

350-396 Queens Quay West – Zoning By-law Amendment Application – Decision Report – Approval

Date: March 8, 2024

To: Toronto and East York Community Council

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

Ward: 10 - Spadina-Fort York

Planning Application Number: 21 183324 STE 10 OZ

SUMMARY

This application proposes to amend the Zoning By-law to permit a 16-storey residential tower above an existing 5-storey parkade (with a total height of 21 storeys, or 66 metres, inclusive of the mechanical penthouse) at 396 Queens Quay West. It also includes additions to the existing buildings at 390 and 396 Queens Quay West, as well as interior and exterior alterations at 350, 370 and 390 Queens Quay West. Overall, the proposal will introduce 249 new dwelling units, 43 new hotel suites, and public realm enhancements along Queens Quay West.

This report reviews and recommends approval of the application to amend the Zoning By-law. The proposed new tower and building additions are at appropriate scales for the site and surrounding area. The proposed new residential tower will provide adequate separation and privacy from existing towers to the east and west and will also provide a new supply of rental housing units for the area. Lastly, the proposal includes substantive improvements to the public realm.

RECOMMENDATIONS

The Director, Toronto and East York District recommends that:

1. City Council amend the former City of Toronto Harbourfront Zoning By-law No. 289-93, as amended by By-law 681-2020 (LPAT) for the lands at 350, 370, 390 and 396 Queens Quay West, substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this report.
2. City Council authorize the City Solicitor to make stylistic and/or technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council withhold introducing the necessary Bills for enacting the Zoning By-law until such time that the owner has at its sole cost and expense:

- a. Submitted revised Functional Servicing Report to address matters identified in the Engineering and Construction Services memorandum dated March 4, 2024, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.
- b. entered into a financially secured agreement(s) with the City to secure the construction of the required improvements, where improvements to the municipal sewer and/or water system are recommended in the revised Functional Servicing Report, as accepted by the Chief Engineer and Executive Director, Engineering and Construction Services.

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

A Preliminary Report for this application was considered by Toronto and East York Community Council on November 24, 2021. The Report is available here:

<https://secure.toronto.ca/council/agenda-item.do?item=2021.TE29.21>

On April 20, 2018, the Ontario Municipal Board (OMB) approved Official Plan and Zoning By-law Amendment applications to permit the replacement of an existing 3-storey mixed-use building at 370 Queens Quay West with a 20-storey tower (66 metres, inclusive of the mechanical penthouse). The approval also permits the construction of a 21-storey addition to the northern façade of 350 Queens Quay West. The site-specific Zoning By-law No. 681-2020 implements the approved redevelopment and was enacted on January 15, 2020. The OMB decision can be found here: [PL160942-APR-20-2018.pdf \(gov.on.ca\)](#)

THE SITE

Description

The site is located east of Spadina Avenue and directly south of the Gardiner Expressway. The site is comprised of 350, 370, 390 and 396 Queens Quay West and forms a U-shaped lot, with a total site area of 10,949 square metres. The site also wraps around the Peter Street Basin, which is City-owned parkland.

Existing Use

- 350 Queens Quay West is occupied by an existing 21-storey mixed-use building. The 21-storey addition to the north façade (approved via File No. 16 116138 STE 20 OZ) is currently under construction.

- 370 Queens Quay West is currently undergoing construction to build a 20-storey mixed-use building (approved via File No. 16 116138 STE 20 OZ).
- 390 Queens Quay West is an existing 21-storey mixed-use building.
- 396 Queens Quay West is an existing 5-storey parkade with retail at grade and commercial uses above.

THE APPLICATION

Description

The application proposes to amend the Zoning By-law to permit a 16-storey residential tower above the existing 5-storey parkade (with a total height of 21 storeys or 66 metres, inclusive of the mechanical penthouse) located at 396 Queens Quay West.

Several additions are also proposed to existing buildings on-site, including:

- A 4-storey addition (from the second to fifth floor) along the northern façade of 396 Queens Quay West to accommodate a mechanical room, storage room, and bike parking;
- A 4-storey addition (from the third to sixth floor) along the southern façade of 396 Queens Quay West to accommodate a new hotel use; and,
- A 20-storey addition (from the second to the twenty-first floor) along the rear of 390 Queens Quay West to accommodate additional dwelling units and laundry facilities on each floor, and a mechanical room.

Several alterations are also proposed, including:

- Interior modifications to the second floor of 350 Queens Quay to support a change in use from non-residential to residential;
- Interior modifications to the second floor of 390 Queens Quay West to support a change in use from an office to a hotel;
- Demolition of the existing cantilever along the southern façade of 396 Queens Quay West to expand the abutting public realm; and,
- Modifications to the rooftop amenity level of 370 Queens Quay West to support the addition of washrooms for residential use.

Density (Floor Space Index)

The proposed floor space index would be 8.95 times the area of the entire lot.

Unit Breakdown

A total of 249 new dwelling units are proposed, including 57 bachelor (23%), 121 one-bedroom (49%), 46 two-bedroom (18%), and 25 three-bedroom (10%) units. Overall, combined with the new development, a total of 1,106 dwelling units would be provided on the larger site.

Hotel Use

A total of 43 new hotel suites are proposed to be provided.

Public Realm Improvements

As part of this development, public realm improvements are proposed on-site and along Queens Quay West including:

- improvements to the existing multi-use path abutting the northern property line to create a separate sidewalk and cycle track;
- a 2.1 metre wide pedestrian walkway around 390 and 396 Queens Quay West; and
- enhancements to the public realm along Queens Quay West, including the elimination of a portion of the existing colonnade area.

In addition to the improvements proposed above, the site also has two existing mid-block connections that allow access to and from the Peter Street Basin to the rear of the site, as well as to the future Rees Street Park.

Access, Parking, and Loading

A total of 596 bicycle parking spaces are proposed on-site, of which 250 are related specifically to this application. All the short-term bicycle parking space would be located along the east, west and south elevations of the ground floor, and the new long-term spaces are proposed within the existing parkade. Vehicular access to the site would continue to be provided from the driveway located on the west side of the site. The vehicular parking supply is proposed to be reduced from 378 to 342 parking spaces, to accommodate the new tower. The five existing loading spaces would be maintained, and no new loading spaces are proposed.

Amenity Space

The residential amenity area is proposed to be located on the sixth floor of the proposed tower. A total of 1,027 square metres of new amenity space is proposed, of which 529 square metres is proposed as indoor amenity space (2.1 m²/unit) and 498 square metres is proposed as outdoor amenity space (2.0 m²/unit).

As part of the hotel use, additional dedicated non-residential amenity space of 128 square metres is proposed and would be provided in the form of a gym, breakfast lounge, and business conference room.

Additional Information

See Attachment 1 to this report for the application data sheet, Attachment 2 for the location map, and Attachments 7-10 for the site plan ground floor plan, elevations, and three-dimensional representations of the proposal in context. Detailed project information, including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at:

www.toronto.ca/390QueensQuayWest

Reason for Application

The Zoning By-law Amendment is required to vary the existing site-specific performance standards, including building height, gross floor area, dwelling unit mix, amenity space, projections and encroachments, and bicycle, parking and loading requirements.

APPLICATION BACKGROUND

Application Requirements

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

- Application Checklist
- Application Form
- Project Data Sheet
- Draft Zoning By-law Amendment
- Computer Generated Building Mass Model
- Housing Issues Report
- Natural Heritage Impact Study
- Toronto Green Standard Checklist
- Planning Rationale
- Pedestrian Level Wind Study
- Sun/Shadow Study
- Vibration Study
- Noise Impact Study
- Public Consultation Strategy Report
- Energy Strategy
- Transportation Impact Study
- Geotechnical Study
- Stormwater Management Report
- Servicing Report
- Arborist Report
- Survey Plans
- Architectural Plans
- Tree Preservation Plan
- Concept Site and Landscape Plan

Agency Circulation Outcomes

The application, together with the applicable reports noted above, 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.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to provincial plans, A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Greenbelt Plan, and others.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as being within the Downtown and Central Waterfront Area. The land use designation for the site is Mixed Use Areas. See Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Central Waterfront Secondary Plan

The Central Waterfront Secondary Plan designates the site as Existing Use Areas. The Existing Use Areas designation indicates that lands within this designation will continue to be governed by existing Official Plan policies, zoning controls and related Planning Act processes. See Attachment 4 of this report for the Central Waterfront Secondary Plan Land Use Plan.

