

## **120 Bouchette Street – Application for an Official Plan and Zoning By-law Amendment – Appeal Report**

Date: May 20, 2025

To: Toronto and East York Community Council

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

Ward: 14 - Toronto-Danforth

**Planning Application Number:** 24 149325 STE 14 OZ

### **SUMMARY**

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On June 11, 2024, the City received an application for an Official Plan and Zoning By-law Amendment to permit a mixed-use development on 120 Bouchette Street in the McCleary District. The proposal includes three residential towers at 43-storeys, 46-storeys, and 49-storeys, containing a combined 1,626 dwelling units. The application proposes a total of 115,159 square metres of residential space; 1,990 square metres of non-residential space; 2,839 square metres of gross floor area specifically dedicated to home occupation uses; and 6,622 square metres of indoor and outdoor amenity space. 1,808 bike parking spaces and 231 vehicle parking spaces are proposed.

On January 24, 2025, the applicant appealed this application to the Ontario Land Tribunal ("OLT") due to Council's failure to make a decision within the time frame prescribed by the Planning Act. This report recommends that the City Solicitor and appropriate City staff attend the OLT hearing to oppose the application in its current form and continue discussions with the applicant in an attempt to resolve outstanding issues and to ensure coordination with ongoing precinct planning for the McCleary District.

### **RECOMMENDATIONS**

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

1. City Council direct the City Solicitor and appropriate City Staff to attend the Ontario Land Tribunal in opposition to the current Official Plan and Zoning By-law Amendment Application appeal for the lands municipally known as 120 Bouchette Street and to continue discussions with the applicant in an attempt to resolve outstanding issues.
2. City Council authorize the City Solicitor and City Staff to take any necessary steps to implement City Council's decision, including requesting any conditions of approval that would be in the City's interest, in the event the Ontario Land Tribunal allows the appeal is allowed, in whole or in part.

## FINANCIAL IMPACT

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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.

## DECISION HISTORY

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At its meeting on December 8, 2017, City Council adopted the staff report from the Deputy City Manager, Cluster B, entitled "Port Lands Planning Initiatives – Final Report". This comprehensive effort is the result of analysis and consultation beginning in 2013 and culminating in the Port Lands Planning Framework (PLPF) and the Port Lands Official Plan Modification (OPM). The report recommended a work program to implement Council direction that included a Zoning Review for Port and Industrial Districts, a Precinct Plan for McCleary District, and Urban Design Guidelines for the Production, Interactive and Creative (PIC) Core District. This report can be found at the following link: <https://www.toronto.ca/legdocs/mmis/2017/pg/bgrd/backgroundfile-107844.pdf>

The Port Lands OPM was appealed to the Ontario Land Tribunal and the City worked with the various appellants to resolve land use, compatibility and transportation issues. Following two phases of settlement hearings commencing on April 16, 2021, an OLT Decision was issued on July 11, 2022 bringing the OPM into effect as the Port Lands Areas Specific Policies (PLASP), with the exception of a few site-specific issues. This OLT Decision can be found at the following link: <https://www.omb.gov.on.ca/e-decisions/OLT-22-002109-JUL-11-2022.PDF>

On October 30, 2024, the Planning and Housing Committee considered a report entitled McCleary District Precinct Plan Study Update. This report provided an overview of the study led by CreateTO, working closely with the City of Toronto and Waterfront Toronto, to produce a Precinct Plan in 2025. The report can be found at the following link: <https://secure.toronto.ca/council/agenda-item.do?item=2024.PH16.8>

## THE SITE AND SURROUNDING LANDS

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### Description

The site is rectangular in shape, 2.21 acres in size and located on the southwest corner of Lake Shore Boulevard East and Bouchette Street. The site is currently occupied by a warehouse and surface-level storage yard. See Attachment 1 for the Location Map.

### Surrounding Uses

McCleary Park is located east of the site across Bouchette Street with a large field area containing two baseball diamonds and a cricket pitch. To the south of McCleary Park is the Commissioners Street Waste Transfer Station.

North of the site, opposite Lake Shore Boulevard East, are surface parking, storage areas, commercial buildings and the Lower Don Recreation Trail. Towards the west and south of the site are commercial vehicle storage, outdoor storage, and commercial

buildings fronting Saulter and Commissioners Streets. A large vacant site in public ownership is located immediately south of the site.

## THE APPLICATION

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### Description

Proposal includes three towers at 43-storeys, 46-storeys, and 49-storeys, containing 115,159 square metres of residential space. The proposal also includes 1,990 square metres of non-residential space and 2,839 square metres of gross floor area specifically identified for home occupation uses located within the base building.

### Density

Approximately 119,987 square metres of total gross floor area is proposed, resulting in a floor space index of 16.32 times the area of the lot.

### Residential Component

The proposal contains 1,626 residential units, comprised of 880 (54.1%) one-bedroom, 537 (33%) two-bedroom, and 170 (10.5%) three-bedroom units. The application also includes 2,839 square metres dedicated to residential with an associated home occupation use.

### Non-Residential Component

The proposal includes 1,990 square metres of retail space, fronting onto Broadview Avenue and Lake Shore Boulevard East.

**Open Space:** A 254 square metre Privately Owned Publicly-Accessible Space (POPS) is proposed at the Broadview Avenue pedestrian entrance to the planned mid-block connection. Recreational uses, including pickle ball courts, are also proposed on the west frontage of the development site until such time as the lands are needed for the extension of Broadview Avenue.

