the West Don Lands is also required and was submitted.

APPLICATION BACKGROUND

Application Submission Requirements

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

- Survey
- Context Plan
- Site Plan
- Floor Plans
- Elevations
- Digital 3D Model
- Conceptual Landscape Plans
- Sun/Shadow Study
- Planning Rationale Report
- Noise and Vibration Study
- Pedestrian Level Wind Study
- Heritage Impact Statement
- Energy Strategy
- Transportation Impact Statement
- Servicing Report
- Stormwater Management Report
- Geotechnical Study
- Hydrological review
- Arborist / Tree Preservation Report
- Public Consultation Plan
- Toronto Green Standard Checklist
- Draft Zoning By-law Amendments

Copies of the submitted documents are available on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre>

Agency Circulation Outcomes

The applications together with the applicable documents noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have

been used to assist in evaluating the applications and to formulate appropriate Zoning By-law standards.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

POLICY CONSIDERATIONS

Planning Act

Section 2 of the Planning Act sets out matters of provincial interest which City Council shall have regard to in carrying out its responsibilities, including: the orderly development of safe and healthy communities; the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; the appropriate location of growth and development; the adequate provision and distribution of educational, health, social, cultural and recreational facilities; the adequate provision of a full range of housing, including affordable housing; and the promotion of a 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.

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

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

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (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 use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards.

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 recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 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."

Provincial Plans

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

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on May 16, 2019, with Amendment 1 to the Growth Plan coming into effect on August 28, 2020. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan, 2019 establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act that comprehensively applies the policies and schedules of the Growth Plan (2020), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of employment areas, and others.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;

- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020) 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 (2020) 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.

Planning for Major Transit Station Areas

The Growth Plan (2020) contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs achieve appropriate densities.

Staff have reviewed the proposed development for consistency with the PPS (2020) and for conformity with the Growth Plan (2020). The outcome of staff analysis and review are summarized in the Comments section of the Report.

Toronto Official Plan

The applications have been reviewed against the policies of the City of Toronto Official Plan, the King-Parliament Part II Plan, and the Central Waterfront Secondary Plan as follows:

Chapter 2 - Shaping the City

The site is within the Downtown on Map 2 - Urban Structure of the Official Plan. The Downtown is anticipated to accommodate growth that is not intended to be spread uniformly across the whole of Downtown.

Section 2.2 Structuring Growth in the City: Integrating Land Use and Transportation

This section states the Plan protects the integrity of the City's transportation network, and steers future growth to areas that are well served by transit, including the Downtown. The integration of transportation and land use planning is critical in achieving the overall aim of increasing accessibility throughout the City.

Policy 2.2.2 states growth will be directed to the Downtown in order to: concentrate jobs and people in areas well served by surface transit and rapid transit stations; promote mixed use development to increase opportunities for living close to work; and offer opportunities for people of all means to be affordably housed.

Section 2.2.1 Downtown: The Heart of Toronto

This section states the Plan will create a better urban environment, a competitive economy and a more socially diverse and equitable city through the integration and coordination of transportation planning and land use planning by attracting more people and jobs to targeted growth areas in the City. Downtown is where our history is richest, but it is also where we continue to rebuild to accommodate a growing economy and a changing society. Given that this is one place in Toronto where "change is constant", we must ensure that our built heritage is respected, nurtured and improved.

Policy 2.2.1.1 states the Downtown Urban Growth Centre ("UGC") will be planned to optimize the public investment in higher order transit within the Centre and should exceed the minimum combined gross density target of 400 residents and jobs per hectare set out in the Growth Plan.

Policy 2.2.1.4 states the quality of Downtown will be improved by: a) developing programs and activities to maintain and upgrade public amenities and infrastructure; and d) preserving and strengthening the range and quality of the social, health, community services and local institutions in Downtown.

Policy 2.2.1.5 states the architectural and cultural heritage of Downtown will be preserved by designating buildings, districts and open spaces with heritage significance by working with owners to restore and maintain historic buildings. Policy 2.2.1.6 states design guidelines specific to districts of historic or distinct character will be developed and applied to ensure development respects the context of such districts.

Chapter 3 - Building a Successful City

Section 3.1.1 The Public Realm

This section provides direction to the importance of the public realm including streets, sidewalks, internal pedestrian connections, open space areas, parks and public buildings.

Policy 3.1.1.5 states City streets are significant public open spaces and shall incorporate a Complete Streets approach and be designed to perform their diverse roles.

Policy 3.1.1.15 states mid-block connections will be designed to complement the role of the street as the main place for pedestrian activity.

Policy 3.1.1.16 states new street will be designed to a) provide connections with adjacent neighbourhoods, b) promote a connected grid of streets that offers safe and convenient travel options, f) allow the public to freely enter without obstruction and g) implement the Complete Street approach, among other parameters.

Section 3.1.2 Built Form

This section states the development must not only fit on its site and program, but also in terms of how the site, building and its streetwall fit within the existing and/or planned context of the neighbourhood and the City. Each new development should promote and achieve the overall objectives of the Plan.

Policy 3.1.2.1 states new development will be located and organized to fit within its existing and/or planned context.

Policy 3.1.2.3 requires new development to be massed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties by: massing new buildings to frame adjacent streets and open spaces that respects the street proportion; creating appropriate transitions in scale to neighbouring existing and/or planned buildings; providing for adequate light and privacy; limiting shadowing and uncomfortable wind conditions on neighbouring streets, properties and open spaces; and minimizing any additional shadowing on neighbouring parks as necessary to preserve their utility.

Policy 3.1.2.4 requires new development to be massed to define edges of streets, parks and open spaces at good proportion. Taller buildings will be located to ensure there is adequate access to sky view.

Policy 3.1.2.5 requires new development to provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians.

Policy 3.1.3.2 requires tall building proposals to address key urban design considerations that include: demonstrating how the proposed building and site design will contribute to and reinforce the overall City structure; demonstrating how the proposed building and site design relate to the existing and/or planned context; taking into account the relationship of the site to the topography and other tall buildings; and providing high quality, comfortable and usable publicly accessible open space areas.

Section 3.1.5 Heritage Conservation

This section provides direction on the identification of potential heritage properties, conservation of heritage properties and on development adjacent to heritage properties. The site at 90 Mill Street is located within the Distillery District Heritage Conservation District study area and partially located adjacent to the District - which includes a number of properties designated under Part IV of the Ontario Heritage Act, including 18 Trinity Street, 60 Mill Street, 70 Mill Street, 80 Mill Street and 50 Tank House Lane. The subject site is also adjacent to a number of properties listed on the City's heritage register including 425 Cherry Street and 409 Front Street East.

Policy 3.1.5.4 states properties on the Heritage Register will be conserved and maintained consistent with the *Standards and Guidelines for the Conservation of Historical Places in Canada*, as revised from time to time and adopted by Council.

Policy 3.1.5.5 states proposed alterations, development, and/or public works on, or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City.

Policy 3.1.5.6 states the adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Policy 3.1.5.16 states properties on the Heritage Register and publicly known archaeological sites and artifacts will be promoted through educational programs, museums, local celebrations and other programming opportunities.

Policy 3.1.5.26 states new construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

Policy 3.1.5.27 states, where it is supported by cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged.

Policy 3.1.5.28 states the owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property.

Section 3.2.1 Housing

This section provides direction to encourage the provision of a full range of housing, in terms of form, tenure and affordability.

Policy 3.2.1.1 states a full range of housing, in terms of form, tenure and affordability will be provided to meet the current and future needs of residents.

Policy 3.2.1.3 states investments in new rental housing, particularly affordable rental housing will be encouraged by a co-ordinated effort from all levels of government through implementation of range of strategies.

Policy 3.2.1.4 states assistance will be provided to encourage the production of affordable housing either by the City or in combination with senior government programs and initiatives.

Section 3.2.2 Community Facilities and Services

This section calls for adequate and equitable access to community services and local institutions, and sets out a policy framework, that encourages the inclusion of community service facilities as part of a private development.

Policy 3.2.2.1 c) states adequate and equitable access to community services will be encouraged by ensuring that an appropriate range of community services and facilities are provided in areas of major or incremental physical growth.

Policy 3.2.2.7 states the inclusion of community service facilities will be encouraged in all significant private sector development.

Chapter 4 - Land Use Designations

Section 4.7 Regeneration Areas

The site is designated Regeneration Areas on Map 18 of the Official Plan. Regeneration Areas are envisioned to contain a mixture of uses where strategies and a framework for development be "tailor-made" based on the specific policies of the Secondary Plan.

See Attachment 5 for the subject site's Official Plan land use designations.

Chapter 5 - Implementation

Section 5.1.1 Height and/or Density Incentives

This section refers to Section 37 of the *Planning Act* and establishes the provisions under which Section 37 may be used.

Section 5.2.1 Secondary Plans: Policies for Local Growth Opportunities

The site is subject to the King-Parliament Secondary Plan. Specifically, policy 5.2.1.3 states Secondary Plans will promote a desired type and form of physical development resulting in highly functional and attractive communities and plan for an appropriate transition in scale and activity between neighbouring districts.

Section 5.3.2 Implementation Plans and Strategies for City-building

This section indicates detailed action-oriented plans, programs and strategies will be needed to implement the Official Plan and to adapt to changing circumstances and challenges over the life of the Official Plan. Policy 5.3.2.1 states implementation plans, strategies and guidelines will be adopted to advance the vision, objectives and policies of this Plan.

Section 5.6 Interpretation

This section establishes how the policies are to be understood and interpreted.

Policy 5.6.1 states that the Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. Policy 5.6.1.1 states policies should not be read in isolation. When more than one policy is relevant, all appropriate policies are to be considered in each situation.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Chapter 6 - Secondary Plans

Section 31 Central Waterfront Secondary Plan

The site is within the boundary of the Central Waterfront Secondary Plan ("CWSP"). The purpose of the CWSP is to identify key public priorities and opportunities, as well as an implementation process for waterfront revitalization. A precinct-level implementation strategy is the tool in the CWSP to provide for comprehensive and orderly development. The CWSP also include housing policies that require affordable rental housing and low-end market housing comprise of a minimum 25% of all residential units for a development site.

The site is designated Regeneration Areas on Map E - Land Use Plan. The CWSP classifies Regeneration Areas as blocks of land that are to be subdivided into smaller areas for a mixture of land uses, and be subject to the Precinct Implementation Strategies - which for the subject site, is the West Don Lands Precinct Plan and its supporting documents.

See Attachment 7 for the site's CWSP land use designation.

West Don Lands Precinct Plan

In May 2005, City Council adopted the West Don Lands Precinct Plan, 2005 ("The Precinct Plan") as a non-statutory plan. A partial update was completed in 2011. The Plan area is generally bordered by Eastern Avenue, Bayview Avenue, the railway corridor and Parliament Street. The Precinct Plan sets out a vision for the area, and identifies the public investment required for redevelopment, includes a development plan and guidelines, and a phasing and implementation approach. This Precinct Plan provides the detailed implementation strategies as indicated in the CWSP for the subject site.

A Class Environmental Assessment Master Plan was also adopted by City Council in May 2005 in conjunction with the Precinct Plan that addresses the planning of the infrastructure needed for the area. An east-west street is planned to connect Trinity Street and Cherry Street.

The West Don Lands Affordable Housing Delivery Agreement was executed in 2009 between the City, Waterfront Toronto and the Province to ensure a minimum 20% affordable housing units are constructed within the West Don Lands, in conformity to the direction of the Precinct Plan.

