

68-78 Wellesley Street East and 505-509 Church Street – Official Plan and Zoning By-law Amendment Application – Decision Report – Refusal

Date: March 13, 2024

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

Planning Application Number: 24 109932 STE 13 OZ

Related Rental Housing Demolition Application Number: 24 109955 STE 13 RH

SUMMARY

This report reviews and recommends refusal of the Official Plan and Zoning By-law Amendment to work with the applicant to use mediation to resolve the outstanding issues regarding their proposal for a 28-storey mixed use building at 68-78 Wellesley Street East and 505-509 Church Street. The proposed building would contain 258 residential units and 620 square metres of non-residential gross floor area.

The proposed built form and massing is not consistent with the Church Street Character Area policies of Site and Area Specific Policy 382 in the Official Plan. The outstanding issues cannot be resolved within the legislated timeline for decision of 120 days. If City Council does not make a decision within the legislated timeline, the City may be subject to a request to refund all or part of the application fees.

The application proposes to maintain and reconstruct portions of the existing designated Heritage building on site. A related Rental Housing Demolition and Conversion application proposing to replace the existing 17 rental dwelling units is currently under review.

RECOMMENDATIONS

The Director, Community Planning Toronto and East York District recommends that:

1. City Council refuse the Official Plan Amendment and Zoning By-law Amendment Applications in their current form, for the lands municipally known as 68-78 Wellesley Street East and 505-509 Church Street.

2. In the event the applications are appealed to the Ontario Land Tribunal, City Council, pursuant to subsections 22(8.1) and 34(11.0.0.1) of the Planning Act, use mediation, conciliation or other dispute resolution techniques in an attempt to resolve the Official Plan Amendment and Zoning By-law Amendment applications, to the satisfaction of the Chief Planner and Executive Director, City Planning and City Solicitor.

3. City Council direct the City Clerk, should an appeal be filed, to notify all persons or public bodies who may have filed an appeal to this decision of City Council's intention to rely on subsections 22(8.1) and 34(11.0.0.1) of the Planning Act and the City Clerk shall provide notice to all prescribed persons or public bodies under subsections 22(8.2) and 34(11.0.0.2) of the Planning Act.

4. City Council direct the City Clerk, should an appeal be filed, to notify the Ontario Land Tribunal of City Council's intention pursuant to subsections 22(8.1) and 34(11.0.0.1) of the Planning Act, and that the Ontario Land Tribunal shall receive the record, the notice of appeal and other prescribed documents and materials seventy-five (75) days after the last day for filing a notice of appeal for these matters.

5. City Council authorize the City Solicitor and other appropriate staff to take any necessary steps to implement City Council's decision.

6. City Council direct the City Solicitor to request that, in the event of an appeal to the Ontario Land Tribunal, the Tribunal withhold its final order, until the following conditions are met:

a. the final form of the Official Plan and Zoning By-law Amendments are to the satisfaction of the Chief Planner and Executive Director, City Planning, and the City Solicitor, including any appropriate holding (H) provisions;

b. City Council has approved Rental Housing Demolition Application 24 109955 STE 13 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of the existing rental housing, and the owner has entered into, and registered on title to the lands, one or more agreements with the City, to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, securing all rental housing-related matters necessary to implement City Council's decision including:

i. replacement of the existing 17 rental dwelling units, including the same number of units, bedroom type and size and with similar rents; and

ii. an acceptable Tenant Relocation and Assistance Plan addressing the right for existing tenants to return to a replacement rental unit on the lands at similar rents, the provision of rent gap assistance, and other assistance to lessen hardship, all to the satisfaction of the Chief Planner and Executive Director, City Planning.

c. the applicant has resolved all comments from Engineering and Construction Services contained in their March 5, 2024 memorandum to the satisfaction of the Executive Director, Engineering and Construction Services.

d. the owner shall revise the Functional Servicing and Stormwater Management Reports prepared by Counterpoint Engineering, and re-submit to the City for review and acceptance by Engineering & Construction. The report will determine whether the municipal water, sanitary and storm sewer systems can support the proposed development and whether upgrades or improvements of the existing municipal infrastructure are required.

e. the owner shall enter into a financially secured agreement for the construction of any improvements to the municipal infrastructure, should it be determined that upgrades and road improvements are required to support the development, according to the transportation report accepted by the General Manager of Transportation Services and the functional servicing report accepted by the Chief Engineer and Executive Director of Engineering & Construction Services.

f. enter into a Heritage Easement Agreement with the City for the property at 68 Wellesley Street East, substantially in accordance with the plans and drawings, prepared by the applicant architect, to the satisfaction of the Senior Manager, Heritage Planning, including execution of such agreement to the satisfaction of the City Solicitor;

g. provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in a forthcoming Heritage Impact Assessment for 68 Wellesley Street East, to the satisfaction of the Senior Manager, Heritage Planning.

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. If City Council does not make a decision on this Report, there may be financial implications to the City to the current budget year and in future years.

DECISION HISTORY

A pre-application consultation (PAC) meeting was held on December 12, 2023. The Planning Application Checklist Package resulting from the PAC meeting is available here: toronto.ca/68wellesleyste. The current application was submitted on February 1, 2024 and deemed complete on February 23, 2024. A Preliminary Summary of the application is available using the link above. Staff conducted a Community Consultation Meeting for the application on March 5, 2024.

On February 19, 2014, City Council adopted an intention to designate the subject property under Part IV, Section 29 of the Ontario Heritage Act. The report regarding the intention to designate is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2014.TE29.8>

THE SITE

Description: The site is rectangular with an area of 1,299.8 square metres (0.13 hectares) and has frontages of 34.4 metres on Church Street and 38.0 metres on Wellesley Street East. The site is currently occupied by a two and a half-storey mixed-use building with ground floor retail uses and residential rental units above.

