

# **70 Fountain Street East:**

## **Staff Recommendation on Proposed Official Plan and Zoning By-law Amendments**

**July 13, 2020**

# Background

- Applications for Official Plan and Zoning By-law Amendments at 70 Fountain Street East
- Propose a 25 storey mixed use building:



# Application Details

- Official Plan (OP):
  - Current OP Designation: Institutional or Office at 3-6 storeys in the Downtown Secondary Plan
  - Proposed OP Designation: Mixed Use 1, up to 25 storeys
- Zoning:
  - Current Zoning: CBD.1-1
  - Proposed Zoning: D.1-? with specialized regulations to allow proposed 25 storey building
- Public Meeting held February 10, 2020

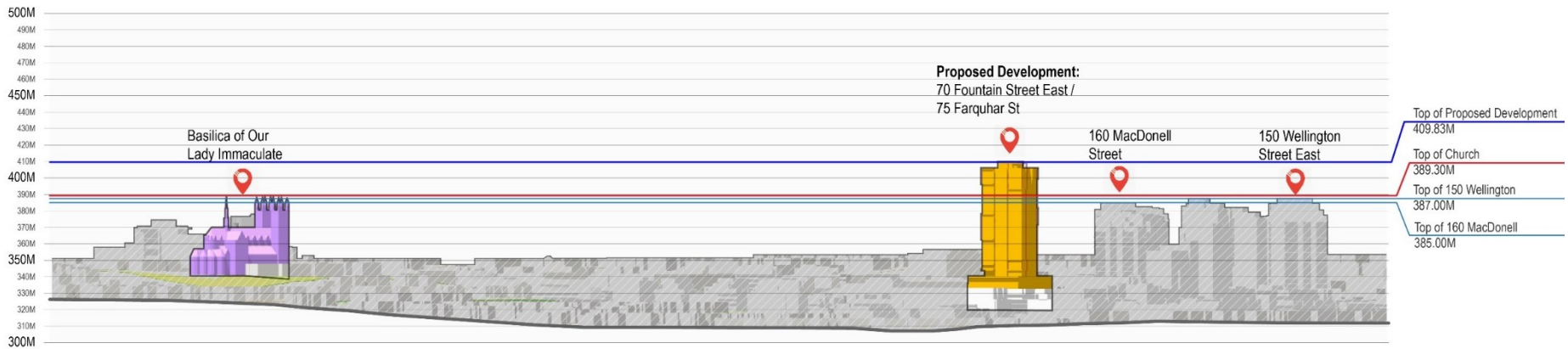
# Reasons for Refusal

- Too tall:
  - Height and massing incompatible with surrounding lower density built heritage character
  - Not the appropriate location for extra height; already at a high elevation, surrounded by lower built form
- Site should be held for stand-alone office-commercial uses in keeping with Provincial policies.
  - The Mixed Use 1 designation would allow an all residential building
- Several supporting studies did not adequately address issues (unresolved impacts wind, shadow, hydrogeological, etc).

# Reasons for Refusal continued

- Proposal does not meet numerous Downtown Secondary Plan (DSP) policies:
  - More than 4x higher than the maximum site height in the DSP
  - Disregards the fundamental vision and objectives of the DSP
    - Basilica should be maintained as the most prominent landmark
    - Mixed use and taller building sites were strategically placed in the DSP
    - Additional height and density not required to meet provincial growth requirements

