

Memorandum to the City of Markham Committee of Adjustment

August 22, 2023

File: A/138/23
Address: 3825 7 Hwy East, Markham (Times Block 2)
Applicant: Malone Given Parsons Ltd. (Rohan Sovig)
Agent: Malone Given Parsons Ltd. (Rohan Sovig)
Hearing Date: Wednesday, August 30, 2023

The following comments are provided on behalf of the Central Team.

The Applicant is requesting relief from the “Markham Centre - Downtown Two, Exception 11 and 35 (MC-D2*11*35)” zone of the Markham Centre By-law 2004-196, as amended. The variances requested are to permit:

- a) **Schedule F3:**
a maximum height of 43 and 48 storeys, whereas the By-law permits 40 and 45 storeys;
- b) **Section 6.11.2 (c):**
a minimum first floor height of 3.0 metres, whereas the By-law requires a minimum first floor height of 3.6 metres; and
- c) **By-law 2020-145, Section 6.ZZ.1 (a)(i):**
a minimum of 0.11 visitor parking spaces per dwelling unit and a maximum of 0.12 visitor parking spaces per dwelling unit, whereas the by-law requires 0.12 parking spaces per dwelling unit for visitors;

as it relates to a proposed mixed use high rise residential development with at-grade retail.

BACKGROUND

Property Description

The 6600 m² (71,041 ft²) subject lands (the “Subject Lands”) are located on the west side of Verdale Crossing, generally located south of Highway 7 E and east of Warden Avenue, as shown in Appendix “A” – Aerial Photo. The Subject Lands are located within the Markham Centre Secondary Plan area.

The site is subject to an ongoing application for Site Plan Approval (SPC 22 246371).

Proposal

The Subject Lands are part of the Uptown Markham Block 2 development, being developed by Times Group Inc. The Applicant is proposing to construct a high-density, mixed-use development with 811 residential units, consisting of two residential towers, with retail on the ground floor.

Official Plan and Zoning

Official Plan 2014 (partially approved on November 24/17, and updated on April 9/18)

The 2014 Official Plan designates the Subject Lands “Mixed Uses High Rise”, which supports the greatest levels of residential intensification with a mix of office and commercial uses along Highway 7 East within Markham Centre.

The policies of the 2014 Official Plan state that until an updated secondary plan is approved for the Regional Centre – Markham Centre lands, the provisions of the 1987 Town of Markham Official Plan, as amended by OPA 21, shall apply to the Subject Lands.

Markham Centre Secondary Plan – OPA 21

OPA 21 designates the Subject Lands as “Community Amenity Area – Major Urban Place”, which permits a high concentration and intensity of residential, commercial, employment, and supporting uses.

Zoning By-Law 2004-196, as amended

The Subject Lands are zoned “Markham Centre – Downtown Two, Exception 11 (MC-D2*11) and Exception ZZ (MC-D2*ZZ) under the Markham Centre Zoning By-law 2004-196, as amended by By-laws 2010-184 and 2020-145, which permits apartment dwellings and a range of commercial uses.

The proposed development does not comply with the amending By-law 2010-184 as it relates to the height of the first floor and building height, and with the amending By-law 2020-145 as it relates to the visitor parking requirements.

Zoning Preliminary Review (ZPR) Not Undertaken

The Applicant has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted, however the Applicant has received comments from the building department through the ongoing review of the application for Site Plan Approval (SPC 22 246361). It is the Applicant’s responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variance request in this application contains errors, or if the need for additional variances is identified during the Building Permit review process, further variance application(s) may be required to address the non-compliance.

COMMENTS

The *Planning Act* states that four tests must be met in order for a variance to be granted by the Committee of Adjustment:

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure;
- c) The general intent and purpose of the Zoning By-law must be maintained; and
- d) The general intent and purpose of the Official Plan must be maintained.

Decrease of minimum height of the first floor

The Applicant has requested to reduce the minimum height of the first floor of the building to 3 metres, whereas the By-law requires a minimum first floor height of 3.6 metres.

The intent of a minimum first floor height is to provide a viable ground-floor retail space. However, this portion of the building does not include a retail space, as it is meant for a townhouse unit within this portion of the building.

Staff note, that the portion of the building where there is proposed retail, exceeds the minimum required first floor height by providing 5 metres of first floor space in keeping

with the intent of the By-law. Staff support the reduction of the height of the first floor to 3 metres.

Increase in Maximum Building Height

The Applicant is requesting relief to permit a maximum building height of 43 and 48 storeys, whereas the By-law permits a maximum building height of 40 and 45 storeys. This represents an increase of 3 additional storeys on each building.

Staff note, that the Zoning By-law measures height in 'storeys' rather than in metres. The Applicant has provided justification that there are 40 and 45 usable storeys, however certain factors require the calculation of a storey. The first floor retail, as noted above, is proposed to be 5 metres in height. Due to the definition of 'storey' in the Zoning By-law, any floor greater than 4.2 metres is considered an additional storey. As such, this one storey is counted as two.

Further, the rooftop mechanical penthouses are exempt from the storey count. Therefore, since the original submission, the applicant has now proposed to use the additional space for residential units. City staff discussed potential design solutions with the Applicant and their architect and determined it was better from a design perspective to add the additional storey.

Staff have no concerns with the proposed height increase. The Applicant applied with the correct storeys and through technical interpretation of the Zoning By-law has had to adjust their application. This is minor and meets the intent of the Official Plan and Zoning By-law in providing an active streetscape with viable retail, while also providing density and meeting Urban Design objectives.