Heritage: The property at 68 Wellesley Street East is designated under Part IV of the Heritage Act, pursuant to By-law 914-2014, as being of cultural heritage value or interest.

Rental Dwelling Units: The existing buildings on the site contain a total of 17 rental dwelling units comprised of one studio, 12 one-bedroom, and four two-bedroom units. Based on the information provided by the applicant and through a site visit, 16 rental dwelling units are currently occupied by tenants.

THE APPLICATION

Description: The applicant is proposing a 28-storey (85.90 metres excluding mechanical penthouse) mixed use building containing 258 residential units (16,904 square metres) and 619.9 square metres of non-residential gross floor area.

Density: The proposal has a density of 13.5 times the area of the lot.

Dwelling Units: The proposal includes a total of 258 dwelling units, 95 studio (36.8%), 87 one-bedroom (33.7%), 50 two-bedroom (19.4%), and 26 three-bedroom units (10.1%). This total includes the replacement of the existing rental units.

Rental Replacement Units: The subject lands contain 17 rental dwelling units of which all are proposed to be demolished. The application proposes replacement of all 17 rental dwelling units within the new mixed-use building along with a tenant relocation and assistance plan to lessen hardship. A related Rental Housing Demolition application was submitted and is currently under review.

Amenity Space: A total of 435.4 square metres of indoor amenity space (1.67 square metres per unit), and 158 square metres of outdoor amenity space (0.61 square metres per unit).

Non-residential: The proposal includes 619.9 square metres of non-residential gross floor area on the ground floor.

Parkland Dedication: The parkland dedication requirements of the proposal are recommended to be satisfied through a cash-in-lieu payment should a development be approved.

Heritage: 68 Wellesley Street East is designated under Part IV of the Heritage Act, pursuant to By-law 914-2014, as being of cultural heritage value or interest. The application proposes to retain the primary elevations (south and west) at the second storey and mansard roof, and to partially dismantle and reconstruct the north elevation second-storey brick wall, dormer and mansard roof.

Access, Bicycle Parking, Vehicle Parking and Loading: The main pedestrian access is proposed on Wellesley Street East, with a secondary entrance in the rear of the building via Anvil Alley. Vehicular access would be from Anvil Alley, providing access to one Type 'G' loading area and a vehicular pick up and drop off area. No vehicular parking spaces are proposed. The proposal includes a total of 295 bicycle parking spaces (233 long term, and 52 short term) located in the underground P1 level.

Additional Information: See the attachments 1, 2, 5 and 6 of this report for the Application Data Sheet, location map, a site plan, and elevations of the proposal. 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/68wellesleyste

Reasons for Application: The proposal requires an Official Plan Amendment to amend performance standards regulating building height, angular plane requirements, retail store widths, and shadow impacts within the Church Street Character Area of the North Downtown Yonge Site and Area Specific Policy 382.

The proposal requires an amendment to City-wide Zoning By-law 569-2013, as amended, to permit an increased height, and to revise other development provisions as such as building setbacks, gross floor area, amenity space, and floor space index to accommodate the proposal.

POLICY & 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, including A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Greenbelt Plan, and others.

Official Plan

The land use designation for the site is Mixed Use Areas which permit a wide range of residential, commercial, and institutional uses. See Attachment 3 of this report for the Official Plan Land Use Map.

Official Plan Policy 3.2.1.6 requires new development that would result in the loss of six or more rental dwelling units, to replace at least the same number, size, and type of rental units at similar rents to those in effect at the time of application. The policy also requires the provision of an acceptable tenant relocation and assistance plan, addressing the right of existing tenants to return to the replacement units at similar rents and other assistance to lessen hardship.

This application involves the demolition of rental housing units. Under Chapter 667 of the City of Toronto Municipal Code, an applicant is required to obtain a Rental Housing Demolition and Conversion Permit from the City to demolish existing rental housing units if a site contains six or more residential units, of which at least one unit is rental housing. The City may impose conditions that must be satisfied prior to obtaining a demolition permit.

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

Downtown Plan

The Downtown Plan Secondary Plan identifies the site as Mixed-Use Areas 3 - Main Street. The Downtown Plan states that development within the Mixed-Use Areas 3- Main Street designation will generally be in the form of mid-rise buildings, with some low-rise and tall buildings permitted based on compatibility.

The Downtown Secondary Plan can be found here: <https://www.toronto.ca/wp-content/uploads/2022/06/962d-cityplanning-official-plan-41-secondary-plan-downtown-plan.pdf>

North Downtown Yonge Site and Area Specific Policy 382

The site is within the Church Street Character Area as identified in SASP 382. SASP 382 sets out policies for specific “Character Areas” within the North Downtown Yonge Area, as well as areawide policies addressing heritage, parks and open space, public realm, and urban design. The Church Street Character Area establishes performance standards related to built form, including building setbacks, stepbacks, height, retail store widths, in addition to regulating the impact of shadows on parkland.

Zoning

The site is zoned CR 3.0 (c1.7; r3.0) SS1 (x2545) under Zoning By-law 569-2013. The CR 3.0 zoning category permits a range of commercial and residential uses. The maximum permitted height is 14 metres. The maximum permitted density is 3 times the area of the lot including 1.7 times density for commercial uses, and 3 times density for residential uses. See Attachment 4 of this report for the existing Zoning By-law Map.

The City's Zoning By-law 569-2013 can be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law/preliminary-zoning-reviews/zoning-by-law-569-2013-2/>.

Design Guidelines

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

- North Downtown Yonge Urban Design Guidelines;
- Tall Building Design Guidelines;
- Downtown Tall Building Design Guidelines;
- Growing Up Guidelines for Children in Vertical Communities;
- Toronto Accessibility Design Guidelines; and
- Pet Friendly Design Guidelines for High Density Communities.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-planning-guidelines/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.

