

May 22, 2013

City of Toronto
Community Planning – Toronto & East York District
100 Queen Street West
18th Floor E.
Toronto, ON M5H 2N2

Attention: Mr. Giulio Cescato

Re: Urban Design & Planning Addendum – 64 - 70 Shuter Street

Dear Sir:

This letter is an addendum to the Urban Design and Planning Rationale prepared by Bousfields Inc. dated June 2012 in support of an application to amend City of Toronto Zoning By-law 438-86, as amended, to permit a 28-storey residential building, including a three-storey mixed use base on a 0.0905 hectare (0.22 acre) site located on the northeast corner of the intersection of Shuter and Dalhousie Streets one block east of Church Street. Since the original submission, the design has been revised to address issues that have been raised by City staff as a result of the consultation process to date. This letter addresses architectural and urban design changes to the proposal as a result of comments received.

As set out below, the revised design includes architectural changes to the design of the podium and tower.

The design changes include:

- Reducing the number of storeys of the building from 29 to 28 and the building height from 94.7m to 91.75m (including mechanical penthouse);
- Keeping the existing heritage facades and front roofs of the building at 68-70 Shuter Street in its current location;
- Increasing the total GFA from 15,558m² to 16,266m² and reducing the total number of units from 227 to 223;
- Providing a total of 83 car spaces within five levels of underground parking, consisting of 66 residential spaces, 13 visitor spaces and 4 car-share spaces;

- Providing a total of 231 bicycle spaces, consisting of 186 resident spaces and 45 visitor spaces;
- Providing 12 replacement units on the 2nd and 3rd level of the podium;
- Providing additional setbacks for the tower.

Description of Revised Proposal

The proposed design changes are evaluated below in terms of conformity with applicable built form and urban design policies and guidelines.

The following chart is a summary of key statistical changes to the proposed development:

	June 2012 submission	May 2013 resubmission
Site Area	905 m ²	905 m ²
Height	29-storey (94.7 m for mechanical penthouse)	28-storey (91.75 m for mechanical penthouse)
Tower Floorplate	596.03 m ²	625.57 m ²
GFA		
-residential	15,471 m ²	16,196 m ²
-retail	87 m ²	70 m ²
Total	15,558 m ²	16,266 m ²
Vehicular Parking	84 (5 levels of parking)	83 (5 levels of parking, including 4 car-share spaces)
Bicycle Parking	209	231
Interior Amenity Space	452 m ²	452 m ²
Exterior Amenity Space	305.8 m ²	306 m ²
Residential Units	227	223
FSI	17.69	17.97

The Podium

The proposed three-storey podium incorporates the heritage façade and front roof of the building at 68-70 Shuter Street, which would contain townhouse units accessed from Shuter Street. The podium and tower have been massed to accentuate the three-dimensional character of the heritage façade along the street.

The main residential entry to the building is located at the corner of Shuter and Dalhousie Streets. Outdoor amenity space is located on the roof of the three-storey podium, adjacent and accessible to the indoor amenity space on the 4th floor.

The architectural design of the podium aims to achieve a harmonious relationship with the character of the existing historical facade along Shuter Street through the mixed use of brick veneer and glazing.

The Tower

The proposed 25-storey residential tower on top of the podium (to an overall height of 28 storeys or 91.75m) has been designed as a slender tower that creates an elegant addition to the skyline. The typical floor plate is approximately 625.6m².

The location of the tower on the site and the configuration is intended to minimize the overlook and shadow impact over the 12-storey apartment building at 75 Dalhousie Street, the 15-storey residential building at 76 Shuter Street, Arena Gardens Park to the northeast and St. Michael's Cathedral on the northwest corner of Shuter and Church Streets.

At the 4th and 5th floor levels, the building is setback between 1.5m and 7.2m from the podium face along Shuter Street, between 1.5m and 9.9m from the podium face along Dalhousie Street, between 7m and 14m from the easterly property line and between 1.5m and 9.1m from the northerly property line.

From the 6th to the 25th floors, the tower is setback a minimum of 5.5m from the easterly property line and approximately 8.7m from the residential building at 76 Shuter Street. These setbacks, in addition to the curvilinear design of the tower face at the northwest and southeast corners of the site minimizes the overlook and shadow impact over on the south façade of the building at 75 Dalhousie Street and the west façade of the building at 76 Shuter Street.

