

# **TORONTO** STAFF REPORT

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April 19, 2004

To: Toronto South Community Council

From: Director, Community Planning, South District

Subject: Preliminary Report  
Rezoning Application 04-119734 STE 20 OZ  
Applicant: Lewis Poplak, Context (Tip Top) Inc.  
Architect: Architects Alliance  
90 Stadium Road  
Trinity-Spadina, Ward 20

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.

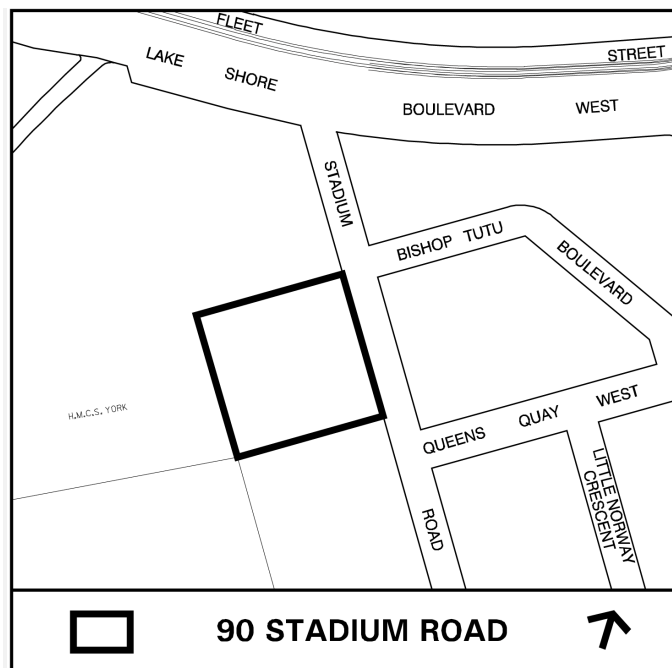
Financial Implications and Impact Statement:

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.

Background:

This application forms Phase 2 of the overall redevelopment of the former Tip Top Tailors site located at the southwest corner of Lake Shore Boulevard West (637 Lake Shore Boulevard West) and Stadium Road. Phase 2 is located on the site of the former Tip Top Annex Building and main parking lot of the Tip Top Tailor building, immediately south of the existing heritage building. Council, at its meeting in July 2002, adopted the site specific Zoning By-law amendment approving the rezoning to permit residential uses on the north half of the Tip Top site (Phase 1) which included the conversion of the existing historic Tip Top Tailor building and a six-storey rooftop addition for a total of 243 residential units.

Comments:

Proposal

The applicant requests Council's permission for a rezoning to permit residential uses on the south half of the Tip Top site, now known municipally as 90 Stadium Road. The proposal for the Phase 2 lands include a nine storey building along the Stadium Road frontage with a four storey residential building fronting onto parkland to the south of the site as well as a 37 storey point tower at the southwest corner of the site for a total of 447 residential units.

Site Description

A vacant industrial annex building and parking lot currently occupy this 5,674 square metre (1.38 acre) site. Immediately north of the site is the Phase 1 Tip Top Tailor residential conversion building currently under construction. North of the site is the former Molson's property that has been zoned for residential purposes. West of the site is H.M.C.S. York and Coronation Park. East of the site is the Bathurst Quay Neighbourhood and immediately south of the site is parkland and 30 Stadium Road, which has been built as a 6-storey stacked townhouse development.

Official Plan

The site is designated "Harbourfront and adjacent area" in the Official Plan for the former City of Toronto and is subject to site-specific provisions. Site Specific Policy 14.25 of the Official Plan for this site states that Council "...may pass by-laws to permit, on the application therefore by the owner of the lot, buildings containing residential uses, alone or in combination with commercial or institutional uses or both, up to an aggregate density of 3.0 times the area of the lot".

In addition, Section 14.26 states that in order to encourage the historic preservation of the Tip Top building, "...Council may...pass by-laws to permit the exclusion of the gross floor area of the designated building or portion thereof which is retained in the new development from the

calculation of the maximum permissible density of the new development ...” this section also adds the condition that “...the total gross floor area on the lot does not exceed an amount determined by Council on the basis of site-specific study”.