Parks Canada Standards and Guidelines

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada is the official document guiding planning, stewardship, and conservation approaches for all listed and designated heritage resources within the City of Toronto.

The Standards and Guidelines can be found here:
<http://www.historicplaces.ca/en/pages/standards-normes.aspx>.

COMMUNITY CONSULTATION

A virtual Community Consultation Meeting was hosted by City staff on March 5, 2024. Approximately 40 people participated, as well as the representative on behalf of the Ward Councillor and the applicant. At the meeting, City staff and the applicant's consultants 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. Issues raised at the meeting and through written comments and phone calls include:

The concerns heard during the meeting included:

- the proposed building is too tall;

- concerns about the overall massing and location of the tall building on the site;
- concern about the shadow impacts on Barbra Hall Park;
- issues with the impact on the Church Street streetscape; and
- issues with the scale and scope of the proposed heritage retention.

Tenant Meeting: As part of the Rental Housing Demolition and Conversion application, City staff will hold a separate consultation meeting with affected tenants prior to any future City Council consideration of the Rental Housing Demolition and Conversion application. An applicant-led tenant meeting was held prior to the submission of the applications on December 12, 2023, with City Planning staff in attendance.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff's review of this 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). Both documents establish standards for the conservation of heritage properties, which have not been satisfied by the proposal. The proposal has not demonstrated that the cultural heritage value and attributes of the heritage property will be conserved consistent with the heritage planning policy framework, nor that the heritage impacts of the proposal would be appropriately mitigated.

Land Use

The application proposes non-residential uses within the retained heritage building, and residential uses within the tower above. The proposed mix of uses is acceptable to Staff.

Rental Housing Demolition and Conversion By-law

The current application proposes replacement of the 17 existing rental dwelling units located on the development site. Details on the rental replacement proposal, including replacement unit sizes, are still to be resolved. The applicant has indicated that they will work with staff to develop an acceptable tenant relocation and assistance plan.

Should the OLT allow the appeals in whole or in part, Staff recommend that the City Solicitor request that the Tribunal withhold its final order until it has been advised that City Council has dealt with the Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006.

Built Form

The proposed building massing and height do not meet the intent of the Official Plan, Downtown Secondary Plan, or North Downtown Yonge Site and Area Specific Policy. The proposal does not meet the intent of the applicable built form design guidelines.

The proposed tower height and tower setbacks from Church Street and Wellesley Street East do not reinforce the core village area as a low to mid-rise pedestrian oriented main street as specified in SASP 382 and creates an unacceptable shadow impact on Barbra Hall Park and the parkland forming part of the 519 Community Hub to the north.

The proposal does not meet the intent of the Tall Building Design Guidelines which identifies appropriate tower setbacks from side and rear lot lines to allow for access to sunlight, sky view, privacy, and daylighting.

Heritage Conservation

The application propose in-situ retention and conservation of the primary (south and west) elevations at the second storey and mansard roof at both Church Street and Wellesley Street East, as well as the partial dismantling and reconstruction of the second story brick wall, dormer and mansard roof. The current storefronts along the Church Street and Wellesley Street east elevations would be replaced with glazed storefronts.

A three-story reveal is proposed above the heritage roof, with a step back depth from the heritage façade of 4.06 metres on the Church Street elevation (West) and a step back depth of 3.89 metres on the Wellesley Street East elevation (South). Along the Church Street elevation, the tower would cantilever 2.69 metres from the top of the three story reveal towards the lot line and heritage façade below.

The proposed tower provides inadequate stepbacks from both Church Street and Wellesley Street East in relation to the heritage building.

Shadow

A Sun and Shadow Study was submitted in support of this application. The study demonstrates new shadows from the proposal on Barbara Hall Park and 519 Church Street Community Hub to the north of the site. Map 41-13 of the Downtown Secondary Plan lists Barbara Hall Park as a Sun Protected Park and Policy 9.18 of the Downtown Plan specifies that development will adequately limit net-new shadow as measured from March 21st to September 21st from 10:18 a.m. – 4:18 p.m. on Sun Protected Parks. Policy 5.7.3 of SASP 382 states that redevelopment will cast no new net shadows on the parkland forming part of the 519 Community Hub. A reduction in the amount of net shadowing is required to meet the intent of the Downtown Plan and Church Street Character Area policies in SASP 382.

Traffic Impact, Access, Parking

A Transportation Impact Assessment has been submitted in support of the proposed elimination of visitor and accessible parking rates. The assessment was reviewed by Transportation Services staff, and is unacceptable in its current form.

Amenity Space

The amount of proposed amenity space provided is not acceptable.

Lane Widening

A 1.63 metre lane widening is required to be conveyed to the City along the north property line that abuts Anvil Lane, and is depicted on the plans submitted by the applicant.

Public Realm

The application proposes the retention of the existing heritage building in situ which maintains the existing curb-to-building face dimensions and is acceptable to Staff.

The incorporation of ground floor retail and non-residential uses is acceptable and will continue to provide animation along the street frontages.

Servicing

A Functional Servicing and Stormwater Management Report and associated plans have been submitted in support of the application. Revisions to the reports and plans have been requested by Engineering and Construction Services.

In the event that the matter is appealed to the OLT, staff recommend the OLT withhold the issuance of any Orders that may approve the application until such time as the owner has addressed all comments from Engineering and Construction Services contained in their March 5, 2024 memorandum to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

Parkland

In accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement through a cash-in-lieu payment. As per Toronto Municipal Code Chapter 415-29, the value of the cash-in-lieu will be appraised under the direction of the Executive Director, Corporate Real Estate Management. Additionally, 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.