Visitor Parking Reduction

The Applicant proposes a minimum visitor parking rate of 0.11 visitor parking spaces per unit, to a maximum rate of 0.12 visitor parking spaces per unit, whereas a minimum rate of 0.12 is required. The Applicant proposes 91 visitor parking spaces, whereas 97 visitor parking spaces are required.

The Applicant has proposed a range because the Zoning By-law does not permit over-dedication of required parking spaces. Due to space configuration, the Applicant has over-dedicated 2 visitor parking spaces, but still does not meet the required rate of 0.12. Therefore, the range will permit this over-dedication while also allowing future flexibility in residential unit count, which would increase the minimum and maximum number of visitor parking spaces required.

A Parking Study has been submitted with the application. Transportation Engineering staff are satisfied with the submitted material and are of the opinion that the variance is minor and is unlikely to result in any significant impact on the parking supply of the property.

Planning Staff have no objections to the approval of the proposed parking reduction.

PUBLIC INPUT SUMMARY

No written submissions were received as August 21, 2023. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

CONCLUSION

Planning Staff have reviewed the application with respect to Section 45(1) of The *Planning Act*, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the variance request meets the four tests of the *Planning Act* and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the *Planning Act* required for the granting of minor variances.

Please refer to Appendix "C" for conditions to be attached to any approval of this application.

PREPARED BY:



Elizabeth Martelluzzi, RPP MCIP, Senior Planner, Central District

REVIEWED BY:



Deanna Schlosser, RPP MCIP, Senior Planner, Central District



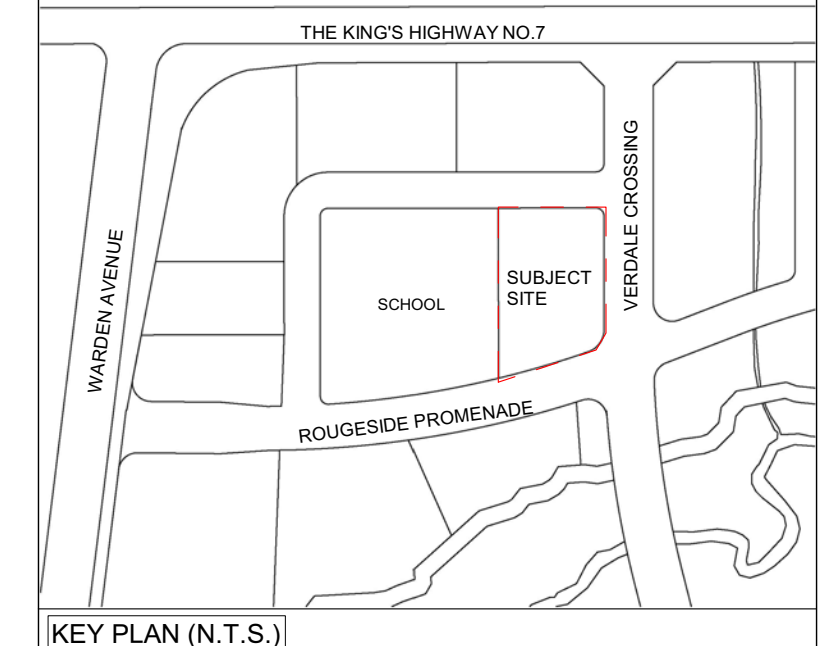
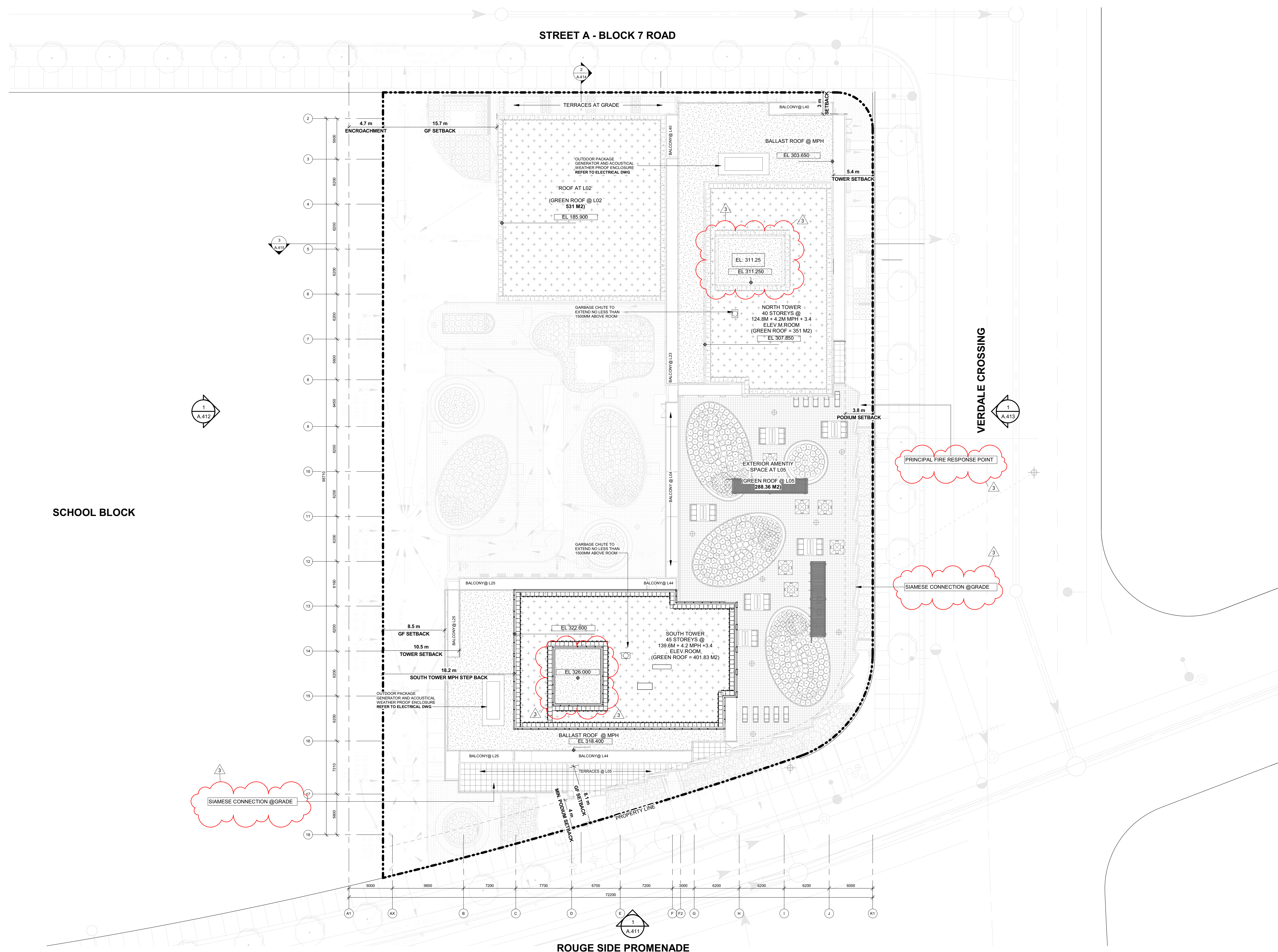
 Subject Lands - Block 2, Markham