From the 26th to the 28th floors, the tower is set back between 2.5m and 9.9m from the podium face along Dalhousie Street and between 3m and 9.1m from the northerly property line; which minimizes the incremental shadow impact on Arena Gardens Park and St. Michael's Cathedral.

The facade treatment of the tower is comprised predominantly of clear glazing and precast cladding. The mechanical penthouse is integrated into the design of the tower.

Access

Servicing and parking is located and organized in a way to minimize their impact on the subject property and surrounding properties. Both service entry and the residential parking ramp are accessed from Dalhousie Street and internal to the building. The loading bays will continue to be located in a covered area within the site and are accessed from Dalhousie Street.

The underground garage will now accommodate a total of 83 parking spaces. A total of 231 bicycle parking spaces are proposed with 45 spaces at the ground floor level.

Urban Design Analysis

From an urban design perspective, the proposed redevelopment will result in a good street relationship and appropriate built form transition. The point tower/podium building form and proposed architecture is consistent with the applicable urban design policies and guidelines.

With respect to the applicable Official Plan policies (Policies 3.1.2(1), 3.1.2(2), 3.1.2(3), 3.1.2(4), 3.1.2(5), 3.1.3(1) and 4.5(2)), the proposed design will:

- Locate the proposed podium parallel to both Shuter Street and Dalhousie Street, with a consistent setback along the street frontages;
- The main entrance of the 28-storey residential/condominium building on Shuter Street, clearly visible and directly accessible from the public sidewalk;
- The main entrance to the retail space will be accessible from Shuter Street public sidewalk, maintaining a strong-street-related relationship;
- The proposed scale, materiality and street-related uses of the base will complement the materiality, scale, pattern and land use type along Shuter and Dalhousie Street, and will create an attractive, comfortable and safe pedestrian environment;
- The tower will have a small floorplate of approximately 625.6m², reducing the incremental shadow impact;
- The massing and architectural expression of the tower element is distinguished from the base element by stepbacks, architectural articulation, and reduced overall floorplates;
- Siting and massing of the podium and tower will provide appropriate separation between the proposal and surrounding buildings and will adequately limit the light, view and privacy impacts on these buildings and on Arena Gardens Park;
- The proposed podium incorporates the heritage façade and front roof of the building at 68-70 Shuter Street. The heritage element will provide entrances to two townhouses. A Heritage Impact Analysis has been prepared by E.R.A. Architects Inc. and dated May 2013. It concludes that 68-70 Shuter Street is a good example of the Georgian style and an important reminder of the historical appearance of the block;
- Service areas and garbage storage will be screened from adjacent streets and properties by integrating them within the building; and

- All parking will be provided underground.

Light, View and Privacy (LVP)

The proposed development creates appropriate light, view, privacy conditions to the neighbouring developments.

In force since the early 1990's, light, view and privacy setbacks requirements contained in the Commercial Residential (CR) section of the zoning by-law are three inter-related but distinct considerations that have to do with achieving an acceptable amount of daylight, view and privacy through the space in front of a residential window in a CR area. As described above, to satisfy LVP considerations, the CR zoning requires a minimum setback of 5.5m from an interior property line to the window of a dwelling unit (other than a kitchen or bathroom window), and a minimum 11m window-to-window separation distance between windows on the same lot. If a wall contains no residential windows, it can be built to the interior property line.

Essentially, the zoning requires a minimum of 5.5m of space in front of a window to achieve an acceptable amount of daylight, and 11m of space between facing windows to achieve an adequate level of privacy.

Directly north of the site, the 12-storey end wall of a slab apartment building that fronts onto Dalhousie Street (75 Dalhousie Street) is set back approximately 6.0m from the shared property line. The residential units in that building are oriented to generally face in an east west direction.

From the 6th to the 25th floors, the tower face of the proposed building is built to the property line. The existing spatial setback of approximately 6.0m on 75 Dalhousie Street satisfies the CR requirements.