Tree Preservation

The application proposes to preserve the existing street trees along Wellesley Street East. No new street trees are proposed along Church Street. Staff have requested

further investigative work be undertaken in regards to the potential for new tree planting along Church Street, as well as with respect to the preservation of the existing street trees.

Toronto Green Standard

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.

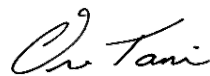
Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

CONTACT

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SIGNATURE



Oren Tamir
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: Existing Zoning By-law Map

Applicant Submitted Drawings

- Attachment 5: Site Plan
- Attachment 6: Elevations
- Attachment 7: 3D Views

Attachment 1: Application Data Sheet

Municipal Address:	68-78 Wellesley Street East	Date Received:	February 1, 2024
Application Number:	24 109932 STE 13 OZ		
Application Type:	Official Plan Amendment, Zoning By-law Amendment, Rental Housing Demolition		
Project Description:	A 28 storey, mixed-use building with 17,523.3 m ² of gross floor area, comprised of 16,903.4 m ² of residential GFA and 619.9 m ² of non-residential GFA. Approximately 258 residential dwelling units are proposed.		
Applicant	Agent	Architect	Owner
Aird & Berlis LLP	Eileen Costello	BPD Quadrangle	2606545 Ontario Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Downtown Secondary Plan & SASP 382
Zoning:	CR 3.0 (c1.7; r3.0) SS1 (x2545)	Heritage Designation:	Y
Height Limit (m):	18	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	1,300	Frontage (m):	38	Depth (m):	34
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,109		966	966
Residential GFA (sq m):	1,393		16,903	16,903
Non-Residential GFA (sq m):	1,379		620	620
Total GFA (sq m):	2,772		17,523	17,523
Height - Storeys:	3		28	28
Height - Metres:			86	86

Lot Coverage Ratio (%)	74.32	Floor Space Index:	13.48
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	16,759	144
Retail GFA:	388	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	232	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	17		17	17
Freehold:				
Condominium:			241	241
Other:				
Total Units:	17		258	258

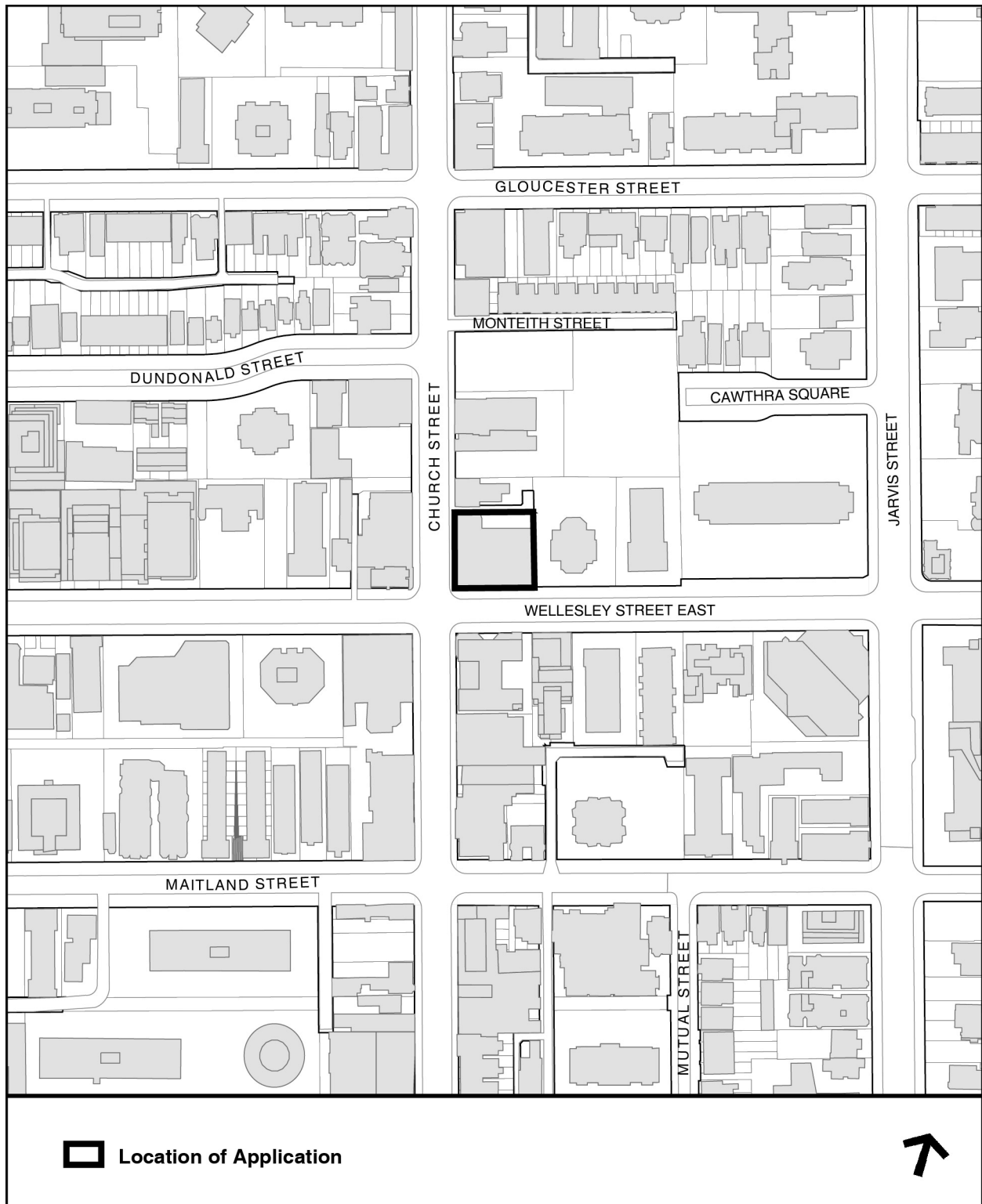
Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		95	87	50	26
Total Units:		95	87	50	26