LOCATION MAP

APPLICANT: 2456965 Ontario Inc.
3825 Highway 7 East (Times Block 2)

FILE No. A/138/23

G:\New Operation\2023 Agenda\A\A_138_23\Report Figures.mxd



KEY PLAN (N.T.S.)

NO.	REVISIONS	DATE
3	ISSUED FOR SPA #3	2023-05-15
2	ISSUED FOR SPA #2	2022-11-25
1	ISSUED FOR SPA #1	2022-06-24

"ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. PRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION."

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TIMES GROUP

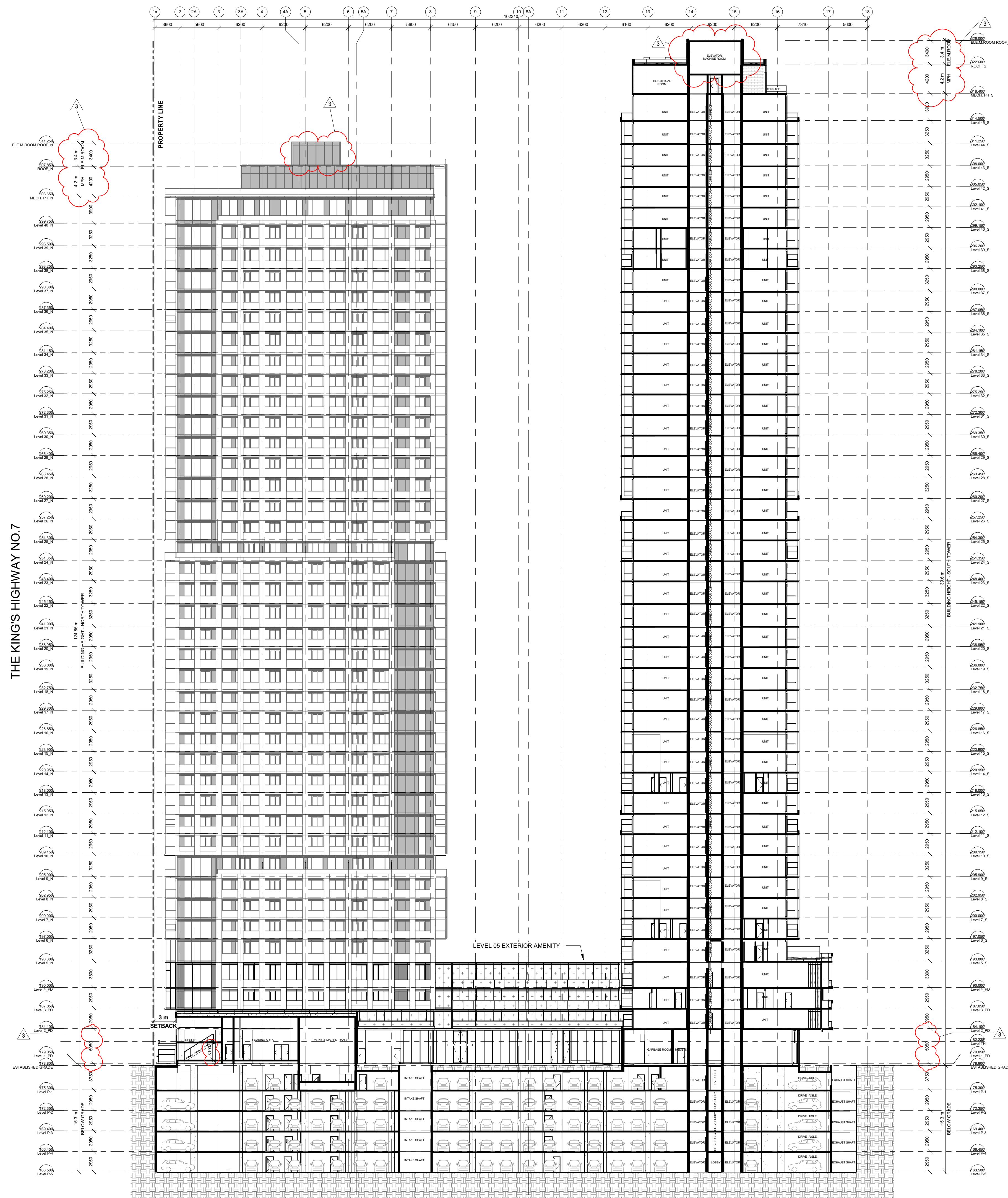
UPTOWN MARKHAM
 CITY OF MARKHAM, ON



DRAWN H.B.	SCALE 1:250
CHECKED S.H.	DATE 15 May 2023

TITLE
SITE PLAN

PROJECT NO. 20-195	DRAWING NO. A.101
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NO.	REVISIONS	DATE
3	ISSUED FOR SPA #3	2023-05-15
2	ISSUED FOR SPA #2	2022-11-25
1	ISSUED FOR SPA #1	2022-06-24

NO.	REVISIONS	DATE

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UPTOWN MARKHAM
 CITY OF MARKHAM, ON