#### New Toronto Official Plan

At its meeting of November 26-28, 2002, City 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. A pre-hearing date has been set for April 2004.

This site is located in the “Downtown and Central Waterfront” area defined in the new Official Plan. When the Plan comes into full force and effect, the site will be designated “Apartment Neighbourhoods” which are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small scale retail, service and office uses serving the needs of area residents.

The new Official Plan further requires that development in Apartment Neighbourhoods will contribute to the quality of life by locating and massing new buildings to provide a transition between areas of different development intensity and scale, particularly providing setbacks from and a stepping down of heights towards lower-scale neighbourhoods.

With respect to “tall buildings”, the new Official Plan states that tall buildings are only one form of intensification, with most of the proposed intensification anticipated to be achieved with street oriented, grade related or mid-rise building types – tall buildings are expected to be limited to parts of the downtown and centres. The new Official Plan also states that tall buildings must demonstrate how the proposed building and site design relate to adjacent buildings and blocks within the immediate neighbourhood and provide adequate transition between taller buildings and adjacent lower scaled buildings.

#### Zoning

Zoning By-law 438-86 of the former City of Toronto designates this property as Industrial Commercial (IC D3 N3) which permits a variety of industrial and commercial uses up to 3 times the area of the lot. Residential uses are not currently permitted. As with the Phase 1 application, a site-specific zoning by-law amendment is required to permit residential uses on this site.

#### Site Plan Approval

A site plan approval application has not yet been submitted.

#### Reasons for the Application

Depending on the final form of the proposal, an amendment may be required to the new Official Plan. A re-zoning is required because the current zoning does not permit residential uses.

## Issues to be Resolved

The review of Phase 1 of this project focussed on the appropriateness of the development and retention of the historic building. Phase 1 did not use all of the available base density of up to 3 times the area of the lot contemplated by the Official Plan, nor did it use the potential heritage density exemption. The applicant has expressed the desire to use any residual density to the maximum possible density of 3 times coverage and the heritage exemption as part of Phase 2.

While staff has been supportive of the applicant's efforts to restore the historically significant Tip Top Tailor building as Phase 1 of this project, staff have raised concerns that the Phase 2 proposal may result in height and built form which does not fit in the context of the Bathurst Quay Neighbourhood, and the waterfront.

The form of development being proposed in the Phase 2 application in terms of the nine storey building along Stadium Road with the four storey residential building fronting onto the parkland to the south of the site is compatible with the surrounding context and Phase 1 building. It also forms an edge along Stadium Road and frames the open space area south of the site serving as "eyes on the park". This part of the proposal also conforms to development criteria in Apartment Neighbourhoods in the new Official Plan. The location and massing of elements of the proposed development frames the edge of the street and park with good proportions, providing ground floor uses that will enhance the amenity and provide animation on Stadium Road.

Currently, the tallest building south of Lakeshore Boulevard and east of Stadium Road in the Bathurst Quay Neighbourhood is 15 storeys. This is an established neighbourhood that works well as an integrated mixed-housing type neighbourhood with street related townhouses and mid-rise buildings. The appropriateness and fit of a tall building at this location must be closely scrutinized. Further, Council must be satisfied that the proposed 37-storey tower provides an appropriate transition to the low to mid-rise Bathurst Quay Neighbourhood.

If the proposal was approved in its current form at 37-storeys, an amendment to the new Official Plan may be required to the Tall Buildings and Apartment Neighbourhoods policies.

The in force Official Plan provides that buildings decrease in height and density as you move away from the downtown core and towards the water's edge. Section 14.22 in the Plan, "Policies for New Development" states, "It is the policy of council that new development in Harbourfront and Adjacent areas should...generally decrease in density as the distance from Bay Street increases."

In addition to staff's concerns noted earlier, the following issues, and any others identified during the review process, will be considered:

- parking and servicing;
- urban design considerations including shadow impacts on adjacent parkland;
- the treatment of the open space south of the site and the Martin Goodman Trail;
- consideration of water views and access to the water's edge promenade;
- municipal services;

- building and technical requirements;
- Section 37 benefits;
- community services and facilities; and
- affordable housing.

