

101 King Street East and 54-70 Colborne Street: Appeals re Zoning Amendment and Site Plan Applications - Request for Directions Report

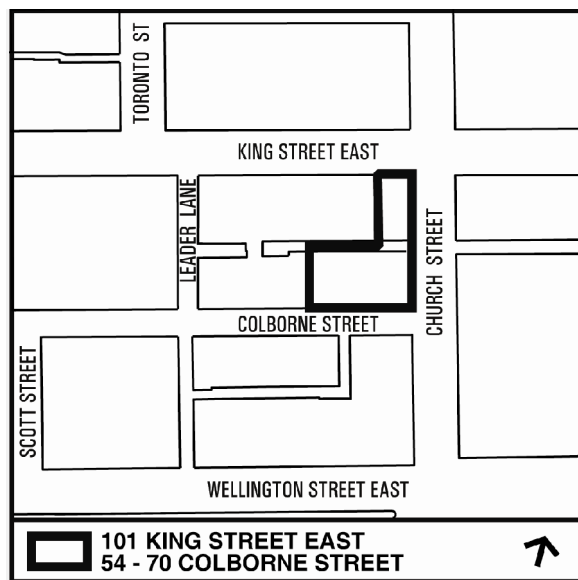
Date:	July 8, 2013
To:	City Council
From:	City Solicitor
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	CC13057 (12 130075 STE 28 OZ and 12 130079 STE 28 SA)

SUMMARY

The applicant has appealed its zoning by-law amendment and site plan application to the Ontario Municipal Board due to Council's failure to make a decision within the times prescribed by the *Planning Act*. A five-day hearing has been scheduled from September 23 to 27, 2013. This report was prepared with the assistance of City Planning. The report recommends that Council direct the City Solicitor, together with appropriate City staff, to oppose the proposal at the Ontario Municipal Board.

The development proposal, as revised (including revisions received on June 28, 2013) proposes a 25-storey, 77.3 metre mixed-use building including a 10-storey base building, 857 square metres of commercial uses at grade and 276 residential condominium units above. The proposal also includes five levels of below-grade parking with 169 vehicle parking spaces.

In the opinion of City Planning the proposal represents over-development of the site. It is inconsistent with the character of the area and does not fit the existing and planned context.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council authorize the City Solicitor, together with appropriate staff, to attend the Ontario Municipal Board hearing to oppose the applicant's appeals respecting the zoning by-law amendment and site plan applications for 101 King Street east and 54-70 Colborne Street (File Numbers 12 130075 STE 28 OZ and 12 130079 STE 28 SA).
2. City Council authorize the City Solicitor, in the event that the proposal is approved by the Ontario Municipal Board, to support the position that the development application should not be approved without the provision of the following services, facilities or matters pursuant to section 37 of the *Planning Act*, with such community benefits to be adjusted as may be required should the proposal be approved in some altered form by the Ontario Municipal Board:
 - (a) The provision of a financial contribution in the amount of \$1,500,000, prior to the issuance of the first above-grade building permit, indexed upwardly from the date of approval to the date of issuance of such permit, with the contribution to be used by the City for one or more of the following:
 - (i) the North St. Lawrence Market redevelopment;
 - (ii) the implementation of the Heritage Lighting Master Plan for Old Town Toronto;
 - (iii) the implementation of the Heritage Interpretation Master Plan for Old Town Toronto;
 - (iv) local streetscape improvements in the vicinity of the subject site, including in particular Scott Street, Colborne Street, Wellington Street East and Leader Lane;
 - (v) improvements to Berczy Park and/or the extension of David Crombie Park at 125 The Esplanade.
3. City Council authorize the City Solicitor in consultation with the Chief Planner and other City staff to take the necessary steps to implement the foregoing.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

In 1994, City Council approved site specific by-law 1994-0653 which permitted a mixed use development on the property with a maximum height of 26 metres (approximately 8 storeys) along Colborne Street stepping down to 16 metres (approximately 5 storeys) along Church Street and King Street East and a gross floor area of 10,241 square metres. The project was never built.

At its meeting of July 19, 20, 21 and 26, 2005, Council adopted the St. Lawrence Neighbourhood Focused Area Urban Design Guidelines. The Guidelines set out planning and urban design objectives for enhancement of areas of "special character" and for the improvement and enhancement of the public realm. The subject property is located within the boundaries of the area subject to these Guidelines.

On September 28-30, 2005, Council identified the St. Lawrence Heritage Conservation District Study Area for an area with similar boundaries to the area covered by the St. Lawrence Neighbourhood Focused Urban Design Guidelines. On October 26, 2009 Council approved an amendment to the St. Lawrence Conservation District Study area expanding the boundaries to include the entire area shown on Attachment 8.

On January 29 and 30, 2008, Council adopted a Community Improvement Plan for the St. Lawrence Neighbourhood Community Improvement Project Area. The document forms a public realm strategy for the southwest quadrant of the St. Lawrence Neighbourhood including the subject lands.

In March, 2008 a zoning by-law amendment application was filed for the subject site by Diamond and Schmitt Architects on behalf of Great Gulf Urban Properties Inc. to permit a 39-storey residential condominium tower including a 7-storey podium and retail uses at street level (file # 08 122255 STE 28 OZ). Community Planning wrote a report for the July 7th, 2008 meeting of Toronto and East York Community Council recommending that the applicant revise the proposal to conform to the Design Criteria for Review of Tall Building Proposals and the St. Lawrence Area Neighbourhood Focused Urban Design Guidelines by increasing the setback above the podium on Colborne Street, decreasing the building height in keeping with other building heights in the height sensitive area of St. Lawrence Neighbourhood, decreasing the size of the floorplate and revising the podium to be consistent with the lower scale of Colborne Street. The application was not further pursued and was closed by Planning staff in 2009. The subject application was received on February 29, 2012.

ISSUE BACKGROUND

Original Proposal

The original February 29, 2012 proposal was revised in November, 2012 and in June 2013. The following description of the original proposal provides an overview of the development proposal, as modified by the two revisions described below. In its original submission, the applicant is proposing a 25-storey building that includes an 11-storey base building. The proposal is 82 metres in height including the mechanical penthouse.

At the seventh floor, the base building steps back 1.38 and 4.16 metres from Colborne Street, 10.97 metres from the western property line, 2.68 metres along Church Street and 2.68 metres along King Street East. There is an additional stepback to the tower at 12 storeys of 38.62 metres along King Street East and 2.74 metres along Church Street. The proposed floorplate for floors seven to 11 is 909.3 square metres. Floor plates vary from 501.5 metres to 650 metres for floors 12-25 due to the design of the tower. Floor plate measurements include all the built area within the building measured from the exterior of the main walls at the level of each floor, but excludes balconies.

The proposed building contains 281 residential units in total. This includes 87 bachelor units (31%), 141 one-bedroom units (50%) and 53 two-bedroom units (19%). The applicant has advised of its intent to register these as condominium units. The proposal also included 890 square metres of ground floor retail space. The ground floor retail area has a proposed height of approximately 6.4 metres.

The applicant is proposing 186 parking spaces in five levels of underground parking, which includes 69 commercial parking spaces on levels P1 and P2 and 117 residential parking spaces on P3 – P5. No dedicated spaces are proposed for visitors or the retail component of the development. There would be one loading space located on the ground floor. Vehicular access to and from the development will be from an internal 7.8 metre wide driveway located off Church Street. The driveway would be split in its ownership on the western part of the site. This private lane also serves the properties at 75-95 King Street East.

The applicant is proposing 284 bicycle parking spaces including 226 for residents and 58 for visitors. Twelve of the residential bicycle parking spaces will be located at grade. The remaining 214 will be located on parking levels one through five. Approximately half of the 58 visitor bicycle parking spaces will be located at grade and the other half will be located in the first level of the underground parking garage.

The applicant is proposing 92 square metres of indoor amenity space to be provided on the 12th floor. There is also 315 square metres of outdoor amenity space also located on the 12th floor with direct access to the indoor amenity area.

Residential pedestrian access to the building is proposed on the north side of Colborne Street near the Church Street intersection and through the vehicular access at Church Street. Access to the retail uses are proposed on the south side of King Street East and the north side of Colborne Street, both near the Church Street intersection and on both sides of the vehicular access on Church Street.

The proposal is not set back from the property lines at the ground floor level on the King Street East, Church Street or Colborne Street. The proposed distance from the building face to the curb is approximately 3.5 metres on King Street East and Church Street and just over 2 metres on Colborne Street.

The applicant is also proposing to plant six trees along Church Street in the City owned right-of way. There are no trees proposed along King Street East or Colborne Street.

Revised Proposal

The applicant submitted revised drawings on November 20, 2012. Prior to the resubmission, Planning staff reiterated concerns with the height and built form of the building. In addition, members of the applicants' development team participated in a City hosted community consultation meeting in which the proposal met with opposition from the approximately 300 members of the public in attendance, primarily in relation to its height and built form. The applicant also received comments from applicable City divisions and agencies. In response to feedback from City staff and the community the applicant made the following revisions to the proposal:

- shifting the tower 0.92 metres south toward Colborne Street;
- reducing parking from 186 parking spaces (117 residential spaces and 69 pay parking spaces) to 169 parking spaces (108 residential spaces and 61 pay parking spaces);
- reducing the amount of ground floor commercial area from 890 square metres to 857 square metres; and
- submitting revisions in response to Technical Services comments (now Development Engineering and Construction Services).

On June 28, 2013 the applicant further revised the drawings to:

- reduce the height of the base building from 11-storeys to 10-storeys;
- reduce the unit count from 281 to 276; and
- shift the tower 2 metres to the west.

Attachments 1 and 2 show the revised site plan and building elevations. For a summary of the application details please refer to the Application Data Sheets (Attachment 9 for the original application submission and Attachment 10 for the revised submission).