Zoning

The site is zoned under the Harbourfront Zoning By-law No. 289-93, as amended by By-law 681-2020 (LPAT). The maximum height ranges throughout the site, however, the greatest height permission of 60 metres is permitted at 370 Queens Quay West. See Attachment 5 of this report for the existing Zoning By-law Map. The Zoning By-law 681-2020 (LPAT) can be found here: <https://www.toronto.ca/legdocs/bylaws/2020/law0681.pdf>

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines
- Downtown Tall Buildings: Vision and Supplementary Design Guidelines
- Guidelines for the Design and Management of Bicycle Parking Facilities
- Growing Up Guidelines for Children in Vertical Communities

- Pet Friendly Design Guidelines for High Density Communities
- Retail Design Manual

The City's Design Guidelines can be found here:

<https://www.toronto.ca/citygovernment/planningdevelopment/officialplanguidelines/design-guidelines/>

Toronto Green Standard

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. The TGS can be found here:

<https://www.toronto.ca/citygovernment/planningdevelopment/official-plan-guidelines/toronto-green-standard>

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application has not been submitted.

COMMUNITY CONSULTATION

A Virtual Community Consultation Meeting was hosted by City Planning Staff on February 23, 2022. Approximately 27 people attended, along with the Ward Councillor. Following a presentation by City Planning Staff and the Applicant, the following comments were raised:

- questions related to the public realm improvements along Queens Quay West and future impacts for pedestrians;
- concerns about the loss of views to the city and lake;
- comments related to the cleanliness of the Peter Street Basin;
- concerns related to the tower height and shadow impacts;
- concern for adequate community facilities such as schools and daycares for families moving into the new residential units;
- concerns about tower separation and privacy;
- questions about parking supply, traffic congestion, vehicular movement and the data incorporated into the Transportation Impact Study;
- concerns about respiratory health risk for residents living in proximity to the Gardiner Expressway;
- questions about construction timelines; and
- questions about affordable housing being provided on-site.

The issues raised through the Community Consultation have been considered through the review of the application.

Waterfront Toronto Design Review Panel

Recognizing its location along Queens Quay West, this development proposal was presented to the Waterfront Toronto Design Review Panel on January 31, 2024, under their guidance and procedures. Panel recommendations included:

- removing or pulling back the curved northwest corner of the tower and replacing it with a straight corner to create a slimmer tower profile that matches the existing/approved towers on site;
- adding additional landscaping on the roof;
- improving the streetscape with softscape and street furniture;
- encouraging further consideration for the location of bike parking underneath the colonnade along the westerly façade;
- relocating the main residential entrance further south towards Queens Quay West; and
- relocating the parking ramp along the north elevation to improve pedestrian movement.

The Panel voted to provide conditional support for the project. The adopted Waterfront Toronto Design Review Panel minutes can be found here: [Waterfront Design Review Panel Meeting Minutes - January 31, 2024 \(waterfronttoronto.ca\)](https://www.waterfronttoronto.ca/minutes/2024-01-31)

Statutory Public Meeting Comments

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

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff's review of the application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). In the opinion of Staff, the proposal is consistent with the PPS and conforms with the Growth Plan.

Land Use

This application has been reviewed against the relevant Official Plan and Secondary Plan policies. The proposal introduces new rental housing supply, as well as hotel suites, which is an acceptable form of mixed-use development within the Mixed Use Areas.

Public Realm

The proposal conforms with the applicable public realm policies of the Tall Building Design Guidelines, as well as the policies within the Official Plan and Central Waterfront Secondary Plan.

The setback of the existing building at 396 Queens Quay West results in a sidewalk zone at the ground floor of 6 metres from the curb to the building face. The second floor currently cantilevers over a portion of this space, creating an undesirable colonnade condition. The proposed demolition of the cantilever creates additional height clearance within this sidewalk zone providing new public realm opportunities.

Staff have worked with the applicant to redesign the streetscape through this area, introducing two new street trees within the space, as well as a 2.1 metre wide pedestrian clearway, to enhance the pedestrian experience along this frontage.

Along the western elevation, on-site improvements include extending the red granite paving treatment from Queens Quay West to the main residential entrance situated on the west side of the building. Short-term bike parking spaces are also proposed under the cantilevered portion of the building to create a natural separation between vehicles and pedestrians.

Abutting the west and rear segments of the parkade, the application proposes to improve the driveway by replacing the existing asphalt with unit pavers. The proposal also provides a 2.1 metre pedestrian walkway extending from Queens Quay West to the rear of 390 Queens Quay West.

Overall, the public realm improvements proposed support better pedestrian circulation around the site, provide spaces for landscape and tree planting, provide a comfortable, attractive and vibrant setting for daily social interaction, and contribute positively to the identity and character of Toronto's waterfront.

Built Form

City Planning Staff find that the proposed built form is appropriate given the existing and planned context for the site and surrounding area.

396 Queens Quay West

The application proposes additions to the south and north sides of the existing parkade building at 396 Queens Quay West, as well as a new 16-storey tower in the northwest corner of the building.

South Addition

The application proposes to remove the cantilevered portion of the building and proposes a 4-storey addition above for a total of 6-storeys (20 metres) along this elevation. This addition will be set back approximately 4.5 metres from the property line. Staff support the addition as it will maintain an appropriate street wall height, improve the setback between the curb and the building face and provide an opportunity for façade improvements to the existing parkade along this important waterfront street.

North Addition

A 4-storey addition is proposed between the second and fifth floors. The north building addition will create a consistent setback with the adjacent buildings at 350 and 370 Queens Quay West and will not impact the pedestrian and vehicular circulation at the rear of the building. Furthermore, the design of the addition provides new areas for bike parking for future residents. As such, Staff are of the opinion that this proposed north addition is appropriate for the site.

Tower Addition

A 16-storey tower is proposed above the parkade in the northwest portion of the building. Staff have worked closely with the applicant on the placement and design of the tower to address issues related to height, tower separation, shadows, and views by assessing various heights, floor plate sizes and tower locations on the existing parkade. As a result of this review, Staff are satisfied that the proposed tower height, massing and placement are appropriate.

The tower addition is consistent with the planning framework for this site within Harbourfront. Based on the existing policies and surrounding context, building heights generally decrease from east to west within Harbourfront and from north to south from the Downtown to the waterfront. The proposed height of the new tower (63 metres – excluding the mechanical penthouse) is consistent with this framework. The proposed new tower height is similar to the height of 370 Queens Quay West (60 metres– excluding the mechanical penthouse).

With respect to tower separation, privacy, and views, the placement of the tower was carefully considered, particularly in relation to the existing towers to the east and west. The recommended location of the tower, on the northwest corner of the existing parkade, maximizes separation distances between towers, and provides an offset of the new tower from neighbouring towers to better support access to light and sky views, and privacy for all towers.

Currently, the application proposes a tower separation of 23 to 25 metres from the existing tower to the west (410 Queens Quay West) and 20 metres from the existing tower on site (390 Queens Quay West). While the separation distances to the existing towers to the east and west will be slightly lower than is recommended in the Tall Building Design Guidelines, the placement of the new tower is diagonally offset from existing towers, which will help to mitigate impacts.

