

215 Lake Shore Boulevard East – Official Plan Amendment and Zoning By-law Amendment Application – Preliminary Report

Date: March 30, 2021

To: Toronto and East York Community Council

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

Wards: Ward 10 - Spadina-Fort York

Planning Application Number: 21 110243 STE 10 OZ

Notice of Complete Application Issued: January 29, 2021

Current Use(s) on Site: The site is currently vacant. Previously, a single-storey warehouse building occupied the site.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the development application for Phase 2 of the 215 Lake Shore Boulevard East planned development. The application proposes a 43-storey mixed-use building with 844 residential units of which 13% (110) are affordable rental units. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

City staff have significant concerns with the current form of this proposal. The increase in density from the previously approved site specific zoning by-law 674-2019 and the cumulative impacts of that density increase on the waterfront is not supportable.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

The Central Waterfront Secondary Plan (CWSP) was passed as Official Plan Amendment No. 257 by City Council on April 16, 2003. The Zoning By-law amendment for East Bayfront (By-law No.1049-2006) was enacted by City Council on September 26, 2006. The final report on the zoning by-law amendment is available on the City's website at:

<http://www.toronto.ca/legdocs/2006/agendas/council/cc060925/te7rpt/cl017.pdf>

The East Bayfront – West Precinct Plan was approved by Council in October 2006. The Precinct Plan provides a planning framework and implementation strategy building on the principles and guidelines of the CWSP. At the same time, Council directed that prior to entering into any zoning approvals to permit residential development in the East Bayfront, the City enter into a binding agreement with Waterfront Toronto to secure the provisions of the East Bayfront Affordable Housing Delivery Strategy which includes the requirement of an equivalent of 20% of the new units to be affordable rental housing.

The owners of 215 Lake Shore Boulevard East and 178-180 Queens Quay East appealed both the CWSP and the East Bayfront By-law 1049-2006 to the Ontario Municipal Board (OMB). At its meeting on February 3, 2016, City Council adopted the report (January 28, 2016) from the City Solicitor, (Item CC12.13, Central Waterfront Secondary Plan – Further Request for Directions report), approving terms of settlement including built form, affordable rental housing, diversity of unit size, public art and the resolution of real estate issues.

On June 23, 2016, the Ontario Municipal Board approved the necessary zoning by-law and secondary plan provisions, on a settlement basis. The Minutes of Settlement included a Master Section 37 Agreement and a number of other terms and conditions related to the provision of affordable housing, noise and odour, a draft zoning by-law, and the transfer of lands for local infrastructure and network improvements.

On December 29, 2017 a Three Party Agreement pursuant to Section 37 of the Planning Act between the City, the owner, and Redpath was entered into dealing with matters respecting noise and odour studies to be undertaken in accordance with the Minutes of Settlement and the site specific Zoning By-law. The Three Party Agreement also outlines detailed terms related to study requirements, notification, confidentiality, information sharing, and warning clauses, among other matters.

A final Board Order was issued on October 23, 2018 (OMB File NOs. PL030514, PL030412, PL060106, PL101091, and PL170408) to permit the development on the

subject lands to proceed in accordance with the executed Section 37 Agreement and City of Toronto Zoning By-law No. 674-2019 (LPAT). The By-law is in force and effect.

ISSUE BACKGROUND

Application Description

This proposal is to amend the Official Plan, specifically the Central Waterfront Secondary Plan, and the Zoning By-law for the property at 215 Lake Shore Boulevard East. This proposal is Phase 2 of the redevelopment on the subject site.

The proposal is for a 43-storey (142 metres excluding the mechanical penthouse) mixed-use building. The proposal consists of 64,845 square metres of gross floor area (GFA). Of that GFA, 8,121 square metres is for affordable housing, 788 square metres is for office, 1,805 square metres is for retail, and 136 square metres is for daycare. The proposal also includes 2,800 square metres of publicly accessible open space. The floor space index (FSI) of the proposed development is 9.4 times the area of the lot. A total of 844 residential units are proposed: 589 one-bedroom (70%), 146 two-bedroom (17%) and 109 three-bedroom (13%).

The proposal includes four levels of underground parking. A total of 606 vehicular parking spaces are proposed and 864 bicycle parking spaces are proposed. In terms of amenity space, a total of 1,062 square metres of indoor amenity space and 878 square metres of outdoor amenity space is proposed.

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachment 1 for the location of the site as well as Attachments 2 and 3 for the Official Plan designation and Zoning By-law categorization for this site. See Attachments 4 and 5 of this report for the site plan and elevations. Please note that attachments 1, 2, 3 and 4 show the entire 215 Lake Shore Boulevard site, both Phase 1 and 2.

Provincial Policy Statement and Provincial Plans

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

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 August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. 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 (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

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 a 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, and better connected 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 (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Former Metropolitan Toronto Official Plan (1993)

The former City of Toronto Official Plan is in force for 215 Lake Shore Boulevard East. The Official Plan sets out a policy framework, including goals and objectives, for the waterfront in Chapter 14. This includes the primary goal for the waterfront as set out in Policy 14.2, which promotes increased and sustainable public enjoyment and use of the area by ensuring that future developments and actions by both the public and private sectors will assist in achieving certain objectives. These include improving public access to the waterfront; increasing the amount of public parkland across the entire waterfront; and enhancing the quality of the waterfront as a place, among other objectives.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The current application is located on lands shown as *Downtown and Central Waterfront* on Map 2 of the Official Plan's Urban Structure Map and *Regeneration Areas* on Map 18 of the Official Plan's Land Use Map.

Central Waterfront Secondary Plan

The site is situated in the Central Waterfront Secondary Plan Area. In April 2003, Toronto City Council adopted Official Plan Amendment 257 ("OPA 257") as the Central Waterfront Secondary Plan. It was appealed in its entirety, and although parts of the Plan have been approved by the Local Planning Appeal Tribunal (LPAT – formerly the OMB), the Plan is not yet approved for the entirety of the Central Waterfront.

The Central Waterfront Secondary Plan (CWSP) is in force for 215 Lake Shore Boulevard East. It provides the policies, designations and mapping specific to the Central Waterfront Areas. The general intention of the Central Waterfront Secondary Plan is to create a framework for waterfront renewal that will assist the on-going revitalization and redevelopment process.

The Central Waterfront Secondary Plan provides a strategy for waterfront renewal built on four core principles:

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

The Secondary Plan includes a series of initiatives or "Big Moves" intended, along with implementing policies, to promote waterfront renewal.