Site and Surrounding Area

The site is an L-shaped lot with a 13 metre frontage on King Street East, approximately 60 metres on Church Street and approximately 46 metres on Colborne Street. The site area is approximately 1,712 square metres. Currently, the site is used as commercial surface parking. A temporary condominium sales pavilion selling units for this development was constructed on the site prior to submission of this development application. There is an existing 4.63 metre wide private laneway located in the middle of the Church Street frontage that divides the site. The lane serves the subject site as well as the adjacent buildings on King Street East. The site is located within the boundaries of the St. Lawrence Neighbourhood Association and the St. Lawrence Market Neighbourhood Business Improvement Area.

The following uses surround the site:

North: across King Street East to the north of the site is a 17-storey mixed-use building, which steps down to 8 storeys at the corner of Church Street and King Street East. The St. James Cathedral and parkland are located on the north west corner of Church Street and King Street East.

West: directly adjacent to the west of the site is a 5-storey commercial building with retail at grade located at 95 King Street East. The remainder of the block on King Street East is subject to a development application for a 47-storey mixed-use building including the Albany Club (file # 12 145905 STE 28 OZ). On the south side of the private lane, with frontage on Colborne Street, are a surface parking lot and a 3-storey commercial building at 17 Leader Lane. Further west is an 18-storey hotel building (Le Meridien King Edward) which is subject to an approved application to redevelop floors 3-5 of the building for residential condominiums (file # 10 189761 STE 28 SA).

East: east of the north portion of the site across Church Street is a restaurant in a three storey building with a sidewalk café along Church Street, beyond which are 3-storey commercial buildings fronting on to King Street East. To the south of the King Street East commercial buildings are 9-storey mixed-use buildings and a courtyard comprising the Market Square development (35 Church Street and 80 Front Street East).

South: across Colborne Street to the south of the site are 4-storey designated heritage buildings and a 9-storey mixed use building with retail at grade at the southwest corner of Church and Colborne Streets (30 Church Street).

Pre-Application Consultation

A pre-application consultation meeting was held on August 8th, 2011. An on-site meeting with the applicant was held on Monday November 7th, 2011 to review the site context and site constraints.

The following issues were discussed:

- need for a significant reduction of tower height
- need for an increase in tower setbacks
- sunlight protection for St. James Park and the St. James Cathedral lands
- height of the building base
- congruence with the St. Lawrence Neighbourhood Focused Area Urban Design Guidelines
- heritage building adjacency issues

- site access for the adjacent buildings fronting onto King Street East
- need for family sized units
- need for adequate residential amenity space.

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. 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 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 City of Toronto's Official Plan contains a number of policies that affect the proposed development. Pursuant to section 24 of the *Planning Act*, no by-law shall be passed that does not conform with the Official Plan. Relevant Official Plan Policies include:

Chapter 2 – Shaping the City

Section 2.2.1 – Downtown: The Heart of Toronto

The Official Plan places the subject site within the Downtown and Central Waterfront area as shown on Map 2 – Urban Structure of the Official Plan. The Official Plan identifies the Downtown and Central Waterfront as an area that offers unique opportunities for substantial employment and residential growth. This section of the Official Plan contains policies to encourage growth while recognizing the importance of ensuring that new development respects the context of the surrounding area. Policy 2.2.1.6 states that "Design guidelines specific to districts of historic or distinct character will be developed and applied to ensure new development respects the context of such districts in terms of the development's fit with existing streets, setbacks, heights and relationship to landmark buildings".

Chapter 3 – Built Form

Section 3.1.2 – Built Form

The built form policies of the Official Plan require that new development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces

and properties by: creating appropriate transitions in scale to neighbouring existing and/or planned buildings; providing adequate light and privacy; adequately limiting any resulting shadowing of neighbouring streets, properties and open spaces; locating and organizing vehicle parking, access, service areas and utilities to minimize their impact on the surrounding property and improve the attractiveness of adjacent streets; provide amenity for adjacent streets to make these areas attractive, interesting, comfortable and functional for pedestrians by providing improvements to adjacent boulevards and sidewalks including street trees, lighting, and other street furniture and co-ordinated landscape improvements. Taller buildings are required to be located to ensure adequate access to sky view for the proposed and future uses of the area.

Section 3.1.3 Built Form – Tall Buildings

The Official Plan recognizes that Tall Buildings come with larger civic responsibilities and obligations than other buildings and includes policy requirements to assess where they can be appropriately located. Included in this section are policies that require development proposals to address how they contribute to the overall City structure, relate to the existing and/or planned context and take into account the relationship of the site to topography and other tall buildings.

Chapter 4 – Land Use Designations

Section 4.5 Mixed Use Areas

The subject site is designated *Mixed Use Areas* on Map 18 – Land Use Plan. The *Mixed Use Areas* designation permits a broad range of commercial, residential and institutional uses, in single or mixed use buildings, as well as parks and open spaces. *Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in the coming decades and provide much of the new housing.

Development proposals in *Mixed Use Areas* are evaluated to ensure they: provide a transition between areas of different development intensity and scale through means such as providing appropriate setbacks and/or stepping down of height, particularly toward lower scale *Neighbourhoods*; locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces; provide an attractive and safe pedestrian environment; have access to schools, parks, community centres, libraries and childcare; locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and, provide indoor and outdoor recreation space for building residents.

Chapter 5 – Implementation: Making Things Happen

5.1.1 Height and /or Density Incentives

Section 37 of the *Planning Act* provides one means by which the City can achieve responsible, balanced growth. It allows Council to pass a zoning by-law authorizing an increase in the height and/or density of development above what is permitted in the

existing zoning in return for community benefits, providing the Official Plan contains provisions relating to the authorization of increases in height and density of development.

Section 5.1.1 of the Official Plan contains such provisions and identifies a number of capital facilities and/or cash contributions toward specific facilities that can be considered as eligible section 37 community benefits.

The Official Plan also requires section 37 community benefits to be selected on the basis of local needs, intensification issues in the area, the nature of the development application and the strategic objectives and policies of the Official Plan.

The Official Plan is intended to be read as a whole. It is available on the City's website. (http://www.toronto.ca/planning/official_plan/introduction.htm)

Zoning

On May 9, 2013 Toronto City Council enacted City-wide Zoning By-law 569-2013. However, lands that were subject to a rezoning application under the former general zoning by-law, including the subject site, were not included in By-law 569-2013 in order to avoid interfering with the approval process as contemplated when the application was made. If the development application is approved in some form and after building permits have been issued, it is the intended to bring the lands into By-law 569-2013 in due course in collaboration with the owner of the lands.

This site is zoned mixed-use (CR T4.0 C3.0 R4.0) in the City of Toronto's Zoning By-law No. 438-86. This allows for a number of commercial and residential uses including retail uses and an apartment building and permits a density of four times the lot area. A maximum height of 23 metres is permitted. There is a 44-degree angular plane measured from 16 metres above the Church Street property line. The zoning does not have angular plane provisions for the King Street East and Colborne Street frontages.

Site-specific by-law 1994-0653, which was approved by City Council on September 27, 1994, permits mixed-use development on the site. The by-law permits a residential gross floor area of 9,612 square metres, non-residential gross floor area of 7,413 square metres and a combined gross floor area excluding residential amenity area of 10,241 square metres. The resulting density would be 5.95 times the lot area. This by-law permits a height of 26 metres and requires a setback of 0.9 metres on Colborne Street.

Site Plan Control

The proposed development is subject to site plan control. An application for site plan approval has been submitted to the City and has also been appealed to the Ontario Municipal Board (file #12 130079 STE 28 SA).

Tree Preservation

There are no trees located on the subject site. There are two Honey Locust trees adjacent to the property in the City owned right-of-way. The tree located in the right-of-way along Church Street is proposed to be removed in order to develop the property. The

existing tree located in the right-of-way along King Street East will be protected. The applicant has submitted an arborist report and a tree preservation plan which was reviewed by Urban Forestry staff. Urban Forestry staff have requested revisions and additional information be provided by the applicant. The applicant has not addresses these concerns to date.

Reasons for the Application

The site is zoned "Commercial Residential" (CR T4.0 C3.0 R4.0) with a maximum density of 4 times the lot area and a maximum height of 23 metres under former City of Toronto By-law 438-86, as amended. A restrictive exception in the By-law (Section 12) requires development on the site to remain under a 44-degree angular plane measured from 16 metres above the Church Street.

In 1994, City Council approved site specific by-law 1994-0653 which permits a mixed-use development on this site with a density of 5.95 times the lot area, a height of 26 metres and a setback of 0.9 metres from Colborne Street. The current proposal does not fit within the building envelope permitted by the site-specific by-law.

A rezoning application is required to permit the proposed 25-storey, 276 residential unit mixed-use development and establish the appropriate development standards. The applicant is requesting relief from a number of provisions in the former City of Toronto Zoning By-law 438-86 including:

- an increase in height from 23 metres to 77.5 metres (82.3 metres to the top of the mechanical penthouse);
- an increase in density from 4 times coverage to 11.7 times coverage;
- an encroachment into the angular plane on Church Street;
- permission for commercial parking garage (where visitor, retail and public parking will be provided on a non-exclusive, pay basis);
- a reduction in required visitor parking spaces from 17 to 0
- a reduction in indoor amenity space from 562 square metres to 92 square metres;
- a reduction in outdoor amenity space from 562 square metres to 315 square metres;
- and
- a reduction in residential parking spaces from 130 to 108.

St. Lawrence Neighbourhood Focused Area Urban Design Guidelines

The St. Lawrence Neighbourhood Focused Area Urban Design Guidelines (the "St. Lawrence Neighbourhood Guidelines") were created as a result of a thorough study that was initiated after a two day design charrette in September, 2004. The two-day charrette was facilitated by Brook McIlroy Planning + Urban Design / Pace Architects. The charrette included approximately 50 participants and included public and private sector

planners, urban designers and architects as well as land owners/developers and members of the community.