**Amenity Space:** The proposal includes 4,741 square metres of indoor amenity space and 1,881 square metres of outdoor amenity space, resulting in combined total of 6,622 square metres of amenity space or 4.17 square metres per unit.

### Access, Parking and Loading

Pedestrian access for the development is proposed from Broadview Avenue, Bouchette Street and a private driveway on the south frontage. The proposal includes a total of 231 underground vehicular parking spaces, accessed from a ramp in the interior courtyard. A total of 1,808 bike parking spaces are located on the ground floor mezzanine level. Two Type-B, one Type-C and one Type-G loading areas are proposed, accessed at ground level from the interior courtyard driveway.

### Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views 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/120BouchetteSt](http://www.toronto.ca/120BouchetteSt)

## **Reasons for Application**

An Official Plan Amendment is required for this proposal to address a number of policies within the Central Waterfront Secondary Plan. These include policies related to tower heights; tower separation; floorplates; the distribution of Production, Interactive and Creative (“PIC”) uses; and the provision of affordable housing.

A zoning by-law amendment is necessary to bring the site into the City-wide Zoning By-law 569-2013 and to permit the height, setbacks, and form of the proposed development.

## **POLICY & REGULATION CONSIDERATIONS**

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### **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.

### **Former Toronto Official Plan (1993)**

The former City of Toronto Official Plan is in force for 120 Bouchette Street. This Official Plan sets out a policy framework for the waterfront in Chapter 14, which promotes increased and sustainable public enjoyment and use of the area by improving public access to the waterfront; increasing the amount of public parkland; and enhancing the quality of the waterfront as a place, among other objectives.

### **City of Toronto Official Plan**

The site is within the Downtown and Central Waterfront on the Official Plan's Urban Structure Map 2 and is designated Regeneration Areas on Official Plan Land Use Map 18. 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.

### **Central Waterfront Secondary Plan**

The Central Waterfront Secondary Plan (CWSP) has four core principles to guide waterfront renewal:

- (A) Removing barriers/making connections
- (B) Building a network of spectacular waterfront parks and public spaces
- (C) Promoting a clean and green environment
- (D) Creating dynamic and diverse new communities

The site is designated Regeneration Areas in the CWSP. These lands may be used for a wide variety of both public and private development ranging from industries to residential to community services and parks, offices, stores, hotels and restaurants. These areas are expected to be designed at ground floor level to complement the activities anticipated in adjacent public spaces and deliver the highest quality of design excellence.

The CWSP has an overall goal that affordable rental housing and low-end-of-market housing will make up 25% of all housing units within the Central Waterfront, of which 20% will be affordable rental housing. The CWSP also states that at least one-quarter (25%) of the affordable rental units will be two-bedroom units or larger.

### **Port Lands Area Specific Policy**

Within the Central Waterfront Secondary Plan are the Port Lands Area Specific Policies (PLASP), which identify a number of performance standards and high-level objectives for development within the Port Lands. These policies are intended to be read in conjunction with the Port Lands Planning Framework to provide context and to assist in clarifying intent and purpose.

The PLASP includes direction on land use compatibility, environmental performance, public realm and provides numerous built form performance standards, including those for tower height, floorplates and separation. Other key performance standards are included related to the delivery of PIC uses and affordable housing.

### **Site and Area Specific Policy No. 688**

SASP 688 applies to the site and establishes the Protected Major Transit Station Area (PMTSA) for lands within 800 metres of the planned East Harbour transit station. The East Harbour Station is planned for a minimum population and employment target of 300 residents and jobs combined per hectare. The PMTSA has yet to receive provincial approval and is not currently in effect.

### **Zoning**

The site is zoned I3 D2 by By-law 438-86, as amended by By-law 1305-2019. The I2 D2 zone generally permits a wide range of non-residential uses with a density equal to two times the lot area. There is no height limit in the zoning applicable to the property. The site is not currently subject to city-wide zoning by-law 569-2013. See Attachment 3 of this report for the existing Zoning By-law map.

### **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

- Design Guidelines for Privately Owned Publicly-Accessible Open Spaces (POPS)
- Best Practices for Bird Friendly Glass
- Toronto Accessibility Design 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**

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### **Community Consultation**

City staff hosted a virtual community consultation on December 10, 2024. City staff, the local Councillor, representative from the application team and four members of the public participated. Participants raised concerns related to air quality, in particular impacts from the nearby Portlands Energy Centre; and asked questions regarding the adequate provision of community services and facilities

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

## **COMMENTS**

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### **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 have reviewed the current proposal for consistency with the Provincial Planning Statement, 2024 (PPS). All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS.

Currently, it has not been demonstrated that the proposed development is consistent with PPS policies concerning the development of complete communities and the provision of affordable housing; land use compatibility; and natural hazards.

### **Official Plan Policies and Design Guidelines**

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

### **McCleary District Precinct Plan**

The site is within the McCleary District as represented within the PLASP and Central Waterfront Secondary Plan (CWSP). The PLASP requires the completion of a precinct plan prior to, or concurrent with, the consideration of zoning approvals for residential

uses in Port Lands precincts. A precinct planning process for the McCleary Precinct commenced in 2023 as a joint project between CreateTO, City Planning and Waterfront Toronto, with analytical, design and engagement work currently ongoing.

The Precinct Plan will provide further guidance the location of local parks, streets and blocks; the land use strategy, built form and density; land use compatibility; hard and soft infrastructure; and affordable housing, as well as coordination with area infrastructure projects, including the extension of Broadview Avenue. Approval of the Official Plan and Zoning By-law amendments permitting high-density residential uses on the subject site must be coordinated with the outputs of the McCleary District Precinct planning exercise.

