

TORONTO STAFF REPORT

February 2, 2004

To: Toronto South Community Council

From: Director, Community Planning, South District

Subject: Preliminary Report
Application to amend the Official Plan and Zoning By-law of the (former) City of Toronto
Horizon Legacy Infrastructure Corp. (Steven Burgess Architects Ltd)
50 & 56 Gerrard Street East and 380 Church Street
03 200003 STE 27 OZ
Toronto Centre-Rosedale, Ward 27

Purpose:

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

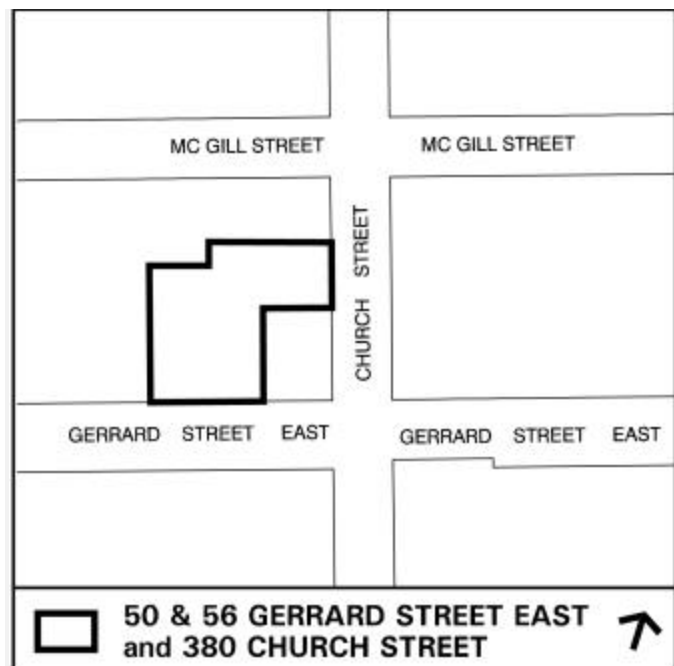
Financial Implications and Impact Statement:

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; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.



Comments:

Proposal

The applicant is proposing to construct a 314-unit residential building with a below grade 93-space commercial parking garage fronting Gerrard Street East and Church Street. The proposal provides a 12-storey building mass on Gerrard Street East and an 8-storey building mass on Church Street. A setback is proposed at the 4th storey on both street frontages. A further setback is proposed at the 11th storey on the Gerrard Street East frontage.

The proposed building's residential entrance is on Gerrard Street East while vehicle access to the below grade parking garage is proposed off of Church Street. Loading and servicing would occur at-grade to the rear of the proposed building with access provided by a driveway along the site's west property line off of Gerrard Street East.

The proposed residential unit size ranges from 23 to 40 square metres. The application states that the units will be marketed to students attending Ryerson University and other downtown institutions. Outdoor amenity space and a landscaping area are proposed on the northwest portion of the site between the proposed building and existing low scale residential dwellings fronting McGill Street to the north.

The proposal has a residential gross floor area of 12,468 square metres or 5.23 times the area of the lot. The building has a height of 35 metres plus mechanical penthouse (please refer to Application Data Sheet for additional details).

Site Description

The 'L' shaped site has frontage on the north side of Gerrard Street East and the west side of Church Street. The site consists of three properties municipally known as 50 and 56 Gerrard Street East and 380 Church Street.

A 3-storey building with 27 rental apartment units is located at 50 Gerrard Street East. A surface commercial parking lot is operating at 56 Gerrard Street East and 380 Church Street.

Surrounding land uses include:

North: low scale residential and commercial uses, including heritage buildings along McGill Street;

West: Ryerson University's Theatre School in the Ontario College of Pharmacy building (1885, listed in the Toronto Inventory of Heritage Properties) at 46 Gerrard Street East, and a mix of residential and non-residential uses including a high rise apartment building towards Yonge Street;

East: Georgian row houses (1855, listed in the Toronto Inventory of Heritage Properties) at the northwest corner of Gerrard Street East and Church Street, and a mix of commercial, institutional and residential uses east of Church Street; and

South: Ryerson University's Kerr Hall Quad across Gerrard Street East.