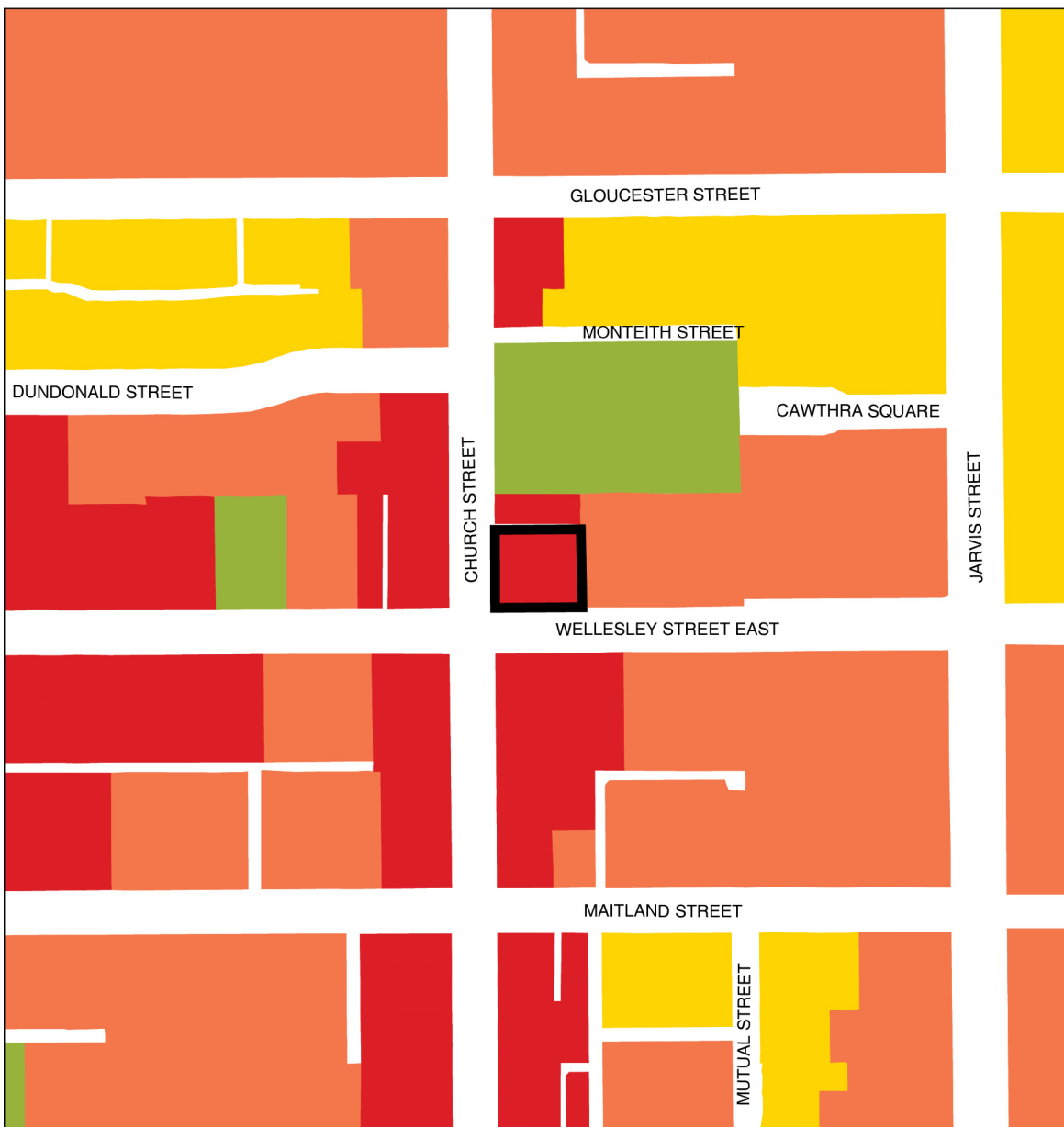
Parking and Loading

Parking Spaces:	Bicycle Parking Spaces:	295	Loading Docks:	1
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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 18

