

## **40 Raglan Avenue - Zoning By-law Amendment and Rental Housing Demolition Applications – Final Report**

**Date:** June 13, 2022  
**To:** Toronto and East York Community Council or City Council  
**From:** Director, Community Planning, Toronto and East York District  
**Ward:** 12 - Toronto-St. Paul's

**Planning Application Number:** 21 212462 STE 12 OZ and 21 212466 STE 12 RH

### **SUMMARY**

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This report reviews and recommends approval of the applications to demolish 62 rental dwelling units and amend the Zoning By-law to permit 29-storey mixed-use building at 40 Raglan Avenue.

The proposal also contains a new 174 square metre public park.

The proposed building would contain 274 dwelling units, including 62 rental replacement units, a 19 square metre retail unit and 245 square metres of Community Agency Space. A Tenant Relocation and Assistance Plan would ensure existing tenants reserve the right to return to replacement rental units at similar rents and are provided with financial assistance to help mitigate hardship.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend Zoning By-law 569-2013, for the lands at 40 Raglan Avenue (the "Lands"), substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to the report (June 13, 2022) from the Director, Community Planning, Toronto and East York District.
2. City Council authorize the City Solicitor to submit the necessary bills to implement the foregoing recommendations provided the City Solicitor is satisfied that the appropriate legal mechanisms are in place to ensure that no building permit will issue until such time as the Section 37 Agreement is executed and registered.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

4. City Council authorize the City Solicitor and appropriate City staff to take such actions as are required to implement City Council's decision, including the execution and implementation of appropriate agreements.

5. City Council require the owner to enter into an Agreement pursuant to Section 37 of the *Planning Act* (the "Section 37 Agreement") as follows:

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

i. prior to the earlier of condominium registration or first occupancy of any residential unit on the Lands, the owner shall design, construct, finish and convey freehold ownership to the City, in an acceptable environmental condition and at no cost to the City, a minimum of 245 square metres of Community Agency Space on the ground floor of the proposed building (the "Community Agency Space") and provide the Community Agency Space in accordance with the City's Community Space Tenancy Policy and Base Building Conditions, with the terms and specifications to be finalized and secured in the Section 37 Agreement, all satisfactory to 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 including;

A. a letter of credit in the amount sufficient to guarantee 120% 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; will be provided to the City prior to the issuance of the first above-grade building permit for non-residential uses to secure the Community Agency Space pursuant to Recommendation 5 a) i. above, with such Community Agency Space to be made available to the City within twelve (12) months of residential occupancy of the building;

B. a one-time cash contribution in the amount of \$300,000 for future capital improvements to the Community Space;

C. the provision of one parking space for the Community Agency Space;

D. all cash contributions shall be indexed upwardly in accordance with the Construction Price Index, calculated from the date of the Section 37 Agreement to the date of payment;

ii. The owner shall secure, in the Section 37 Agreement, the number, size, type, and tenure of replacement residential rental units and improvements

to the existing residential rental property, as outlined in Recommendation 6.

iii. The owner shall prepare all documents and convey to the City, at nominal cost, a 1.98 metre wide strip of land to the full extent of the site abutting the west limit of the north-south public lane, to a minimum depth of 1.2 metres from finished grade, together with right of support, such lands to be free and clear of all physical and title encumbrances, and subject to a right-of-way for access and construction purposes in favour of the Grantor until such time as the said lands have been laid out and dedicated for public lane widening purposes, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the City Solicitor;

iv. The owner shall provide, at its own expense, all to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, a mid-block connection 7.1 metres wide and 5.3 metres in vertical height, with a minimum area of 640 square metres, comprised of a driveway and pedestrian walkway, connecting Raglan Avenue and the north-south public lane to the west of the site, as a surface easement for vehicle and pedestrian use by members of the general public. Such easements shall be conveyed to the City prior to site plan approval, and with the configuration and design to be determined to the satisfaction of the Chief Planner and Executive Director, City Planning in the context of site plan approval;

v. Prior to site plan approval, the owner will submit a public art plan, detailing the cost estimate, design and construction of a permanent on-site public art installation, that shall include artistic or decorative lighting along the public laneway and/or southern pedestrian walkway, at a minimum value of \$15,000.00, indexed upwardly in accordance with the Construction Price Index, calculated from the date of the Section 37 Agreement to the date of payment, to be secured by way of a letter of credit provided by the owner to the City to the satisfaction of the Chief Planner and Executive Director, City Planning in consultation with the Ward Councillor. The owner shall install, operate, maintain and repair the permanent public art installation at its own expense, in perpetuity. The letter of credit will be release fully, upon inspection that the public art installation has been built as per the public art plan, to the satisfaction of City of the Chief Planner and Executive Director, City Planning.

b) The following matters to be secured in the Section 37 Agreement as a legal convenience to support development are as follows:

i. The owner shall submit a payment in the form of a certified cheque for \$100,000.00 for future road improvements contemplated for the Raglan Avenue corridor and adjacent local area, including (but not limited to) pavement marking and signage modifications, curb extension installations, the signalization of the

Vaughan Road/Maplewood Avenue intersection, and other potential related infrastructure;

ii. The provision of a commercial retail unit that is a minimum of 19 square metres and located on the ground floor of the building, fronting onto Raglan Avenue;

iii. The owner shall provide ten percent (10%) of all net new residential units in the proposed development on the Lands as three-bedroom units;

iv. Prior to Site Plan Approval, the owner shall submit a Pedestrian Level Wind Study, satisfactory to the Chief Planner and Executive Director, City Planning, including wind tunnel analysis, which identifies recommendations for the outdoor amenity areas, and pedestrian realm, including the proposed park to mitigate wind impacts year-round, and the owner shall implement and maintain in support of the development all recommended mitigation measures to the satisfaction of the Chief Planner and Executive Director, City Planning;

v. the owner shall provide a Construction Management Plan and Neighbourhood Communication Strategy, prior to Site Plan Approval, to the satisfaction of the Chief Planner and Executive Director, City Planning Division in consultation with the General Manager of Transportation Services and the Ward Councillor;

vi. the owner shall submit documentation and/or cash contributions toward Transportation Demand Management measures, as listed below, and such cash contributions shall be paid by the owner prior to the issuance of the site plan approval for the development, in the form of certified cheques, to the satisfaction of the General Manger, Transportation Services, and such cash contribution 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 Publication No. 18-10-0135-01, or its successor, calculated from the date of the Section 37 Agreement to the date of payment:

- A. The provision of a minimum of one (1) car-share parking space;
- B. Written confirmation from a car-share operator for the proposed one (1) publicly-accessible car-share spaces provided on-site;
- C. One (1) bike-share membership per unit, offered in the first year of occupancy;
- D. One (1) pre-loaded Presto card (\$100 value) per unit, offered in the first year of occupancy; and
- E. A minimum of one (1) bike repair station provided on-site;

vii. The owner has, registered on title, a Limiting Distance Agreement, or similar legal instrument, over 54 Raglan Avenue, including the City as a party, that ensures that the tower portion of the proposed residential building at 40 Raglan Avenue can achieve an appropriate tower setback and separation distance to the north, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor;

viii. Prior to site plan approval and issuance of the first building permit, the owner shall revise and submit to the City, for review and acceptance, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, the following:

- A. Functional Servicing and Stormwater Management Report;
- B. Hydrogeological Report;
- C. Servicing Report Groundwater Summary Form; and
- D. Hydrogeological Review Summary Form.

ix. The owner will pay for and construct any improvements to the municipal infrastructure in connection with the Functional Servicing and Stormwater Management Report, should it be determined that upgrades to such infrastructure are required to support this development.

6. City Council approve the Rental Housing Demolition Application 21 212466 STE 12 RH in accordance with Chapter 667 of the Toronto Municipal Code and pursuant to Section 111 of the City of Toronto Act, 2006 which allows for the demolition of 62 existing rental dwelling units located at 40 Raglan Avenue, subject to the following conditions:

a) The owner shall provide and maintain sixty-two (62) replacement rental dwelling units for a period of at least 20 years beginning from the date that each replacement rental unit is first occupied. During such 20-year period, no replacement rental dwelling unit shall be registered as a condominium or any other form of ownership housing that provides a right to exclusive possession of a dwelling unit, including life-lease or co-ownership, and no application shall be made to demolish any replacement rental dwelling unit or convert any replacement rental unit to a non-residential rental purpose. The sixty-two (62) replacement rental dwelling units shall collectively contain a total gross floor area of at least 3,119 square metres and be comprised of twenty-seven (27) studio units, twenty-eight (28) one-bedroom units, and seven (7) two-bedroom units, all of which shall contain a balcony or terrace, as generally illustrated in the plans prepared by E. Corazza and J. Chimienti and dated April 29, 2022, with any revision to these plans being to the satisfaction of the Chief Planner and Executive Director, City Planning;

b) The owner shall provide and maintain at least twenty-four (24) studio, twenty-two (22) one-bedroom, and five (5) two-bedroom units at affordable rents, as currently defined in the Toronto Official Plan, and the remaining three (3) studio, six (6) one-bedroom, and two (2) two-bedroom units at mid-range rents, as currently defined in the Toronto Official Plan, for a period of at least ten (10) years beginning from the date of first occupancy of each unit.

c) The owner shall provide an acceptable Tenant Relocation and Assistance Plan to all Eligible Tenants of the sixty-two (62) existing rental dwelling units proposed to be demolished, addressing the right to return to occupy one of the replacement rental dwelling units at similar rents, the provision of alternative accommodation at similar rents in the form of rent gap payments, and other

assistance to mitigate hardship. The Tenant Relocation and Assistance Plan shall be developed in consultation with, and to the satisfaction of, the Chief Planner and Executive Director, City Planning;

d) The owner shall provide tenants of all sixty-two (62) replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed development, at no extra charge, and on the same terms and conditions as any other resident of the development, without separate entrances or the need to pre-book or pay a fee unless specifically required as a customary practice for private bookings;

e) The owner shall provide ensuite laundry in each replacement rental dwelling unit within the proposed development at no additional cost to tenants;

f) The owner shall provide central air conditioning in each replacement rental dwelling unit within the proposed development at no additional cost to tenants;

g) The owner shall provide and make available twenty (20) vehicle parking spaces for tenants of the replacement rental dwelling units. Such parking spaces shall be made available firstly to returning tenants who previously rented a vehicle parking space, secondly to returning tenants who did not previously rent a vehicle parking space, and thirdly to new tenants of the rental replacement dwelling units. Monthly parking charges for tenants who previously leased a vehicle parking space will be similar to what was previously paid. Monthly parking charges for tenants who did not previously lease a vehicle parking space will be on the same terms and conditions as any other resident of the development;

h) The owner shall provide tenants of the replacement rental dwelling units with access to all bicycle and visitor vehicular parking at no charge and on the same terms and conditions as any other resident of the development;

i) The owner shall provide fifteen (15) storage lockers to the tenants of the replacement rental dwelling units;

j) The sixty-two (62) rental dwelling units required in Recommendation 6(a) above shall be made ready and available for occupancy no later than the date by which seventy percent (70%) of the new dwelling units in the proposed development, exclusive of the replacement rental units, are made available and ready for occupancy, subject to any revisions to the satisfaction of the Chief Planner and Executive Director, City Planning; and

k) The owner shall enter into, and register on title to the lands at 40 Raglan Avenue, one or more agreement(s) to secure the conditions outlined in Recommendations 6(a) through (j) above, including an agreement pursuant to Section 111 of the *City of Toronto Act, 2006*, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning.