Directly east of the site, the 15-storey residential building (76 Shuter Street) includes a four-storey base. As permitted by the CR zoning, the base is a blank wall along the shared property line with the subject site. Above the fourth level, the west façade of the 9-storey building is setback by 3.0m and contains residential balconies centrally inset (1.5m) in a blank wall on each floor level. This setback to the windows is less than the zoning requirement. The top two storeys, containing windows, are setback by an additional 3m.

The sidewall of the proposed podium is a three-storey blank wall built to the shared property line with 76 Shuter Street. Above the podium level, the tower element containing windows facing 76 Shuter Street is setback 7m from the shared property line (at the 4th and 5th floor levels) and 5.5m from this property line (from the 6th to the 28th floor levels) (satisfying the 5.5m required by the zoning), and satisfying the CR requirements.

In addition to the proposed setback, the curvilinear design of the tower face at the southeast and northwest corners of the site minimizes the overlook and

shadow impact over the south façade of the building at 75 Dalhousie Street and the west façade of the building at 76 Shuter Street.

Site-specific Zoning By-law 1996-0064

Site-specific Zoning By-law 1996-0064 was approved by City Council in 1996 to amend Zoning By-law 438-86 to permit the construction of an 11-storey residential building accommodating a maximum of 90 dwelling units on the subject site.

Although the 46m height contained in Zoning By-law 438-86 would have permitted the construction of the 11-storey (32.2m) building height and the overall mechanical penthouse height (39.5m), the proposed residential gross floor area of 5,385 m², being a coverage of approximately 5.7x, exceeded the permitted density of 5.0x contained in Zoning By-law 438-86.

The zoning envelope contained in Zoning By-law 1996-0064 is quite detailed and based closely on the approved building scheme (often referred to as “shrink-wrapping”). It is built as a blank wall along the north property line to a height of 29.5m; and is setback 3.2m to a height of 29.5m along the east property line. The zoning does not indicate whether this wall was to be blank or contain windows.

The building permitted by site-specific Zoning By-law 1996-0064 has not been built. However, if a development conforming to site-specific Zoning By-law 1996-0064 was to be built on the subject site, the resulting building would have adverse impacts regarding light, view and privacy on both the south façade of the building at 75 Dalhousie Street and the west façade of the building at 76 Shuter Street.

Shadow Impact

A shadow study has been carried out by Page + Steele / IBI Group Architects. The study has been conducted at hourly intervals from 9:18 am to 4:18 pm on December 21st, from 8:18 am to 6:18 pm on March/September 21st (the equinox) and from 7:18 am to 6:18 pm on June 21st.

The following assumptions have been made in the generation of the model:

- Proposal includes 28-storey tower and 3 storey podium
- Adjacent “approved” developments have been modeled including the three 28-storey towers at 30 Mutual Street & 88 Queen Street East and the 36-storey tower at 56 Queen Street East & 51 Bond Street
- Undeveloped sites including the subject site have heights as prescribed in City of Toronto Zoning By-law 438-86

The study demonstrates that, due to the site's separation distance from the closest Neighbourhoods designations and intervening buildings, there would be no shadow impact on Neighbourhoods at the equinoxes.

The study also demonstrates that, due to tower's location and orientation, there would be minimal incremental shadow impact on Arena Gardens Park and St. Michael's Cathedral.

Between the hours of 1:18 to 2:18 pm on March/September 21st and June 21st, there would be incremental shadowing on Arena Gardens Park. The shadow generally falls at the north side of the park and moves quickly due to the form and mass of the tower. Between the hours of 2:18 to 3:18 pm on March/September 21st and June 21st, there would be only modest-incremental shadowing on the park which generally falls at the south side of the park.

Between the hours of 7:18 to 9:18 am on June 21st, there would be incremental shadowing on St Michael's Cathedral. The shadow on the Cathedral will marginally increase the shadow already generated by the surrounding buildings and by the as-of-right zoning permissions for the subject site and the vacant site to the west. By 10 am on June 21st, the shadow from the proposed development no longer affects the Cathedral.

Based on the foregoing, it is our opinion that the shadow impacts satisfy the Official Plan criteria of being "adequately limited".

City-wide Tall Building Design Guidelines (March 2013)

The city-wide Tall Building Design Guidelines was adopted by City Council on May 8, 2013. The Guidelines update and replace the "Design Criteria for the Review of Tall Building Proposals" (2006) and the "Downtown Tall Buildings Vision and Performance Standards Design Guidelines" (2012).

