

111 Peter Street – Zoning By-law Amendment Application – Decision Report – Approval

Date: March 18, 2025

To: Toronto and East York Community Council

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

Ward: 10 - Spadina-Fort York

Planning Application Number: 24 243620 STE 10 OZ

SUMMARY

This report reviews and recommends approval of an application to amend the Zoning By-law to permit a 52-storey mixed-use building (173 metres including mechanical penthouse) that includes the retention of the existing building, and would contain 852 dwelling units and 3,888 square metres of non-residential gross floor area at 111 Peter Street.

RECOMMENDATIONS

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

1. City Council amend Toronto Zoning By-law 569-2013, for the lands municipally known as 111 Peter Street, substantially in accordance with the draft Zoning By-law Amendment included as Attachment No.15 to this report.
2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council allow the owner of 111 Peter Street to design, construct, finish, provide and maintain on the site 24 affordable rental housing units as part of the development, to the satisfaction of the Chief Planner and Executive Director, City Planning; the Executive Director, Development Review; and the Executive Director, Housing Secretariat, as an in-kind contribution pursuant to subsection 37(6) of the Planning Act, all in accordance with the following terms (the "in-kind Contribution"):

- a. the in-kind contribution shall be comprised of 3 studio units; 14 one-bedroom units; 4 two-bedroom units; and 3 three-bedroom units (the "Affordable Rental Housing Units");
- b. the minimum unit size of the Affordable Rental Housing Units shall be no less than the minimum unit size of the other dwelling units in the development, by unit type, and the Affordable Rental Housing Units shall collectively have a gross floor area of at least 1,330 square metres (14,316 square feet);
- c. the Affordable Rental Housing Units shall be provided in contiguous groups of at least six (6) rental dwelling units if the remainder of the building is condominium in tenure;
- d. the general configuration, location and layout of the Affordable Rental Housing Units in the development shall be to the satisfaction of the Chief Planner and Executive Director, City Planning;
- e. tenants of the Affordable Rental Housing Units shall be provided with access to, and use of, all indoor and outdoor amenities in the development on the same terms and conditions as other residents of the development without the need to pre-book or pay a fee unless specifically required as a customary practice of private bookings;
- f. all Affordable Rental Housing Units will be provided with ensuite laundry facilities and central air conditioning at no extra charge;
- g. tenants of the Affordable Rental Housing Units will be provided with access to long-term and short-term bicycle parking and visitor parking in accordance with the Zoning By-law and on the same basis as other units within the development;
- h. the initial rent (inclusive of utilities) charged to first tenants and upon turnover of the Affordable Rental Housing Units shall not exceed Affordable Rent as defined in the Official Plan for a minimum of 40 years, beginning with the date each such unit is first occupied (the "Affordability Period"). During the Affordability Period, increases to initial rents charged to tenants occupying any of the Affordable Rental Housing Units shall be in accordance with the Residential Tenancies Act and shall not exceed the Provincial rent guideline; regardless of whether the Provincial rent guideline applies to the Affordable Rental Housing Units under the Residential Tenancies Act;
- i. the owner shall provide and maintain the Affordable Rental Housing Units as rental dwelling units at the rents identified in Recommendation 3.h. above, for the duration of the Affordability Period. The affordable rental housing units shall not be registered as a condominium or any other form of ownership, such as life lease or co-ownership, which provide a right to exclusive possession of a dwelling unit, and no application for conversion for non-rental housing purposes, or application to demolish any affordable rental housing unit shall be made for

the duration of the Affordability Period; and upon the expiration of the Affordability Period, the owner shall continue to provide and maintain the Affordable Rental Housing Units as rental dwelling units, unless and until such time as the owner has applied for and obtained all approvals necessary to do otherwise;

j. the owner will use the City's Centralized Affordable Housing Access System to advertise and select tenants for the affordable rental housing units, provided it is in place, unless otherwise agreed to by the Executive Director, Housing Secretariat, and at least six months in advance of any affordable rental housing unit being made available for rent, the owner shall develop and implement an Access Plan which will outline how the Affordable Rental Housing Units will be rented to eligible households in consultation with, and to the satisfaction of, the Executive Director, Housing Secretariat; and

k. the Affordable Rental Housing Units shall be made ready and available for occupancy no later than the date by which 70 percent of the new dwelling units in the proposed development are erected on the site are available and ready for occupancy.

5. City Council authorize the Chief Planner and Executive Director, City Planning to enter into an Agreement pursuant to subsection 37(7.1) of the Planning Act (the "In-kind Contribution Agreement") to address the provision of the in-kind contribution identified in Recommendation 3 to the satisfaction of the Chief Planner and Executive Director, City Planning; the Executive Director, Development Review; and the City Solicitor, with such agreement to be registered on the title to the lands, which agreement shall be evidence of arrangements for the provision of the in-kind contribution that are satisfactory to City Council.

6. City Council attribute a value to the in-kind contribution set out above equal to 100 percent of 4 percent of the value of the land (net of any exclusions or exemptions authorized under the Community Benefits Charge By-law), as determined the day before the day the building permit is issued in respect of the development and direct staff to advise the owner of such valuation.

7. City Council authorize the appropriate City officials to take such actions as are necessary to implement City Council's decision, including execution of the In-Kind Agreement and any other related agreements.

8. Before introducing the necessary Bills to City Council for enactment City Council require the owner to:

a. submit a revised Functional Servicing and Stormwater Management Report, ("Engineering Reports"), and supporting plans, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water; and,

b. enter into a financially secured agreement with the City to secure the construction of any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports to support the development, if any, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water.

FINANCIAL IMPACT

The Development Review 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.

Community Benefits Charge

The report requests Council approval of a Community Benefits Charge (CBC) In-Kind Contribution of 24 rental housing units at affordable rents, maintained by the owner at 111 Peter Street for a period of at least 40 years. The estimated value of the proposed CBC In-Kind Contribution is 100% of the 4% value of the land that is subject of the development or redevelopment in accordance with the CBC By-law. The percentage ascribed to the In-Kind Contribution will not direct CBC payment to the City.

The Chief Financial Officer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

THE SITE AND SURROUNDING LANDS

Description

The site is located on the east side of Peter Street south of Richmond Street West. The site has an irregular shape with an area of 3,542 square metres and frontages of 45 metres on Peter Street and 12 metres on Richmond Street West. The site abuts Drummond Place Lane to the south. See Attachment [1](#) for the Location Map.

Surrounding Uses

North: Adjacent to the north is a 36-storey mixed-use building (the Tableau Condominiums). Further north on the north side of Richmond Street West are a series of taller primarily residential buildings with the 2-storey Streets to Homes Assessment and Referral Centre located on the northeast corner of Richmond Street West and Peter Street.

South: The Drummond Place Lane abuts the site to the south. South of the lane is the 40-storey residential building (Peter Street condominium). To the east of the lane is a 6-storey commercial building. Further south are a mix of taller primarily residential buildings.

East: Adjacent to the east at 38 Widmer Street is a 46-storey residential building (the Central Condos). Abutting the Central Condos are a series of low scale row houses occupied with office uses. These row houses are listed on the City's Heritage Registry.

West: Opposite the site on the west side of Peter Street is a recently constructed 47-storey mixed use building. There are also a number of lower scale heritage building to the west including the arts and cultural centre at 401 Richmond Street West.

Existing Use

The site is occupied by a 9-storey commercial building containing 23,413 square metres of office and retail uses.

Heritage

The property is located within the King-Spadina Heritage Conservation District (KSHCD) and therefore is designated under Part V of the Ontario Heritage Act. The property is identified as a non-contributing property within the KSHCD.

THE APPLICATION

Description

A 52-storey (173 metres including mechanical penthouse) mixed-use building containing 852 dwelling units and 3,888 square metres of non-residential gross floor area is proposed. The existing 9-storey building on the site is proposed to be retained and incorporated as the base building in the new development.

Density

17 times the area of the site.

Residential Component

The proposal includes 852 dwelling units, comprised of 84 studio units (10%), 551 one-bedroom (65%), 132 two-bedroom (15%) and 85 three-bedroom units (10%).

