

**102 Shuter Street - OPA & Rezoning Application –
Request for Direction Report**

Date:	August 25, 2009
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	08 222718 STE 27 OZ

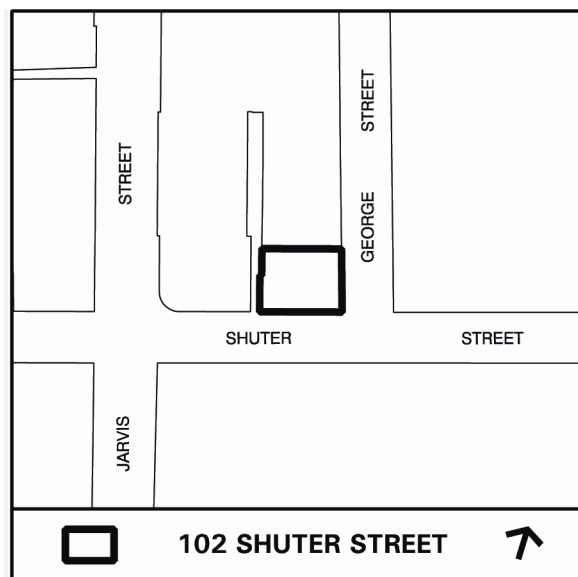
SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The applicant has appealed the Official Plan Amendment and Zoning By-law Amendment to the Ontario Municipal Board (OMB) due to Council’s failure to make a decision within the time allotted by the Planning Act. A pre-hearing conference is scheduled to be held September 28, 2009. A full hearing date has not yet been scheduled.

The application before the Ontario Municipal Board proposes to amend the Official Plan and the Zoning By-law to permit a 20 storey residential condominium building with 69 units. The base of the building includes three 2-storey townhouses fronting on Shuter Street. There are 56 parking spaces proposed within a four level underground garage accessed from an existing public lane. A valet will take cars to the underground garage via a car elevator.

The purpose of this report is to seek Council’s direction on the appeal of this application to the Ontario Municipal Board.



The proposal is inappropriate and too intense a form of development for this site. The proposed height and density considerably exceed that permitted in the Official Plan, the Zoning By-law and that of the previous Ontario Municipal Board approval, which was granted based on the premise of preserving the historical building which once existed on site and has since been demolished.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council authorize the City Solicitor, the Chief Planner and Executive Director and other appropriate staff to attend any Ontario Municipal Board hearing in opposition to the current proposal.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

An application to the Committee of Adjustment (A344/02 TEY) was made in 2002 for the restoration, conversion and expansion of a vacant building designated under the Ontario Heritage Act, known as Walnut Hall Apartment House, on the subject property.

The proposal was for a 7-storey (26 metre) apartment building with 54 dwelling units and two townhouse units with a total of 15 underground parking spaces. In order to facilitate this development there were a number of variances requested such as, but not limited to, use, gross floor area, height and parking. A site plan application (TE SPC 2002 0027) was submitted in 2002 in order to facilitate the proposed 7-storey apartment building.

The application was approved by the Committee of Adjustment subject to a number of conditions and that decision was subsequently appealed by area residents to the Ontario Municipal Board. The Ontario Municipal Board upheld the Committee of Adjustment's decision to approve the development in 2003 on a conditional basis, however the development did not proceed and the Ontario Municipal Board's Order was never issued as the Heritage Easement Agreement to secure improvements to the heritage building was never entered into by the applicants. Walnut Hall Apartment House deteriorated and collapsed and was demolished by the City in 2007.

PRE-APPLICATION CONSULTATION

A number of pre-application consultation meetings were held with the applicant and various City Planning and Heritage staff. At a meeting on February 7th, 2007 Community Planning and Heritage staff met with the applicant's team. A proposal was presented to restore the historic Walnut Hall building and include a slender residential tower of approximately 19-storeys. Planning and Heritage staff advised the applicant of the OMB decision and indicated concerns for any development greater than 7-storeys. An additional meeting was held with the Ward Councillor on February 9th, 2007. Staff advised that they did not support this proposal. The local Councillor indicated support

for the redevelopment of the site but was concerned over the height. Another meeting was held October 28, 2008 with different Community Planning staff who were not at the previous meetings, the Ward Councillor and the applicant's team. The applicant presented a proposal for 18-20 storeys without the Walnut Hall historic building as it had been demolished by this time. Staff did not provide a position at this meeting and indicated that they would review the proposal in consultation with staff previously involved and get back to the applicant with their comments. Before planning staff could respond back to the applicant, the current application was submitted on November 18, 2008.

ISSUE BACKGROUND

Proposal

The proposed development is a residential condominium building with a gross floor area of approximately 8,893 square metres (95,727 square feet) having a floor space index (F.S.I) of 11.3 (see Attachments 1 and 2A-2D). The main part of the building would be 20-storeys (56 metres), exclusive of mechanical penthouse (64 metres to top of mechanical), with the north portion of the building stepping down to 18-storeys (50 metres).

The total number of residential units proposed is 69. The project includes a building base with three 2-storey townhouses fronting along Shuter Street. Floors 3-6 would include 16 one-bedroom apartment units ranging in size from 63 to 72 square metres (678 – 775 square feet), and 50 larger two-bedroom two-storey lofts starting on the 7th floor and ranging in size from 85 to 135 square metres (915 to 1,453 square feet). The floor plate of the main building would be 466 square metres (5,016 square feet). The main pedestrian entrance and lobby would be located at the southeast corner fronting on Shuter Street. The proposal would include indoor amenity space on the 2nd and 3rd floors along with an outdoor roof garden on the 3rd floor. The amount of indoor and outdoor amenity space proposed would be 130 square metres and 170 square metres respectively.

A total of 56 parking spaces will be provided within a four level underground garage accessed from the existing north-south public lane west of the site. The lane is to be widened as part of this development process. A valet service would take cars to the underground garage via a car elevator inside the building. There would be 42 resident bicycle parking spaces and storage lockers in the underground garage and an additional 10 bicycle parking spaces for visitors at the southwest corner of the building adjacent to the public lane.