DRAWN H.B.	SCALE 1:300
CHECKED S.H.	DATE 15 May 2023

TITLE
 N/S SECTION - SOUTH TOWER

PROJECT NO. 20-195	DRAWING NO. A.414
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LEGEND - PARKING TYPES

	RESIDENTIAL PARKING SPACE 2.6m x 5.8m
	VERTICAL SINGLE BICYCLE UNIT 6.0m x 1.2m
	RESIDENTIAL SINGLE BICYCLE UNIT 6.0m x 1.8m
	RESIDENTIAL STACKER UNIT 6.0m x 1.8m
	CONVEX MIRROR

GENERAL PARKING NOTES:

1	ALL ELEVATOR LOBBY, STAIR, VESTIBULE, BIKE LOCKER, STORAGE ROOM DOORS TO HAVE MAXIMUM ALLOWABLE GLAZING AS PER CBC
2	CONVEX MIRRORS TO BE INSTALLED WITHIN PARKING GARAGE AT ALL RIGHT ANGLE'S TURNS TO BE NEGOTIATED BY TWO-WAY TURNING TRAFFIC

3	ISSUED FOR SPA #3	2023-05-15
2	ISSUED FOR SPA #2	2022-11-25
1	ISSUED FOR SPA #1	2022-06-24
NO.	REVISIONS	DATE

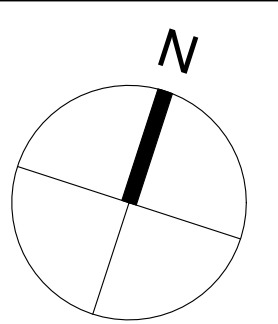
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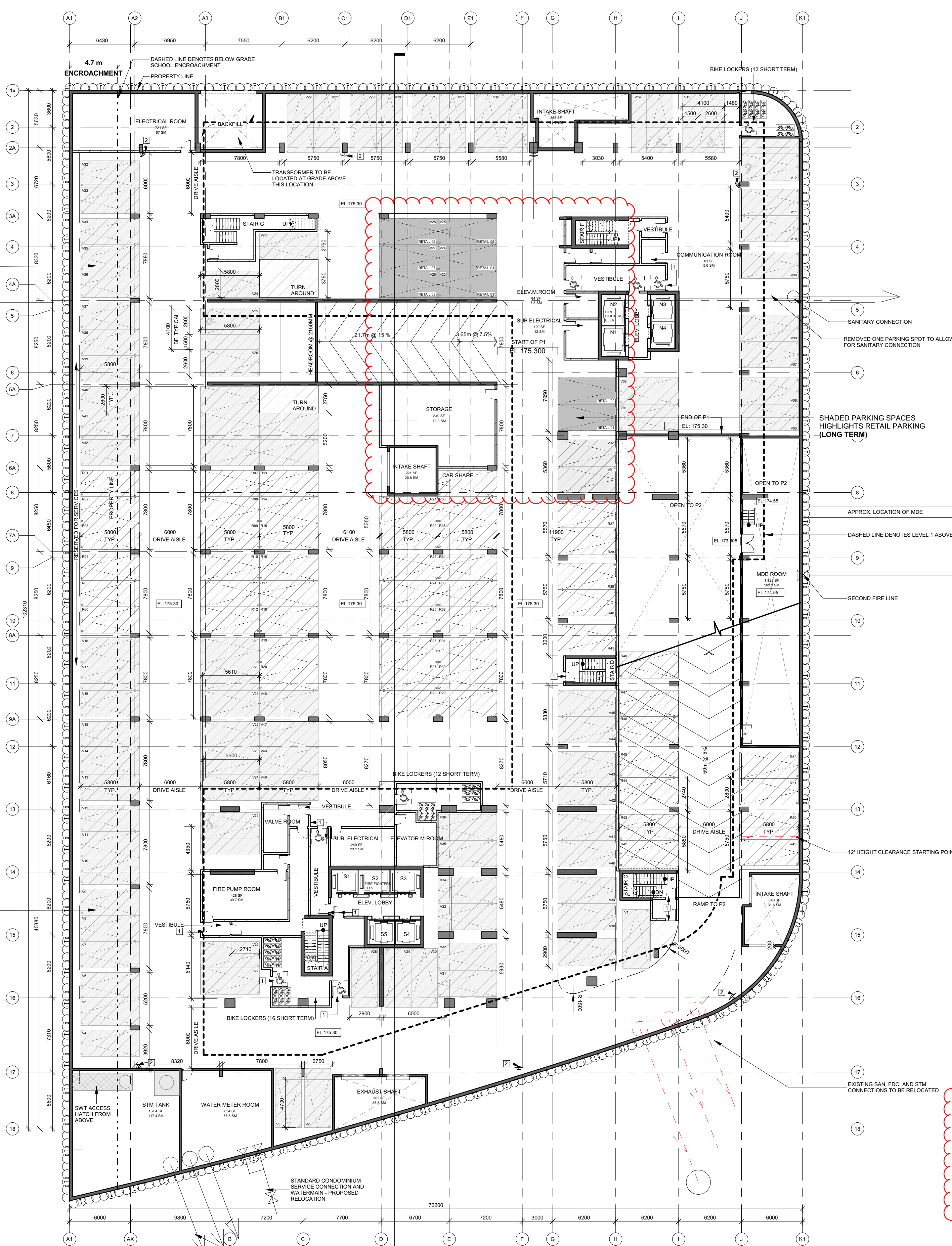
UPTOWN MARKHAM
CITY OF MARKHAM, ON



