

**60 Shuter Street and 187-189 Church Street
Zoning Amendment Application - Preliminary Report**

Date:	January 22, 2016
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale [or All]
Reference Number:	15 236785 STE 27 OZ

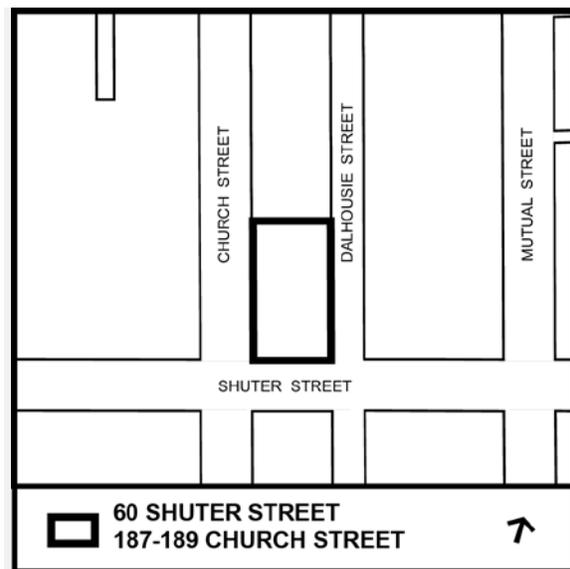
SUMMARY

This application proposes to permit the redevelopment of the site with a 42-storey (141.1 metres to top of mechanical penthouse) mixed-use tower containing 536 residential units, four levels of underground parking, 33,456 square metres of residential GFA and 523 square metres of non-residential GFA at 60 Shuter Street and 187-189 Church Street.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

The next step is to conduct a community consultation meeting to allow the public to review the application and provide feedback. This meeting is expected to take place in early 2016.

A final report is targeted for the 4th quarter of 2016. The target date for the final report assumes that the applicant will provide all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 60 Shuter Street and 187-189 Church Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

There have been no recent development applications filed on the subject properties.

Pre-Application Consultation

A pre-application meeting was held in April 2015. The development site did not include 187-189 Church Street as it does in the application filed. The proposal presented at this meeting was for an 84 metre tower with a 720 square metre floor plate. Issues identified by staff included but were not limited to: too small of a development site for the proposed building; too tall of a tower for the area given the context; lack of tower setback from lot lines; impacts to a number of heritage resources due to proximity and adjacency of proposal, including shadowing on the stained glass windows of St. Michael's Cathedral; and penetration into the St. Michael's Hospital helicopter flight path. Staff stated at the meeting that the proposal presented could not be supported.

ISSUE BACKGROUND

Proposal

The applicant is proposing a 42-storey mixed-use building, including a 4-storey podium. The total Gross Floor Area (GFA) of the proposed development is 33,979 sq m (33,456 sq m residential, 523 sq m retail), on a Floor Space Index (density) of 20.53 on a lot that is 1,655 sq m. (see Attachment 7 for application data sheet)

The project would reconstruct the masonry façade of 187-189 Church Street at the northwest corner of the site and incorporate it into the base of the proposed building. While the existing building on this site is not heritage designated or listed, it sits adjacent to a row of heritage-listed townhouses to the north.

The application is proposing a total of 536 residential units (76 studio (14%); 373 one-bedroom (70%); 34 two-bedroom (6%); and 53 three-bedroom (10%). Vehicular access to four levels of underground parking is located at the northeast corner of the site off of

Dalhousie Street. Proposed are a total of 122 vehicular parking spaces with 52 of those to be commercial spaces and 536 bicycle parking spaces (482 resident, 54 visitor). The main residential entry to the building would be located on Shuter Street.

The proposed podium of the building up to the 2nd level is set back from the property line on Shuter Street (southern property line) between 0.0 and 3.24 metres, on Church Street (west property line) between 0.0 and 3.0 metres, and on Dalhousie Street (the eastern property line) between 0.0 and 0.81 metres. See below for Diagram 1: Roof Plan and Attachments 1-5 for Site Plan and Elevation plans.

The 3rd and 4th floor podium floors have a 0.0 metres set from the south, a 0.0 to 10.15 metre set back from west, and a 0.0 set back from the east. All floors of the podium directly abut the northern property line

The tower portion of the building is generally rectangular in shape oriented diagonally in the north-south direction, with the southwest corner cut away.

The first floor of the tower (level 5) is set back 4.68 metres from the southern property line, 4.5 metres from the west, and 4.55 metres from the east, and 11.61 metres from the north.

The 5th level contains 140 square metres of indoor amenity area and access to 292 square metres of outdoor amenity space at the northeast corner of the site atop of the 4th level of the podium. The floor plate area at level 5 is 755 square metres.

The lower body of the tower (levels 6-20) is setback at minimum 4.6 metres from the south lot line, 4.5 metres from the west property line, 3.0 metres from the east property line, and 10.11 metres from the northern property line. Each level of the lower body of the tower has a floor plate area of approximately 787 square metres. Each unit on these levels has a private outdoor terrace that projects 1.5 metres from the building face.

The upper body of the tower (levels 21-42) is set back at a minimum of 3.17 metres from the south property line, 3.0 metres from the west lot line, 3.05 metres from the east property line, and a minimum of 10.0 metres from the northern property line. Each level of the upper body of the tower has a floor plate area of approximately 808 square metres. Each unit on these levels has a private outdoor terrace that projects 1.5 metres from the building face.

The total height of the tower, including a 7.0 metres tall mechanical penthouse, is 141.1 metres.