## **Housing**

The housing policies of the PLASP apply to this site, including policy direction that development of these lands contribute to the objective of securing 25% of all housing units as affordable rental housing and low-end of market housing. More specifically, the PLASP requires the provision of affordable rental housing on privately owned land, either as land or units conveyed to the City or as retained on-site affordable rental units, secured for a period of not less than 25 years. As no affordable units are currently proposed, the proposal is not consistent with the PLASP and CWSP.

## **Density, Height, Massing**

The proposed height exceeds what is currently envisioned in the PLASP, which limits height in McCleary District to 39 storeys with a height peak at the corner of Don Roadway and Lake Shore Boulevard East, and heights terracing down to the south and east. As alternative built form scenarios are being considered through the precinct planning process, coordination is necessary to ensure development of the site is consistent with area planning.

The following built form and urban design matters also need to be addressed in this proposal and should, where relevant, be coordinated with precinct planning:

- Podium heights;
- Floorplates;
- Unit sizes (a minimum of 15% 2-bedroom units at 90 square metres and 10% 3-bedrooms at 106 square metres);
- Appropriate tower separation;
- Setbacks and step-backs;
- Adequate protection of views to the McCleary stack;
- Adequate provision of retail animation fronting Broadview Avenue and the public realm;
- Adequate demonstration of acceptable sun, wind and microclimatic conditions;
- Provision of lands for surrounding road network;
- Limiting blank walls associated with service areas; and
- An architectural response to net-zero sustainability objectives and passive design consistent with the CWSP.

In addition to ensuring quality and cohesive design within McCleary District, the matters above must be addressed in a manner that supports the delivery of a high quality and

functional public realm and prevents conflict with the development of adjacent properties.

### **Land Use**

The PLASP states a minimum of 25% of the total GFA within a block will consist of PIC Core land uses, excluding retail and service uses. The plans do not currently identify any PIC space within the proposal, which is not consistent with the objectives of the PLASP.

### **Public Realm**

Currently, the proposal does not include street trees on all of the development frontages which is a requirement for this site. There is adequate space to accommodate trees within the streetscape, however a composite Public Utility Plan (Quality Level-A) will be required to determine any subsurface conflicts, which could result in the need for additional building setbacks.

### **Shadow Impact**

As a result of the larger floor plates proposed and the density of towers on the site, a solid block of shadow will be cast on Lake Shore Boulevard East by the current proposal. The PLPF identifies that 5 hours of continuous sun should be achieved on the streetscape. This is especially important on the north side of Lake Shore Boulevard East given the location of the Martin Goodman trail. The shadow impacts should be assessed cumulatively with area planned development and should be coordinated with precinct planning. The massing also results in significant shadow on McCleary Park, which should be mitigated.

### **Wind Impact**

The CWSP seeks comfortable conditions in all seasons. The current proposal will result in wind speeds which may exceed the annual safety criterion and that could be uncomfortable around building corners and between the proposed building and the neighbouring building to the south during most seasons.

Mitigation should be provided through changes to the building envelope. This should be informed by a wind tunnel study and report. Future wind conditions should be comfortable for sitting during spring, summer and fall seasons where seating is anticipated along sidewalks, entrances, and amenity areas. Conditions should also be comfortable for walking during the winter season.

### **Servicing**

A Functional Servicing and Stormwater Management Report and associated plans have been submitted for the site and have been reviewed by Engineering and Construction Services. In the event that the OLT allows the appeal in whole or in part, staff recommend that the OLT withhold the issuance of any Order that may approve the application until such time as the final draft Zoning By-law includes appropriate holding provisions to the satisfaction of the City Solicitor, the Executive Director, Development Review and the Chief Engineer & Executive Director of Engineering and Construction Services to ensure the proposal is coordinated with current district density and servicing projections determined precinct planning.



## **Solid Waste Management**

Revisions are required to the staging pad abutting the front of the Type G loading space which is currently less than the required minimum 89.9 square metres. Similarly, the garbage storage rooms for Tower A and B do not meet the minimum standards of at least 134.72 square metres and 123.02 square metres respectively.

A methane study was submitted with the proposal given the site is within 250 metres of a closed municipal landfill. The study remains under review and further requirements may be identified by the City.

## **Transportation**

Coordination with ongoing development of the district transportation network, including design of the future Broadview Avenue Extension, is required. Subject to final determination through the precinct planning process, lands connecting Villiers Street to the future extension of Broadview Avenue will be required for use as a public right-of-way. All public rights-of-way are to be free from structural (below-, at-, and above-grade) encroachments and are required to be provided free and clear of all obstructions and encumbrances.

The Port Lands and South of Eastern Transportation and Servicing Master Plan (TSMP) also contemplates the potential relocation of Bouchette Street on the east side of the site, which is subject to further study.

## **Flood Protection**

The site is located within the Lower Don Special Policy Area. Consistent with the Protocol Regarding the Lower Don Special Policy Area, the City may impose conditions on the approval of the site plan to protect public health and safety, protect property, and reduce/remove any potential liability of public authorities should the Owner elect to pursue development on lands within the Lower Don Special Policy Area before related flood protection infrastructure is complete and functional.

Approval of any Official Plan amendment for this site requires joint-approval from the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry.