DRAWN H.B.	SCALE 1:250
CHECKED S.H.	DATE 15 May 2023

TITLE
PARKING LEVEL P-1

PROJECT NO. 20-195	DRAWING NO. A.204
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SHADED PARKING SPACES HIGHLIGHTS VISITORS PARKING (48 VISITORS PARKING FOR NORTH TOWER)

SHADED PARKING SPACES HIGHLIGHTS VISITORS PARKING (48 VISITORS PARKING FOR SOUTH TOWER)

STATISTICS LEVEL P-1

GCA (FLOOR PLATE AREA)		GFA	
SM	SF	SM	SF
7123 m ²	76671 ft ²	1233 m ²	13275 ft ²

RESIDENTIAL PARKING LEVEL P-1

TYPE	TOTAL
CAR SHARE	1
RESIDENT (2600x5800)	52
RESIDENT (2600x5800) - V	86
RESIDENT - BF (2600x5800) - V	5
RETAIL (2600x5800)	8
TOTAL	152

BIKE STATISTICS LEVEL P-1

TYPE	NUMBER OF BIKES PER UNIT
VISITOR DOUBLE BICYCLE UNIT 600x1800	40
TOTAL	40

ZONING REQUIREMENTS (UPTOWN MARKHAM)

SITE AREA	6,643 SM (71,502 SQ.FT)	
SITE INFORMATION	PT LT 10 CON 5 (M/M) PTS 1, 2 & 4 66R10854 EXCEPT 65M4294 & 65M4395	
PROGRAM	OCCUPANCY IS RESIDENTIAL AND RETAIL	
ZONING	MARKHAM CENTRE DOWNTOWN TWO (MC-D2*11) ZONE	
STATISTICS	REQUIRED / PERMITTED	PROVIDED
BUILDING HEIGHT	THE MINIMUM HEIGHT OF THE FIRST STOREY SHALL BE 3.6M, WITH THAT HEIGHT BEING MEASURED FROM THE FLOOR OF THE FIRST STOREY TO THE FLOOR OF THE STOREY ABOVE.	NORTH TOWER = 40 STOREYS @ 124.85M + 6M MPH SOUTH TOWER = 45 STOREYS @ 139.6M + 6M MPH
MAX. DENSITY	..	FSI : 11.1
LOADING	MINIMUM 12.0M LONG, 3.5M WIDE AND HAVE A VERTICAL CLEARANCE OF AT LEAST 4.2M.	1 X LOADING TYPE C (6.0M X 3.5M X 4.2M) 1 X LOADING TYPE G / C (13.0M X 4.0M X 6.1M)
ABOVE GRADE GFA (GROSS FLOOR AREA)	..	73,862 SM (RESIDENTIAL GFA) + 243 SM (RETAIL GFA) = 74,105 SM GFA ABOVE GRADE
BELOW GRADE GFA (GROSS FLOOR AREA)	..	4,156 SM GFA BELOW GRADE
TOTAL GFA (GROSS FLOOR AREA)	..	74,105 SM (ABOVE GRADE) + 4,156 SM (BELOW GRADE) = 78,262 SM OVERALL GFA
ESTABLISHED GRADE	..	178.800
PARKING
RES. VEHICULAR PARKING (BASED ON SITE SPECIFIC BY-LAW)	A MINIMUM OF 0.8 PARKING SPACE PER DWELLING UNIT AND A MAXIMUM OF 1.08 PARKING SPACES PER DWELLING UNIT PLUS 0.2 PARKING SPACES PER DWELLING UNIT FOR VISITORS.	RESIDENTIAL LEVEL COUNT BF PARKING LEVEL P-5 198 3 LEVEL P-4 208 2 LEVEL P-3 204 5 LEVEL P-2 198 5 LEVEL P-1 52 (+1 CAR SHARE) - LEVEL 1* 3 (LAY-BY - TIME LIMITED PARKING) TOTAL RESIDENTIAL PROVIDED = 875 + 1 CAR SHARE VISITOR LEVEL COUNT BF PARKING LEVEL P-1 86 5 TOTAL VISITORS PROVIDED = 91 RETAIL LEVEL COUNT BF PARKING LEVEL P-1 8 - TOTAL RETAIL PROVIDED = 8 TOTAL = 875 RESIDENTIAL + 91 VISITORS = 966 SPOTS = 966 + 1 CAR SHARE + 8 RETAIL = 975 TOTAL PARKING SPOTS
TOTAL REQUIRED	1) RESIDENTIAL MIN. = 648.8 (811 * 0.80); MAX = 875 (811*1.08) 2) VISITOR = 97 SPOTS (811*0.12) 3) RETAIL = 81 SPOTS (243 m2 / 30 m2) TOTAL RESIDENTIAL REQUIRED = 745.8 (648.80 + 97) MAX. = 972.8 (875 + 97) TOTAL RETAIL REQUIRED = 8 PARKING SPOTS	..