Affordable Housing

The proposal includes 24 affordable rental housing units, comprised of 3 studio units, 14 one-bedroom units, 4 two-bedroom units and 3 three-bedroom units.

Non-Residential Component

A total of 3,888 square metres of non-residential gross floor area is proposed, comprised of 1,482 square metres of retail floor area and 2,406 square metres for other non-residential uses.

Access, Parking and Loading

Vehicular access to the site is proposed via the existing driveway from Richmond Street West to the existing single level below grade garage. A total of 31 parking spaces are proposed comprised of 21 resident and 10 visitor spaces, of which 3 are accessible parking spaces. Three loading spaces are proposed including 1 Type G space and 2 Type B spaces. Access to loading is proposed via the Drummond Place Lane.

Bicycle Parking

A total of 979 bicycle parking spaces are proposed including 781 long-term spaces and 180 short-term spaces.

Additional Information

See Attachments 1 through 10 of this report for a location map, Application Data Sheet, three-dimensional massing of the proposal, site plan, ground floor plan and building elevations respectively. Detailed project information, including all plans and reports submitted as part of the application, are available on the City's Application Information Centre at: www.toronto.ca/111PeterSt

Reasons for Application

While the proposed land uses are permitted under existing zoning provisions for the site, an amendment to the Zoning By-law 569-2013 is required to vary performance standards including building height and setbacks, gross floor area, parking, and loading among other standards.

Site Plan Control

A Site Plan Control application (File #24 243649 STE 10 SA) was submitted on November 26, 2024 and is under review.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on July 23, 2024. The application was submitted on November 26, 2024 and deemed complete on December 13, 2024, satisfying the City's minimum application requirements.

Agency Circulation Outcomes

The application has 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 amendments, including associated conditions of approval.

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 Planning Statement (2024), and shall conform to provincial plans.

Official Plan

The site is designated Regeneration Areas in the Official Plan. See Attachment 11 of this report for the Official Plan Land Use Map. Regeneration Areas permit a broad mix of commercial, residential, light industrial, parks and open space uses, institutional, live/work and utility uses intended to support reinvestment, promoting jobs and housing. It is an area where the policies also encourage the re-use of existing buildings for new uses particularly heritage buildings.

Downtown Secondary Plan

Most of the site is designated Mixed Use Areas 1 - Growth and the driveway portion of the site is designated Mixed Use Areas 2 - Intermediate in the Downtown Secondary Plan. There are range of residential, commercial, institutional and parks and open space uses permitted within both Mixed Use Areas. The policies permit a variety of building Types in Mixed Use Areas 1 depending on the site characteristics. Mixed Use Areas 2 is intended as a transition area which can include both tall and mid-rise buildings. The Plan also encourages retaining non-residential uses within new mixed-use developments.

King-Spadina Secondary Plan

Most of the site is designated Mixed Use Areas 1 - Growth and the driveway portion of the site is designated Mixed Use Areas 2 - Intermediate in the King-Spadina Secondary Plan. See Attachment 12 of this report for the King-Spadina Secondary Plan Land Use Map. A range of residential, commercial, institutional, and parks and open space uses are permitted within Mixed Use Areas 1 and 2. The public realm policies of the Plan require no net new shadow on the north sidewalk of Queen Street West on March 21st and September 21st from 12:18 p.m. with new development in King-Spadina. Most the site is situated within Height Transition Zone B with the driveway portion situated within Height Transition Zone E in the Secondary Plan. See Attachment 13 of

this report for the King-Spadina Secondary Plan Height Transition Zone Map. Policies of the Plan provide that heights will generally step down from Height Transition Zone A to B. In Height Transition Zone E, a 45-degree angular plane taken from the curb on the north side of Queen Street West is applied to development, with only minor projections permitted beneath the angular plane.

Zoning

The site is zoned Commercial Residential Employment (CRE (74)), with a height limit of 30 metres. This zoning category permits a wide range of residential and non-residential uses including retail, office, institutional and light industrial uses. There are no maximum densities specified, rather the building envelope is guided by building height, setbacks and stepbacks. See Attachment 14 of this report for the existing Zoning By-law Map.

King-Spadina Heritage Conservation District

The property is identified as a non-contributing property in the KSHCD and is located adjacent to contributing properties. The KSHCD requires that the design of new development on non-contributing properties be compatible with the District, while at the same time reflect its own time. The policies of the KSHCD provide that when new development is adjacent to a contributing property, the design of the development should be compatible with adjacent heritage properties.

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Tall Building Design Guidelines
- Growing Up Guidelines for Children in Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities
- Toronto Accessibility Design Guidelines
- King-Spadina Public Realm Guidelines

Toronto Green Standard

The Toronto Green Standard (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 TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

PUBLIC ENGAGEMENT

Community Consultation

A pre-application Open House was hosted by the applicant on October 29, 2024. The Open House included information about the proposal on display boards, and members of the applicant team were available to answer questions. Five residents attended the Open House.

A Virtual Community Consultation meeting was held on January 21, 2025 hosted by Community Planning staff. Approximately 45 people participated, as well as the applicant and the Ward Councillor. At the meeting, City staff and the applicant gave presentations on the planning policies, development review process and the details of the proposal. Following the presentations, City staff led a question and comment period. Comments and issues raised at the open house and community consultation meeting included:

- Concern with density of the development.
- Concern that not all Tall Building Design Guidelines are achieved including separation distances from existing buildings in some locations, and the tower floorplate area.
- Impacts on quality of life for residents in existing buildings near the site including shadow impacts and access to sun and sky views.
- Construction management and anticipated timing for the development.
- Traffic congestion.
- Support for the proposed affordable rental housing.

A petition with 264 names was submitted in opposition to the application from residents in the vicinity of the site, noting concerns with setbacks, separation distances and density.

The issues raised through the community consultation process have been considered through the review of the application.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear 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 Planning 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 PPS (2024). Staff find the proposal consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, Secondary Plan policies and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use

The proposed residential, and non-residential uses are permitted uses within the Regeneration Areas and Mixed Use Areas designations. The application proposes 3,888 square metres of non-residential floor area which is consistent with the policies of the King-Spadina Secondary Plan that encourage non-residential uses within new development. The proposal is also consistent with the policies of the Downtown Plan that encourage the replacement of non-residential floor area with new development in the King-Spadina Secondary Plan area.

Affordable Housing

The Official Plan and Provincial Planning Statement recognize that the provision of affordable, secure and diverse housing is important to achieving complete communities, and to meet the housing needs of a wide range of people throughout their life cycle. The proposal includes a total of 852 dwelling units of which 24 are proposed as affordable rental housing units. The applicant has proposed to provide these affordable rental housing units as an In-Kind Community Benefits Charge contribution supporting City-building objectives. These units will be secured at affordable rents for a period of 40 years, where the total monthly rent, inclusive of all utilities, will not exceed the Official Plan definition for affordable rent by unit type. Staff are supportive of this affordable housing contribution and have listed requirements for the affordable housing units in the recommendations section of this report.

Unit Mix

The proposal complies with the applicable policies of the Downtown Plan through the provision of 132 (15%) two-bedroom units, 85 (10%) three-bedroom units and an additional 128 units (15%) that have been identified as able to be converted into two bedroom or larger units.

Built Form

The proposal conforms with the Official Plan and the Downtown Plan and meets the intent of the Tall Building Design Guidelines with respect to built form and massing, and is compatible with the existing and planned context of the site and surrounding area.

The built form and height of the tower are acceptable to staff. The proposal retains the existing 9-storey building on the site with a 43-storey tower above for a total height of 52 storeys (173 metres including the mechanical penthouse). The building is consistent with the policies of the King-Spadina Secondary Plan that provide for heights with the East Precinct to generally step down from east to west and building heights within the East Precinct that are generally lower than the building heights within the Financial District. The building also fits beneath the 45-degree angular plane taken from the curb of the north side of Queen Street West as required in the King-Spadina Secondary Plan.