68 Wellesley Street East

File # 24 109932 STE 13 0Z

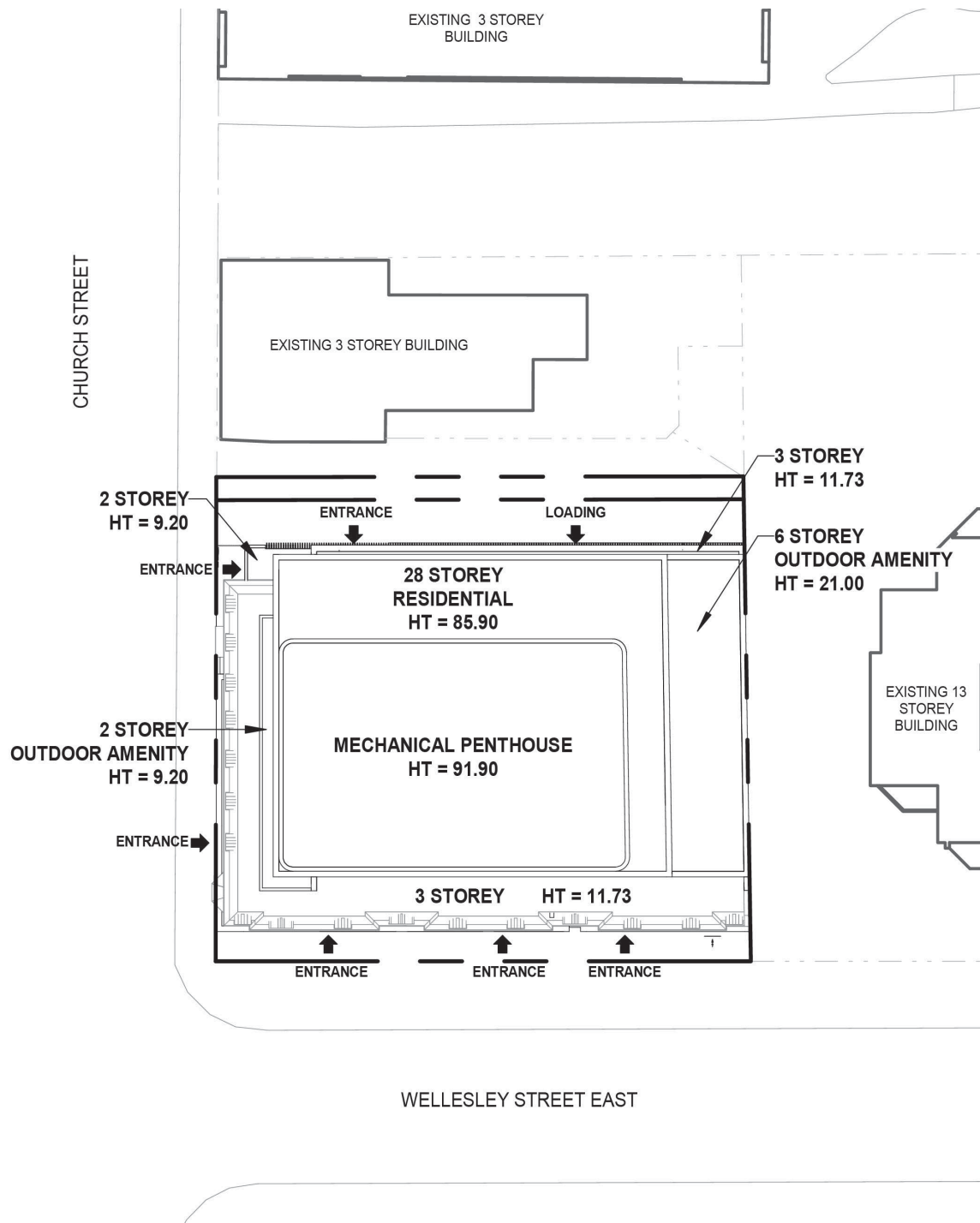


↑
Not to Scale
Extracted: 02/06/2024

The map displays the following streets and landmarks:

- Streets:** Gloucester Street, Dundonald Street, Wellesley Street East, Church Street, Montfith Street, Jarvis Street, Cawthra Square, Wellesley Street East, Mutual Street, and Maitland Street.
- Landmarks:** City Hall, Old London Bridge, and various public buildings.
- Land Parcel Labels:**
 - R (d2.5) (x89)
 - R (d2.5) (x882)
 - R (d2.0) (x82)
 - R (d1.0) (x874)
 - R (d2.5) (x644)
 - R (d2.0) (x644)
 - R (d2.0) (x504)
 - R (d1.0) (x964)
 - R (d1.0) (x82)
 - R (d1.0) (x87)
 - R (d1.0) (x644)
 - R (d1.0) (x559)
 - R (d1.0) (x874)
 - R (d1.0) (x456)
 - R (d2.5) (x878)
 - R (d2.5) (x880)
 - R (d2.5) (x27)
 - R (d2.5) (x563)
 - R (d2.5) (x520)
 - R (d2.0) (x886)
 - R (d2.0) (x520)
 - R (d2.0) (x875)
 - R (d2.5) (x82)
 - CR 3.0 (c1.7; r3.0) SS1 (x2545)
 - CR 3.0 (c1.7; r3.0) SS1 (x2545)
 - CR 3.0 (c1.7; r3.0) SS1 (x2145)
 - R (d2.5) (x513)
 - R (d2.0) (x974)
 - R (d2.0) (x801)
 - R (d1.0) (x504)
 - R (d1.0) (x963)
 - R (d2.0) (x764)
 - R (d1.0) (x962)
 - R (d2.0) (x874)
 - R (d2.5) (x883)
 - CR 3.0 (c1.7; r3.0) SS1 (x754)
 - CR 3.0 (c1.7; r3.0) SS1 (x2144)
 - CR 3.0 (c1.7; r3.0) SS1 (x2547)
 - CR 3.0 (c1.7; r3.0) SS1 (x1673)
 - R (d2.0) (x962)
 - R (d2.5) (x878)
 - R (d2.5) (x880)
 - R (d2.5) (x27)
 - R (d2.5) (x563)
 - R (d2.5) (x520)
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 - R (d2.5) (x513)
 - R (d2.0) (x974)
 - R (d2.0) (x801)
 - R (d1.0) (x504)
 - R (d1.0) (x963)
 - R (d2.0) (x764)
 - R (d1.0) (x962)
 - R (d2.0) (x874)
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 - CR 3.0 (c1.7; r3.0) SS1 (x754)
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 - CR 3.0 (c1.7; r3.0) SS1 (x2547)
 - CR 3.0 (c1.7; r3.0) SS1 (x1673)
 - R (d2.0) (x962)