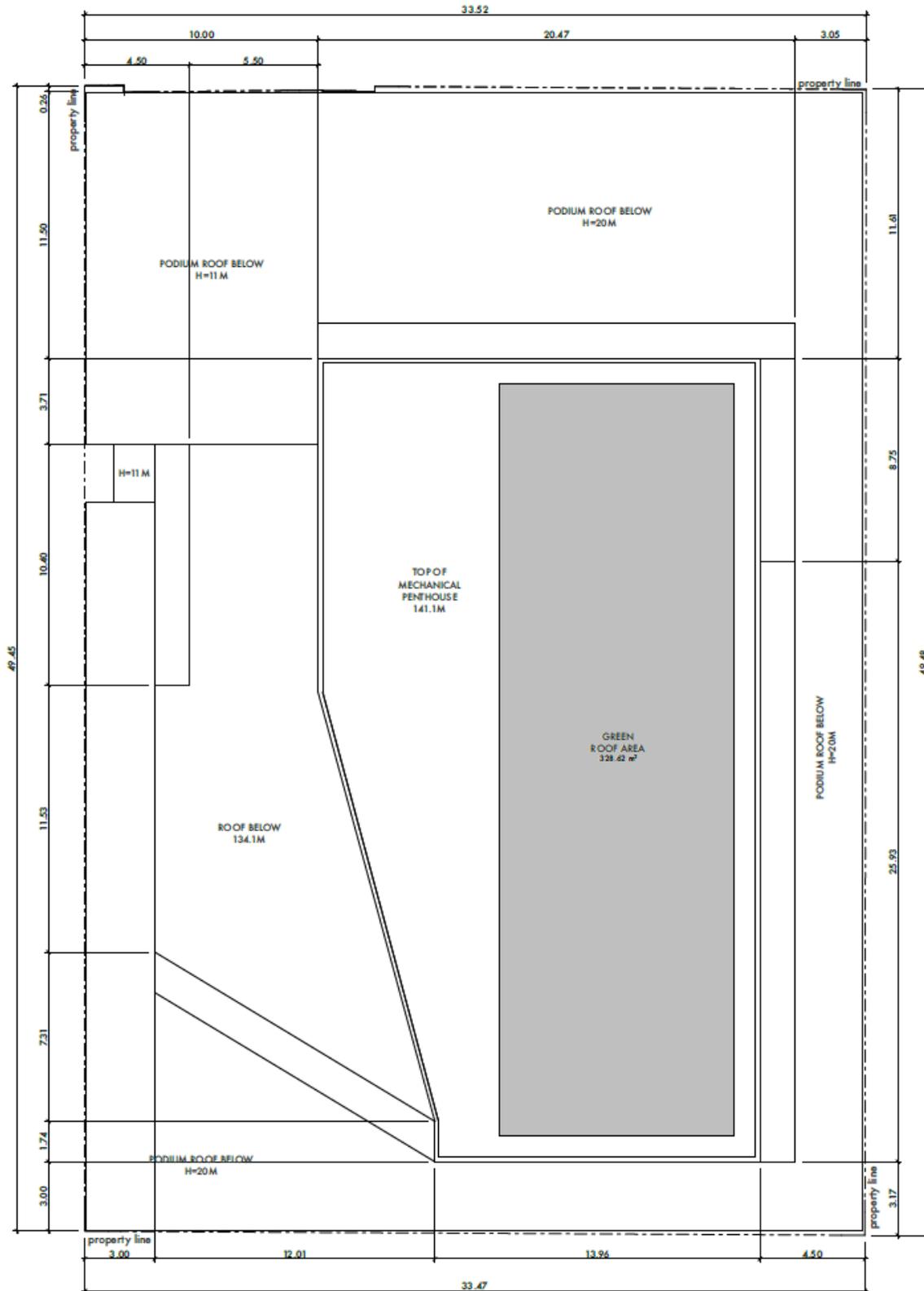


Diagram 1: Roof Plan, Plan No. A-2.16 dated Sept 20, 2015

Site and Surrounding Area

The subject site is located on the northeast corner of Shuter Street and Church Street. The site is rectangular in shape, with a frontage of 33.47 metres on Shuter Street and a depth of 49.45 metres along Church Street, for a total area of 1,655 square metres. The site includes an existing commercial parking lot and a 3-storey brick building at 187-189 Church Street, which houses the NOW Magazine offices and contains 1,542.3 square metres of existing office uses. The 3-storey brick building is not currently a designated or listed heritage building, however it is adjacent to a row of heritage-listed townhouses at 191-197 Church Street to the north of 187-189 Church Street. The entrance of the NOW Magazine office faces Church Street and the side wall faces onto the parking lot.

North: To the immediate north of the development site is a row of heritage-listed 3-storey townhouses whose entrances face Church Street. The side wall of 191 Church Street faces the subject site.

South: To the south of the subject site across Shuter Street is a 21-storey mixed-use building with commercial retail on the ground floor and rental apartment units above. The podium is 7-storeys. Access to this building is off of Dalhousie Street.

East: To the east of the subject site, across Dalhousie Street is an OMB approved 24-storey building at 64-70 Shuter Street, which is currently under construction. The mixed use building will include a 4-storey podium and 220 residential units. To the east of this development is a 15-storey residential building at 74 Shuter Street. To the north of 64-70 Shuter Street is a 12-storey residential building. Behind these buildings on the same block is Arena Gardens Park, a 0.2 hectare public park with playground.