Official Plan

The site is designated Low Density Mixed Commercial Residential Areas in the (former) City of Toronto Official Plan. This designation permits a building having a maximum total gross floor area of 3.0 times the area of the lot. The policies encourage a low-rise built form generally in the range of 3 to 5 storeys

The site is also located within the McGill-Granby Area of Special Identity, which includes lands south of Carlton Street and north of Gerrard Street East between Yonge and Jarvis Streets. This Area of Special Identity seeks to ensure that new buildings fit within their context and minimize potential impacts on existing house-form buildings in the area.

New Toronto Official Plan

At its meeting of November 26-28, 2002, Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board. No hearing date has been set.

Once the Plan comes into force and effect it will designate the site as Mixed Use Area, which permits a range of residential, commercial and institutional uses. This designation's policies include development criteria for ensuring a new building's built form and massing provide a transition to lower scale areas and minimize potential shadow impacts on adjacent neighbourhoods.

The McGill-Granby Area of Special Identify was brought forward as Policy 151 in Chapter Seven of the new Official Plan.

Zoning

The site is zoned CR T3.0 C2.0 R3.0 by Zoning By-law 438-86, as amended, of the (former) City of Toronto, which permits a mix of commercial and residential uses to a total density of 3.0 times the area of the lot. The height limit is 18.0 metres. Along this portion of Church Street the By-law requires a building to be within a 44 degree angular plane projected over the lot from an elevation of 16 metres in order to minimize shadow impacts on the adjacent public realm (street and sidewalk).

Site Plan Control

A Site Plan Control application has been submitted concurrently with the Official Plan and Zoning By-law amendment application.

Reasons for the Application

Amendments to the Official Plan and Zoning By-law are required as the proposed residential density of 5.23 times the area of the lot exceeds the maximum density of 3.0 times the area of the lot permitted in a Low Density Commercial Residential Area and in a 'CR' zoning district.

The proposal's height of 35.0 metres exceeds the maximum permitted height of 18.0 metres. As well, the proposal does not meet various by-law standards including average unit size, indoor residential amenity space, angular plane setback and number of parking spaces.

The proposed below grade commercial parking garage is not a permitted use.

Issues to be Resolved

Prior to presenting a final report to Community Council, the following issues must be addressed:

- appropriateness of the proposal's scale and massing;
- potential impacts on adjacent residential properties, including shadow, overlook and privacy;
- appropriateness of the proposal's interface with the adjacent heritage buildings;
- suitability of the proposed unit sizes and mix of unit types;
- layout and functionality of the proposed amenity space and bicycle parking spaces;
- provision of resident parking spaces;
- appropriateness of the proposed commercial parking garage;
- replacement of rental housing units and tenant assistance provisions for current residents living in the apartment building at 50 Gerrard Street East; and
- community benefits under Section 37 of the *Planning Act*.

The application has been circulated to City Departments for review. This circulation and the community consultation process may identify other issues that require resolution.

Conclusions :

The next step in the process is to hold a community consultation meeting to present the proposal to the local neighbourhood. Once the review has been completed and outstanding issues are resolved, staff will prepare a Final Report for consideration by Community Council. The Final Report and the statutory public meeting under the Planning Act are targeted for the end of the second quarter of 2004.

Contact:

Corwin L. Cambra, Planner
Ph: 416-392-0459
Fax: 416-392-1330
Email:ccambra@toronto.ca

Ted Tyndorf
Director, Community Planning, South District

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List of Attachments:

Attachment 1: Data Application Sheet
Attachment 2: Site Plan
Attachment 3: North and South Elevations
Attachment 4: East and West Elevations
Attachment 5: Zoning Map Extract
Application 6: Official Plan Map Extract

Attachment 1: Application Data Sheet

Application Type: Official Plan Amendment & Rezoning Application Number: 03 200003 STE 27 OZ
 Details: OPA & Rezoning, Application Date: December 11, 2003

Municipal Address: 50 and 56 Gerrard Street East and 380 Church Street
 Location Description: PL A 22 PT LTS 14 & 15 PL 203 PT LTS 54 55
 Project Description: Proposed residential with commercial parking garage. Circulated concurrently with Site Plan Approval Application (No. 03 200051 000 SA).

Applicant:	Agent:	Architect:	Owner:
Goodmans LLP		Steven Burgess Architects Ltd.	Horizon Legacy Infrastructure Corp.