For additional information please see Application Data Sheet (Attachment 5).

Ontario Municipal Board Appeal

On June 4, 2009 the City Clerk's Office received notification that the applicant filed an appeal of the Official Plan Amendment and Zoning By-law Amendment application to the Ontario Municipal Board, citing Council's failure to make a decision on the application within the prescribed timelines as per the Planning Act.

Site and Surrounding Area

The subject site is a vacant rectangular parcel located at the northwest corner of George and Shuter Streets, just east of Jarvis Street. The site area is approximately 790 square metres (8,500 square feet) with frontages of 24.6 metres (80 feet) along George Street and 32.3 metres (106 feet) along Shuter Street. A substandard sized north-south public lane, approximately 3.6 metres (12 feet) wide, abuts the entire western boundary of the site.

Uses and structures near the site:

North: Immediately north of the site there are 5 semi-detached buildings (10 units) at 226 to 244 George Street. Row homes exist to the northwest at 207 to 219 Jarvis Street, which are listed on the City of Toronto Inventory of Heritage Properties. The semi-detached and row houses are accessed from the same public lane that would be used to access the proposed development. Just to the north of these homes and just south of Dundas Street is the Grand Hotel and Suites (225 Jarvis Street) containing approximately 178 suites and occupies the former Toronto RCMP building that was converted for hotel use in 1993. The hotel is approximately 61 metres in height (200 feet) with sections of the building as high as 69 metres (226 feet).

West: Immediately abutting the site to the west is a public lane that will be used as the vehicular entrance for the proposed development. On the opposite side of the lane is a commercial surface parking lot known municipally as 203 Jarvis Street. This site is designated as “Mixed-Use Areas” within the Official Plan. Community Planning is processing a development application for that site for a 20-storey (66 metre) hotel with 261 rooms and 72 underground parking spaces on 3 levels (File No. 08 110771 STE 27 OZ). Similarly, the vehicular access for the hotel would also be from the north-south public lane off of Shuter Street separating the two properties. There is already an approval in place on this parcel for a maximum 41.9 metre high social housing apartment building.

South: Directly across Shuter Street and south to Queen Street East are the Moss Park Armory and Moss Park. These sites are designated as Institutional Areas and Parks and Open Spaces Areas respectively in the Official Plan.

East: To the east of the site across George Street there are a number of 3-storey (12 metre) high residential townhouses and to the northeast exists a French primary school ‘Conseil Scolaire de District du Centre-Sud-Ouest’ (14 Pembroke Street). Further east along Shuter Street are row houses.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting

public health and safety. City Council’s planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe (The Growth Plan) provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

City Council’s planning decisions are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The property is located within the “Downtown and Central Waterfront” area on Map 2 – Urban Structure and is designated as “Neighbourhoods” on Map 18 – Land Use Plan.

This development proposal has been reviewed against the policies in the Official Plan including, but not limited to, those in the “Downtown”, “Public Realm”, “Built Form” and “Land Use Designation” sections.

Chapter 2 of the Plan sets out the urban structure of the City, develops the strategy for directing growth within the structure and sets out policies for the management of change, through the integration of land use and transportation. Downtown policies of section 2.2.1 encourage a full range of housing opportunities through residential intensification in the Mixed Use Areas and Regeneration Areas of the Downtown with more sensitive infill within Downtown Neighbourhoods.

Chapter 3 of the Plan contains policies to guide decision making based on the Plan’s goals for the human, built, economic and natural environments. Public Realm policies in section 3.1.1 recognize the importance of public spaces and ensure that private developments maintain, enhance and add to the public realm.

The Built Form policies of section 3.1.2 identify the importance of urban design as a fundamental element of city building, in particular: requiring new developments to be located and organized to fit within their existing context; and new developments to be massed to fit harmoniously into their existing context, and limit their impacts on neighbouring streets, parks, open spaces and properties. Tall buildings come with larger civic responsibilities and obligations than other buildings and the Tall Buildings policies of section 3.1.3 were utilized in evaluating the development proposal.

The subject site is designated as Neighbourhoods within the City of Toronto Official Plan (see Attachment 3). Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, townhouses, as well as interspersed walk-up apartments that are no higher than four storeys.

The stability of Toronto's Neighbourhoods' physical character is one of the keys to Toronto's success. Developments in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular: heights, massing, scale and dwelling type of nearby residential properties; setbacks of buildings from the streets and property lines; and prevailing building types.

Additionally, Policy 4.1.7 of the Official Plan indicates that proposals for intensification of land on major streets in Neighbourhoods are not encouraged by the policies of the Plan. Where a more intense form of residential development than that permitted by existing zoning on a major street in a Neighbourhood is proposed, the application will be reviewed in accordance with Policy 4.1.5, having regard to both the form of development along the street and its relationship to adjacent development in the Neighbourhood.

Official Plan – Site and Area Specific Policy #214

The Official Plan identifies that site specific policy number 214 applies to the subject land. The Policy states that buildings with a greater gross floor area than otherwise allowed in the zoning by-law are permitted provided a number of matters are taken into consideration related to protecting the heritage aspects of the existing building on site such as: the exterior of the heritage building is wholly retained in the new development; the relationship between the heritage building and the proposed development maintains the quality, character and three-dimensional integrity of the heritage building; and that the additional gross floor area does not exceed the gross floor area of the existing heritage building being retained in the new development. The existing gross floor area of Walnut Hall, at the time of the Ontario Municipal Board hearing in 2003, was 2,355 square metres and the policy above would have considered permission for a GFA of 4,710 square metres on site. This policy is no longer applicable as the heritage building no longer remains as it was demolished in 2007.

Zoning

The site is subject to Zoning By-law No. 438-86, as amended, and is zoned R3 Z1.0 H12.0 (see Attachment 4). This zone allows for residential uses, including an apartment building, to a maximum density of 1.0 times the area of the lot and a maximum height of 12.0 metres (40 feet).