7. City Council authorize the Chief Planner and Executive Director, City Planning to issue Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667

of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* for the demolition of sixty-two (62) rental dwelling units at 40 Raglan Avenue after all the following have occurred:

- a) All conditions in Recommendation 6 above have been fully satisfied and secured;
- b) The Zoning By-law Amendments have come into full force and effect;
- c) The issuance of the Notice of Approval Conditions for Site Plan approval by the Chief Planner and Executive Director, City Planning or their designate pursuant to Section 114 of the *City of Toronto Act, 2006*;
- d) The issuance of excavation and shoring permits (conditional or full permits) for the approved development on the site;
- e) The owner has confirmed, in writing, that all existing rental dwelling units proposed to be demolished are vacant; and
- f) The execution and registration of agreements pursuant to Section 37 of the *Planning Act* and Section 111 of the *City of Toronto Act, 2006* securing Recommendations 6(a) through (j) above and any other requirements of the Zoning By-law Amendments (if applicable).

8. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code after the Chief Planner and Executive Director, City Planning has given the Preliminary Approval referred to in Recommendation 7 above.

9. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Residential Demolition Permit under Section 33 of the *Planning Act* and Chapter 363 of the Toronto Municipal Code for at 40 Raglan Avenue after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendation 6 above, which may be included in the Rental Housing Demolition Permit under Chapter 667 pursuant to section 6.2 of Chapter 363, on condition that:

- a) The owner removes all debris and rubble from the site immediately after demolition;
- b) The owner erects solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building;
- c) The owner erects the proposed building no later than three (3) years from the date on which the demolition of the existing rental dwelling units commences, subject to the timeframe being extended to the discretion of the Chief Planner and Executive Director, City Planning; and

d) Should the owner fail to complete the proposed development containing the sixty-two (62) replacement rental dwelling units within the time specified in Recommendation 9(c) above, the City Clerk shall be entitled to enter on the collector's roll, as with municipal property taxes, an amount equal to the sum of twenty thousand dollars (\$20,000.00) per dwelling unit for which a demolition permit is issued, and that such amount shall, until payment, be a lien or charge upon the land for which the Residential Demolition Permit is issued.

10. City Council authorize the appropriate City officials to take such actions as are necessary to implement City Council's decision, including execution of the Section 111 Agreement, Section 37 Agreement, and any other necessary agreements.

11. City Council approve that in accordance with Section 42 of the Planning Act, prior to the first above grade building permit, the owner shall convey to the City, an on-site parkland dedication, having a minimum size of 174 square metres located in the south portion of the site, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor;

12. City Council approve the acceptance of on-site parkland dedication, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition; the owner may propose the exception of encumbrances of tiebacks, where such an encumbrance is deemed acceptable by the General Manager, Parks, Forestry and Recreation, in consultation with the City Solicitor; and such an encumbrance will be subject to the payment of compensation to the City, in an amount as determined by the General Manager, Parks, Forestry and Recreation and the Executive Director, Corporate Real Estate Management.

13. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the applicant of the Above Base Park Improvements to the satisfaction of the General Manager, Parks, Forestry and Recreation (PFR). The development charge credit shall be in an amount that is the lesser of the cost to the applicant of designing and constructing the Above Base Park Improvements, as approved by the General Manager, PFR, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

## **FINANCIAL IMPACT**

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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

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A Preliminary Report on the application was adopted by Toronto and East York Community Council on November 24, 2022 authorizing staff to hold a Community Consultation Meeting with an expanded notification area. The Toronto and East York Community Council Decision is available here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE29.28>

## SITE AND SURROUNDING AREA

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**Description:** The site is located on the west side of Raglan Avenue, northwest of the intersection of Bathurst Street and St. Clair Avenue West. It is rectangular in shape and approximately 1,833 square metres in size. The site has an approximate frontage of 48.7 metres on Raglan Avenue and an approximate depth of 37.7 metres. The site is adjacent to an existing public lane with an approximate width of 3.0 metres. The site is currently occupied by a 7-storey residential rental apartment building, containing 62 rental dwelling units.

**Official Plan Designation:** *Apartment Neighbourhoods*.

**Site and Area Specific Policy:** 38, which applies to lands along Raglan Avenue, south of Claxton Boulevard and north of St. Clair Avenue West. This policy states that land assembly will be required to allow for the development of more intensive buildings.

**St. Clair Avenue West and Bathurst Street Planning Framework:** places this site within the Raglan Transition Zone and identifies built form principles and special public realm features.

**Zoning:** Residential Apartment Zone (RA (x537) under the City of Toronto Zoning By-law 569-2013 and Residential Multiple (RM2) under the former City of York Zoning Bylaw 1-83. The maximum permitted height for apartment buildings is 8-storeys or 24 metres, and the maximum floor space index is 2.5 times the area of the lot.

See Attachment 4 to this report for the Existing Zoning By-law Map.

### Surrounding Land Uses:

**North:** are two, four-storey residential apartment buildings and a 13-storey residential building. On the east side of Raglan Avenue is a 9-storey residential building and an approval of a 28-storey residential building (Application 19 137322 STE 12 OZ) at 65-83 Raglan Avenue. Further north of the site, are 2 and 2.5-storey semi-detached and detached dwellings and a proposal for a 26-storey residential building (Application 21 199866 STE 12 OZ) at 91-101 Raglan Avenue, currently occupied by 2 and 2.5-storey semi-detached dwellings.

**South:** is an approval for a 28-storey mixed-use building (Application 20 155716 STE 12 OZ) at 10-32 Raglan Avenue with a new public park, currently occupied by 2 and 2.5-storey semi-detached dwellings.

**East:** of Raglan Avenue is a four-storey residential apartment building. Further east, fronting on Bathurst Street are residential apartment buildings ranging in height from 4 to 12-storeys.

**West:** are residential apartment buildings ranging in height from 4 to 11-storeys, fronting on Vaughan Road.

## THE APPLICATION

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**Description:** A 29-storey (104.5 including mechanical penthouse) mixed use building.

**Density:** 11.78 times the area of the lot.

**Dwelling Units:** 274 residential dwelling units including 28 bachelor (10%); 125 one-bedroom (46%); 93 two-bedroom (34%) 28 three-bedroom (10%) units are proposed.

**Rental Replacement and Tenant Relocation and Assistance:** Full replacement of the 62 existing rental units by their respective bedroom types, at comparable unit sizes, and at similar rents to those in effect at the time of application. All 62 existing tenants would be eligible for the right to return to a replacement rental unit and financial compensation in the form of rent gap payments, as well as additional assistance, to mitigate hardship. The breakdown of the existing and replacement rental units by bedroom type and rent classification is as follows:

Bedroom Type	Affordable	Mid-Range	Total
Studio	24	3	27
One-Bedroom	22	6	28
Two-Bedroom	5	2	7
Total	51	11	62

**Amenity Space:** 1,103 square metres of amenity space (4.0 square metres per unit) is proposed, consisting of 555 square metres of indoor amenity space (2.0 square metres per unit) and 548 square metres of outdoor amenity space (2.0 square metres per unit).

**Retail:** The proposal includes a 19 square metre retail space located along the Raglan Avenue frontage.

**Access, Parking, and Loading:** At the rear, the existing public lane will be widened to 5.0 metres through a conveyance to the City. The public lane will provide access to 20 rear bicycle parking spaces. Access to the underground parking containing 82 resident and 10 visitor parking spaces, and a Type 'G' loading space will be off the driveway proposed along the north lot line connecting Raglan Avenue and the public lane. An additional 8 surface bicycle parking spaces are located along the Raglan Avenue frontage, south of the driveway. The remaining bicycle parking is located on Parking Level 2 and 3.

**Park:** A new 174 square metre park is proposed on the south portion of the site with a frontage of approximately 5.0 metres along Raglan Avenue, extending west to the public lane. It will connect with a new 252 square metre park along the north property line of the adjacent proposal at 10-32 Raglan Avenue, to form one consolidated new park.

**Mid-block Connections:** A privately owned publicly-accessible, mid-block connection between Raglan Avenue and the north-south laneway to the west is proposed on the north portion of the site. It is comprised of a 6.0 metre wide vehicular driveway and a pedestrian walkway, and will provide access to the loading space and underground garage on the site, and to the public laneway. A pedestrian walkway between the building and the proposed park will create an additional mid-block connection between Raglan Avenue and the north-south laneway.

### **Additional Information**

See Attachment 1 to this report for the location map, Attachment 2 for the project data, Attachment 7 for the site plan, Attachment 8 for the ground floor plan; Attachment 9 for elevations and Attachment 10 for three dimensional representations of the current proposal in context.

The current proposal incorporates numerous revisions from the original application as summarized below:

- The agreement to enter into a Limiting Distance Agreement with the owner of 54 Raglan Avenue and the City to secure an acceptable tower separation distance.
- Increased new park size from 168 to 174 square metres;
- Increased setback from the park from 2.1 to 3.0 metres;
- Introduced a 245 square metre Community Agency Space fronting the park and Raglan Avenue;
- Introduced a 19 square metres retail unit;
- Increased building height has from 28 to 29-storeys;
- Increased gross floor area from 21,148 to 21,915 square metres;
- Dwelling unit count has decreased from 279 to 274;
- Vehicular parking spaces has decreased from 98 to 92; and
- Bicycle parking spaces has increased from 273 to 275.

## **Reasons for Application**

The proposal requires an amendment to the Zoning By-law for an increase in density, and height, as well as site-specific provisions for setbacks, parking and bicycle parking to implement the development.

A Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 is required to demolish the 62 existing rental dwelling units.

## **Site Plan Control**

The proposal is subject to Site Plan Control. As of the date of this report, a Site Plan Control application has not yet been submitted.

## **Provincial Land Use Policies**

The application has been reviewed to determine its consistency with the Provincial Policy Statement (2020) (PPS), conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan), and conformity to the City's Official Plan. 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. The Growth Plan, builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region.