PLANNING CONTROLS

Official Plan Designation:	LDMCRA	Site Specific Provision:	McGill – Granby A.O.S.I.
Zoning:	CR T3.0 C2.0 R3.0	Historical Status:	
Height Limit (m):	18 metres	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area:	2,382 square metres	Height:	Storeys:	8 to 12 storeys
Frontage:	0		Metres:	35 plus mechanical
Depth:	0			
Ground Floor GFA:	1,100 square metres		Total	
Residential GFA:	12, 468 square metres	Parking Spaces:	95 (incl. 2 at-grade spaces)	
Non-Residential GFA:	0	Loading Docks	1	
Total GFA:	12,468 square metres			
Lot Coverage Ratio:	46			
Floor Space Index:	5.23			

DWELLING UNITS

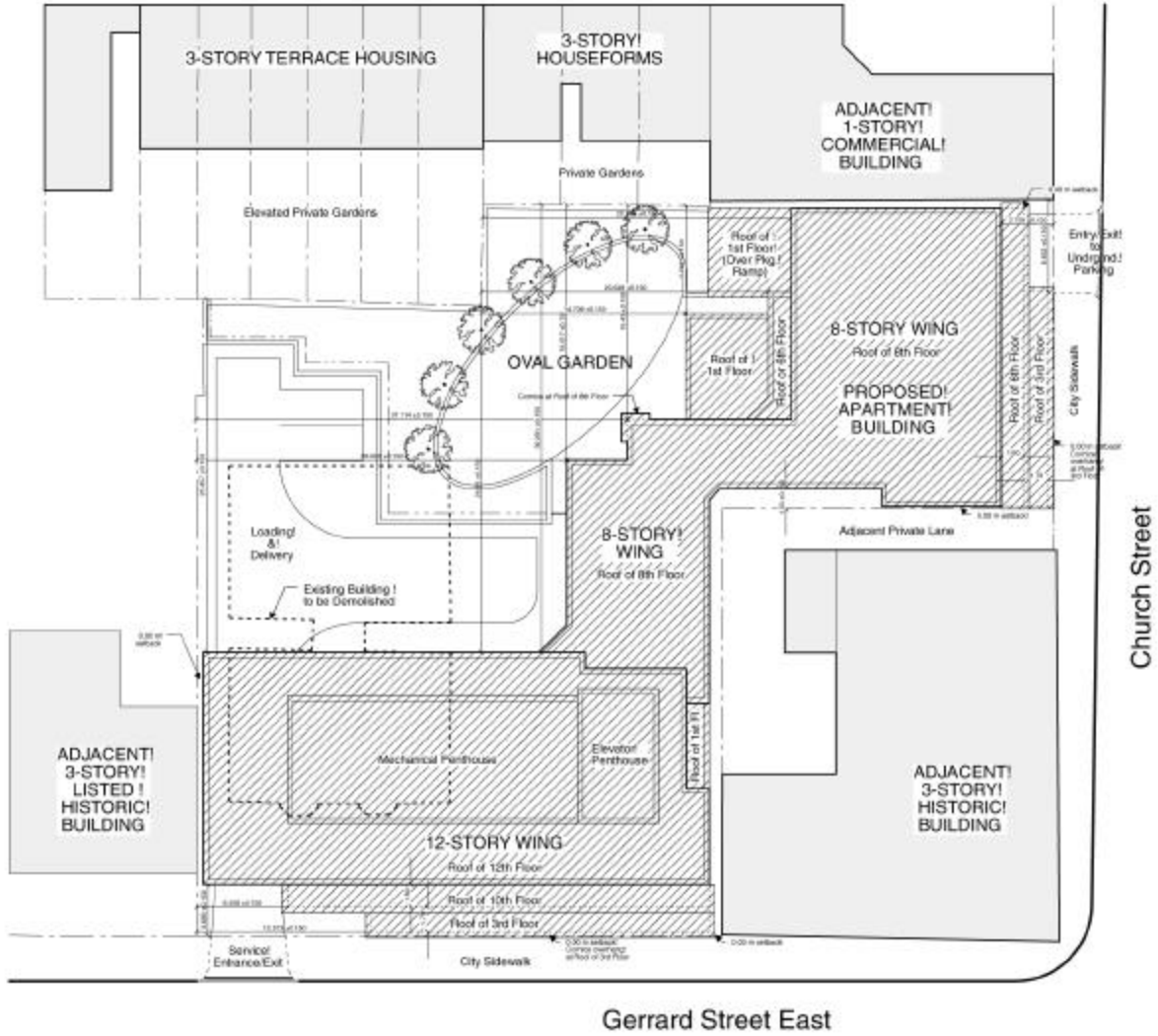
Tenure Type:	Rental
Rooms:	0
Bachelor:	279 (23 m ² to 32 m ²)
1 Bedroom:	35 (37 m ² to 40 m ²)
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	314