Area-specific aspects of the Downtown Guidelines will remain in a consolidated, companion guideline renamed the "Downtown Tall Buildings: Vision and Supplementary Design Guidelines" (2013).

The city-wide Tall Building Design Guidelines will be used together with the Downtown Tall Buildings: Vision and Supplementary Design Guidelines to evaluate tall building development within the Downtown Design Guidelines boundary area.

The proposed development substantially addresses the applicable set of performance measures set out in the city-wide Tall Building Guidelines.

Section 1.1 (Context Analysis) Evaluate the existing and planned context and demonstrate how the proposed building responds to the patterns, opportunities, and challenges within the surrounding area.

- The subject site is located on the northeast corner of Shuter and Dalhousie Streets in the westerly portion of the east Downtown area. The site is 300 metres east of Yonge Street and 250 metres from Ryerson University.

Section 1.3 (Fit and Transition in Scale) *Ensure tall buildings fit within the existing or planned context and provide an appropriate transition in scale down to lower-scaled buildings, parks, and open space.*

- From a built form perspective, the subject site is a contextually appropriate location for the proposed tall building. At the scale of the block, transition is achieved by the creation of a base building of an appropriate scale; as illustrated by the architectural drawings, it contains appropriate articulation; and with the tower forms setback to the base and is within a higher-rise scale of development located and approved in the surrounding area and adjacent to Shuter Street.

Section 1.4 (Sunlight and Sky View) *Locate and design tall buildings to protect access to sunlight and sky view within the surrounding context of streets, parks, public and private open space, and other shadow sensitive areas.*

- A shadow study has been carried out by Page + Steele / IBI Group Architects. The study and its results have been discussed in detail earlier in this letter.

Section 1.6 (Heritage Properties and Heritage Conservation Districts) *Locate and design tall buildings to respect and complement the scale, character, form and setting of on-site and adjacent heritage properties and Heritage Conservation Districts (HCDs).*

- The proposed podium incorporates the heritage façade and front roof of the building at 68-70 Shuter Street. The heritage element will provide entrances to two townhouses. A Heritage Impact Analysis has been prepared by E.R.A. Architects Inc. and dated May 2013.

Section 2.1 (Building Placement) *Locate the base of tall buildings to frame the edges of streets, parks, and open space, to fit harmoniously with the existing context, and to provide opportunities for high quality landscaped open on-site.*

- The base elements extends the length of the site along the Shuter Street and Dalhousie Street frontages and is located parallel to both street frontages.

Section 2.2 (Building Address and Entrances) *Organize tall buildings to existing*

or new public streets for address and building entrances. Ensure primary building entrances front onto public streets, are well-defined, clearly visible, and universally accessible from the adjacent public sidewalk.

- The proposal creates a street-related building face along all street frontages, with a portion of the Dalhousie frontage devoted to retail uses. Retail entrance and the residential entrance are clearly defined.

Section 2.3 (Site Servicing, Access, and Parking) Locate “back of house” activities, such as loading, servicing, utilities and vehicle parking, underground or within the building mass, away from the public realm and public view.

- The impact of servicing and parking on the public realm is minimized. Parking is located underground in garage consisting of five levels. Access to the residential parking garage occurs within the building area from Dalhousie Street. Loading bays are located in a covered area within the site and are accessed from Dalhousie Street.

Section 2.4 (Publicly Accessible Open Space) Provide grade-related, publically accessible open space within the tall buildings site to complement, connect, and extend the existing network of public streets, parks, and open space.

- The proposal creates a distinctive and attractive street-related building face along Shuter and Dalhousie Streets with soft landscaping appropriate to the townhouse units and building face along Shuter Street. The grade-related uses will help animate the pedestrian-level streetscape.

Section 2.5 (Private Open Space) Provide a range of high-quality, comfortable private and shared outdoor amenity space throughout the tall building site.

- The proposal includes a variety of landscaped roof areas consisting of green roofs and amenity spaces.

Section 2.6 (Pedestrian and Cycling Connections) Provide comfortable, safe, and accessible pedestrian and cycling routes through and around the tall building site to connect with adjacent routes, streets, parks, open space, and other priority destinations, such as transit and underground concourses.

