

TORONTO STAFF REPORT

September 20, 2004

To: Toronto and East York Community Council

From: Director, Community Planning, South District

Subject: Final Report
OPA & Rezoning Application 02 035374 STE 19 OZ
Owner: Plazacorp (Wellington Park Residences Corp)
Applicant: Urban Strategies Inc.
Architect: Quadrangle Architects Ltd.
17, 19, 21 Stafford Street and 720 Wellington Street West
Ward 19 - Trinity-Spadina

Purpose:

This report reviews and recommends approval of an application to amend the Official Plan and Zoning By-law for a 10-storey residential condominium building at the northeast corner of Wellington and Stafford Streets (17-21 Stafford Street and 720 Wellington Street West).

Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 8;
- (2) amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9;



- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required;
- (4) authorize the execution of a Section 37 agreement and any other agreements required to secure matters outlined in this report in connection with the proposed development of the subject property;
- (5) before introducing the necessary Bills to City Council for enactment require the owner to:
 - (a) enter into a Section 37 agreement and any other agreement to the satisfaction of the City Solicitor to secure the community benefits and other requirements as described in this report;
 - (b) submit to the City Solicitor a letter of undertaking that the owner's appeal of the new Official Plan pertaining to this property will be withdrawn upon the coming into effect of the proposed zoning by-law for these lands; and
 - (c) submit to the Commissioner of Works and Emergency Services, at least three weeks prior to the introduction of Bills in Council:
 - (i) final approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed buildings to enable the preparation of building envelope plans;
 - (ii) an assessment of the street lighting system on the abutting public right-of-ways for review and acceptance; and
 - (iii) a Reference Plan of survey in metric units and referenced to the Ontario Co-ordinate System, delineating thereon by separate PARTS the lands under application and any appurtenant rights-of-way for the preparation of legal descriptions; and
- (6) require the owner to fulfill the conditions of Works and Emergency Services set out in Attachment 10.

Background:

Original Proposal

In October 2002 the applicant proposed a 10-storey residential condominium building comprising 192 dwelling units (40 bachelor, 113 1-bedroom, and 39 2-bedroom units) and a density of 5.9 times the lot area. Parking and loading access was proposed from the lane abutting the site to the east, Stanley Terrace.

Revised Proposal

The applicant submitted a revised proposal on April 26, 2004 in response to input from Niagara Neighbourhood Association representatives, the Ward Councillor and staff. The number of dwelling units has been reduced by 50 to 142 units (104 1-bedroom, 36 2-bedroom and two 3-bedroom units). The density of the proposal has been reduced from 5.9 to 5.4 times the lot area (12,150m² gross floor area). Stepbacks have been introduced to the three upper level floors of the building, and the view of the mechanical penthouse has been minimized by the wrapping of units around this element. The parking and loading access has been relocated to Stafford Street.

Site and Surrounding Area

This 2,236 m²-site is vacant and located on the northeast corner of Wellington and Stafford Streets. The lane Stanley Terrace abuts the site to the east. Adjacent land uses are as follows:

North: one and 2-storey light manufacturing buildings, including an artist live/work studio;

South: City-owned lands containing hostel accommodations, plus other uses leased to tenants for general contracting, landscaping, seasonal garden plot and parking uses;

East: Stanley Park; and

West: an 11-storey, 172-unit residential condominium building.

Official Plan

The site is designated General Use Area "A" in the Garrison Common North Part II Plan, which permits residential uses to a density of 3.0 times the lot area.

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new Plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board. Prehearings on the new Plan were held in April and September 2004. A third prehearing is scheduled for December 2004.

Once the new Plan comes into full force and effect, it will designate the site a *Mixed Use Area*, which permits a broad range of residential and commercial uses. The site is within the Garrison Common North Secondary Plan.

Zoning

The site is currently divided into two zoning categories (see Attachment 6). The south part of the site is zoned Industrial One (I1 D3) which permits light industrial uses to a density of 3.0 times the lot area. The north part of the site is zoned Residential 3 (R3 Z1.0) which

permits most residential building types to a density of 1.0 times the lot area. The entire site has a building height limit of 18 metres.

Site Plan Control

An application for Site Plan Approval was submitted concurrently with the Official Plan and Zoning By-law Amendment application and is under review.

Tree Preservation

The applicant has applied to Urban Forestry Services for permission to remove a tree located on site. Three City-owned trees on the Stafford Street right-of-way are proposed to be removed and replaced with 11 street trees along Wellington and Stafford Streets.

Reasons for the Application

The proposal requires an amendment to the Garrison Common North Part II Plan because a density of 5.4 times the lot area is proposed and the permitted density is 3.0 times the lot area. An amendment to the new Official Plan is not required.

Community Consultation

The applicant met in 2003 with Niagara Neighbourhood Association representatives to discuss concerns related to the location of parking and loading access onto Stanley Terrace lane, the building design and shadow impacts of the proposal.

The applicant submitted the revised proposal on April 26, 2004. A community consultation meeting was held on June 15, 2004 and approximately 24 community members attended. Staff received written comments from 3 community members. Primary issues raised by the community with respect to the revised proposal follow:

- the height and density of the proposal;
- shadow impacts of the proposal;
- the amount of landscaped area proposed;
- the sufficiency of visitor parking proposed;
- impacts of proposed density on local street traffic, TTC service, and community services and facilities; and
- the location of parking and loading access onto Stafford Street.

Agency Circulation

The application was circulated to all appropriate agencies and City Departments. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

Comments:

Density and Unit Mix

The revised proposal represents a density reduction from 5.9 to 5.4 times the lot area (13,282m² to 12,150m² gross floor area). A reduction in the unit total by 50 to 142 has been achieved through both a reduction in overall gross floor area and also an increase in average unit size. The original proposal included only 20 percent of units as 2-bedroom units or larger. The revised proposal provides a greater variety in the unit mix by increasing the proportion of units suitable for family accommodation to 27 percent. This will provide a range of housing opportunities and allows residents to remain in the neighbourhood over time. The proposed density is compatible with other buildings in the area, including the residential building abutting the site to the west which has a density of 6.4 times the lot area.

Through the circulation of the application to City Departments and agencies, concerns have not been identified regarding the proposed density of this proposal as it relates to traffic, community services and facilities and school accommodation. Further discussion regarding traffic and community services and facilities are found later in this report in the 'Garrison Common North Community Improvement Plan' and 'Niagara Neighbourhood Built Form and Density Study' sections.

The proposed density and unit mix of the revised proposal are supportable.

Height, Massing and Shadows

The building height is 28.8 metres and exceeds the zoning as-of-right height limit of 18 metres. The applicant has revised the massing of the building by including stepbacks at the upper three floors, which commence at a height of 19.9 metres. The mechanical penthouse has also been integrated into the mass of the building.

This revised massing results in a better transition from the adjacent building to the west to the park on the eastern perimeter. The adjacent building at 15 Stafford Street is 38 metres in height, inclusive of a mechanical penthouse that is 8 metres in height, and has a massing that does not include building stepbacks.