FLOOR AREA BREAKDOWN

	Above Grade	Below Grade
Residential GFA:	12,468 m ²	0
Retail GFA:	0	0
Office GFA:	0	0
Industrial GFA:	0	0
Institutional/Other GFA:	0	0

CONTACT: **PLANNER NAME:** **Corwin L. Cambray, Downtown Section**
TELEPHONE: **(416) 392-0459**

Attachment 2: Site Plan



Site Plan

Applicant's Submitted Drawing

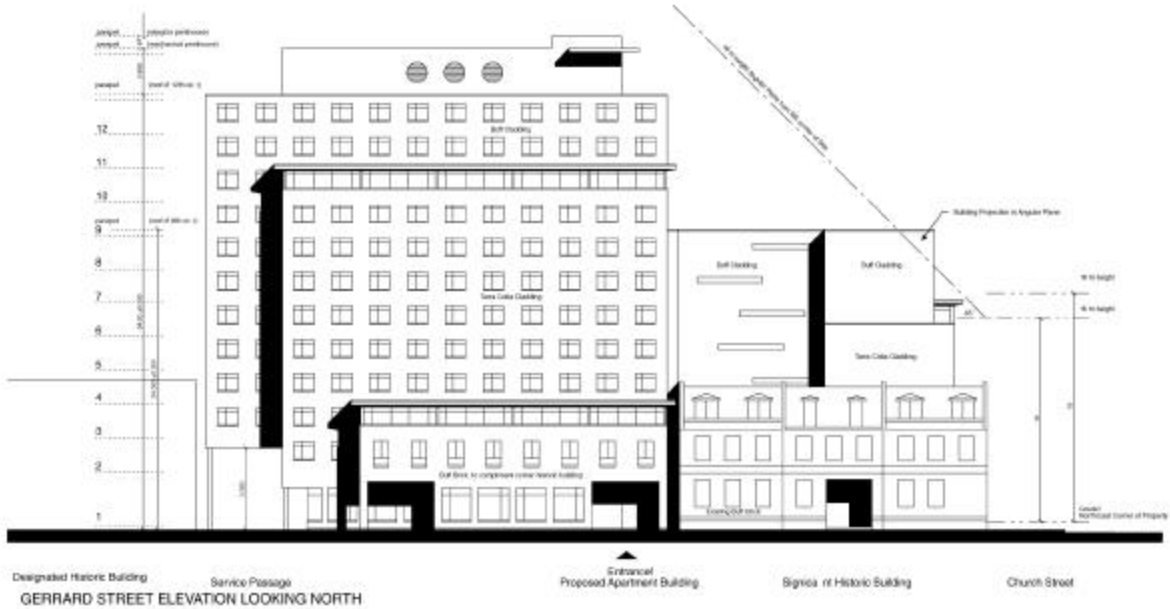
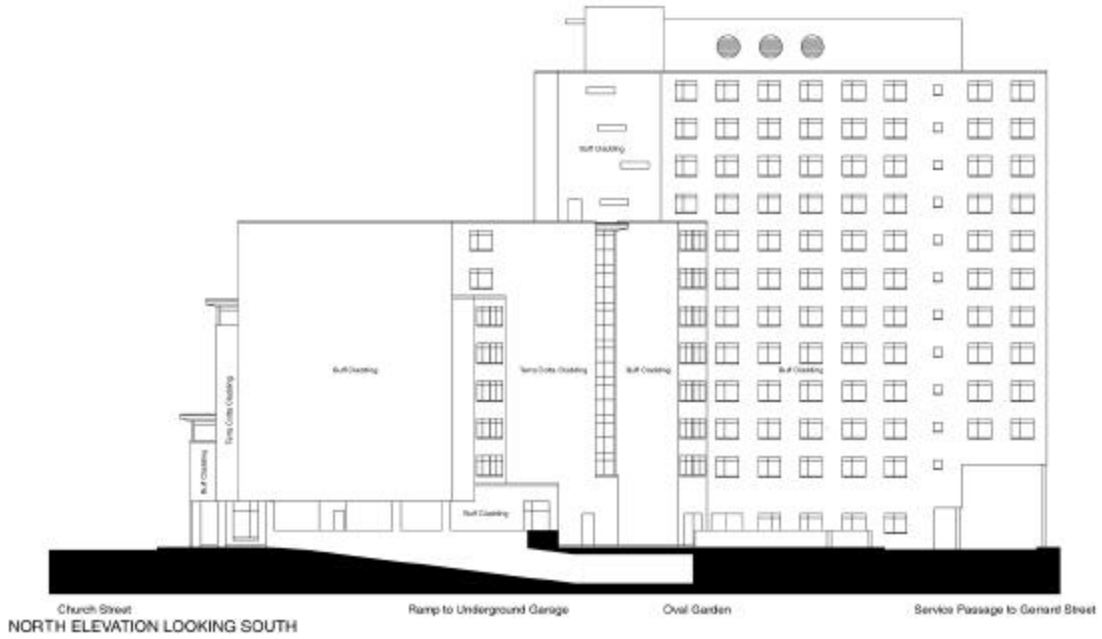
Not to Scale
01/21/04