390 Queens Quay West

A 20-storey addition is also proposed at the rear of the existing tower at 390 Queens Quay West. The north setback of this addition is consistent with the setback of the adjacent buildings at 350 and 370 Queens Quay West, and the new addition is not anticipated to have any impacts on pedestrian and vehicular circulation at the rear of the buildings. Staff have also examined this addition and have not identified significant wind, shadow, and sky view implications. As such, Staff are of the opinion that the proposed addition is appropriate for the site.

Shadow Impacts

A Sun and Shadow Study was submitted to support this application. The Study demonstrates that no new net shadow will be cast on Canoe Landing Park. It does show limited shadows cast on South Linear Park during the spring and fall equinoxes between 9:18 a.m. and 10:18 a.m. Overall, the proposed development adequately limits the shadow impacts on parks, and the surrounding public realm and properties as per the Official Plan shadow policies.

Wind Impacts

A Pedestrian Level Wind Study indicates that the proposed development is largely sheltered by the surrounding tall buildings and many of the prevailing wind directions will create no new impacts on existing wind conditions in the surrounding areas. Reduced wind speeds are predicted around the northwest corner of 410 Queens Quay West (located directly west of the subject site) and along the rear of 390 Queens Quay West.

Increased wind activity is expected around the northwest corner and along the lane of 396 Queens Quay West. However, several wind mitigation measures are proposed at grade and for the outdoor amenity area to improve the wind conditions. City Planning Staff have reviewed the Pedestrian Level Wind Study and are satisfied with the recommendations. The effectiveness of all proposed wind control mitigation will be further evaluated and secured through the future Site Plan Control application.

Unit Mix

The Growing Up Guidelines recommend that a building provide a minimum of 25 percent larger units, of which ten percent should be three-bedroom units and 15 percent should be two-bedroom units. The proposed development will include a total of 249 new dwelling units, of which 46 (18%) units are two-bedroom, and 25 (10%) units are three-bedroom.

Staff are of the opinion that the proposed unit mix supports the objectives of the Growing Up Guidelines and the applicable Official Plan policies and recommend that the larger units be secured in the site-specific zoning by-law attached to this Report.

Amenity Space

A total residential amenity area of 3,839 square metres is proposed across the entire site, which equates to approximately 3.4 square metres of amenity space per dwelling unit. From the total amenity area being provided, 1,027 square metres of new residential amenity space is being proposed. This equates to approximately 2 square metres of indoor and outdoor amenity space per new dwelling unit.

Additionally, 128 square metres of dedicated non-residential amenity space is also proposed for the hotel use.

Staff are of the opinion that the proposed amenity space is appropriate and meets the intent of the Official Plan and current city-wide zoning standards.

Housing

Affordable housing is a significant priority for the City. The proposed development, if approved, will be subject to a Community Benefit Charge (CBC) requirement at the time of Building Permit. The CBC can be satisfied by a cash payment to the City or an agreement between the City and the developer for the developer to provide an in-kind contribution which could include the provision of affordable housing. The applicant has not offered to provide affordable housing through an in-kind contribution at this time.

Parkland

The site abuts Peter Street Basin and the future Rees Street Park, both of which are City-owned parks. Due to the existing built form conditions and the applicant having conveyed on-site parkland dedication as part of the previous application (File No. 16 116138 STE 20 OZ), there is limited opportunity for additional on-site parkland dedication. As such, in accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Mobility

The existing infrastructure surrounding the site provides opportunities for people in the neighbourhood to travel via foot, bike, public transit and car. To the north of the site is an existing multi-use path, which this application proposes to improve by creating a separate sidewalk and cycle track. The Martin Goodman Trail, the twenty-two kilometre trail along the waterfront, is also easily accessible from the site, as it is located on the south side of Queens Quay West. Providing approximately one new bicycle parking space per new unit being proposed, as well as new 2.1 metre pedestrian walkways on-site, this application enhances on-site pedestrian circulation and further encourages active transportation as a means of travel.

The site is also well-served by public transportation in the form of the 509 Harbourfront and the 510 Spadina streetcars. Both routes connect to Union Station, which provides access to higher order transit including the TTC Subway, GO Rail services, UP Express, VIA Rail and GO Bus.

Although the vehicular parking supply is proposed to be reduced from 378 to 342 parking spaces, Transportation Services Staff have reviewed the Urban Transportation Considerations Report submitted to support this application and accept the conclusions related to the proposed parking supply. The Urban Transportation Considerations Report also concludes that the site traffic impacts will be relatively minimal in comparison to future background traffic conditions. Staff concur that site traffic can be appropriately accommodated at the area intersections and proposed site driveway locations.

Servicing

Engineering and Construction Services Staff has reviewed the submitted materials on the proposed site servicing. There are outstanding items requiring revision and resubmission to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services. These matters must be addressed prior to the enactment of Bills for the draft Zoning By-law Amendment, as per the Recommendations Section of this Report.

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 Amendment, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. Performance measures for the Tier 1 development features will be secured through the site-specific Zoning By-law and the Site Plan Control application. 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.

As part of this application, Staff have worked with the applicant to address Tier 1 development features related to bike parking, sidewalk space and connectivity, and tree planting along street frontages as discussed in this Report. These standards are secured as per the site-specific zoning by-law attached to this Report.

Conclusion

Staff are of the opinion that the proposal is consistent with the PPS and conforms with the Growth Plan. The proposal conforms with the intent of the Official Plan, particularly as it relates to the provision of appropriate development and built form in Mixed Use Areas. Staff worked with the applicant and the community to address and resolve key concerns, including built form issues in relation to tower separation, privacy, and views, as well as providing for public realm enhancements around the site and along Queens Quay West, a significant waterfront street. This proposal will increase rental housing supply, consistent with housing objectives of the Official Plan. Staff recommend that Council support approval of the application.

CONTACT

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SIGNATURE

Carly Bowman, M.Sc.Pl., MCIP, RPP
Director, Community Planning, Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

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

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: Ground Floor Plan
- Attachment 9: Elevations
- Attachment 10: 3D Models

Attachment 1: Application Data Sheet

Municipal Address: 350-396 QUEENS QUAY WEST **Date Received:** July 13, 2021

Application Number: 21 183324 STE 10 OZ

Application Type: Rezoning

Project Description: A Zoning By-law Amendment application to permit one residential tower above an existing 5-storey parkade (with a total height of 66 metres, inclusive of the mechanical penthouse) at 396 Queens Quay West, multiple additions to 390 and 396 Queens Quay West, and to permit interior and exterior alterations at 350, 370 and 390 Queens Quay West. Overall, the proposal will introduce 249 new purpose-built rental units on the site, as well as 43 new hotel suites.

Applicant	Agent	Architect	Owner
COAL HARBOUR PROPERTIES LTD	Bousfields	Quadrangle	COAL HARBOUR PROPERTIES LTD

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 181 and 182
Zoning:	CR	Heritage Designation:	N
Height Limit (m):	See By-law 681-2020	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 10,949 Frontage (m): 103 Depth (m): 82

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	5,213	5,213	5,213	5,213
Residential GFA (sq m):	74,524	74,524	16,901	91,425
Non-Residential GFA (sq m):	6,542	6,542	32	6,574
Total GFA (sq m):	81,066	81,066	16,933	97,999
Height - Storeys:	5	5	21	21
Height - Metres:			63	63
Lot Coverage Ratio (%):	56.89		Floor Space Index:	8.95

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	91,425	
Retail GFA:	4,486	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	2,088	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	857	857	249	1,106
Freehold:				
Condominium:				
Other:				
Total Units:	857	857	249	1,106

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:		40	425	336	46
Proposed:		57	121	46	25
Total Units:		97	546	392	71