The application is located on lands identified as Blocks 3, 4 and 7 of the Precinct Plan, and the site will be referred to these terminologies for the remainder of this report.

See Attachment 8 for the site's location within the Precinct Plan area.

King-Parliament Part II Plan

The site is within the West Don Lands area and within the boundary of the King-Parliament Part II Plan.

The site is designated Reinvestment Area on Map A. This designation provides for a broad mix of residential, live/work, commercial, industrial, light industrial, institutional, recreational and open space uses in order to revitalize areas that are largely vacant or under-utilized.

See Attachment 6 for the site's Part II Plan's land use designation.

TOcore: Planning Downtown

City Council adopted Official Plan Amendment 406 ("OPA 406") at its meeting on May 22-24, 2018. OPA 406 included amendments to the Downtown section of the Official Plan and Map 6 of the Official Plan and brought forward a new Secondary Plan for the entire Downtown area.

On August 9, 2018 the City's application under Section 26 of the Planning Act was sent to the Minister of Municipal Affairs and Housing ("MMAH") for approval. The Ministry issued its decision regarding OPA 406 on June 5, 2019. The subject site is outside of the in-force Downtown Plan, and as such the policies are not applicable to the review of the subject applications. The in-force Downtown Plan may be found here:

<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf>

The outcome of staff analysis and review of relevant Official Plan policies and designations, Secondary Plans and Precinct Plans are summarized in the Comments section of the Report.

Zoning

The site is zoned RA "Reinvestment Area" with a holding symbol "(h)" under Zoning By-law 438-86, with a maximum height of 26 metres. The RA zone permits a range of uses. The holding symbol (h) on the site limits the permitted uses to industrial and other public works. In order to lift the holding symbol, the following conditions are to be fulfilled:

- a) a Streets and Blocks Plan;
- b) an Infrastructure Plan;
- c) an Environmental Management Plan;
- d) an assessment of the need for and feasibility of realigning Bayview Avenue south of Queen Street East; and
- e) a Phasing Plan.

See Attachment 9 for the subject site's existing Zoning designation.

Design Guidelines

Part III of the PPS under the section titled "Guidance Material" states that guidance material and technical criteria may be issued from time to time assist planning

authorities and decision-makers with implementing the policies of the Plan. Policy 5.2.5.6 of the Growth Plan indicates supporting documents, such as design guidelines, will direct the development of a high quality public realm and compact built form in achieving minimum intensification and density targets of the Plan. Policy 5.3.2.1 of the Official Plan states 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 realm improvements in growth areas. The following design guidelines were used in the evaluation of this application.

Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines

On July 28, 2020, City Council adopted the updated Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines ("Growing Up Guidelines"). The update was based on the continued review and assessment from the draft guidelines adopted by Council in July 2017. The objective of the Growing Up 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 Design Guidelines was considered in the review of this revised proposal. The guidelines can be found here: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/growing-up-planning-for-children-in-new-vertical-communities/>

Distillery District Heritage Conservation District Study and Plan

The Distillery District Heritage Conservation District ("HCD") Study provides an understanding of the history, evolution, built fabric and public realm of the Distillery District in order to identify and describe the character of the area. The HCD Study was completed in 2016 and included a recommendation to initiate the HCD Plan for the study area. Work on the HCD Plan is expected to commence in 2021.

The property at Block 7 forms part of the HCD Study area, and is identified as a non-contributing property.

Site Plan Control

The proposal is subject to Site Plan Control. An application for Site Plan approval has been submitted, file no. 20 138391 STE 13 SA, and was reviewed concurrently with the subject application. The Site Plan application has been deemed complete under the Planning Act.

COMMUNITY CONSULTATION

Community Consultation Meeting

A community consultation meeting took place on December 9, 2019 at the Lucie and Thornton Blackburn Conference Centre at 80 Cooperage Street. Approximately 70 members of the public attended the consultation meeting, along with the Councillor and

staff. Comments raised through written submissions and expressed during the meeting include:

Affordable Housing

- General support for the provision of a minimum 30% of the total unit mix as affordable housing units.

Land Use

- General support for retail uses at-grade.
- Concerns with potential noise adversely impacting the residents should patios be associated with the retail uses.

Massing and Built Form

- The separation between the proposed buildings at Blocks 3 and 4 should be increased.
- Concerns with the overall loss of natural sunlight for residents with a north facing view at 70 Mill Street and 80 Mill Street.
- The proposed buildings should stepback in mass after a base height as opposed to encroach onto the public spaces.

Public Realm

- The proposed POPS should be increased.
- Concerns the proposed POPS will not be utilized as a public space.
- The parcel at 90 Mill Street should be dedicated as parkland.

Parking, Accessing and Servicing

- Concerns on the increased traffic generated by the development
- Concerns on insufficient number of vehicular parking spaces for the residents anticipated for this development and visitors to the area

East-west Street

- The design of the street should be revised as a public laneway.

Working Group Meetings

A working group consisting of representatives from the surrounding condominium buildings, neighbourhood associations and the West Don Lands Committee was established to discuss specific matters of the proposal in aiding the review of the proposal. Working group meetings took place on January 14, 2020, April 20, 2020 and August 6, 2020. Matters discussed by the group include:

- Building separation and placement of windows between proposed and existing buildings;
- Design and programming of the pedestrian public realm within and surrounding the site;
- Design of the future east-west local street; and
- Vehicular and loading movement for the proposal and its impact to the current loading configuration of existing buildings.

COMMENTS

Planning Act

It is staff's opinion the application have regard to relevant matters of provincial interest, including sections: 2 d) which speak to the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; 2 i) the provision and distribution of educational, health, social, cultural and recreational facilities; 2 j) the adequate provision of a full range of housing, including affordable housing; 2 p) and r) which speak to the appropriate location for growth and development and the promotion of built form that (i) is well designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2020) and the Growth Plan (2020). The proposal has also been reviewed and evaluated against Policy 5.2 of the Growth Plan as described in the Issue Background section of the Report.

Provincial Policy Statement, 2020

The PPS, 2020 came into effect on May 1, 2020. Municipalities and other approval authorities in exercising any authority that affects a planning matter requires that decisions shall be consistent with policy statements issued under the Planning Act.

The PPS is to be read in its entirety. The language in each policy, including the Implementation and Interpretation policies assists decision makers in understanding how the policies are to be implemented. The PPS contains minimum standards and municipalities can go beyond these standards unless doing so would conflict with other policies of the PPS.

From an intensification and land use perspective, this proposal is consistent with policies that promote efficient land use patterns (Policies 1.1.1, 1.1.2, 1.1.3.1, 1.1.3.2) and 1.5.1) for a mix of residential and retail uses in an area identified in the Official Plan, the CWSP and the Part II Plan for intensification and a varied mix of land uses. Further, the proposed mixture of uses implement the direction of the Precinct Plan for Blocks 3, 4, and 7 by providing a mixture of market and affordable residential units, retail uses at grade on Front Street East, and publicly accessible open spaces on the site.

From a housing perspective, this proposal is consistent with policies that require a range and mix of housing options to meet the needs of current and future residents (Policies 1.1.1 b), 1.1.3.3, and 1.4.3). This proposal provides for a mixture of market and affordable housing units in line with the direction of the Precinct Plan.

From a built form perspective, Policy 1.7.1 e) indicates long-term economic prosperity should 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 and cultural heritage landscapes. Policy 1.1.3.4 states

appropriate development standards be promoted to facilitate intensification and a compact form. Development standards are established in the Official Plan, Secondary Plans, and supporting documents including the Precinct Plan and urban design guidelines. This proposal is consistent in this regard as the proposed mass, scale, and height fits in its immediate existing and planned context for the West Don Lands and the abutting Distillery District policy area. Similar massed buildings are located to the south and east of Blocks 3 and 4 and east of west of Block 7.

From a heritage conservation perspective, Policy 2.6.1 indicates significant heritage resources and significant cultural heritage landscapes shall be conserved. Policy 2.6.3 indicates planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. City Planning staff are of the opinion the proposed development is consistent with the PPS in conserving the cultural heritage resources on and adjacent to the site.

It is City Planning staff's opinion that the application and the amending Zoning By-laws are consistent with the PPS, 2020.

Growth Plan, 2020

The new Growth Plan came into effect on August 28, 2020. The subject site is within the Downtown UGC, part of the strategic growth area defined in the Growth Plan. The Downtown UGC, encompassing an area generally bordered by Bathurst Street, the mid-town rail corridor and Rosedale Valley, Don River and Lake Ontario, will be planned to achieve, by 2031, or earlier, a minimum density target of 400 residents and jobs combined per hectare.

With regard to intensification and land use, the proposal conforms to the policy direction that speaks to directing growth to the Downtown UGC (Policy 2.2.1.2). This mixed use proposal also support the achievement of complete communities (Policy 2.2.1.4). Additional analysis on the application's conformity to the Growth Plan's intensification targets (Policy 2.2.3.2) are provided in the following section of this Report.

With regard to housing, the proposal conforms to the policy direction in supporting housing choice by establishing targets for affordable rental housing in the West Don Lands Precinct Plan and the CWSP (Policy 2.2.6.1 a)) and by establishing planning and financial tools to implement such housing choices through the City's Open Door program (Policy 2.2.6.a b)).

With regard to built form and public realm, the proposal conforms to the City's municipal strategy in building type and scale anticipated within this area in the West Don Lands, and generally conforming to the Precinct Plan's direction for block development resulting in an appropriate street proportion along Trinity Street, Front Street, Cherry Street and the future local street (Policy 2.2.2.3).

With regard to heritage conservation, policy 4.2.7.1 indicates cultural heritage resources will be conserved in order to foster a sense of place and benefit communities,

particularly in strategic growth areas. Policy 4.2.7.2 states municipalities will work with stakeholders in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.

Conformity with Growth Targets and Density Targets

The most recent Official Plan update was undertaken when the City's Official Plan was approved by the LPAT (formerly the Ontario Municipal Board) in 2006 and considered further through the statutory five-year review of the Official Plan that commenced in 2011. The five-year review resulted in a number of Official Plan amendments that were approved by the province on various dates. The Official Plan sets out areas for future growth while at the same time establishing policies that are appropriate and considerate of the surrounding context.

The subject site is within the Downtown UGC of the built-up area boundary as identified in the Growth Plan, where a significant share of population and employment growth is anticipated. The City of Toronto is required through its Official Plan to plan for a future population of 3,190,000 people by the year 2041. Additional density targets are provided for the various UGC in the City at a rate of 400 people and jobs combined per hectare to help achieve this overall population. The City is presently on track to meet these overall 2041 Growth Plan's forecasts based on Census data, current development proposals and future trends that are currently being considered by the City.

The density of the Downtown Toronto UGC area in 2016 is 354 people and jobs per hectare, based on the 2016 Census population and the 2016 Toronto Employment Survey results. From 2011 to 2016, the population increased by 41,668 people. Employment increased by 69,280 jobs over the same period. The increase in density as a result of this growth is an additional 52 people and jobs per hectare over the 2011-2016 period. This demonstrates total population and employment growth and growth in density of the UGC.

Table 3: Downtown Toronto UGC

Year	Census Population	TES Employment	Area (hectares)	Density (people & jobs)
2011	205,888	441,920	2,143	302
2016	247,556	511,200	2,143	354
2011-2016 Increase	41,668	69,280	2,143	52

Sources: 2011 and 2016 Census, Statistics Canada, 2011 and 2016 Toronto Employment Survey, City of Toronto

In the Downtown Toronto UGC area, the 2016 Q4 Development Pipeline contained 42,556 units in projects that were built between 2012 and 2016, and a further 45,236 units in projects which are active and thus which have at least one Planning approval, for which Building Permits have been applied for or have been issued, and/or those which are under construction, but are not yet completed (see ProfileToronto: How Does the City Grow? April 2017). The number of units in the area that are in active projects is greater than the number of units which have been built over the past five years.