50 and 56 Gerrard Street East
and 380 Church Street

File # 03_200003

Attachment 3: North and South Elevations



North and South Elevations

Elevations

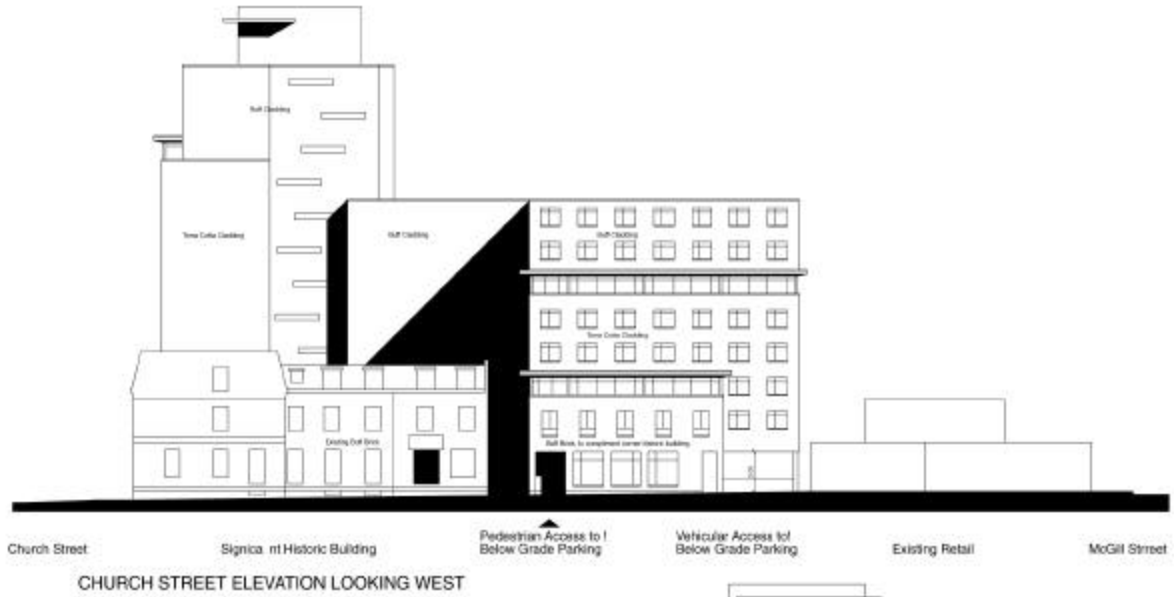
Applicant's Submitted Drawing

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01/21/04

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and 380 Church Street

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Attachment 4: East and West Elevations