In January 2005, a working group was set up to consult on the St. Lawrence Neighbourhood Guidelines. The working group consisted of representatives of the development community, City staff, St. Lawrence Neighbourhood Association, St. Lawrence Market Neighbourhood Business Improvement Area, St. Lawrence Condominium Ratepayers Association, Citizens for the Old Town, the Ward 28 councillor and Office for Urbanism (a private sector Urban Planning firm).

City Council adopted the St. Lawrence Neighbourhood Guidelines at its meeting on July 19, 20, 21 and July 26, 2005. The subject property is located in this study area. The guidelines set out planning and urban design objectives for enhancement of areas of special character and for the improvement and enhancement of the public realm.

The St. Lawrence Neighbourhood Guidelines are intended to serve a number of important functions including:

- aid City Council in assessing site specific development applications;
- provide clear guidance to the development industry and their consultants in preparation of a development concept;
- provide guidance to the municipality to help direct the City and prioritize public realm enhancements, streetscape improvements and the creation of new parks and open spaces;
- assist in the preparation of the St. Lawrence Neighbourhood Community Improvement Plan; and
- assist in the Heritage Conservation District study process.

The St. Lawrence Neighbourhood Guidelines are based on Official Plan Policies and express the results of extensive study of the St. Lawrence focused area. They provide findings and guidance on matters concerning the urban structure of the area, areas of special character, precincts and corridors, street character types and appropriate built form including appropriate building heights.

St. Lawrence Neighbourhood Community Improvement Plan

Council enacted By-law 643-2000 on October 5, 2000 to establish the St. Lawrence Neighbourhood Community Improvement Project Area and Council directed City Planning staff to undertake the preparation of a community improvement plan (CIP).

On April 24, 2007, Council enacted By-law 352-2007 to further expand the boundaries of the St. Lawrence Community Improvement Project Area as shown on Attachment # 7 of this report.

In January 2008, City Council approved the St. Lawrence Neighbourhood Community Improvement Plan. The St. Lawrence Neighbourhood Community Improvement Plan contains policies that form a Public Realm Strategy for the southwest quadrant of the St. Lawrence Neighbourhood.

The proposed Public Realm Strategy identifies consensus on desired community improvements to the public realm in the Project Area. The Strategy presents proposed improvements as a set of eight neighbourhood-wide programs that are to be implemented across the Project Area. The Strategy also sets out 13 site-specific public realm improvements.

The Public Realm Strategy is intended to guide investment in the public realm of the St. Lawrence Neighbourhood CIPA. As such, it can assist and inform capital planning by affected City Divisions, support efforts to seek funding for public realm improvements in the Focus Area, and guide discussions related to public realm improvements abutting new development in the area.

According to the CIP, implementation of the Public Realm Strategy will happen incrementally over several years as opportunities and funding arise. Projects will be funded in several ways:

- through existing program budgets, when appropriate and available;
- through the City's capital budgeting and special projects budgeting process;
- through approval of redevelopment applications, including public benefits secured pursuant to section 37 of the *Planning Act* for the purpose of capital improvements; and
- through the St. Lawrence Business Improvement Association, when the BIA's spending decisions coincide with objectives of this Public Realm Strategy.

Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure that they fit within their context and minimize their local impacts. The city-wide Guidelines are available at:

<http://www.toronto.ca/planning/tallbuildingdesign.htm>

This project is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies where tall buildings belong Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings. The Downtown Tall Buildings: Vision and Supplementary Design Guidelines (Downtown

Tall Building Guidelines) should be used together with the city-wide Tall Building Design Guidelines to evaluate new and current Downtown tall building proposals. The Downtown Tall Buildings Guidelines are available at:

<http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>

The subject property is located along King Street East, Church Street and Colborne Street. None of the portions of these streets adjacent to the subject site are identified in the Downtown Vision and Supplementary Design Guidelines as areas where the City envisions tall buildings. Both the St. James Cathedral and St. James Park are designated as a Signature Park which is intended to be protected from any new net shadow between 10 am and 4 pm on September 21st. The guidelines also state that new tall buildings will be designed to mitigate all new net shadowing of St. James Cathedral park lawn and spire throughout the entire day for all seasons of the year.

St. Lawrence Heritage Conservation District

In 2005, Toronto City Council identified a study area for the St. Lawrence Heritage Conservation District (HCD) (see Attachment 8). The subject site is located within the study boundaries. New guidelines for the preparation of HCD studies and plans were presented to City Council in early 2012, with the St. Lawrence HCD identified as a priority. Work towards establishing the St. Lawrence Neighbourhood HCD has been divided into two phases. Phase 1 was initiated in June 2013 with an estimated completion date of June 2014. Phase 1 is a study to analyze the study area in detail to understand its content, evolution, structure, history, character, and cultural heritage values. The HCD Study will determine if the study area demonstrates cultural heritage value, integrity, and definable character sufficient to warrant HCD designation. If so, Phase 2 would address the creation of a corresponding Plan.

Community Consultation

A community consultation meeting for the original application was held on May 23, 2012. Approximately 300 members of the public that attended the meeting along with the Ward Councillor, City Planning staff and the applicant's development team. Members of the community have also submitted their comments and concerns on the application by phone and email.

Issues raised at the meeting and/or submitted to City Planning staff were primarily related to the height of the proposal. Concerns included:

- a tower height of 25 storeys is too high and will have a negative impact on the character of the area;
- compatibility of the development with the existing character of the area;
- a 25-storey tower located in this part of St Lawrence Neighbourhood will be cited as a precedent by other developers and result in a destabilization of this area in the St. Lawrence Neighbourhood;

- the proposal will cast shadow on St James Cathedral, St. James Park, neighbouring mid-rise condominium amenity areas, the sculpture garden and the sidewalks;
- height and massing of the base building; and
- lack of larger family sized units.

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

Planning Act, Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) promotes the appropriate intensification and efficient use of land, recognizing that land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns. Part V, Policy 1.0 Building Strong Communities provides that Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns.

The Provincial Policy Statement also states, in Section 4.5, that the Official Plan is the most important vehicle for implementing the Provincial Policy Statement. Furthermore, Section 4.5 directs municipalities to provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas. The City of Toronto has done so and the current proposal does not conform to those policies in the Official Plan.

The Growth Plan for the Greater Golden Horseshoe (the Growth Plan) strives, among other things, to direct growth to areas of urban intensification. It also requires municipalities to set clear targets for population and employment growth. The entire City of Toronto has been designated a growth area in the Growth Plan and has set population and employment growth targets as required by the Plan. The City has set a Growth Plan population target of 3.08 million by 2031, which, at the time of adoption, would have required an increase of 17,000 people per year to accomplish. Currently the City is averaging 27,500 people per year and is well on its way to meeting its growth targets.

Land Use

The proposed mix of residential and commercial uses is consistent with the land use provisions of the Official Plan and Zoning By-law.

Height and Built Form

The existing height permissions on the subject site are 23 metres under City of Toronto By-law 438-86 and 26 metres under site specific By-law 1994-0653. The proposed

building height of 25-storeys or 77.3 metre (82.3 metres including mechanical penthouse) exceeds this height by 56.3-59.3 metres.

The subject property is surrounded by buildings ranging in height from 18 storeys (66 metres) on the west side of Leader Lane stepping down to the east to eight storeys (23-27 metres) on the west side of Church Street and nine storeys (23-28 metres) on the east side of Church Street.

The height permissions in the St. Lawrence Neighbourhood contained in the former City of Toronto Zoning By-law 438-86 serve to reinforce the existing and planned built form structure of the area showing a stepping down in height from 76 metres in the Financial District east of Yonge Street to Scott Street, 61 metres from Scott Street East to Leader Lane and down to 23 metres in the low to mid-rise character and height sensitive area identified as such in the St. Lawrence Neighbourhood Guidelines.

Official Plan policy 3.1.2 requires “new development will be massed to fit harmoniously into its surroundings and will respect and improve the local scale and character and will limit its impact on neighbouring streets, parks, open spaces and properties by creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of this plan”. Official Plan Policy 4.5.2 requires new development to provide a transition between areas of different development intensity and scale through means such as providing appropriate setbacks and/or stepping down of height.

The base portion of the building consists of a seven storey (21.15 metres) component, stepping back and extending up to a height of 10 storeys (32.95 metres). The base building height should respect a 1:1 ratio with the street width. In this case, King Street East and Church Street are both 20 metres wide. As such, the overall height of the base building should be reduced from 32.92 metres to 20 metres. The lower component of the base building (the streetwall) along Church Street should be reduced to be no higher than 16 metres stepping up to 20 metres within the 44 degree angular plane. This would improve the compatibility of the proposal as it relates to the adjacent streets. In addition, the base building should be designed with materials (such as brick) as outlined in the St. Lawrence Neighbourhood Guidelines.

The massing of the proposal does not fit harmoniously into its surroundings or respect or improve the local scale and character of the area. The overall height of the proposal is incompatible with the local scale and character of the area. Further, the proposed building does not address the Official Plan requirement to create an appropriate transition in scale to neighbouring buildings and areas of differing development intensity.

In addition, policy 2.2.1.6 of the Official Plan states that "Design guidelines specific to districts of historic or distinct character will be developed and applied to ensure new development respects the context of such districts in terms of the developments fit with existing streets, setbacks, heights and relationship to landmark buildings".

The subject property is located within the St. Lawrence Neighbourhood and is within the "Character Area" (Attachment 6) and the "Mixed-Use Height Sensitive Area" (Attachment 5) included in the St. Lawrence Neighbourhood Guidelines.

The St. Lawrence Neighbourhood Guidelines state that development in the Character Area should be compatible with the existing and unique built character found within the specified areas of the St. Lawrence Neighbourhood Focused Area. This area is defined by its low to mid-rise built form character with buildings that are primarily six storeys or less at the street and higher structures of 12-13 storeys toward the centre of the block. They further state that the common traits which define the built character in the study area are low-rise structures and that high-rise buildings are considered by these guidelines to be inappropriate forms of development in the character area as they would be detrimental to the spirit and sense of place fundamentally derived from the low and mid-rise scale characteristics of the existing buildings.

