

# TORONTO STAFF REPORT

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March 15, 2001

To: South-West Community Council

From: Director, Community Planning, South District

Subject: Preliminary Report  
Application to amend the Official Plan and Zoning By-law to permit a residential tower with a partially preserved listed heritage building at grade level  
The Trustees of Fifth Church of Christ, Scientist  
Site Address - 70 High Park Avenue  
(Parkdale-High Park - Ward 13)

Purpose:

To provide preliminary information on the above-noted application and to seek Community Council's direction on further processing of the application and on the community consultation process.

Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that:

- (1) Staff be directed to schedule a community consultation meeting 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 be given according to the regulations under the Planning Act.

#### Background:

The subject site was purchased by the Third Church of Christ, Scientist, in 1923. The church was closed in 1999 and has remained vacant. Ownership of the site has been transferred from the Third to the Fifth Church of Christ, Scientist. The building is a historically listed building.

#### Proposal

The applicant requests permission to build a 21 storey residential condominium tower, with 138 units that incorporates the historical church building on the main floor level. The proposed density of 6.41 times the lot area substantially exceeds the current Part I Official Plan permission of 2.0 times the lot area and the Zoning By-law permission of 0.6 times the lot area.

The applicant believes that an increase in density is warranted in order to secure the retention and protection of certain historical elements of the church building, including the façade and octagonal lobby floor. A large number of the mature on-site trees will also be retained and protected. (See Attachment No. 5 for detailed project data.)

#### Site Description

The 1852 square metre site is located on the west side of High Park Avenue, about half a block north of Bloor Street West and the High Park subway station. The site is bounded by a Metro Toronto Housing Corporation apartment building to the north. To the south is a row of 3 storey townhouses abutting a 20 storey apartment building. To the east across the street are two apartment buildings, 22 and 15 storeys in height. To the west behind the subject site are two triplex buildings abutting a 20 storey apartment building.

#### Official Plan

The site is currently designated as “High Density Residence Area” in the former City of Toronto Part I Official Plan. This designation allows for residential buildings at a density of up to 2 times the lot area. The plan contains a number of policies that support residential intensification through infill development.

#### Zoning

The site is zoned R2 Z0.6, with a maximum height of 10.0 metres. This zoning category permits a wide variety of residential uses including an apartment building. The maximum permitted density is 0.6 times the area of the lot.

### Site Plan Control

An application under Site Plan Review is required and will be submitted shortly.

### Tree Preservation

An application will be required under the City of Toronto Municipal Code, Chapter 331, Trees, Article III, to permit the injury or destruction of trees situated on private property.

### Reasons for the Application

The applicant has submitted an Official Plan Amendment Application to allow for density in excess of the current 2.0 times density permission. The proposed Zoning Amendment is for variations to the provisions of the former City of Toronto Zoning By-law 438-86, primarily with respect to density, building height, and parking. Some additional technical variances may be required.

### Comments:

#### Issues to be Resolved

The applicant has been involved in pre-consultation discussions with City Planning and Heritage Preservation Services staff since last May. The original application was submitted to the City on July 7, 2000 and improvements have been made through two subsequent revisions. These improvements dealt with the treatment of the historical building, tree preservation, built form and parking issues. However, a number of issues remain to be reviewed by City staff and the whole project has to be discussed with the local community.

#### Height/Built Form/Shadowing

Revisions to the proposal have resulted in a building with built form characteristics similar to the adjacent apartment buildings. However, the resulting height of 64.8 metres, 21 storeys, (including the mechanical penthouse) is substantially beyond what is currently permitted by the Zoning By-law and slightly higher than some of the adjacent towers. Shadowing studies have been received from the applicant and are being reviewed by staff. The overall height of the building, and its massing in relation to other nearby buildings, are issues that should be discussed with the community.

#### Privacy and Overlook

The impact of the proposal in terms of privacy and overlook of the Quebec Avenue residential buildings has been discussed with the applicant. In addition to the location of the existing garages at the rear of those properties, screening at and above grade is proposed to be accomplished by increased rear yard setbacks, and maintaining the existing four trees along the common property line.

## Parking

The project parking is proposed to be located in a three level underground parking garage. The November 24, 2000 revised plans showed 85 parking spaces. However, planning staff requested that the garage structure be scaled back to protect four mature trees located to the rear of the church building. The reconfigured underground garage now has a capacity of 51 parking spaces and the potential to be directly connected below grade to an abutting apartment building parking garage (100 High Park Ave.). A negotiation process was recently authorised by the Metro Toronto Housing Corporation board to discuss leasing some of their surplus parking spaces to meet the Zoning By-law requirements.

## Historical Aspects

The applicant has submitted a heritage preservation strategy to deal with the preservation of the important historical features of the existing church building. This strategy allows for the residential tower to be built over top of the preserved portions of the church. Important features proposed to be retained include the front façade of the church and the interior octagonal lobby.