Conclusions:

This application is for a rezoning to permit Phase 2 of the overall redevelopment of the historic Tip Top Tailors site. The height being proposed as part of the Phase 2 application, among other issues, requires careful review. The application will be brought forward to a Community Consultation Meeting in the neighbourhood targeted for early summer, and be brought back to Toronto South Community Council later this year for the statutory meeting on the final report.

Contact:

Carlo Bonanni, Senior Planner, East Section  
Telephone: 416-397-4648  
Fax: 416-392-1330  
E-mail: cbonanni@toronto.ca

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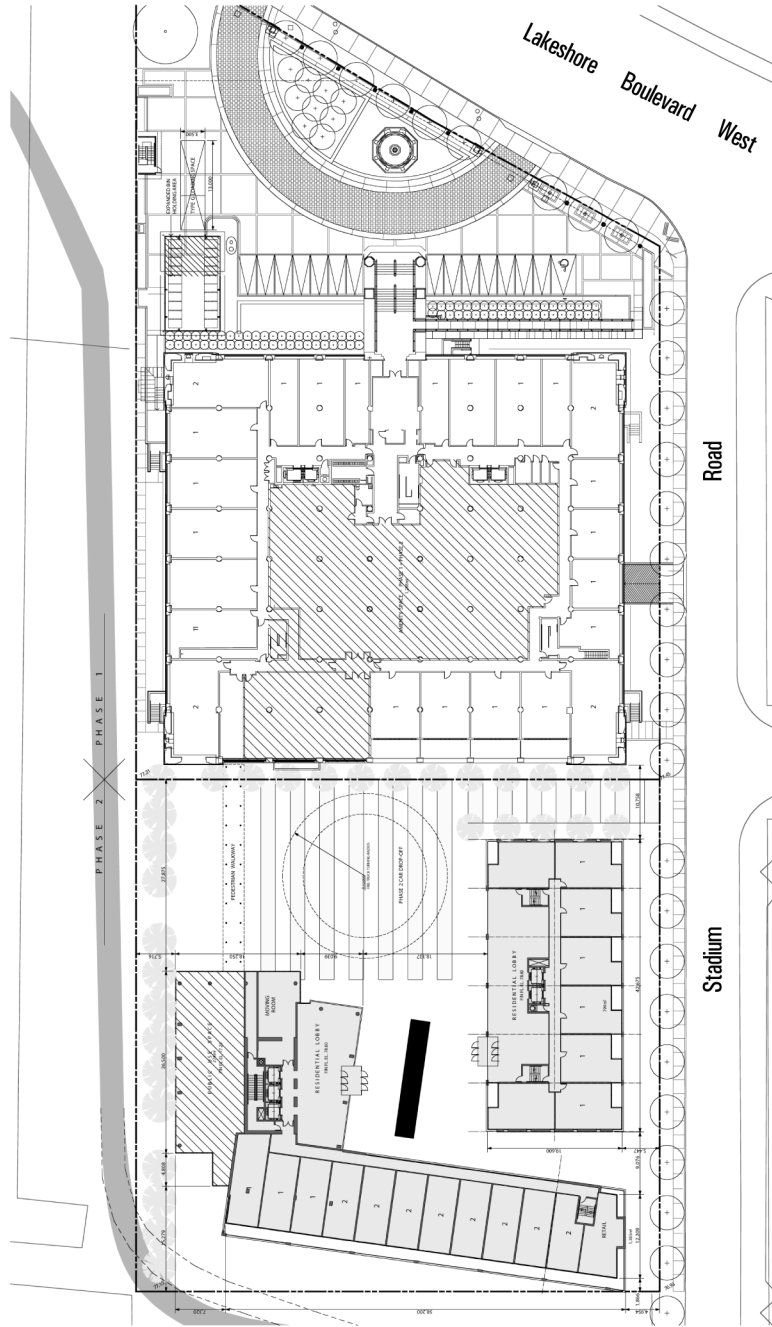
Ted Tyndorf  
Director, Community Planning, South District