West: To the west of the subject site, across Church Street is the St. Michael Cathedral, a designated heritage building.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

Provincial Policy Statement policy 1.1.3.4 refers to appropriate development standards to facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety. Policy 1.1.1 c) refers to avoiding development which may cause public health and safety concerns. Policy 1.1.1 g) refers to ensuring that Public Service Facilities are or would be available to meet current and projected needs and Policy 1.1.3.6 refers to development that allows for the efficient use of Public

Service Facilities to meet current and projected needs. Section 2.6.1 of the PPS states that significant built heritage resources and significant cultural heritage landscapes shall be conserved. Section 2.6.3 further states that planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. 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 to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Policy 3.2.6 refers to Community Infrastructure which is defined to include public services for health. Policy 3.2.6.1 and 3.2.6.2 refer to the co-ordination of Community Infrastructure and land use planning and for the planning of growth to take into account existing Community Infrastructure so that it can be provided efficiently and effectively.

Staff will review the proposed development for consistency with the PPS and for conformity 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.

Chapter 2 – Shaping the City Section

2.2.1 Downtown: The Heart of Toronto

The proposed development is located in the Downtown area as defined by Map 2 of the City of Toronto Official Plan. Section 2.2.1 outlines the policies for development within the Downtown. While the Downtown is where most of the growth in the City of Toronto is expected to occur, this growth will not occur in all areas. The Downtown will continue to evolve as the premier employment area of the City of Toronto and provide a range of housing for those working in the area. The quality of the Downtown will be improved by preserving and strengthening the range and quality of social, health, community services and local institutions located here. The City will also explore opportunities to maintain and improve the public realm. Transportation within the Downtown is expected to be accommodated by transit. Priority will be given to transit improvements in the Downtown and transit vehicles will be given priority on streets within the Downtown particularly those with streetcars. A program of improvements will be implemented to enhance the pedestrian environment and efforts made to improve the safety of walking and cycling Downtown.

Chapter 3 – Built Form

Section 3.1.3 Built Form – Tall Buildings

The applicant is proposing to construct a Tall Building. Policy 3.1.3 states that Tall Buildings come with larger civic responsibilities than buildings of a smaller scale. In addition to speaking about specific built form characteristics, the policy states that proposals for Tall Buildings clearly demonstrate how they relate to the existing and planned context, take into account their relationship with the topography and other tall buildings and how they meet the other objectives of the Official Plan.

Section 3.1.5 Heritage Resources

The site of the proposed development contains 187-189 Church Street, a non-listed or designated property with potential cultural heritage value or interest. Policy 3.1.5.2 states that these types of properties will be evaluated to determine whether or not they hold cultural heritage value or interest consistent with provincial regulations. The site is adjacent to listed and designated properties to the north and across Church Street. Policy 3.1.5.5 states that proposed development adjacent to properties on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained. A Heritage Impact Assessment is required to describe and assess the potential impacts and mitigation strategies for the proposed development. The application will also be reviewed against the other Heritage policies in the Official Plan.

Section 3.2.3 Parks and Open Spaces

Policy 3.2.3 of the Official Plan speaks to maintaining and enhancing Toronto's system of parks and open spaces and states that the effects of development from adjacent properties (shadows, wind, etc.) will be minimized to preserve their utility. It outlines a parkland acquisition strategy, grants authority to levy a parkland dedication or alternative cash-in-lieu and calls for the expansion of the existing network of parks and open spaces. To the north-east of the proposed development is Arena Gardens Park.

Chapter 4 – Land Use Designations

Section 4.5 Mixed Use Areas

The site of the proposed development is in an area designated Mixed Use Areas in the Official Plan. Mixed Use Areas are intended to provide a broad range of commercial, residential and institutional uses in single-use or mixed-use buildings. Development within Mixed Use Areas should provide for new jobs and homes on underutilized lands, while locating and massing new buildings to provide a transition between areas of different development intensity and scale. Furthermore, development in Mixed Use Areas should be located and massed 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. Development in Mixed Use Areas should also provide attractive, comfortable and safe pedestrian environments; have access to schools, parks and community centres as well as libraries and childcare. It should also take advantage of nearby transit services; provide good site access and circulation as well as an adequate supply of both visitor and resident parking. In addition, service areas should

be located to minimize impacts on adjacent streets, and any new multi-unit residential development should provide indoor and outdoor amenity space for residents.

Section 4.8 Institutional Areas

Some of Toronto's hospitals have specialties that draw patients from across Ontario. In emergency situations, patients are flown into heliports at hospitals. It is vital to protect the flight paths to these hospital heliports. The subject site is located within the St. Michael's helicopter flight path.

Policy 4.8.4 specifically states that new buildings will be sited and massed to protect helicopter flight paths. As currently proposed, the tower component of the development penetrates the St. Michael's flight path by approximately 55.1 metres.

Compliance with other relevant policies of the Official Plan including the environment and transportation will also be addressed.

Zoning

On May 9, 2013, City Council enacted city-wide Zoning By-law 569-2013, which is currently under appeal at the Ontario Municipal Board. Therefore, both Zoning By-law 569-2013 and former City of Toronto General Zoning By-law 438-86 currently apply to the proposed development site.

Under the City of Toronto By-law 438-86, the property is zoned CR T3.0 C2.0 R3.0 with a maximum permitted height of 18 metre and a maximum total density of 3.0 times the lot area. This zoning permits a wide range of commercial and residential uses. The property is subject to the restrictive exceptions in section 12(2) 132 prohibiting a commercial parking garage and a private parking garage and section 12(2) 260 requiring an angular plane along the Church Street frontage of 44 degrees above a height of 16 metres.

Under City of Toronto By-law 569-2013, the property is zoned CR 3.0 (c2.0; r3.0) SS1 (x2166) and is subject to a height limit of 18 metres and a maximum total density of 3.0 times the lot area. This zoning permits a wide range of commercial uses and residential building types. The CR exception 2166 provides that the restrictive exceptions in By-law 438-86 detailed above continue to prevail.(see Attachment 6)

Site Plan Control

The proposed development will be subject to site plan control. A site plan control application has not been submitted.