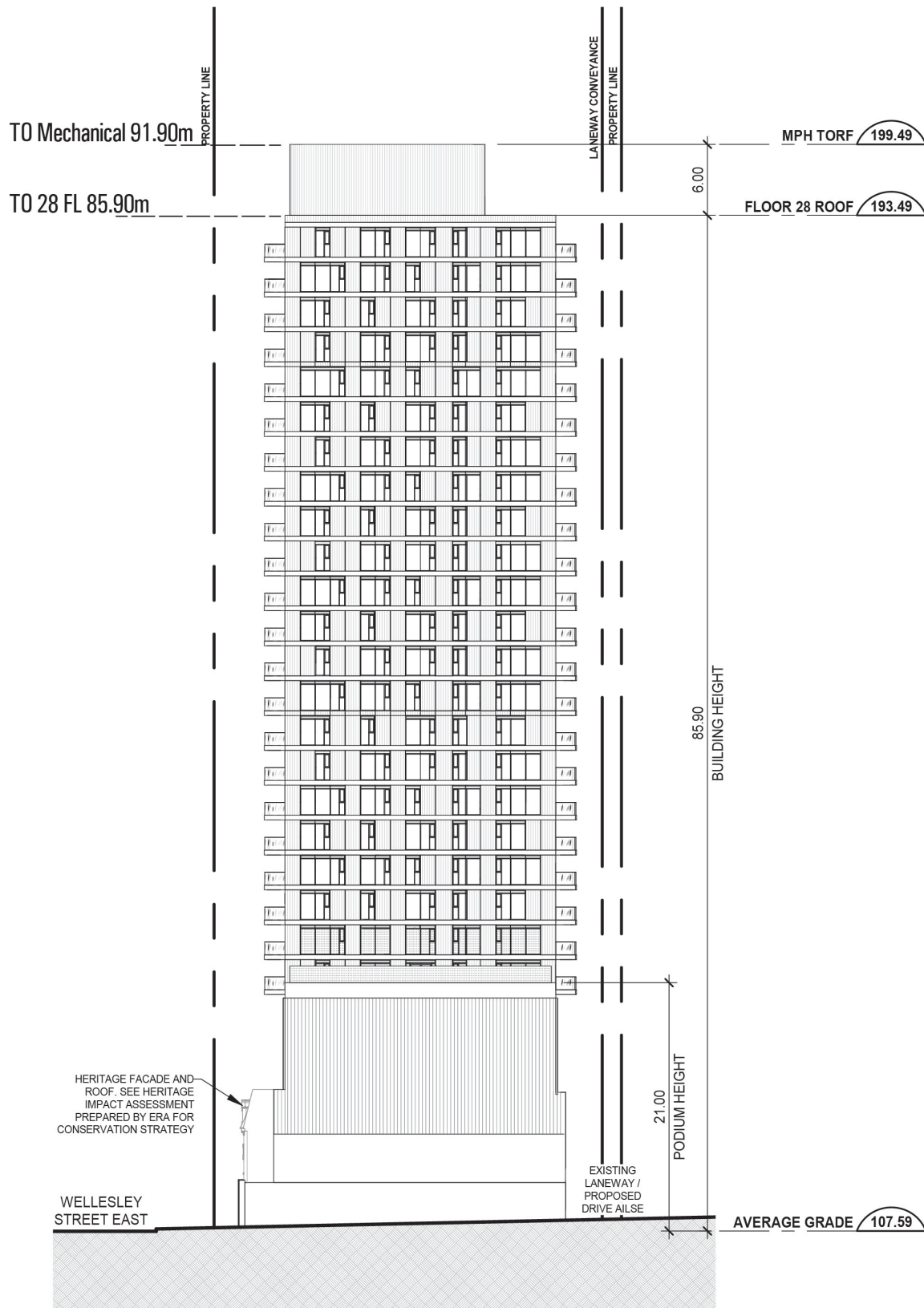
Attachment 5: Site Plan



Site Plan



Attachment 6: Elevations



East Elevation

TO Mechanical 91.90m

TO 28 FL 85.90m

PROPERTY LINE

MPH TORF 199.49

6.00

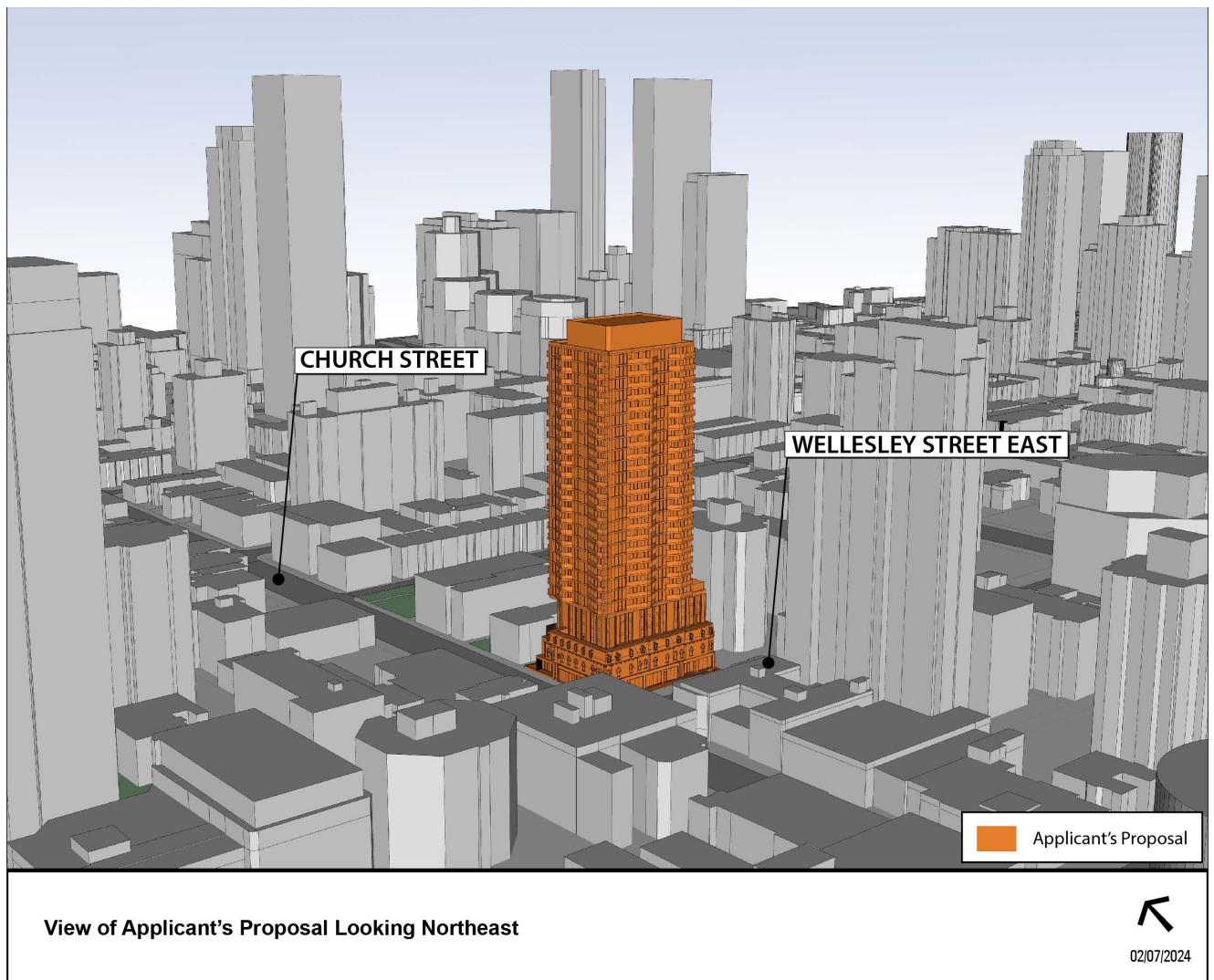