Furthermore, the St. Lawrence Neighbourhood Guidelines state that high-rise towers (greater than the predominant height of existing buildings) are inappropriate forms within most of the Mixed-Use Height Sensitive Area as they may have significant adverse impacts and would pose a threat to the viability of the area remaining as low-rise.

Recent Development Approvals in the St. Lawrence Neighbourhood

The in-force zoning and use of the St. Lawrence Neighbourhood Guidelines in evaluating applications for relief from zoning by-law requirements have helped reinforce the stability of the height sensitive Character Area as redevelopment has occurred in the St. Lawrence Neighbourhood over the last 10 years. Recent development approvals in the St. Lawrence Neighbourhood that exhibit higher built forms are within the Financial District (as shown in the Official Plan on Map 6 – Downtown and Central Waterfront Boundaries) stepping down in height toward this low to mid-rise Character Area. The City has approved development applications for tall buildings within the west end of the St. Lawrence Neighbourhood, outside of this low to mid-rise Character Area and within the Financial District. Examples of this are the approvals for 1 Front Street East (File # 07 114857 STE 28 OZ) which received approval for a 57-storey tower in 2008 and 40 Scott Street (File # 11 190645 STE 28 OZ) which received approval for a 58-storey tower in 2012 and 5-7 The Esplanade which received approval for a 36-storey building in 2010 (file #s 08-223450 STE 28 OZ and 08-231943 STE 28 OZ).

Approved development applications further east and closer to the Character Area have been more sensitive to the built form character of the area. The development of two mixed-use towers at 40 The Esplanade (file # 04 108075 STE 28 OZ) consist of a 33-storey tower to the west part of the site which is outside of the Character Area, stepping down to a 16-storey tower on the east portion of the site, which is inside the Character Area specifically to provide built form transition to the St. Lawrence Neighbourhood.

A development proposal for a 13-storey residential building at 51-61 Front Street East, 6-16 Church Street and 70 The Esplanade (File # 05 105693 STE 28 OZ) two blocks south

of the subject site on Church Street and also within the Character Area of the St. Lawrence Neighbourhood was approved in 2008 and construction is nearly complete.

The subject property is located along King Street East, Church Street and Colborne Street. None of the portions of these streets adjacent to the subject site are identified in the Downtown Tall Building Guidelines as areas where the City envisions tall buildings.

Sun, Shadow

The St. James Park and St. James Cathedral properties are identified as a Signature Park in the Downtown Tall Building Guidelines. Supplementary Design Guideline No 3.2 recommends tall buildings to be located and designed so that they do not cast net new shadows on Signature Parks between 10 am and 4 pm on September 21st. In addition, the Supplemental Guidelines encourage applicants to mitigate all net new shadowing of St. James Cathedral park lawn and spire throughout the entire day for all seasons of the year.

The shadow studies submitted by the applicant (prior to the June 28, 2013 revision) show a shadow at 2:18 pm in March and September 21st on the St. James Cathedral property. In addition, the applicant's shadow study for December 21st shows net new shadow on the St. James Cathedral and the parkland from before 12:18 pm to after 2:18 pm.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.00 to 0.42 hectares of local parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland priority area, as per Alternative Parkland Dedication By-law 1020-2010.

The application proposes 276 residential units and 857 square metres of non-residential uses on a site with a net area of 1,712 metres square. At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-210, the parkland dedication requirement is 0.4293 hectare. However, for sites that are less than 1 hectare in size, a cap of 10% is applied to the residential use. In total, the parkland dedication requirement is approximately 165 square metres.

The applicant is required to satisfy this parkland dedication requirement through cash-in-lieu. This is appropriate as an on-site parkland dedication requirement of 165 square metres would not be of a useable size.

The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

Amenity Space

There are 276 units proposed. By-law 438-86 requires 2 square meters of indoor amenity space for each unit and 2 square metres of outdoor amenity space for each unit. This

results in a requirement of 552 square metres of indoor amenity space and 552 square metres of outdoor amenity space. The applicant is proposing 92 square metres of indoor amenity space and only 315 square metres of outdoor amenity space. The proposed development does not meet these current standards. The shortfall in amenity space, particularly in an area that is parkland deficient, is not appropriate land use planning.

Pedestrian Amenity

The Official Plan, St. Lawrence Neighbourhood Design Guidelines and the City Wide and Downtown Tall Building guidelines all speak to new development improving the adjacent public realm and sidewalks. In addition, the Downtown Tall Building Guidelines approved in July 2012 recommend a minimum 4.8 metre pedestrian clearway and a weather protection canopy with a minimum depth of 3 metres. The guidelines were further amended in May 2013 and now recommend a 6 metre pedestrian clearway between the face of a tall building and the curb to accommodate pedestrians and streetscape improvements.

The proposal extends to the lot lines on all adjacent streets and does not provide any increases in width to the adjacent sidewalks on King Street East, Church Street, Colborne Street or at the intersection of King Street East and Church Street where the sidewalk narrows to approximately 2.5 metres. The proposal also does not include weather protection canopies.

Access, Parking and Loading

The applicant is proposing a total of 169 parking spaces (108 residential spaces and 61 pay parking spaces) in a 5 level underground parking garage. Engineering and Construction Services staff have listed a number of potential notice of approval conditions, but have requested additional information and revisions from the applicant including:

- Submit revised plans and/or documentation to demonstrate compliance with the parking supply allocation requirements of the zoning bylaw including reallocating parking supply to meet visitor parking by-law requirement of 17 spaces;
- provide additional documentation indicating whether the site enjoys access rights over the segment of the east-west private lane system which is located between the west limit of the site and the east terminus of the adjoining public lane;
- delineate the paved area, approximately 3.28 metres in width, located south of the east-west private lane system and extending between the west and the east property limits, as an easement granted in favour of the City, for public vehicular access;
- eliminate the open doors encroachment from within the portion of the private laneway/driveway system described above;
- comply with Toronto Green Standards (TGS) as it relates to the over-supply of parking in a non-residential development; and

Transportation Planning staff provided the following comments requesting revisions:

- A total of 12 bicycle parking spaces are proposed to be located at grade. The rest of the occupant bicycle parking will be located at the P1, P2, P3, P4, and P5 levels and thus does not meet the Toronto Green Standard requirements for bicycle parking location;
- The building layout and design for the subject site should be revised to allow for lane widening in a consistent manner as, and/or in collaboration with development application at 71-95 King Street East application (Application No. 12 145905 STE 28 OZ); and
- The landscape design should be revised to enhance the differentiation between the laneway alignment and the Type G loading space. The throat of the laneway is 7.79 meters and should be minimized, to 6.0 meters if possible, in order to protect the pedestrian realm along Church Street. Furthermore, there are some obstacles (i.e. bicycle post-and-ring stands, open door encroachments, and Type G loading pad) that will interfere with the flow of vehicles and pedestrians along the laneway. As indicated in Figure 1, these obstacles can narrow the effective driveable width to almost 4 meters. The drawings should be revised accordingly.

Municipal Services

The functional servicing and stormwater management reports were submitted with the application and reviewed by Engineering and Construction Services. A revised Functional Servicing & Stormwater Management Report along with revised site servicing and grading plan was requested for further review.

Unit Mix

The proposed development contains a majority (81%) of units that are one bedroom or less, with the remaining 19% being two bedroom units. There are also no three bedroom units proposed. City Council, Planning staff and local residents have been encouraging developers to provide more large sized units in an effort to attract families in residential condominium buildings throughout the City, and particularly in the Downtown area. The emerging practice is for buildings to contain a minimum of 25% two-bedroom units and 10% three-bedroom units. This application would need to be revised to achieve this mix, likely involving a lowering in the total unit count, which among things, would align with the goal of creating units for families.

Tree Planting and Preservation

There are no trees located on the subject site. There are two Honey Locust trees adjacent to the property in the City owned right-of-way. The tree located in the right-of-way along Church Street is proposed to be removed in order to develop the property. The existing tree located in the right-of-way along King Street East will be protected. The applicant has submitted an arborist report and a tree preservation plan. Urban Forestry has requested additional information in their comments dated May 23, 2012 and January

16, 2013 in order to complete their assessment of the application. At the time of this report this information has not been provided by the applicant.

Toronto Green Standard

The applicant is proposing to pursue the minimum Tier One targets of the Toronto Green Standard. The applicant should provide revisions and further information to determine compliance with Tier One targets including: changes to bicycle parking locations, information regarding street planting, street tree soil volumes and revised 1:50 drawings showing glass and other design features for migratory birds.

Section 37

Following the submission of the development application City staff determined it was not appropriate to discuss Section 37 matters until there was agreement on the height and density of the proposal. Until staff had received a proposal that was deemed to be 'good planning' then such discussions were considered premature.

Following the appeal of the application to the Ontario Municipal Board, City staff gave consideration to appropriate community benefits in consultation with relevant City staff and the ward councillor. Staff have initiated discussions with the applicant regarding section 37 benefits should the application be approved by the Ontario Municipal Board and staff remain open to continuing those discussions. In the event that consensus on appropriate benefits cannot be achieved with the applicant prior to the hearing, staff seek Council's authorization to request the Ontario Municipal Board not to approve the proposal without the provision of the following community benefits. Benefits provided should be secured in a section 37 agreement and cash contributions should be indexed. If the development application is approved at a revised height and density, staff propose that the benefits be adjusted accordingly.

Staff recommend the provision of a financial contribution in the amount of \$1,500,000, prior to the issuance of the first above-grade building permit, with the contribution to be used by the City for one or more of the following:

- (i) the North St. Lawrence Market redevelopment;
- (ii) the implementation of the Heritage Lighting Master Plan for Old Town Toronto;
- (iii) the implementation of the Heritage Interpretation Master Plan for Old Town Toronto;
- (iv) local streetscape improvements in the vicinity of the subject site, including in particular Scott Street, Colborne Street, Wellington Street East and Leader Lane;
- (v) improvements to Berczy Park and/or the extension of David Crombie Park at 125 The Esplanade.