The CWSP provides substantial guidance on creating new compact, complete, vibrant neighbourhoods along the waterfront through the regeneration and renewal of underutilized brownfield sites. The CWSP envisions multi-modal complete street design that prioritizes active modes of transportation, transit and the creation of a vibrant and well-designed public realm.

The public realm will be defined by a coherent framework of streets, parks, plazas, promenades and other open space elements, reflecting the exceptional waterfront setting of East Bayfront. Streets in the waterfront have been identified as places with distinct identities, including design approach, character, urban connectivity, high-quality urban design, landscaping and amenities.

The Secondary Plan for the site requires high quality design protecting views of the water, with predominantly mid-rise buildings and specified tower locations. In addition to the land use designation, the Secondary Plan reserves a north-south publicly accessible open space and walkway to connect to the waterfront promenade.

As noted above, the CWSP was appealed by several private land owners, including the owners of the site. The CWSP Official Plan Amendment, which was part of the LPAT Minutes of Settlement for the subject site, provided new policies. These include Policy P51 and P53 and Maps G1 and G2, which are specific to the East Bayfront Precinct, as approved by the LPAT Order, issued on October 23, 2018.

Policy P51

Secondary Plan Policy P51 was proposed as an addition to the Central Waterfront Secondary Plan, in relation to development compatibility with the existing Redpath facility. Among other matters, Policy P51 recognizes the Redpath facility as an important feature of the Toronto Waterfront that should be maintained, and that future developments should ensure that there are no undue negative impacts on Redpath's activities.

Policy 53

Policy P53 is a site specific policy that establishes a new urban structure for this site that supports future development and better integrates the site into the comprehensive and coherent public realm in the East Bayfront, including:

- A maximum permitted combined residential and non-residential density of 134,750 square metres of gross floor area;
- 20% of all housing units, measured by a percentage of residential gross floor area, are to be affordable rental housing;
- General building height permissions ranging from 25 to 66 metres, with two tall buildings permitted at heights of 120 and 150 metres, in tower zone locations identified in the site specific zoning by-law;
- A new east-west public street connecting Lower Sherbourne Street to Richardson Street;
- A new north-south publicly accessible open space and walkway connecting Lake Shore Boulevard East to Queens Quay East;
- A Master Section 37 Agreement, including commitments related to affordable rental housing, local infrastructure improvements, public art and publicly accessible open space.

East Bayfront Precinct Plan

Developed through the precinct implementation strategy outlined in the CWSP, the East Bayfront Precinct Plan was adopted by Waterfront Toronto and City Council in 2005 to cover a subsection of the Secondary Plan area, from Lake Shore Boulevard East to the north, Jarvis Street to the west and Parliament Street to the east along the City's waterfront. The intent of the Precinct Plan is to outline the development principles and guidelines that allow the City to move from Official Plan policies to zoning by-law provisions for the area. While the Precinct Plan is not a statutory document, it is considered as the basis for implementing development, informing future environmental assessments, development application decisions, regulatory documents and guidelines and contribution agreements.

The East Bayfront Precinct Plan led to the City-initiated Zoning By-law No. 1049- 2006, which was approved by City Council on September 27, 2006.

Negotiated Minutes of Settlement (LPAT)

As described above, the negotiated settlement between the City of Toronto and the owner of the site included amendments to the CWSP and East Bayfront – West Precinct By-law, which were agreed to through Minutes of Settlement, dated June 23, 2016. This negotiated settlement resolved all outstanding matters, save and except for land use compatibility with Redpath, which remained subject to a Holding symbol.

The negotiated settlement anticipated a new Proposed Secondary Plan Policy P51 and P53 within the CWSP, as described above and zoning provisions that support development on the site.

On October 23, 2018, the LPAT approved the negotiated settlement that resolved the remaining land use compatibility issues at the site as they relate to Redpath. The decision brought into force Secondary Plan Policies P51 and P53 and approved revisions to Zoning By-law 1049-2006, in the form of site-specific By-Law 674-2019 (LPAT), as described below.

Zoning By-laws

On September 27, 2006, City Council adopted By-law No. 1049- 2006, an amendment to the General Zoning By-law No. 438-86 with respect to the East Bayfront – West precinct. Zoning By-law No. 1049-2006 introduced development controls for the West precinct portion of East Bayfront, including zoning provisions related to the Redpath facility. Zoning By-law No. 1049-2006 includes permissions related to land use and built form, along with directions concerning Section 37 benefits.

Through the negotiated settlement described above a new site specific Zoning By-law 674-2019 was approved by the LPAT. Under site specific Zoning By-law 674-2019 (LPAT), the site is zoned CR(H) permitting a wide variety of residential and non-residential uses of up to 134,750 square metres with permission for residential uses being contingent on complying with the Section 37 agreement for the site. City Council removed the (H) from the Zoning By-law on June 18, 2019.

All substantive matters related to the removal of the (H) have been satisfied and/or secured in an agreement or agreements pursuant to Section 37, 41, 51 and/or 53 of the Planning Act.

Design Guidelines

The following design guideline(s) will be used in the evaluation of this application:

- East Bayfront West Precinct Draft Urban Design Guidelines;
- Tall Building Design Guidelines;
- Growing Up Guidelines Planning for Children in New Vertical Communities;
- Design Guidelines for Privately Owned Publicly-Accessible Space; and
- Pet-Friendly Design Guidelines;
- Bird-Friendly Guidelines
- Retail Design Manual.

The City's Design Guidelines may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

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 intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

Applications must use the documentation required for the version of the TGS in effect at the time of the initial application. TGS Version 1.0 is no longer in effect. Older applications must be upgraded. TGS Version 2.0 applies to new applications received between January 1, 2010 and April 30, 2018. TGS Version 3.0 applies to new applications submitted on or after May 1, 2018.

The TGS can be found here:

<https://www.toronto.ca/city-government/planningdevelopment/official-plan-guidelines/toronto-green-standard/tier-1-planning-applicationrequirements/>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted for Phase 2 of this development.

COMMENTS

Reasons for the Application

Policies in the Central Waterfront Secondary Plan (OPA 257) apply to the site. As well, the site benefits from site specific zoning (by-law 674-2019) that would permit a proposed development that includes 50,145 square metres of gross floor area, a floor space index of 7.2, 89 affordable housing units, and 1,580 square metres of open space.