## **Rental Housing Demolition and Conversion By-law**

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

The proposal to demolish 62 rental dwelling units at 40 Raglan Avenue requires Council approval of an application under Chapter 667. The Rental Housing Demolition application was submitted with the Zoning By-law Amendment application on September 14, 2021 and deemed complete by City Planning staff on October 19, 2021.

## **Agency Circulation**

The application together with the reports/studies submitted in support of the application have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

## COMMUNITY CONSULTATION

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A virtual Community Consultation Meeting was held on November 25, 2021. At the meeting City staff and the applicant's team gave presentations on the site and surrounding area, the existing planning framework, and the proposed development. Following the presentations, City staff led a question and answer format meeting. Comments and questions provided by the meeting attendees are summarized below:

- The scale of the building and how it compares to the existing context;
- Compatibility of the building to the existing character of the neighbourhood;
- Traffic impacts on Raglan Avenue and nearby streets;
- Questions regarding the rental replacement process;
- Whether any affordable housing is proposed within the development;
- Concerns about wind impact;
- Support for family-sized units;
- Support for accessible units for seniors;
- Pedestrian safety; and
- Construction timelines and construction management.

City staff hosted a meeting with the applicant and representatives from the Raglan-Vaughan local Stakeholder Advisory Committee (SAC) on March 23, 2022 where revised plans were presented. Additional comments provided by attendees at that meeting related to the concerns about the cumulative impact of a number of tall building proposals on Raglan Avenue, and the impact of multiple construction sites on Raglan Avenue.

The issues raised through community consultation have been considered through the review of the application. Comments with respect to the proposed height, setbacks, wind, family-sized units, and traffic are addressed in the Comments section below. No affordable housing is included as part of this proposal. The detailed building design, including proposed materials, and the construction management plan will be addressed during the Site Plan Control review process.

### Tenant Consultation

On May 12, 2022, a tenant consultation meeting was held to review the City's housing policies, the impact of the proposed demolition on existing tenants, and the proposed Tenant Relocation and Assistance Plan. The meeting was held virtually (due to the COVID-19 pandemic) and attended by 18 existing tenants, the applicant, City Planning staff, the local Councillor, and a representative of the Councillor's office.

During the meeting, tenants asked questions and expressed concerns about:

- The timing of the proposed demolition and development, when tenants would have to vacate their existing rental units and have the opportunity to return to the replacement rental units, and the estimated length of time over which the proposed development would be constructed;

- The proposed replacement rental unit layouts, and the process for selecting and returning to a replacement rental unit;
- How rent increases would be calculated over the construction period
- Human rights and rights related to housing and shelter;
- How the financial compensation provided under the City-approved Tenant Relocation and Assistance Plan would be calculated and administered to tenants; and
- Whether the City has contingencies in place that protect tenants in the event of construction delays.

## **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have had 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.

## **COMMENTS**

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

The proposal has been reviewed and evaluated against the PPS and the Growth Plan. Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

### **Built Form**

The development will create a balance of high-quality residential, commercial, and open space uses that meet the needs of the local community as anticipated in the Official Plan for *Apartment Neighbourhoods*, the Tall Building Guidelines, Site and Area Specific Policy 38, and the Raglan Transition Character Area as per the St. Clair Avenue West and Bathurst Street Planning Framework.

The proposed height of 29-storeys (104.5 including mechanical penthouse) is acceptable. The proposed height is in line with recent nearby approvals with similar heights and provides the appropriate transition to the lower scale residential areas to the north.

The proposed massing of the base building provides a streetwall height of 6-storeys (20.3 metres) on Raglan Avenue. The base building provides a series of setbacks and step backs at each level to fit harmoniously within the existing and planned streetwall context, define the edges of the proposed park, frame the public realm at good proportion, and maintain access to sunlight and sky view for pedestrians and neighbouring properties.

Above the base, the building begins to terrace back at several locations to transition to the tower element. The building provides appropriate tower separation given the applicants agreement to provide a Limiting Distance Agreement at 54 Raglan.

Balcony projections are restricted at some locations to improve visual separation between buildings.

The revised tower setbacks and separation distances mitigate the privacy and sky view impacts for the adjacent and surrounding buildings and satisfy intent of the Tall Building Guidelines.

### **Community Agency Space**

The Community Services and Facilities Study determined that there is a general need for multi-purpose community agency space for the delivery of locally-based community services. The public consultations with local residents also identified this need and there was a strong desire for community space to be incorporated into this development proposal. A 245-square metre community space is proposed to be located on the ground floor, with frontage and access from Raglan Avenue. The space would be conveyed at no cost to the City, and tenanted to an eligible community agency under the City's Community Space Tenancy policy.

### **Shadow Impact**

Section 4.2, Policy 2 b) and c) of the Official Plan states that Development in Apartment Neighbourhoods will contribute to the quality of life by locating and massing new buildings to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, particularly during the spring and fall equinoxes; and locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

The applicant submitted a sun/shadow study which indicates shadowing on a portion of the front and rear yards of properties designated as *Neighbourhoods* on Kenwood Avenue at 9:18 am during the fall and spring equinoxes. The shadow moves off of those properties by 10:18 am. The proposal does not shadow any existing or new parks.

City Planning staff finds the shadows generated by the proposal adequately limits shadow impacts on nearby *Neighbourhoods*, particularly during the spring and fall equinoxes, and are acceptable.

### **Rental Housing Demolition and Replacement**

In accordance with Policy 3.2.1.6 of the Official Plan, the applicant is proposing to replace all 62 existing rental dwelling units by their respective bedroom types, at similar unit sizes, and at similar rents to those in effect at the time of application. The total GFA of the 62 replacement rental units is 3,119.00 square metres, which exceeds the existing rental GFA by 232 square metres. The applicant is also proposing to replace all the 62 replacement rental units with a balcony or terrace. The replacement rental units would be located between the 2nd and 29th floors of the proposed development.

The applicant has confirmed that existing tenants would reserve the right to return to a replacement rental unit of a similar unit type at similar rent, and that rents for replacement rental units without returning tenants would not exceed the applicable affordable or mid-range rent thresholds for a period of at least 10 years. Tenants who return to replacement rental units would be protected by the provincial rent increase Guideline, irrespective of whether such Guideline applied to the proposed development under the Residential Tenancies Act, 2006 (RTA), until their tenancies end. Any above Guideline increases would also be in accordance with the RTA.

### **Tenant Relocation and Assistance Plan**

The applicant has agreed to implement the Tenant Relocation and Assistance Plan for all Eligible Tenants who reside in the existing rental units proposed to be demolished at 40 Raglan Avenue. The plan would assist tenants in finding and securing alternative accommodation while the proposed development and replacement rental dwelling units are being constructed. The plan would consist of the following:

- The right to return to a replacement rental unit of the same bedroom type and a similar unit size, and at similar rent, as the rental unit they currently occupy;
- At least six months' notice before having to vacate their existing dwelling unit;
- Financial compensation, above and beyond that required under the RTA, in the form of a rent gap payment, where the rent gap would be calculated as the difference between the rent paid by a tenant on the date their tenancy is terminated and the most recent average rent for vacant private rental apartments by unit type in Canada Mortgage and Housing Corporation's (CMHC) Rental Market Survey (RMS) Zone 3 (Former City of Toronto North), which encompasses the development site, over a 36-month period. In the event the proposed development took longer than 36 months to complete, the owner would provide each tenant additional monthly rent gap payments until the replacement rental units were ready for occupancy.
- Two moving allowances to cover expenses for moving off-site into alternative interim accommodation and then moving back into a replacement rental unit;
- Special needs compensation for applicable tenants; and
- Upon request, make a rental leasing agent available to the Eligible Tenant to provide them with a list of rental vacancies in the neighbourhood, co-ordinate referrals and references from the current landlord, and provide similar assistance commensurate with the tenant's needs.

The Tenant Relocation and Assistance Plan is consistent with the City's current practices, would ensure that tenants can continue to access and afford suitable housing within the neighbourhood until the replacement rental units are complete, and would be secured through one or more agreements with the City and to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

### **Wind Impact**

A Pedestrian Level Wind Study reflecting the proposal was submitted in support of the application. The study indicates that the surrounding public realm will experience wind conditions that are acceptable for the intended use (suitable for walking or better in the spring/fall/winter, and standing or better in the summer) with the exception of the



northern portion of the proposed park. A revised wind study will be required as part of the Site Plan process to further assess wind conditions on Level 11 and mechanical penthouse outdoor amenity spaces and mitigation measures such as canopies or wind screens will need to be integrated into the proposal to improve the wind condition in the park and other areas identified with poor wind conditions.

### **Unit Mix**

A total of 274 residential units are proposed, including 62 rental replacement units, consisting of 28 studio units (10%), 125 one-bedroom units (46%), 93 two-bedroom units (34%), and 28 three-bedroom units (10%), comprising of 21,600 square metres of residential gross floor area.

The unit mix meets the policy direction of the Official Plan to provide a full range of housing and meets the unit mix objectives of the Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines (Growing Up Guidelines) to provide a minimum of 15% two-bedroom units and 10% three-bedroom units within new developments. However, not all unit sizes meet the unit size objectives of the Growing Up Guidelines, which City Planning staff will continue to encourage the applicant to provide through the Site Plan Control review process.

### **Amenity Space**

Amenity space for building residents is proposed on the 7th floor, 12th floor and mechanical penthouse level at a rate that meets the minimum requirement of 4 square metres of amenity space per dwelling unit (of which at least 2 square metres shall be indoor) in Zoning By-law 569-2013. A total of 555 square metres of indoor amenity space (2.02 square metres per unit) is proposed along with 548 square metres of outdoor amenity space (2.0 square metres per unit).

Detailed design of the amenity space, including provisions for households with children (Growing Up Guidelines) and pets (Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings) will be reviewed and secured through the Site Plan Control review process.

### **Public Realm**

The building is set back 4.2 metres from the Raglan Avenue property line, resulting in a minimum 10.0 metre setback from building face to curb. The increased setback will better align with the existing context on Raglan Avenue and provide a generous public boulevard that can contain high-quality soft and hard landscaped treatments similar to other properties on the street.

Along the north property line the building is setback a minimum of 8.64 metres, of which 5.5 metres will have no building cantilever, forming a shared mid-block connection between Raglan Avenue and the north-south laneway to the west. It is comprised of a 6.0 metre wide vehicular driveway, providing access to the proposed loading space and underground garage, and a pedestrian walkway. For clarity, the mid-block connection will function as a "woornerf" constructed without raised curbs, differentiated treatments

for vehicles and pedestrians (e.g. painted walkway) and signage and mirrors for safety. An easement will be secured in favour of the City over this mid-block connection to ensure public access 365 day of the year/24 hours per day.