Conclusions

The proposal is an inappropriate form of development and should be opposed for the following reasons:

- it is overdevelopment of the site;
- the proposed height and massing do not provide an appropriate scale of development for the area context;
- it does not conform with nor maintain the intent of the Official Plan policies, including policies related to Mixed-Use Areas, Built Form and Tall Buildings, particularly with respect to providing transition between areas of different development intensity and scale through means such as providing appropriate setbacks and/or stepping down of height and creating a harmonious fit with its existing/planned context;
- it does not maintain the intent and principles of the St. Lawrence Neighbourhood Focused Area Urban Design Guidelines, including ensuring new development maintains the identity of the St. Lawrence Neighbourhood area as a unique area of the City with a distinctive character, maintaining a transition in scale from the higher built form areas along Yonge Street to the pedestrian scaled environment of the St. Lawrence Neighbourhood Focused Area and is not compatible with the built form and character of the area;

- the height and massing of the proposal would have inappropriate impact on the distinct low to mid-rise character of this area of the St. Lawrence Neighbourhood; and
- various other elements of the development proposal, as detailed in this report, do not represent appropriate land use planning, including concerns such as the amount of residential amenity area proposed.

CONTACT

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Alex Teixeira, Planner
Tel: 416-392-0481; Fax: 416-392-1330; E-mail: ateixei@toronto.ca

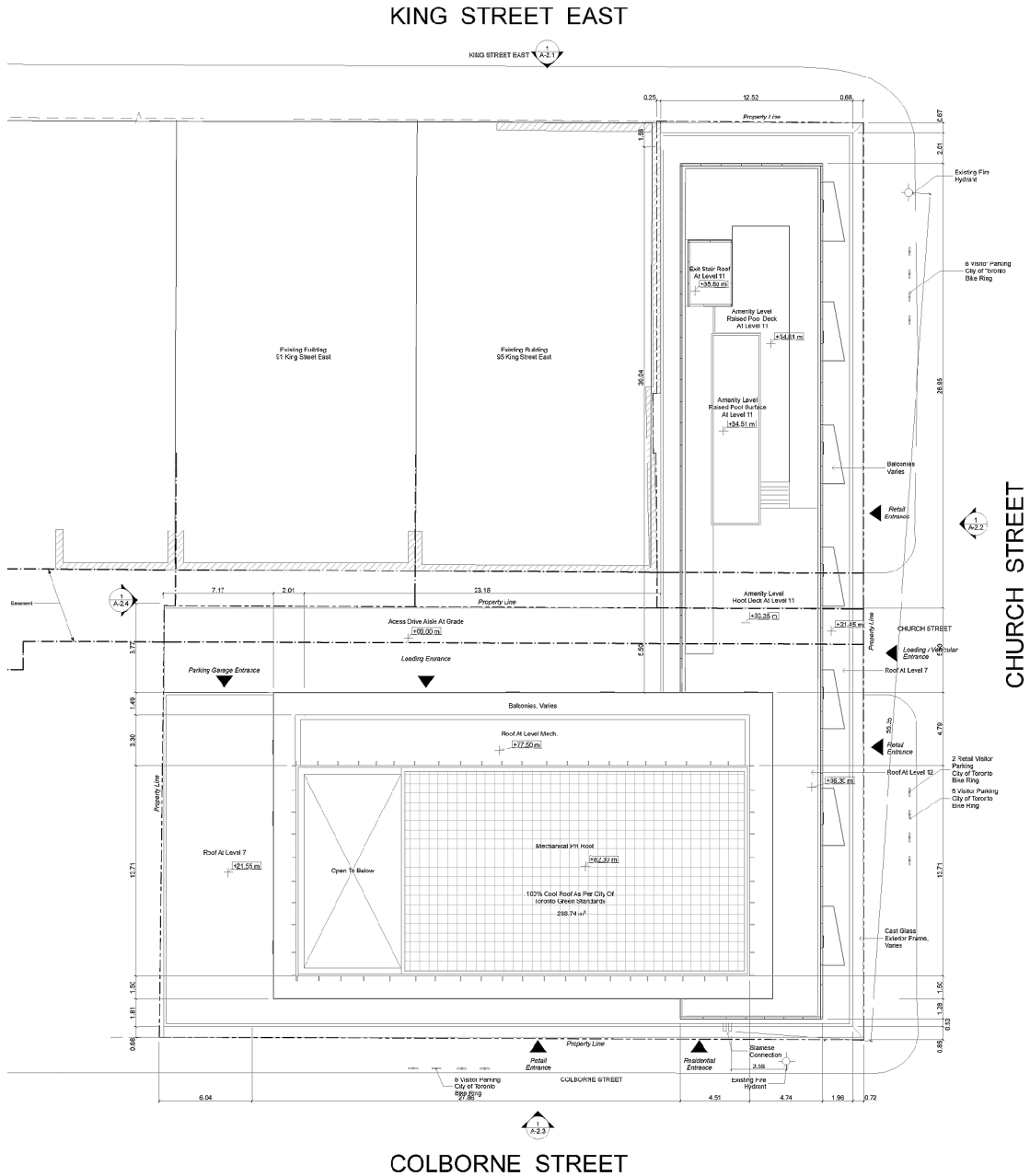
SIGNATURE

Anna Kinastowski, City Solicitor

ATTACHMENTS

- Attachment 1: Site Plan (Revised)
- Attachment 2a: North Elevation (Revised)
- Attachment 2b: South Elevation (Revised)
- Attachment 2c: East Elevation (Revised)
- Attachment 2d: West Elevation (Revised)
- Attachment 3: Zoning
- Attachment 4: Zoning Height Map
- Attachment 5: St. Lawrence Neighbourhood Guidelines Built Form Heights
- Attachment 6: St. Lawrence Neighbourhood Guidelines Built Form Framework
- Attachment 7: St. Lawrence Neighbourhood Community Improvement Project Area
- Attachment 8: St. Lawrence Neighbourhood Heritage Conservation District Study Area
- Attachment 9: Application Data Sheet for Original Proposal
- Attachment 10: Application Data Sheet for Revised Proposal

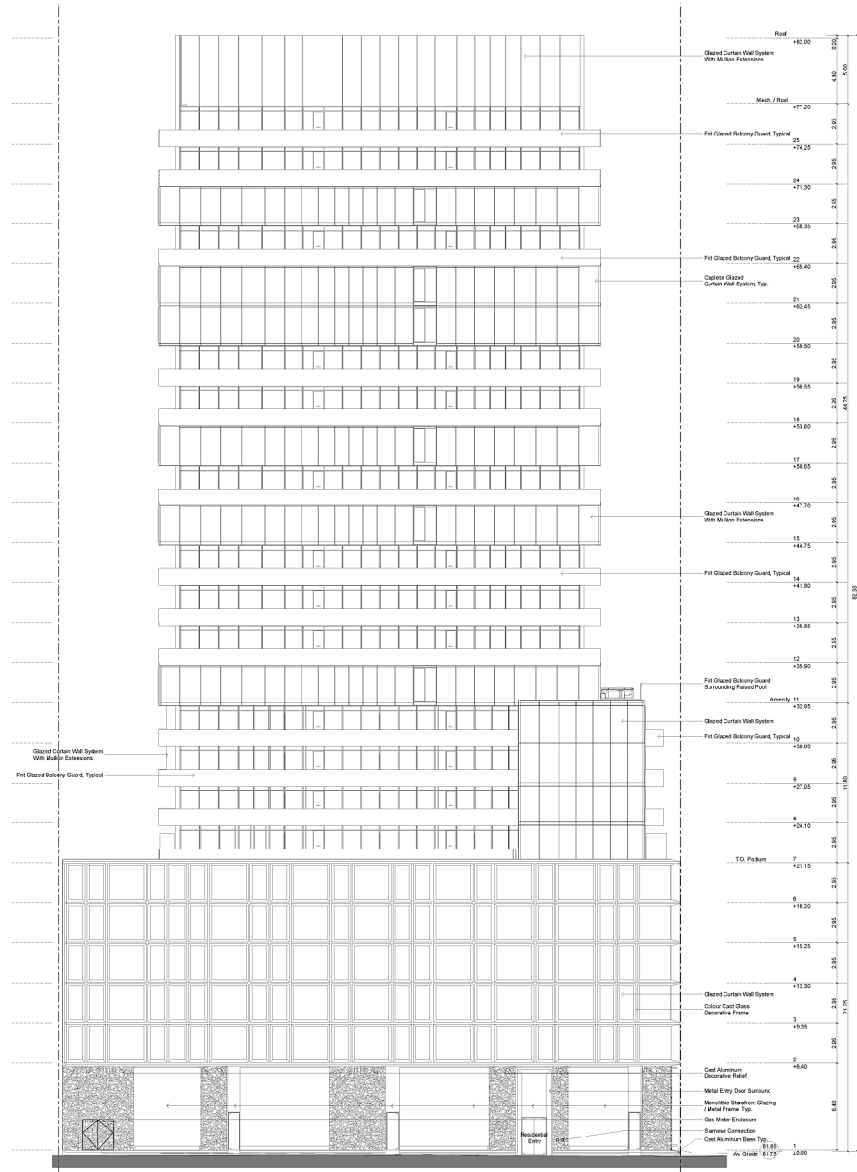
Attachment 1: Site Plan (Revised)



Roof/Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 07/03/2013

**101 King Street East and
 54-70 Colborne Street**
 File # 12 130075 0Z

Attachment 2b: South Elevation (Revised)