If a similar number of units in active projects were realized in the near term as were built in the previous five years, and if the same population and employment growth occurred in the Downtown Toronto UGC over the near term from 2016 as occurred over the past five years from 2011 to 2016, the resulting density would be 406 people and jobs per hectare. Thus if the current trends continued, the resulting density would be above the minimum UGC density target of the Growth Plan (2020). In addition, there would remain an additional ten years for additional approved development to occur.

According to our Toronto Employment Survey Bulletin, with the latest completed in 2019 and presented to the Planning and Housing Committee on January 2020, Downtown employment in 2016 was 511,200 or 23,888 jobs per square kilometre and in 2019 was 584,660 jobs or 27,320 jobs per square kilometre, i.e. the density of jobs in Downtown has risen from 239 jobs per hectare to 273 jobs per hectare, an increase of 34 jobs per hectare. So, if the City's density was 354 people and jobs per hectare in 2016, and if population in Downtown has not declined over the next three years to 2019, then based on employment alone, the Downtown's density would have increased, potentially to 388 people and jobs per hectare in 2019, all other things being unchanged.

The proposed development is not required for the City to meet the density target of 400 people and jobs/hectare in the Downtown UGC. The density target is to be measured across the whole of the Downtown UGC, as indicated in policy 5.2.5.4 of Growth Plan.

It is City Planning's staff's opinion that the applications, and the amending Zoning By-laws conform to the Growth Plan, 2020.

Land Use

A Planning Rationale report was submitted in support of the application. Staff reviewed the analysis provided in the report, along with the review of the PPS, Growth Plan, Official Plan, Secondary Plans, Precinct Plan, and applicable urban design guidelines in formulating an opinion on the proposed land uses.

The proposal provides 80,657 square metres of gross floor area consisting of: 3,113 square metres of retail space on the first storey along Trinity Street, Front Street East and Cherry Street; a minimum 481 square metres community space on the first storey fronting on Cherry Street; and 77,063 square metres of residential gross floor area resulting in 870 residential rental units, of which 261 (30%) are affordable units.

Based on the policy framework applicable for the site, the proposed mixture of uses conform to the Official Plan, the Part II Plan, the CWSP and the implementation strategy of the Precinct Plan in supporting the creation of complete communities.

Housing

Residential Unit Mix

The proposal results in a total of 870 residential units, where 261 units are affordable and 609 units are to be market rentals.

The 609 market rent residential units will consist of: 270 one-bedroom (44%); 277 two-bedroom (45%); and 62 three-bedroom (10%). The proposed 261 affordable units consist of: 105 one-bedroom (40%); 103 two-bedroom (39%); 27 three-bedroom (10%); and 26 four-bedroom (10%). Overall, the combined market based and affordable housing units will comprise of 44% one-bedroom units, 43% two-bedroom units, and 13% three-bedroom units or larger. It is noted however, at the request of the applicant, only a minimum 30% of the two-bedroom units is proposed to be secured in the amending Zoning By-laws.

The unit mix meets the policy direction of the Official Plan, the CWSP and the implementation strategies of the Precinct Plan. The proposal generally conforms to the objectives of the Growing Up Guidelines to provide an adequate amount of two and three-bedroom units to accommodate a broad range of households within new development, including families with children. Staff will continue to encourage the applicant to increase the two-bedroom unit sizes to better meet the Growing Up guidelines through the site plan approval process.

Affordable Housing

As indicated in the Policy Framework section of this report, this provincially-owned site is subject to the West Don Lands Affordable Housing Delivery Agreement, a tripartite agreement between the City, Waterfront Toronto and the Province to provide a minimum 20% of the total residential units developed within the West Don Lands Precinct Plan area to be affordable units.

As indicated in the Decision History of this report, the site is part of the Provincial Affordable Housing Lands Program to better enable affordable housing opportunities. The site has also been approved for incentives under the City's Open Door Affordable Housing Program. Both the Provincial Affordable Housing Lands Program and the Open Door financial incentives meet the provisions of the West Don Lands Affordable Housing Delivery Agreement.

In the CWSP, policy 39 states the overall goal for the Secondary Plan's area is to achieve 25% of all housing units to be affordable and low-end-of-market housing units.

In the Precinct Plan, a target of 20% of all units are planned to be developed as affordable rental housing.

The application proposes 261 affordable residential units out of the total 870 residential rental units, which represent 20,217 square metres of affordable residential gross leasable area of the total 61,294 metres of the residential gross leasable area for a period of 99 years. The provision of affordable residential units result in a minimum 30 percent of both the total unit count and the total residential gross leasable floor space. The provision of this minimum affordable housing standard is part of the agreement between the City's Open Door Program and the applicant in order to receive exemption for the payment of fees and development charges, and the land lease between the applicant and the Province.

The affordable residential housing units will provide for a range of affordability, where 50% of the affordable units will be subject to 100 % of the average market rent ("AMR"), 40 % will be subject to 80 % of the AMR, and 10 % will be subject to 40 % of the AMR.

Built Form

The proposal consists of three buildings. The proposed buildings at Blocks 3 and 4 (373 Front Street East) consist of two buildings with height ranging from 9 storeys (31 metres) along the future east-west local street and transition upwards to 13 storeys (50 metres) along the two street intersections of Front Street East at Trinity Street and Cherry Street. The two buildings form two "C" shaped masses resulting in a north-south pedestrian walkway in the middle of the block, along with a proposed POPS courtyard flanking on either side of the pedestrian walkway. The opening of the pedestrian walkway will result in a 18.5 metre separation between the two building faces between the first two storeys, and a minimum 15 metres on subsequent storeys up to the 11th storey.

The proposed building at Block 7 (90 Mill Street) consist of a 11-storey building (42 metres) with a 5.5 metre separation distance to the west lot line. Above the 9th storey, the 10th storey and 11th storey further steps back an additional 2 metres and 2.74 metres from the west lot line respectively.

Policy 1.1.3.4 of the PPS states appropriate development standards be promoted to facilitate intensification and a compact form. Policy 2.2.2.3 of the Growth Plan states all municipalities will develop a strategy to achieve minimum intensification targets and intensification throughout delineated built up-areas, which will: b) identify the appropriate type and scale of development and transition of built form to adjacent areas. The Official Plan, KPSP, and urban design guidelines provide the municipal strategy in identifying the appropriate height and mass of development.

Policy 3.1.2.3 of the Official Plan states new development to be massed to fit harmoniously into its existing and/or planned context. Policy 3.1.2.4 states new development will be massed to define the edges of streets, parks and open spaces at good proportion. Policy 3.1.2.5 states new development will provide amenity for adjacent streets and open spaces.

In the King-Parliament Part II Plan, Policy 3.2 a) states new buildings should define and form edges along street and mid-block routes. Policy 3.2 b) states buildings that face open spaces be organized to ensure they are animated to increase surveillance opportunities. Policy 3.2 d) states buildings be sited and massed to meet adequate light, view and privacy standards. Policy 10.3 states development in the Parliament - Trinity Reinvestment District to have a streetscape generally consistent with the building heights in the St. Lawrence and provides for a lower building height at the intersection of Mill Street and Trinity Street.

The CWSP directs height and massing standards be articulated in a Precinct Implementation Strategy - which for the subject site is the Precinct Plan. In the Precinct Plan, it directs development on Blocks 3 and 4 to be built to the street edge, with building heights of 8 storeys (30 metres) along Front Street East and Cherry Street, and

lower form building masses along Trinity Street and the future east-west street of 5-storeys (21 metres). For Block 7, the Precinct Plan directs development to have a massing of 8-storeys (30 metres) built to the lot lines.

The overall heights of the three buildings which range from 30.5 metres to 50 metres contextually fit the low to mid-rise building typologies of the West Don lands area, the abutting historical Distillery District to the south, and the St. Lawrence Community to the west. The number of storeys between 8 to 13 and the resulting metric height exceeds the heights envisioned for Blocks 3, 4 and 7 in the Precinct Plan. Staff is of the opinion the increase in height to accommodate the proposal generally maintains the intent of built form massing parameters of the Precinct Plan as the resultant proposal maintains the mid-rise typology conducive to the Precinct Plan's direction, while providing for adequate separation between building masses with publicly accessible open spaces.

In regards to massing, the proposed buildings at Blocks 3 and 4 setback from the existing and proposed property lines to ensure a minimum 6 metre wide pedestrian sidewalk is provided. After a streetwall height of approximately 7 metres, the mass either steps back or protrudes beyond the streetwall in order to break up the massing of the elevation on each street frontage. A minimum 15 metre separation distance between the buildings at Blocks 3 and 4 between the 4th to the 9th storeys. Staff is of the opinion this separation distance is appropriate in this context.

The massing of the building at Block 7 is proposed to be built to the property line, with the exception of the west property line where a minimum 5.5 metre setback is provided. This massing condition is generally consistent with the direction of the Precinct Plan, and staff considers this massing to be acceptable.

The building separation between the south elevations of the Blocks 3 and 4 buildings and the existing north elevations of the buildings at 70 Mill Street and 80 Mill Street will range between 22.7 to 26.3 metres. Staff is of the opinion the proposed building separation between a future local street for buildings with heights ranging 8 to 14 storeys is sufficient.

Shadow Impact

This application has been reviewed against the Official Plan policies, Secondary Plan policies, and supporting documents described in the Issue Background Section of the Report. Policy 3.1.2.3 e) of the Official Plan states new development will be massed to fit harmoniously and limit its impact on streets, parks, open spaces and properties by adequately limiting any resulting shadowing of neighbouring streets and open spaces, having regard to the varied nature of such areas.

In the Part II Plan, Policy 3.2 f) states buildings will be massed to provide proportional relationships and be designed to minimize shadow impacts on streets, parks open spaces.

Guideline 1.4 of the Tall Building Guidelines refer to maintaining access to sunlight for surrounding streets, parks and open space.

Shadow Studies were submitted in support of the application, showing net new shadows cast on March 21, June 21, and September 21. The proposal will cast shadows on the surrounding streets and sidewalks, and the proposed POPS and north-south pedestrian walkway between 9:18 am to 6:18 pm between the spring and fall equinoxes. Staff finds the level of shadow impact generated by this proposal to be acceptable. It is noted that different areas of the proposed POPS and the north-south pedestrian walkway will have access to sunlight depending on the time of the day. Staff will work with the applicant on the programming of the POPS that is conducive to the time when the areas will have direct access to sunlight during the site plan approval process.

Wind Impact

The Pedestrian Wind Study and addendums were submitted in support of the application. The study indicates the surrounding public realm and the outdoor amenity spaces will generally experience wind conditions suitable for the intended uses. The study recommended mitigation measures such as recessed entrances at grade with canopies, in particular along Front Street East.

Policy 3.1.2.3 e) of the Official Plan indicates new development will be massed and limit its impact on neighbouring streets, parks, open spaces and properties by adequately limiting uncomfortable wind conditions on neighbouring streets, properties and open spaces, having regard for the varied nature of such areas. Policy 3.2 f) of the KPSP indicates buildings be designed to minimize wind impacts on streets, parks or open spaces.

In the Part II Plan, Policy 3.2 f) indicates buildings are to be designed to minimize wind impacts on streets or open spaces.