The tower is proposed to be setback 14 metres from the north property line, 12.5 metres from the east property line and the centre line of Drummond Place Lane to the south and 4.7 metres from Peter Street. The tower is proposed to have a floorplate of 990 square metres. While the proposed tower floorplate exceeds the 750 square metres recommended in the Tall Building Design Guidelines, the setbacks of the tower meet or exceed the required tower setbacks of 12.5 metre from property lines and the centreline of public lanes, and 3 metres along streets. The proposed tower setbacks will help reduce the visual impact of the larger tower floorplate at the pedestrian level consistent with the Official Plan and Guidelines. As well, there are existing buildings within the immediate context that also have larger tower floorplates ranging from 850 to 1,000 square metres.

The Tall Building Guidelines recommend a separation distance of 25 metres between tall buildings or a setback of 12.5 metres from a tall building element to its property line for access to sky views, and light and for privacy between tall buildings. While the proposal meets or exceeds the required setbacks of the tower from its property lines, the 25 metre separation is not achieved in some locations for adjacent buildings.

The existing buildings on properties to the south and east do not achieve the recommended setback of 12.5 metres from property lines or the centre line of the Drummond Place Lane on their sites. The existing building to the south at 101 Peter Street is setback 7.5 metres from the centreline of the Drummond Place Lane and the existing building to the east at 38 Widmer Street is setback 6.6 metres from the shared property line with 111 Peter Street. As a result, the separation distances between the existing building to the south would be 20 metres and 19 metres to the existing building to the east.

The setback of the tower on the existing building to the north at 117 Peter Street varies ranging from 7 to 14.6 metres. The proposed tower setback of 14 metres at 111 Peter Street exceeds the required setback resulting in a separation distance ranging from 21 to 28.6 metres from the existing building to the north. The tower separation distance to the recently constructed building at 102 Peter Street opposite the site on the west side

of Peter Street will be 27.5 metres. While the separation distance recommended in the Guidelines is not achieved in all locations, staff are satisfied that access to light, sky view and privacy will be maintained between buildings.

Heritage Considerations

A Heritage Impact Statement was submitted and has been reviewed by Heritage Planning staff. The application proposes to retain the existing 9-storey non-contributing building which will form the base building of the new development. The applicant proposes to remove the existing metal cladding and reclad the base building with masonry that will reference the material, colour and texture of nearby contributing heritage properties. The tower is also proposed to be setback 4.7 metres from the face of the base building. The proposal complies with the policies of the King-Spadina HCD. The changes proposed to the existing retained non-contributing building will have a positive impact as it will have greater consistency with materials found on heritage buildings in the vicinity of the site.

Amenity Space

The application proposes a total of 2,815 square metres of amenity space (3.3 square metres per unit) including 1,767 square metres (2.1 square metres per unit) of outdoor space and 1,048 square metres (1.2 square metres per unit) of indoor amenity space. Staff are satisfied that the amount of amenity space proposed will provide adequate space for a range of amenities for future residents including spaces designed for both children and pets.

Public Realm

Staff are satisfied that the proposal conforms to applicable public realm policies of the Official Plan and the recommendations in the King-Spadina Public Realm Strategy. The application proposes to remove the existing loading access from Peter Street, thereby improving the pedestrian and cyclist environment. The existing building proposed to be retained is situated at the property line along Peter Street. This, combined with the narrow width of the existing boulevard (3 metres), precludes the ability for street trees to be planted along the Peter Street frontage of the site. However, a 2.1 metre wide pedestrian clearway is proposed, along with enhancements at the recessed entries to the building, with planters and seating proposed along the street.

Improvements are also proposed to the existing driveway from Richmond Street West that currently contains surface parking. Six visitor parking spaces are proposed to be maintained with planters, trees and enhanced paving treatments added to improve the space. A decorative screen is proposed to mitigate the visual impact of the parking from Richmond Street West. Staff are continuing to work with the applicant through the review of the site plan application on the design of this space including exploring opportunities to reduce or remove the surface parking and introduce a walkway and additional landscape enhancements to compliment the Privately Owned Publicly-

accessible Space (POPS) on the property adjacent to the west, the Tableau condominium.

Shadow Impact

The proposal is consistent with the policy direction of the Official Plan and Downtown Plan that requires development to adequately limit shadows on the public realm and surrounding properties. The shadow study submitted with the application indicates that shadows exclusive to the development will extend to the north side of Queen Street West at 9:18 a.m. during the Spring and Fall equinoxes with shadows moving off of the north sidewalk of Queen Street West by 12:18 p.m. as required in the King-Spadina Secondary Plan.

Wind Impact

The Wind Study submitted in support of the application found that wind impacts on surrounding sidewalks, properties and building entrances are acceptable for the anticipated use of the spaces without the need for mitigation. The Study found that wind conditions on the Level 10 outdoor amenity terrace along the north and west elevations would be suitable for standing during the spring and autumn. The Study recommends mitigation in the form of raised guards to 1.8 metres to improve conditions for sitting on these areas of the amenity terrace.

Traffic Impact, Access, Parking and Loading

Transportation Review staff accept the conclusions of the Urban Transportation Considerations Report, submitted in support of the application to evaluate the parking and traffic impacts of the proposal. The Report indicates that the proposal's impacts on the area's transportation network are anticipated to be minimal under future conditions.

Vehicular access to the site is proposed via an existing driveway from Richmond Street West, which would provide access to the existing single level below grade garage. Transportation Review staff accept the proposed supply of 21 resident parking spaces, 10 visitor parking spaces, including 3 accessible parking spaces, and 979 bicycle parking spaces including, 781 long-term and 198 short-term bike parking spaces.

The application proposes loading access via the Drummond Place Lane. Three loading spaces are proposing including two Type B spaces and one Type G space. The initial submission proposed that the Type G space be situated within the Drummond Place Lane rather than on the site. Transportation Review and Solid Waste staff have requested that the proposal be revised to relocate the Type G space on site and that adequate space be provided within the building to meet the City's Solid Waste requirements. Staff have met with the applicant to review options for relocating the Type G space into the building and to address Solid Waste requirements. The applicant has agreed to revise the proposal to relocate the Type G loading into the building along with modifications to the floorplans to ensure that waste collection requirements are met entirely on site.

Servicing

Development Engineering staff have reviewed the Functional Servicing and Stormwater Management Report submitted in support of the application and have requested additional information in relation to stormwater management for the site. Additional information has been submitted and is under review by Development Engineering staff. Should it be determined that upgrades are required to support the development, the owner would be required to enter into a financially secured agreement to secure the construction of any improvements to the municipal infrastructure. As such, staff are recommending that these matters be addressed prior to the enactment of bills by City Council for the proposed development.

Parkland

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.

Toronto Green Standard

The retention of the existing building and its adaptive reuse is considered an important positive aspect of the proposal. Building retention reduces embodied carbon impacts associated with demolition and construction, consistent the City's sustainability objectives and the Toronto Green Standard. 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.

Tree Preservation

An arborist report was submitted and found that there are no street trees or trees on the site or within six metres of the site. The landscape plan submitted with the application proposes three trees with sufficient soil volume to be planted on the site within the area of the existing driveway from Richmond Street West.