The existing OPA 257 and site specific by-law would not permit the proposed development in terms of density, building height and other built form requirements. Therefore this application seeks to amend the Central Waterfront Secondary Plan Policy P53 to allow for increased density and the addition of a tower on the site, as well as relief from existing zoning by-law provisions to implement the massing of the base building and mid-rise components and permit the height of a tower.

In its current form, the proposal presents concerns related to impacts on both hard infrastructure (such as water and sewer capacity) and soft infrastructure (such as schools, community centres, daycares, parks). The increase of density from 50,145 square metres to 64,845 square metres impacts the height, massing and scale of the proposed building and the location and programming of the proposed open space. While the City is open to discussing how the approved gross floor area under the site specific zoning by-law 674-2019 could be redistributed on the site, the increase in density and its cumulative impacts is not, in its current form, supportable.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

Revisions may be required to ensure that the proposed development conforms with the Official Plan, conforms with the Growth Plan, and is consistent with the PPS.

Official Plan Conformity

The application seeks to amend the Central Waterfront Secondary Plan (OPA 257). Staff will review and assess the appropriateness of the proposal to ensure that it meets the objectives of the Central Waterfront Secondary Plan and other relevant and applicable Official Plan policies.

Built Form, Planned and Built Context

Staff will assess the suitability and appropriateness of the proposed height, massing, and other built form issues based on Section 2 of the Planning Act; the PPS; the Growth Plan; the City's Official Plan policies; Central Waterfront Secondary Plan; East Bayfront Precinct Plan and associated zoning by-law; and the City's Design Guidelines. In particular, staff will assess the appropriateness of the change in density, height and

massing from the LPAT approved site specific Zoning By-law 674-2019 that applies to the site. The proposal is currently U-shaped, presenting issues with facing distances as well as impacts to the proposed open space. The height of the tower and the podium will be reviewed to ensure that these building heights fit within the existing and planned character of the waterfront, appropriately limiting shadows to existing and planned open spaces and limiting the impact of views to the water. To assist in reviewing the appropriateness of the built form, staff will review the shadow study and pedestrian level wind study submitted with the application.

Parks and Public Realm

The applicant proposes 2,800 square metres of privately owned publicly-accessible open space (POPS). Staff will assess the appropriateness of these spaces to provide public access. Staff will also explore with the applicant the design and programmability of the open space and ensure this open space has sunlight exposure and is visibly open to the public to ensure it is a welcoming, inviting, safe and attractive space.

Indoor and Outdoor Amenity Space

The applicant proposes 1,062 square metres of indoor amenity space and 878 square metres of outdoor amenity space located at floors 2 and 14 of the proposal. Staff will review the appropriateness of the provision of amenity space as well as the location.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant has submitted an Arborist Report and a Tree inventory and Preservation Plan. Forestry staff are reviewing the Arborist Report submitted with the application. Staff will continue to assess the appropriateness of the applicant's proposal and tree replacement plan.

Housing and Unit Mix

The proposal includes 110 affordable rental units. Housing staff will review this provision of affordable rental housing and advise on the most appropriate form of delivery and duration should the proposal be approved in the future. Currently the proposal's provision of affordable rental housing is not 20% of the the total dwelling units set out in policy P53 of the CWSP.

Staff will assess the appropriateness of the unit mix, such as the provision of one, two and three bedroom units. In addition to the unit mix, the size of the units will also be assessed to ensure the proposal meets the intent of the City's Growing Up Guidelines.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public

agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc.

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 communities. 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.

Staff will assess the impact of the proposed development and local development activity on community services and facilities, including assessment of existing capacity to support the proposed future population. Impacts to community services and facilities, particularly on schools and community centres, is of particular focus to support continued development along the waterfront.

The proposal includes a 136 square metre daycare space. Staff will review the performance standards for the proposed daycare facility against the City's guidelines on daycare design and the Child Care and Early Years Act (2014).

Infrastructure/Servicing Capacity

Staff are reviewing the application to determine if there is sufficient infrastructure capacity (such as roads, transit, water, sewage, hydro) to accommodate the proposed development. The applicant has submitted engineering and transportation reports in support of the development application. These reports evaluate the impacts of the proposal on the City's municipal infrastructure.

The applicant will be required to convey and construct the east-west public road to the south of the site, which is also a critical piece to the subdivision application for the site. Staff review access and circulation, and parking ratios for both vehicular and bicycle parking spaces. As well, staff will review the transit connectiveness of this proposal in relation to the waterfront and the wider community.

Toronto Green Standard

City Planning staff will review the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures. Staff will strongly encourage the applicant to pursue Tier 2 or higher as has been pursued for other developments along the waterfront.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the Planning Act to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in

return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

The proposal at its current height and density is subject to Section 37 contributions under the Planning Act should it proceed to approval in some form. Section 37 benefits have not yet been discussed. Potential benefits may include provisions for affordable housing, improvements to parks and the public realm, and improvements to community services and facilities.

Other Matters

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

CONTACT

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Tel. No. 416-392-3566
E-mail: George.Pantazis@toronto.ca

SIGNATURE

A handwritten signature in black ink, appearing to read 'Macdonald', with a stylized flourish at the end.