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List of Attachments:


Attachment 1: Site Plan  
Attachment 2: North Elevation  
Attachment 3: South Elevation  
Attachment 4: East Elevation  
Attachment 5: West Elevations  
Attachment 6: Zoning  
Attachment 7: Application Data Sheet

### Attachment 1



## Site Plan

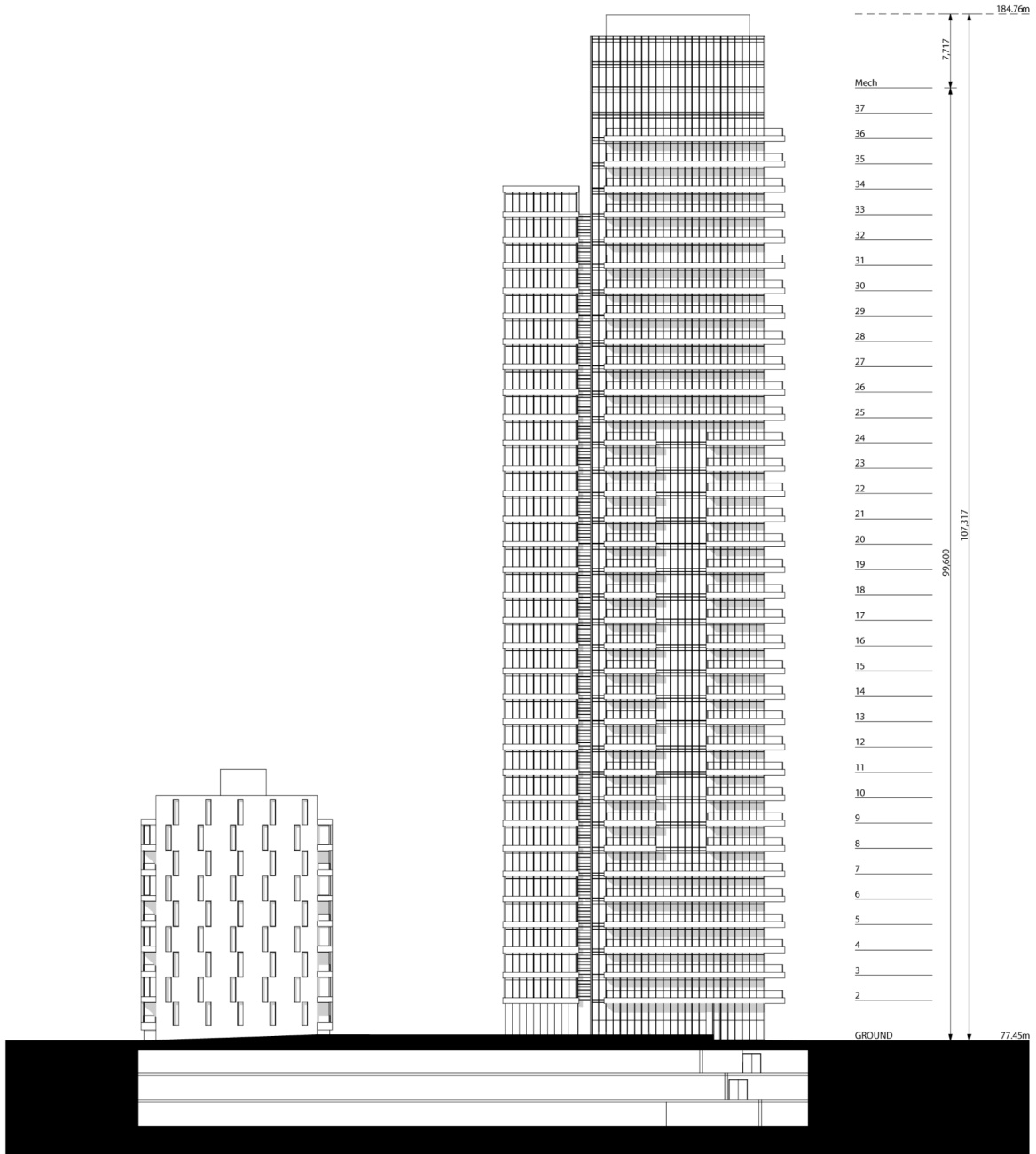
Applicant's Submitted Drawing

Not to Scale 

## 90 Stadium Road

File # 04\_119734

### Attachment 2



## North Elevation

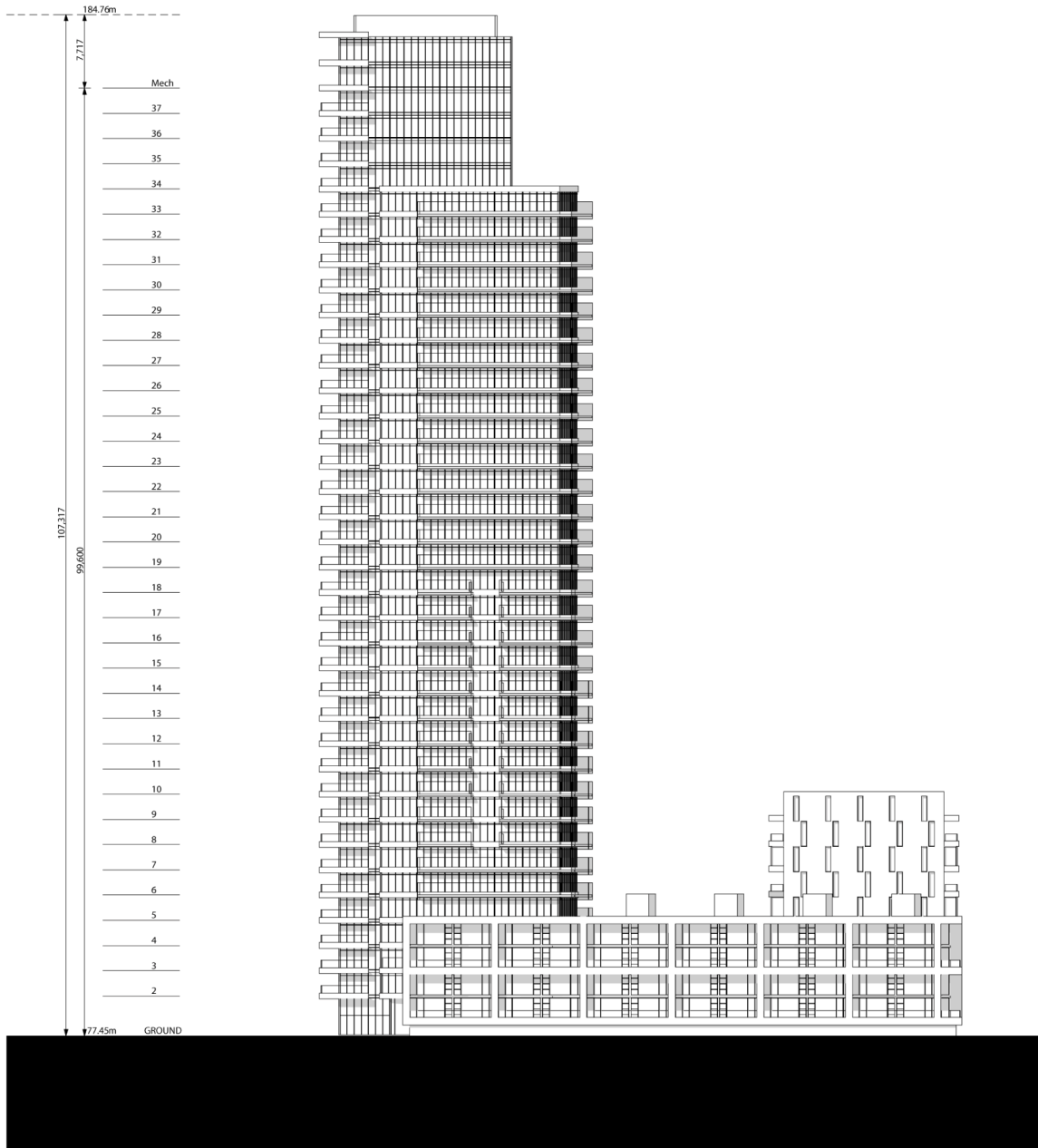