Heritage Preservation Services staff have reported on the heritage preservation strategy to The Local Architectural Conservation Advisory Committee (LACAC), who has reviewed and approved the staff recommendations. The staff report has been presented to the Toronto Preservation Board, who has deferred comment until after public consultation through the recommended public meeting in mid- to late May.

## Tree Preservation

The applicant's arborist report indicates 21 trees on the subject property or within 4 metres of the property line. Fifteen of these trees are being proposed to be protected by the applicant in addition to new plantings. The proposed building and parking lot design has been modified to protect as many trees as possible.

## Conclusions:

As outlined above, there are a number of issues that must be resolved prior to the introduction of a Final Report to South-West Community Council. The application will require further review and consideration of such matters as height, built form, overlook, shadowing, parking, historical aspects, and tree preservation. The next step is to hold a public meeting in mid- to late May.

Contact:

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Beate Bowron,  
Director, Community Planning, South District

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List of Attachments:

Attachment 1: SitePlan  
Attachment 2: Elevation  
Attachment 3: Zoning  
Attachment 4: Official Plan

**APPLICATION DATA SHEET**

Site Plan Approval: No File Number: **100016**  
Rezoning: Yes Application Number: **TO CMB 2000 0017**  
O.P.A.: Yes Application Date: 07/07/2000  
Municipal Address: 70 High Park Ave Revised Date: 07/20/2000  
Nearest Intersection: Bloor Street West and High Park Avenue  
Project Description: Residential Condominium.

|                   |  |  |   |
|-------------------|--|--|---|
| <b>Applicant:</b> | <b>Agent:</b>  | <b>Architect:</b>  | <b>Owner:</b>   |
| Same as architect | 1305227 Ontario Limited<br>1 Atlantic Avenue<br>Toronto M6K3E7<br>(416) 537-5144 | Patrick T. Y. Chan<br>49 Spadina Ave. #502<br>Toronto M5V2J1<br>(416) 585-9950 | The Trustees Of Fifth<br>Church Of Christ, Scientist<br>302 The East Mall<br>Toronto M9B6C7 |

**PLANNING CONTROLS (For verification refer to Chief Building Official)**

|                            |          |                          |        |
|----------------------------|----------|--------------------------|--------|
| Official Plan Designation: | H.D.R.A. | Site Specific Provision: | None   |
| Zoning District:           | R2 Z0.6  | Historical Status:       | Listed |
| Height Limit (m):          | 10.0     | Site Plan Control Area:  | Yes    |

**PROJECT INFORMATION**

|            |        |                         |      |
|------------|--------|-------------------------|------|
| Site Area: | 1852.2 | <b>Height:</b> Storeys: | 21   |
| Frontage:  | 30.44  | Meters:                 | 64.8 |
| Depth:     | 60.859 |                         |      |

|                      |          | <b>Indoor</b>      | <b>Outdoor</b> | <b>Off Site</b> | <b>Leased</b> |
|----------------------|----------|--------------------|----------------|-----------------|---------------|
| Ground Floor GFA:    | 658.81   | Parking Spaces: 51 | 0              | 0               | 0             |
| Residential GFA:     | 11310.18 | Loading Docks: 0   | 0              |                 |               |
| Non-Residential GFA: | 0        | 0                  | 0              |                 |               |
| Total GFA:           | 11310.81 | 0                  | 0              |                 |               |

**DWELLING UNITS**

|                         |             |
|-------------------------|-------------|
| <b>Tenure Type:</b>     | Condominium |
| Rooms:                  | 0           |
| Bachelor:               | 3           |
| 1 Bedroom:              | 81          |
| 2 Bedroom:              | 54          |
| 3+ Bedroom:             | 0           |
| Total Units:            | 138         |
| Total Proposed Density: | 6.11        |

**FLOOR AREA BREAKDOWN**

|                       | <b>Above Grade</b> | <b>Below Grade</b> |
|-----------------------|--------------------|--------------------|
| Residential GFA:      | 11310.18           |                    |
| Retail GFA:           | 0                  |                    |
| Office GFA:           | 0                  |                    |
| Industrial GFA:       | 0                  |                    |
| Industrial/Other GFA: | 0                  |                    |

**COMMENTS**

|                 |              |                          |                       |
|-----------------|--------------|--------------------------|-----------------------|
| Current Status: | Open         | <u>Latest Event</u>      | <u>Actual Date</u>    |
|                 |              | Suppl. Submission        | 08/01/2000            |
|                 |              | Revision                 | 07/20/2000            |
|                 |              | Received                 | 07/07/2000            |
| Data Valid:     | Feb.27, 2001 | Planner: Brooks, Barry   | Phone: (416) 392-0758 |
| Area:           | West         | Planning Office: Toronto |                       |