Along the south property line is a proposed park approximately 5.0 metres wide along the Raglan frontage, extending west to the public laneway. It will connect with the proposed 252 square metre park along the north property line of the adjacent proposal at 10-32 Raglan Avenue (20 155716 STE 12 OZ) to form one consolidated new park. A pedestrian walkway between the building and the proposed park will create an additional mid-block connection between Raglan Avenue and the north-south laneway.

A Landscape Concept Plan submitted in support of the application shows four new street trees, soft landscaping and seating. Further detailed design of the public realm will be addressed during the Site Plan Control review process.

Ground floor uses including the residential lobby, a community agency space fronting both Raglan Avenue and the park, and a retail space, providing access, animation, and views from the public realm. The residential lobby has also been designed to extend along the north facade of the ground floor, along the shared mid-block connection to facilitate on-site pick up, drop off and deliveries.

City staff are satisfied that the proposal is consistent with the applicable public realm policies of the Official Plan.

## **Parkland**

In the context of a rapidly growing city, it is imperative to enhance and expand the amount of public parkland provided to residents and visitors alike. The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded.

The City of Toronto Parkland Strategy is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The Strategy includes a new methodology to measure and assess parkland provision, using the baseline of residential population against the area of parkland available across the city. According to the Strategy's methodology, the development site is currently in an area with 4 -12 square metres of parkland per person, which is below the city-wide average provision of 28 square metres of parkland per person (2016).

The site is also within an Areas of Parkland Need per Figure 18 of the Parkland Strategy, which highlights areas where the city will focus and prioritize parks planning and acquisitions. Given the future expected growth both on the development site itself and surrounding sites, a parkland deficit will be generated if no new parks are created. This anticipated parkland deficit must be addressed through the creation of a new park to serve the future population.

At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication requirement is 3,653 square

metres or 210% of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% of the development site is applied to the residential use. In total, the parkland dedication requirement is 174 square metres.

The current proposal includes 174 square metres of on-site parkland located on the south portion of the site. This size and configuration of parkland is acceptable to the Parks Development Section and achieves the public realm objectives as envisioned in the St. Clair Avenue West and Bathurst Street Planning Framework.

### **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813, Trees, Articles II (Trees on City Streets) and III (Private Tree Protection), commonly referred to as the 'Street Tree By-law' and the 'Private Tree By-law'.

The applicant submitted an Tree Inventory and Preservation Plan in support of the application indicating that there are three street trees and one private tree that will be impacted by the proposal, requiring a permit to remove. The applicant has proposed four street trees to be planted in the Raglan Avenue right-of-way.

Urban Forestry staff have reviewed the Preservation Plan and find it acceptable. The tree protection measures will be secured through the tree permit process to the satisfaction of Urban Forestry, Tree Protection and Plan Review, Parks Forestry and Recreation.

### **Road Widening**

No road widening is required along Raglan Avenue as it is not a road identified in the Official Plan as a road to be widened.

A 1.98-metre lane widening is required along the rear of the property to satisfy the requirement of a 6.0-metre wide lane right-of-way. The lane has an approximate width of 3.05 metre. In order to achieve the lane widening, the existing hydro poles encroaching into this widening are required to be eliminated or relocated at the owner's expense.

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

Vehicular access to the site will be from a new mid-block connection comprised of a 6.0 metre driveway connecting Raglan Avenue to the north-south public lane to the west of the site. A ramp at the northwest of the site from the driveway will provide access to a three-level underground parking garage comprised of 82 parking spaces for residents, 9 for visitors and 1 car share space. Access to a Type G loading space will also be from the driveway.

A total of 275 bicycle parking spaces are proposed, including 247 bicycle parking spaces for residents distributed throughout all parking levels and 28 bicycle parking spaces for visitors on the ground level. The proposed bicycle parking spaces and loading space meet the Zoning By-law requirements.

Transportation Services staff have reviewed the Transportation Impact Study, prepared by LEA Consulting Ltd., dated September 10, 2021, and accepted its conclusions. Transportation Demand Management measures will be secured as part of the Section 37 Agreement. Additional comments related to site access arrangements, site circulation and layout, design of the proposed site entrance driveway, layout of the proposed parking supply including ingress/egress provided thereto, and requirements for electric vehicle infrastructure will be provided through the Site Plan Control review process.

### **Servicing and Stormwater Management**

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for review, and require the following materials to be revised and submitted to the City for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, prior to Site Plan Approval and the issuance of the first building permit:

- i. Functional Servicing and Stormwater Management Report;
- ii. Hydrogeological Report;
- iii. Servicing Report Groundwater Summary Form; and
- iv. Hydrogeological Review Summary Form.

The owner will also pay for and construct any improvements to the municipal infrastructure in connection with the site servicing report, should it be determined that upgrades to such infrastructure are required to support this development.

Other issues identified by Engineering and Construction Services staff will be resolved as part of 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. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

### **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 following community benefits are recommended to be secured in the Section 37 Agreement:

- A 245 square metre Community Agency Space to be designed, constructed and conveyed to the City;
- \$300,000 for future capital improvement to the Community Agency Space; and
- \$100,000.00 for future road improvements contemplated for the Raglan Avenue corridor and adjacent local area

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

- The provision of a commercial retail units that is 19 square metres;
- The provision of 10% of all residential units as 3-bedroom units;
- A 1.98 metre widening of the public laneway abutting the site;
- A mid-block connection comprised of a driveway and walkway, providing a surface easement for vehicles and pedestrians, connecting Raglan Avenue to the north-south public laneway;
- A Pedestrian Level Wind Study, including wind tunnel analysis, submitted as part of the Site Plan Approval process, with the mitigation recommendations to be implemented and maintained by the owner;
- A Construction Management Plan submitted as part of the Site Plan Approval process;
- The provision of TDM measures prior to Site Plan Approval;
- On-site Public Art at a minimum value of \$15,000;
- The registration of a Limiting Distance Agreement with the City, over 54 Raglan;
- The submission of any required revised plans or reports for servicing or stormwater management as part of the Site Plan Approval process; and
- The payment and construction of any required improvements to the municipal infrastructure to support the development.

## **Conclusion**

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020). Furthermore, the proposal conforms with the applicable policies of the Official Plan and is consistent with the objectives outlined in the St. Clair Avenue West and Bathurst Street Area Planning Framework. The new park will provide additional green space for existing and new residents. The new community agency space will be a new community facility to support the neighbourhood. Staff find that the proposal's built form provides an appropriate relationship to the surrounding public realm, fits in with the planned context, and that the proposal is appropriate.

## **CONTACT**

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E-mail: Sipo.Maphangoh@toronto.ca

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E-mail: Adam.Kebede@toronto.ca

## **SIGNATURE**

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

## **ATTACHMENTS**

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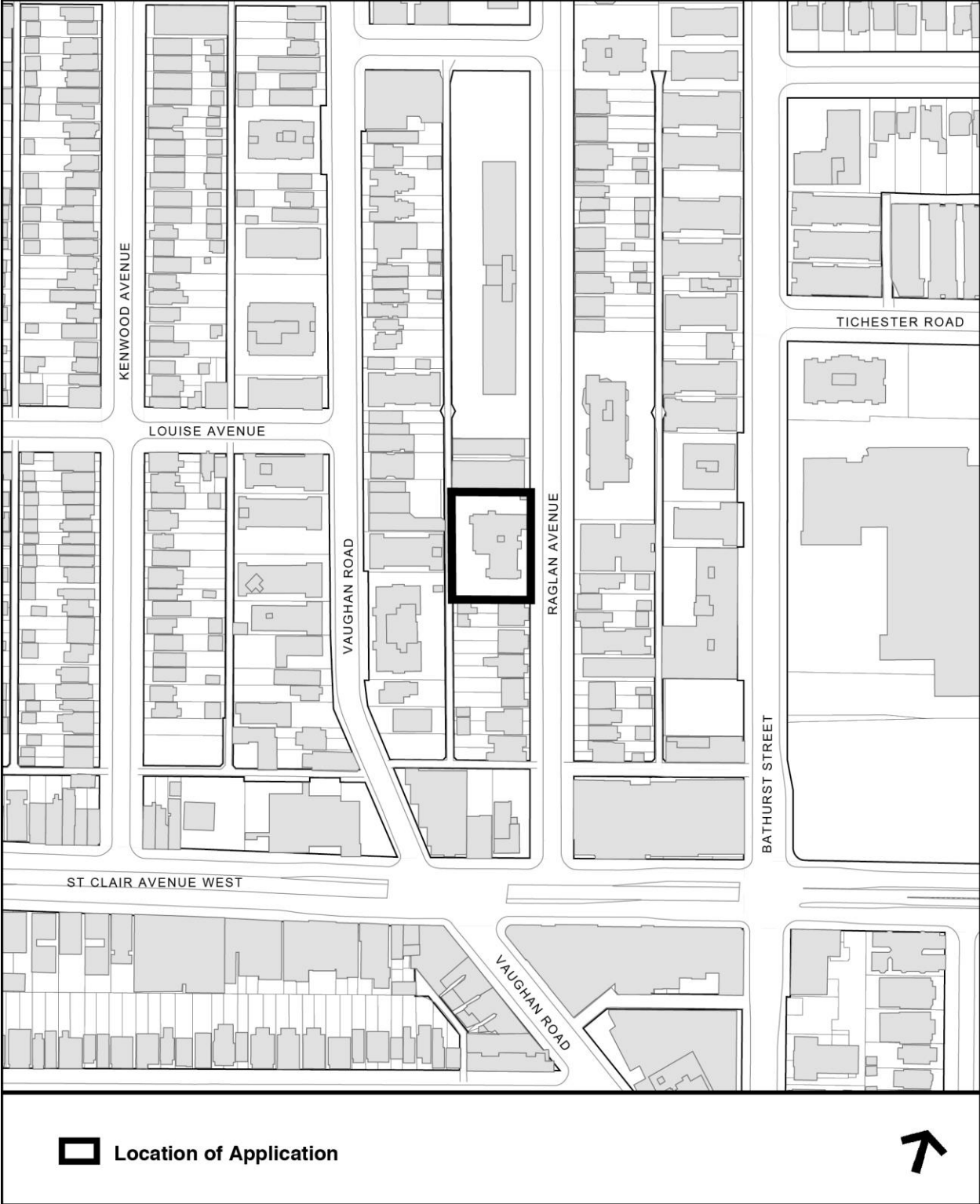
### **City of Toronto Data/Drawings**

- Attachment 1: Location Map
- Attachment 2: Application Data Sheet
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment 569-2013
- Attachment 6: Draft Zoning By-law Amendment 1-83

### **Applicant Submitted Drawings**

- Attachment 7: Site Plan
- Attachment 8: Ground Floor Plan
- Attachment 9: Elevations
- Attachment 10: 3D representations of proposal in context

Attachment 1: Location Map



Attachment 2: Application Data Sheet

**Municipal Address:** 40 Raglan Avenue Date Received: September 14, 2021

**Application Numbers:** 21 212462 STE 12 OZ & 21 212466 STE 12 RH

**Application Type:** Rezoning

**Project Description:** A 29-storey residential building with a total of 274 dwelling units, of which, 62 are rental replacement units.