# Height Comparison Study

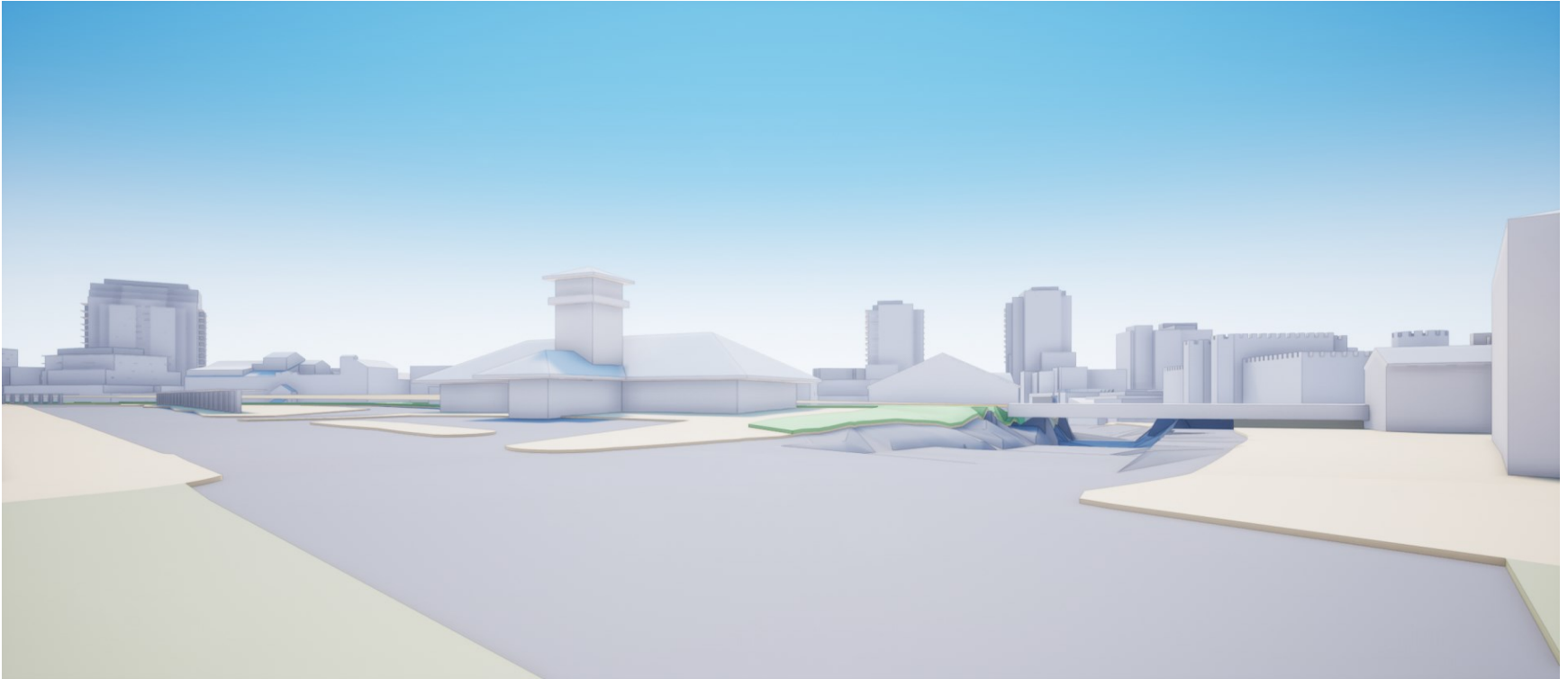


**Note.**  
Existing & Proposed Building Heights measured to the top of mechanical penthouse.

# View Impact of Development (1a)

Carden & Wyndham Street (looking SE)