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

ATTACHMENTS

Attachment 1: Location Map

Attachment 2: Official Plan Land Use Designation Map

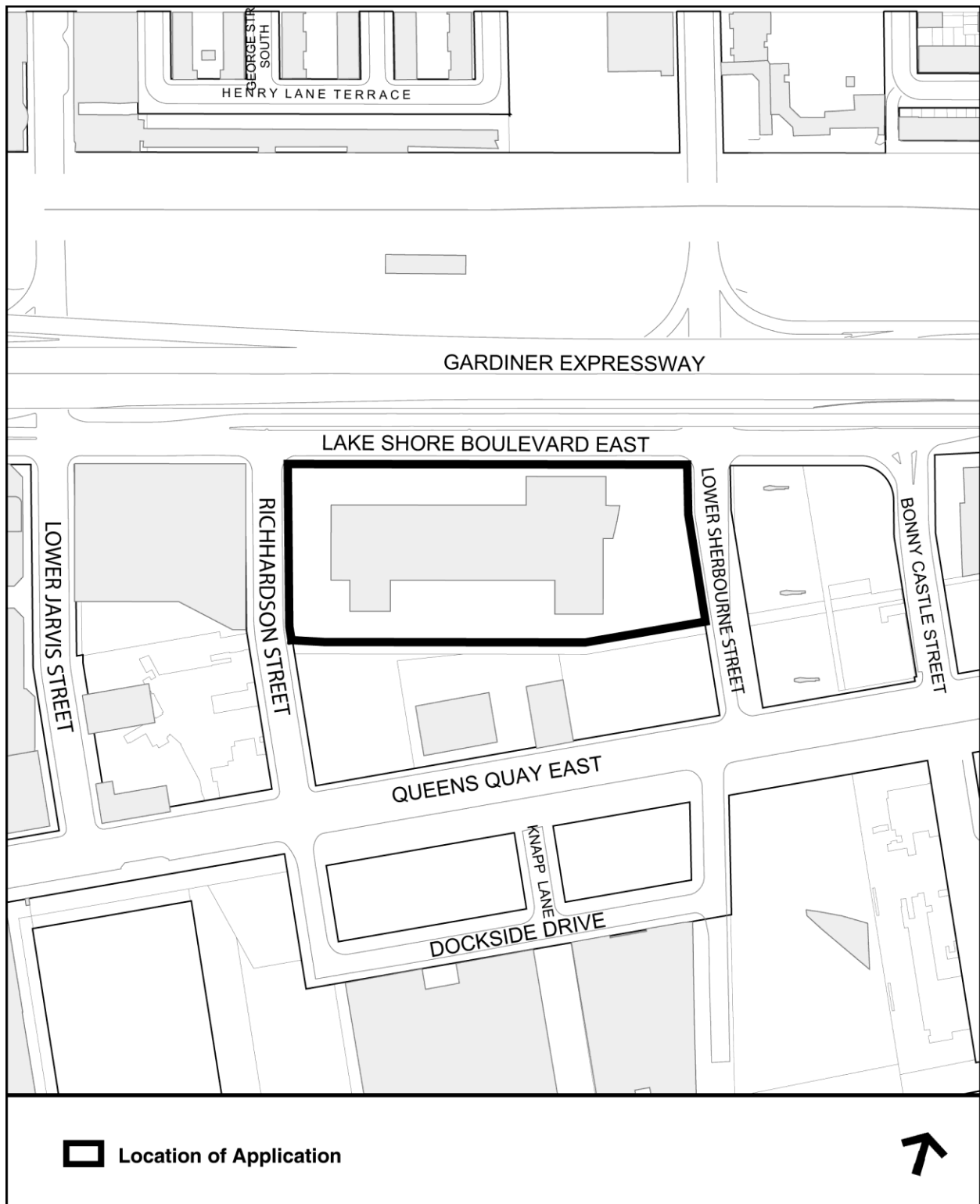
Attachment 3: Zoning By-law

Attachment 4: Site Plan

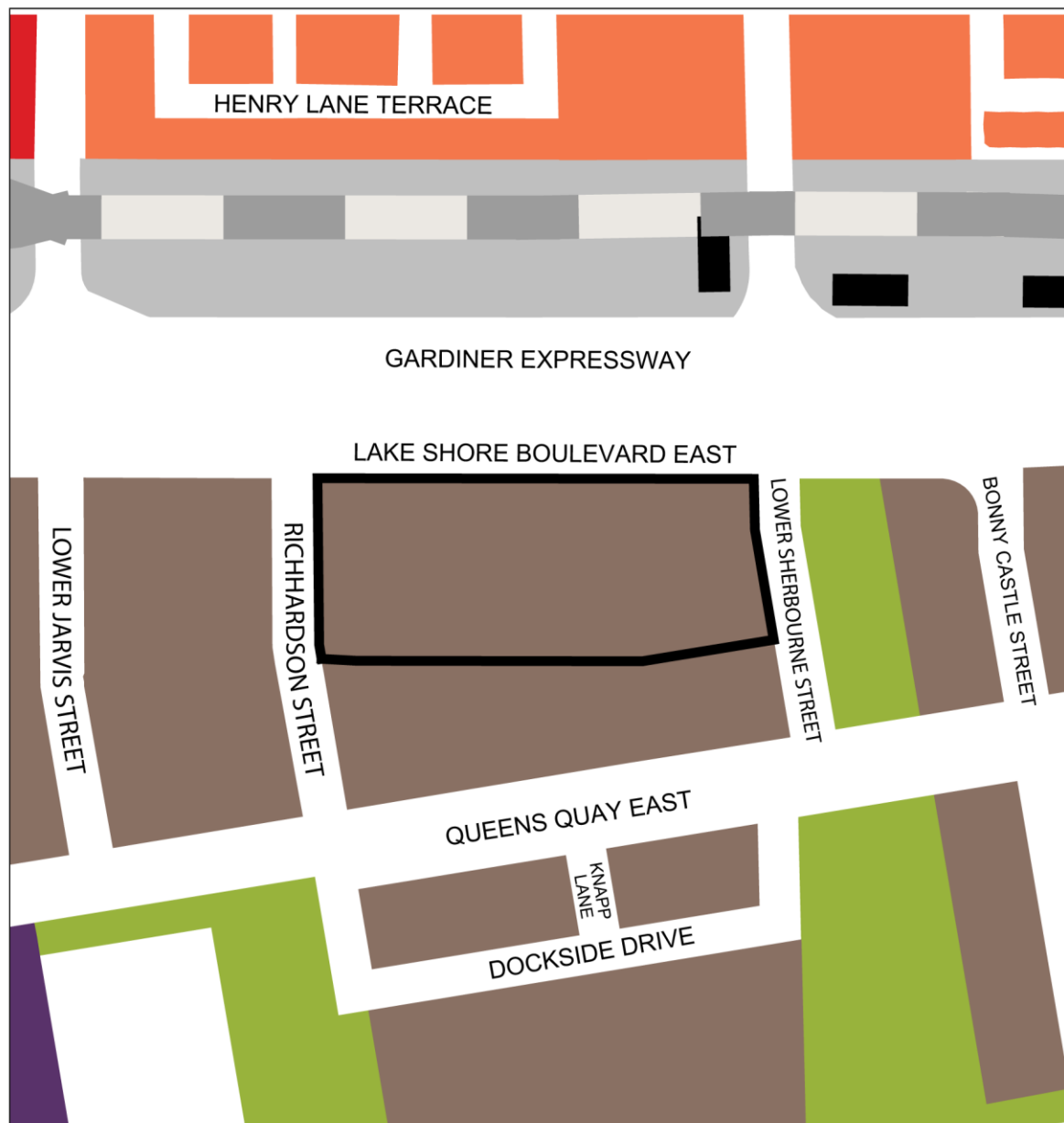
Attachment 5: Elevations

Attachment 6: Application Data Sheet

Attachment 1: Location Map



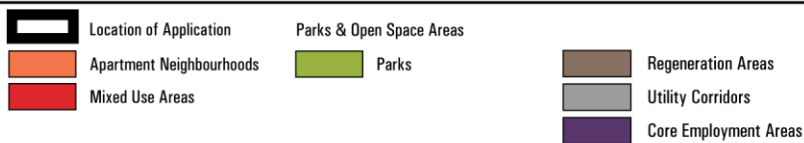
Attachment 2: Official Plan Land Use Designation Map