Staff reviewed the Wind Study and addendums and are satisfied with the assessment provided in the documentation. The study recommended various mitigation measures to mitigate wind impact on the pedestrian sidewalks and the outdoor amenity areas. The detailed mitigation measures to improve pedestrian and occupant wind comfort will be identified and secured through the site plan review process.

Noise Impact

The Noise and Vibration Impact Study was submitted in support of the application. The study indicates the proposed land uses can be accommodated subject to certain building construction materials and attenuation walls, along with warning clauses to be secured in a development agreement.

Staff notes the site's proximity to various live music venues and request the proposal to incorporate a warning clause in future rental agreements acknowledging of existing live music venues.

Traffic Impact, Vehicular and Loading Access

A Transportation Impact Study was submitted in support of the application. The study concludes the proposal will not result in an adverse impact to vehicular traffic on the surrounding street network, and that the proposed accesses to the three buildings can be accommodated.

Loading and vehicular accesses to all three buildings will be accommodated off of the future local east-west street, where loading is to be internalized on-site. Specifically, five loading spaces are proposed: one Type 'B' and one Type 'C' for the building in Block 3; one Type 'G' and one Type 'C' for the building in Block 4; and one Type 'G' for the building in Block 7.

Policy 3.1.2.2 of the Official Plan directs new development to locate and organize vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces.

Transportation Services staff reviewed the Transportation Impact Study and addendum and concurs with its conclusions, with the exception that the loading access off of Mill Street as part of the building at Block 7 be removed. Staff will work with the applicant through detailed design in the site plan approval process to resolve this issue.

Vehicular Parking

The proposal provides a total of 293 spaces consisting of 189 spaces for residents, 102 for commercial and residential visitor uses, and 2 spaces for officer enforcement. The Transportation Impact Study submitted provided an analysis on the reduction of parking spaces from the Zoning By-law standard. Transportation Services staff reviewed the documentation and supports the number of vehicular parking spaces.

As part of the approval, Transportation Services staff request the amending Zoning By-laws secure the residential spaces as a ratio of 0.18 spaces per unit and a minimum 104 non-residential spaces.

Bicycle Parking

The proposal provides a total of 861 spaces consisting of 756 residential long term spaces, 85 residential short term, 7 non-residential long term, and 13 non-residential short term, all contained at-grade or in the first below grade level. The total of number of bicycle parking spaces required for the increase in density meets the Zoning By-law standard.

Public Realm

Privately-Owned Publicly Accessible Open Space (POPS)

Two courtyards are proposed and will be secured as a POPS. The courtyards will serve as open space for the community and will include provisions that will allow for limited private functions such as restaurant patios, and occasional private events. The design

and programming of the courtyard POPS will be determined through the site plan approval process. The area, and the general parameters of the POPS will be secured in the associated Section 37 agreement.

North-South Pedestrian Walkway

The Precinct Plan identifies a north-south corridor that dissects the site at 373 Front Street East. A 18.5 metre wide pedestrian walkway that separates the two proposed buildings at 373 Front Street East will serve as a mid-block connection and improve the pedestrian connectivity for the West Don Lands as the remaining lands get developed. The provision of the north-south pedestrian walkway, including ensuring there is public access at all times will be secured in the associated Section 37 agreement.

East-West Local Street

In order to satisfy the Precinct Plan and the Municipal Class Environmental Assessment, a 18.5 metre right-of-way public street connecting Trinity Street and Cherry Street is proposed between the properties at 373 Front Street East and 90 Mill Street. To facilitate this a widening dedication along the frontage of 373 Front Street East is proposed to be conveyed to the City and the existing city-owned public laneway will be extended through 428 Cherry Street which is currently owned by the City and forms an unopened road allowance. As required the unopened road allowance will be the subject of an internal jurisdictional transfer to Transportation Services in order for the full local street to be realized. The details of the road construction including, construction of necessary services, financial securities and widening conveyances, will be secured in the associated Section 37 agreement to the satisfaction of the Chief Engineering and Executive Director, Engineering and Construction Services.

Servicing and Stormwater Management

A Functional Servicing and Stormwater Management report was submitted in support of the application. The proposed buildings at Blocks 3 and 4 are to connect to an existing sewer on Trinity Street and the watermain on Front Street East. The proposed building at Block 7 is to connect to the existing sewer on Mill Street and the watermain on Cherry Street. Various components will be implemented to meet the Wet Weather Flow Management Guidelines including connection to the existing 825 mm stormsewer on Cherry Street East, a stormwater detention tank on-site, and the implementation of the green roof and other irrigation measures. Engineering and Construction Services staff reviewed the documentation and are satisfied there is sufficient capacity to service the proposed development and that it will meet the City's stormwater management criteria.

Hydrogeological Impacts

A Geotechnical Investigation report and Hydrogeological Investigation report were submitted in support of the application. The reports indicated the temporary and permanent discharge may be required during construction. Engineering and Construction Services and Toronto Water staff have reviewed the documentation and have no objections to the approval of the application.

Parkland

The parkland dedication requirement for the West Don Lands precinct was previously established through the initial development planning process and set out as a network of open space per the West Don Lands Parks and Public Spaces Conveyance and Phasing Plan.

Blocks 3, 4 and 7 are exempt from parkland dedication for up to 390 affordable residential units. This proposal includes 261 affordable housing units. Any overage in gross floor area over the permission on the subject site within the Precinct Plan will be subject to a cash in-lieu of parkland in accordance with Chapter 415, Article III of the Toronto Municipal Code. The value of the cash-in-lieu of parkland dedication would be appraised through Real Estate Services. The appraisal will be conducted upon the submission of an application for the first above ground building permit and is valid for six months. Payment will be required prior to the issuance of said permit.

It is noted there may be an opportunity to apply the gross floor area overage from this development to another active rezoning application within the Precinct Plan area at 125R Mill Street to potentially create a larger parkland dedication instead of cash-in-lieu.

Heritage Conservation

Block 7 of the proposed development site is located within the Distillery District Heritage Conservation District (HCD) study area and is identified as a non-contributing property within the study area. Blocks 3 and 4 of the proposed development site are located adjacent to the District. Work on the HCD Plan is expected to commence in 2020, as such there is no HCD Plan in effect. The Distillery District has also been recognized as a National Historic Site.

The development site is adjacent to a number of properties designated under Part IV of the Ontario Heritage Act, including 18 Trinity Street, 60 Mill Street, 70 Mill Street, 80 Mill Street and 50 Tank House Lane. The development site is also adjacent to a number of properties listed on the City's Heritage Register, including 420 Front Street East/425 Cherry Street and 409 Front Street East.

Official Plan Policy 3.1.5.26 states that construction on or adjacent to a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of the property and to mitigate visual and physical impact on it.

Heritage Planning staff have reviewed the Heritage Impact Assessment submitted by the applicant in support of their application. The HIA finds that the proposal will not have a significant negative impact on the adjacent heritage properties. Staff agree with this assessment. The proposed base building heights and architectural expression at Block 3,4 and 7 provide an acceptable response to the heights of the adjacent heritage resources and the surrounding context of the Distillery District. Heritage staff will work with the applicant on any fine tuning of the materiality and fenestration as part of the Site Plan application.

Tree Preservation

There are 37 city trees and 4 privately owned trees within 6 metres of the subject site. An Arborist Report was submitted in support of the application. Urban Forestry staff reviewed the report and indicate the documentation meets the city's Tree By-laws. The preservation and protection of the city owned and privately owned trees, along with any proposed new trees will be further reviewed and secured through the site plan approval process.

Toronto Green Standard

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

The applicant is required to meet Tier 1 of the TGS. Performance measures for the Tier 1 development features will be secured through the Zoning By-law process include automobile infrastructure, cycling infrastructure, and the storage and collection of recycling and organic waste.

Community Services Assessment

A community space with 465 square metres of interior floor area is proposed on the 1st storey of the building at Block 4 with frontage on Cherry Street and the future east-west street.

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions, such as recreation, libraries, childcare, schools, public health, human services, cultural services and employment services.

The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

The design and construction of the community space will be secured in the associated Section 37 agreement, with the potential tenant to be determined by the City upon completion of the space by the applicant.

Waterfront Toronto Design Review Panel

The subject site is within the purview of the Waterfront Toronto Design Review Panel (DRP). The proposal falls within the private development stream and was considered by the DRP in three stages:

- Issues Identification on March 20th, 2019;
- Schematic design on September 25, 2020; and
- Detailed design on July 22, 2020.

Throughout the review process, Panel members provided commentary on the proposal's interconnectivity with the open space network surrounding the site, the need to ensure Front Street East is the main retail street, the need to meet targeted sustainability performance standards, and providing a clear transportation network through the redevelopment of the block.

The April 24, 2020 revised proposal was presented to the DRP's detailed design meeting of July 22, 2020. The panel members voted unanimously in support the proposal. In particular, the Panel noted the revised massing contextually fits with the surrounding area, and suggested various design details such as building materiality and plantings on the POPS space to be further examined through the site plan approval process.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the Planning Act. While the proposed development exceeds the height and density limits of the existing Zoning By-law, the application is consistent with the objectives and policies of the Official Plan, and thus constitutes good planning.

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

1. A contribution of \$300,000 towards parkland improvements; and
2. A contribution of \$224,000 towards local streetscape improvements.

The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

1. Construction of an east-west public road connecting Trinity Street and Cherry Street, together with conveyance of necessary widenings;
2. POPS in the form of a north-south pedestrian walkway and courtyards;
3. Provision of 30% of the total residential unit count as affordable;
4. A community agency space; and
5. Conformity to the Toronto Green Standard.

Lifting of Holding Provisions "(h)"

The lifting of the "(h)" on the subject site will permit the proposal as contemplated through the Rezoning application. The holding provisions on the site requires that prior to the lifting the "(h)", certain plans and studies are to be provided for and secured through an agreement or agreements binding on the owner entered into pursuant to Section 37 of the Planning Act, including:

- a. A satisfactory Streets and Blocks Plan;
- b. An Infrastructure Plan dealing with, among other matters, the provision of roads, sewer and water services, public parks and community services and facilities;
- c. An Environmental Management Plan dealing with, among other matters, the remediation of soils and groundwater and the provision of flood protection measures; and
- d. a Phasing Plan dealing with the sequencing of new development and the timing of provisions of matters set out above.

Staff reviewed the documentation submitted for this application and are of the opinion the matters to be secured as legal conveniences in the associated Section 37 agreement satisfies the requirements of the "(h)" holding symbol. Staff recommend the holding symbol on the site be lifted upon the execution and registration of the Section 37 agreement.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Toronto Official Plan, the King-Parliament Part II Plan, the CWSP, and the implementation strategy that is the West Don Lands Precinct Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2019). Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to: contextually appropriate built form; an appropriate mixture of land uses that serve the community; the provision for a mixture of housing types, including affordable units; and the provision for publicly accessible open spaces on site. Staff recommend that Council support approval of the application.