Eye-level view – 1.65M

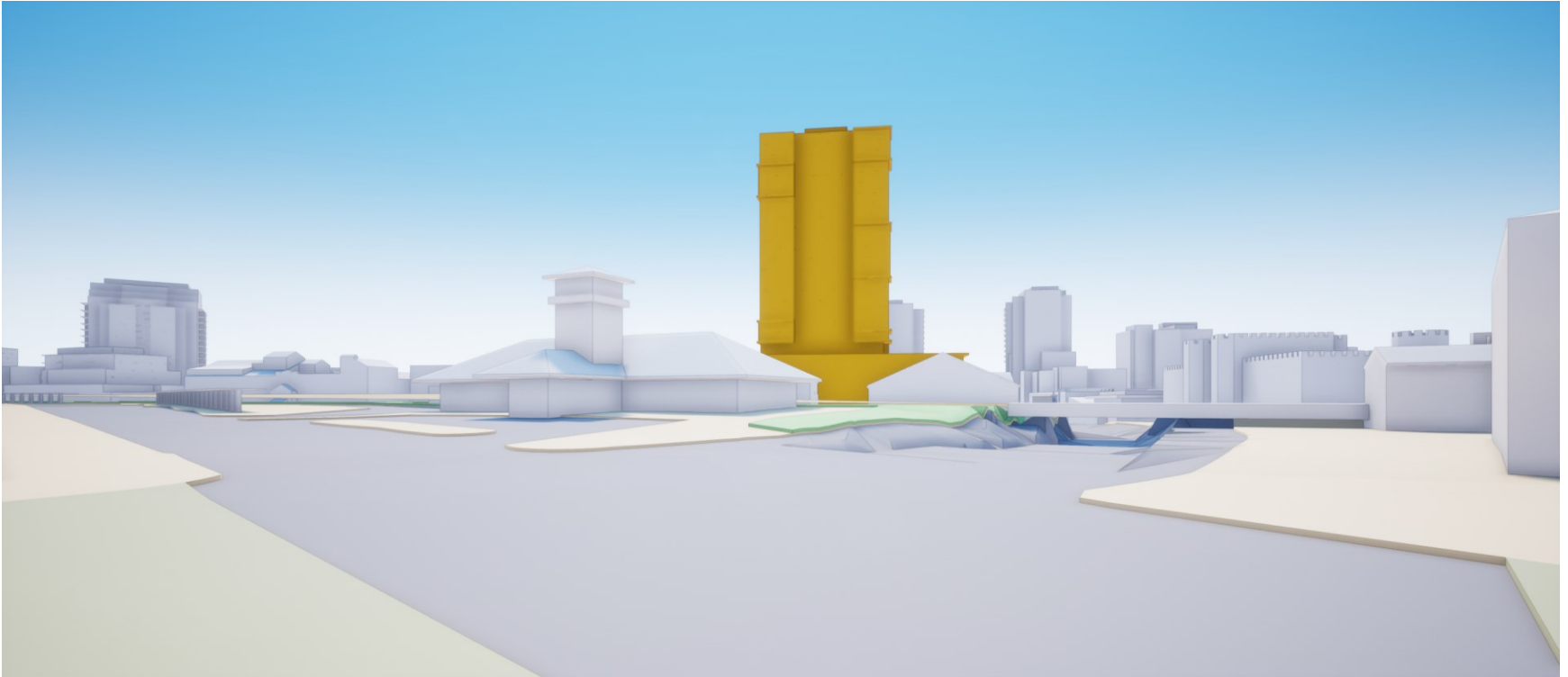


**Note.**  
Based on the built-up of Downtown Secondary Plan massing model.

# View Impact of Development (1b)

Carden & Wyndham Street (looking SE)

Eye-level view – 1.65M



**Note.**  
Based on the built-up of Downtown Secondary Plan massing model.



# View Impact of Development (2a)

Farquhar Street (looking West)