The applicant has submitted shadow studies demonstrating the impacts of the revised proposal on adjacent lands, including Stanley Park. Staff have reviewed the shadow impacts in comparison with the as-of-right condition of the existing zoning, which permits a building height of 18 metres. The shadow effects of the revised proposal are minimized by virtue of the narrow floor plate and the stepbacks at floors eight through ten. The shadows of the revised proposal are very similar to the shadows that would be cast by the as-of-right building envelope, with any impact being negligible.

The proposed height, massing and shadows of the revised proposal are supportable.

Traffic Impact, Access, Parking

Works and Emergency Services (WES) staff have reviewed the revised proposal and have no concerns with the traffic impact of the proposal in terms of the surrounding street network. With respect to TTC streetcar capacity, the TTC is monitoring service levels on King Street and is aware of proposed development in the area. Further discussion regarding transit is found later in the 'Niagara Neighbourhood Built Form and Density Study'.

The original proposal located access to parking and servicing on Stanley Terrace. At the request of Niagara Neighbourhood Association representatives in 2003, the applicant reconsidered this element and relocated the access to Stafford Street. Community representatives voiced concerns with traffic volumes on the lane and impacts on pedestrian safety at the edge of Stanley Park and Stanley Terrace. At the community consultation meeting, some concern was voiced that the access should be relocated to either Stanley Terrace again or Wellington Street due to concern over traffic volumes on Stafford Street.

The site is situated in a prominent location and has three important 'front' conditions; to Stanley Park, Wellington Street and Stafford Street. The two primary fronts of the site are Stanley Park and Wellington Street, and staff support locating the access to parking and servicing on Stafford Street. WES staff are also satisfied with the access on Stafford Street with respect to traffic impacts. The proposed garbage storage and loading areas are enclosed within the building.

WES staff have identified an estimated parking demand for 127 parking spaces (111 spaces for residents and 17 spaces for visitors). The proposal includes 161 parking spaces, with 141 spaces for residents. In response to a concern voiced by a community member regarding visitor parking in the area, the applicant has agreed to provide 20 visitor parking spaces.

Proposed Closure of Stafford Street Abandoned

In conjunction with the recent development application at 15 Stafford Street, directly west of the subject site and on the west side of Stafford Street, an application was submitted by Plazacorp to stop-up and close that portion of Stafford Street between the two sites. This application has been withdrawn and the closure is no longer being pursued.

Proposed Closure of Stanley Terrace (lane)

WES staff are reviewing a request by the Ward Councillor to close the portion of the lane Stanley Terrace where it abuts this site. The report "The proposed closing of the southerly portion of the public lane known as Stanley Terrace at the rear of Premises Nos. 720 Wellington Street West and 17 to 21 Stafford Street" (file CL189-04) is also on the October 12, 2004 agenda of Community Council. Should Council approve the closure of Stanley Terrace lane where it abuts the site, the applicant has agreed to provide community benefits that include the conversion of the closed lane lands to parkland, as discussed below.

Community Benefits

The applicant has agreed to make improvements to Stanley Park to be secured through Section 37 of the Planning Act.

Should Council approve and adopt the proposed closure of Stanley Terrace where it abuts the site, the applicant agrees to convert these lands to parkland and thereby expand Stanley Park. Improvements would also include enhancing the pedestrian realm at the western park edge by creating a new walkway between Wellington Street and King Street. Other improvements include the provision of landscape features, tree and street tree plantings, park lighting, park benches and new playground equipment. The owner will be responsible to pay all costs associated with the closing and jurisdictional transfer of the portion of the lane to Economic Development, Culture and Tourism, environmental assessment, site remediation if necessary, base park improvements and above base park improvements, including the guaranteeing of the work.

Should Council decide not to approve the proposed closure of Stanley Terrace adjacent to the site, the applicant has agreed to enhance the King Street streetscape abutting Stanley Park with street trees and park benches, and provide a contribution of \$225,000 for the purposes of rehabilitating the playground/water feature area of the park, including the re-design, replacement and enhancement of existing elements.

The Section 37 improvements described above are recognized as above and beyond the normal requirements under Section 42 of the Planning Act with respect to the 5 percent cash-in-lieu of parkland dedication payment which is required prior to building permit issuance.

Garrison Common North Community Improvement Plan

Council approved the Garrison Common North Community Improvement Plan (CIP) in June 2004. The CIP sets out where funds secured through Section 37 Agreements are to be spent in terms of growth-related needs and opportunities in the public realm such as parks, community services and facilities, streetscaping, affordable housing and heritage preservation. The proposed community benefit of improving Stanley Park and adjacent streetscapes is consistent with the priority projects approved in the CIP.

In the fourth quarter of 2004, staff will report to Community Council to recommend additional direction regarding the CIP priorities, including the funding of projects through other sources.

Niagara Neighbourhood Built Form and Density Study

In response to community concerns regarding the cumulative impacts of recent and future development in the general area, staff are evaluating the expected changes in built form and residential population, as well as their impacts upon vehicular traffic and transit demand. The study area is generally bounded by King Street in the north, Bathurst Street in the east, the CN Weston Subdivision rail corridor in the south, and Strachan Avenue in the west. A

community information meeting is scheduled in October 2004, with further work proceeding thereafter including recommendations for guidelines to evaluate development proposals.

Conclusions:

The application proposes a 10-storey residential condominium at the northeast corner of Wellington and Stafford Streets. In response to feedback provided by community representatives, the Ward Councillor and staff, the applicant has redesigned the proposal to provide a better relationship to surrounding properties, and provide a greater percentage of units appropriate for family accommodation. The revised proposal represents good planning and is recommended for approval. The applicant has agreed to provide community benefits through Section 37 of the Planning Act in the form of improvements to Stanley Park.

Contact:

Gerry Rogalski, Senior Planner, West Section

Ph: (416) 397-4074

Fax: (416) 392-1330

Email: grogals@toronto.ca

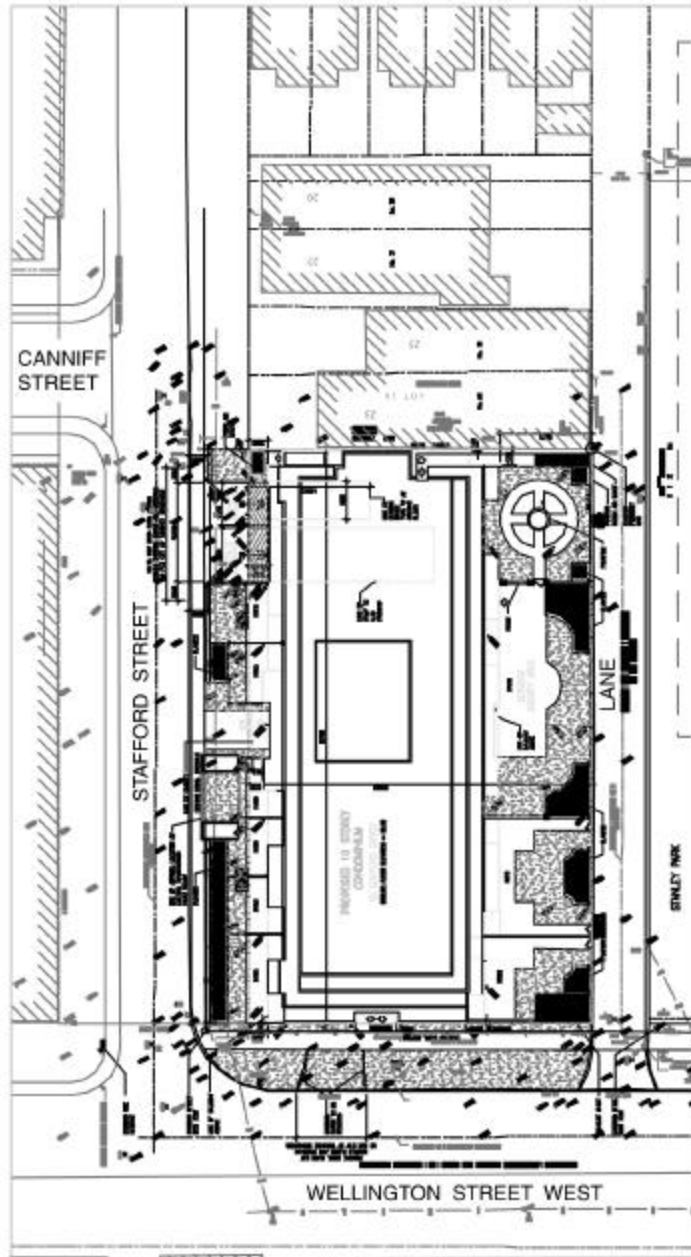
Ted Tyndorf
Director, Community Planning, South District

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List of Attachments:

- Attachment 1: Site Plan
- Attachment 2: Elevation – North
- Attachment 3: Elevation – South
- Attachment 4: Elevation – East
- Attachment 5: Elevation – West
- Attachment 6: Zoning
- Attachment 7: Official Plan
- Attachment 8: Draft Official Plan Amendment
- Attachment 9: Draft Zoning By-law Amendment
- Attachment 10: Works and Emergency Services conditions
- Attachment 11: Application Data Sheet