CONTACT

Henry Tang, Senior Planner, Tel. No. (416) 392-7572, E-mail: Henry.Tang@toronto.ca

SIGNATURE

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

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet
Attachment 2: 3D Model of Proposal in Context - Looking Southeast
Attachment 3: 3D Model of Proposal in Context - Looking Northwest
Attachment 4: Location Map
Attachment 5: Official Plan Land Use Map
Attachment 6: King-Parliament Part II Plan - West Don Lands Reinvestment Area
Attachment 7: Central Waterfront Secondary Plan
Attachment 8: West Don Lands Precinct Plan Area
Attachment 9: Existing Zoning By-law Map
Attachment 10: Draft Zoning By-law Amendment to 438-86
Attachment 11: Draft Zoning By-law Amendment to 569-2013
Attachment 12: Draft Zoning By-law Amendment to 438-86 - Removal of the Holding Symbol
Attachment 13: Draft Zoning By-law Amendment to 569-2013 - Removal of the Holding Symbol

Applicant Submitted Drawings

Attachment 14: Site Plan
Attachment 15: North Elevation
Attachment 16: East Elevation
Attachment 17: South Elevation
Attachment 18: West Elevation

Attachment 1: Application Data Sheet

Municipal Address: 90 MILL ST

Date Received: September 27, 2019

Application Number: 19 228307 STE 13 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Revised Zoning By-law Amendment application to permit the development of two 13-storey and one 11-storey mixed use buildings on Blocks 3,4,7 in the West Don Lands. The revised proposal consist of 3,080 square metres of retail space, 839 residential units (252 of which are affordable units). A Site Plan Application is also submitted to implement this revised Zoning By-law amendment application.

Applicant	Agent	Architect	Owner
WDL 3/4/7 LP		Cobe architectsAlliance	Province of Ontario - Minister of Energy and Infrastructure

EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:
Zoning:	RA(h)	Heritage Designation:
Height Limit (m):	26	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m):	15,075	Frontage (m):	452	Depth (m):	100
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			9,764	9,764
Residential GFA (sq m):			77,064	77,064
Non-Residential GFA (sq m):			3,594	3,594
Total GFA (sq m):			80,658	80,658
Height - Storeys:			13	13
Height - Metres:			45	45

Lot Coverage Ratio (%)	64.77	Floor Space Index:	5.35
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	77,064	
Retail GFA:	3,113	

Office GFA:

Industrial GFA:

Institutional/Other GFA: 448

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			870	870
Freehold:				
Condominium:				
Other:				
Total Units:			870	870

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			375	380	115
Total Units:			375	380	115

Parking and Loading

Parking Spaces:	293	Bicycle Parking Spaces:	892	Loading Docks:	4
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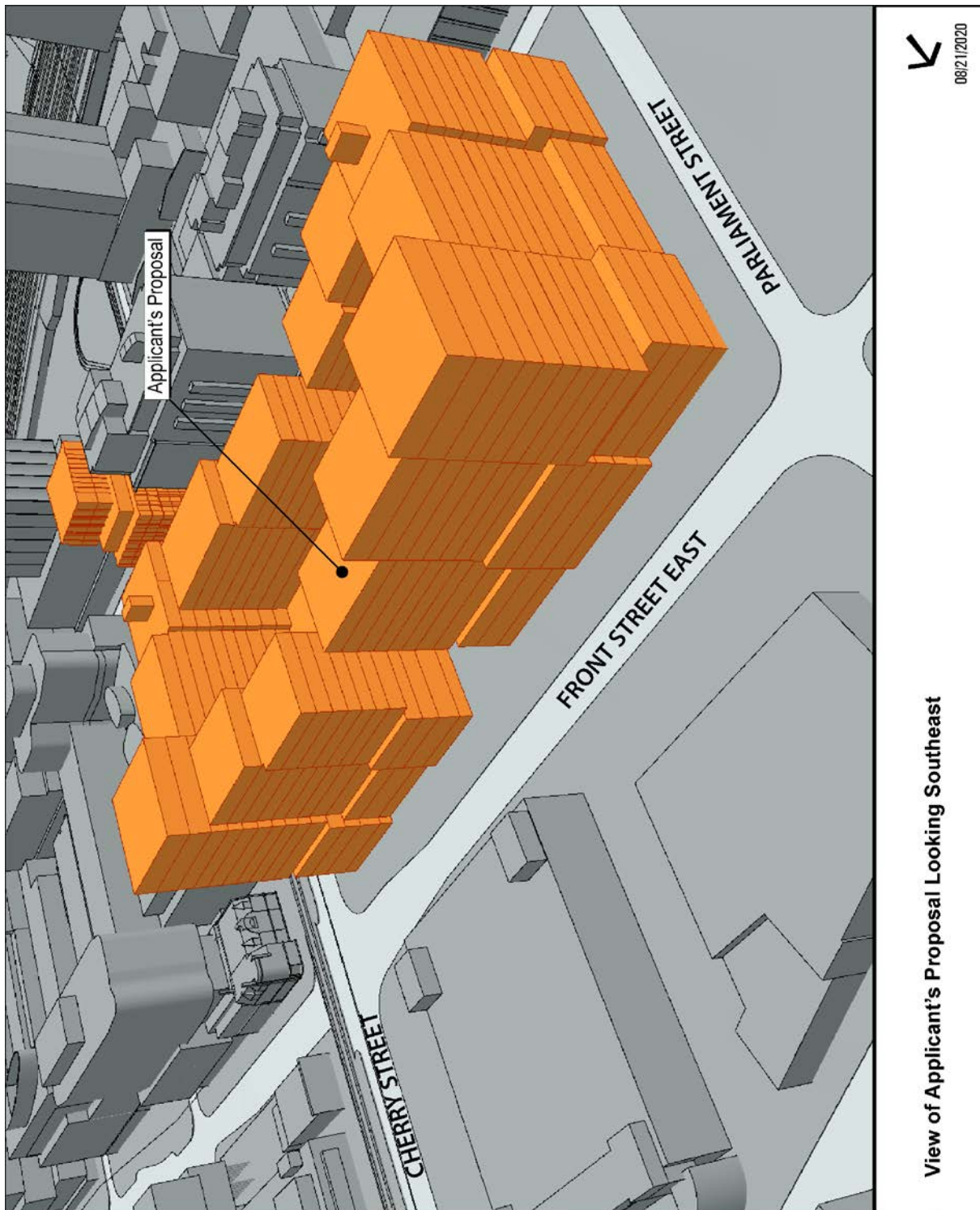
CONTACT:

Henry Tang, Senior Planner, Community Planning

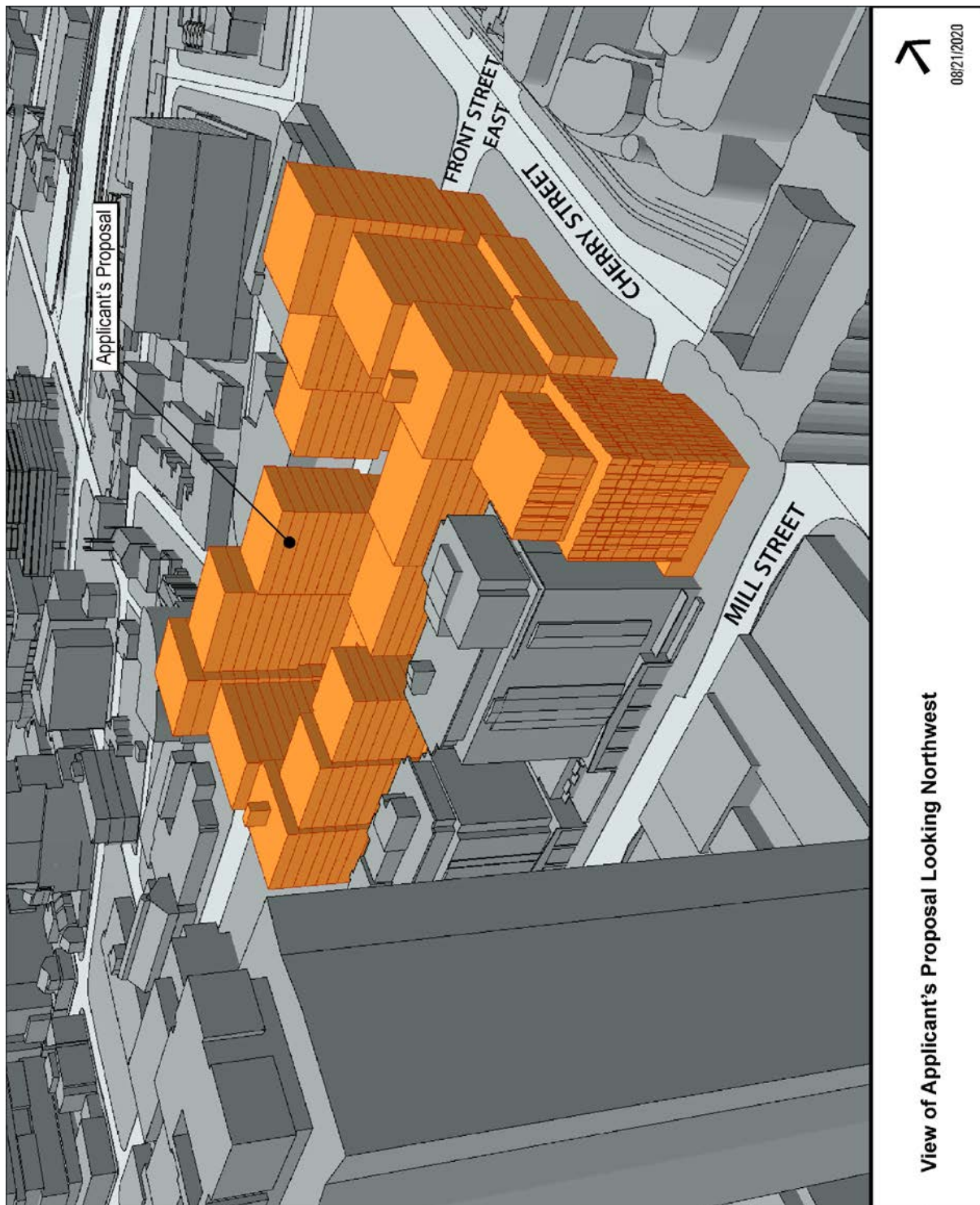
(416) 392-7572

Henry.Tang@toronto.ca

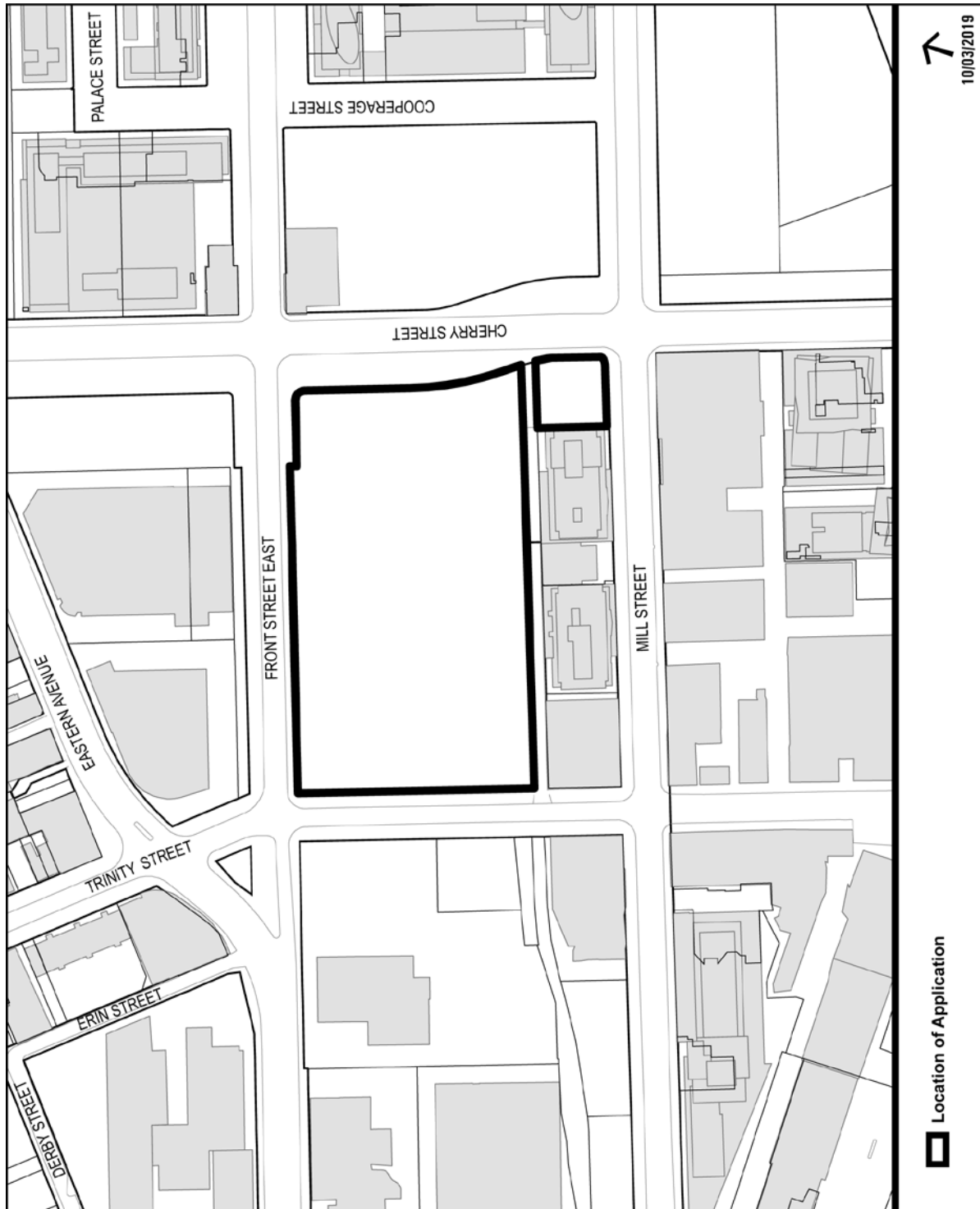
Attachment 2: 3D Model of Proposal in Context - Looking Southeast

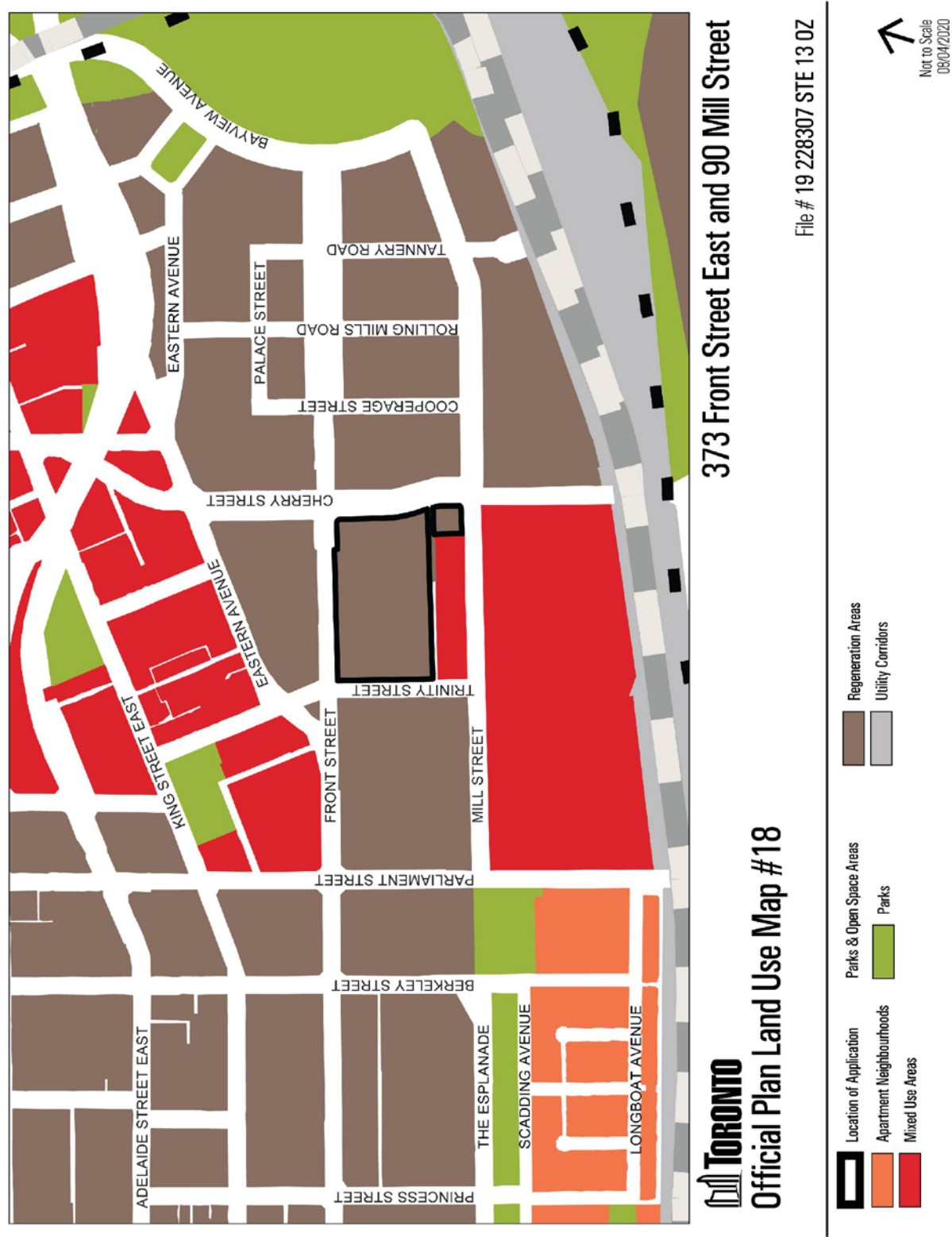


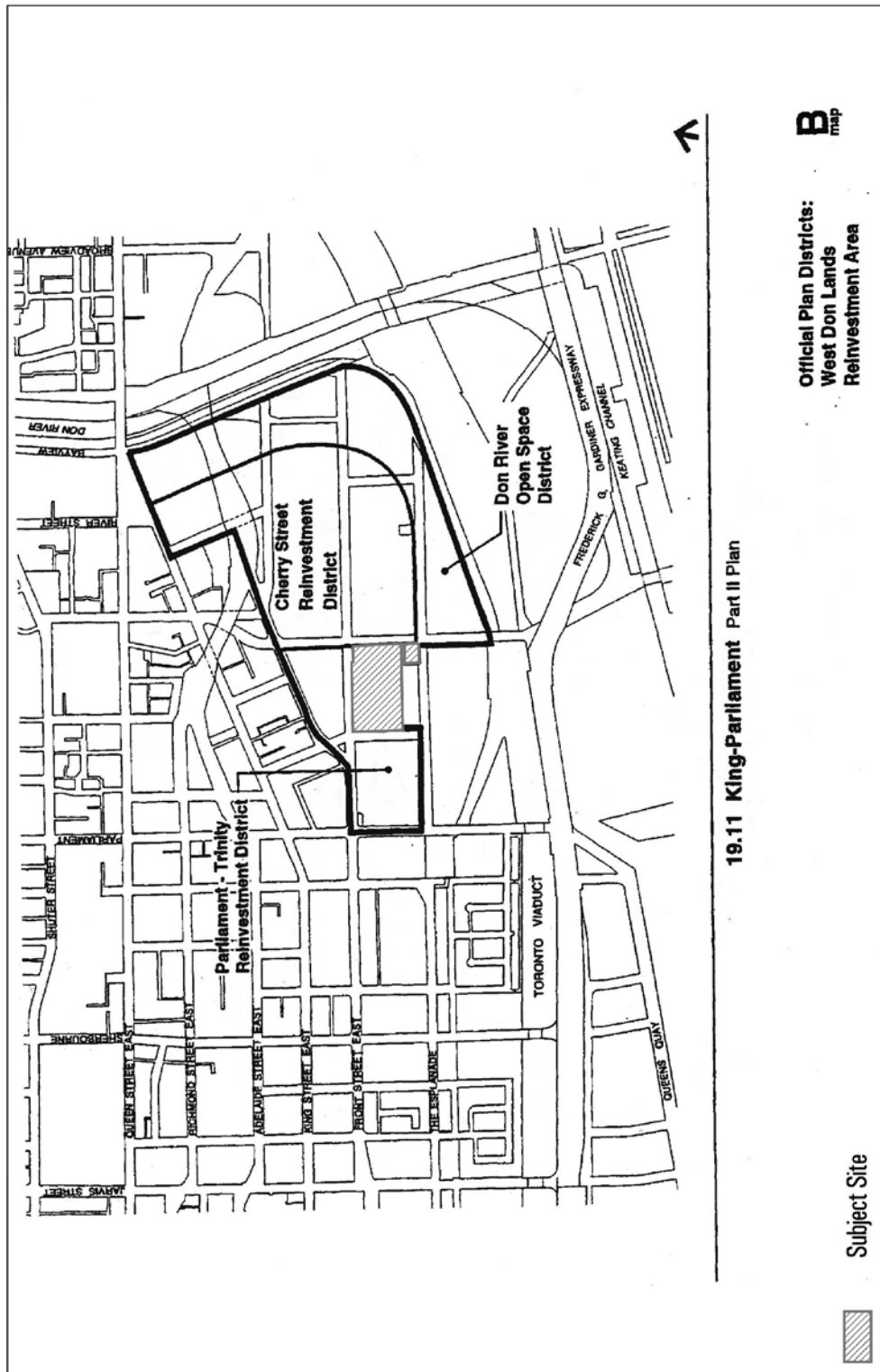
Attachment 3: 3D Model of Proposal in Context - Looking Northwest