Official Plan Land Use Map #18

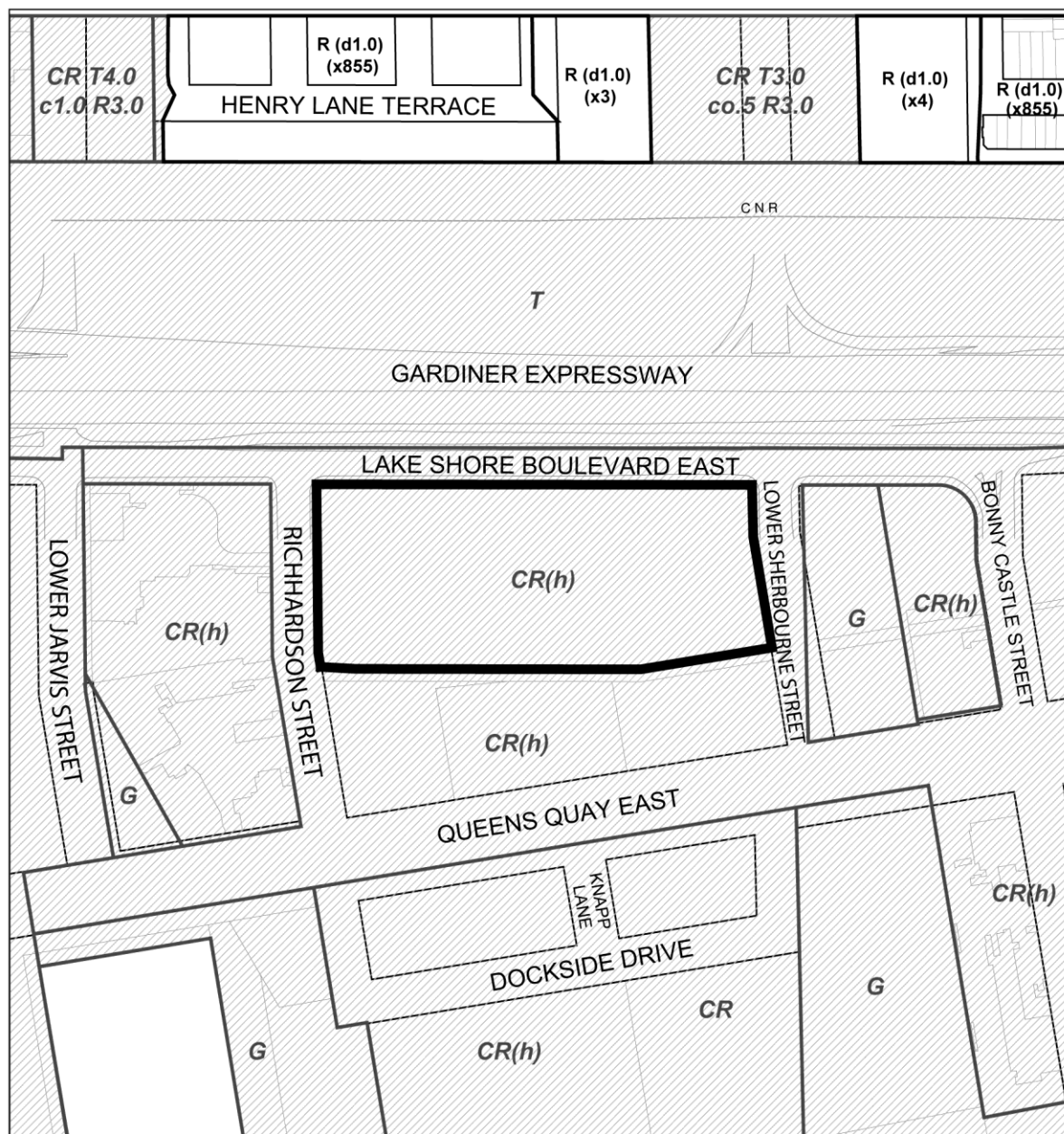
215 Lake Shore Boulevard E

File # 21 110243 STE 10 02




 Not to Scale
 Extracted: 02/08/2021

Attachment 3: Zoning By-law



Zoning By-law 569-2013

215 Lake Shore Boulevard E

File # 21 110243 STE 10 02



Location of Application

R

Residential