Attachment 1: Site Plan



Site Plan

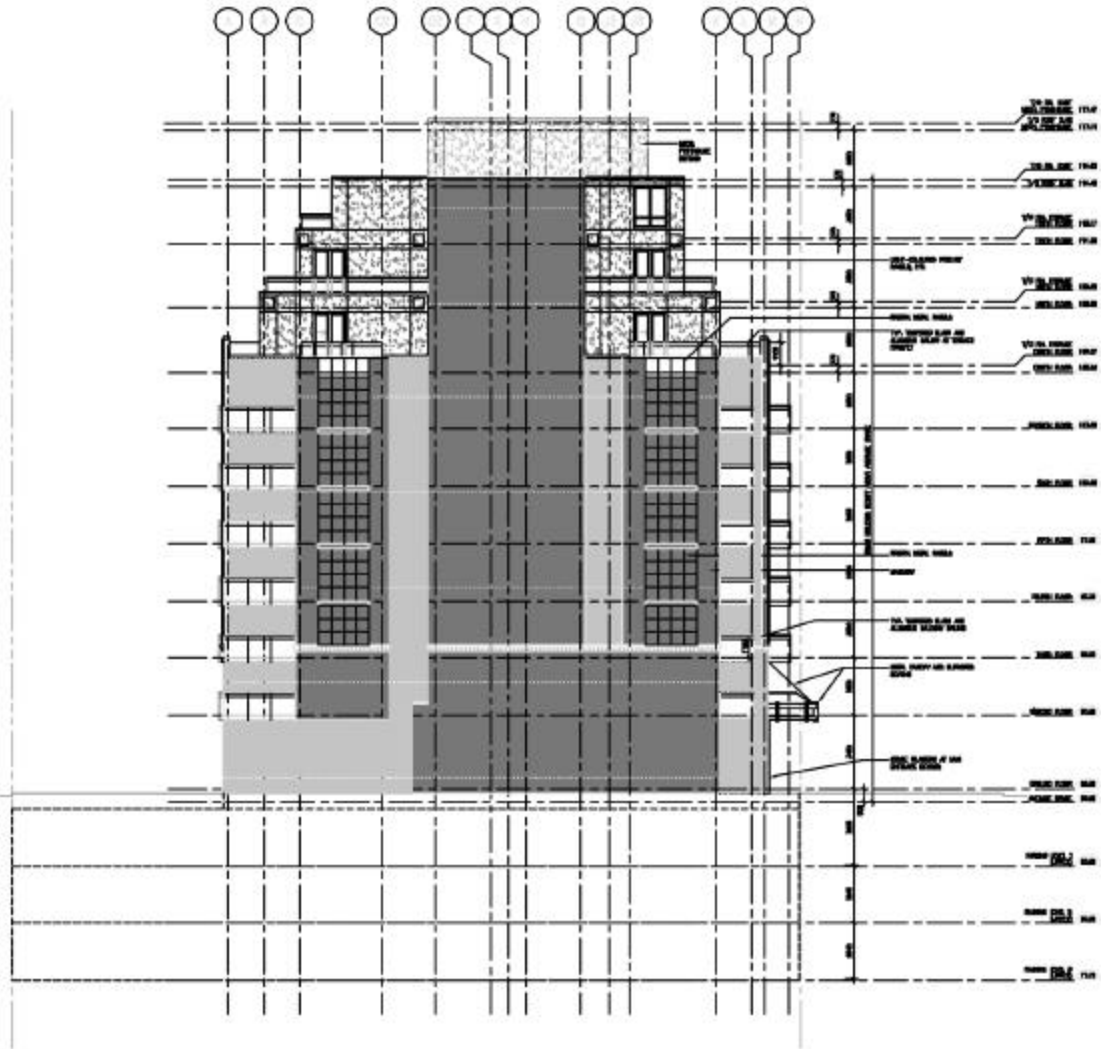
Applicant's Submitted Drawing

Not to Scale ←

**720 Wellington Street West
& 17-21 Stafford Street**

File # 04_128412

Attachment 2: North Elevation



North Elevation

Elevations

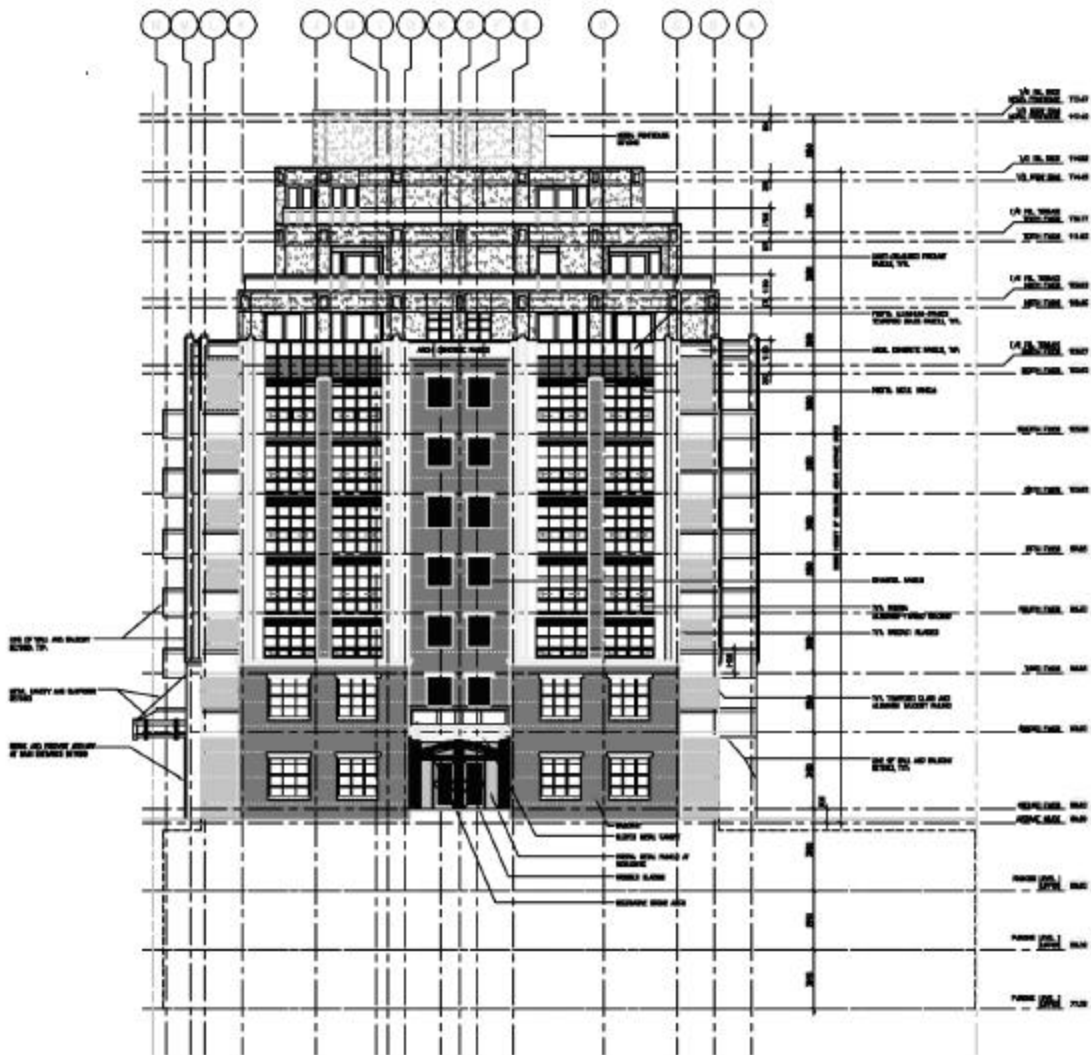
Applicant's Submitted Drawing

Not to Scale
09/10/04

720 Wellington Street West
& 17-21 Stafford Street

File # 04_128412

Attachment 3: South Elevation



SouthElevation

Elevations

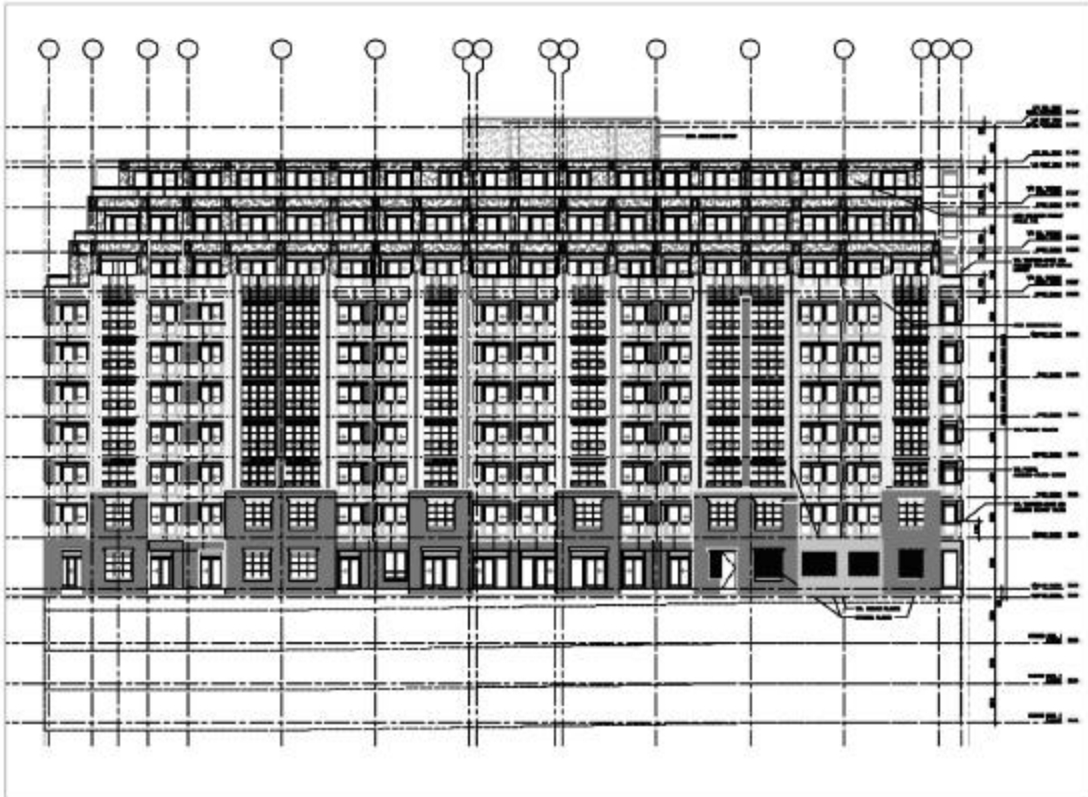
Applicant's Submitted Drawing

Not to Scale