City-Wide 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 they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Downtown Tall Buildings: Vision and Supplementary Design Guidelines

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 Vision and Supplementary Design 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://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/DowntownTallBuildingVisionGuidelines.pdf

The Guidelines include a vision statement for downtown tall buildings; maps which identify "High Street" and "Secondary High Street" locations, recommended heights and building typologies for these streets; and twenty-three Performance Standards relating to the base conditions or tower portions of tall buildings or to their contextual fit within the Guideline area.

The subject property is located on Shuter Street at Church Street and is located within the Downtown Tall Buildings Vision and Performance Standards Design Guideline boundaries. The Guidelines will therefore be used to evaluate this proposal. Shuter Street is: identified as a Secondary High Street on Map 1; identified as Tower- Base Form or Residential Landscaped Setback Form on Map 3; and not identified as a Retail Street on Map 4.

Specific height limits have not been established for Secondary High Streets on Map 2. Instead, it should be assumed that Secondary High Streets height ranges will generally be one-third lower than the High Streets they run parallel to. If a Secondary High Street runs between two High Streets, the lower of the High Street heights will apply in determining the Secondary High Street height. In this area, Shuter Street runs parallel to both Dundas Street, which is listed as 20-35 storeys and Queen Street, which is listed as 15 – 25 storeys. At two-thirds the height of the lower street, the height limit for Shuter Street would be a range of 10-17 storeys.

Three mitigating factors take precedence over heights assigned to High Streets and Secondary Streets. The presence of any of these factors overrides the ability to locate a tall building on a particular site if it is deemed to negatively impact any of the following: heritage properties located on or adjacent to the development site; sunlight on parks and open spaces; and views of prominent and heritage properties, structures and landscapes.

TOcore

On December 9, 2015, City Council adopted a staff report entitled 'TOcore: Planning Toronto's Downtown – Phase 1 – Summary Report and Phase 2 Directions'. The report outlined the deliverables of TOcore which will be a renewed planning framework through a Downtown Secondary Plan and a series of infrastructure strategies. The work for TOcore began on May 13, 2014 when Toronto and East York Community Council adopted a staff report regarding 'TOcore: Planning Toronto's Downtown', along with a related background document entitled 'Trends and Issues in the Intensification of Downtown'. These reports and the project are available on the following website: www.toronto.ca/tocore.

TOcore is looking at how Toronto's Downtown should grow, with both a renewed planning framework and the necessary physical and social infrastructure to remain a great place to live, work, learn, play and invest. TOcore is in its second 'planning and analysis' phase, which involves drafting policies, plans and strategies. A report back to TEYCC is targeted by the end of 2016 on the results of Phase 2 and next steps on implementation. The review of this application will be informed by the issues being considered under TOcore.

Heritage

The development site is adjacent to a designated heritage structure to the west (St. Michael's Cathedral); a designated heritage structure to the east (east of Dalhousie at 68—70 Shuter Street (which forms part of a new development)); south of a series of listed heritage structures from 171 Church Street; and diagonally opposite the property occupied by Metropolitan United Church.

The Official Plan states that heritage resources on properties listed on the City's Inventory of Heritage Properties will be conserved. Policy 3.1.5.5 states that proposed development adjacent to a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained.

The development site also contains 187-189 Church Street, a non-listed or designated property with potential cultural heritage value or interest. Policy 3.1.5.2 states that these types of properties will be evaluated to determine whether or not they hold cultural heritage value or interest consistent with provincial regulations

Staff will review the Heritage Impact Assessment that has been submitted as part of the application and evaluate it against the relevant Official Plan policies.

St. Michaels Hospital Flight Path

St. Michael's Hospital is a provincially designated regional trauma centre. The hospital receives some of its most critically ill patients by air ambulance. These patients are often suffering from multi-stem trauma, cardiac arrest, complex heart disease, neurological emergencies and/or require transplants.

St. Michael's Hospital has produced a flight path map (dated August 6, 2015) which indicates maximum building heights on the subject property would need to be in the range of approximately 81 - 91 metres in order to protect the flight path for the air ambulance service. This height range equates to an approximate tower height that is between 26 to 29 stories. In order to comply with the helicopter flight path and the related Official Plan policy, the proposed tower including all temporary and permanent structures such as parapets, antenna, light fixtures and crane activities would have to be reduced in height in order to fall below the flight path height restricted area.

The Ministry of Municipal Affairs and Housing, Community Planning and Development has provided Planning staff with comments stating that the helipad is critical and an important piece of infrastructure which serves to protect the health and safety of the people of Ontario. Ministry staff has requested that the City work with the applicant to ensure that the total proposed building height falls under the flight path height restricted area.

It is worth noting that the Minister of Municipal Affairs and Housing filed a declaration of provincial interest with the Ontario Municipal Board regarding a nearby development proposal at 225 Jarvis Street that had been appealed to the OMB and whose tower height also impacted the St. Michael's Hospital's helicopter flight path.

As previously cited, the Official Plan requires that all new buildings be sited and massed to protect helicopter flight paths. The Provincial Policy Statement also has a number of policies to protect against development which may negatively impact public health and safety as well as the efficient use of public service facilities. The provincial interests relate to the health care system in Ontario and the role of hospitals and emergency air ambulance services, including the hospital flight path for St. Michael's Hospital.

As noted previously in this report, The Provincial Policy Statement contains a number of policies with respect to maintaining public health and protecting public service facilities.

Staff will work with the applicant to address the proposal's penetration into the St. Michael's Hospital flight path.

Office Replacement - Official Plan Amendment 231

The proposed development site includes an existing building containing 1,542.3 square metres of office uses.