CONTACT

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SIGNATURE

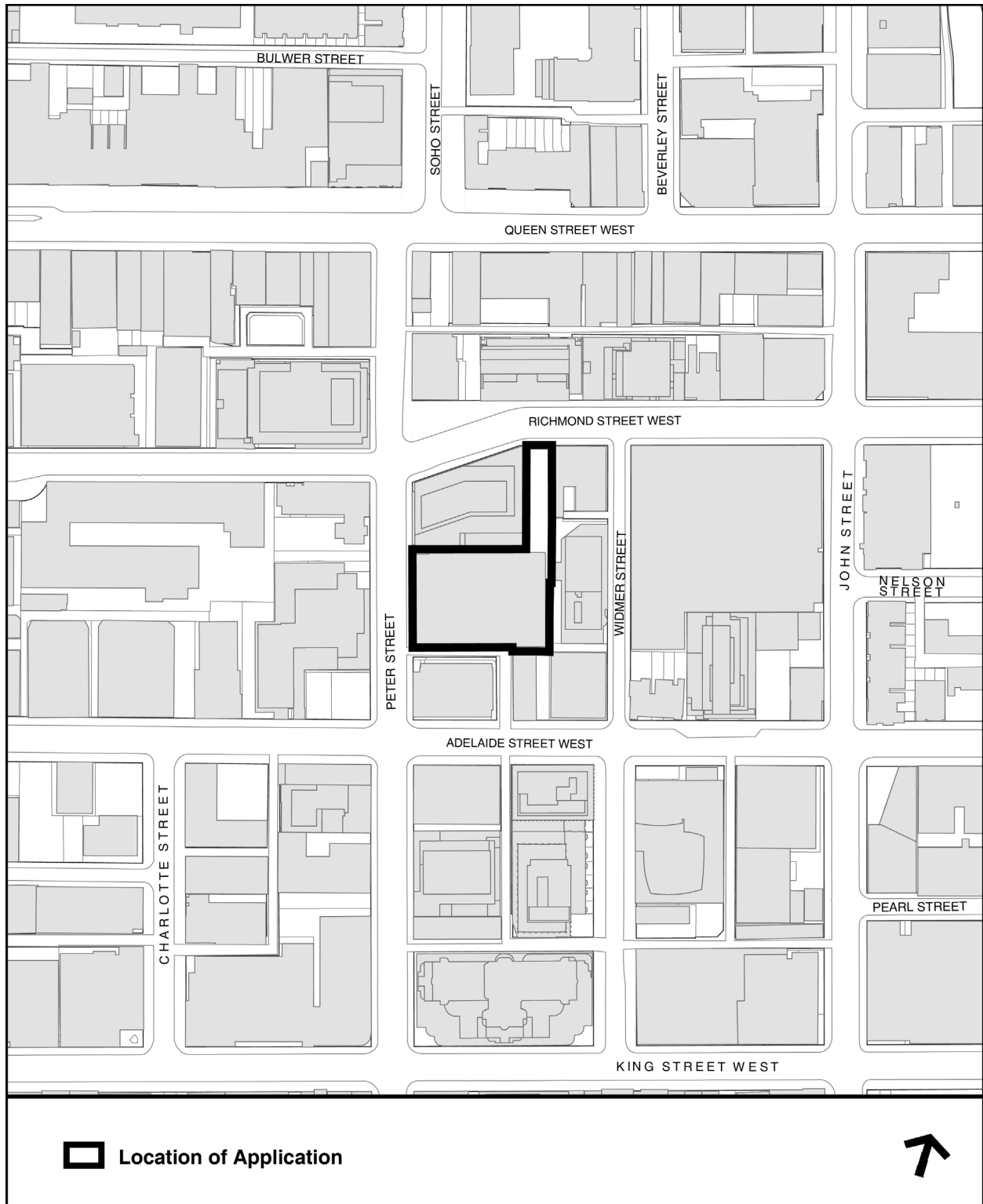


Cary Bowman, M.Sc.Pl., MCIP, RPP
Director, Community Planning
Toronto and East York District

ATTACHMENTS

- Attachment 1: Location Map
- Attachment 2: Application Data Sheet
- Attachment 3: 3D Model in Context Looking Northeast
- Attachment 4: 3D Model in Context Looking Southwest
- Attachment 5: Site Plan
- Attachment 6: Ground Floor Plan
- Attachments 7 - 10: Elevations
- Attachment 11: Official Plan Land Use Map 18
- Attachment 12: King-Spadina Secondary Plan Land Use Map 16-2
- Attachment 13: King-Spadina Secondary Plan Height Transition Zones Map 16-4
- Attachment 14: Existing Zoning
- Attachment 15: Draft Zoning By-law Amendment

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 111 Peter Street Date Received: November 26, 2024

Application Number: 24 243620 STE 10 OZ

Application Type: Rezoning

Project Description: A 52-storey mixed-use building

Applicant	Agent	Architect	Owner
Capital Developments	Capital Developments	WZMH Architects	Industrial Alliance Ins & Financial Services Inc

EXISTING PLANNING CONTROLS

Official Plan Designation: Regeneration Areas Site Specific Provision: N

Zoning: CRE (x74) Heritage Designation: Y (KSHCD)

Height Limit (m): 30 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 3,542 Frontage (m): 45 Depth (m): 65

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	2,429	1,190	1,148	2,337
Residential GFA (sq m):			56,388	56,388
Non-Residential GFA (sq m):	23,325	2,218	1,669	3,888
Total GFA (sq m):	23,325	3,408	43,334	60,276
Height - Storeys:	9	9	43	52
Height - Metres:	35.5	35.5	129	164.5

Lot Coverage Ratio (%) Floor Space Index: 17

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

Residential GFA: 56,388

Retail GFA: 1,482

Office GFA:

Industrial GFA:

Institutional/Other GFA: 2,406

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			24	24
Freehold:				
Condominium:			828	828
Other:				
Total Units:			852	852

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		84	551	132	85
Total Units:		84	551	132	85

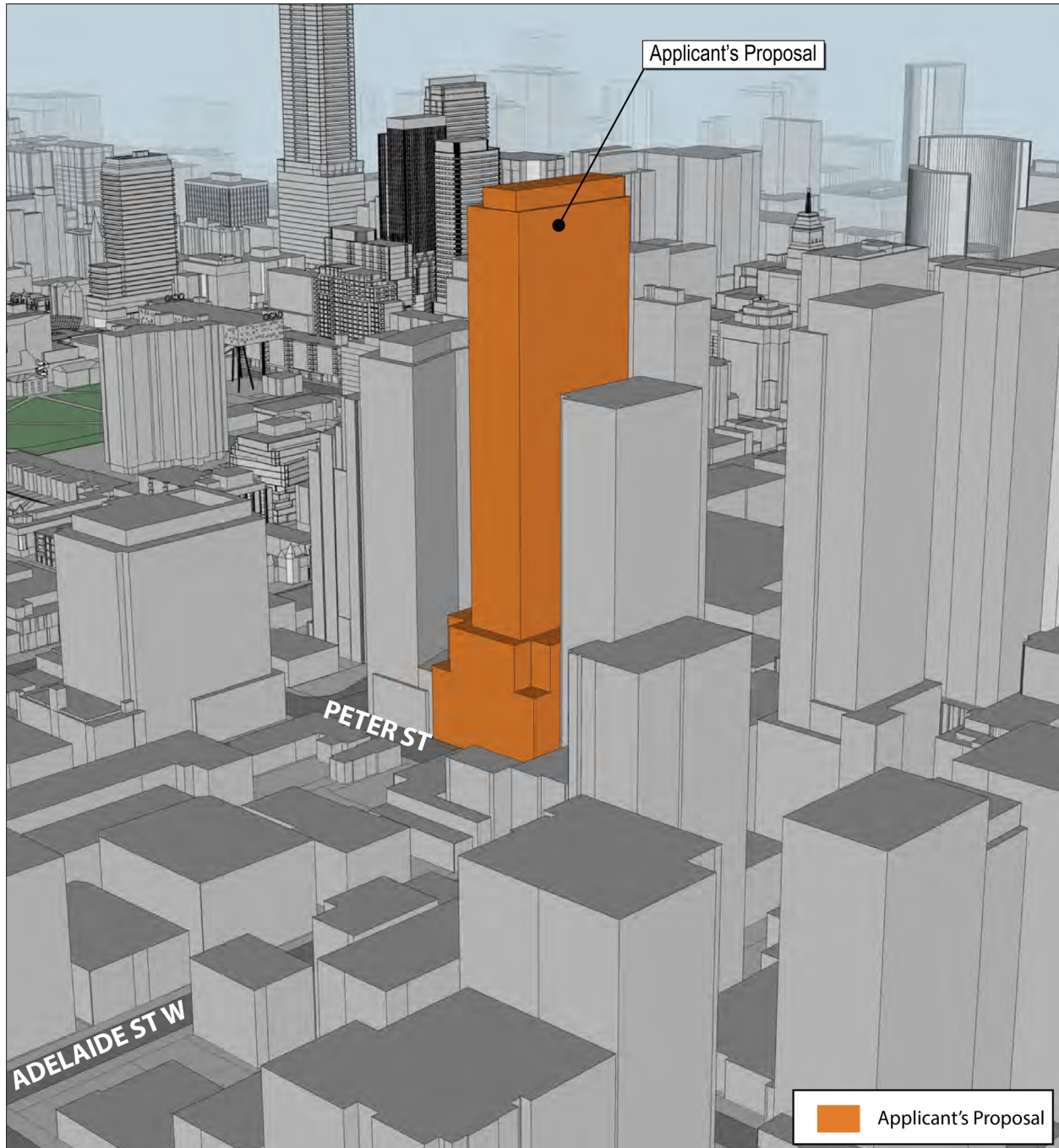
Parking and Loading

Parking Spaces:	31	Bicycle Parking Spaces:	979	Loading Docks:	3
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Attachment 3: 3D Model of Proposal in Context Looking Northeast