<b>Applicant:</b>	<b>Architect</b>	<b>Owner</b>
Hazelview Development Inc.	Graziani+Corazza Architects	MR-V 40 Raglan Avenue Inc.

**EXISTING PLANNING CONTROLS**

**Official Plan Designation:** Apartment Neighbourhood **Site Specific Provision:** SASP 38

**Zoning:** RA (x537) **Heritage Designation:** N

**Height Limit (m):** 24 m or 8-storeys **Site Plan Control Area:** Y

**PROJECT INFORMATION**

**Site Area (sq m):** 1,833 **Frontage (m):** 36.5 **Depth (m):** 39

<b>Building Data</b>	<b>Existing:</b>	<b>Proposed:</b>	<b>Total</b>
Ground Floor Area (sq m):	522	581	581
Residential GFA (sq m):	3,654	21,336	21,336
Non-Residential GFA (sq m):		264	264
Total GFA (sq m):	3,654	21,600	21,600
Height - Storeys:	7	29	29
Height - Metres:	21	103.9	103.9

**Lot Coverage Ratio (%):** 33.17 **Floor Space Index:** 11.78

**Floor Area Breakdown** **Above Grade (sq m)** **Below Grade (sq m)**

Residential GFA: 21,336

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:	62	62	212	274
Total Units:	62	62	212	274

**Total Residential Units by Size**

	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Proposed:	28	125	93	28
Total Units:	28	125	93	28



## **Parking and Loading**

Parking Spaces: 92      Bicycle Parking Spaces: 275      Loading Docks: 1

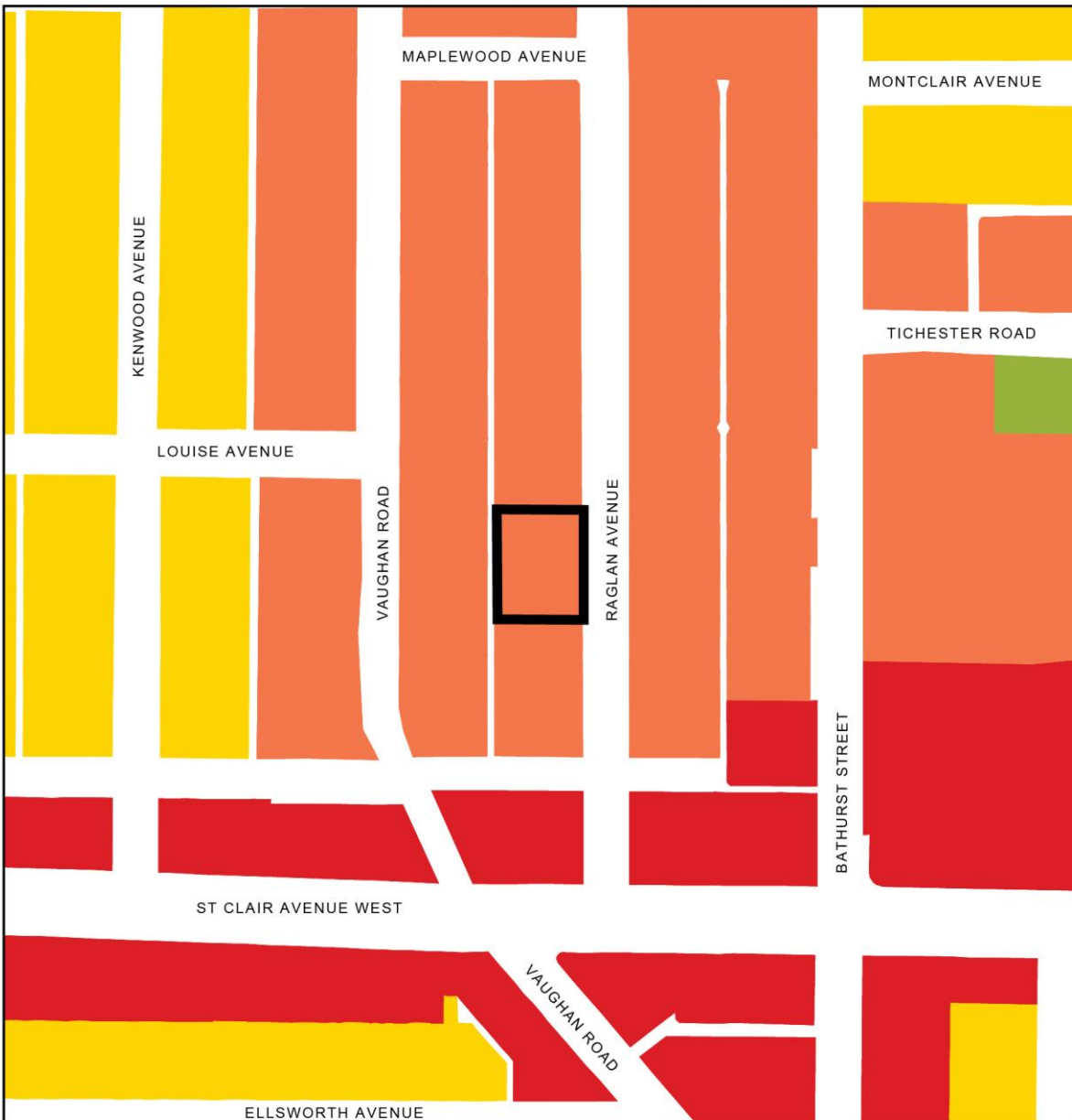
### **CONTACT:**

Sipo Maphangoh, Senior Planner

416-338-2478



Sipo.Maphangoh@toronto.ca

Attachment 3: Official Plan Land Use Map



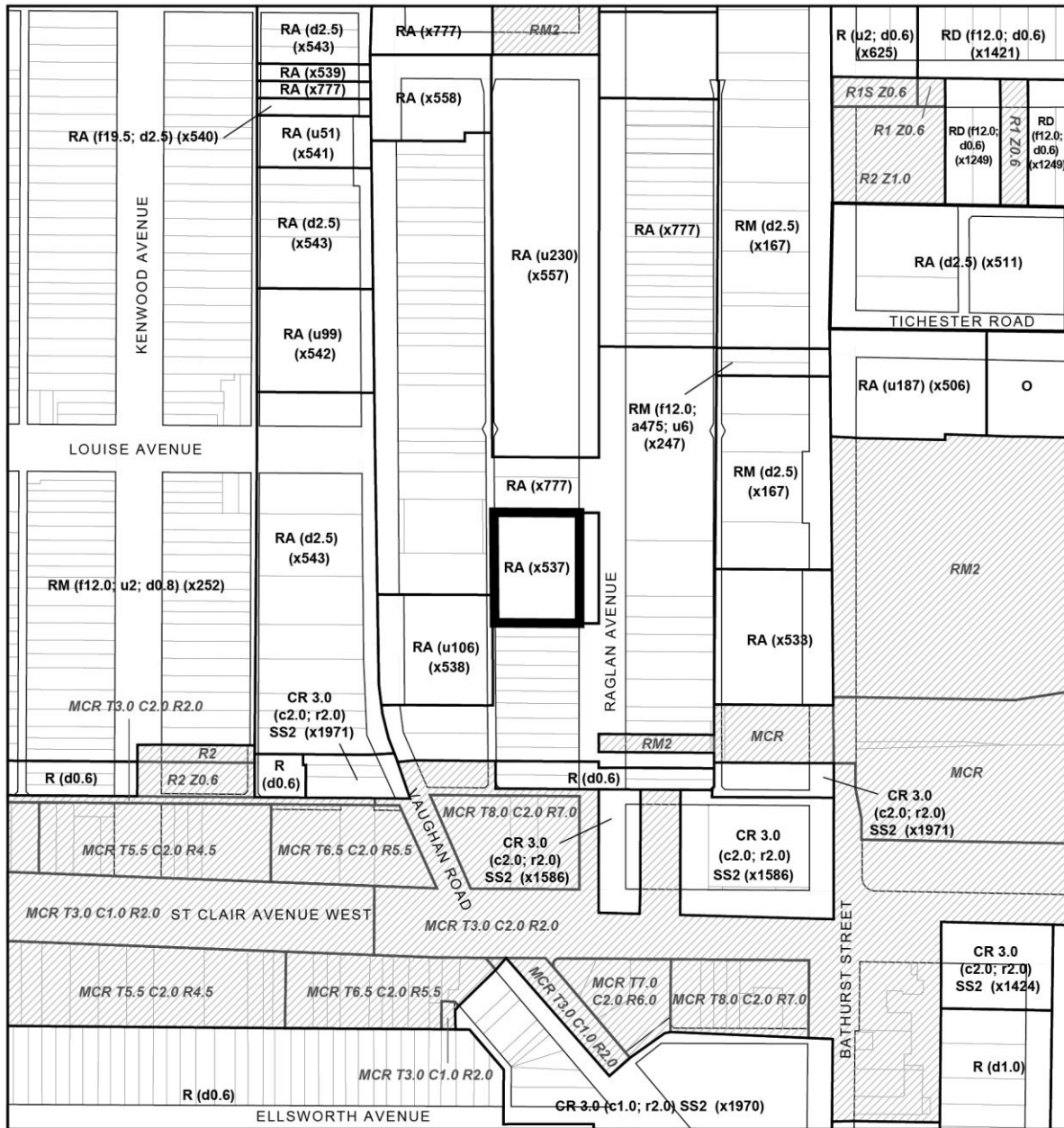
Official Plan Land Use Map #17

40 Raglan Avenue  
File # 21 212462 STE 12 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Parks
-  Mixed Use Areas

  
 Not to Scale  
 Extracted: 09/22/2021

# Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

40 Raglan Avenue

File # 21 212462 STE 12 0Z

- Location of Application
- R** Residential
- RD** Residential Detached
- RM** Residential Multiple
- RA** Residential Apartment
- CR** Commercial Residential
- O** Open Space

**OR** Open Space Recreation

- See Former City of Toronto By-law No. 438-86
- R1S** Residential District
- MCR** Mixed-Use District
- R2** Residential Districts
- RM2** Residential Multiple Zone
- MCR** Mixed Commercial Residential