South Elevation

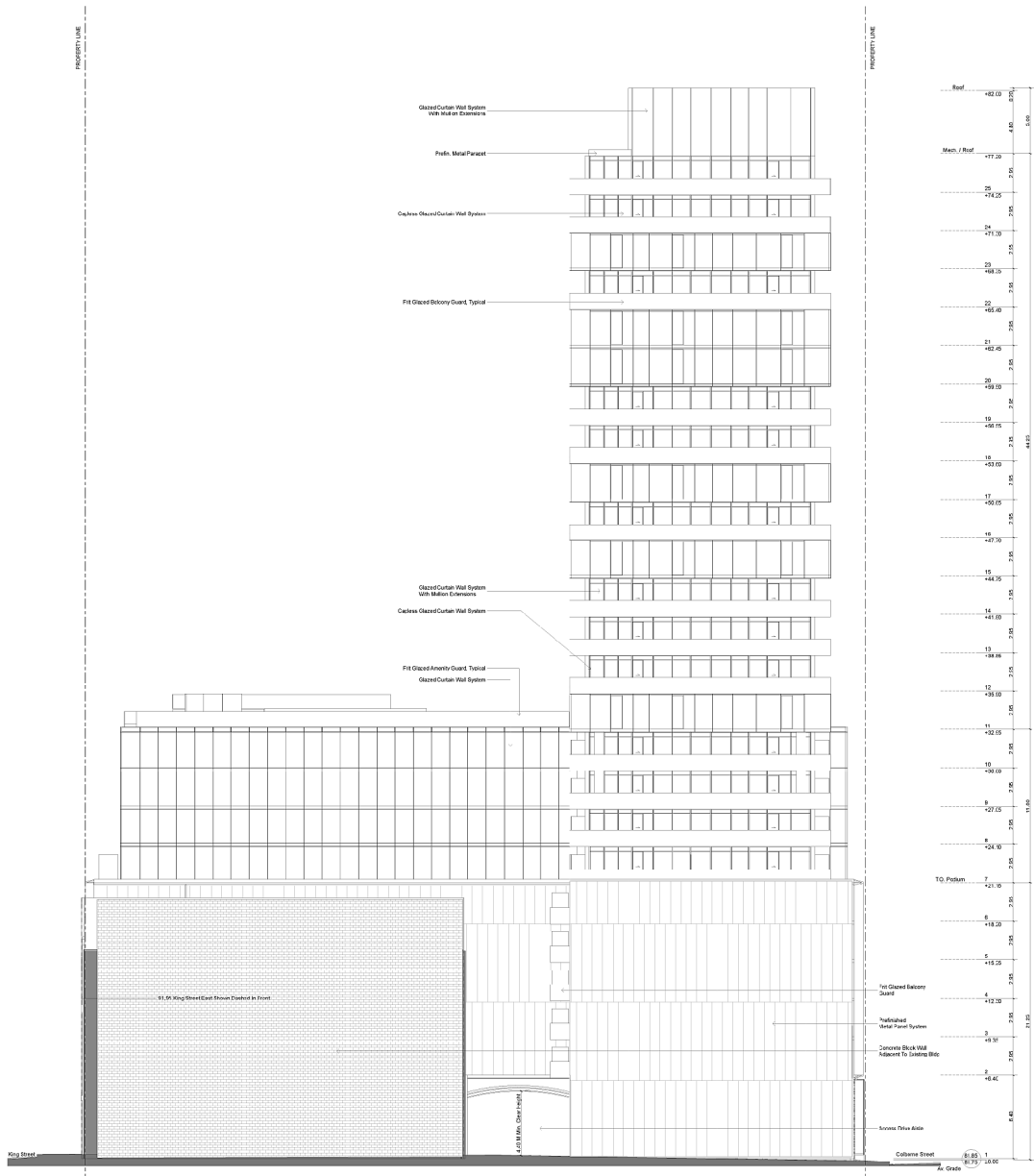
Applicant's Submitted Drawing

Not to Scale
07/03/2013

101 King Street East and
54-70 Colborne Street

File # 12 130075 0Z

Attachment 2d: North Elevation (Revised)