Official Plan Amendment No. 231 (OPA 231), adopted by City Council December 18, 2013, received approval by the Minister of Municipal Affairs and Housing on July 9, 2014 and is in large part, under appeal before the Ontario Municipal Board. As an outcome of the Official Plan and Municipal Comprehensive Reviews, OPA 231 contains new economic policies and designations to stimulate office growth in the Downtown, Central Waterfront and Centres, and all other Mixed Use Areas, Regeneration Areas and Employment Areas and also contains new policies with respect to office replacement in transit-rich areas.

In particular, Policy 3.5.1.2 a), currently in force and effect, requires:

2. "A multi-faceted approach to economic development in Toronto will be pursued that:
(a) Stimulates transit-oriented office growth in the Downtown and the Central Waterfront, the Centres and within walking distance of existing and approved and funded subway, light rapid transit and GO stations in other Mixed Use Areas, Regeneration Areas and Employment Areas".

Council-approved Policy 3.5.1.9 requires the replacement of office space on any site containing 1,000 square metres or more of office space, where residential development is proposed to demolish existing office space.

Staff will work with the applicant to seek opportunities for office replacement.

Reasons for the Application

The application has been made because the current Zoning By-law does not permit the height and density being requested by the owner. The applicant has proposed a building with a maximum height of 42 storeys (141.1 metres) and an FSI of 20.53. Current zoning would permit a building of approximately 6 stories (10 metres) and an FSI of 3.0. In addition to height and density provisions, the applicant would also require relief from parking and amenity space requirements. Additional areas of non-compliance may be identified through the circulation and review process.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Archaeological Resource Assessment - Stage 1
- Preliminary Pedestrian Wind Study
- Functional Servicing and Stormwater Management Report
- Traffic Impact and Parking Study
- Sun/Shadow Study
- Urban Design Rational and Planning Justification Report including the Community Services and Facilities Study
- Heritage Impact Statement
- Geotechnical Study
- Toronto Green Standards Checklist
- Computer Generated 3D Massing Model

A Notification of Complete Application was issued on October 30, 2015.

Issues to be Resolved

At the present time, the application is not supportable in its current form.

There are a number of issues to be resolved. These issues include:

1. Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe, particularly in respect to protecting public service facilities (the St. Michael's hospital helipad);
2. Conformity with Official Plan policies, particularly with respect to heritage, built form, built form for tall buildings and protection for helicopter flight paths;
3. Conformity with Design Criteria for Review of Tall Building Proposals and the Downtown Tall Buildings Vision and Performance Standards Design Guidelines. Built form concerns including: height and density of the proposal, separation distance from surrounding buildings, shadow impacts on surrounding properties, open space and massing issues including, but not limited to: tower floor plates, setbacks, step backs, views, sky view, light penetration, privacy, wind mitigation and pedestrian realm weather protection;
4. Concern that the proposed tower height and built form significantly penetrates the St. Michael's helicopter flight path;
5. Adequacy of the proposed development's indoor and outdoor amenity space;
6. Shadow impacts on the nearby park and the St. Michael's Cathedral to the west, in particular shadows on the stained glass windows on the east wall of the cathedral;
7. Mix of unit types and sizes, including the provision for additional 2 bedroom family-sized units;
8. The provision of continuous weather protection along the podium;
9. Identification of opportunities to incorporate office replacement within the proposal;
10. Identification and securing of public benefits pursuant to Section 37 of the Planning Act should the proposal be recommended for approval.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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SIGNATURE

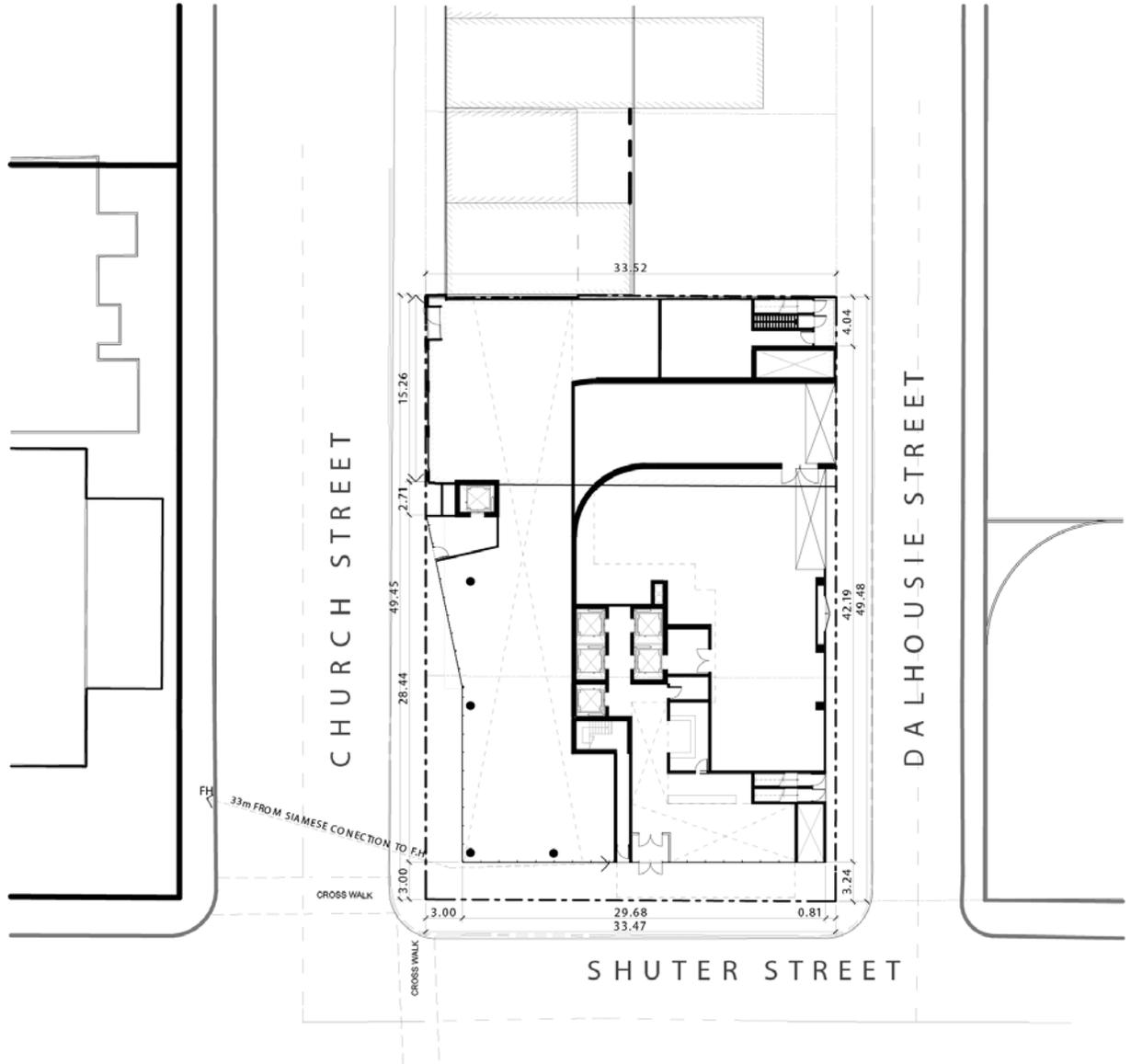
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North Elevation
Attachment 3: East Elevation
Attachment 4: South Elevation
Attachment 5: West Elevation
Attachment 6: Zoning
Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