Not to Scale  
Extracted: 09/22/2021

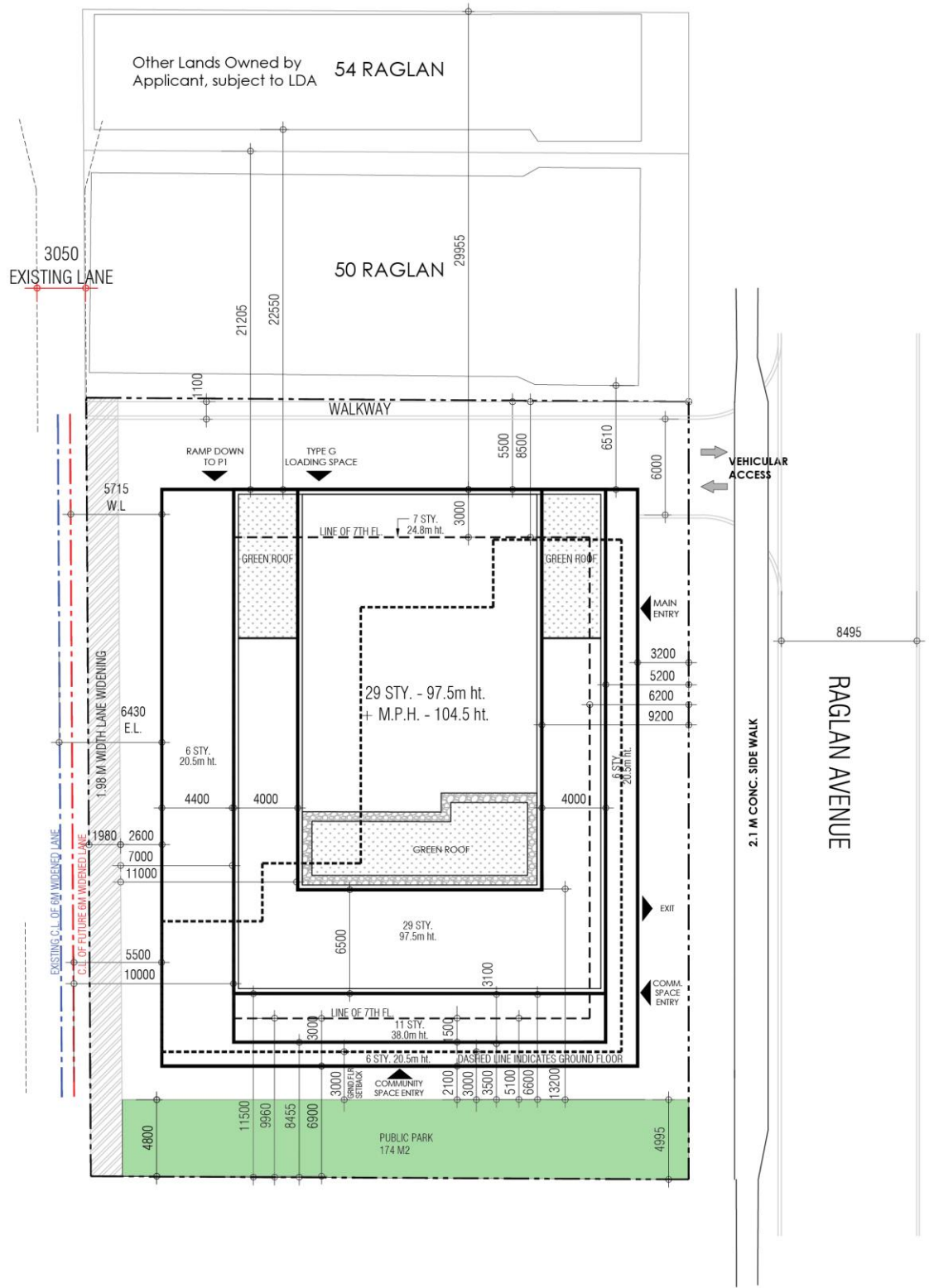
Attachment 5: Draft Zoning By-law Amendment 569-2013

To be available at the June 29, 2022 Toronto and East York Community Council Meeting.

Attachment 6: Draft Zoning By-law Amendment 1-83

To be available at the June 29, 2022 Toronto and East York Community Council Meeting.

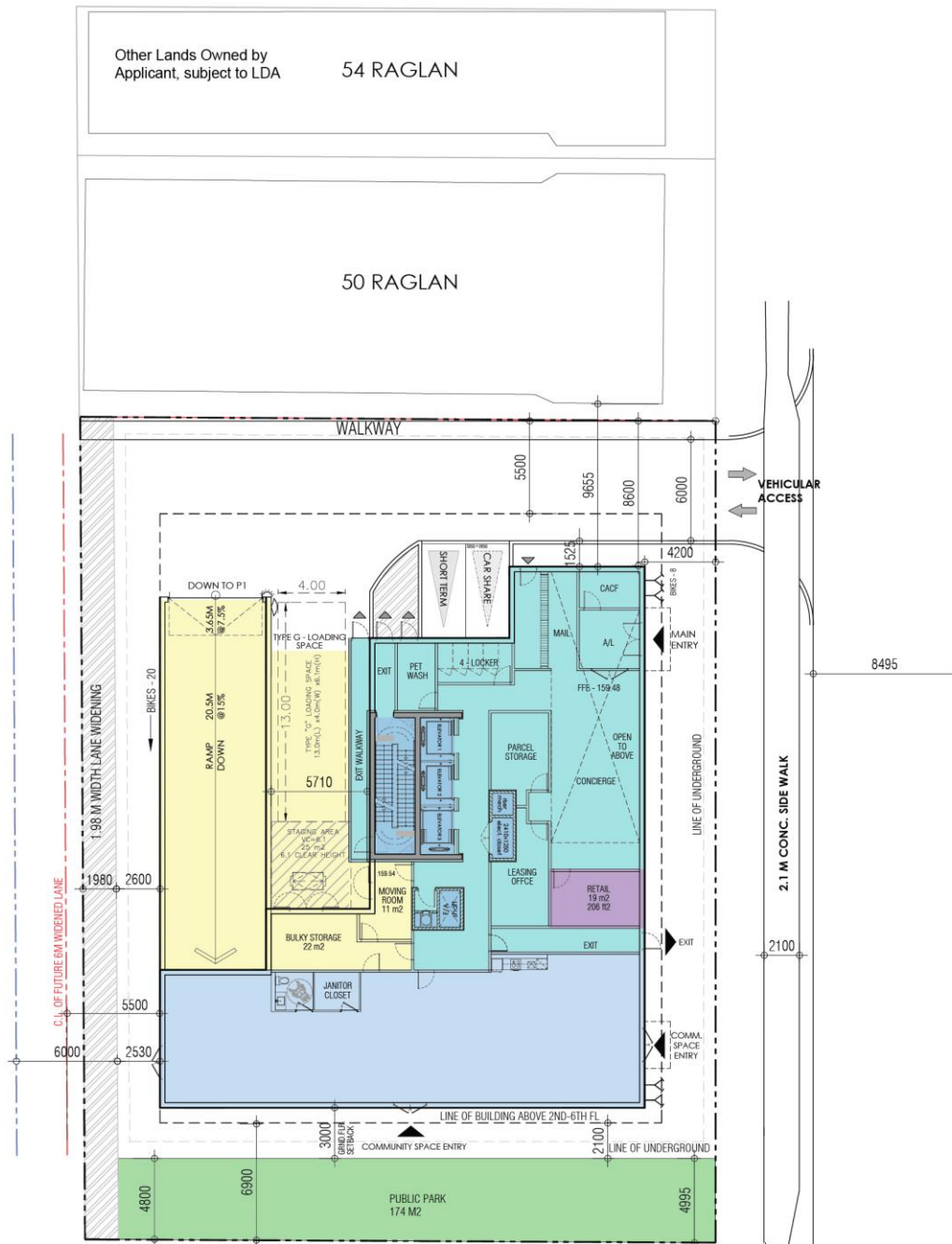
# Attachment 7: Site Plan



Site Plan



# Attachment 8: Ground Floor Plan



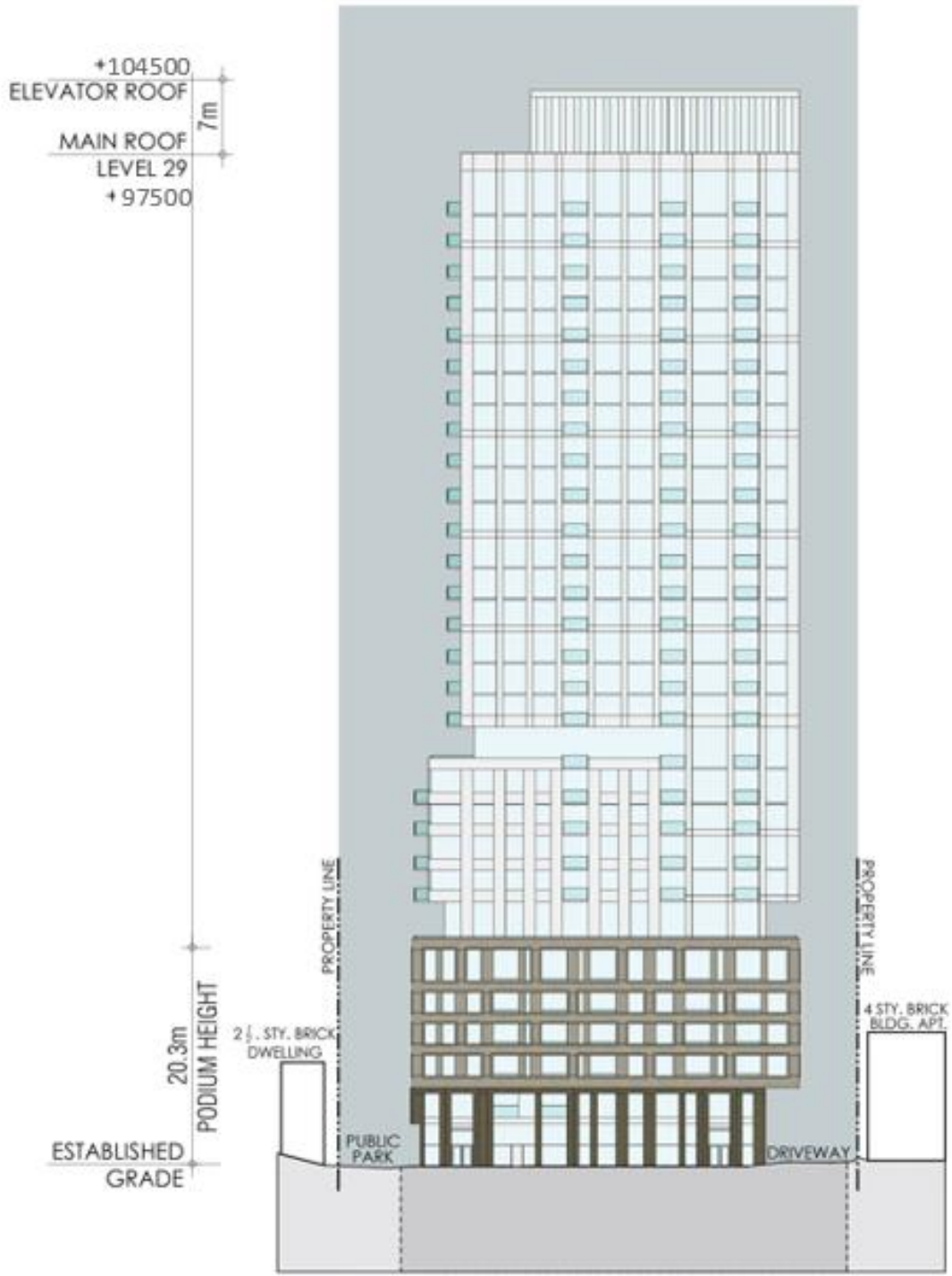
GROUND (1 FL.)  
 GCA: 626 M<sup>2</sup> (6,733 FT<sup>2</sup>)  
 GFA DEDUCTION: 44 M<sup>2</sup> (478 FT<sup>2</sup>)  
 GFA : 581 M<sup>2</sup> (6,255 FT<sup>2</sup>)