- The base building is at an appropriate scale; contains appropriate articulation, as illustrated by the architectural drawings; and contains grade-related uses which animate the pedestrian-level streetscape. Bicycle parking will be provided on the ground floor of the building.

Section 3.1.1 (Base Building Height and Scale) Design the base building to fit harmoniously within the existing context of neighbouring building heights at the street and to respect the scale and proportion of adjacent streets, parks, and public or private open space.

- This is addressed with the creation of a 3-storey base element along the Shuter and Dalhousie Street frontages.

Section 3.1.2 (Street Animation) Line the base building with active, grade-related uses to promote a safe and animated public realm.

- The proposal creates a distinctive and attractive street-related building face along all street frontages with soft landscaping appropriate to the grade-related uses, which will in turn will help animate the pedestrian-level streetscape.

Section 3.1.3 (First Floor Height) Provide a minimum first floor height of 4.5 metres, measured floor-to-floor from average grade

- The height of the first floor is 4.6m.

Section 3.1.4 (Façade Articulation and Transparency) Articulate the base building with high-quality materials and design elements that fit with neighbouring buildings and contribute to a pedestrian scale. Provide clear, unobstructed views into and out from ground floor uses facing the public realm.

- This is addressed through location of the street-related retail uses along the Dalhousie street frontage and the main entrance to the residential building along Shuter Street, clearly visible and directly accessible from the public sidewalk.

Section 3.1.5 (Public-Private Transition) Design the base building and adjacent setback to promote an appropriate level of visual and physical access and overlook reflecting the nature of building use at grade.

- The transition between the private and public realm is achieved through soft landscaping appropriate to the townhouse uses and building face along Shuter Street.

Section 3.2.1 (Floor Plate Size and Shape) recommends that tower floor plates be limited to 750 square metres or less per floor, including all built area within the building, but excluding balconies.

- The proposed tower floor plate is approximately 625.6m². The tower includes articulation to break up the building mass and add visual interest.

Section 3.2.2 (Tower Placement) Place towers away from streets, parks, open space, and neighbouring properties to reduce visual and physical impacts of the tower and allow the base building to be the primary defining element for the site and adjacent public realm.

- The tower is articulated and stepped back from the podium. Due to the curvilinear design of the tower face at the northwest and southeast, the tower setbacks varies. At the 4th and 5th floor levels, the building is setback between 1.5m and 7.2m from the podium face along Shuter Street, between 1.5m and 9.9m from the podium face along Dalhousie Street, between 7m and 14m from the easterly property line and between 1.5m and 9.1m from the northerly property line.

From the 6th to the 25th floors, the tower is setback between 0m and 7.2m from the podium face along Shuter Street, between 0m and 9.9m from the podium face along Dalhousie Street, between 5.5m and 14m from the easterly property line and between 0m and 9.1m from the northerly property line.

From the 26th to the 28th floors, the tower is setback between 0m and 7.2m from the podium face along Shuter Street, between 2.5m and 9.9m from the podium face along Dalhousie Street, between 5.5m and 14m from the easterly property line and between 3m and 9.1m from the northerly property line. These setbacks, in addition to the curvilinear design of the tower face at the northwest and southeast corners of the site minimizes the overlook and shadow impact over the surrounding buildings and Arena Gardens Park to the northeast.

Section 3.2.3 (Separation Distances) Setback tall building towers 12.5 metres or greater from the side and rear property lines or centre line of an abutting lane. Provide separation distance between towers on the same site be 25 metres or greater, measured from the exterior wall of buildings, excluding balconies.

- The city-wide Tall Building Guidelines suggests a separation distance of 25 metres between building towers which incorporates the 11-metre LVP requirements of the zoning with additional separation for skyview from grade.

As discussed earlier in this letter, the separation distance of the

proposed 28-storey tower satisfies the long-established Light, View, Privacy (LVP) setback requirements of the zoning by-law.

With respect to the 25-metre separation distance recommended by the Tall Building Guidelines, while larger development parcels can generally accommodate towers having a minimum of 12.5-metre setback from the side and rear yards (thereby ensuring a 25-metre separation from towers on adjacent parcels which also provide minimum 12.5-metre setbacks), it may not be possible to provide 12.5-metre setbacks on smaller sites, but as in this case to still achieves the intent of the separation distance between towers.