09/10/04

720 Wellington Street West
& 17-21 Stafford Street

File # 04_128412

Attachment 4: East Elevation



East Elevation

Elevations

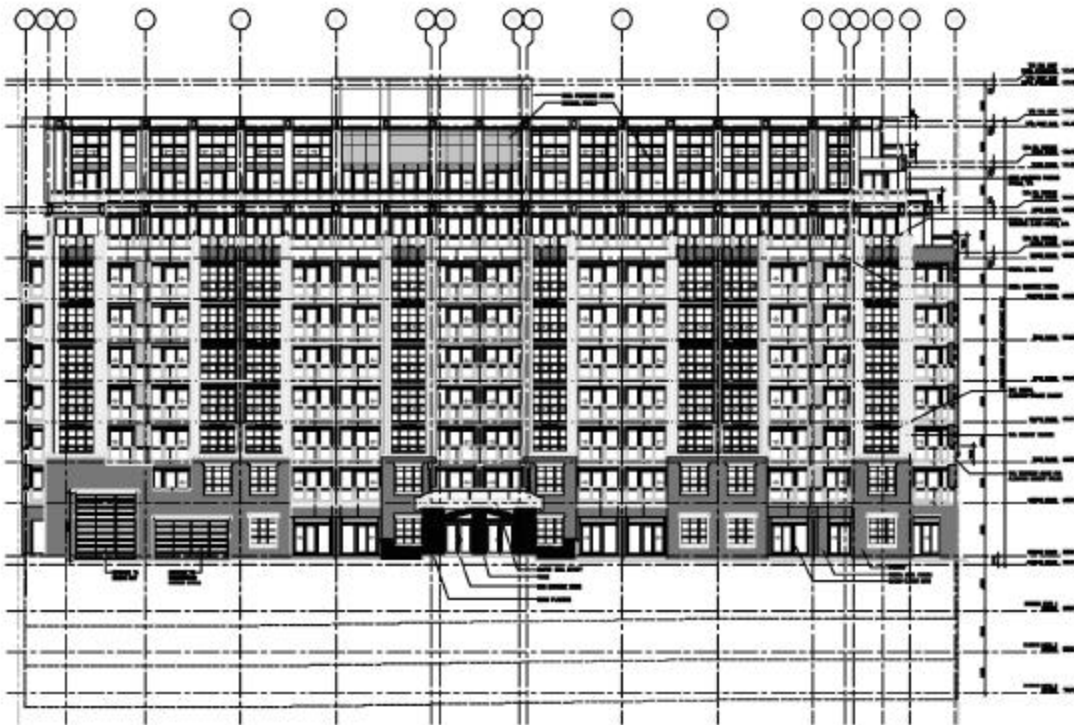
Applicant's Submitted Drawing

Not to Scale
09/10/04

**720 Wellington Street West
& 17-21 Stafford Street**

File # 04_128412

Attachment 5: West Elevation



West Elevation

Elevations

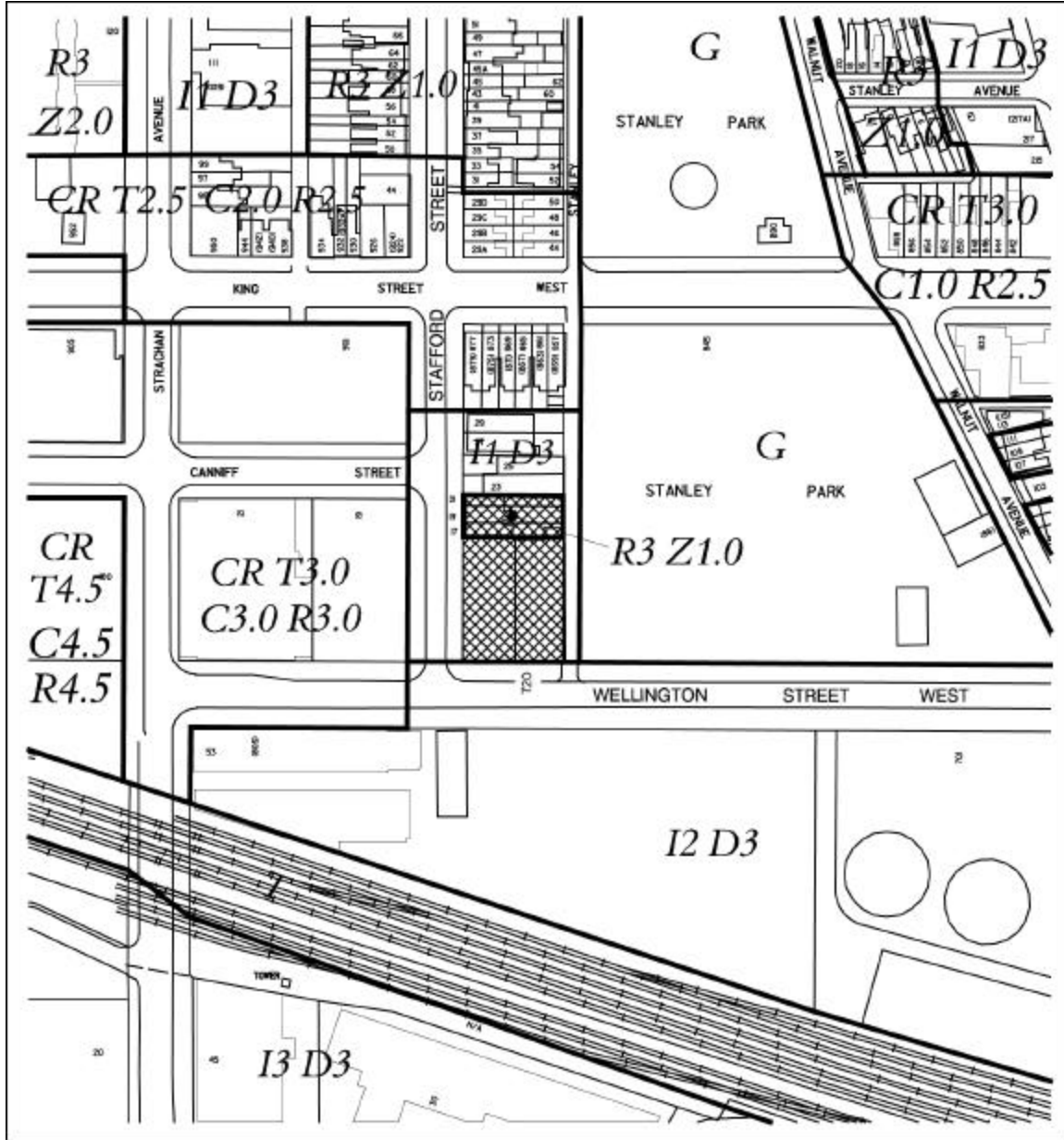
Applicant's Submitted Drawing

Not to Scale
09/10/04

**720 Wellington Street West
& 17-21 Stafford Street**

File # 04_128412

Attachment 6: Zoning (Map)