## **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.

As per the Toronto Municipal Code, Section 415-25 as amended, any payment of cash-in-lieu of land in accordance with § 415-24 made within the Port Lands, as defined by Map 1 contained in Schedule C to Article III, will be used for the acquisition of new parkland or the improvement of parks and recreational facilities within the Port Lands, as defined by Map 1 contained in Schedule C to Article III.

## **Noise and Air Quality**

A compatibility study prepared by SLR Consulting Ltd., dated May, 2024, was provided by the applicant identifying concerns with air emissions from the Portlands Energy Centre (PEC), which is an issue that has been identified through air quality analyses elsewhere in the Central Waterfront. The consultant report discusses regulatory requirements for the PEC, reviews potential air quality concerns and options for at-source and at-receptor mitigation. The report also notes the need for updated modelling information.

In the event that the OLT allows the appeal in whole or in part, staff recommend that the OLT withhold the issuance of any Order that may approve the application until such time as the applicant's report has been peer-reviewed and a final draft Zoning By-law includes appropriate holding provisions to the satisfaction of the City Solicitor and Executive Director, Development Review to ensure matters of compatibility, air quality, noise and odour have been addressed.

## **Toronto Green Standard**

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. 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. To meet this goal, the PLASP requires all development on privately-owned land to incorporate passive design approaches and meet the minimum requirements in the applicable Toronto Green Standard. The following measures are identified by the PLASP to meet these objectives:

- Providing an efficient building shape, scale and massing, location and orientation to reduce incidences of heat loss and energy demand;
- Incorporating design features to minimize thermal bridging and heat transfer through the façade;
- Minimizing the ratio of windows on a façade;
- Utilizing advanced windows, where possible with a demonstrated ability to minimize heat loss; and
- Retaining stormwater on site through naturalized, low impact approaches at grade.

Currently, the development proposal does not meet the minimum soil volume requirement of 884 cubic metres for tree plantings. In addition to meeting this TGS requirement, future iterations of the development should consider how site design, siting and orientation, massing, building envelope, and mechanical systems can reduce energy demands and improve stormwater management, reduce heat island impact, enhance biodiversity, and improve pedestrian comfort consistent with the TGS and PLASP.

## **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. Through the appeal process, staff may explore the incorporation of an in-kind community benefit in order to address this policy objective.

### **Further Issues**

City Planning staff may continue to identify further issues or supplement the reasons provided in this report. Where substantive changes to the proposal are made by the applicant, staff may report back to City Council as necessary.

### **Conditions to Any Tribunal Order**

Should the Ontario Land Tribunal allow the appeal, in whole or in part, the following include a preliminary list of conditions that should be imposed on the issuance of any final order of the Tribunal to the satisfaction of the appropriate City Officials:

- The final form and content of the draft Official Plan Amendment;
- The final form and content of the draft Zoning By-law Amendment;
- The owner has at its sole expense:
  - Submitted a revised Functional Servicing Report and Stormwater Management Report, Hydrogeological Review, including the Foundation Drainage Report ("Engineering Reports") to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water;
  - Secured the design and provided financial securities in respect of any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water, should it be determined that improvements or upgrades are required to support the development, according to the Engineering Reports accepted by the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water;
  - Ensured that implementation of the accepted Engineering Reports does not require changes to the proposed amending By-law or that any required changes have been made to the proposed amending By-law to the satisfaction of the Executive Director, Development Review, and the City Solicitor, including the use of a Holding ("H") By-law symbol regarding any new municipal servicing infrastructure or upgrades to existing municipal servicing infrastructure, as may be required.
  - Ensure that, per the Provincial Planning Statement, 2024, joint-approval from the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry has been obtained
  - Ensure the submission of an acceptable, peer-reviewed Noise and Air Quality assessment.

## CONTACT

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Steven Barber, Senior Planner, Community Planning, Tel. No. 416-338-8567, E-mail: Steven.Barber@toronto.ca

## SIGNATURE

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A handwritten signature in black ink, appearing to read 'Carly R', with a long horizontal flourish extending to the right.