The minor variances that were granted as part of file A344/02 TEY and then appealed to the Ontario Municipal Board no longer apply as they were associated with the historic Walnut Hall Apartment House which no longer exists. The OMB Order never was issued as the preconditions to the granting of the Order were not fulfilled. Those variances would have permitted, amongst other matters, a 7-storey residential building consisting of 54 dwelling units and 2 townhouse units with a maximum height of 25.9 metres (85 feet), including mechanical penthouse, and a density of approximately 5 times the area of the lot.

Site Plan Control

This application is subject to Site Plan Control. An application for site plan control has not been submitted.

Application Submission

The following reports/studies were submitted with the application:

- Traffic Impact and Parking Justification Study, by Cole Engineering, dated November 2008
- Functional Servicing and Stormwater Management Report, by Cole Engineering, dated November 2008
- Shadow Study, by Page + Steele Architects, dated November 2008.

A Notification of Complete Application was issued on November 25, 2008.

Reasons for Application

An amendment to the Official Plan is required in order to permit the residential development at the height and scale being proposed. The Neighbourhoods designation allows for a variety of residential uses, including apartment buildings not higher than 4-storeys. The proposed height of 20-storeys is significantly higher than that contemplated by the Official Plan.

An amendment to the Zoning By-law is required in order to permit the residential development at the height and density proposed. The Zoning By-law allows for an apartment building to a maximum height of 12 metres (40 feet) while 20-storeys at 56 metres (184 feet) is being proposed. Also, a maximum gross floor area of 1.0 times the area of the lot would permit a maximum of 790 square metres of gross floor area, while the current proposal is for approximately 8,893 square metres of gross floor area and 11.3 times the area of the lot. The proposed height and density significantly exceeds that allowed in the Zoning By-law permissions by approximately 44 metres (145 feet) and 10.3 times the area of the lot respectively.

Other areas of non-compliance with the Zoning By-law include: parking areas should be accessible by a driveway with a minimum width of 5.5 metres for two-way operation, whereas the width of the proposed driveway is obstructed by parking spaces and the parking area will be accessed by an elevator; a driveway entrance to the building should allow vehicles to enter and leave the lot while driving forward in one continuous motion without having to reverse; minimum indoor amenity space; minimum setback from a public lane; minimum parking space dimensions; minimum flankage setback; minimum front lot line setback; minimum side lot line setback; minimum rear yard setback; maximum building depth; and minimum landscaped open space.

Community Consultation

A Community Consultation meeting was not held prior to the application being appealed to the Ontario Municipal Board.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application.

COMMENTS

The Growth Plan

The Growth Plan requires that a significant portion of new population and employment growth be directed to the built-up areas of the Greater Golden Horseshoe within intensification areas. Municipal official plans are viewed as the key vehicle through which the policy objectives of the Growth Plan are to be implemented and as such policy 6 of Section 2.2.3 requires that municipalities will identify intensification areas in their respective official plan. Policy 7 of Section 2.2.3 of the Growth Plan outlines what objectives intensification areas will be planned to achieve in the official plan including ensuring appropriate transitions of built form to adjacent areas.

The City of Toronto's Official Plan conforms to Growth Plan by identifying intensification areas on Map 2. Although the proposed development is located within the *Downtown and Central Waterfront* area as shown on Map 2, policies within Section 2.2.1 of the Official Plan only permit sensitive infill on *Downtown Neighbourhood* lands.

The Official Plan also sets out a policy framework that ensures the City will meet its population and employment targets by directing growth to the City's priority growth areas while still protecting the City's stable areas such as *Neighbourhoods*. Currently, the City of Toronto has sufficient residentially designated lands within the priority growth areas of the Official Plan to accommodate all the housing required to meet its population targets, without the need to re-designate stable residential *Neighbourhoods*.

The proposed development represents inappropriate intensification of a site that is outside an area and land-use designation identified in the Official Plan for intensification as required by the Growth Plan. As such the proposal does not conform to and conflicts with the Growth Plan for the Greater Golden Horseshoe.

Provincial Policy Statement

As noted above, the proposed residential development is within the Toronto downtown urban area, however, the proposed height, density and scale are not appropriate for this particular site. As with the Growth Plan, Section 4.5 of the Provincial Policy Statement (PPS) states that the official plan is the most important vehicle for implementation of the PPS. Municipal official plans are required to identify provincial interests and set out appropriate land use designations and policies. The PPS also requires that official plans provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas. The City of Toronto meets the requirements of the PPS through the areas identified for intensification in the Official Plan. The proposal represents inappropriate intensification of a site located outside of a land-use designation identified for intensification in the City of Toronto Official Plan. As such, the proposed Official Plan and Zoning By-law Amendments are not consistent with the Provincial Policy Statement.

Land Use, Density and Height

The proposed 20-storey residential building is located on a site within a Neighbourhoods designation in the Official Plan. The semi-detached properties to the north and all lands immediately east of the site along Shuter Street to beyond Sherbourne Street are designated as Neighbourhoods. The Neighbourhoods designation considers residential uses in lower scale buildings and only permits 4-storey walk-up apartments. The proposed residential building is of a much higher intensity and scale than that which is contemplated within the Official Plan. Significant growth is not anticipated within physically stable residential Neighbourhoods. In comparison, the proposed hotel development at 203 Jarvis Street to the west across the lane and other properties fronting Jarvis Street are within a Mixed-Use designation within the Official Plan which permits developments at a higher intensity (see Attachment 3).

Policy 2.2.1.4 (b) of the Official Plans' *Downtown* policies, states that a full range of housing opportunities will be encouraged through 'sensitive infill' within *Downtown Neighbourhoods*. This is to be noted in contrast to the objective of encouraging 'intensification' in the *Mixed Use Areas* and *Regeneration Areas* of *Downtown* (Policy 2.2.1.4.(a)). Given the substantial proposed density increase of 11.3 versus 1.0 times the lot area and height increase of 20 storeys versus 4 storeys, the intensity of the proposed development clearly exceeds the level of sensitive infill contemplated by the Official Plan. The proposed height and density would, if approved, create a negative precedent and generate certain negative impacts on abutting developments as discussed below.