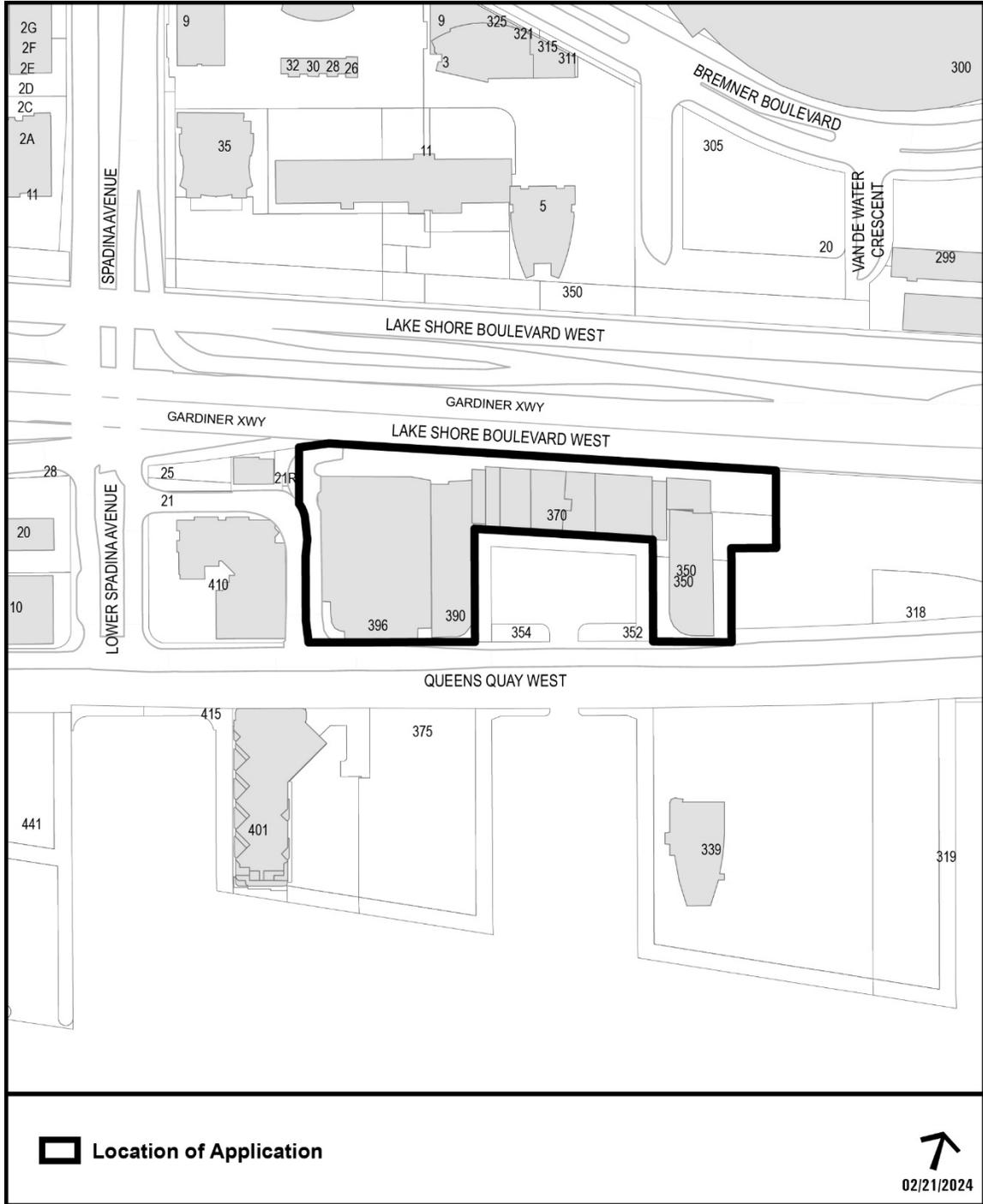
Parking and Loading

Parking Spaces: 342 Bicycle Parking Spaces: 596 Loading Docks: 5

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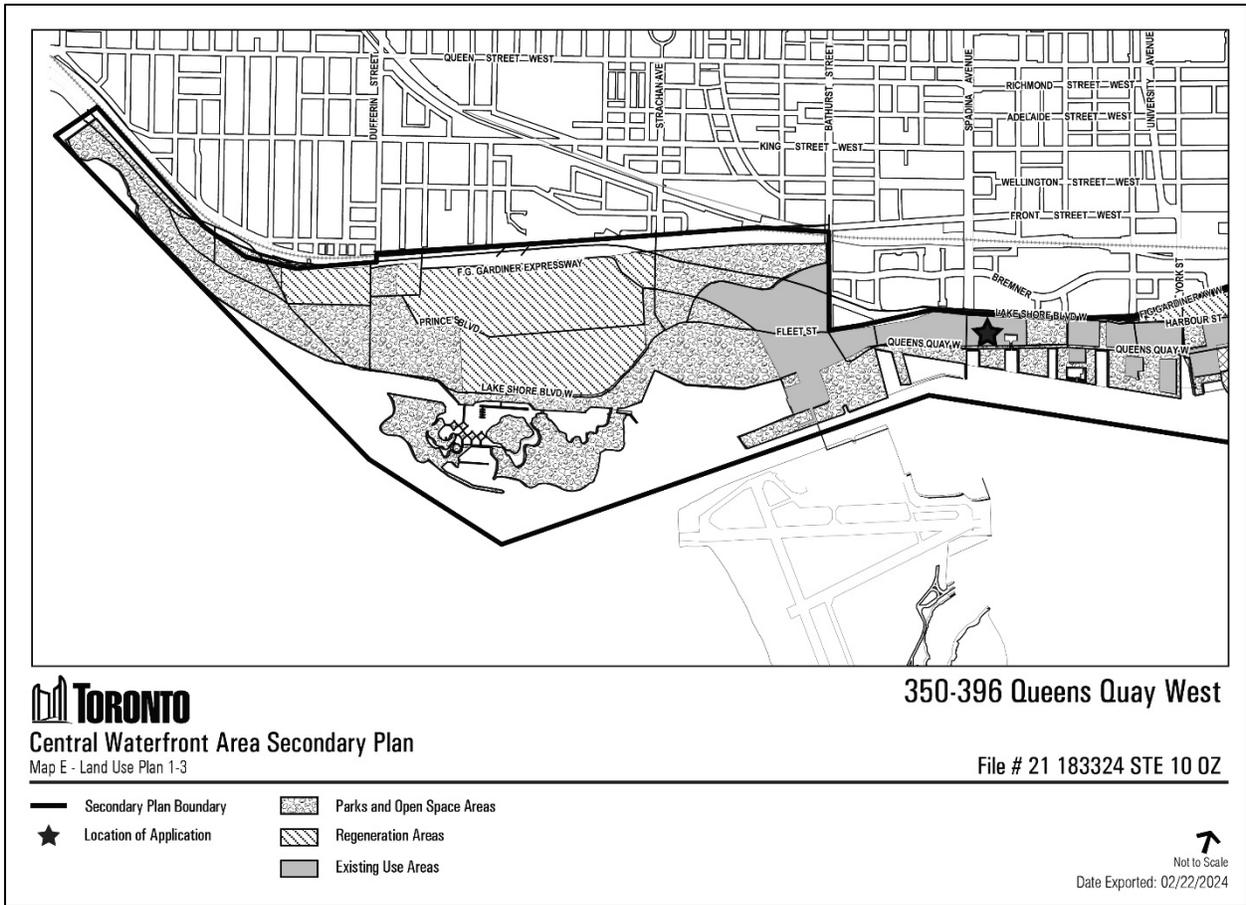
Attachment 2: Location Map