LEGEND	
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<span style="display:inline-block; width:15px; height:15px; background-color: #ffff00; border: 1px solid black;"></span>	SERVICES
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<span style="display:inline-block; width:15px; height:15px; background-color: #ffcc99; border: 1px solid black;"></span>	OUTDOOR AMENITY

## Ground Floor Plan



Attachment 9: Elevations

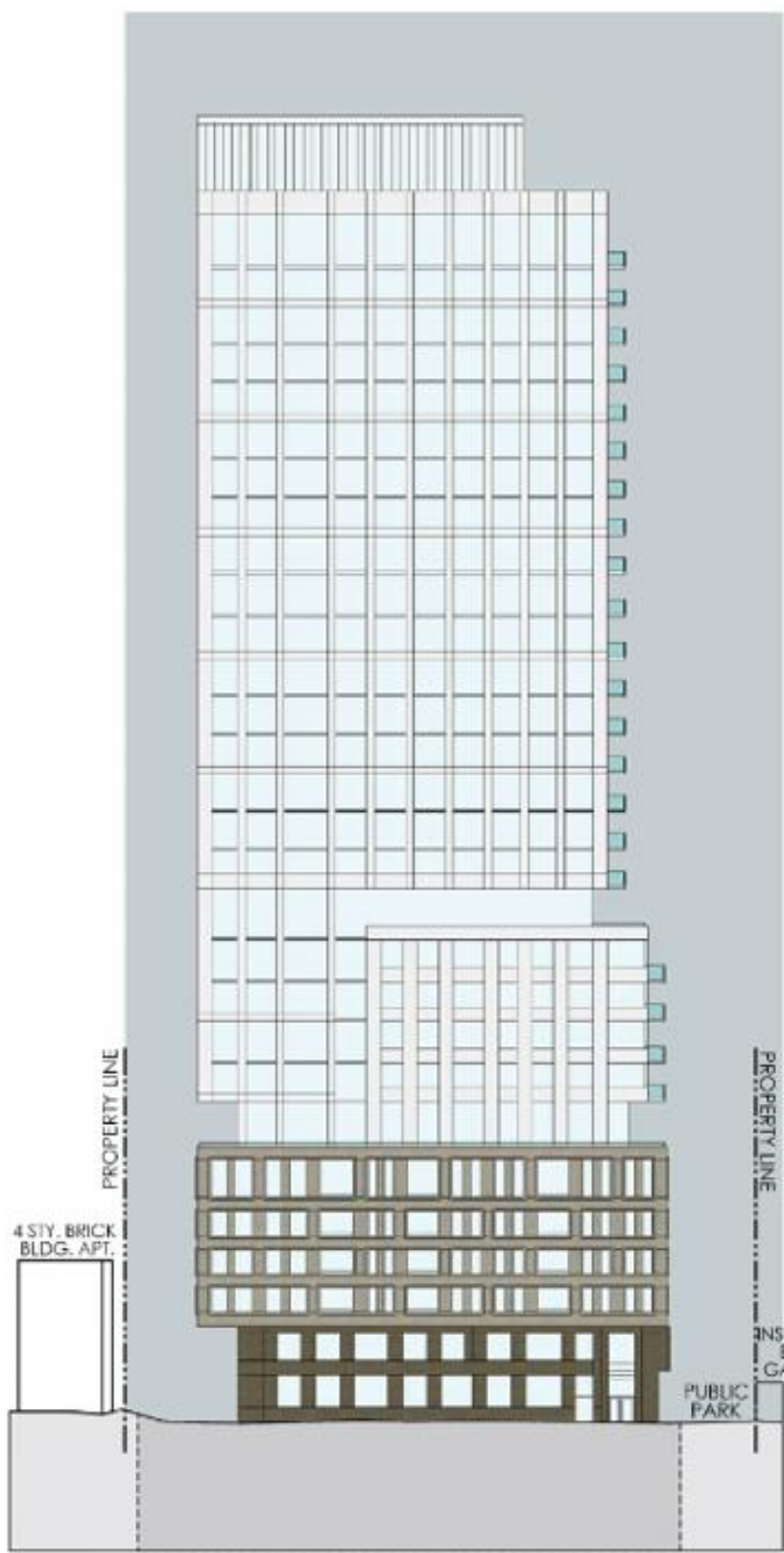


East Elevation

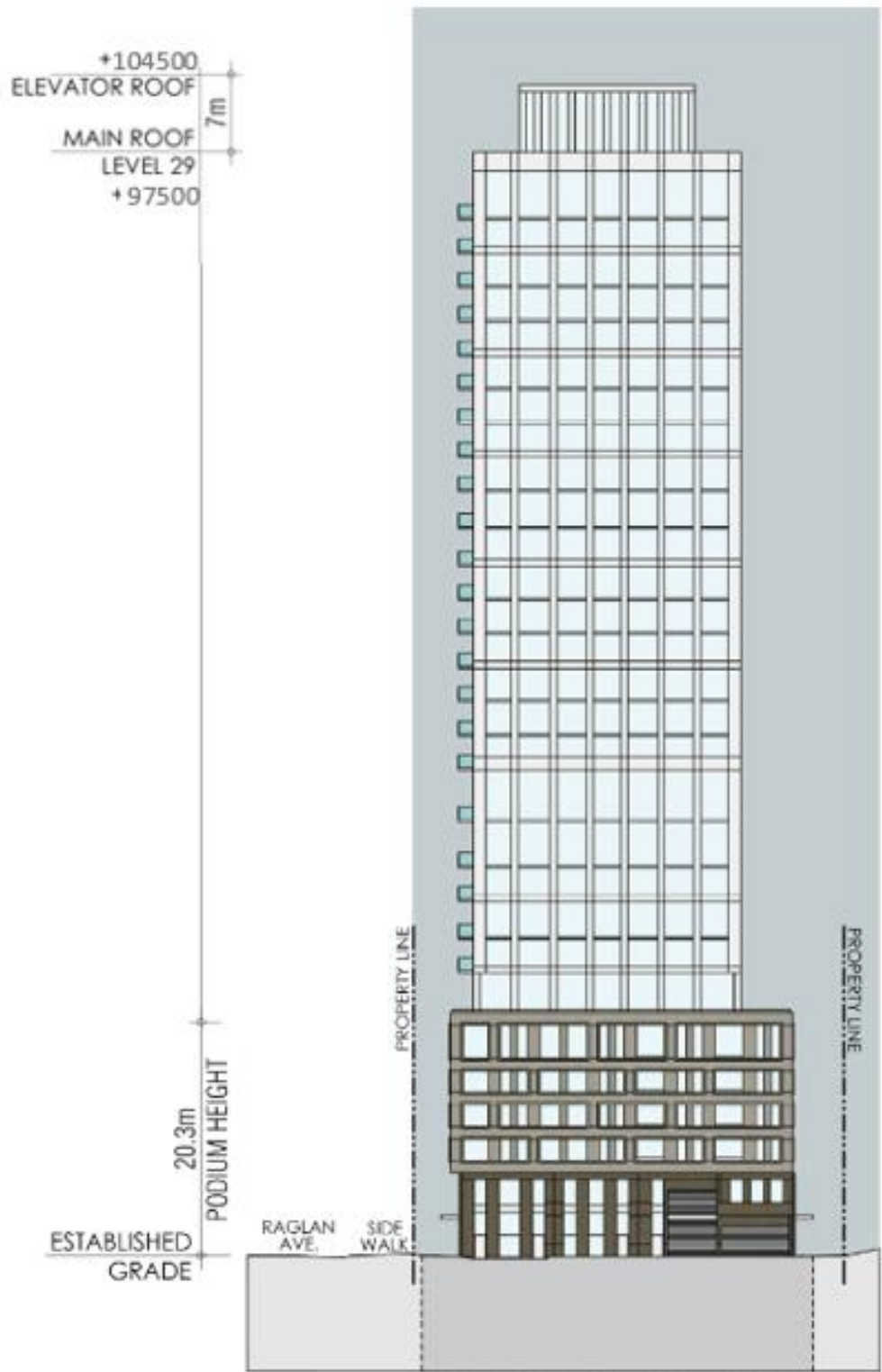