TORONTO Urban Development Services
Zoning

720 Wellington St. W. & 17-21 Stafford St.

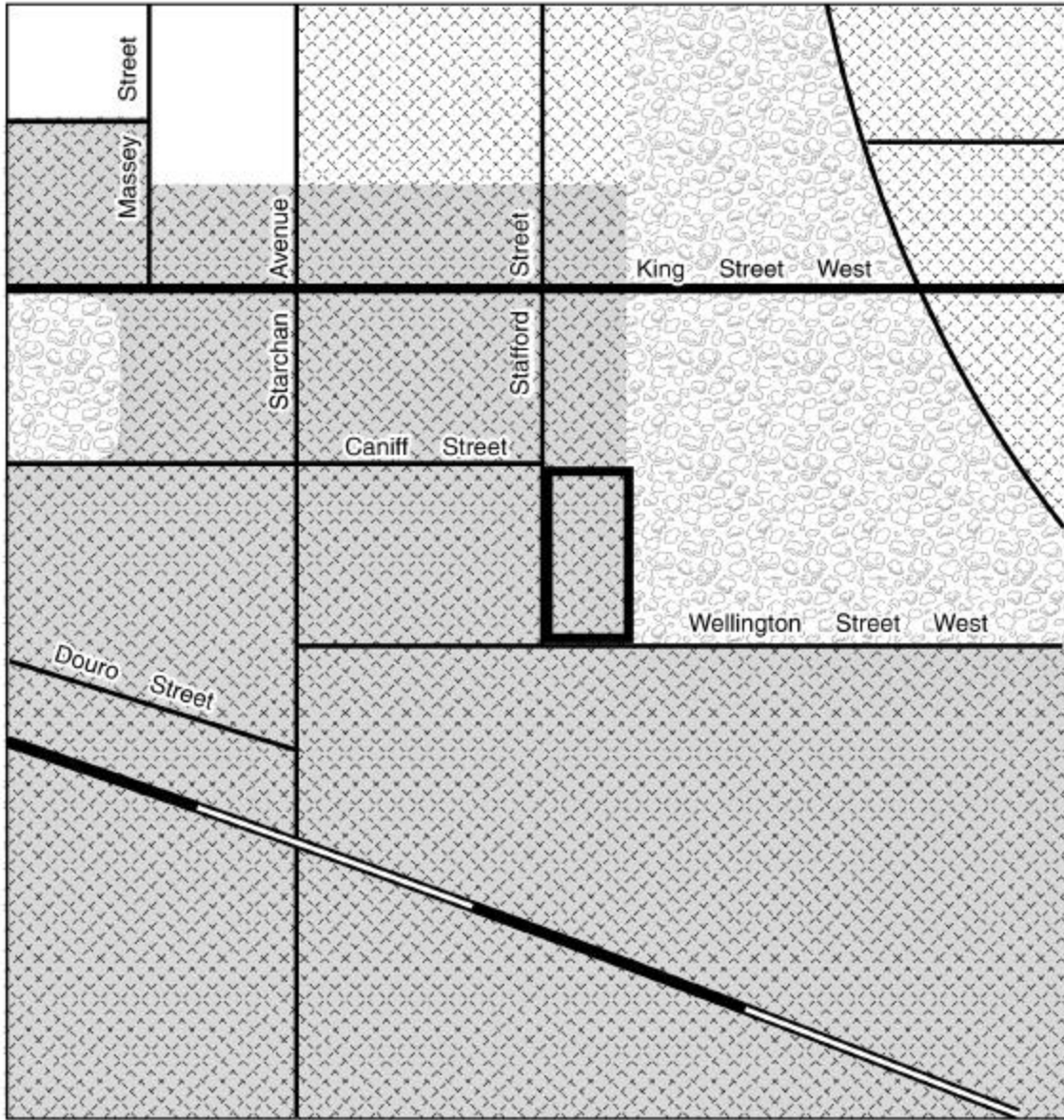
File # 04_128412

- | | | | |
|----|----------------------|----|---------------------|
| G | Parks District | I3 | Industrial District |
| R3 | Residential District | T | Industrial District |
| CR | Mixed-Use District | | |
| I1 | Industrial District | | |
| I2 | Industrial District | | |



Not to Scale
Zoning By-law 438-86 as amended
Extracted 09/09/04 - NRS

Attachment 7: Official Plan (Map)



 **TORONTO** Urban Development Services
Official Plan

720 Wellington Street West
17-21 Stafford Street

File # 04_128412

- | | |
|--|--|
|  Site |  General Uses Areas |
|  Low Density Residence Areas |  Open Space |
|  Mixed Industrial-Residential Areas | |


Not to Scale
09/10/04

Attachment 8: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Report No. ~, Clause No. ~, as adopted by City of Toronto Council on ~, 2004

Enacted by Council: ~, 2004

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2004

**To adopt an amendment to the Official Plan
for the former City of Toronto
respecting the lands municipally known as
720 Wellington Street West and 17, 19, 21 Stafford Street**

WHEREAS the Council of the City of Toronto has an application made to it for a proposed Official Plan Amendment respecting the lands municipally known in the year 2004 as 720 Wellington Street West and 17, 19, 21 Stafford Street; and

WHEREAS the Council of the City of Toronto conducted a public meeting under section 17 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, regarding the proposed Official Plan Amendment;

The Council of the City of Toronto HEREBY ENACTS as follows:

- 1.** The text and map attached hereto as Schedule 'A' are hereby adopted as an amendment to the Official Plan of the former City of Toronto.
- 2.** This is Official Plan Amendment No. 315.

ENACTED AND PASSED this ~ day of ~, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Schedule 'A'

Section 18 of the Official Plan of the former City of Toronto is hereby amended by adding the following Section 18.641 and Map 18.641:

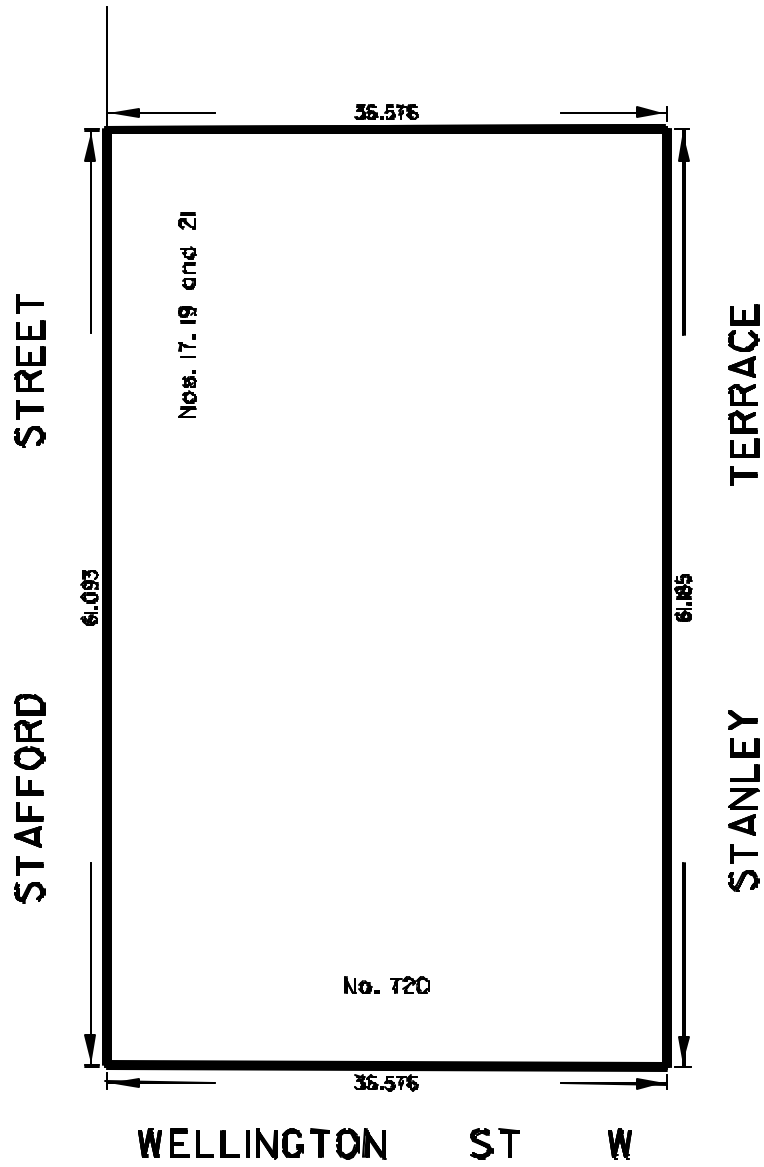
“18.641 Lands known municipally as 720 Wellington Street West and 17, 19, 21 Stafford Street.