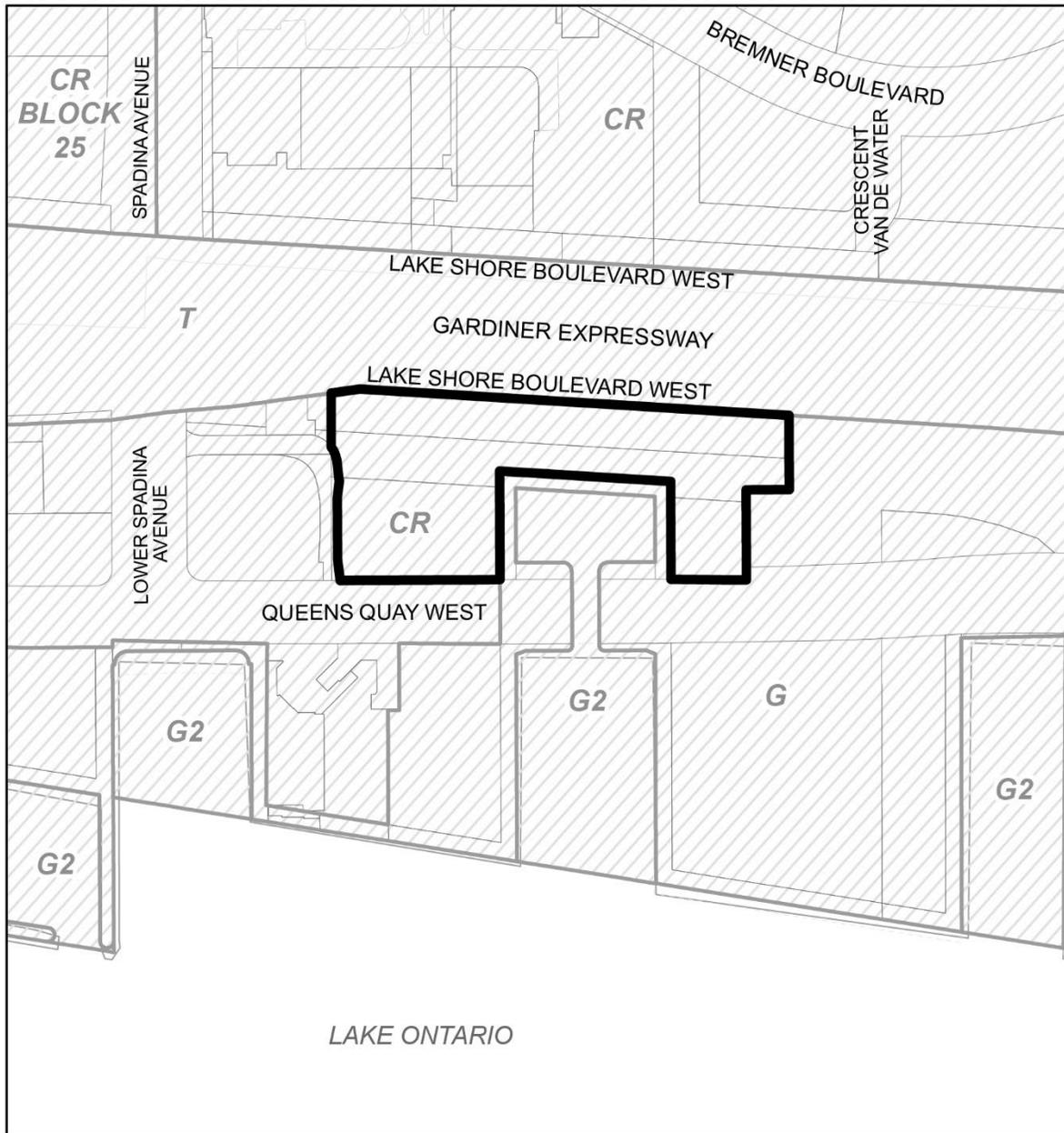
Attachment 3: Official Plan Land Use Map



Attachment 4: Central Waterfront Secondary Plan Land Use Plan



Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

350-396 Queens Quay West

File # 21 183324 STE 10 OZ

 Location of Application

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

- CR Mixed-Use District
- T Industrial District
- G Parks District
- G1 Parks District
- G2 Parks District