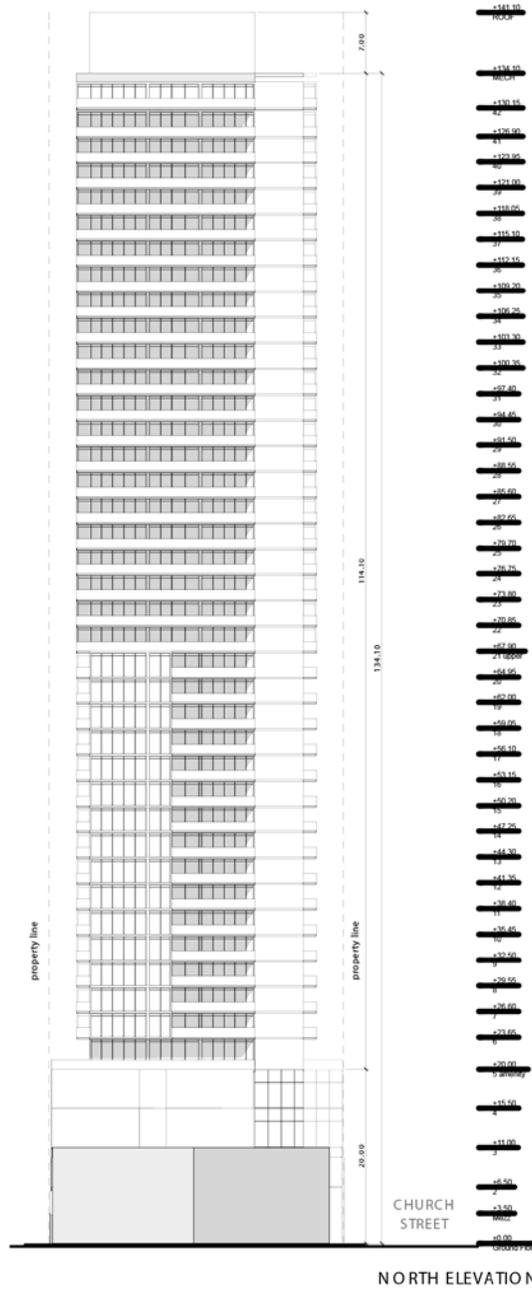
60 Shuter Street and 187-189 Church Street