West Elevation

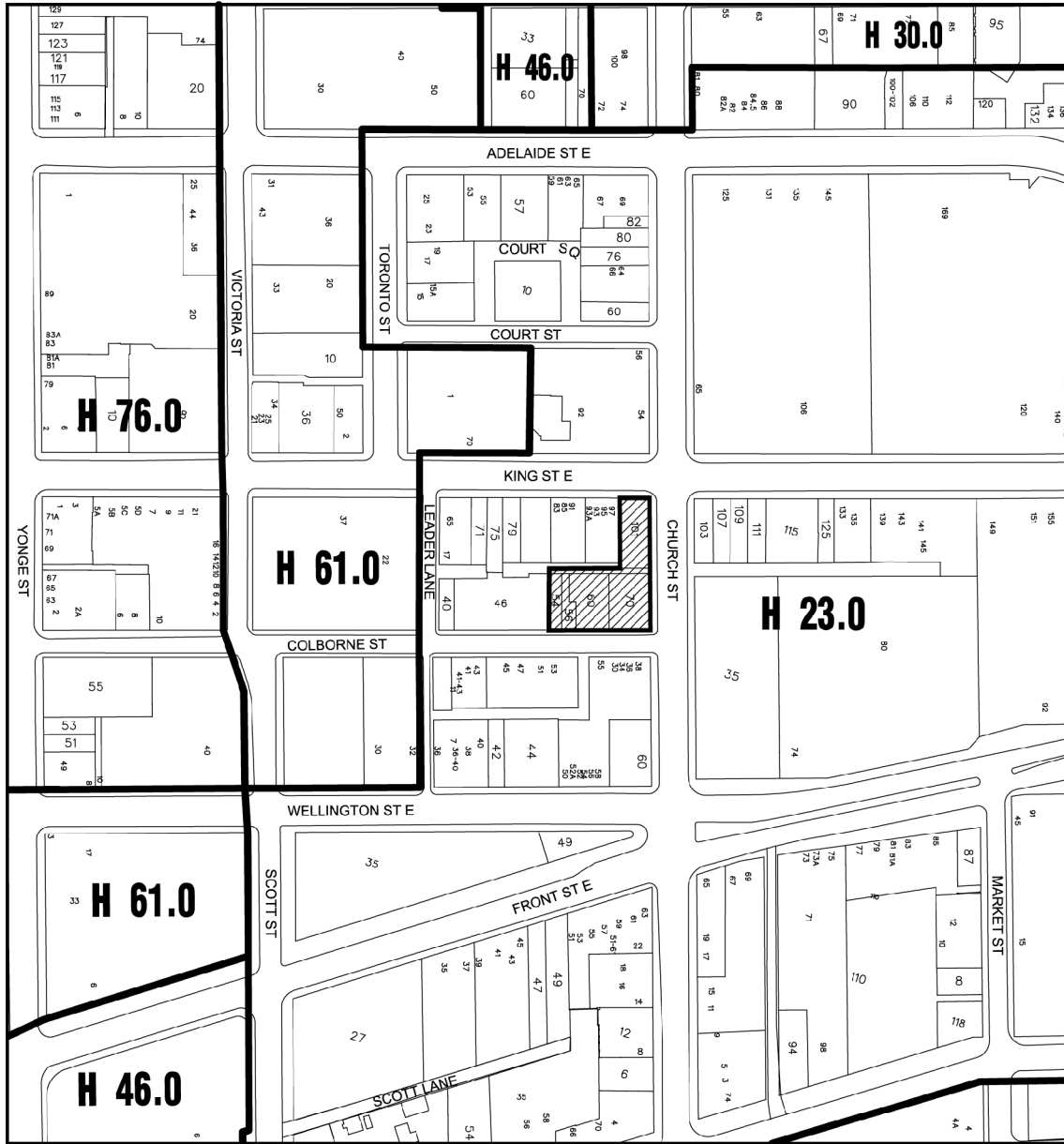
Applicant's Submitted Drawing

Not to Scale
07/03/2013

101 King Street East and 54-70 Colborne Street

File # 12 130075 0Z

Attachment 4: Zoning Height Map



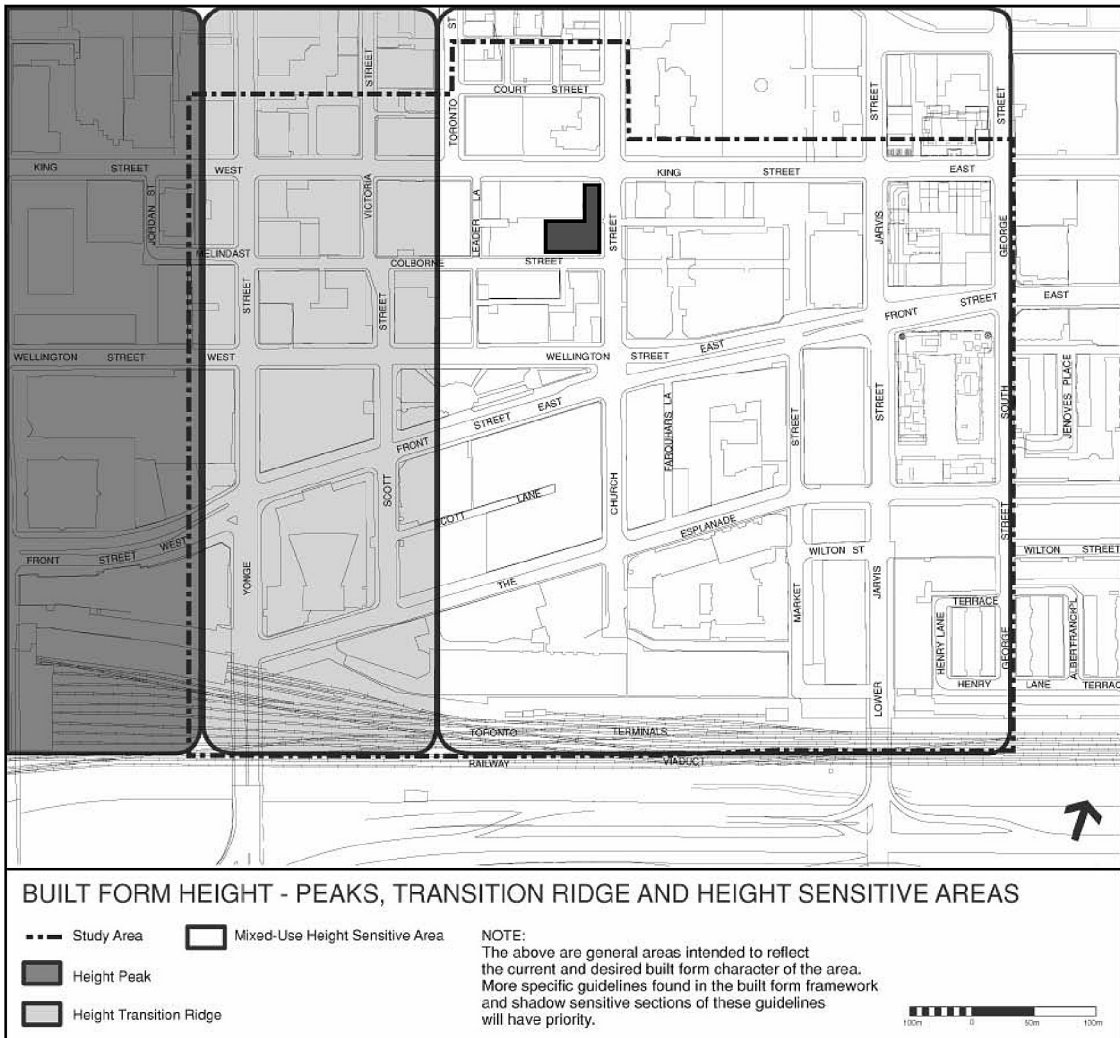
TORONTO City Planning
Height Limits

101 King Street East and 54-70 Colborne Street

File # 12 130075 0Z

↑
 Not to Scale
 Zoning By-law 438-86 (as amended)
 Extracted 07/03/2013

Attachment 5: St. Lawrence Neighbourhood Community Improvement Project Area



TORONTO City Planning
St. Lawrence Neighbourhood Focused Area
Urban Design Guidelines

**101 King Street East and
 54-70 Colborne Street**

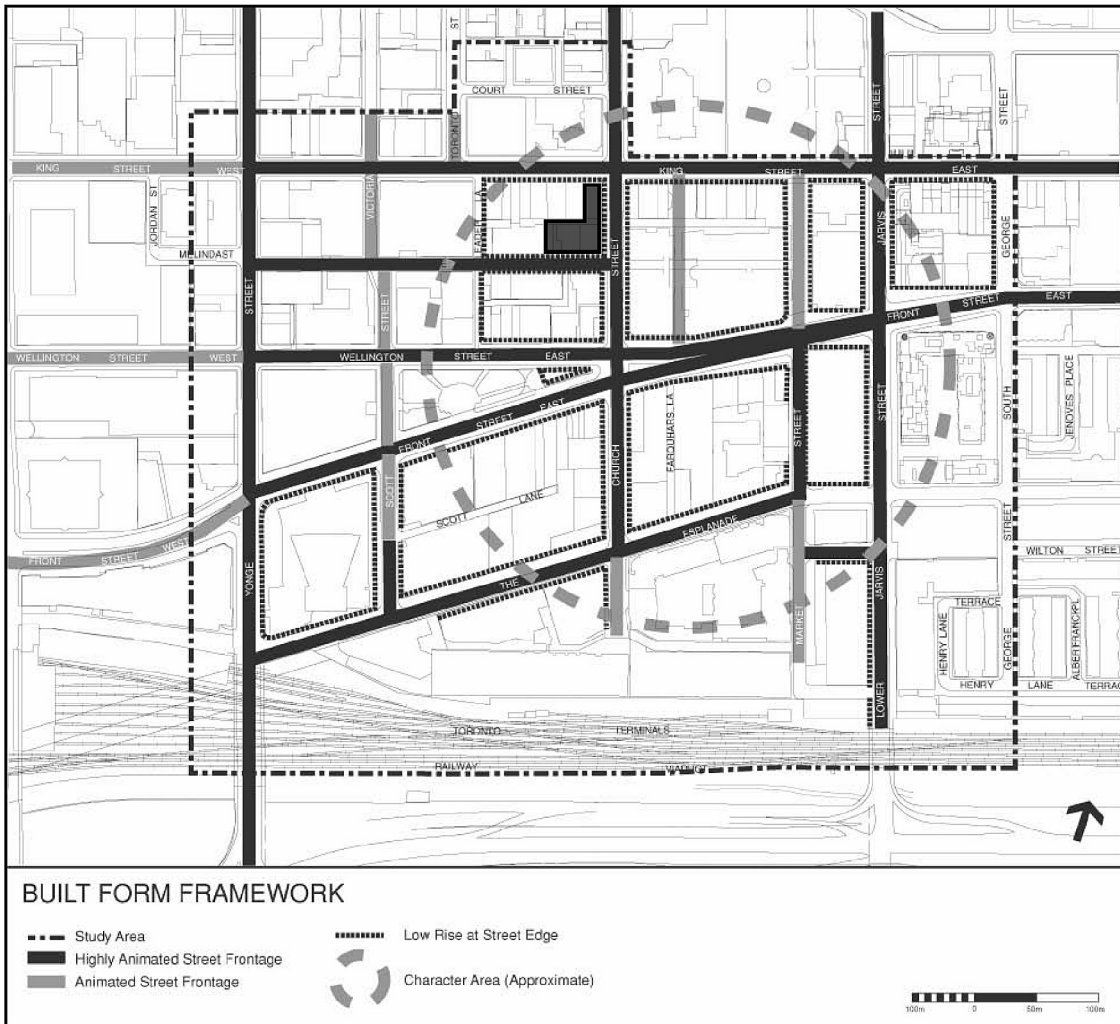
Fig. 20 Built Form Heights - Peaks, Transition Ridge and Height Sensitive Area

File # 12 130075 0Z

■ 101 King Street East and 54-70 Colborne Street

↑
 Not to Scale
 07/03/2013

Attachment 6: St. Lawrence Neighbourhood Community Improvement Project Area



TORONTO City Planning
St. Lawrence Neighbourhood Focused Area
Urban Design Guidelines:
Fig. 15 Built Form Framework

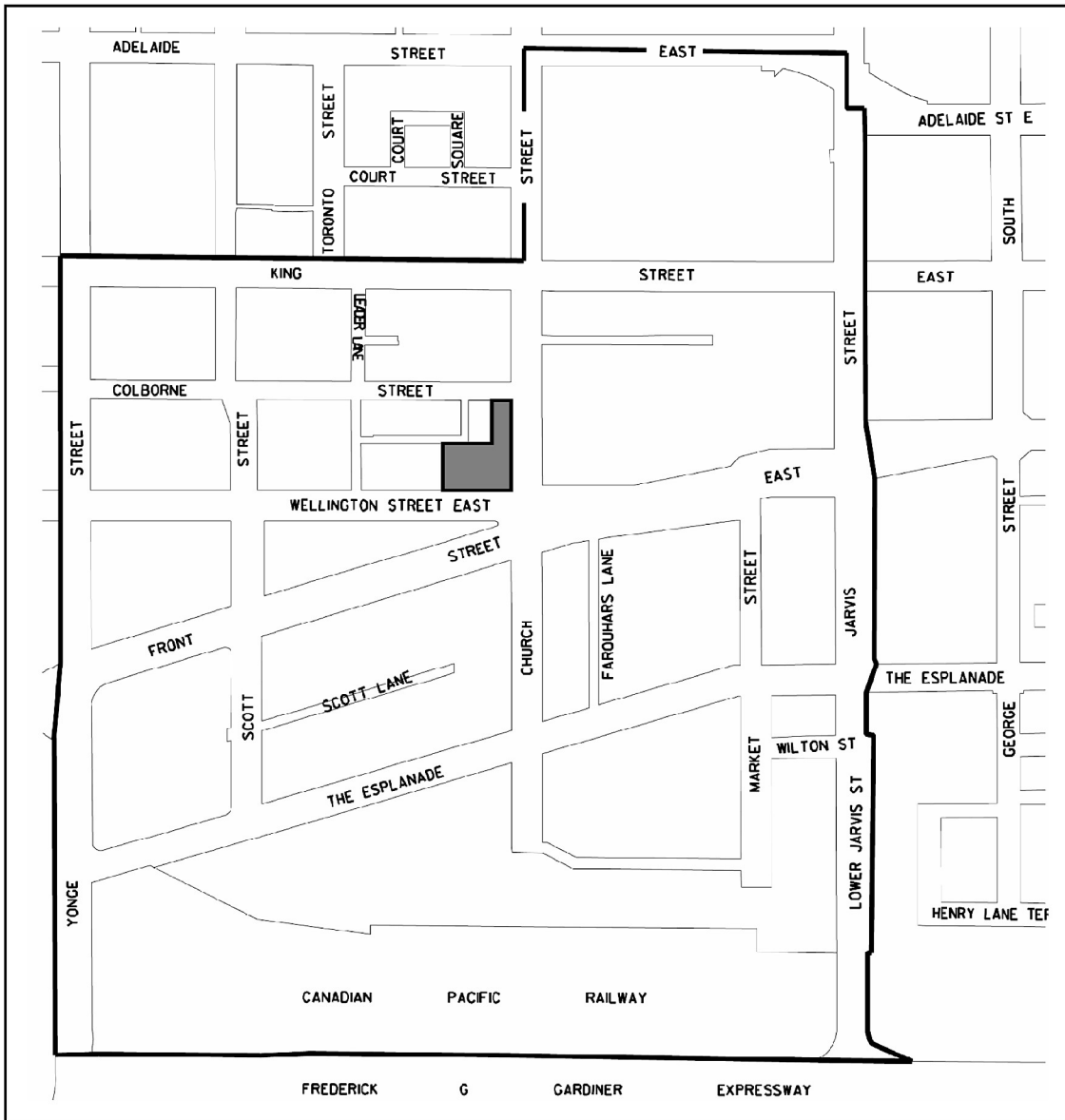
**101 King Street East and
 54-70 Colborne Street**