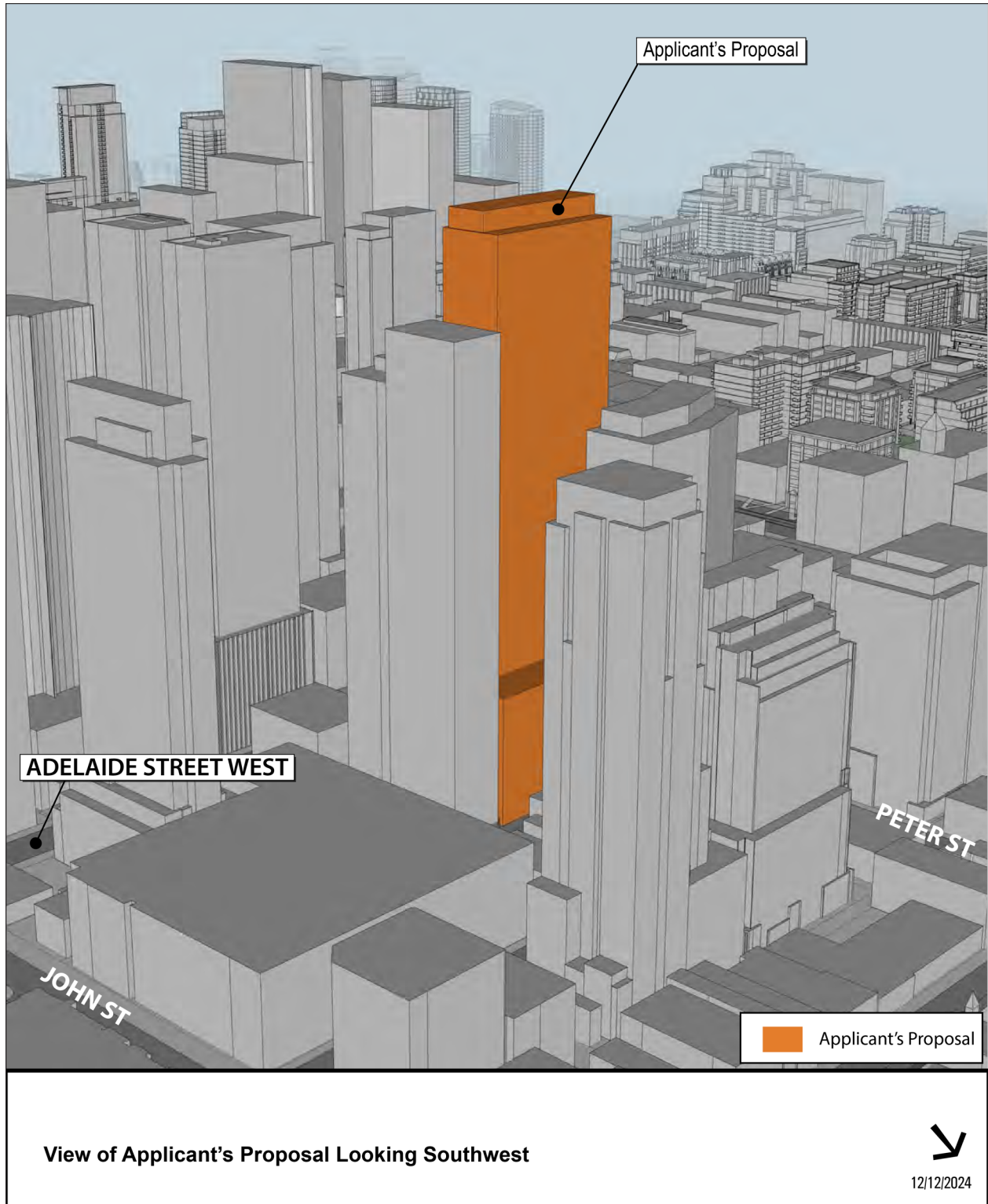


View of Applicant's Proposal Looking Northeast

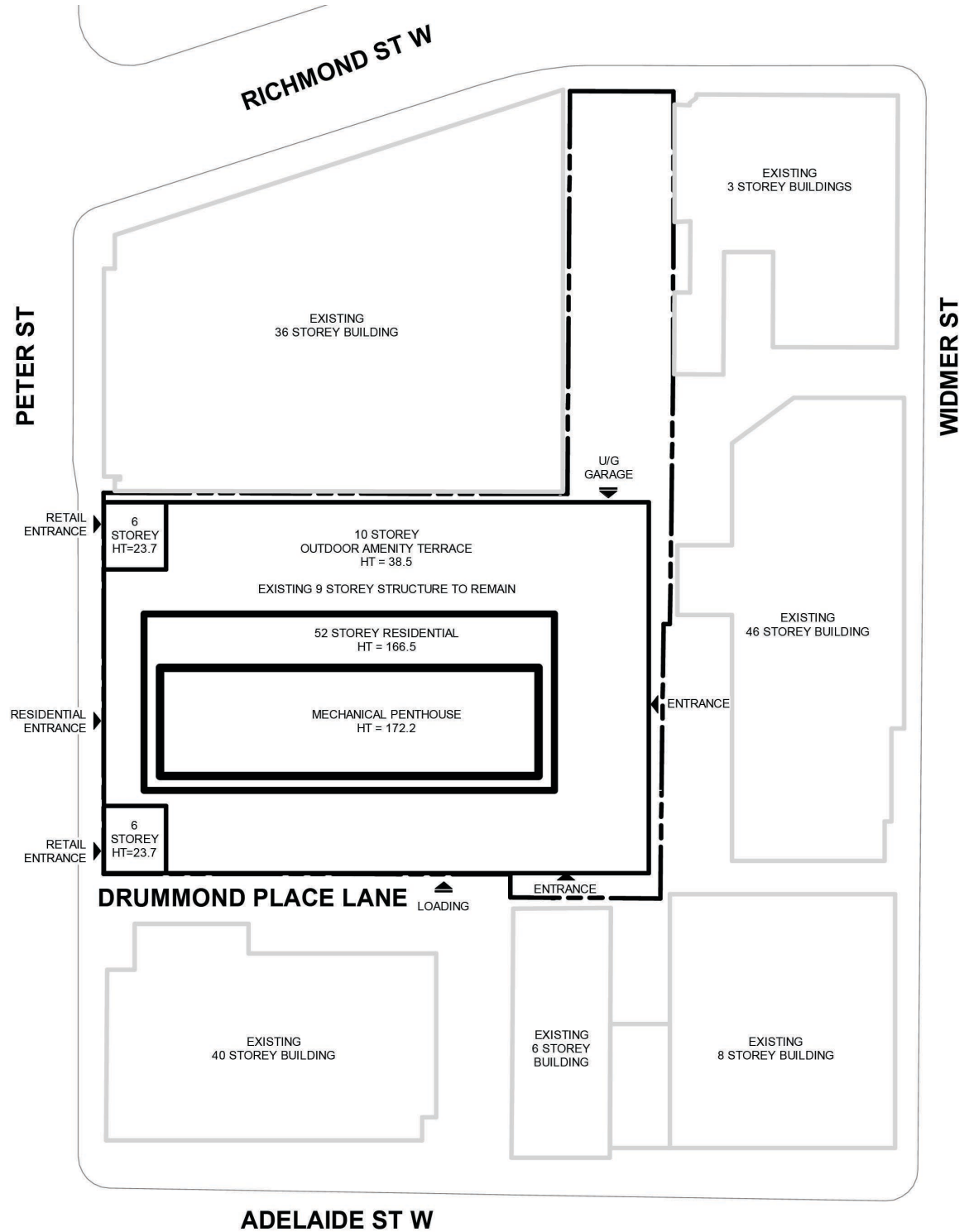


12/12/2024

Attachment 4: 3D Model of Proposal in Context Looking Southwest



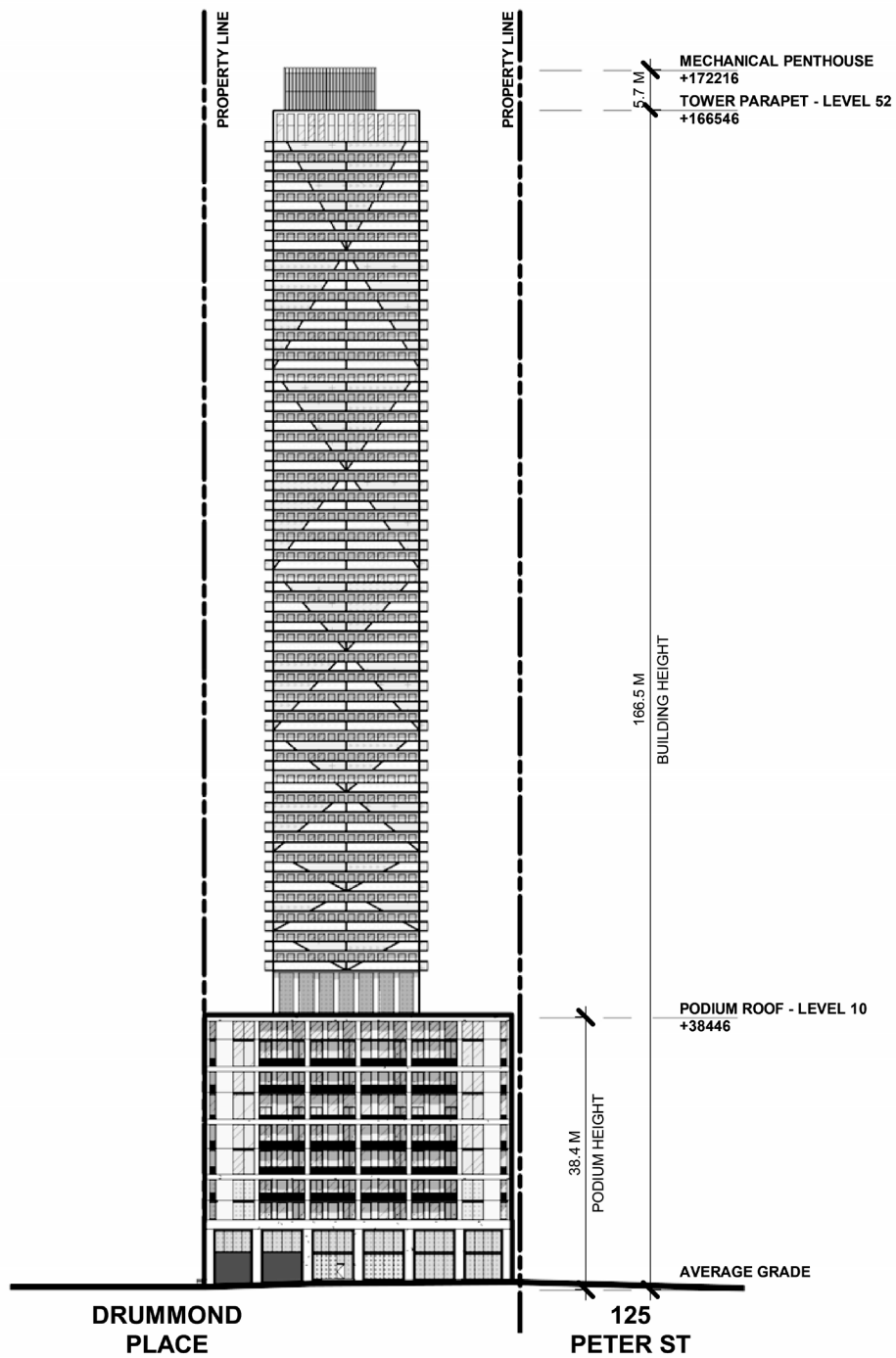
Attachment 5: Site Plan



Site Plan

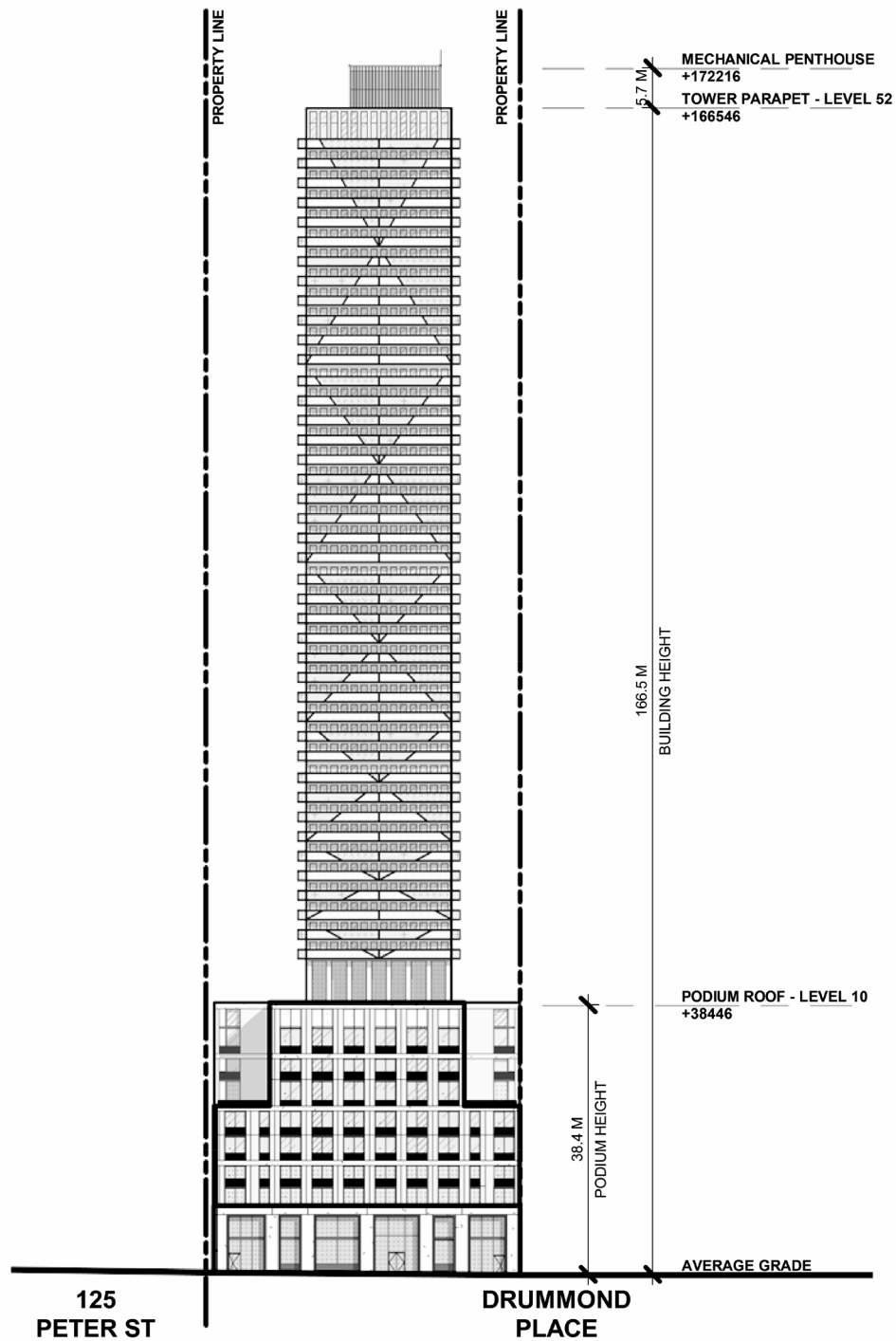


Attachment 7 - East Elevation



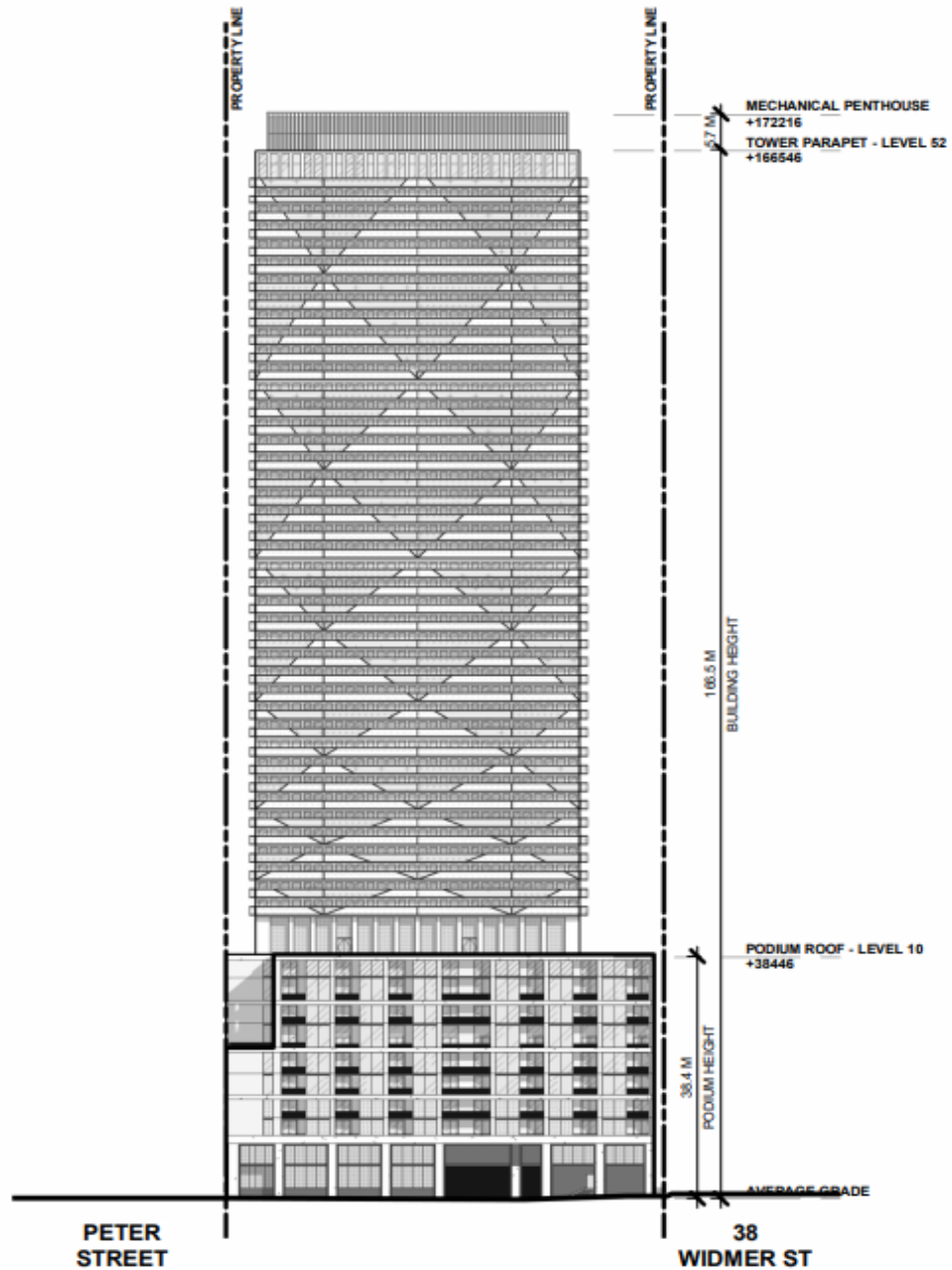
East Elevation

Attachment 8 - West Elevation