Applicant's Submitted Drawing

Not to Scale 
10/28/2015

File # 15_236785 STE 27 OZ

Attachment 2: North Elevation



North Elevation

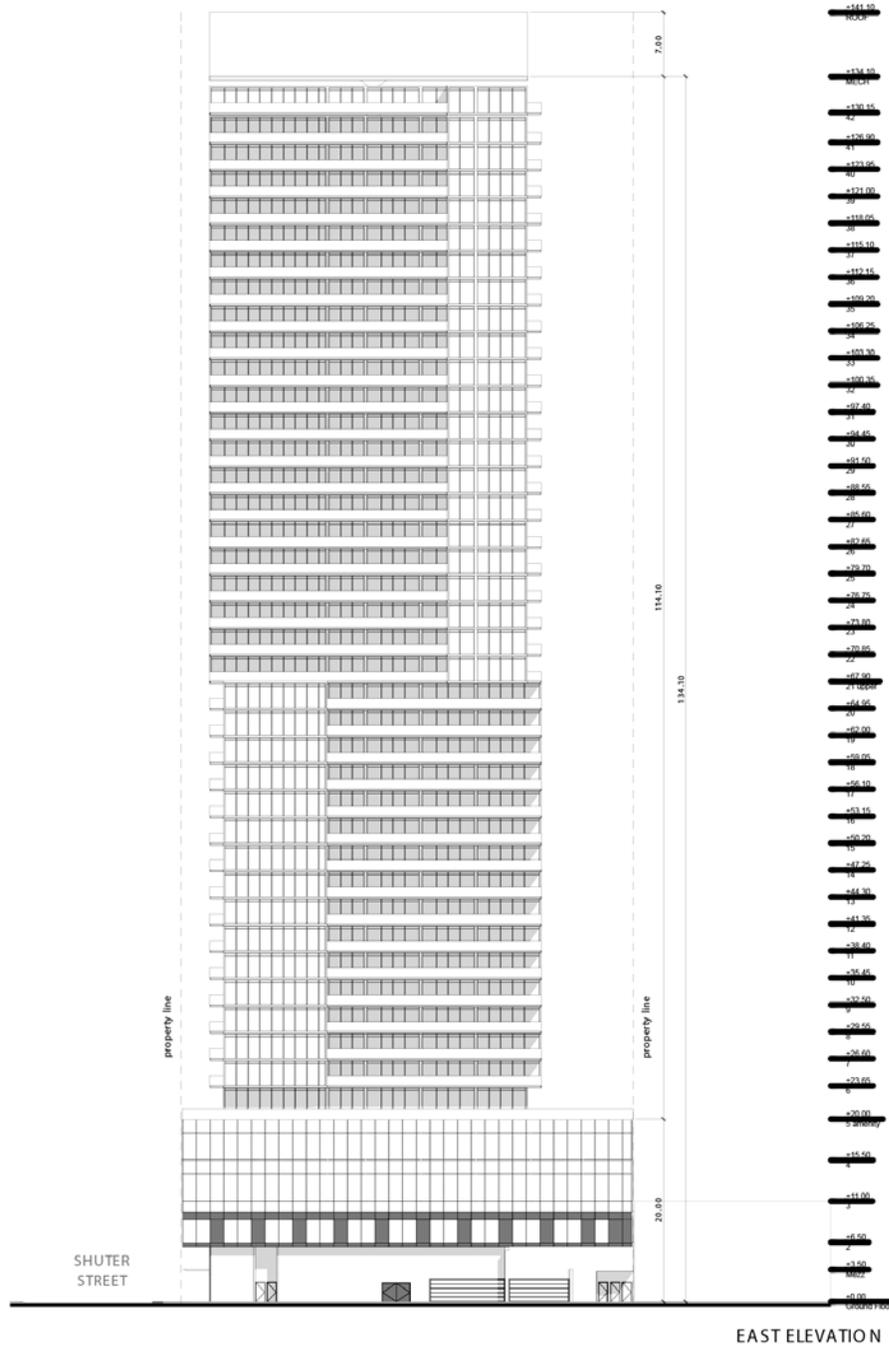
60 Shuter Street and 187-189 Church Street

Applicant's Submitted Drawing

Not to Scale
10/28/2015

File # 15_236785 STE 27 OZ

Attachment 3: East Elevation



East Elevation

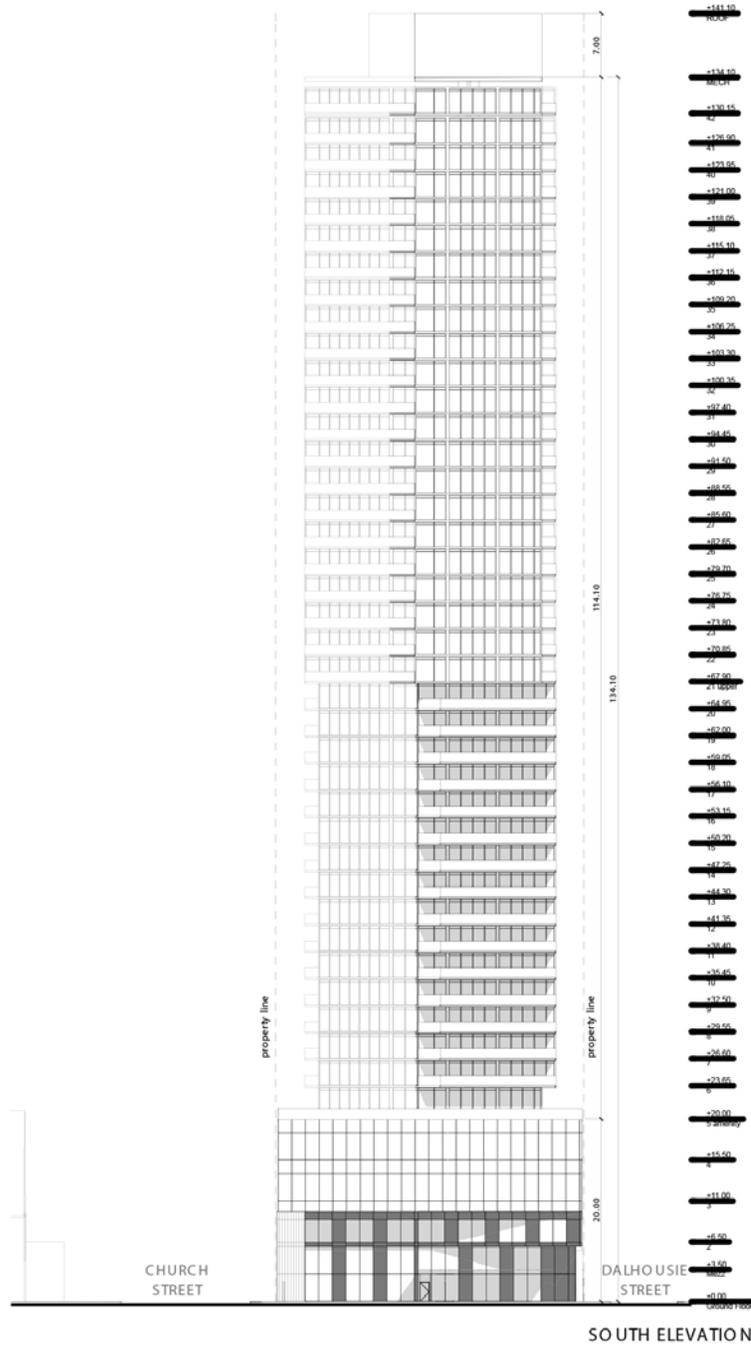
60 Shuter Street and 187-189 Church Street