Massing, Sky view, and Privacy

The development site is relatively small having a frontage of approximately 25 metres along George Street and 32 metres along Shuter Street with a site area of only 790 square metres. Consequently, the proposed building occupies the majority of the site and the massing of the building is inappropriate with respect to setbacks, separation distances and transition. Likewise, the development requires the use of a car elevator to access four levels of underground parking.

As currently proposed, the north end of the new residential building at 18-storeys (50 metres) would be adjacent to 3-storey (9.6 metre) semi-detached homes with no setback to the north property line. Similarly, there would be no setback along George Street with the new building pushed to a zero lot line while the abutting semi-detached dwellings to the north would be setback approximately 3 metres from George Street.

A tall building at 102 Shuter Street would not allow for an appropriate building separation distance between the subject site and any potential building at 203 Jarvis Street, which is located in a Mixed-Use Land Use Designation within the Official Plan where such developments are appropriate. The City of Toronto's 'Design Criteria for Review of Tall Building Proposals' recommends a minimum building separation distance of 25 metres. The proposed building separation distance would be approximately 8 metres. The result is two towers in close proximity blocking sky views from the rear yards of the existing semi-detached homes at 226 to 244 George Street (Attachment 6).

The north elevation of the proposed building has windows starting at the 3rd floor. The portion of the building massed closest to George Street would have units and windows located at a zero lot line with views of the front yards of the semi-detached homes at 226 to 244 George Street. Views of the rear yards of these homes would likely occur from the outdoor roof garden on the 3rd floor.

Sun, Shadow, Wind

The Built Form policies of the Official Plan require that new development will be massed to fit harmoniously into its existing and/or planned context, and it will limit its impacts on neighbourhood streets, parks, open spaces and properties by adequately limiting any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets, properties and open spaces, and minimizing any additional shadowing on neighbouring parks.

The proposed building would cause shadowing on adjacent properties. During the summer months there would be shadowing during the morning hours from approximately 10:00 am until 12:00 pm on the townhouses located at 207-219 Jarvis Street and the semi-detached dwellings at 226-224 George Street. Additionally, the residential homes directly across the street to the east at 207-217 George Street and at 112-126 Shuter Street would be shadowed in the early to late afternoon period for approximately 2 hours. The above shadowing impacts are much more prominent in the spring and fall (Attachment 7). In the spring/fall shadows also reach portions of the school yard and school building located to the east. There is a children's play area and recreational apparatus that would be shadowed approximately 2 hours of the day between 2:00 pm till 4:00 pm. The shadowing impacts described above are in addition to shadowing that would result from any potential approval to the west at 203 Jarvis Street. The proposed development would result in additional shadowing negatively impacting surrounding areas.

The applicant proposed to submit pedestrian level wind studies as the application proceeded through circulation and consultation process. Such studies were never submitted to Community Planning as the application was appealed to the OMB.

Traffic, Access, Parking and Loading

The application proposes four levels of underground parking accommodating 56 parking spaces, including 4 visitor parking spaces. Access to the parking garage would occur from the existing public lane to the west of the site which will be required to be widened 0.65 metres.

Transportation Services staff have identified that the proposed parking supply will be 12 spaces less than the 68 spaces required by their minimum parking demand guidelines for condos, which includes 64 for residents and 4 spaces for visitors. Additional information would also be required to accurately assess acceptability of the loading area, refuse collection, site access, site circulation and layout, design of the proposed entrance driveways, and to verify parking space dimensions.

The request by Technical Services for further information on the above noted matters was provided on January 14, 2009 in the context of the current circulation of the application. No further information has been provided by the applicant.

Servicing

A Functional Servicing and Stormwater Management Report and a Grading and Servicing Plan was submitted with the application and sent for review to Technical Services. Comments and a request for revised information were sent to the applicant's consultant on January 12, 2009. Additional information has not been submitted to date.

Heritage

Walnut Hall Apartment House collapsed and was demolished in 2007. As part of the approval to demolish the designated heritage property, Heritage and Preservation Services staff instructed the owner to retain a heritage consultant to assess the remaining heritage fabric so as to salvage and incorporate these salvaged elements into the final building design. This work was secured with a letter of credit in the amount of \$50,000. As part of any redevelopment of this site the owner was to; provide documentation of the material salvaged from the building as instructed by a heritage consultant; demonstrate that the salvaged material is stored in a secure and protected location in order to prevent further damage and deterioration; and update the architectural drawings to indicate where and how the salvaged elements are to be incorporated into the proposed building. Heritage and Preservation Services staff have advised that a letter of credit was received, however, there has been no further communication by the owner with respect to the additional conditions highlighted above. It does not appear that any elements of the demolished building are proposed to be incorporated into the subject development.

Section 37

Section 37 of the Planning Act allows the City to grant increased density and/or height in exchange for community benefits. The Official Plan contains provisions authorizing such an exchange, provided the density and/or height increase are consistent with the objectives of the Official Plan regarding building form and physical environment.

Section 5.1.1.4 of the Plan allows Section 37 to be used for development with more than 10,000 square metres of gross floor area where the zoning by-law amendment increases the permitted density by at least 1,500 square metres and/or significantly increases the permitted height.

Given the increase in proposed height, a Section 37 contribution would be appropriate for such a proposal. Discussions regarding Section 37 benefits between the applicant and the City did not occur as there was not an agreement on appropriate development for the site.

Toronto Green Standard

The Toronto Green Standard contains performance targets and guidelines that relate to site and building design to promote better environmental sustainability of development in

Toronto. The Toronto Green Standard Checklist was not submitted as part of the application package.

Open Space/Parkland

The parkland dedication for the residential component of the development would be 0.00789 hectares (78.9 square metres). The applicant would be required to satisfy the parkland dedication requirement through cash-in-lieu. The actual amount of cash-in-lieu to be paid would be determined at the time of issuance of a building permit.

Development Charges

It is estimated that the development charges for this project would be \$504,873.00.

Conclusion

The proposed development does not meet the intent of the Official Plan. Specifically, the proposal represents an inappropriate intensification of the site, whereas the Plan anticipates a sensitive infill project. The proposed height and density would, if approved, create a negative precedent and generate certain negative impacts on adjacent properties. These impacts include, but are not limited to, shadow impact, overlook and loss of sky views.