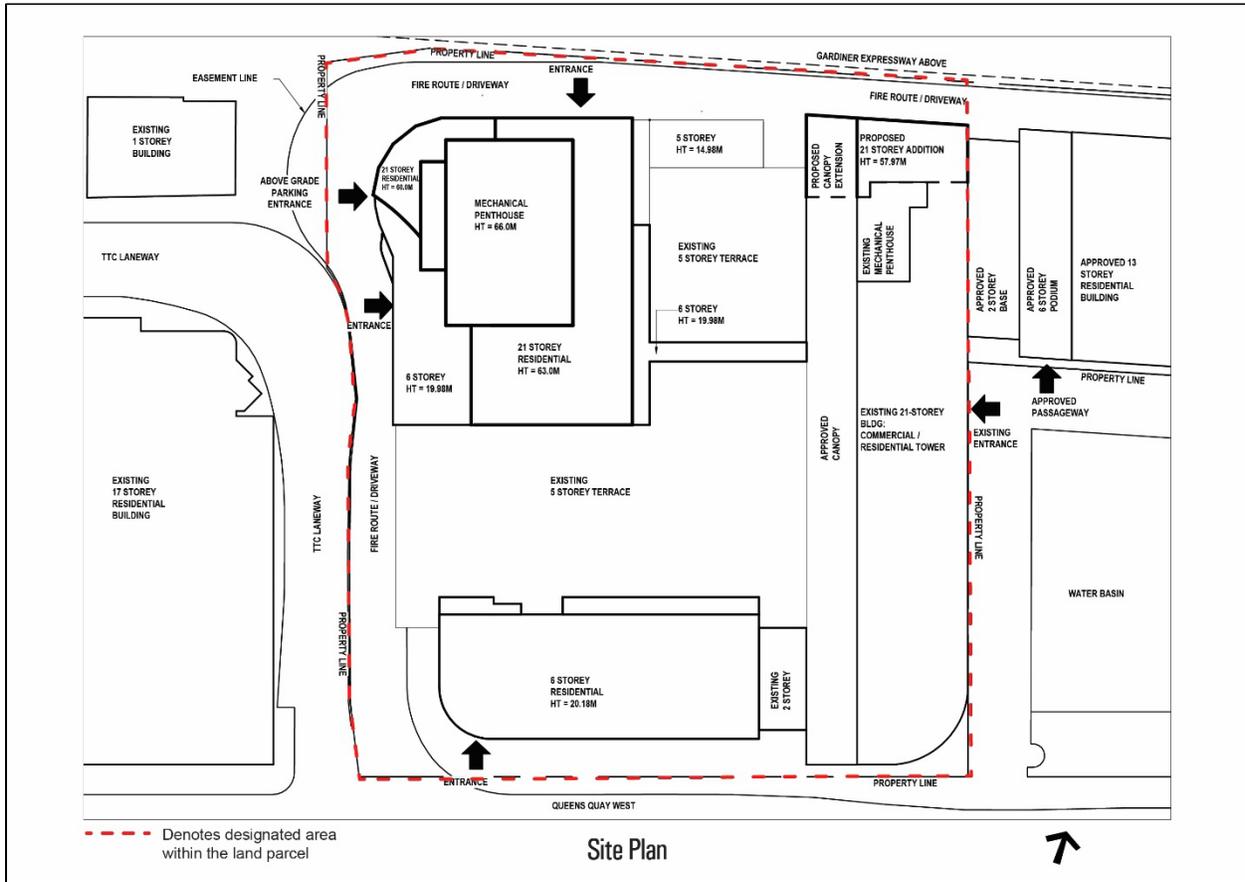


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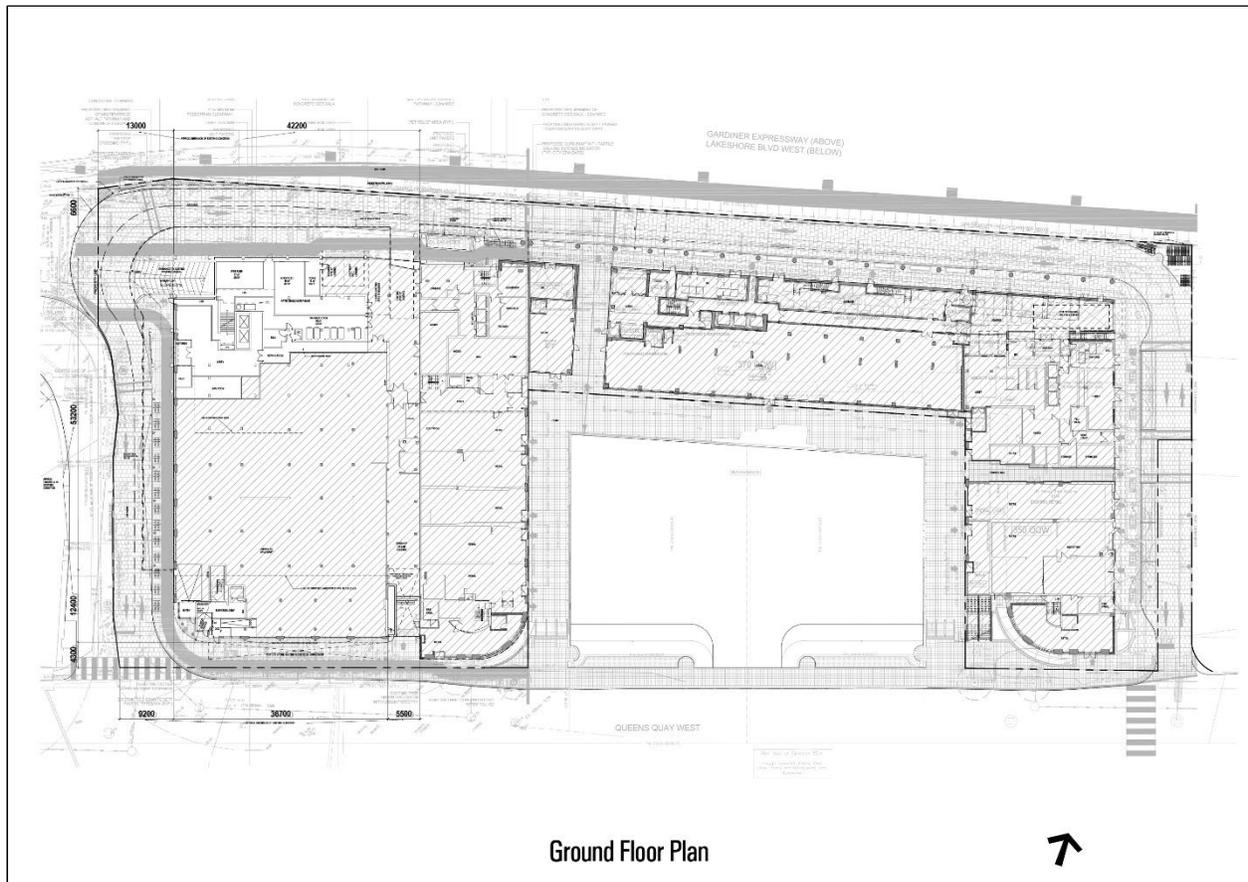
Attachment 6: Draft Zoning By-law Amendment

(To be available at the April 3, 2024, Toronto and East York Community Council Meeting)

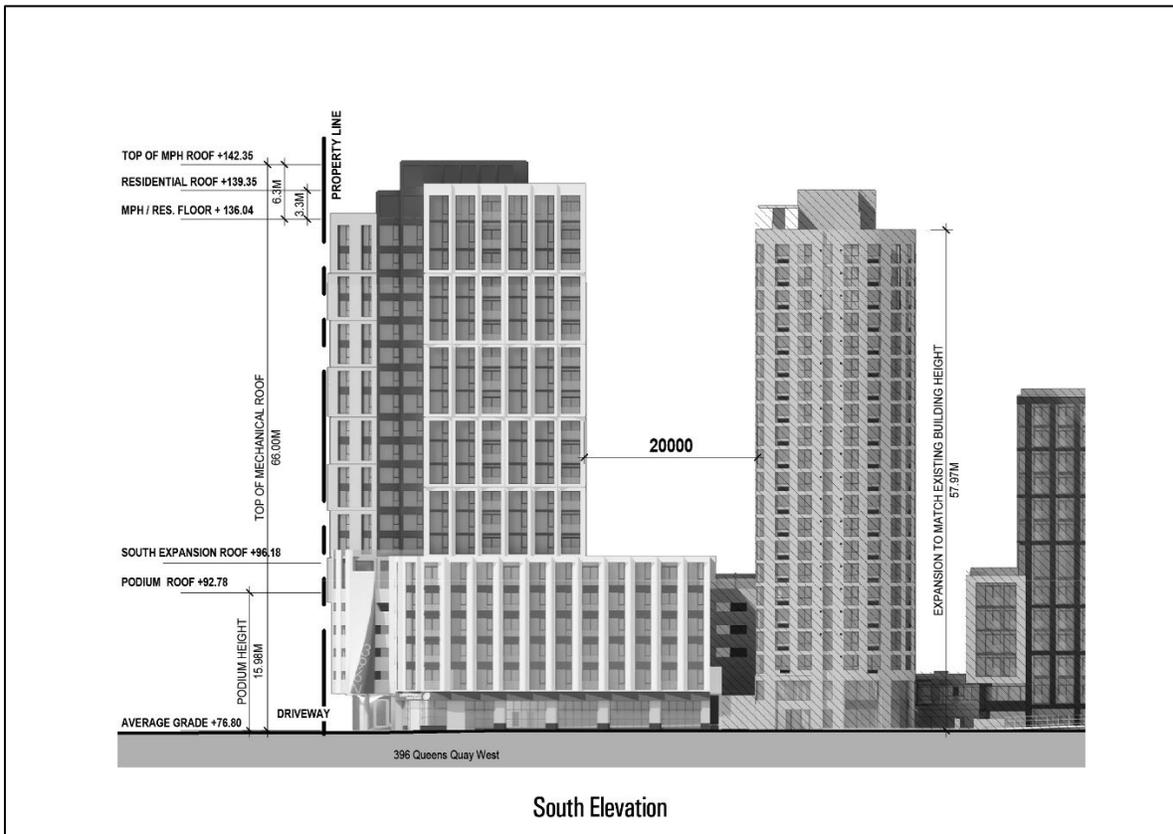
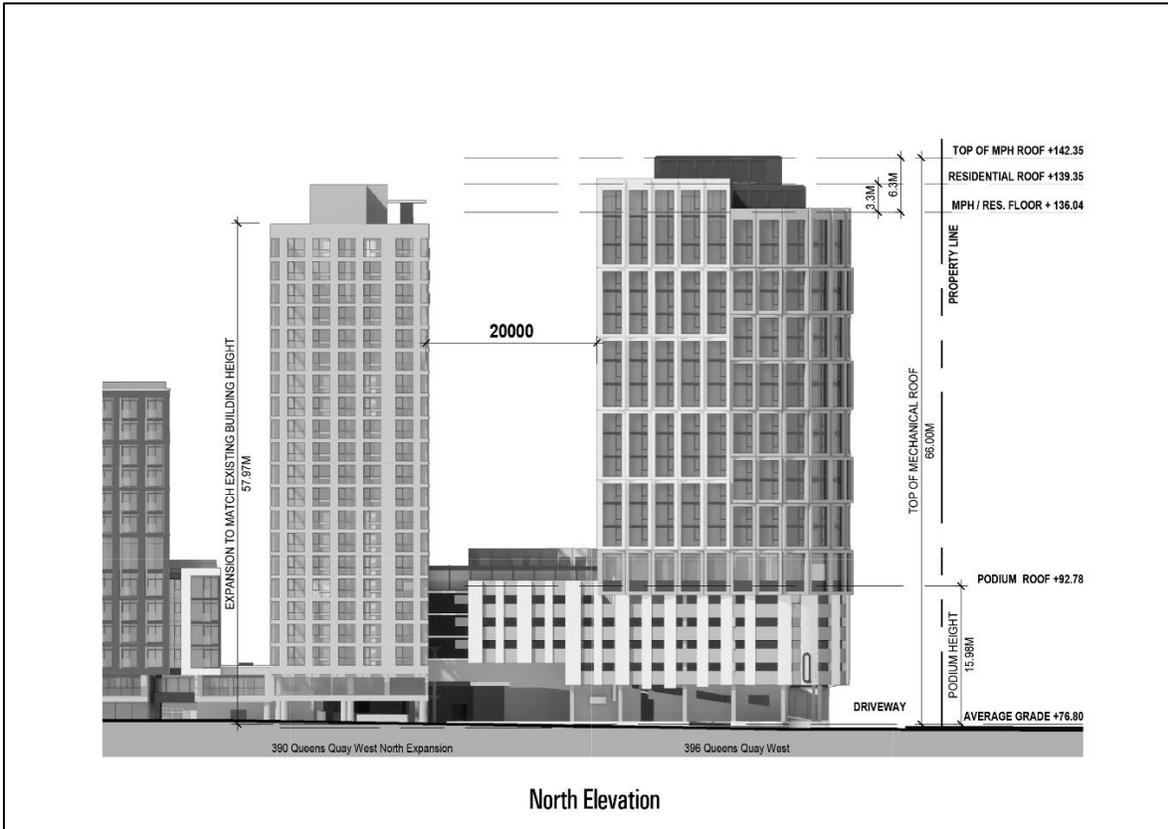
Attachment 7: Site Plan