Applicant's Submitted Drawing

Not to Scale  
04/06/04

## 90 Stadium Road

File # 04\_119734

### Attachment 3



## South Elevation

Applicant's Submitted Drawing

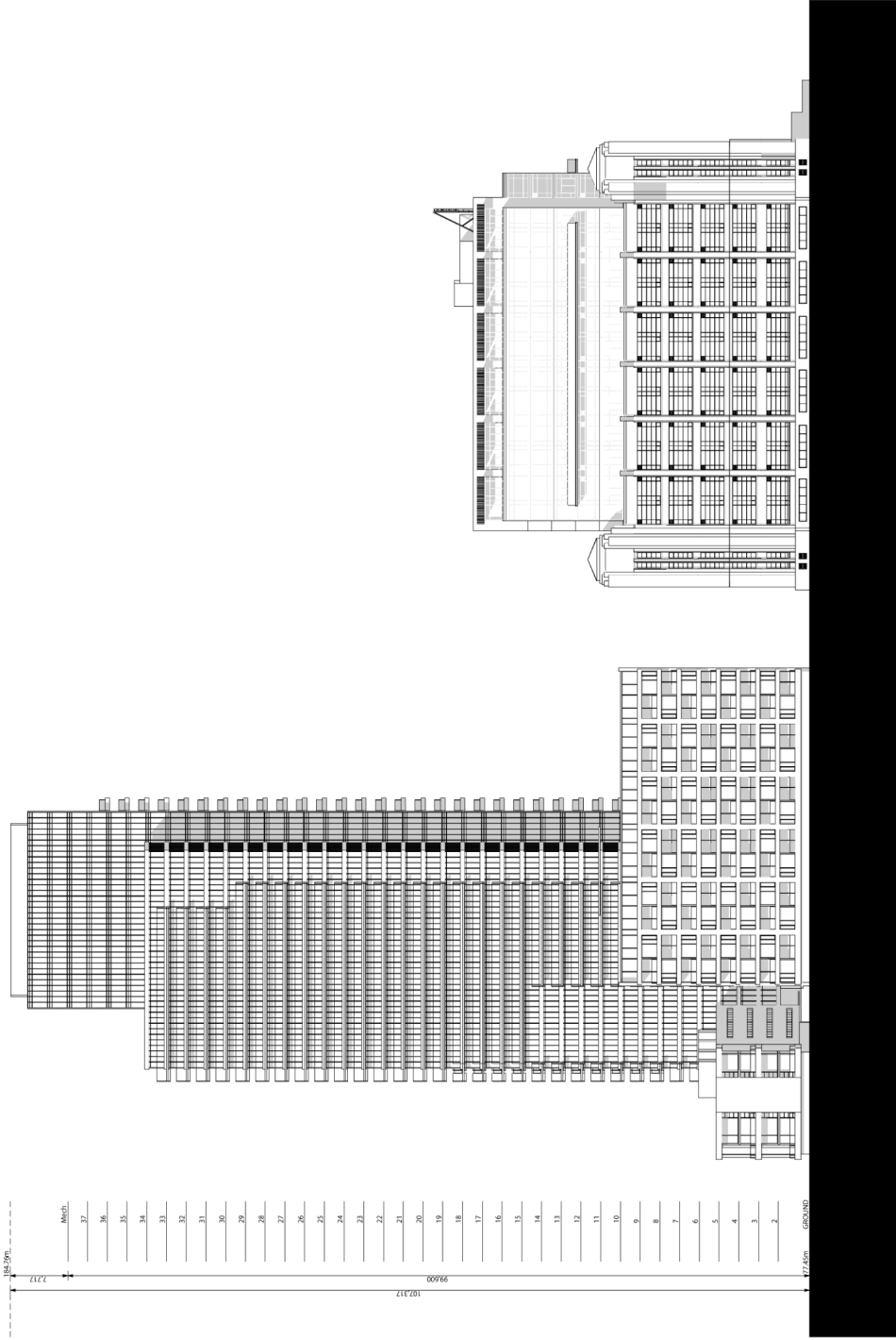
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## 90 Stadium Road