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

R3

CR

G

T

Residential District

Mixed-Use District

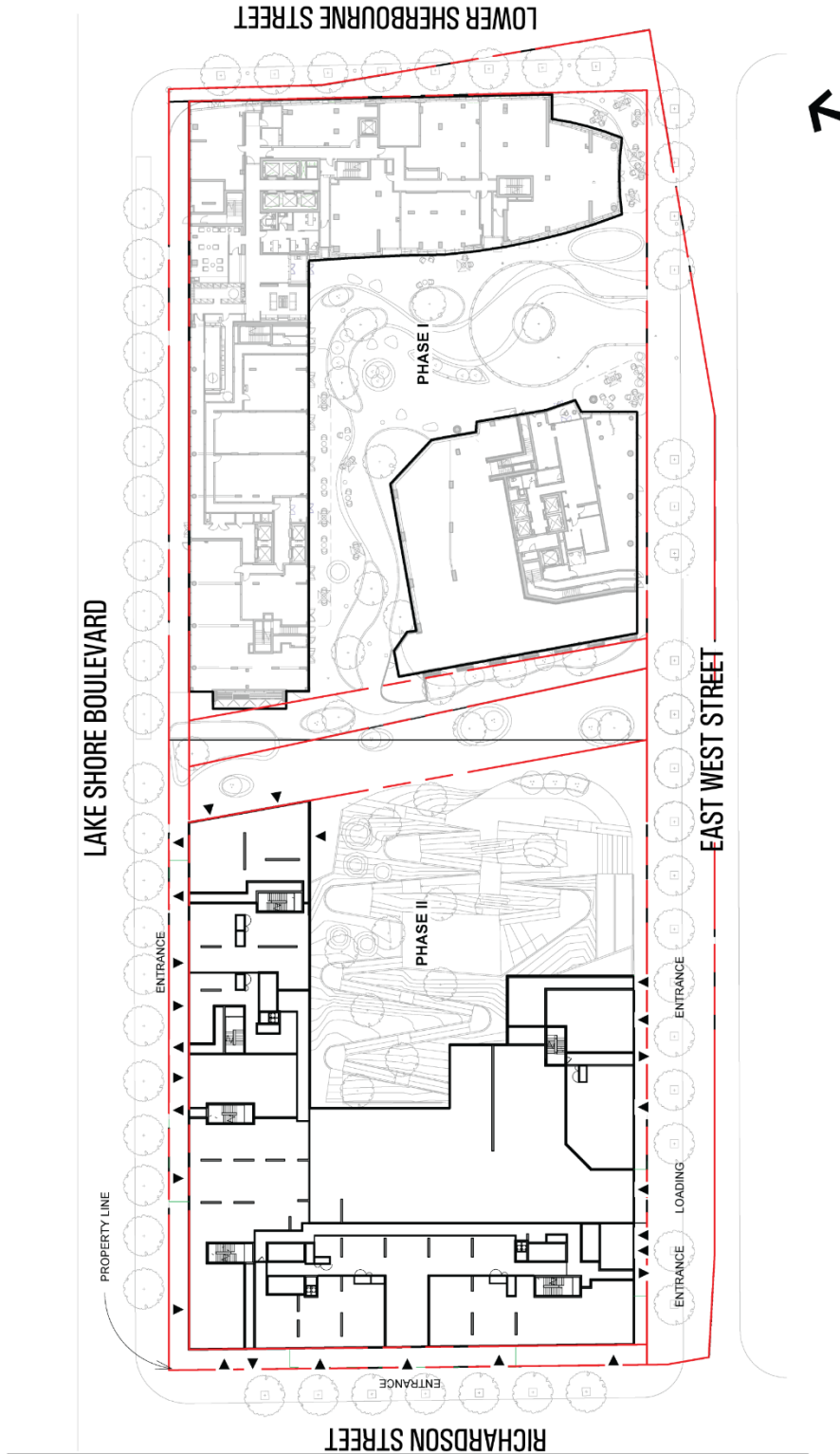
Parks District

Industrial District

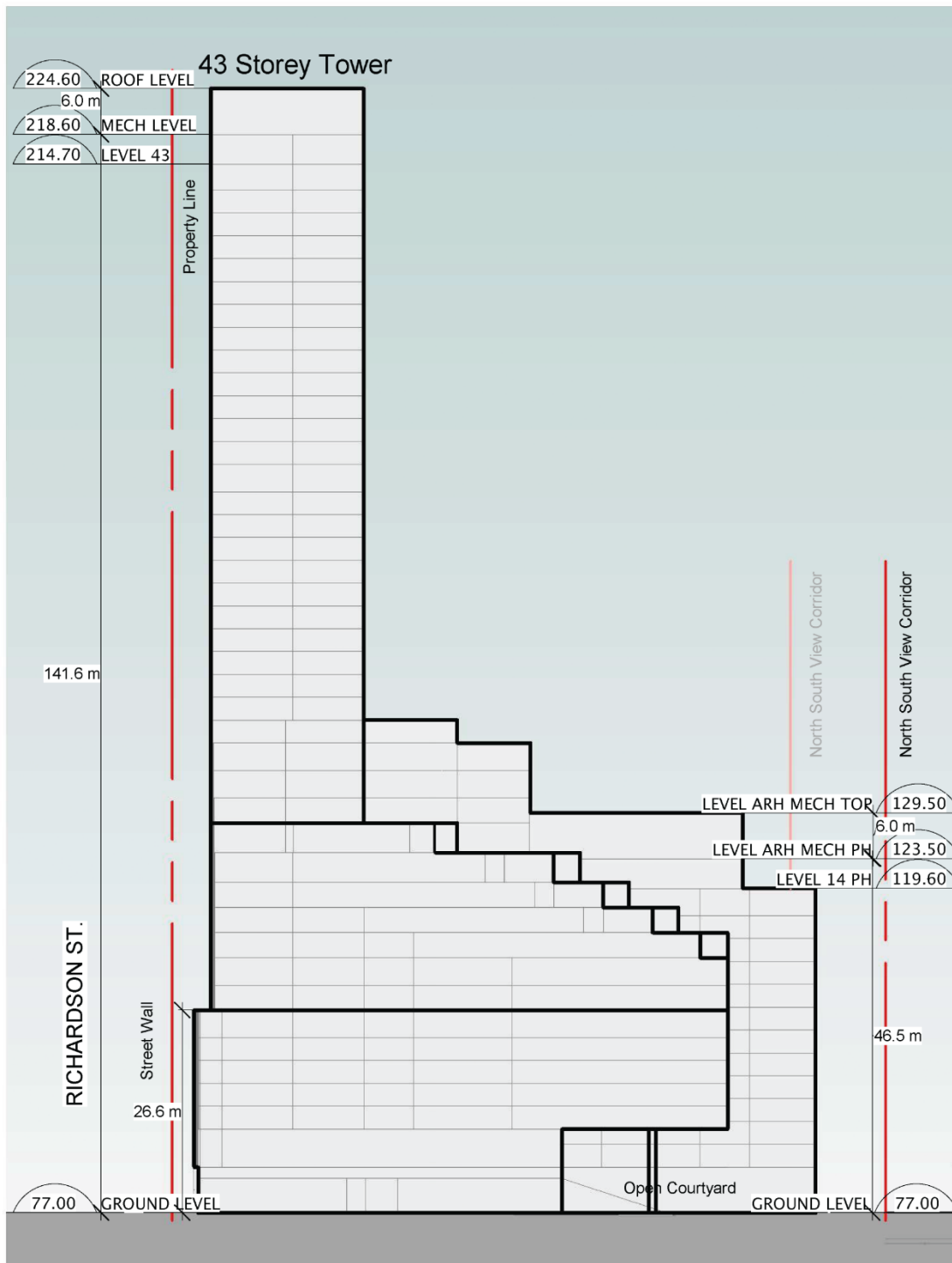


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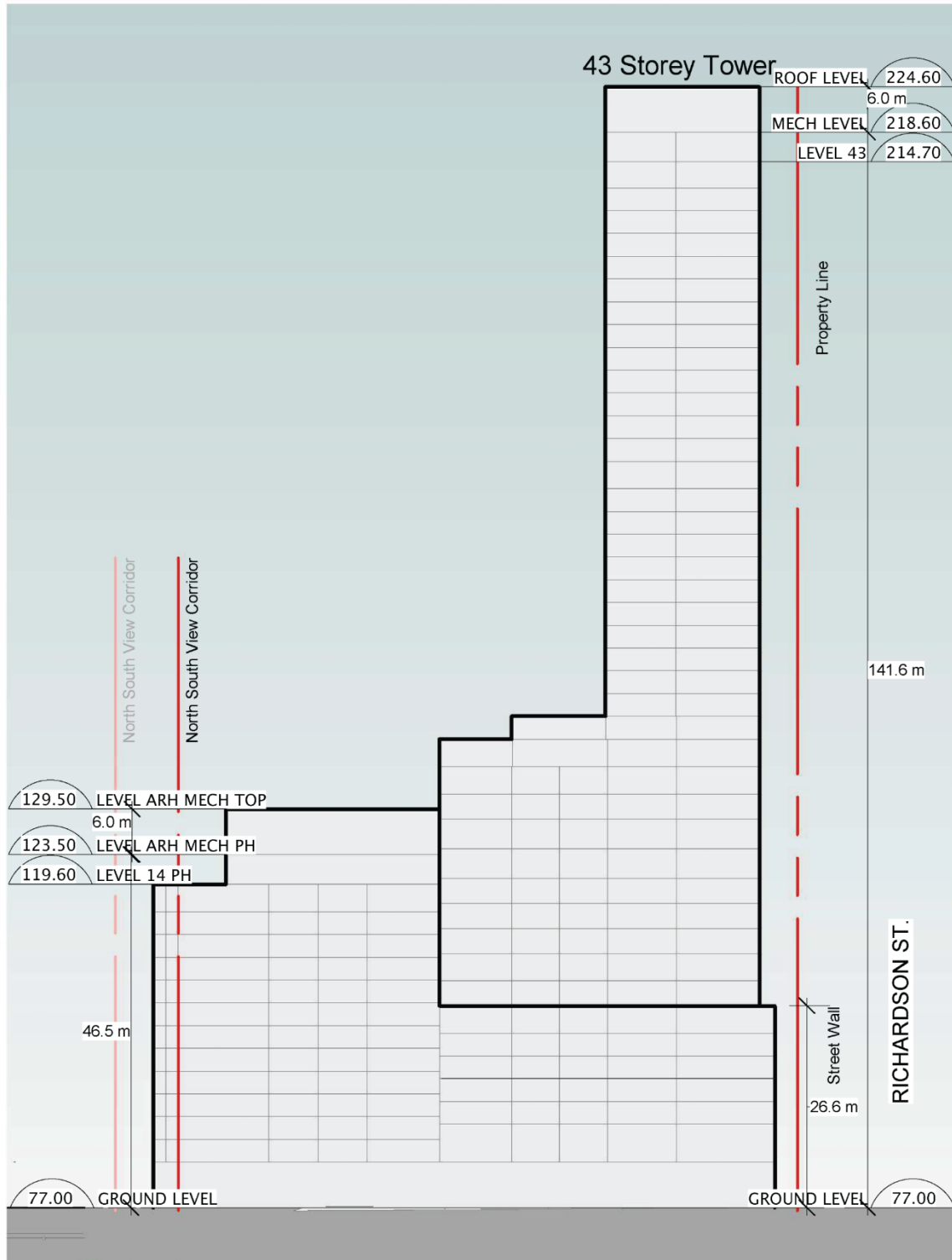
Attachment 4: Site Plan