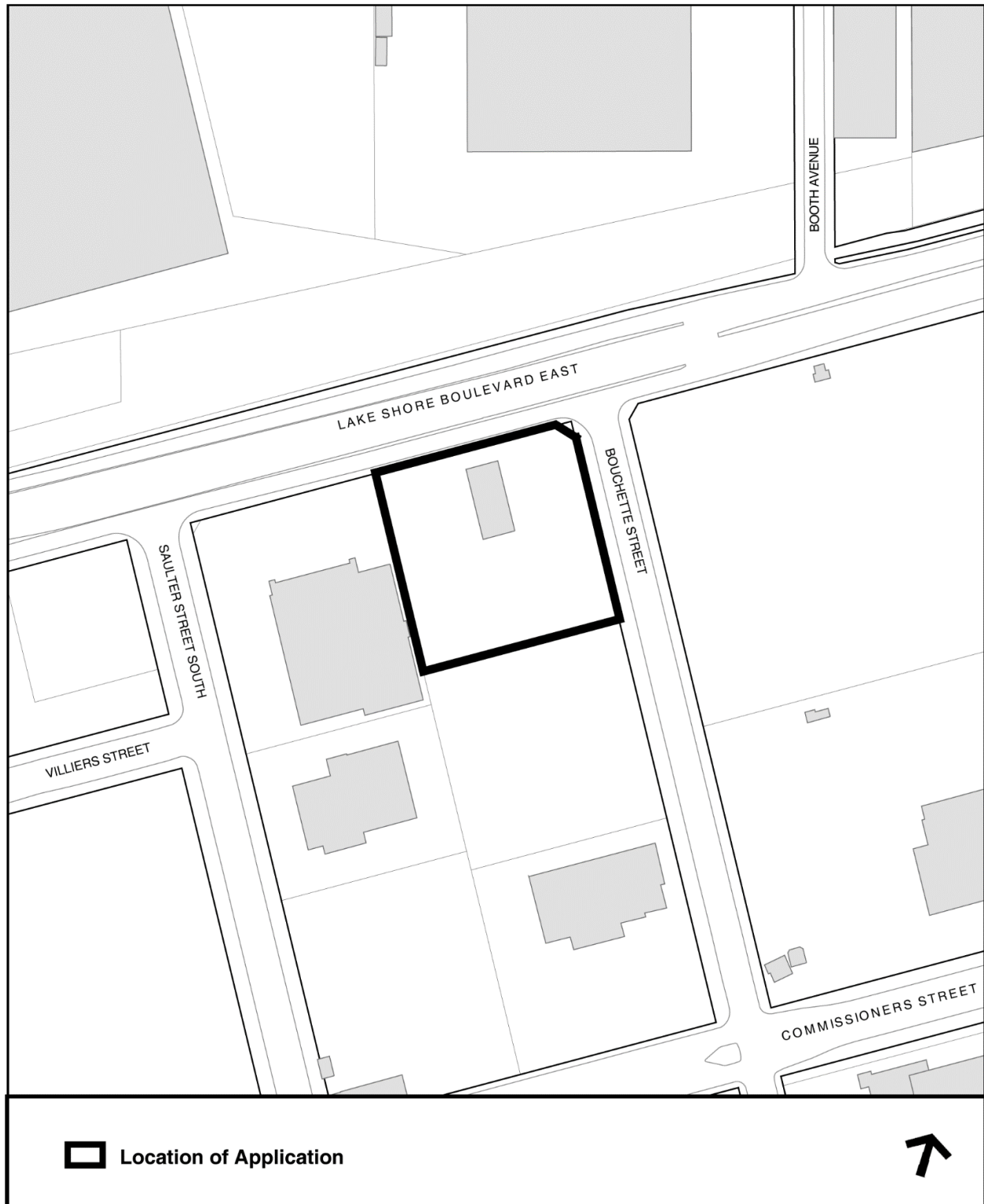
Carly Bowman, M.Sc.Pl., MCIP, RPP  
Director, Community Planning  
Toronto and East York District

## ATTACHMENTS

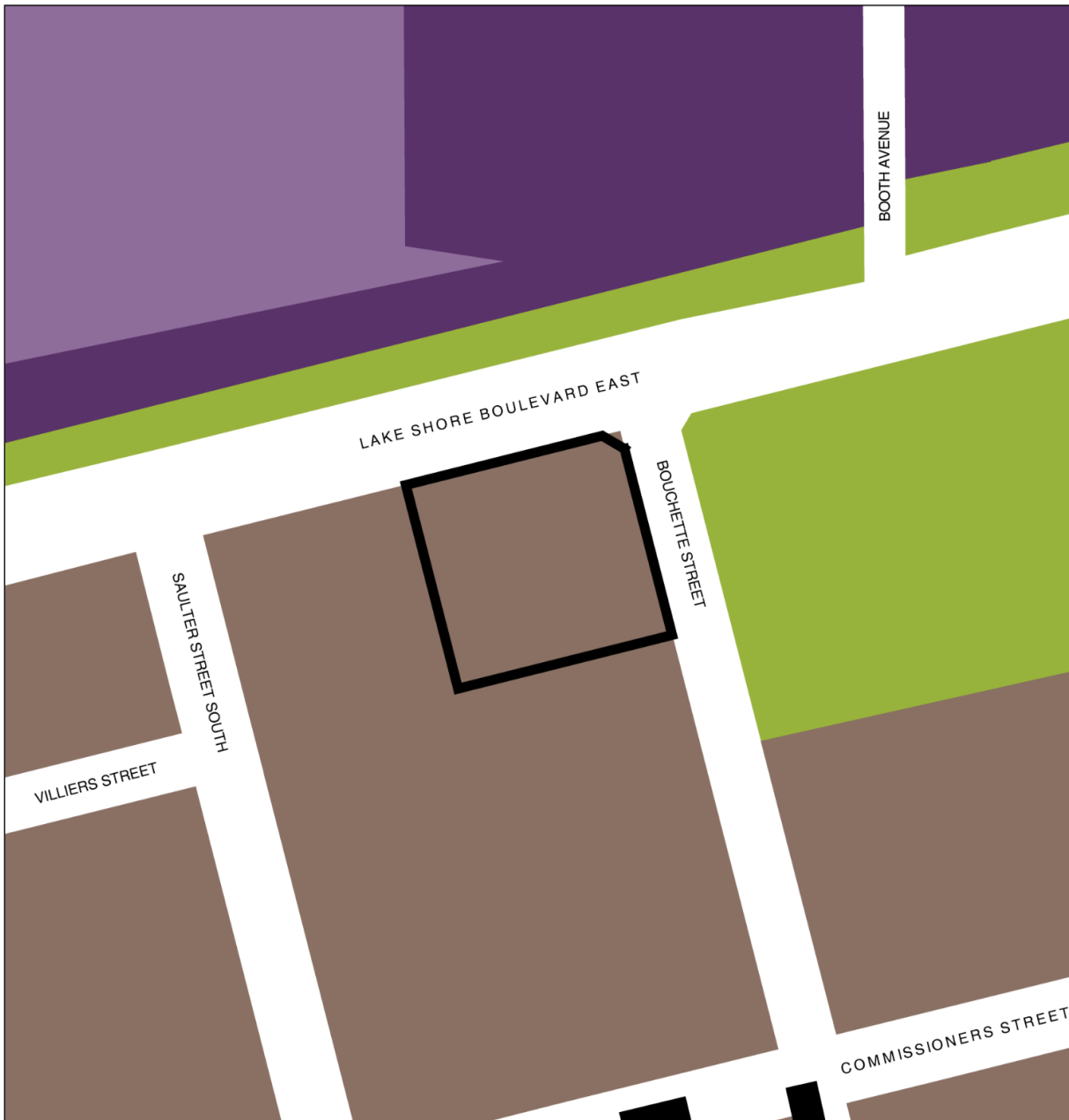
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Attachment 1: Location Map  
Attachment 2: Official Plan Land Use Map  
Attachment 3: Existing Zoning By-law Map  
Attachment 4: Application Data Sheet  
Attachment 5: Site Plan  
Attachment 6: 3D of Proposal in Context Looking Northeast  
Attachment 7: 3D of Proposal in Context Looking Northwest  
Attachment 8: West Elevation  
Attachment 9: East Elevation