The proposed tower will not be within 25m of any existing tall building and there is no ability to develop a future tall building to the north and east. The vacant site on the west side of Dalhousie Street could be built as a tall tower and achieve a 25m separation distance. In addition it would not detract from the visual character of the skyline in this area as seen from the street or adjacent buildings on other sites.

Section 3.2.4 (Tower Orientation and Articulation) Organize and articulate tall building towers to promote design excellence, innovation, and sustainability.

- The proposed tower has been designed as a slender tower that fits well in its surrounding context and creates an elegant addition to the skyline.

Section 3.2.5 (Balconies) Design balconies to maximize usability, comfort, and building performance, while minimizing negative impacts on the building mass, public realm, and natural environment.

- All balconies are integrated into the architectural quality of the tower facades with a combination recessed and projecting balconies appropriately located along the east, west, north and south sides.

Section 3.3 (Tower Top) Design the top of tall buildings to make an appropriate contribution to the quality and character of the city skyline. Balance the use of decorative lighting with energy efficiency objectives, the protection of migratory birds, and the management of artificial sky glow.

- The top three storeys are further setback from the main tower face. The mechanical penthouse will be integrated into the design of the tower.

Section 4.1 (Streetscape and Landscape) Provide high-quality, sustainable streetscape and landscape design between tall building and adjacent streets, parks, and open space.

- The proposal creates street-related residential building face along Shuter and Dalhousie Streets with soft landscaping appropriate to the townhouse uses and building face along Shuter Street.

Section 4.2 (Sidewalk Zone) Provide adequate space between the front of the building and adjacent street curbs to safely and comfortably accommodate pedestrian movement, streetscape elements, and activities related to the uses at grade.

- As the existing heritage façade of the building at 68-70 Shuter Street has been kept in its current location, a significant portion of the building face will be set back 2m from the property line along Shuter Street and will have a minimum sidewalk dimension of 5m.

Section 4.3 (Pedestrian Level Wind Effects) Locate, orient, and design tall building to promote air circulation and natural ventilation, yet minimize adverse wind conditions on adjacent streets, parks and open space, at building entrances, and in public and private outdoor amenity areas.

- The proposed buildings of articulated and stepped towers setback from the edge of the podiums will help ensure that there are no unacceptable wind conditions.

Section 4.4 (Pedestrian Weather Protection) Ensure weather protection elements, such as overhangs and canopies, are well-integrated into building design, carefully designed and scaled to support the street, and positioned to maximize function and pedestrian comfort.

- Canopies are provided over the main entrance to the residential building.

In summary, the proposed design strategy and its constituent elements satisfies the intent of the guidelines contained in the city-wide Tall Building Design Guidelines and constitutes good urban design practice.

Downtown Tall Building Guidelines (July 2012)

The Downtown Tall Buildings Design Guidelines have been consolidated and replaced by the city-wide Tall Building Design Guidelines (2013).

Most of the performance standards found in the Downtown Tall Buildings Guidelines have been incorporated into the city-wide Tall Buildings Guidelines. Performance standards that have not been incorporated because they have

special Downtown applicability will continue to apply to tall buildings development in the Downtown area and will remain in a consolidated, companion guideline renamed the "Downtown Tall Buildings: Vision and Supplementary Design Guidelines" (2013).

At the time of writing this letter, the Downtown Tall Buildings: Vision and Supplementary Design Guidelines are not yet available. This letter will discuss the Downtown Tall Buildings Vision and Performance Standards Design Guidelines.

It should be noted that the Downtown Tall Buildings Vision and Performance Standards Design Guidelines indicate that the guidelines are intended to provide a degree of certainty and clarity of common interpretation; however, as guidelines, they should also be afforded some flexibility in application, particularly when looked at cumulatively.

The Downtown Tall Buildings Guidelines recommends a regime of specific heights matched to specific streets in the Downtown and that certain City parks be designated as "Signature Parks/Open Spaces", a new designation recommended by the Guidelines for parks which have special historic and /or cultural significance and that currently receive sunlight through most of the day between March 21st and September 21st. It is recommended that no additional shadow impact be permitted on these parks between 10:00 am and 4 p.m. on September 21st and between 12:00 pm and 2:00 pm on September 21st.