TOTAL BARRIER-FREE PARKING	2% OF TOTAL PARKING PROVIDED = 972.8 * 2% = 19 REQUIRED	..
SIZE OF PARKING	ABOVE GROUND PARKING - MIN. 2.75M X 5.8M UNDERGROUND PARKING - 2.6M X 5.8M	..
CAR SHARE	-	..
BICYCLE PARKING
RESIDENTIAL BICYCLE PARKING	0.5 SPACES / UNIT REQUIRED = 0.5 X 811 UNITS = 404.5 RESIDENTIAL BIKE PARKING REQUIRED	RESIDENTIAL 104 @P2 + 110 @P3 + 108 @P4 + 86 @P5 = 408 LONG TERM RESIDENTIAL BIKES VISITOR A) SHORT TERM BICYCLE SPACES ON GF: - 16 ST BICYCLE SPACES @ SOUTH TOWER ENTRANCE + - 22 ST BICYCLE SPACES @ NORTH TOWER ENTRANCE + - 04 ST BICYCLE SPACES @ RETAIL ENTRANCE = 42 SHORT TERM BICYCLE SPACES @ GF / GRADE B) SHORT TERM BICYCLE SPACES @ P1 = 40 VISITORS BIKE SPACE
VISITOR BICYCLE PARKING	0.1 SPACES / UNIT REQUIRED = 0.1 X 811 UNITS = 81.1 VISITORS BICYCLE SPACES @ GF / GRADE	..
RETAIL BICYCLE PARKING	-	..
TOTAL REQUIRED	811 UNITS x 0.5 = 404.5 RES PARKING 811 UNITS x 0.1 = 81.1 VISITOR PARKING TOTAL = 404 + 80.9 = 485.6 TOTAL REQUIRED	TOTAL SHORT TERM = 42(P1)+40(GF) = 82 SHORT TERM PROVIDED TOTAL BIKE LOCKERS 408 RESIDENTIAL LONG TERM + 82 VISITORS SHORT TERM = 490 TOTAL BIKE SPACES PROVIDED
AMENITY	NO BY-LAW REQUIREMENT	..
INTERIOR AMENITY	NO BY-LAW REQUIREMENT	@GF - SHARED AMENITY (SOUTH + NORTH TOWERS) = 664.9 M2 @GF - NORTH TOWER (Amenity lounge + Superintendents Suite + PetWash) = 167.4 M2 @ L05 INTERIOR SOUTH TOWER = 41.8 M2 @ L05 INTERIOR NORTH TOWER = 52.0 M2 TOTAL INTERIOR AMENITY : 926 M2 @ L05 EXTERIOR AMENITY = 1,048.7 SM TOTAL = 1,048.7 SM
EXTERIOR AMENITY
UNITS
BARRIER-FREE UNITS	15% OF SUITES WITHIN A MULTI-UNIT RESIDENTIAL BUILDING	811 * 15% = 121.6 UNITS REQUIRED BF
UNIT COUNT	..	811 UNITS

LEVEL	NO. OF FLOORS	PODIUM - UNIT BREAKDOWN					TOTAL
		1 BEDROOM	1 BEDROOM + DEN	2 BEDROOM	2 BEDROOM + DEN	3 BEDROOM	
LEVEL 1	1	0	0	3	1	0	4
LEVEL 2	1	3	17	4	4	3	31
LEVEL 3	1	3	17	4	4	3	31
LEVEL 4	1	3	17	4	4	3	31
SUBTOTAL		9	51	15	13	9	97

LEVEL	NO. OF FLOORS	NORTH TOWER - UNIT BREAKDOWN					TOTAL
		1 BEDROOM	1 BEDROOM + DEN	2 BEDROOM	2 BEDROOM + DEN	3 BEDROOM	
LEVEL 5	1	3	2	2	1	1	9
LEVEL 6-34	29	87	88	87	29	29	290
LEVEL 35-40	6	00	00	00	6	30	36
LEVEL MPH (Level 40 - Duplex)	1	00	00	00	01	01	01
TOTAL UNITS		90	60	89	36	61	336

LEVEL	NO. OF FLOORS	SOUTH TOWER - UNIT BREAKDOWN					TOTAL
		1 BEDROOM	1 BEDROOM + DEN	2 BEDROOM	2 BEDROOM + DEN	3 BEDROOM	
LEVEL 5	1	3	2	3	1	0	9
LEVELS 6-37	32	64	64	160	32	0	320
LEVELS 38-45	8	00	00	8	8	32	48
LEVEL MPH (Level 45 - Duplex)	1	00	00	00	01	01	01
TOTAL UNITS		67	66	171	41	33	378

BUILDING STATISTICS:

LEVEL	AREA (PLATE)	TYP. FL.	GCA (FLOOR PLATE AREA)		GFA						SALEABLE					
			SM	SF	RESIDENTIAL		RETAIL		TOTAL		RESIDENTIAL		RETAIL		TOTAL	
					SM	SF	SM	SF	SM	SF	SM	SF	SM	SF	SM	SF
MPH S	570 m²	1	570	6,139	570	6,139	0	0	570	6,139	0	0	0	0	0	0
MPH N	477 m²	1	477	5,138	477	5,138	0	0	477	5,138	0	0	0	0	0	0
LEVELS 38-45 S	800 m²	8	6,404	68,930	6,404	68,930	0	0	6,404	68,930	5,583	60,091	0	0	5,583	60,091
LEVELS 35-40 N	800 m²	6	4,799	51,654	4,799	51,654	0	0	4,799	51,654	4,175	44,934	0	0	4,175	44,934
LEVEL 9, 18, 21, 22, 27, 37 S	800 m²	6	4,803	51,698	4,803	51,698	0	0	4,803	51,698	4,167	44,850	0	0	4,167	44,850
LEVEL 9, 18, 21, 22, 27, 34 N	800 m²	6	4,799	51,654	4,799	51,654	0	0	4,799	51,654	4,156	44,731	0	0	4,156	44,731
LEVEL 6-8, 10-17, 19-20, 23-26, 28-36 S	800 m²	26	20,812	224,024	20,812	224,024	0	0	20,812	224,024	18,056	194,350	0	0	18,056	194,350
LEVEL 6-8, 10-17, 19-20, 23-26, 28-33 N	800 m²	23	18,395	198,006	18,395	198,006	0	0	18,395	198,006	15,930	171,467	0	0	15,930	171,467
LEVELS S	800 m²	1	800	8,615	800	8,615	0	0	800	8,615	614	6,611	0	0	614	6,611
LEVEL 5 N	800 m²	1	800	8,609	800	8,609	0	0	800	8,609	625	6,724	0	0	625	6,724
LEVEL 4	2,707 m²	1	2,707	29,141	2,707	29,141	0	0	2,707	29,141	2,309	24,853	0	0	2,309	24,853
LEVEL 3	2,707 m²	1	2,707	29,141	2,707	29,141	0	0	2,707	29,141	2,310	24,861	0	0	2,310	24,861
LEVEL 2	2,716 m²	1	2,716	29,251	2,716	29,251	0	0	2,716	29,251	2,320	24,973	0	0	2,320	24,973
LEVEL 1	3,467 m²	1	3,467	37,320	3,070	33,048	243	2,618	3,313	35,666	334	3,596	243	2,618	577	6,214
ABOVE GRADE TOTAL:			74,259	799,318	73,862	795,046	243	2,618	74,105	797,664	60,577	652,041	243	2,618	60,820	654,659
LEVEL P-1	7,123 m²	1	7,123	76,671	1,153	12,406	0	0	1,153	12,406	0	0	0	0	0	0
LEVEL P-2	7,154 m²	1	7,154	77,008	652	7,016	0	0	652	7,016	0	0	0	0	0	0
LEVEL P-3	7,154 m²	1	7,154	77,008	652	7,020	0	0	652	7,020	0	0	0	0	0	0
LEVEL P-4	7,154 m²	1	7,154	77,008	652	7,020	0	0	652	7,020	0	0	0	0	0	0
LEVEL P-5	7,147 m²	1	7,147	76,933	1,048	11,278	0	0	1,048	11,278	0	0	0	0	0	0
BELOW GRADE TOTAL:			35,733	384,627	4,156	44,740	0	0	4,156	44,740	0	0	0	0	0	0
TOTAL			109,992	1,183,945	78,019	839,786	243	2,618	78,262	842,404	60,577	652,041	243	2,618	60,820	654,659

PARKING:

VEHICLE PARKING PROVIDED:		
TYPE		TOTAL
LEVEL P-1		1
CAR SHARE		52
RESIDENT (2600x5800)		86
RESIDENT (2600x5800)-V		5
RESIDENT - BF (2600x5800) -V		8
RETAIL (2600x5800)		198
RESIDENT (2600x5800)		5
RESIDENT - BF (2600x5800)		204
RESIDENT - BF (2600x5800)		5
LEVEL P-4		208
RESIDENT (2600x5800)		2
LEVEL P-5		198
RESIDENT (2600x5800)		3
RESIDENT - BF (2600x5800)		975
BELOW GRADE PARKING PROVIDED		975
@ GRADE PARKING		6
RETAIL @ GRADE		982
TOTAL PARKING SPACES		982
*INCLUDING CAR SHARE		

BICYCLE PARKING PROVIDED:

TYPE	NUMBER OF BIKES PER UNIT
LEVEL 1	42
VISITOR SINGLE BIKE UNIT 600x1800 (SHORT TERM)	40
LEVEL P-1	40
VISITOR DOUBLE BICYCLE UNIT 600x1800	104
LEVEL P-2	104
RESIDENT STACKER BICYCLE UNIT 600x1800	110
LEVEL P-3	110
RESIDENT STACKER BICYCLE UNIT 600x1800	108
LEVEL P-4	108
RESIDENT STACKER BICYCLE UNIT 600x1800	22
RESIDENT SINGLE BICYCLE UNIT 600x1800	64
RESIDENT STACKER BICYCLE UNIT 600x1800	490