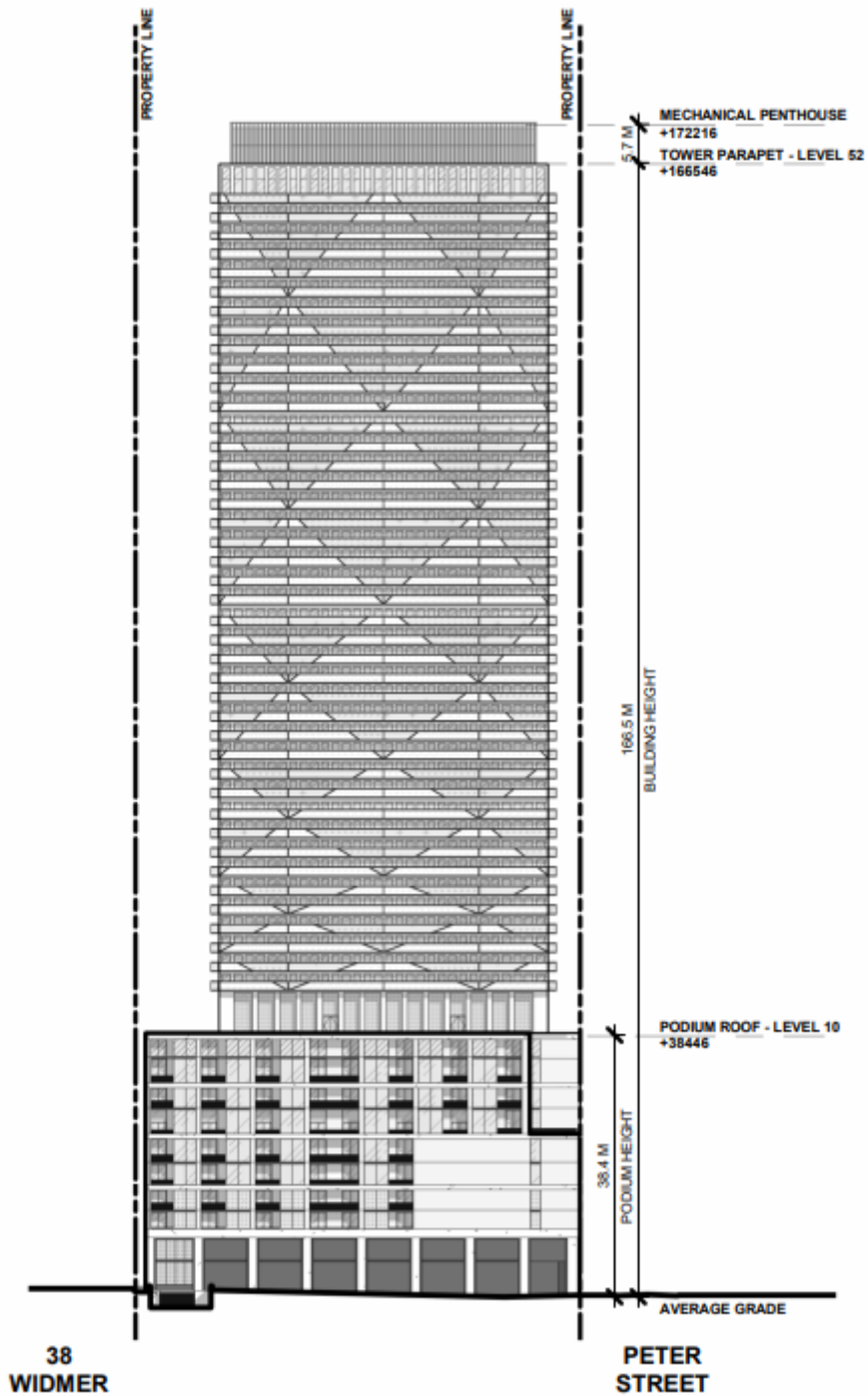
West Elevation

Attachment 9 - South Elevation



South Elevation

Attachment 10 - North Elevation



North Elevation

Attachment 11: Official Plan Land Use Map 18



Official Plan Land Use Map #18

111 Peter Street

File # 24 243620 STE 10 02



Location of Application

Neighbourhoods

Mixed Use Areas



Parks

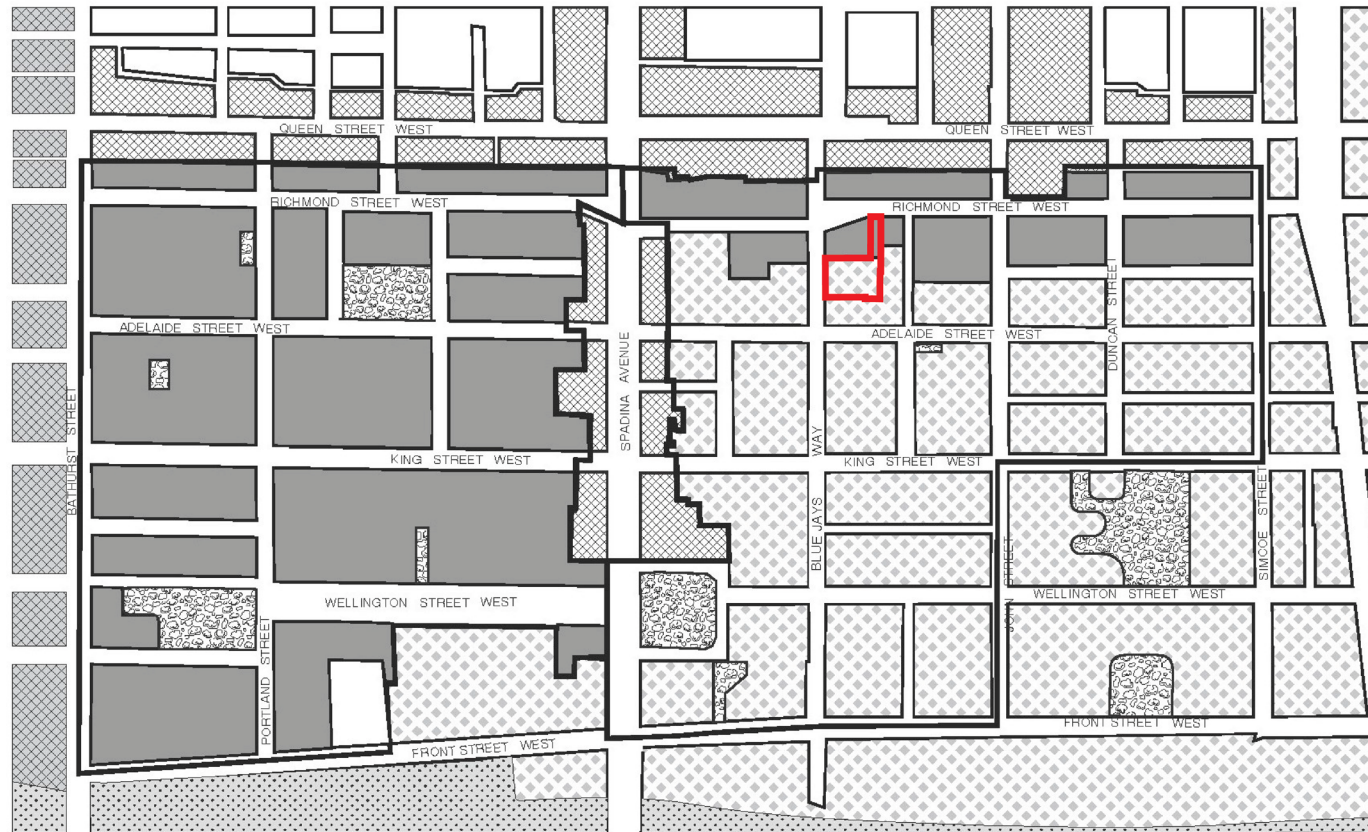


Regeneration Areas



Not to Scale