With respect to this site and area, the Guidelines identify Shuter and Dalhousie Streets as Secondary High Streets. Tall buildings are appropriate on Secondary high streets, but on a lower scale than adjacent High streets. The site is not adjacent to a "Signature Park".

In our opinion, the design of the proposed development is generally in keeping with Performance Standards that are set out in the Downtown Tall Buildings Vision and Performance Standards Design Guidelines, as set out below.

Performance Standard #2: Minimum Sidewalk Widths recommends that street rights-of-ways of 20-30m should provide a minimum sidewalk dimension of 4.8m, and a minimum width of 6m for street rights-of-way greater than 30 metres.

- The proposed building fronts Shuter Street, which has a right-of-way of 20m and Dalhousie Street, which has a right-of-way of 13m. As the existing heritage façade of the building at 68-70 Shuter Street has been kept in its current location, a significant portion of the building face will be set back 2m from the property line along Shuter Street and will have a minimum sidewalk dimension of 5m, in excess of the recommended standard.

Performance Standard #3: Minimum & Maximum Base Building Heights recommends a minimum base building height of 10.5m or 3 storeys, with a maximum height to street right-of-way width ratio of 1:1; and that the main front wall of the base building be no higher than 80% of the width of the street right-of-way.

- This performance standard is addressed by the 3-storey podium element that fronts onto Shuter Street and extends through the site. The height of the base building (11m) is less than 80% of the Shuter Street right-of-way.

Performance Standard #14: Maximum Floor Plate Size recommends a maximum tower floor plate of 750m² (measured from the exterior walls, but excluding balconies). An exception to the 750m² floor plate size is made for residential and mixed-use buildings that are greater than 50 storeys in height.

- The proposed tower floorplate of the 28-storey building is a highly articulated point tower with a typical floor plate of approximately 625.6m². The proposal is in keeping with this performance standard.

Performance Standard #15: Tower Setback from the Podium recommends that the tower portion of a tall building, including balconies, be set back a minimum of 3m from the podium for a minimum of two-thirds of the length of the tower facing the street.

- The tower is articulated and stepped back from the podium. Due to the curvilinear design of the tower face at the northwest and southeast, the tower setbacks varies. At the 4th and 5th floor levels, the tower is setback between 1.5m and 7.2m from the podium face along Shuter Street and between 1.5m and 9.9m from the podium face along Dalhousie Street. From the 6th to the 25th floors, the tower will be setback between 0m and 7.2m from the podium face along Shuter Street and between 0 and 9.9m from the podium face along Dalhousie Street. From the 26th to the 28th floors, the tower will continue to be setback between 0m and 7.2m from the podium face along Shuter Street. The tower will be setback between 2.5m and 9.9m from the podium face along Dalhousie Street. These setbacks generally address the performance standard above.

Performance Standard #16: Tower Separation Distances requires a tall building tower to be located a minimum of 12.5m away from the side and rear property lines or the centre line of an abutting lane, measured from the external wall of the building; the minimum spacing distance between two tall buildings on the same site will be a minimum of 25m, measured from the external walls.

Performance Standard #17: Small Sites identifies small sites as sites on which a tall tower cannot be constructed with the required setbacks set out in Performance Standards #15 and #16; buildings on small sites are limited to the base building height with a 45-degree angular plane above.

Performance Standard #19: Transition to Lower Scale Areas requires that, when a tall building abuts a lower scale neighbourhood area, the tower element of the building will be set back a minimum of 20 metres, excluding balconies, from any such abutting property lines. It also recommends that the base create a smooth transition between the lower scale area and the tall building and be reflective of the built form character of the adjacent area.

- These performance standards have been discussed earlier in this letter.

Conclusion

In our opinion, the revised design proposal effectively addresses the policies and guidelines of the Toronto Official Plan, and responds to the urban design preferences expressed by City staff. We believe that the proposal represents good urban design and should be approved.

We trust that the foregoing comments are of assistance. Should you have any questions, please do not hesitate to contact us.

Yours very truly,

Bousfields Inc.



Robert Glover