DRAWING LIST

SHEET NAME	SHEET NUMBER
COVER PAGE	A.000
INFORMATION SHEET	A.001
SURVEY A	A.002
SURVEY B	A.003
CONTEXT PLAN	A.004
SITE PLAN	A.101
PARKING LEVEL P5	A.200
PARKING LEVEL P4	A.201
PARKING LEVEL P3	A.202
PARKING LEVEL P2	A.203
PARKING LEVEL P1	A.204
SITE PLAN - LEVEL 01	A.206
LEVEL 02 - CL	A.207
LEVEL 03 - CL	A.208
LEVEL 04 - CL	A.209
LEVEL 05 - CL	A.210
LEVEL 06 - CL	A.211
LEVEL 09 - CL	A.212
LEVEL 11 - CL	A.213
LEVEL 24 - CL	A.214
LEVEL 38 - CL	A.216
LEVEL 42 - CL	A.217
MECHANICAL PENTHOUSE - CL	A.218
NORTH ELEVATION	A.410
SOUTH ELEVATION	A.411
WEST ELEVATION	A.412
EAST ELEVATION	A.413
N/S SECTION - SOUTH TOWER	A.414
W/E SECTION - NORTH TOWER	A.415
NORTH ELEVATION COLOURED	A.418
NORTH ELEVATION - COLORED BASE OF TOWER	A.419
NORTH ELEVATION - COLORED TOP OF TOWER	A.420
SOUTH ELEVATION COLOURED	A.421
SOUTH ELEVATION - COLORED BASE TOWER	A.422
SOUTH ELEVATION - COLORED TOP TOWER	A.423
EAST ELEVATION COLORED	A.424
EAST ELEVATION - COLORED BASE TOWER	A.425
EAST ELEVATION - COLORED TOP TOWER	A.426
WEST ELEVATION COLOURED	A.427
WEST ELEVATION - COLORED BASE TOWER	A.428
WEST ELEVATION - COLORED TOP TOWER	A.429
GARBAGE CHUTE	A.501
SIGN UNIFORMITY PLAN	A.502
TRANSFORMER	A.503
BUILDING PERSPECTIVE 01	A.504
BUILDING PERSPECTIVE 02	A.505
BUILDING PERSPECTIVE 03	A.506
BUILDING PERSPECTIVE 04	A.507
SHADOW STUDIES - MARCH/SEPTEMBER 21	A.601
SHADOW STUDIES - JUNE 21	A.602
SHADOW STUDIES - DECEMBER 21	A.603
MATERIAL SAMPLE BOARD	A.700

Item	Ontario Building Date Matrix Parts 3 & 9	O.B.C REFERENCE		
		PART 11	PART 3	PART 9
1	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE		1.1.2.	TO BE UPDATED
2	MAJOR OCCUPANCY (S)	RESIDENTIAL AND RETAIL		3.1.2.1(1)
3	BUILDING AREA (m2)	EXISTING _____ NEW 109,945 SM Total 109,787 SM		1.4.1.2.(A)
4	GROSS AREA (m2)	EXISTING _____ NEW 3,267 Total 3,267 DEMO _____		1.4.1.2.(A)
5	NUMBER OF STOREYS	45 - NORTH TOWER, 40 - SOUTH TOWER ABOVE GRADE _____ BELOW GRADE 5		1.4.1.2.(A) & 3.2.1.1.(1)
6	BUILDING HEIGHT	NORTH TOWER=124.85M+6M MPH, SOUTH TOWER=139.6M+6M MPH		
7	NUMBER OF STREETS / ACCESS ROUTES	2		3.2.2.10. & 3.2.5.
8	BUILDING CLASSIFICATION	GROUP C - RESIDENTIAL BUILDING		
9	SPRINKLER SYSTEM PROPOSED	<input checked="" type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> IN LIEU OF ROOF RATING <input type="checkbox"/> NOT REQUIRED		
10	STANDPIPE REQUIRED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO EXISTING TO REMAIN		3.2.9.1.
11	FIRE ALARM REQUIRED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO EXISTING TO REMAIN		3.2.4.1.
12	WATER SUPPLY / SERVICE IS ADEQUATE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO EXISTING TO REMAIN		3.2.5.7.
13	HIGH BUILDING	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO EXISTING TO REMAIN		3.2.6.1.(1)(d)
14	PERMITTED CONSTRUCTION	<input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON-COMBUSTIBLE		3.2.2.4(2)
15	MEZZANINE(S) AREA	m2		3.2.1.1.(3)-(8)
16	OCCUPANT LOAD BASE ON:	<input checked="" type="checkbox"/> m2 / PERSON <input checked="" type="checkbox"/> DESIGN OF BUILDING		3.1.17.
17	BARRIER FREE DESIGN	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		3.8.
18	HAZARDOUS SUBSTANCES	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		3.3.1.2. & 3.3.1.19.
19	REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES FRR (HOURS) Floor 2 _____ Hour Roof 0 _____ Hour Mezz N/A _____ Hour FRR OF SUPPORTING MEMBERS Floor 2 _____ Hour Roof 0 _____ Hour Mezz N/A _____ Hour	LISTED DESIGN NO. OR DESCRIPTION (SB-2)	3.3.1.
20	REQUIRED SPATIAL SEPERATION	-		

REFER TO REPORT: -

APPENDIX "C"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/138/23

1. The variances apply only to the proposed development as long as it remains; and
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as Appendix "B" to this Staff Report; or further revised by any site plan 'endorsed' or 'approved' drawings under File SPC 22 246371, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction

CONDITIONS PREPARED BY:



Elizabeth Martelluzzi, RPP MCIP, Senior Planner, Central District