CONTACT

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E-mail: jandree@toronto.ca

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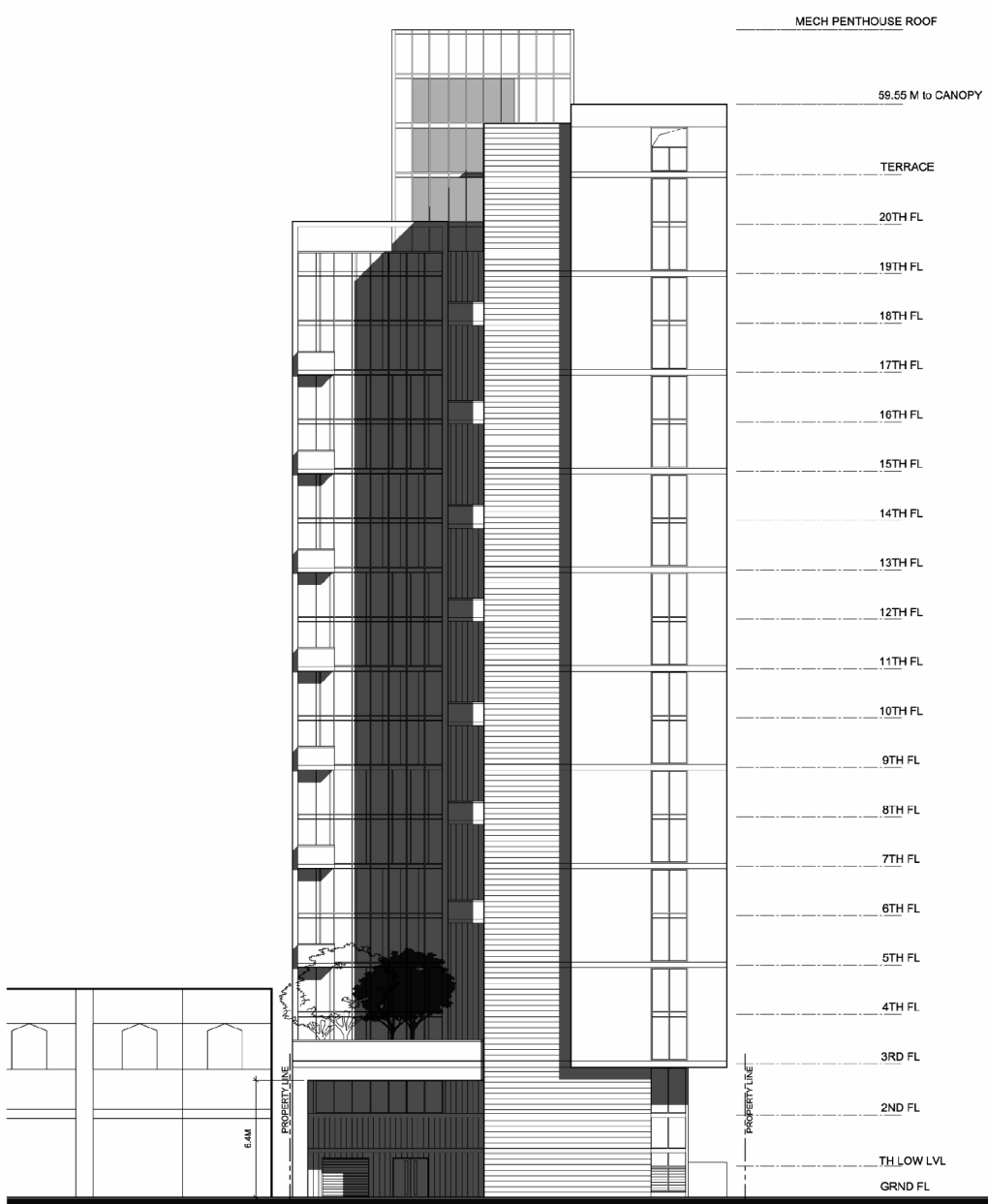
Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2A-D: Elevations
Attachment 3: Official Plan
Attachment 4: Zoning
Attachment 5: Application Data Sheet
Attachment 6: Sky View Plan
Attachment 7: Shadow Study (Snapshots)