Extracted: 12/02/2024

Attachment 12: King-Spadina Secondary Plan Land Use Map 16-2



King-Spadina Secondary Plan

MAP 16-2 Land Use Map



Attachment 13 - King-Spadina Secondary Plan Height Transition Zones Map 16-4

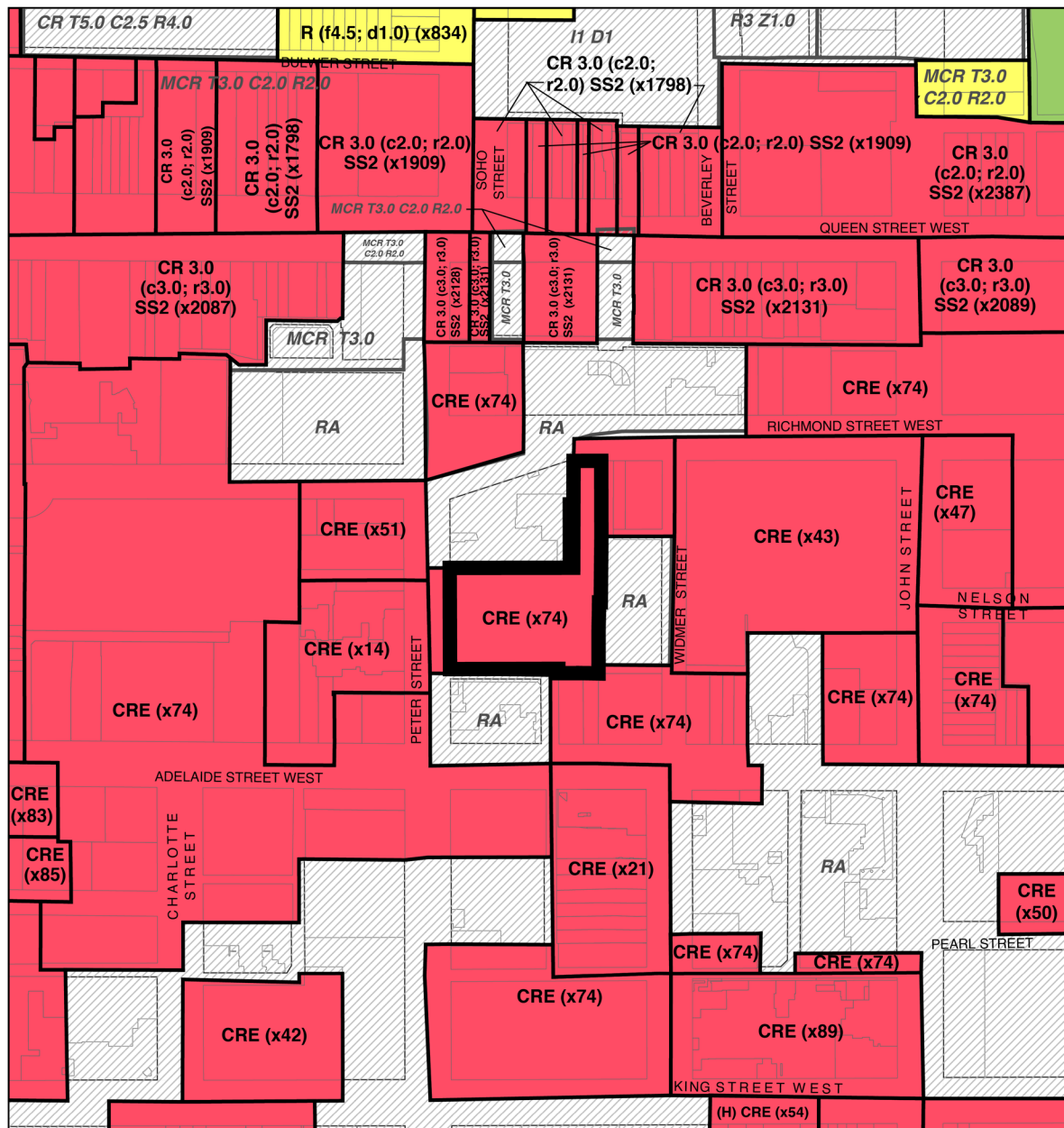


Secondary Plan Boundary



Location of Application

Attachment 14: Existing Zoning By-law Map



Zoning By-law 569-2013

111 Peter Street

File # 24 243620 STE 10 0Z



Location of Application



R Residential



CR Commercial Residential



CRE Commercial Residential Employment



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

R3

Residential District

RA

Mixed-Use District

I1

Industrial District



Not to Scale
Extracted: 12/02/2024

Attachment 15: Draft Zoning By-law Amendment

Draft Zoning By-law Amendment will be made available on or before the April 3, 2025 Toronto and East York Community Council Meeting.