Attachment 4: Location Map







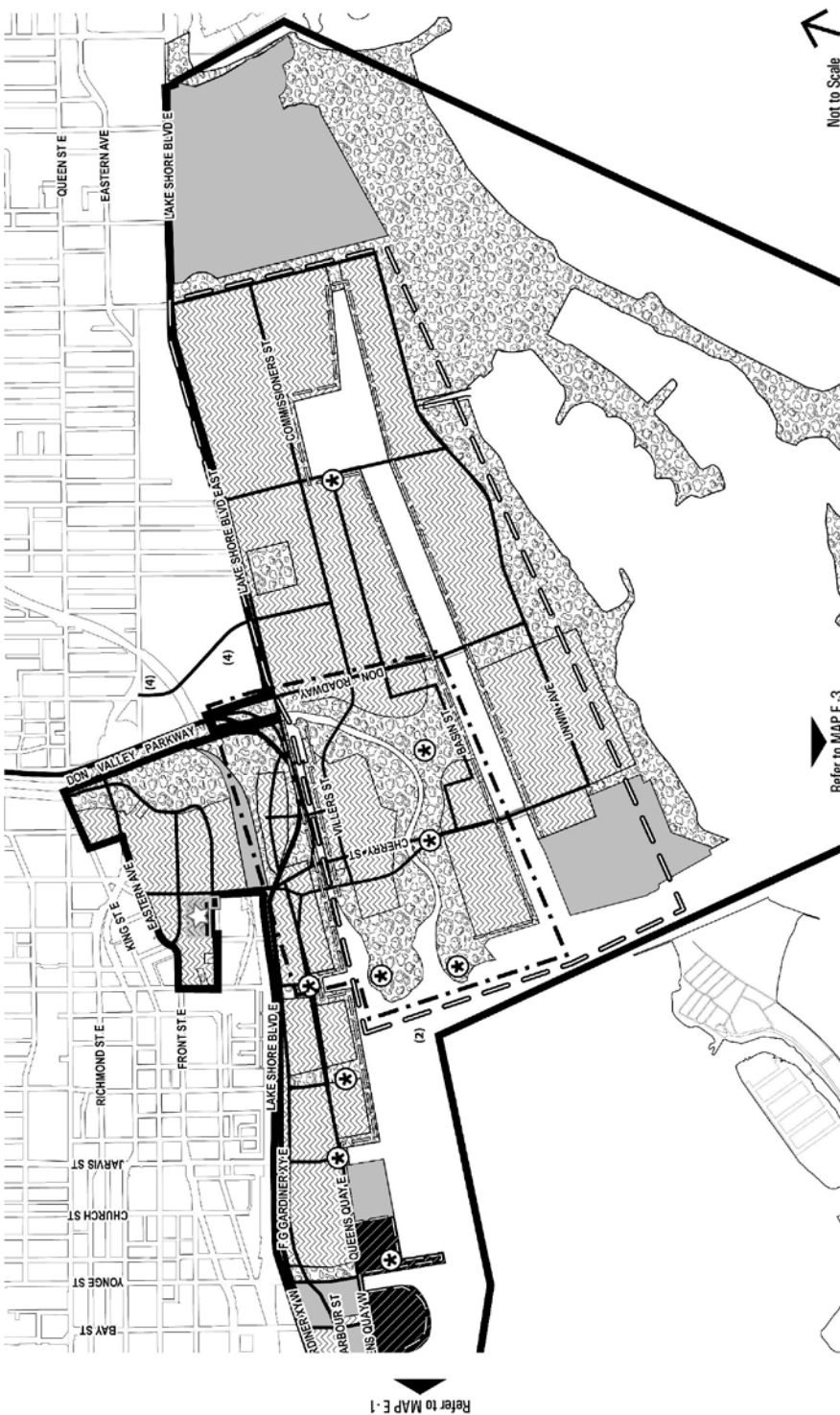
King-Parliament Part II Plan - Map B

373 Front Street East and 90 Mill Street

File # 19 228307 STE 13 0Z



Not to Scale
08/21/2020



Central Waterfront Area Secondary Plan

MAP E - Land Use Plan 2.3

- Note:**
- (1) See Map C for Further Detail
 - (2) New Mouth of Don River and Port Lands Shown Conceptually (2010)
 - (3) See Definitions Section Five: Making it Happen, 1) A Simplified Approach to Land Use Regulation
 - (4) Intersection and/or Alignment Configuration Subject to Further Study
 - (5) See Maps F1 and F2 for Further Details
 - (6) See Maps G1 and G2 for Further Details
 - (7) See Maps H1 and H2 for Further Details
- Modified Version for File # 19 228307 STE 13 OZ on 08/21/2020

- Port Lands**
- Area of Amendment for Lower Don Lands
 - Subject Site
- Secondary Plan Boundary**
- Parks and Open Space Areas
 - Regeneration Areas
 - Existing Use Areas
 - Foot of Yonge Special Study Area
 - Public Promenade (Dockwall/Water's Edge)
 - Inner Harbour Special Places

Attachment 8: West Don Lands Precinct Plan



West Don Lands Precinct Plan

Modified Image From: Final Report - West Don Lands - Page 23

373 Front Street East and 90 Mill Street

Not to Scale
08/21/2020



File # 19 228307 STE 13 0Z



373 Front Street East and 90 Mill Street

Zoning By-law 569-2013

File # 19 228307 STE 13 0Z

Location of Application (subject to Zoning By-law 438-86)



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

- R3 Residential District
- RA Mixed-Use District
- RA(h) Mixed-Use District (holding)
- I1 Industrial District
- IC Industrial District
- T Industrial District

- R Residential
- CRE Commercial Residential Employment
- O Open Space



Not to Scale
Extracted: 08/04/2020

Attachment 10: Draft Zoning By-law Amendment to 438-86

~ The draft By-law will be made available on or before the October 15, 2020 Toronto and East York Community Council Meeting ~

Attachment 11: Draft Zoning By-law Amendment to 569-2013

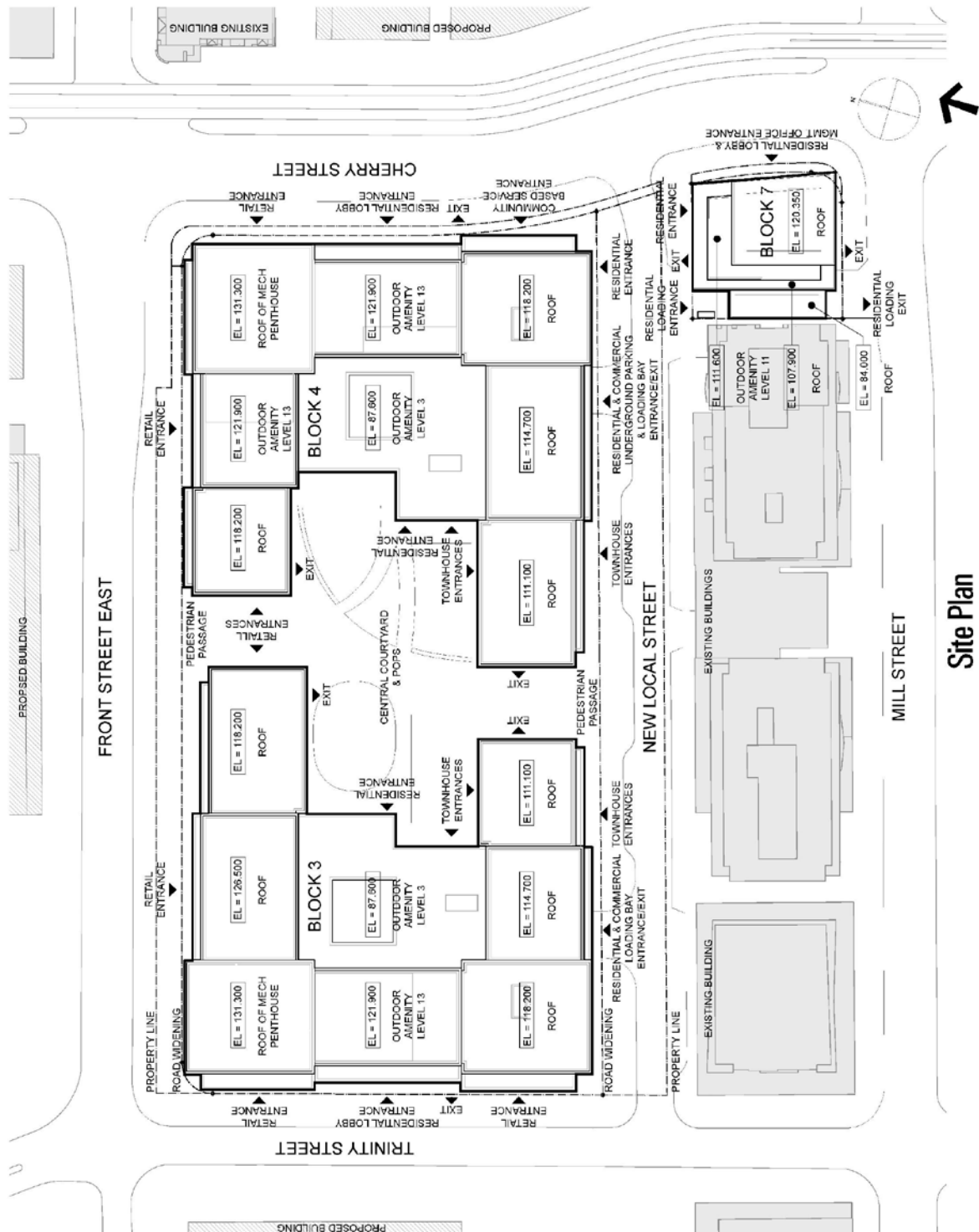
~ The draft By-law will be made available on or before the October 15, 2020 Toronto and East York Community Council Meeting ~

Attachment 12: Draft Zoning By-law Amendment 438-86 - Lifting of Holding Symbol

~ The draft By-law will be made available on or before the October 15, 2020 Toronto and East York Community Council Meeting ~

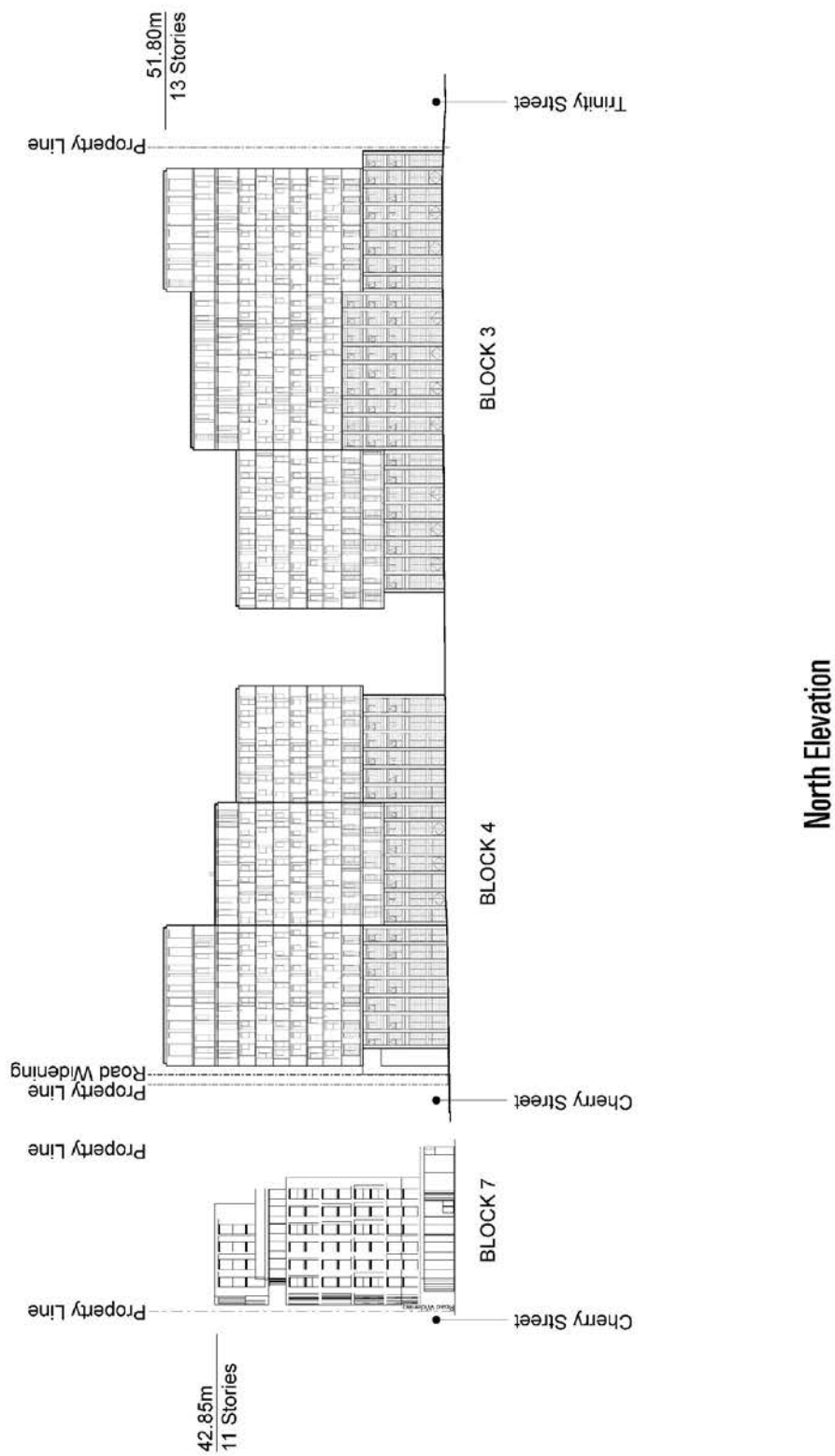
Attachment 13: Draft Zoning By-law Amendment to 569-2013 - Removal of the Holding Symbol