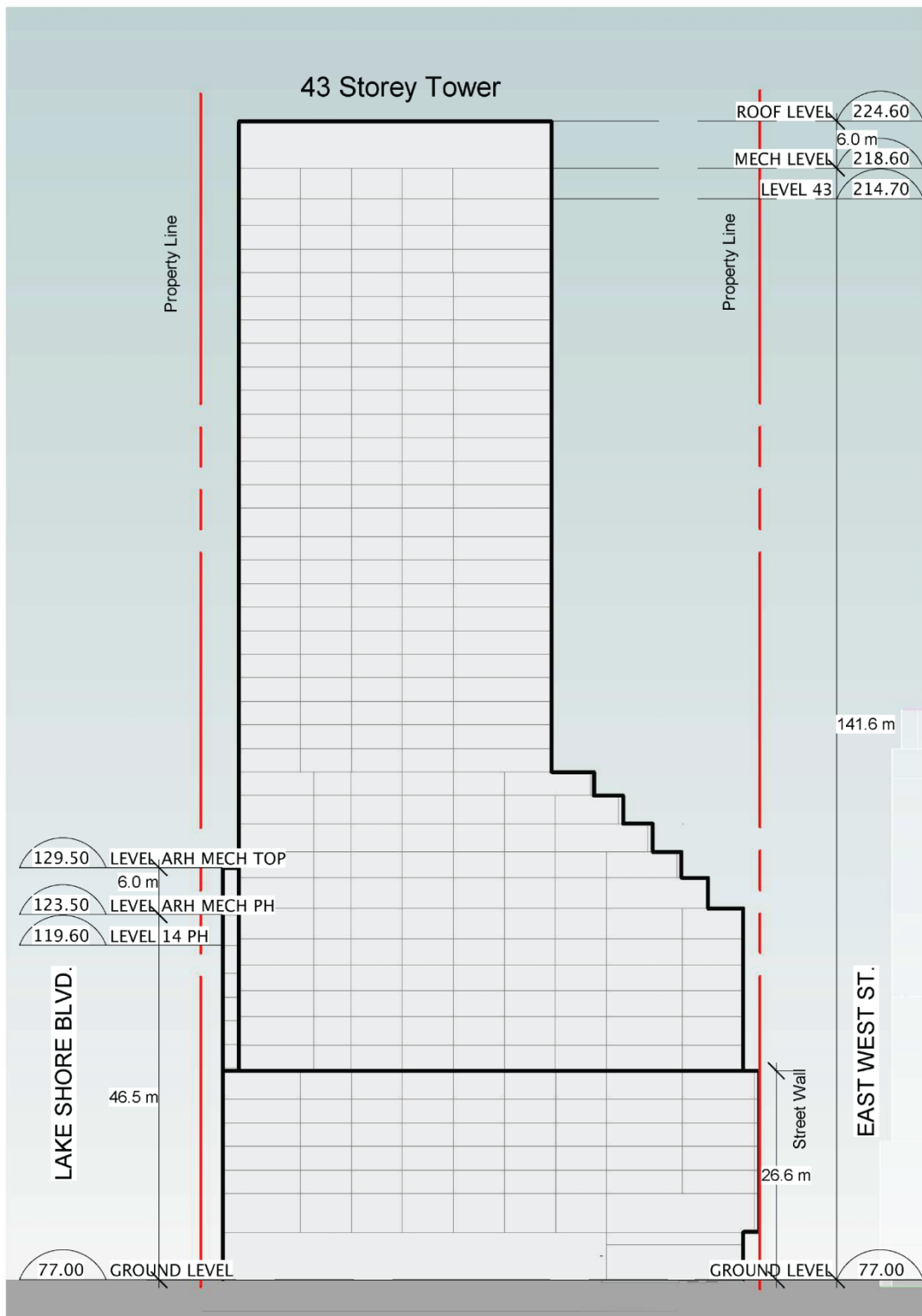
Attachment 5: Elevations



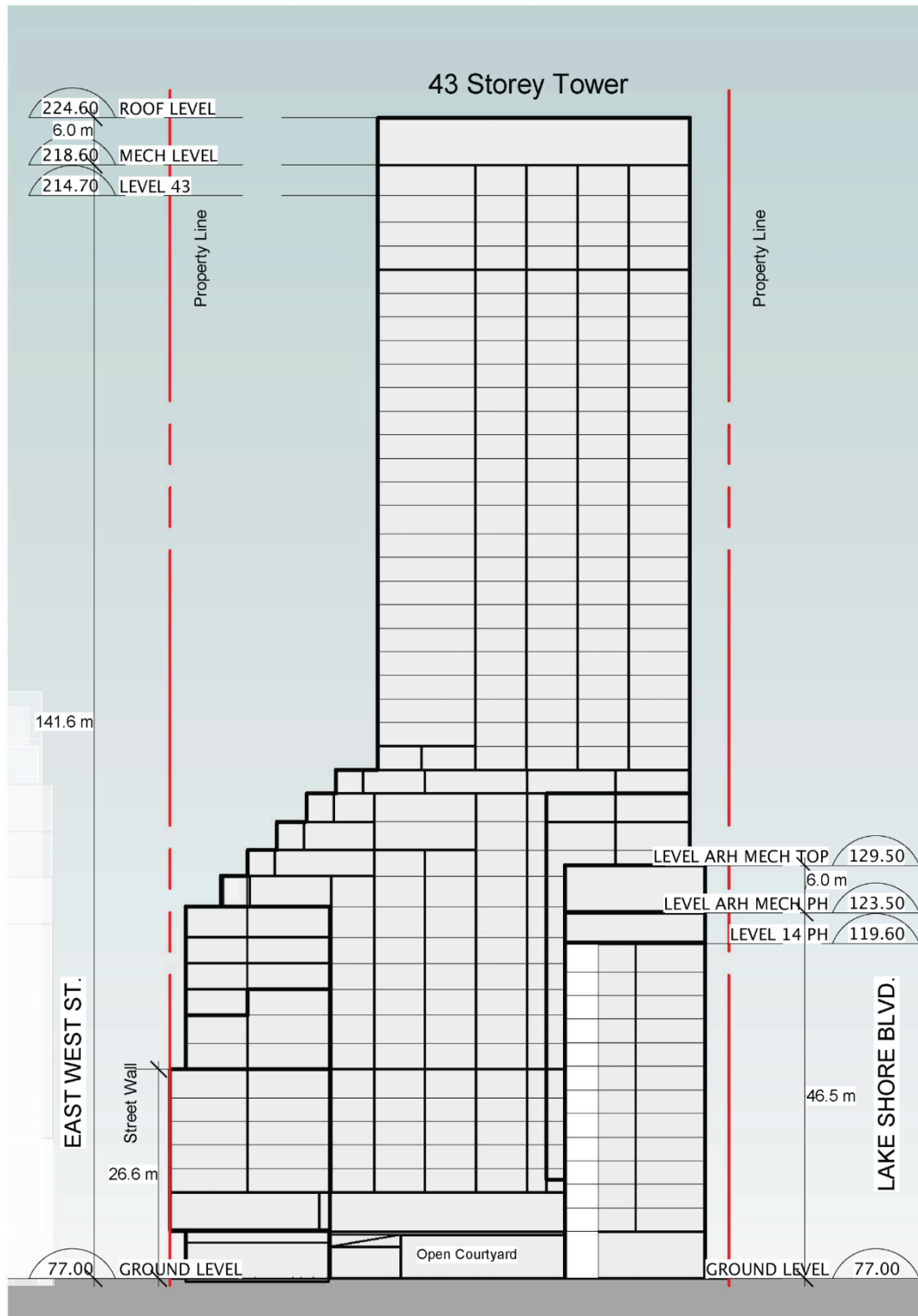
South Elevation



North Elevation



West Elevation



East Elevation

Attachment 6: Application Data Sheet

Municipal Address: 215 LAKE SHORE BLVD E Date Received: January 29, 2021

Application Number: 21 110243 STE 10 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Phase 2 of the 215 Lake Shore Blvd E block. The proposal is comprised of a 43-storey mixed-use building containing 844 residential dwelling units, of which, 110 are affordable housing units. The proposal is comprised of 2728.7 square metres of non-residential gross floor area, and 62,116.70 square metres of residential gross floor area.

Applicant	Agent	Architect	Owner
URBAN STRATEGIES	URBAN STRATEGIES	HARIRI PONTARINI ARCHITECTS	GREENLAND LAKESIDE DEVELOPMENT COMPANY LIMITED

EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	SASP 674-2019; Downtown & Central Waterfront & East Precinct Plans
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Zoning:	CR(h)	Heritage Designation:	
Height Limit (m):	25, 66	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	6,933	Frontage (m):	104	Depth (m):	71
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,935	1,935
Residential GFA (sq m):			62,117	62,117
Non-Residential GFA (sq m):			2,729	2,729
Total GFA (sq m):			64,845	64,845
Height - Storeys:			43	43

Height - Metres: 142 142

Lot Coverage Ratio 27.91 Floor Space Index: 9.35
(%):

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	62,117	
Retail GFA:	1,805	
Office GFA:	788	
Industrial GFA:		
Institutional/Other GFA:	136	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			110	110
Freehold:				
Condominium:			734	734
Other:				
Total Units:			844	844

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			589	146	109
Total Units:			589	146	109

Parking and Loading

Parking Spaces:	606	Bicycle Parking Spaces:	864	Loading Docks:	2
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CONTACT:

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