Eye-level view – 1.65M

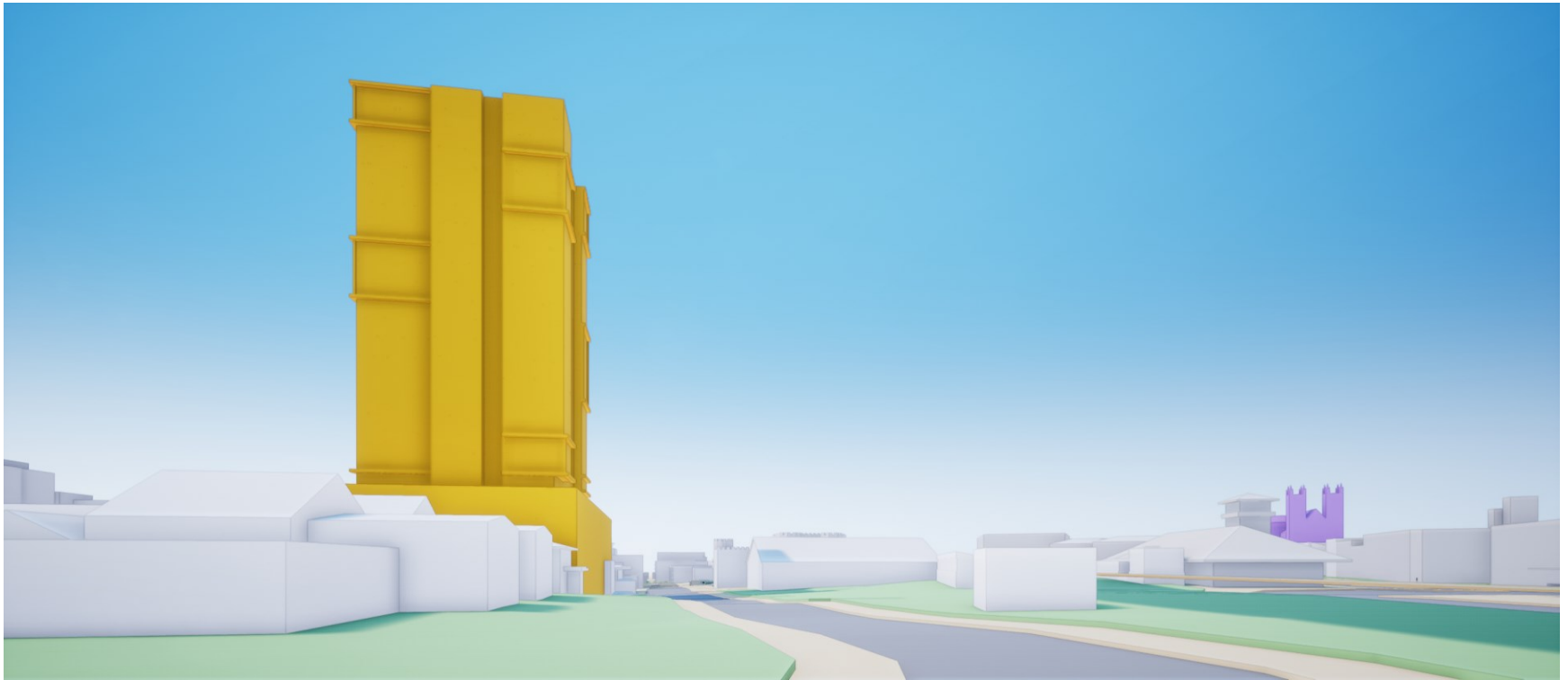


**Note.**  
Based on the built-up of Downtown Secondary Plan massing model.

# View Impacts of Development (2b)

Farquhar Street (looking West)

Eye-level view – 1.65M

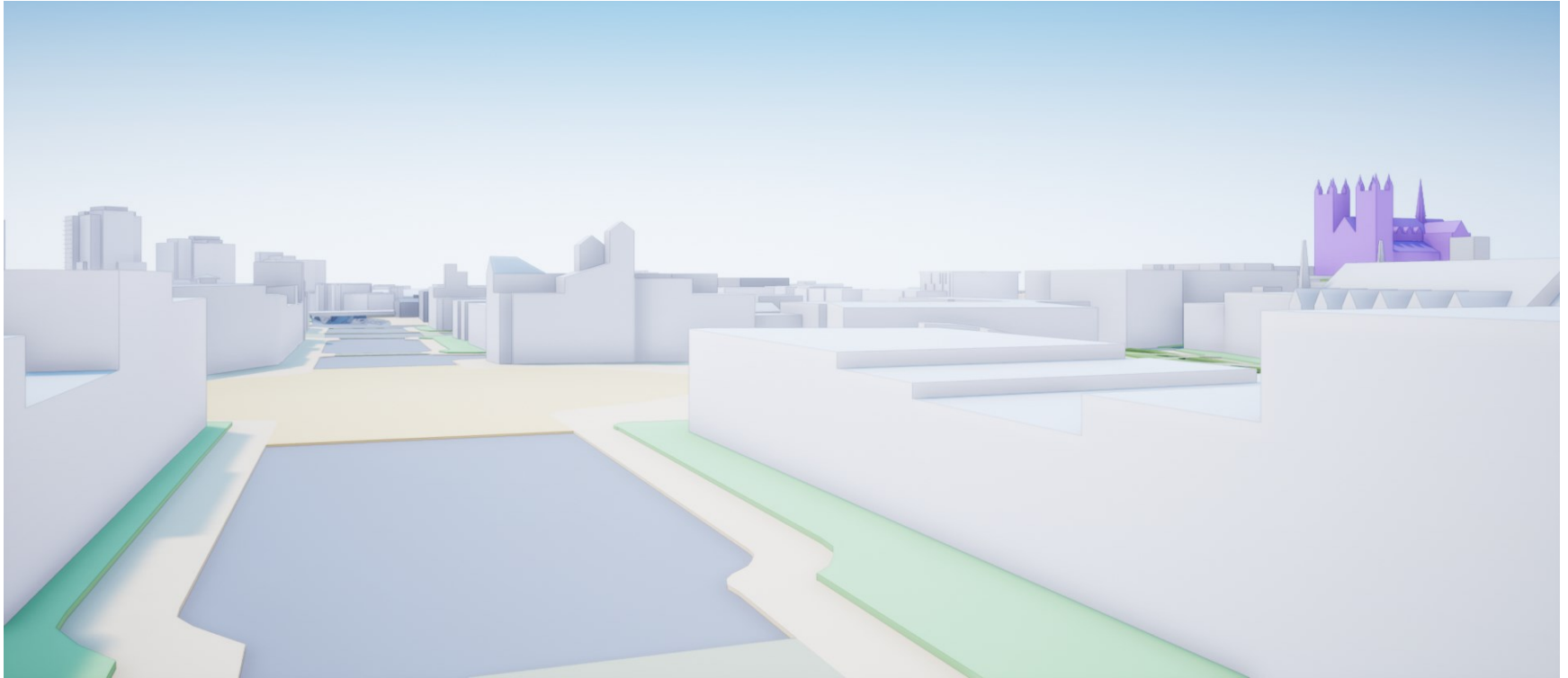


**Note.**  
Based on the built-up of Downtown Secondary Plan massing model.

# View Impacts of Development (3a)

Wyndham Street North (looking South)