Attachment 2A: West Elevation



West Elevation

Applicant's Submitted Drawing

Not to Scale
MM/DD/YY

102 Shuter Street

File # 08_222718

Attachment 2B: North Elevation



North Elevation

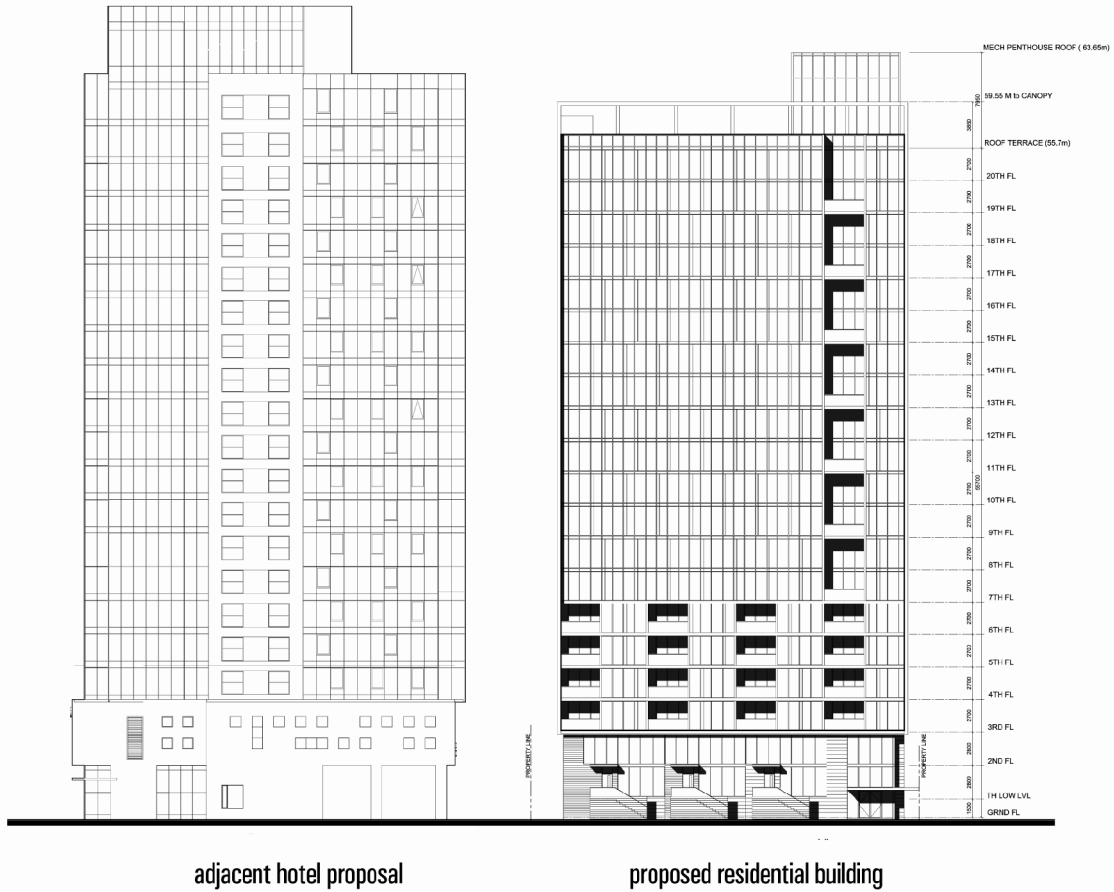
Applicant's Submitted Drawing

Not to Scale
MM/DD/YY

102 Shuter Street

File # 08_222718

Attachment 2C: South Elevation



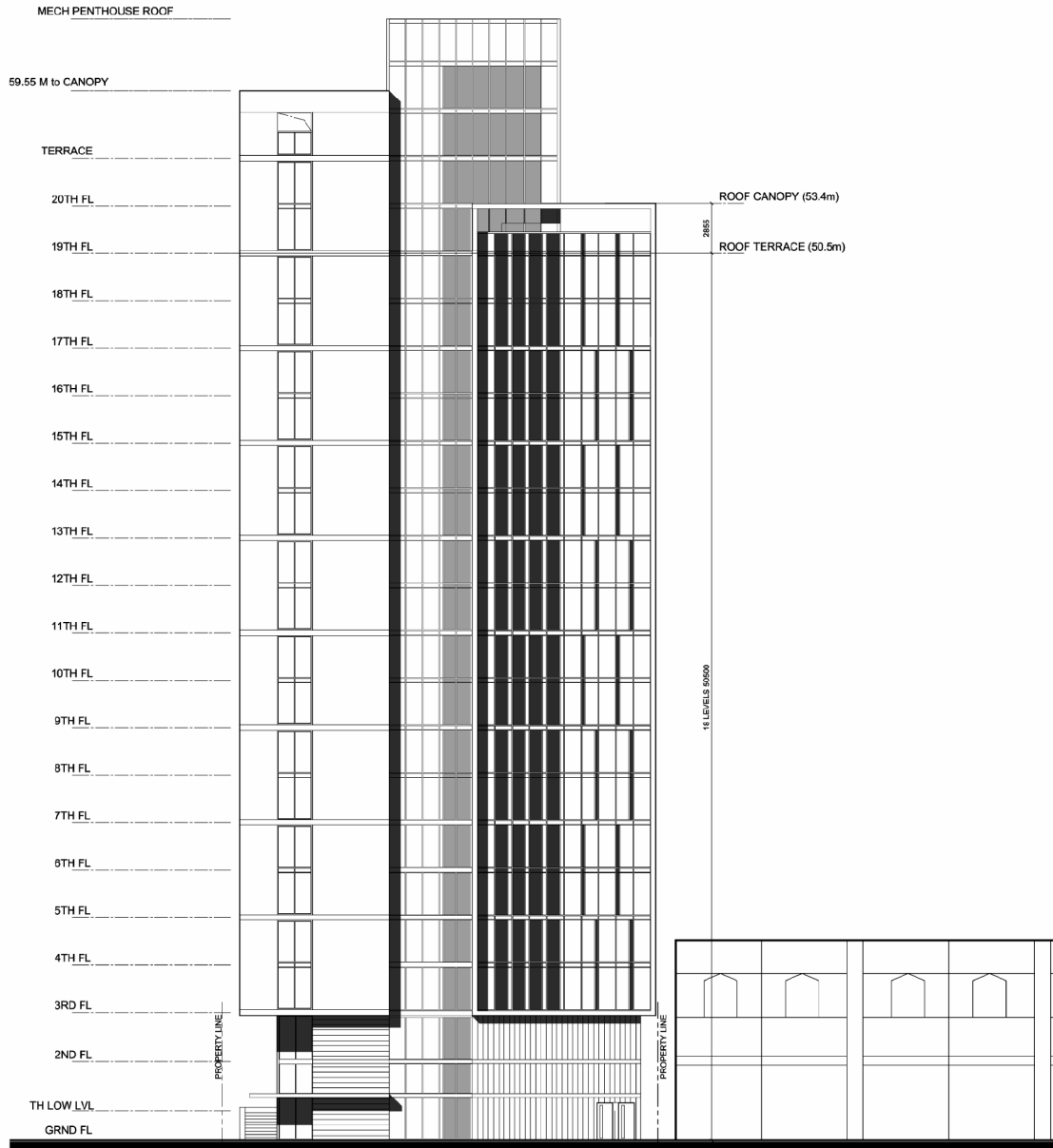
South Elevation **102 Shuter Street**

Applicant's Submitted Drawing

Not to Scale
08/26/09

File # 08_222718

Attachment 2D: East Elevation



East Elevation

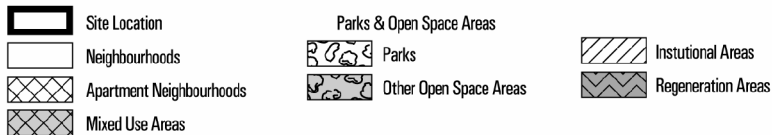
Applicant's Submitted Drawing

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102 Shuter Street

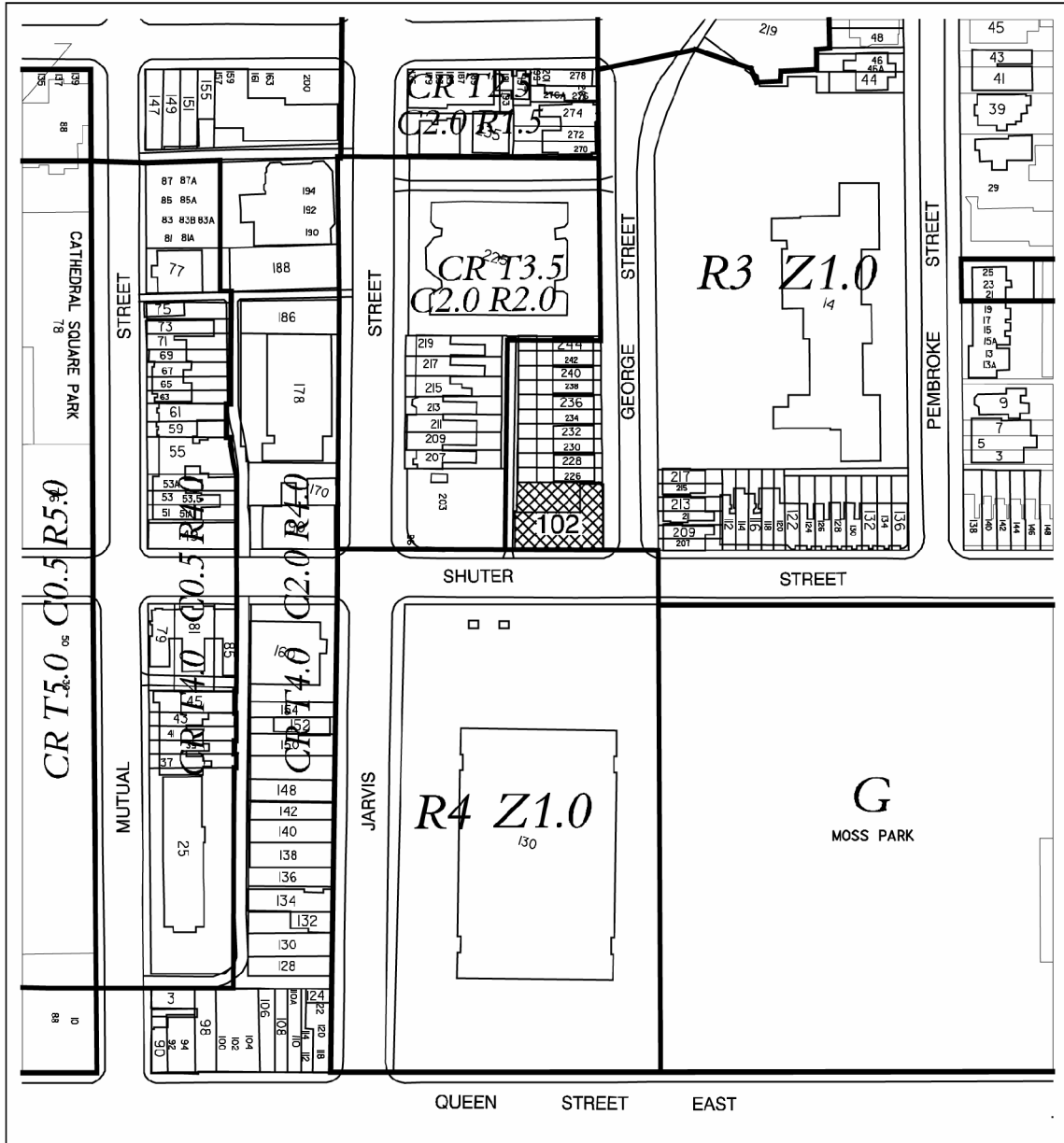
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Attachment 3: Official Plan



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 12/08/08

Attachment 4: Zoning



TORONTO City Planning
Zoning

102 Shuter Street
File # 08_222718

- G Parks District
- R3 Residential District
- R4 Residential District
- CR Mixed-Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 12/08/08 - DR

Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	08 222718 STE 27 OZ
Details	OPA & Rezoning, Standard	Application Date:	November 18, 2008
Municipal Address:	102 SHUTER ST		