~ The draft By-law will be made available on or before the October 15, 2020 Toronto and East York Community Council Meeting ~

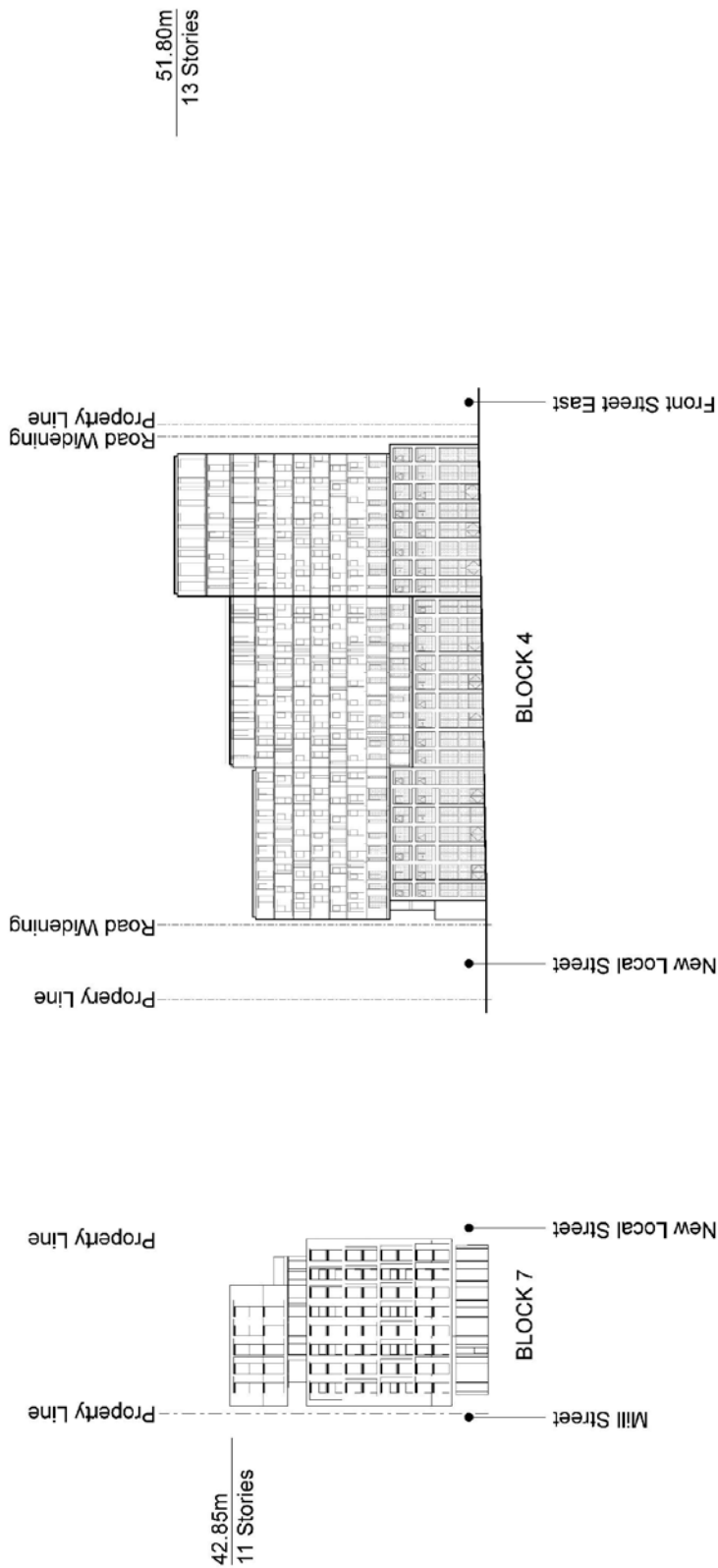


Site Plan

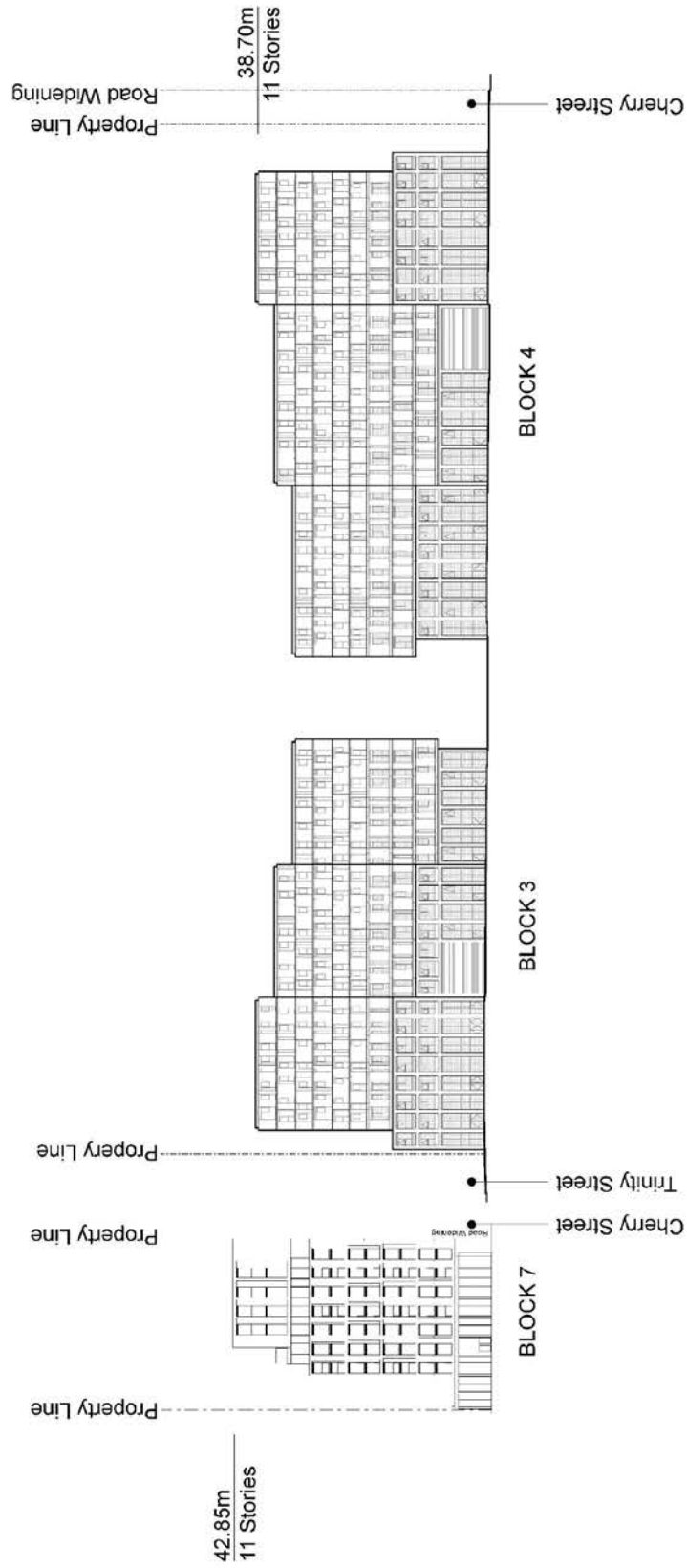
Attachment 15: North Elevation



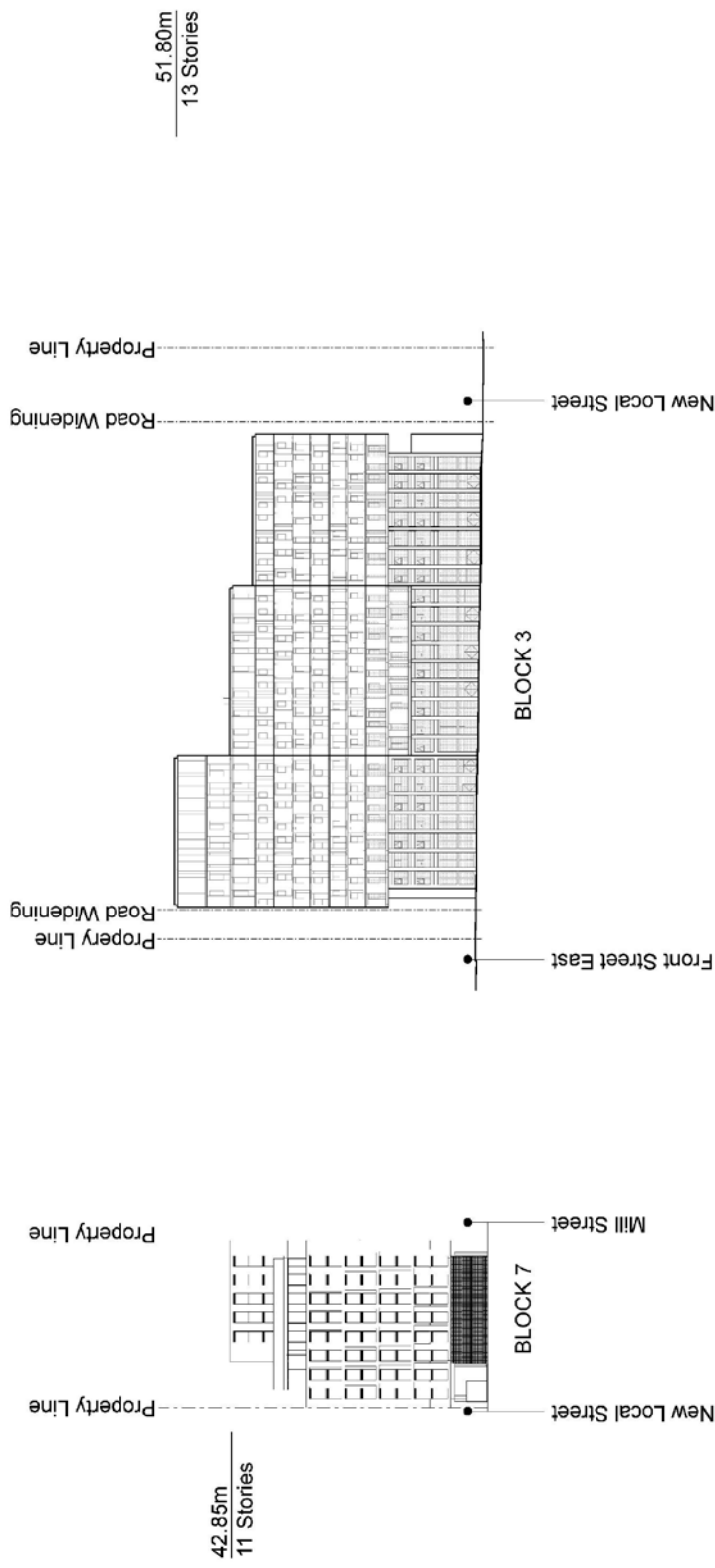
Attachment 16: East Elevation



Attachment 17: South Elevation



Attachment 18: West Elevation



West Elevation