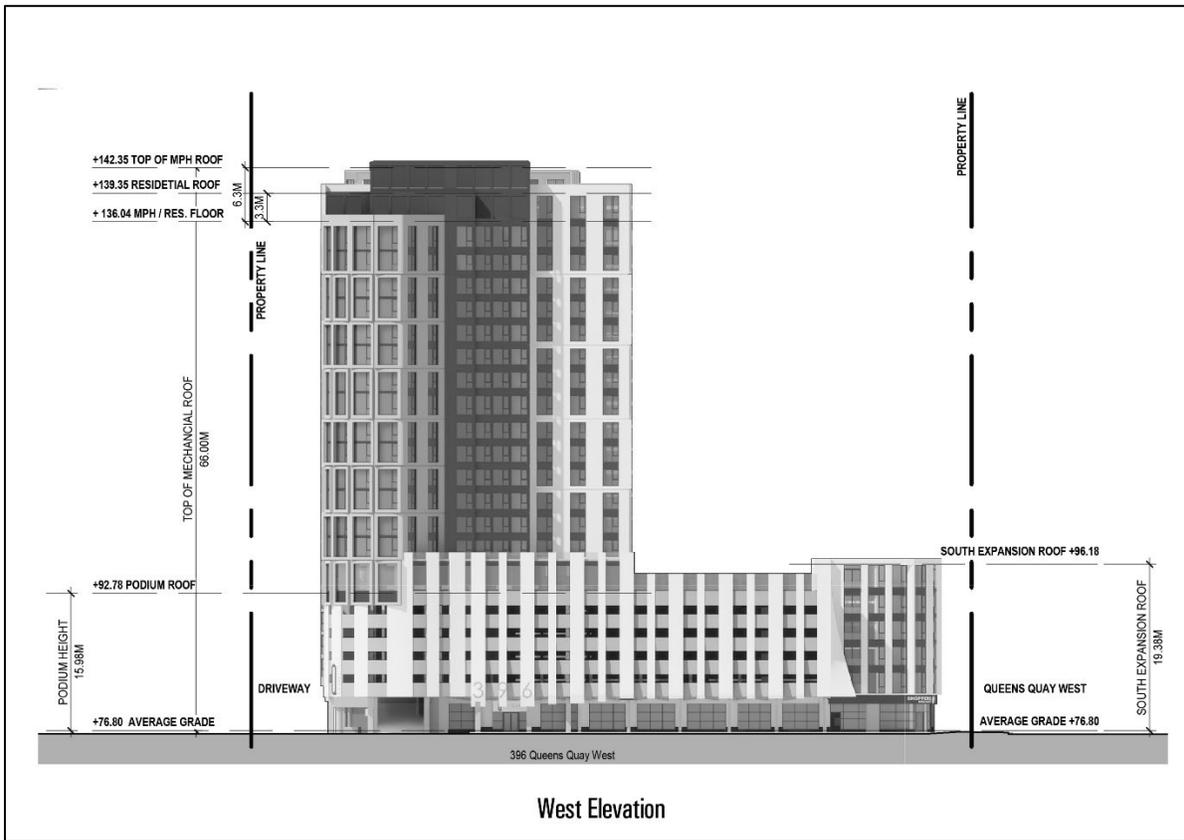
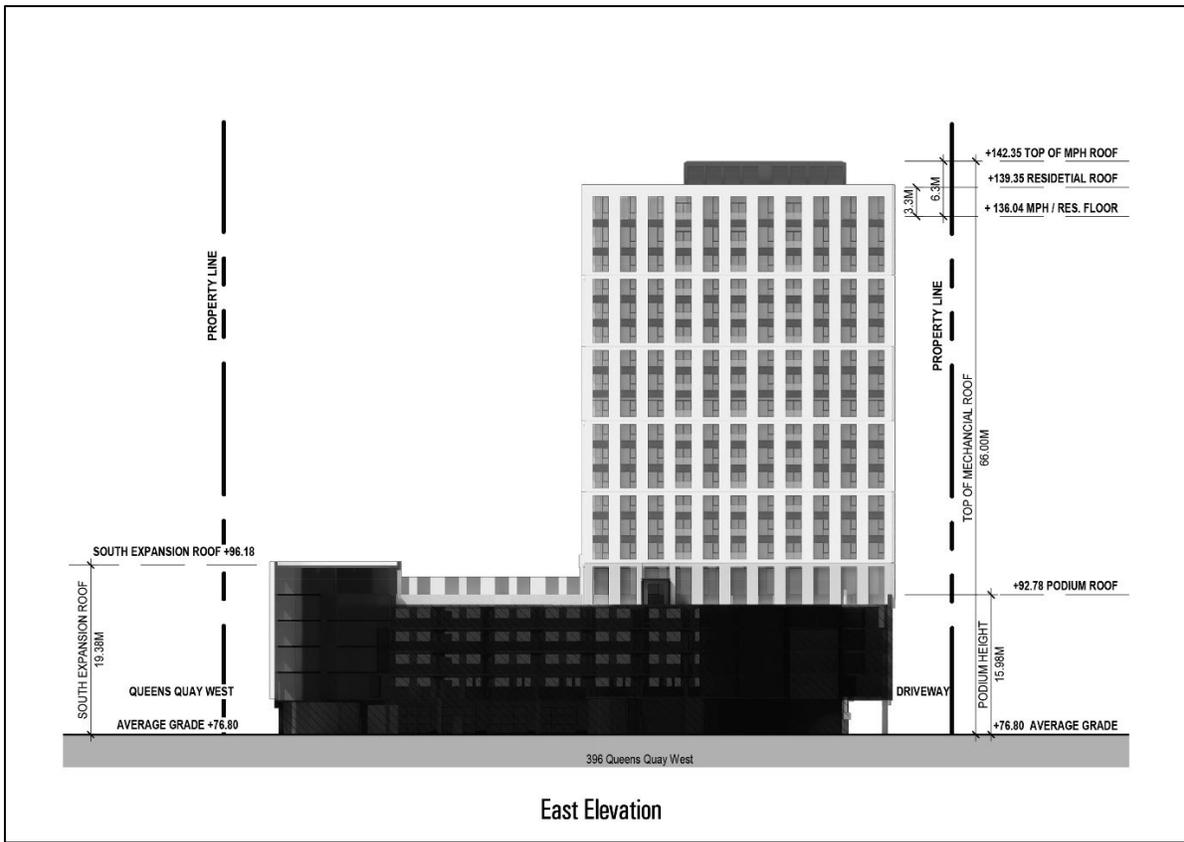