Applicant's Submitted Drawing

Not to Scale
10/28/2015

File # 15_236785 STE 27 OZ

Attachment 4: South Elevation



South Elevation

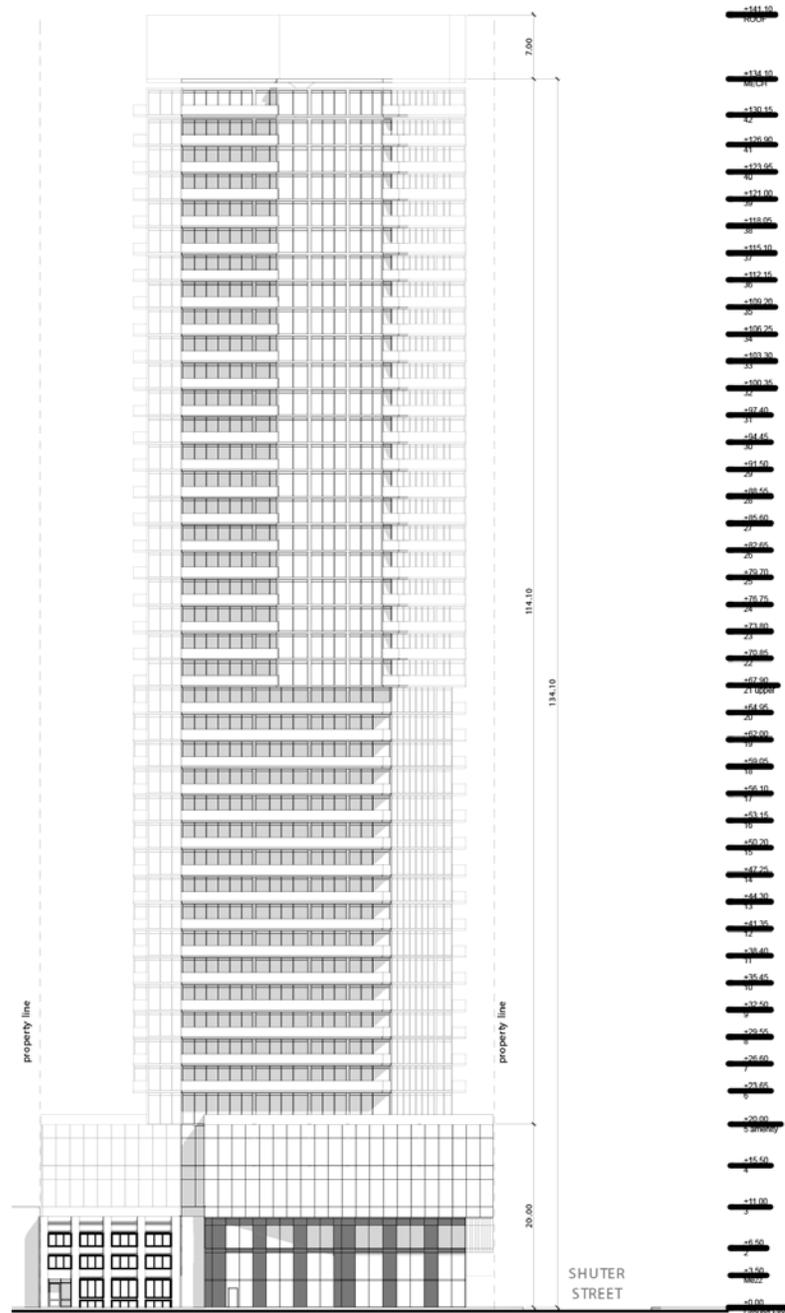
60 Shuter Street and 187-189 Church Street

Applicant's Submitted Drawing

Not to Scale
10/28/2015

File # 15_236785 STE 27 0Z

Attachment 5: West Elevation



WEST ELEVATION

West Elevation

60 Shuter Street and 187-189 Church Street

Applicant's Submitted Drawing

Not to Scale
10/28/2015

File # 15_236785 STE 27 OZ

Attachment 7: Application Data Sheet
APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	15 236785 STE 27 OZ
Details	Rezoning, Standard	Application Date:	October 13, 2015
Municipal Address:	60 SHUTER ST		
Location Description:	PLAN 22A PT LOTS 12 & 13 **GRID S2714		
Project Description:	Proposal for rezoning amendment for a 42 storey building including a 5 storey podium, which includes retail, a total of 536 residential units and 4 levels of below grade parking.		

Applicant:	Agent:	Architect:	Owner:
SHERMAN BROWN		architectsAlliance	MENKES 60 SHUTER STREET INC.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR 3.0 (c2.0; r3.0) SS1 (x2166)	Historical Status:	
Height Limit (m):	18	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1655	Height:	Storeys:	42
Frontage (m):	33.47		Metres:	141
Depth (m):	49.48			
Total Ground Floor Area (sq. m):	1442			Total
Total Residential GFA (sq. m):	33456		Parking Spaces:	122
Total Non-Residential GFA (sq. m):	523		Loading Docks	2
Total GFA (sq. m):	33979			
Lot Coverage Ratio (%):	87			
Floor Space Index:	20.53			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	76
1 Bedroom:	373
2 Bedroom:	34
3 + Bedroom:	53
Total Units:	536

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	33456	0
Retail GFA (sq. m):	523	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	Sipo Maphangoh, Planner
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