Camera Altitude – 15.22M

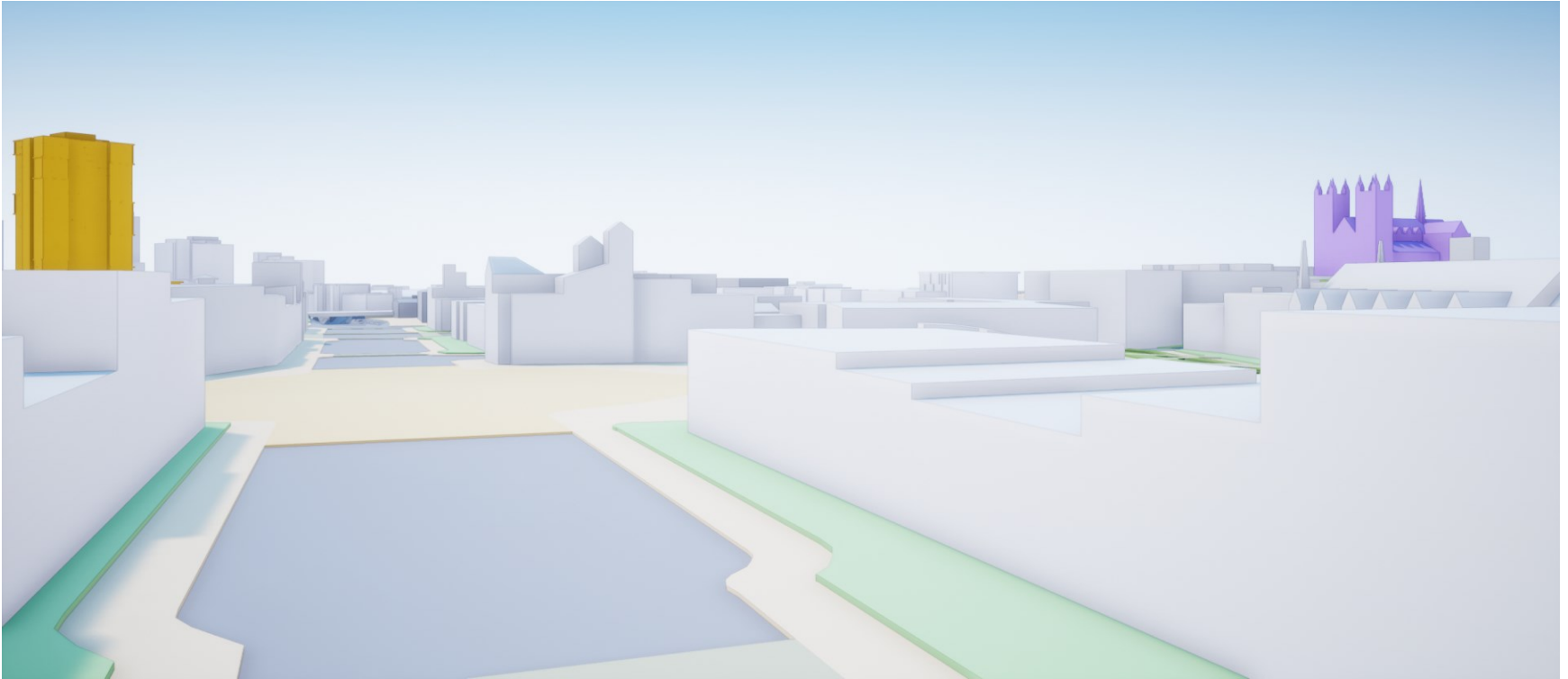


**Note.**  
Based on the built-up of Downtown Secondary Plan massing model.

# View Impact of Development (3b)

Wyndham Street North (looking South)

Camera Altitude – 15.22M



**Note.**  
Based on the built-up of Downtown Secondary Plan massing model.

# View Impact of Development (4a)

Gordon & Fountain Street (looking North)

Eye-level view – 1.65M



**Note.**  
Based on the built-up of Downtown Secondary Plan massing model.

# View Impact of Development (4b)

Gordon & Fountain Street (looking North)

Eye-level view – 1.65M



**Note.**  
Based on the built-up of Downtown Secondary Plan massing model.

# Summary

- Staff recommend refusal for the reasons listed in more detail in the report.
- Should Council wish to reconsider heights and major land use changes in the downtown, it should not be ad hoc approach but rather evaluated through the Municipal Comprehensive Official Plan Review
- It is in the City's best interest to make a decision tonight to stay within the Planning Act timelines.