Attachment 8: Ground Floor Plan

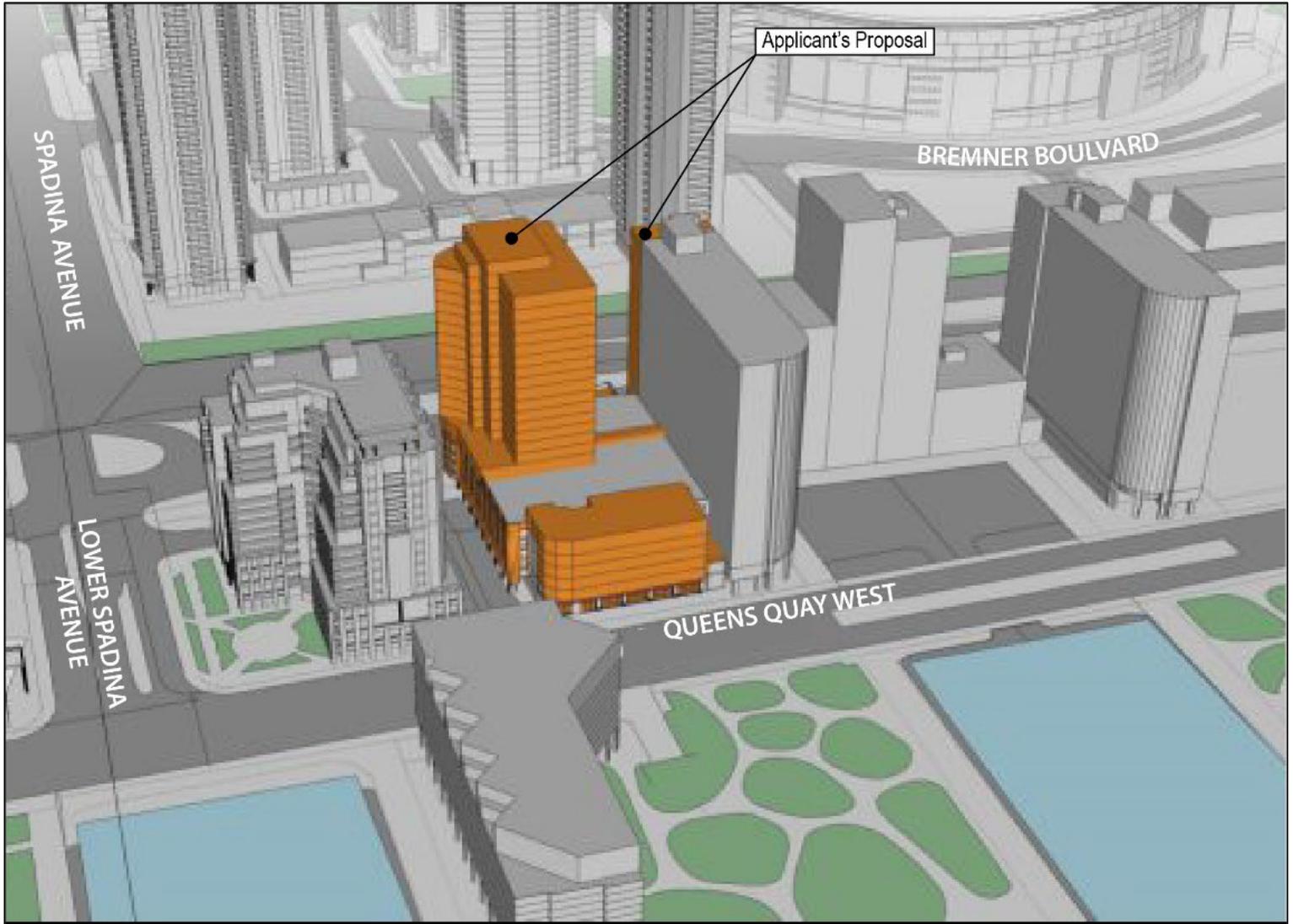


Attachment 9: Elevations





Attachment 10a: 3D Model Looking North

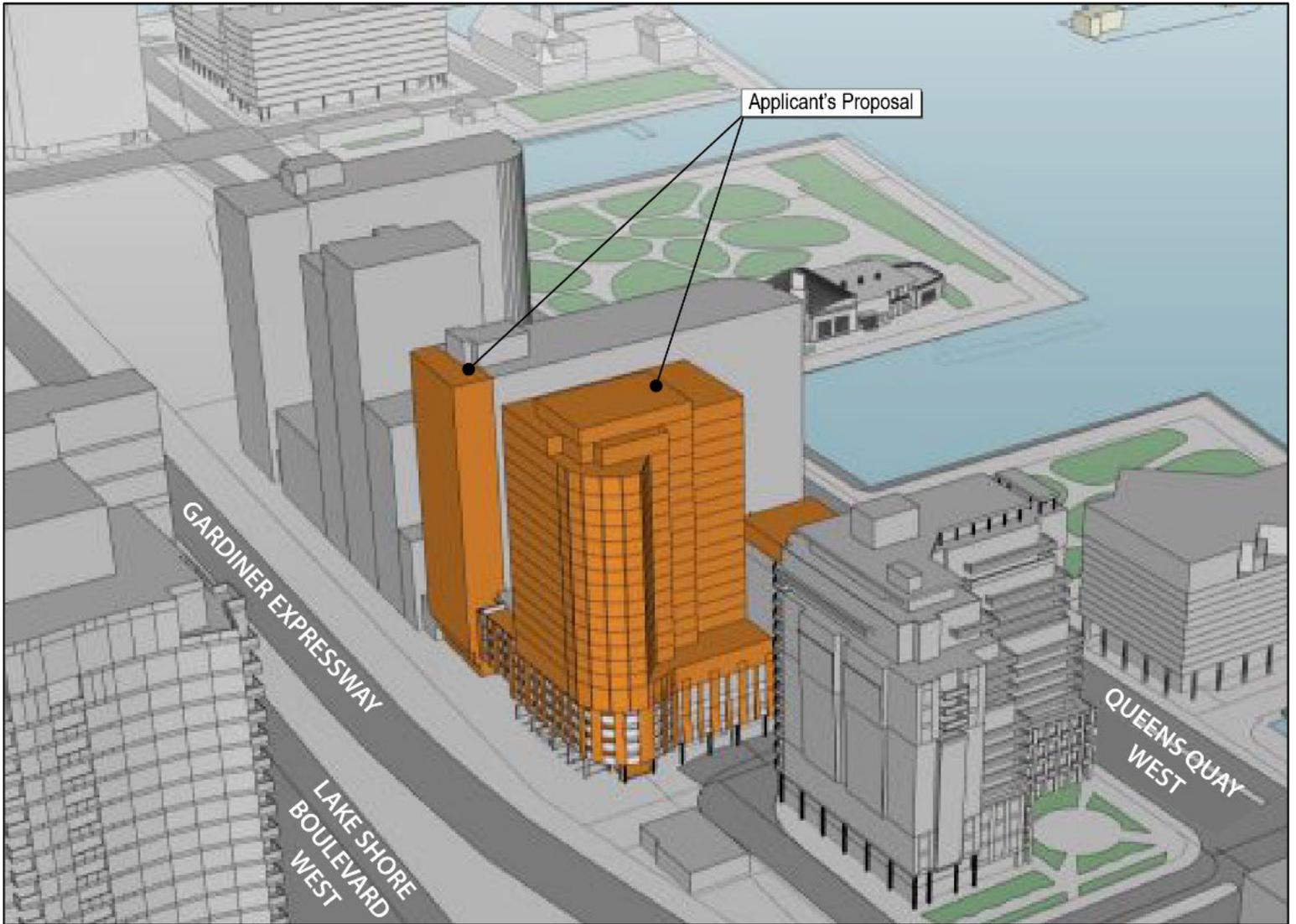


View of Applicant's Proposal Looking North



02/21/2024

Attachment 10b: 3D Model Looking Southeast



View of Applicant's Proposal Looking Southeast



02/21/2024