## Attachment 1 – Location map







## Attachment 2 – Official Plan Land Use Map



Official Plan Land Use Map 18

120 Bouchette Street

File # 24 149325 STE 14 0Z

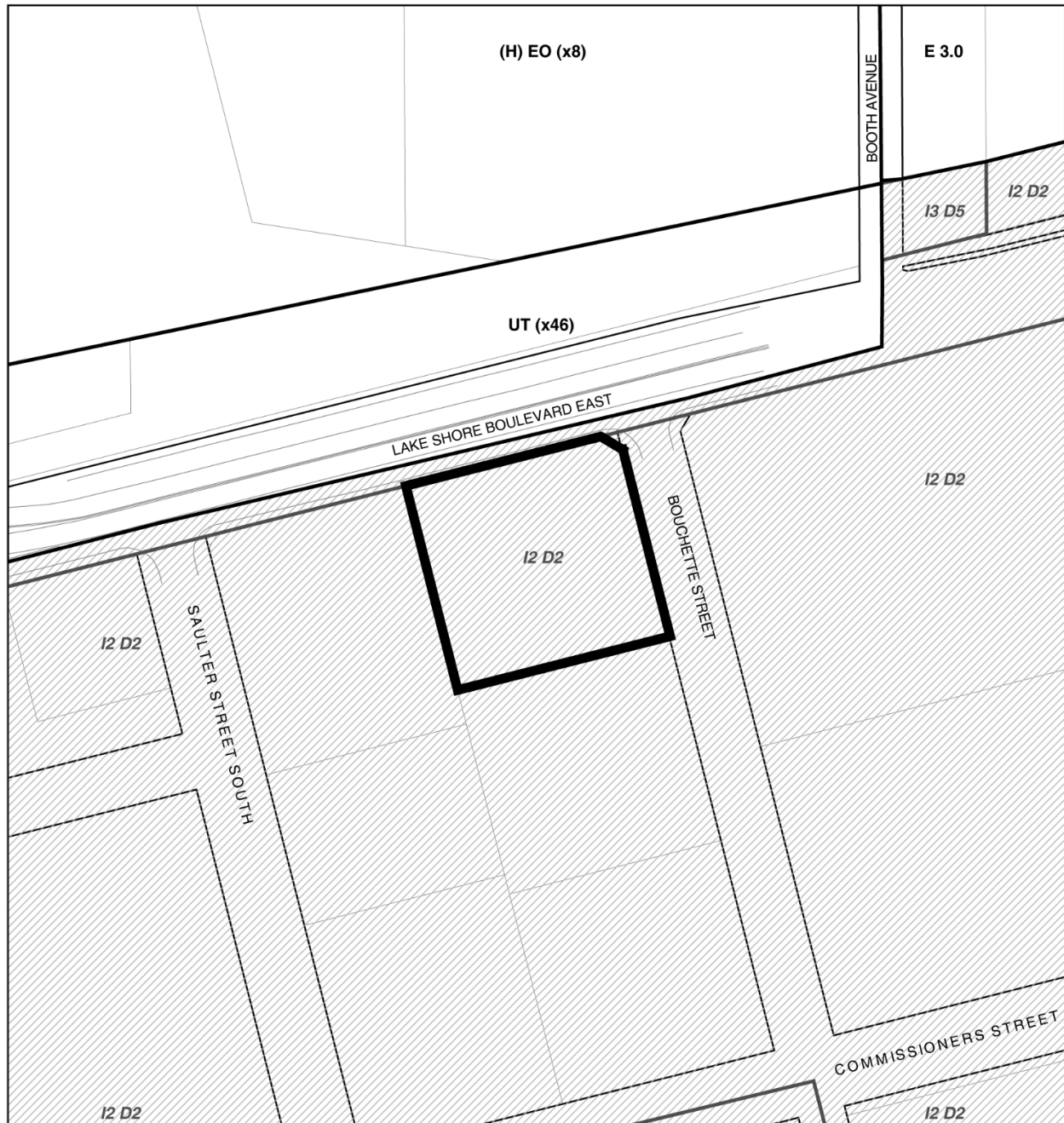
-  Location of Application
-  Regeneration Areas
-  General Employment Areas
-  Core Employment Areas