FLOOR 28 ROOF 193.49

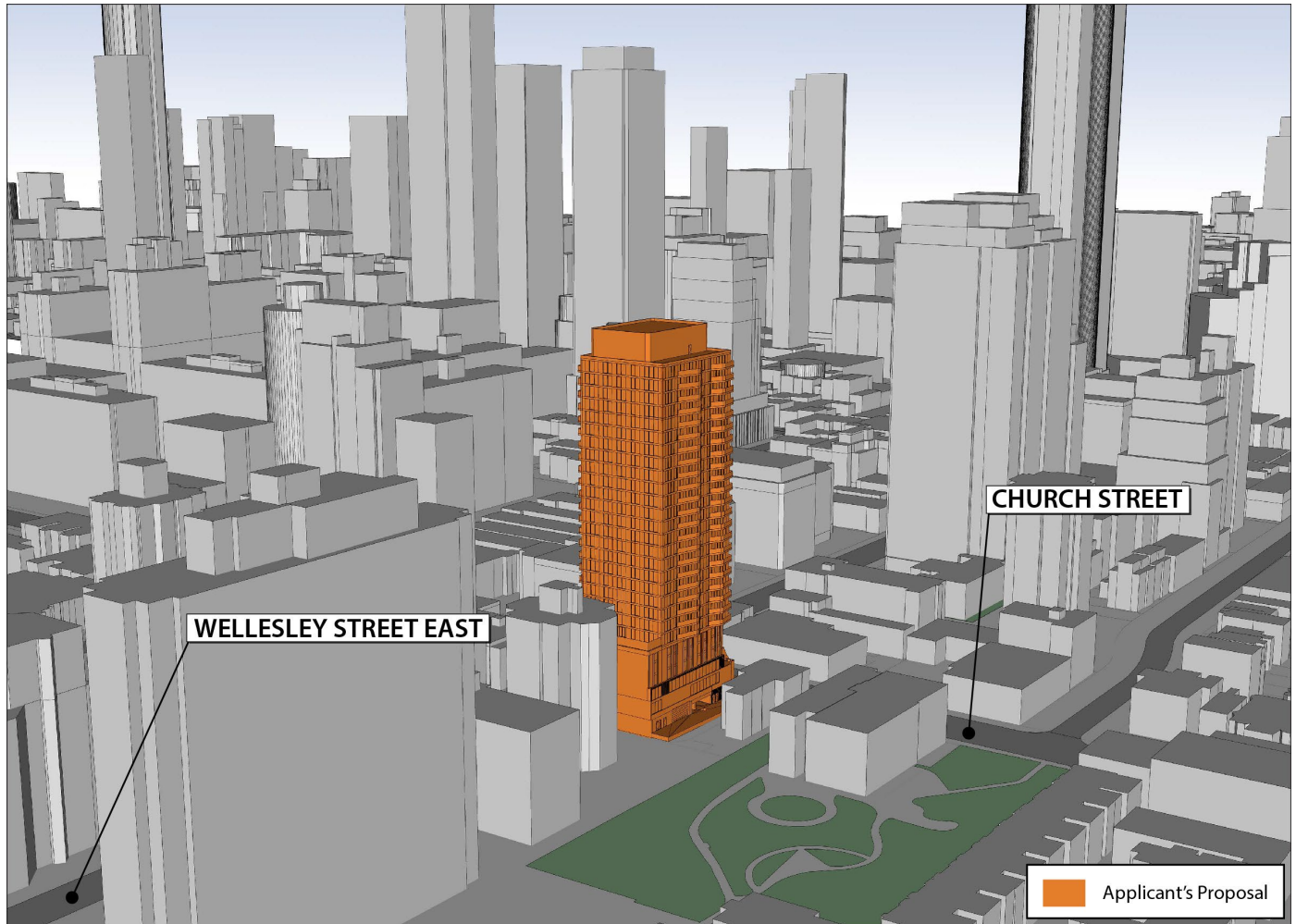
85.90
BUILDING HEIGHT



North Elevation

Attachment 7: 3D Views





View of Applicant's Proposal Looking Southwest

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02/07/2024