East and West Elevations

Elevations

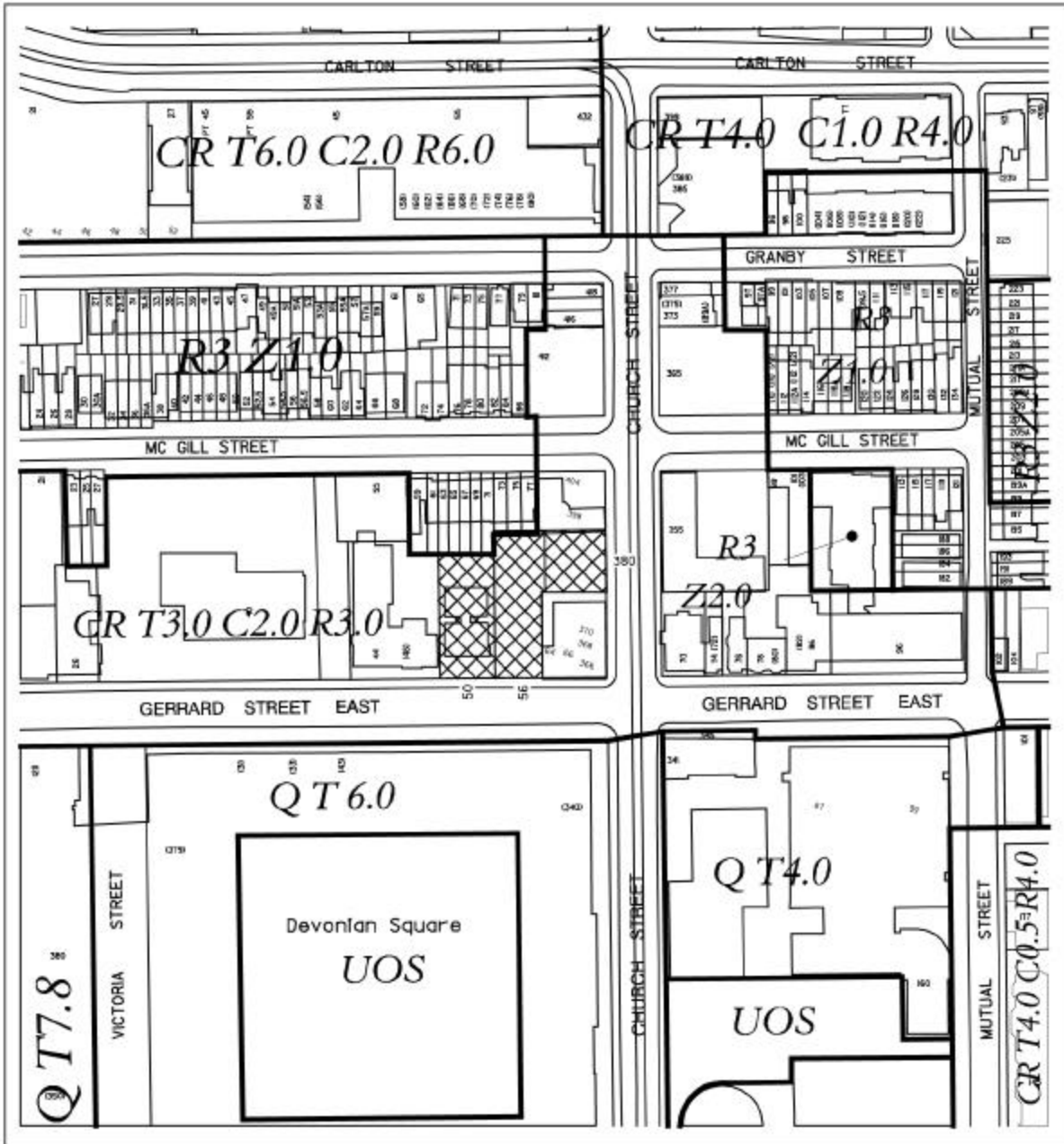
Applicant's Submitted Drawing

Not to Scale
01/21/04

**50 and 56 Gerrard Street East
and 380 Church Street**

File # 03_200003

Attachment 5: Zoning Map Extract



TORONTO Urban Development Services
Zoning

50 & 56 Gerrard Street East and 380 Church Street

File # 03_200003

- UOS Parks District
- R3 Residential District
- CR Mixed-Use District
- Q Mixed-Use District