Location Description:	PLAN 62 PT LOTS 10 TO 13 **GRID S2714		
Project Description:	Armstrong Hunter & Associates has applied to amend the Official Plan & Zoning By-law to permit a 20 storey residential condominium building with 69 units. The base of the building includes three 2-storey townhouses fronting on Shuter Street. There are 56 parking spaces proposed within a four level underground garage accessed from an existing public lane. A valet will take cars to the underground garage via a car elevator.		

Applicant:	Agent: Architect:	Owner:
Armstrong, Hunter & Associates 156 Duncan Mill Rd., Ste 6A, Toronto, ON M3B 3N2	Page+Steele Architects Planners 95 St. Clair W, Suite 200 Toronto, ON M4V1N6	6645411 Canada Inc. c/o Maan Development Corp. 345 Horner Ave., Suite 100, Toronto, ON M8W1Z6

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	Y
Zoning:	R3 Z1.0	Historical Status:	Y (building demolished 2007)
Height Limit (m):	12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	789.25	Height:	Storeys: 20
Frontage (m):	24.5	Metres:	55.7
Depth (m):	32.3		
Total Ground Floor Area (sq. m):	418		Total
Total Residential GFA (sq. m):	8893	Parking Spaces:	56
Total Non-Residential GFA (sq. m):	0	Loading Docks	1
Total GFA (sq. m):	8893		
Lot Coverage Ratio (%):	53		
Floor Space Index:	11.3		