 Parks



Not to Scale  
Extracted: 05/21/2024

# Attachment 3 – Existing Zoning By-law Map



**Zoning By-law 569-2013**

**120 Bouchette Street**

**File # 24 149325 STE 14 0Z**



**Location of Application**

**E**  
**EO**  
**UT**

Employment Industrial  
Employment Industrial Office  
Utility and Transportation



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

**I3**

**Industrial District**



Not to Scale  
Extracted: 05/21/2024

#### Attachment 4 - Application Data Sheet

**Municipal Address:** 120 BOUCHETTE ST      **Date Received:** May 15, 2024

**Application Number:** 24 149325 STE 14 OZ

**Application Type:** OPA and Zoning By-law Amendment

**Project Description:** Official Plan and Zoning By-law Amendment for three towers at 43, 46, and 49 storeys, comprised of 1,626 units.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
SHWAAN	SHWAAN	TURNER +	1132222 ONTARIO INC
HUTTON	HUTTON	FLEISCHER	

#### EXISTING PLANNING CONTROLS

**Official Plan Designation:** Regeneration Areas

**Site Specific Provision:** Central Waterfront Secondary Plan

**Zoning:** I3 D2 (438-86)

**Heritage Designation:** No

**Height Limit (m):** NA

**Site Plan Control Area:** Y

#### PROJECT INFORMATION

**Site Area (sq m):** 8,946      **Frontage (m):** 97      **Depth (m):** 93

<b>Building Data:</b>	<b>Existing</b>	<b>Proposed</b>	<b>Total</b>
<b>Ground Floor Area (sq m):</b>	498	4,129	4,129
<b>Residential GFA (sq m):</b>		117,999	117,999
<b>Non-Residential GFA (sq m):</b>	498	1,989	1,989
<b>Total GFA (sq m):</b>	498	119,988	119,988
<b>Height - Storeys:</b>	1	49	49
<b>Height - Metres:</b>	8	156	156

**Lot Coverage Ratio (%):** 46.15

**Floor Space Index:** 16.79

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
<b>Residential GFA:</b>	115,159	
<b>Retail GFA:</b>	1,989	



**Residential Units**

by Tenure	Existing	Proposed	Total
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Condominium:		1,626	1,626
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Total Units:		1,626	1,626
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**Total Residential****Units by Size**

	1 Bedroom	2 Bedroom	3+ Bedroom
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Retained:			
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Proposed:	900	555	171
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Total Units:	900	555	171
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**Parking and Loading**

Parking Spaces:	225
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Bicycle Parking Spaces:	1,808
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Loading Docks:	4
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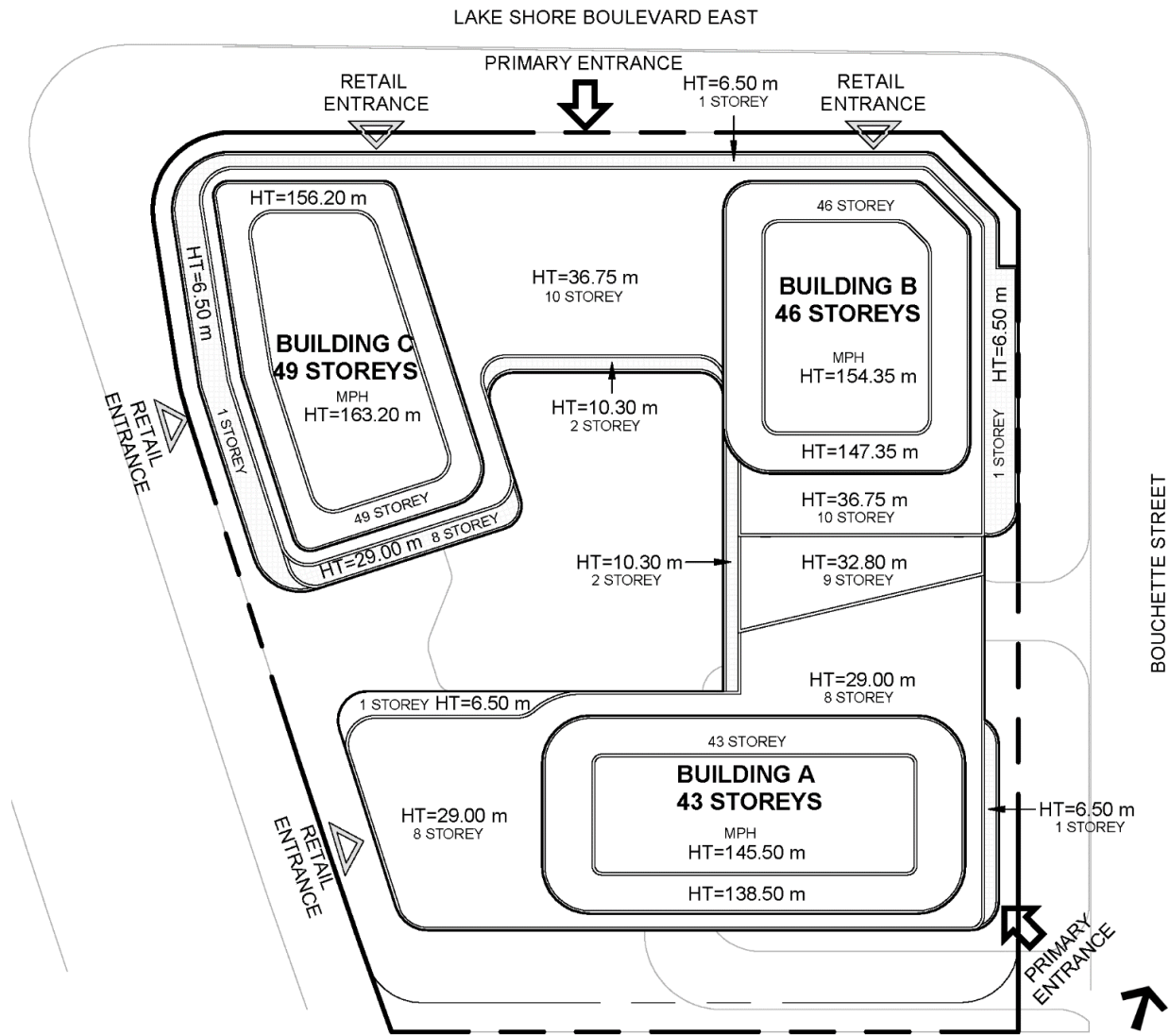
**CONTACT:**