Despite any of the provisions of this Plan, Council may pass by-laws respecting the lands outlined by heavy lines on Map 18.641 to permit an apartment building provided that:

1. the *residential gross floor area* of the apartment building does not exceed 12,160 square metres;
2. the owner of the lands as shown on Map 18.641 is required, pursuant to Section 37 of the *Planning Act*, to enter into one or more agreements with the City, satisfactory to the Commissioner of Urban Development Services and the City Solicitor, and that such agreement(s) be registered against the title to the said lands, to secure the following facilities, services and matters:
 - (a) in the event that the proposed closure of the portion of Stanley Terrace where it abuts the lands does occur;
 - (i) conversion of that portion of Stanley Terrace which abuts the lands into parkland to expand Stanley Park, to the satisfaction of the Commissioner of Economic Development, Culture and Tourism;
 - (ii) improvements to Stanley Park, including playground equipment, to the satisfaction of the Commissioner of Economic Development, Culture and Tourism;
 - (iii) streetscape improvements to the satisfaction of the Commissioners of Urban Development Services; Economic Development, Culture and Tourism and Works and Emergency Services; and
 - (iv) provision, prior to the issuance of any above-grade building permit, of a letter of credit in the amount of \$250,000.00, in a form satisfactory to the Chief Financial Officer and Treasurer, to secure the improvements in Sections 2(a)(i), 2(a)(ii), and 2(a)(iii); or

- (b) in the event that the proposed closure of the portion of Stanley Terrace where it abuts the lands does not occur;
 - (i) provision, prior to the issuance of any above-grade building permit, of a cash contribution of \$25,000.00 for the purposes of a design / consultant fee for the redesign and improvement of the playground / water feature area of Stanley Park;
 - (ii) provision, prior to the issuance of any above-grade building permit, of a contribution of \$200,000.00 in the form of a letter of credit satisfactory to the Chief Financial Officer and Treasurer to fund the improvements to Stanley Park in Section 2(b)(i);
 - (iii) streetscape improvements to King Street West, to the satisfaction of the Commissioners of Urban Development Services; Economic Development, Culture and Tourism and Works and Emergency Services; and
 - (iv) provision, prior to the issuance of any above-grade building permit, of a letter of credit in the amount of \$25,000.00, in a form satisfactory to the Chief Financial Officer and Treasurer, to secure the improvements in Section 2(b)(iii);
- 3. the facilities, services and matters to be secured in Section 2 are provided as above and beyond the requirements of Section 42 of the *Planning Act*.

MAP 18.641



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO SEPTEMBER, 2004
DP424/ 18641-DGN
FILE: MS-23
MAP No. 496-323 DRAWN: B.-P.

Attachment 9: Draft Zoning By-law Amendment

City of Toronto

By-law No. _____-2004

To amend Zoning By-law No. 438-86 of the former City of Toronto, as amended with respect to lands known municipally as 720 Wellington Street West and 17, 19, and 21 Stafford Street.

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Except as otherwise provided herein, the provisions of By-law No. 438-86, as amended, being “A By-law to regulate the use of land and the erection, use bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, shall continue to apply to the *lot*.
2. None of the provisions of Section 2(1) with respect to the definition of *loading space – type G*, Section 4(10)(d), Section 4(16), Section 6(3) PART I 1, Section 6(3) PART II 2, 3, 4, 5, 6 and 8, Section 6(3) PART III 1(b), 2 and 4, and Section 9(3) PART II 2 of By-law No. 438-86, as amended, shall apply to prevent the erection and use of an *apartment building*, provided that:
 - (1) the *lot* is comprised of at least those lands outlined by heavy lines on Map 1, attached to and forming part of this By-law;
 - (2) despite Section 9(1)(f) of By-law No. 438-86, as amended, an *apartment building* is permitted on the *lot*;
 - (3) despite Section 9(3) PART I of By-law No. 438-86, as amended, *residential gross floor area* is permitted on the *lot*;
 - (4) the aggregate of the *residential gross floor area* of the *apartment building* shall not exceed 12,160 square metres;
 - (5) despite Section 4(2) of By-law No. 438-86, as amended, the maximum *height above grade* of any building or structure erected or used on the *lot*

shall not exceed the *heights* above *grade* as shown on *Map 2*, attached hereto and forming part of this By-law;

- (6) notwithstanding Section 2(5) of this By-law, building and structural elements listed within Section 4(2)(i) and (ii) of By-law No. 438-86, as amended, are permitted to exceed the maximum *height* above *grade* provided such building and structural elements comply with the requirements listed within said sections of By-law No. 438-86, as amended;
- (7) no part of any building or structure located above *grade* is located otherwise than wholly within the areas delineated by heavy lines, and such respective *heights*, as shown on *Map 2*, with the following exceptions:
 - (i) roof top architectural features, terrace and balcony architectural features, parapets, cornices, balustrades, mullions, ornamental elements and eaves which may project above or beyond such areas and *heights* as shown on *Map 2* by no more than 1.5 metres,
 - (ii) entrance canopies, underground garage ramps and associated ramp structures, stairs and stair enclosures providing access to an underground garage, fences, landscape features, guard-rails, retaining walls, patios, decks, surface driveways and wheel chair ramps which may project above or beyond such areas and *heights* as shown on *Map 2*;
- (8) despite Section 4(4)(b) of By-law No. 438-86, as amended, *parking spaces* will be provided in the following amounts:
 - (i) not less than 141 *parking spaces* shall be provided and maintained on the *lot* for the purposes of residents' parking;
 - (ii) not less than 20 *parking spaces* shall be provided and maintained on the *lot* for the purpose of visitor parking;
- (9) the *parking spaces* required under Section 2(8) of this By-law, shall be provided in accordance with the definition of *parking space* as contained in Section 2 of By-law 438-86, as amended, with the exception of the following:
 - (i) a maximum of 2 *parking spaces* shall have minimum dimensions of 5.9 metres in length and 2.5 metres in width;
- (10) despite Section 4(12) of By-law No. 438-86, as amended, *residential amenity space* will be provided in the following amounts and with such provisions attached;