File # 12 130075 0Z

█ 101 King Street East and 54-70 Colborne Street

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 Not to Scale
 07/03/2013

Attachment 7: St. Lawrence Neighbourhood Community Improvement Project Area



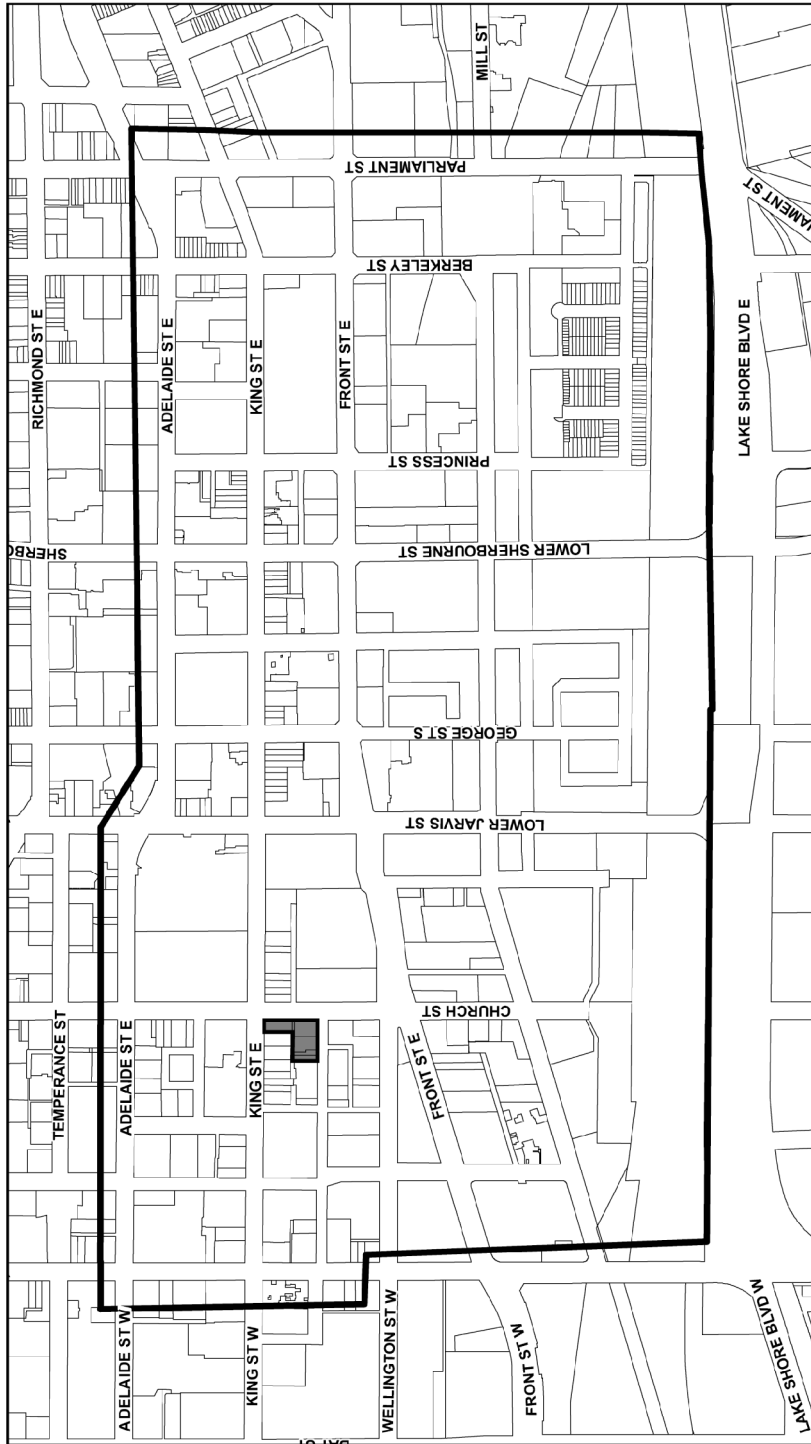

TORONTO City Planning
**St. Lawrence Neighbourhood
 Community Improvement Project Area**

**101 King Street East and
 54-70 Colborne Street**
 File # 12 130075 0Z

-  101 King Street East and 54-70 Colborne Street
-  St. Lawrence Neighbourhood Community Improvement Project Area


 Not to Scale
 07/03/2013

Attachment 8: St. Lawrence Neighbourhood Heritage Conservation District Study Area



**101 King Street East and
54-70 Colborne Street**
File # 12 130075 0Z

Toronto City Planning
Proposed St. Lawrence Heritage Conservation District

-  101 King Street East and 54-70 Colborne Street
-  Proposed St. Lawrence Heritage Conservation District

↑
Not to Scale
07/03/2013

Attachment 9: Application Data Sheet for Original Proposal

Application Type	Rezoning	Application Number:	12 130075 STE 28 OZ
Details	Rezoning, Standard	Application Date:	February 29, 2012
Municipal Address:	101 KING ST E, 54-70 COLBORNE STREET		
Location Description:	PLAN TOWN OF YORK PT LOT A RP 66R13309 PART 1 **GRID S2810		
Project Description:	Proposal to construct a 25 storey, 77.3 metre (82.3 metres including mechanical penthouse) mixed-use building including including an 11 storey base building, 281 residential condominium units and 890 square metres of commercial uses at grade. The proposal also includes five levels of below-grade parking with 186 vehicle parking spaces. Also see site plan application 12 130079 STE 28 SA.		

Applicant:	Agent:	Architect:	Owner:
ADAM J BROWN, SHERMAN BROWN DRYER KAROL, 5075 YONGE ST, SUITE 900, M2N 6C6	ADAM J BROWN, SHERMAN BROWN DRYER KAROL, 5075 YONGE ST, SUITE 900, M2N 6C6	ARCHITECT ALLIANCE, 205-317 ADELAIDE ST. W, TORONTO, ON M5V 1P9	FREED (KING CHURCH) INVESTMENTS LTD, 552 WELLINGTON ST W, PENTHOUSE SUITE 1500, TORONTO, ON M5V 2V5

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Y By-law No 1994-0653
Zoning:	CRT4.0 C3.0 R4.0	Historical Status:	N
Height Limit (m):	23 (26 in site specific by-law)	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1712.1	Height:	Storeys:	25
Frontage (m):	45.7		Metres:	82.3
Depth (m):	59.8			
Total Ground Floor Area (sq. m):	1168.6			Total
Total Residential GFA (sq. m):	18810.1		Parking Spaces:	186
Total Non-Residential GFA (sq. m):	889.5		Loading Docks	1
Total GFA (sq. m):	19699.6			
Lot Coverage Ratio (%):	68			
Floor Space Index:	11.5			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	87 (31%)
1 Bedroom:	141 (50%)
2 Bedroom:	53 (19%)
3 + Bedroom:	0
Total Units:	281

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	18810.1	0
Retail GFA (sq. m):	889.5	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT: PLANNER NAME: Alex Teixeira, Planner
TELEPHONE/EMAIL: 416-392-0481, ateixei@toronto.ca

Attachment 10: Application Data Sheet for Revised Proposal

Application Type	Rezoning, Site Plan	Application Numbers:	12 130075 STE 28 OZ & 12 130079 STE 28 SA
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Details	Rezoning, Standard	Application Date:	February 29, 2012
Municipal Address:	101 KING ST E, 54-70 COLBORNE STREET		
Location Description:	PLAN TOWN OF YORK PT LOT A RP 66R13309 PART 1 **GRID S2810		
Project Description:	Proposal to construct a 25 storey, 77.3 metre (82.3 metres including mechanical penthouse) mixed-use building including a 10 storey base building , 281 residential condominium units and 890 square metres of commercial uses at grade. The proposal also includes five levels of below-grade parking with 186 vehicle parking spaces. Also see site plan application 12 130079 STE 28 SA.		

Applicant:	Agent:	Architect:	Owner:
ADAM J BROWN, SHERMAN BROWN DRYER KAROL, 5075 YONGE ST, SUITE 900, M2N 6C6	ADAM J BROWN, SHERMAN BROWN DRYER KAROL, 5075 YONGE ST, SUITE 900, M2N 6C6	ARCHITECTS ALLIANCE, 205-317 ADELAIDE ST. W, TORONTO, ON M5V 1P9	FREED (KING CHURCH) INVESTMENTS LTD, 552 WELLINGTON ST W, PENTHOUSE SUITE 1500, TORONTO, ON M5V 2V5

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Y By-law No 1994-0653
Zoning:	CRT4.0 C3.0 R4.0	Historical Status:	N
Height Limit (m):	23 (26 in site specific by-law)	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1712.1	Height:	Storeys:	25
Frontage (m):	45.7		Metres:	82.3
Depth (m):	59.8			
Total Ground Floor Area (sq. m):	1184.97			Total
Total Residential GFA (sq. m):	18810.1		Parking Spaces:	169
Total Non-Residential GFA (sq. m):	856.89		Loading Docks	1
Total GFA (sq. m):	19172.12			
Lot Coverage Ratio (%):	69			
Floor Space Index:	11.698			

DWELLING UNITS

Tenure Type:	Condo	FLOOR AREA BREAKDOWN (upon project completion)	
		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	18810.1
Bachelor:	107 (39%)	Retail GFA (sq. m):	856.89
1 Bedroom:	117 (42%)	Office GFA (sq. m):	0
2 Bedroom:	52 (19%)	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	276		

CONTACT: PLANNER NAME: Alex Teixeira, Planner
TELEPHONE/EMAIL: 416-392-0481, ateixei@toronto.ca