+104500  
ELEVATOR ROOF  
7m  
MAIN ROOF  
LEVEL 29  
+97500

20.3m  
PODIUM HEIGHT  
ESTABLISHED  
GRADE



West Elevation

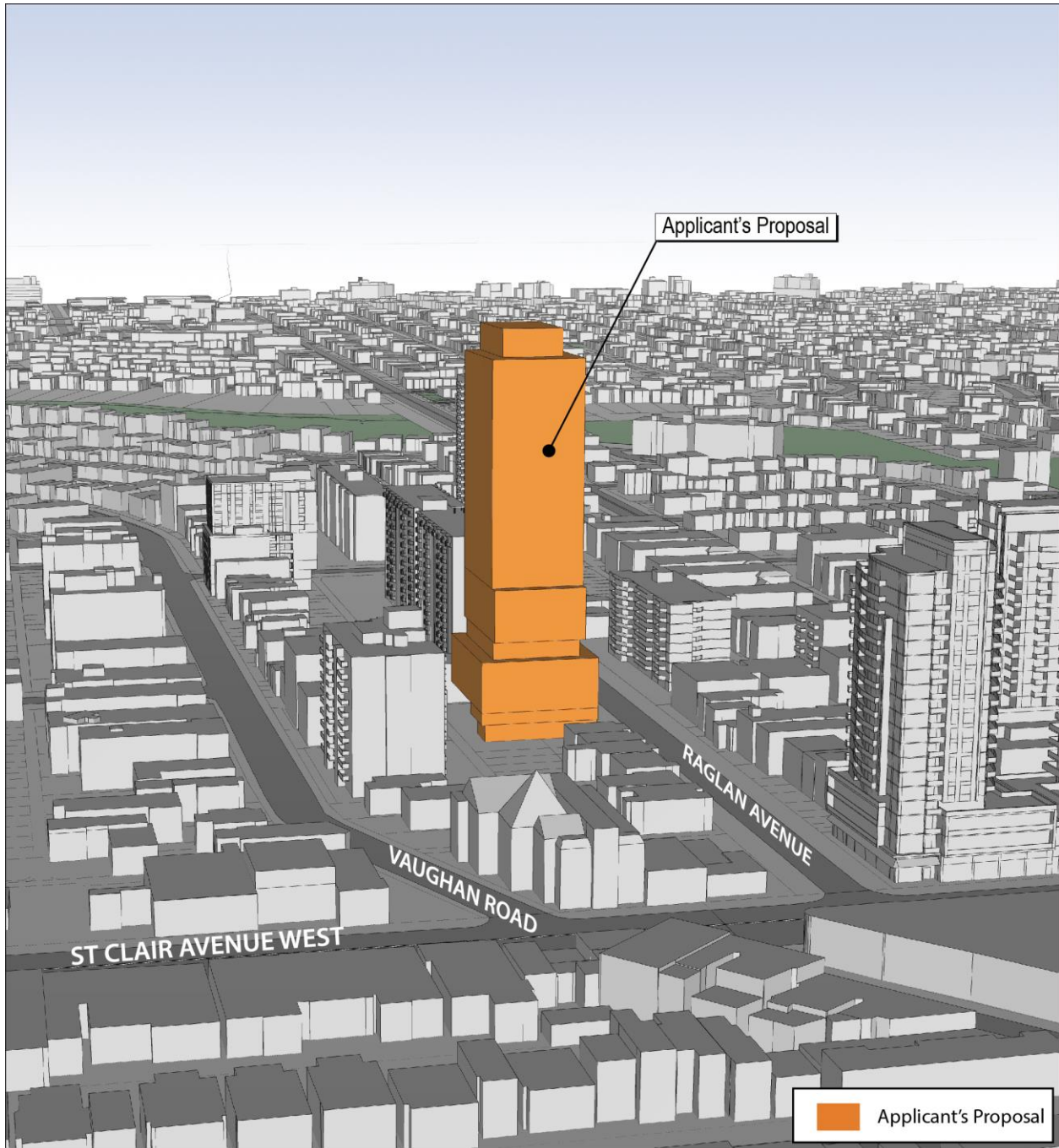


North Elevation



South Elevation

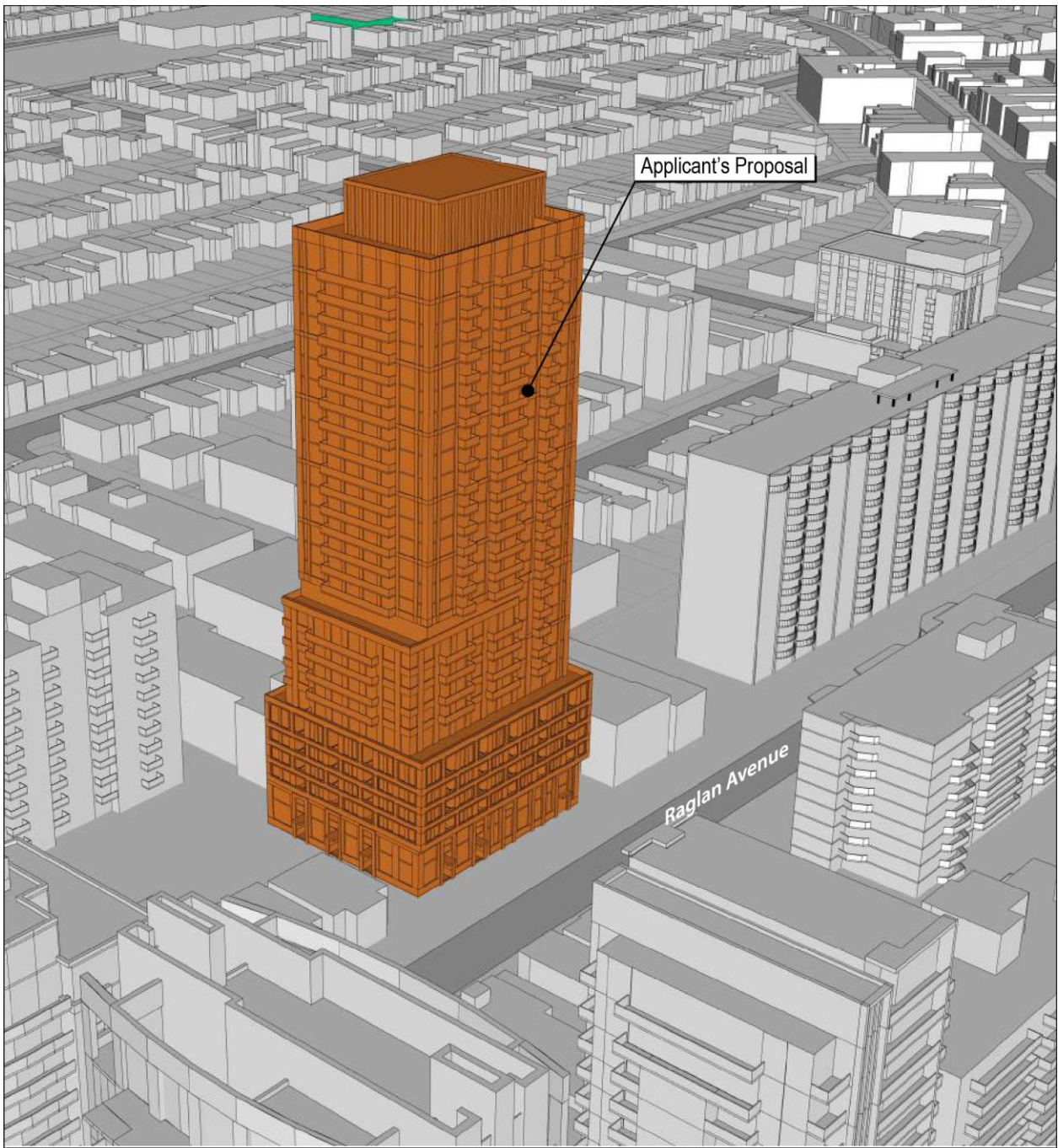
Attachment 10: 3D representations of proposal in context



**View of Applicant's Proposal Looking Northeast**



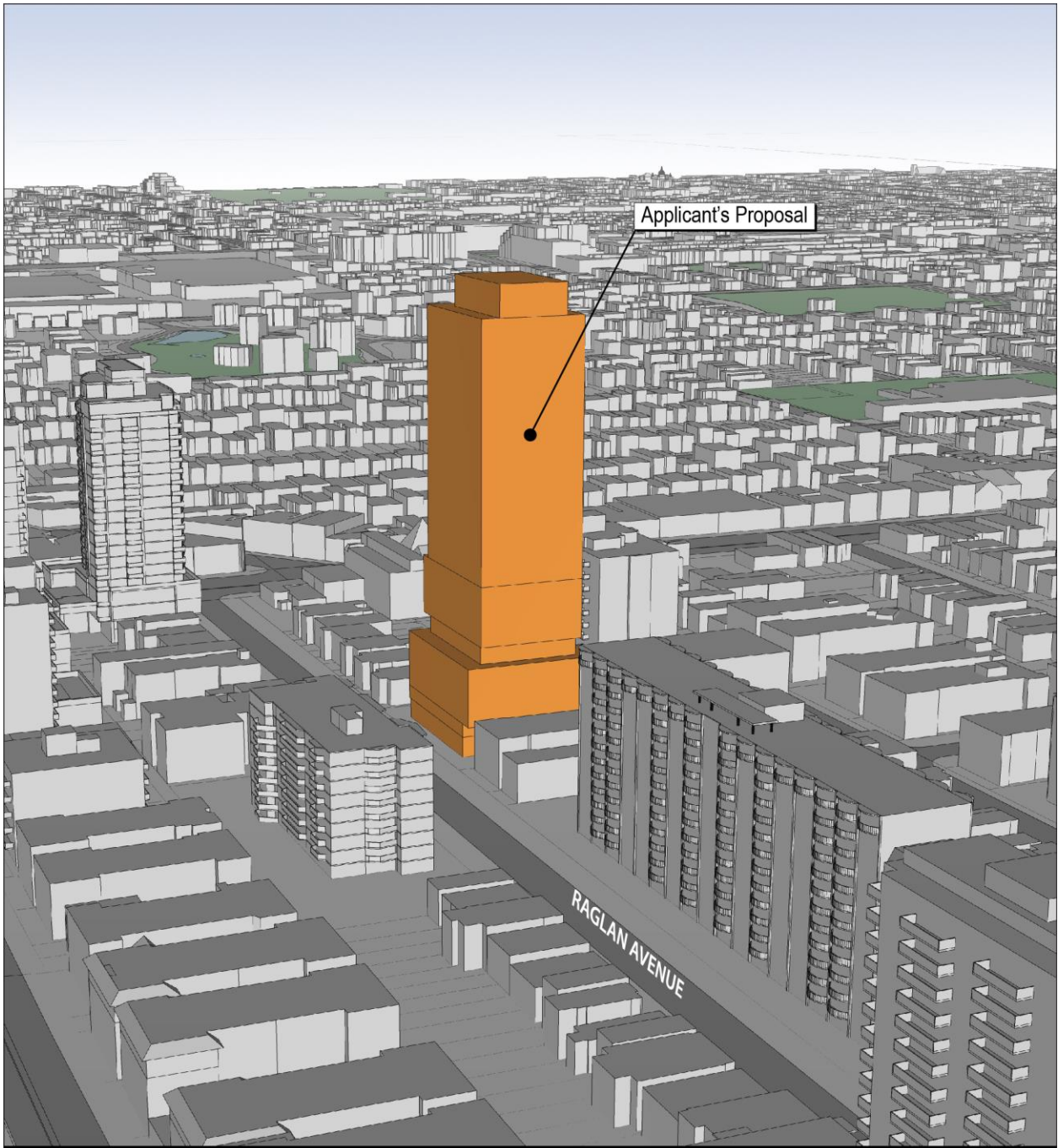




**View of Applicant's Proposal Looking Northwest**



MO/DA/2021



**View of Applicant's Proposal Looking Southwest**



10/20/2021