- (i) not less than 257 square metres of *residential amenity space* located indoors shall be provided in a multi-purpose room or contiguous multi-purpose rooms, at least one of which contains a kitchen and a washroom; and
 - (ii) not less than 284 square metres of *residential amenity space* located outdoors shall be provided, of which at least 40 square metres is to be provided in a location adjoining or directly accessible from the indoor *residential amenity space*; and
- (11) the owner of the lands enters into one or more agreements, pursuant to Section 37 of the *Planning Act*, satisfactory to the Commissioner of Urban Development Services and the City Solicitor and that such agreement(s) be registered against the title to the lands outlined by heavy lines on Map 1 to secure the following facilities, services and matters:
- (i) in the event that the proposed closure of the portion of Stanley Terrace where it abuts the *lot* does occur;
 - A. conversion of that portion of Stanley Terrace which abuts the *lot* into parkland to expand Stanley Park, to the satisfaction of the Commissioner of Economic Development, Culture and Tourism;
 - B. improvements to Stanley Park, including playground equipment, to the satisfaction of the Commissioner of Economic Development, Culture and Tourism;
 - C. streetscape improvements to King Street West, Wellington Street West and Stanley Terrace, to the satisfaction of the Commissioners of Urban Development Services; Economic Development, Culture and Tourism and Works and Emergency Services; and
 - D. provision, prior to the issuance of any above-grade building permit, of a letter of credit in the amount of \$250,000.00, in a form satisfactory to the Chief Financial Officer and Treasurer, to secure the improvements in Sections 11(i)A., 11(i)B. and 11(i)C. of this By-law; or
 - (ii) in the event that the proposed closure of the portion of Stanley Terrace where it abuts the *lot* does not occur;
 - A. provision, prior to the issuance of any above-grade building permit, of a cash contribution of \$25,000.00 for the purposes of a design / consultant fee for the redesign and

improvement of the playground / water feature area of Stanley Park;

- B. provision, prior to the issuance of any above-grade building permit, of a contribution of \$200,000.00 in the form of a letter of credit satisfactory to the Chief Financial Officer and Treasurer to fund the improvements to Stanley Park in Section 11(ii)A. of this By-law;
- C. streetscape improvements to King Street West, to the satisfaction of the Commissioners of Urban Development Services; Economic Development, Culture and Tourism and Works and Emergency Services; and
- D. provision, prior to the issuance of any above-grade building permit, of a letter of credit in the amount of \$25,000.00, in a form satisfactory to the Chief Financial Officer and Treasurer, to secure the improvements in Section 11(ii)C. of this By-law; and

(12) the facilities, services and matters to be secured in Section 2(11) are provided as above and beyond the requirements of Section 42 of the *Planning Act*.

3. For the purpose of this By-law:

(1) “*loading space - type G*” means a loading space with a length of at least 13.0 metres, a width of at least 4.0 metres, and a vertical clearance of at least 6.1 metres over at least the first 8.0 metres of the loading space measured from the end of the loading space opposite the entrance to it, and a vertical clearance of at least 4.3 metres over the balance of the loading space, and is constructed of concrete and has a slope not exceeding 2.5 percent (1 cm in 40 cm).

4. For the purposes of this By-law, every word or expression that is italicized shall have the same meaning as each such word or expression as defined by By-law No. 438-86, as amended.

ENACTED AND PASSED this • day of •, 2004

DAVID MILLER
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Attachment 10: Works and Emergency Services Conditions

- (1) That the owner be required to:
 - (a) pay prior to site plan approval, for any improvements to the existing municipal lighting system and/or municipal infrastructure, should it be determined that such upgrades are required to support this development, according to the lighting assessment accepted by the Commissioner of Works and Emergency Services;
 - (b) provide space within the development for the construction of any transformer vaults, Hydro and Bell maintenance holes and sewer maintenance holes required in connection with this development;
 - (c) as a matter of Site Plan approval:
 - (i) submit, prior to the application for the first below-grade building permit for the development, all environmental site assessment reports describing the current site conditions and the proposed remedial action plans to the Commissioner of Works and Emergency Services, for peer review;
 - (ii) pay all costs associated with the City retaining a third-party peer review consultant and submit, prior to the application for the first below-grade building permit for the development a certified cheque payable to the Treasurer, City of Toronto, in the amount of \$3,000.00, as a deposit towards the cost of peer review;
 - (iii) submit, prior to the application for the first above-grade building permit for the development, a statement from a Professional Engineer (sealed and dated), for peer review and concurrence, that based on all the necessary supporting environmental documents:
 - (A.) the site is suitable for its intended use; and
 - (B.) it is unlikely that there is any off-site contamination, resulting from the past land uses on the site, that has migrated from the site to the adjacent rights-of-way that would exceed applicable MOE guidelines, objectives, or regulations;
 - (iv) enter into an agreement with the City, prior to the application for the first above-grade building permit for the development, should it be determined that remediation of the adjacent rights-of-way is required, in which the owner, or the party responsible for the contamination, commit to carrying out a remedial work plan acceptable to the City;

- (v) submit, prior to the application for an occupancy permit, a Record of Site Condition (RSC) acknowledged by the MOE, to the Commissioner of Works and Emergency Services, with respect to the statement from the Professional Engineer submitted for peer review; and
 - (vi) install, at the owner's expense, an irrigation system with automatic timer, to the satisfaction of the Commissioner of Works and Emergency Services, and ensure that the irrigation system be designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA), and constructed with a back flow preventer including the requirements to maintain in good order and operation; and
- (2) That the owner be advised:
- (a) of the need to make separate applications to the Commissioner of Works and Emergency Services for:
 - (i) permits to carry out any works involving the construction in, or occupancy of, the abutting public right-of-ways; and
 - (ii) approval of the proposed canopy encroachment within the Stafford Street right-of-way and enter into the respective agreement; and
 - (b) of the need to submit, in conjunction with an application for a building permit, plans and documentation, detailing how the proposed building will be constructed in accordance with the Ontario Building Code relating to provisions for fire fighting.

Attachment 11: Application Data Sheet

Application Type: Official Plan Amendment & Rezoning Application Number: 02 035374 STE 19 OZ
Details: OPA & Rezoning, Standard Application Date: October 28, 2002

Municipal Address: 720 Wellington St. W., 17-21 Stafford St., Toronto ON
Location Description: **GRID S1909
Project Description: Construct a 142 unit residential condominium building.

Applicant: Plazacorp **Agent:** Urban Strategies **Architect:** QUADRANGLE ARCHITECTS LTD **Owner:** WELLINGTON PARK RESIDENCES CORP

PLANNING CONTROLS

Official Plan Designation: General Use Area A Site Specific Provision:
Zoning: R3 Z1.0; I1 D3 Historical Status:
Height Limit (m): 18 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m): 2236.2 Height: Storeys: 10
Frontage (m): 61.093 Metres: 28.8
Depth (m): 36.576
Total Ground Floor Area (sq. m): 1297.8 **Total**
Total Residential GFA (sq. m): 12150 Parking Spaces: 161
Total Non-Residential GFA (sq. m): 0 Loading Docks: 1
Total GFA (sq. m): 12150
Lot Coverage Ratio (%): 62
Floor Space Index: 5.4

DWELLING UNITS

Tenure Type: Condo
Rooms: 0
Bachelor: 0
1 Bedroom: 104
2 Bedroom: 36
3 + Bedroom: 2
Total Units: 142

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	12150	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

CONTACT: **PLANNER NAME:** Gerry Rogalski, Senior Planner
TELEPHONE: (416) 397-4074