Steven Barber, Senior Planner, Community Planning

416-338-8567

Steven.Barber@toronto.ca

## Attachment 5 – Site Plan



Attachment 6: 3D of Proposal in Context Looking Northeast



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

↑  
03/18/2025

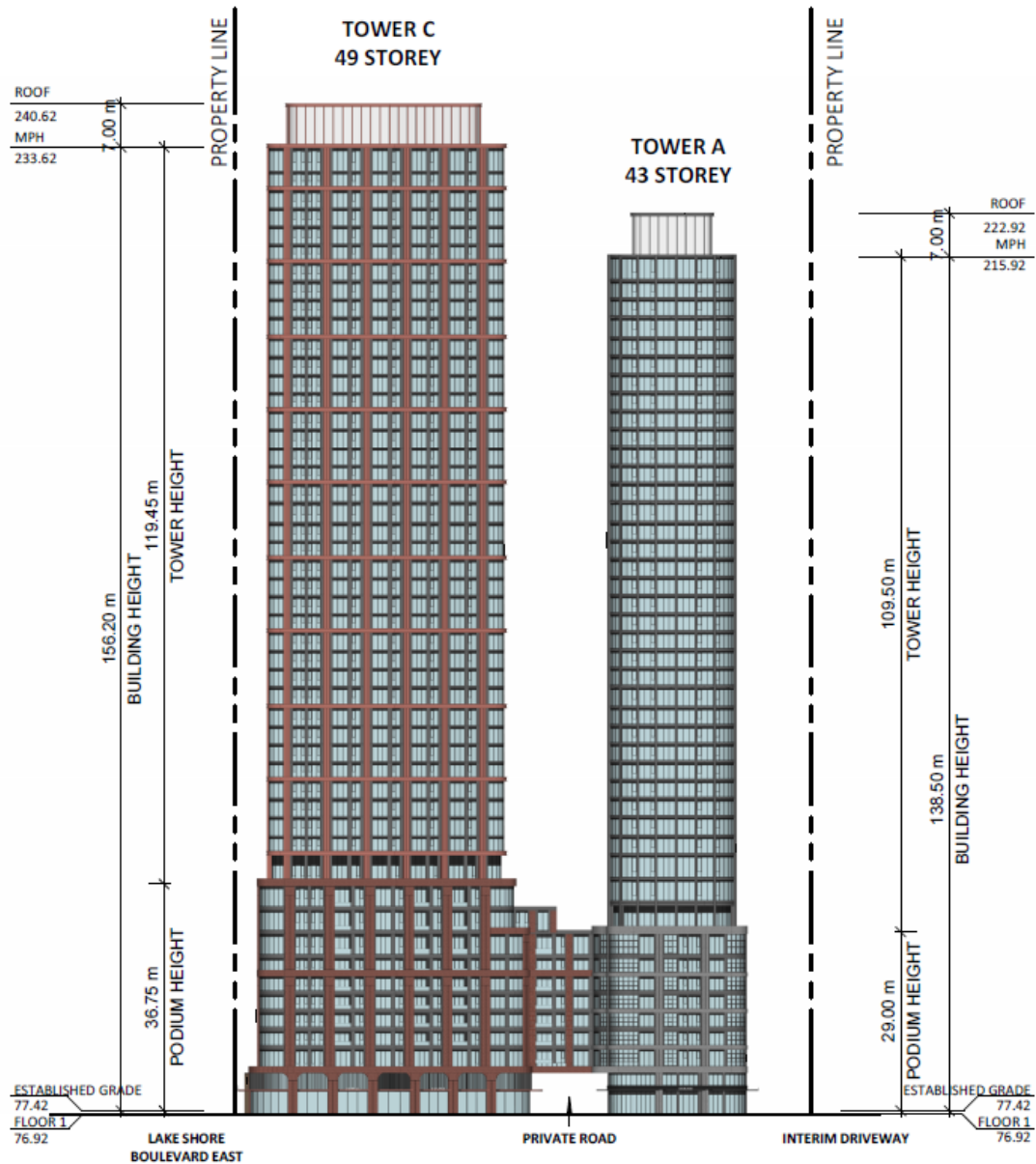
Attachment 7: 3D of Proposal in Context Looking Northwest



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

↑  
03/18/2025

## Attachment 8: West Elevation



# Attachment 9: East Elevation