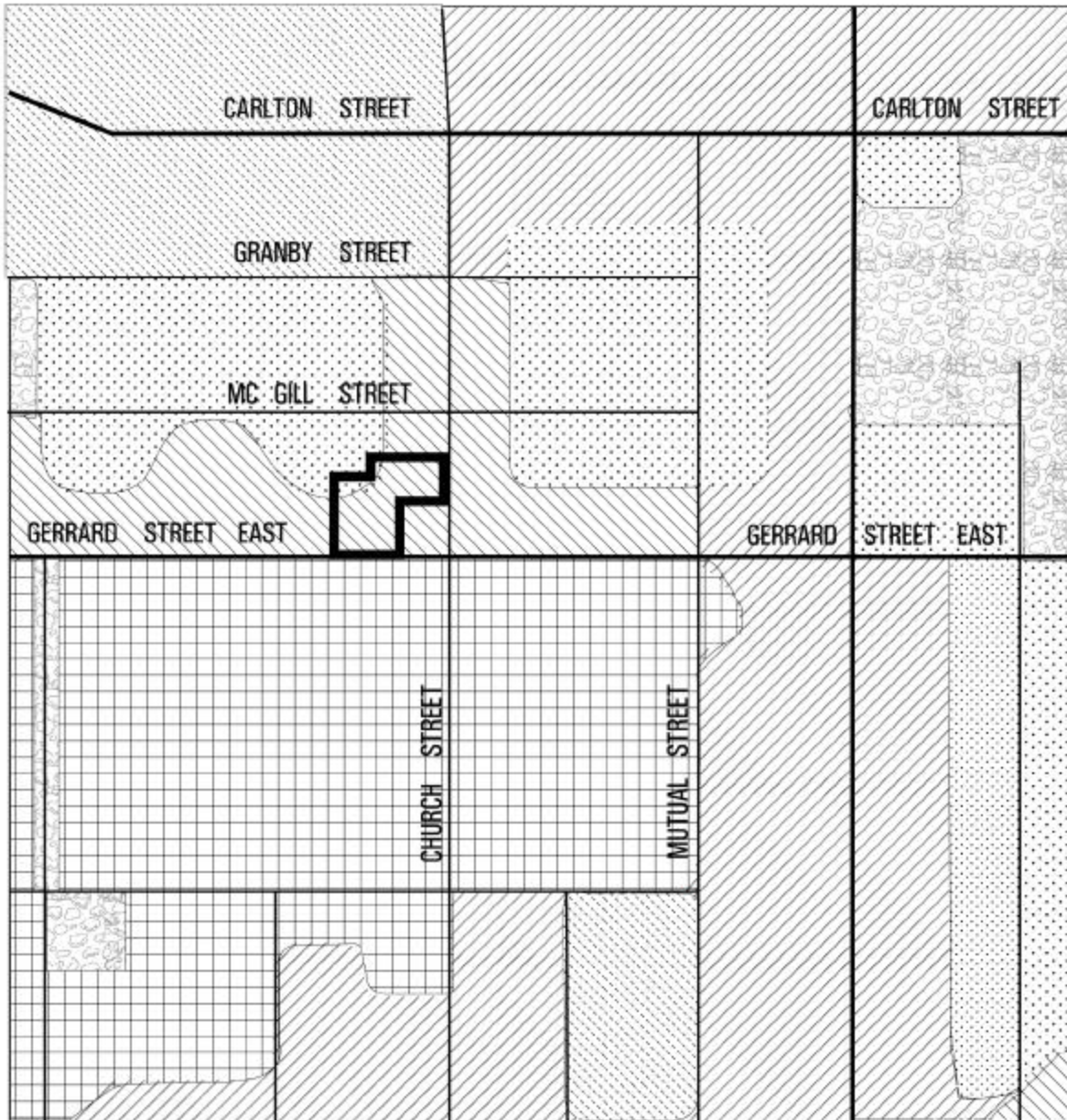


Site



Not to Scale
Zoning By-law 438-86 as amended
Extracted 01/21/04 - NRS

Attachment 6: Official Plan Map Extract



 **TORONTO** Urban Development Services
Official Plan

50 and 56 Gerrard Street East
and 380 Church Street

File # 03_200003

- | | | |
|--|---|--|
|  Site |  Low Density Mixed Commercial-Residential Areas |  University Areas |
|  Medium Density Residence Areas |  Medium Density Mixed Commercial-Residential Areas |  Open Space |
|  High Density Residence Areas |  High Density Mixed Commercial-Residential Areas 'A' | |


Not to Scale
01/20/04