DWELLING UNITS

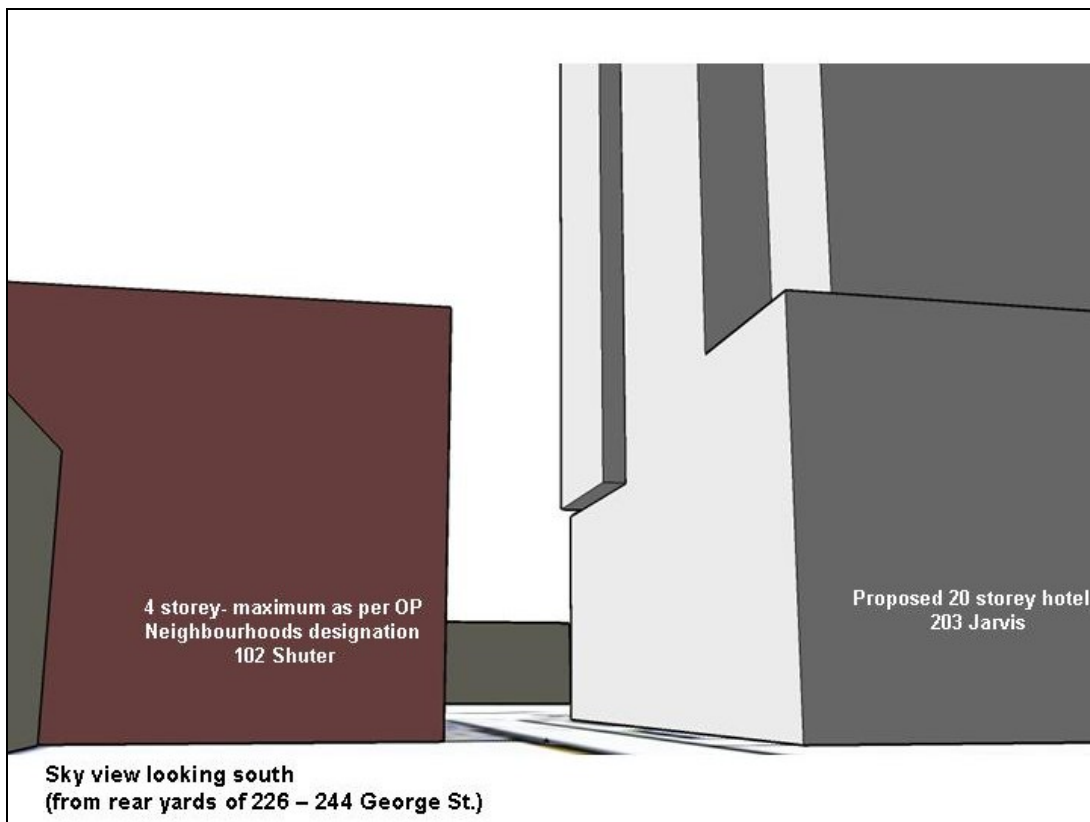
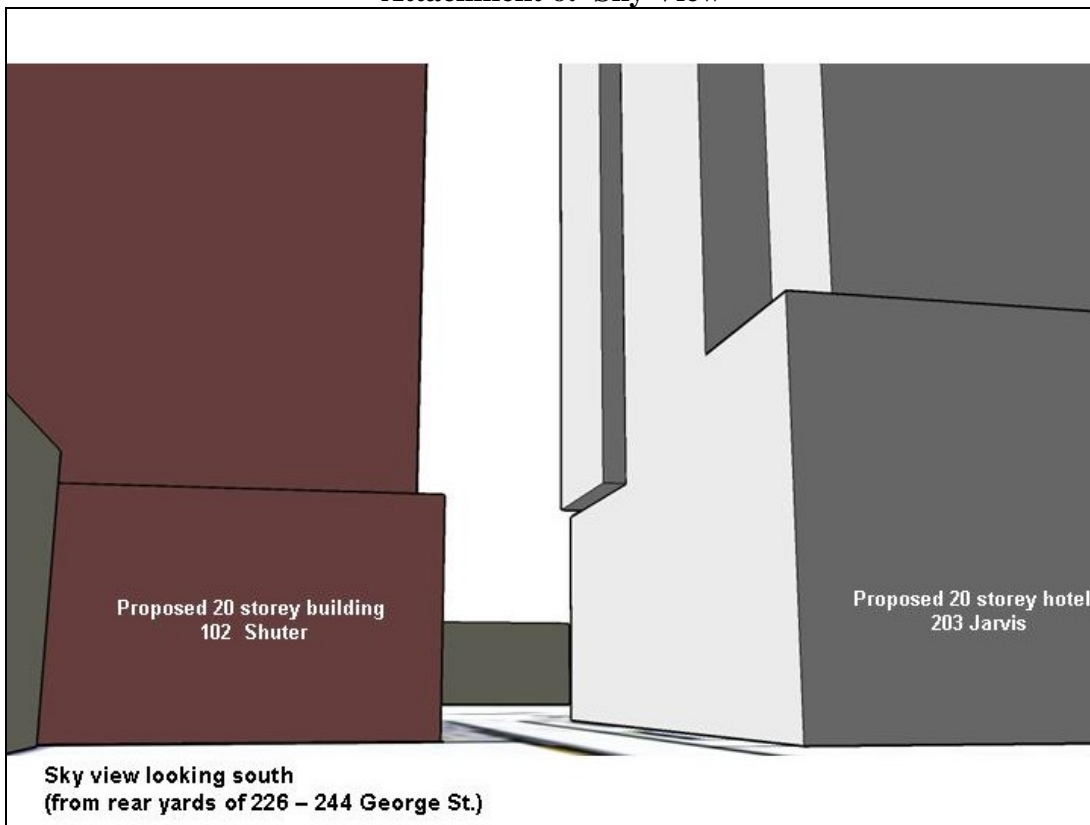
Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	16
2 Bedroom:	53
3 + Bedroom:	0
Total Units:	69

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	8893		0
Retail GFA (sq. m):	0		0
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

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Attachment 6: Sky View



Attachment 7: Shadow Study (Snapshots)