File # 04\_119734



Attachment 4



East Elevation

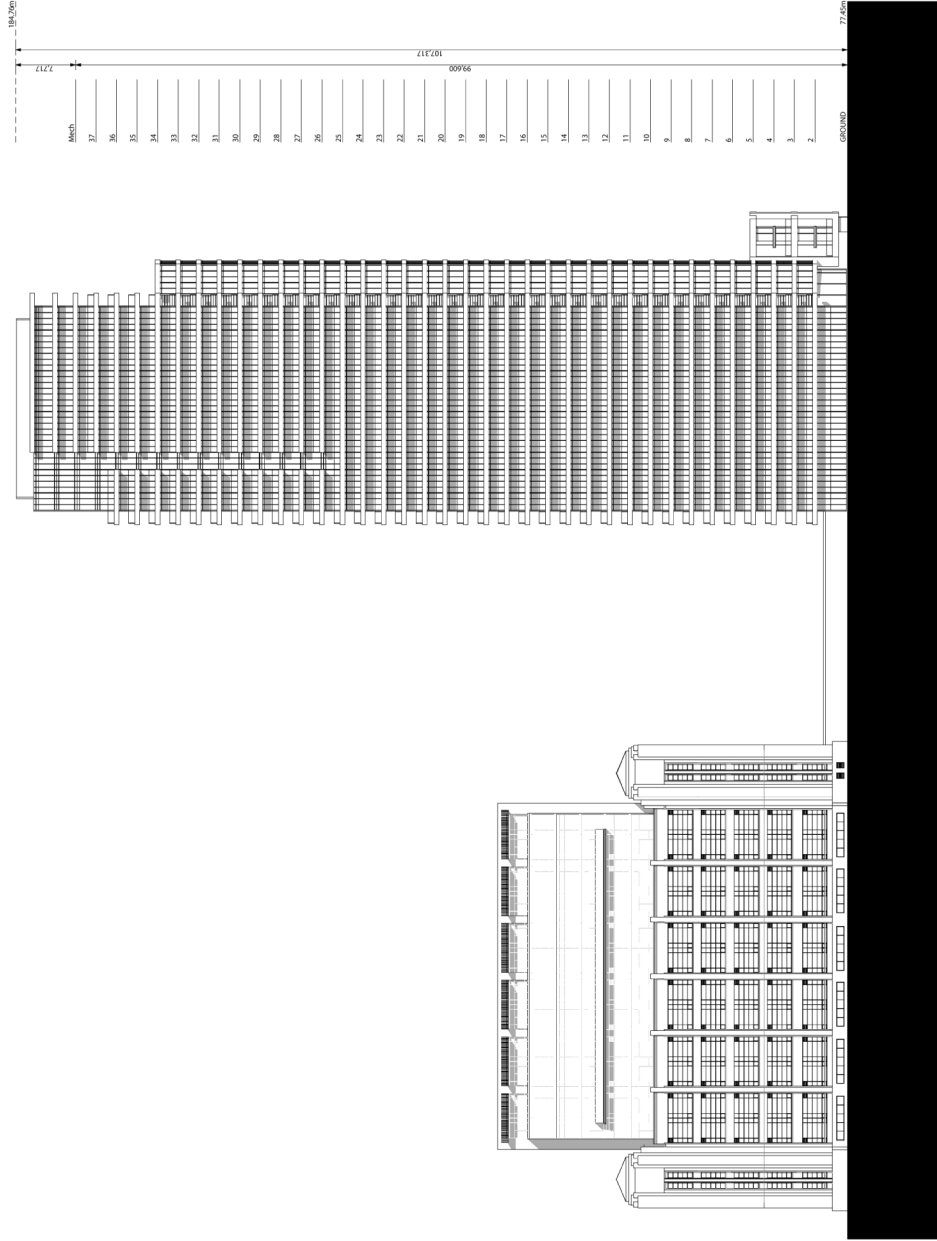
Applicant's Submitted Drawing

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04/06/04

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Attachment 5



**West Elevations**

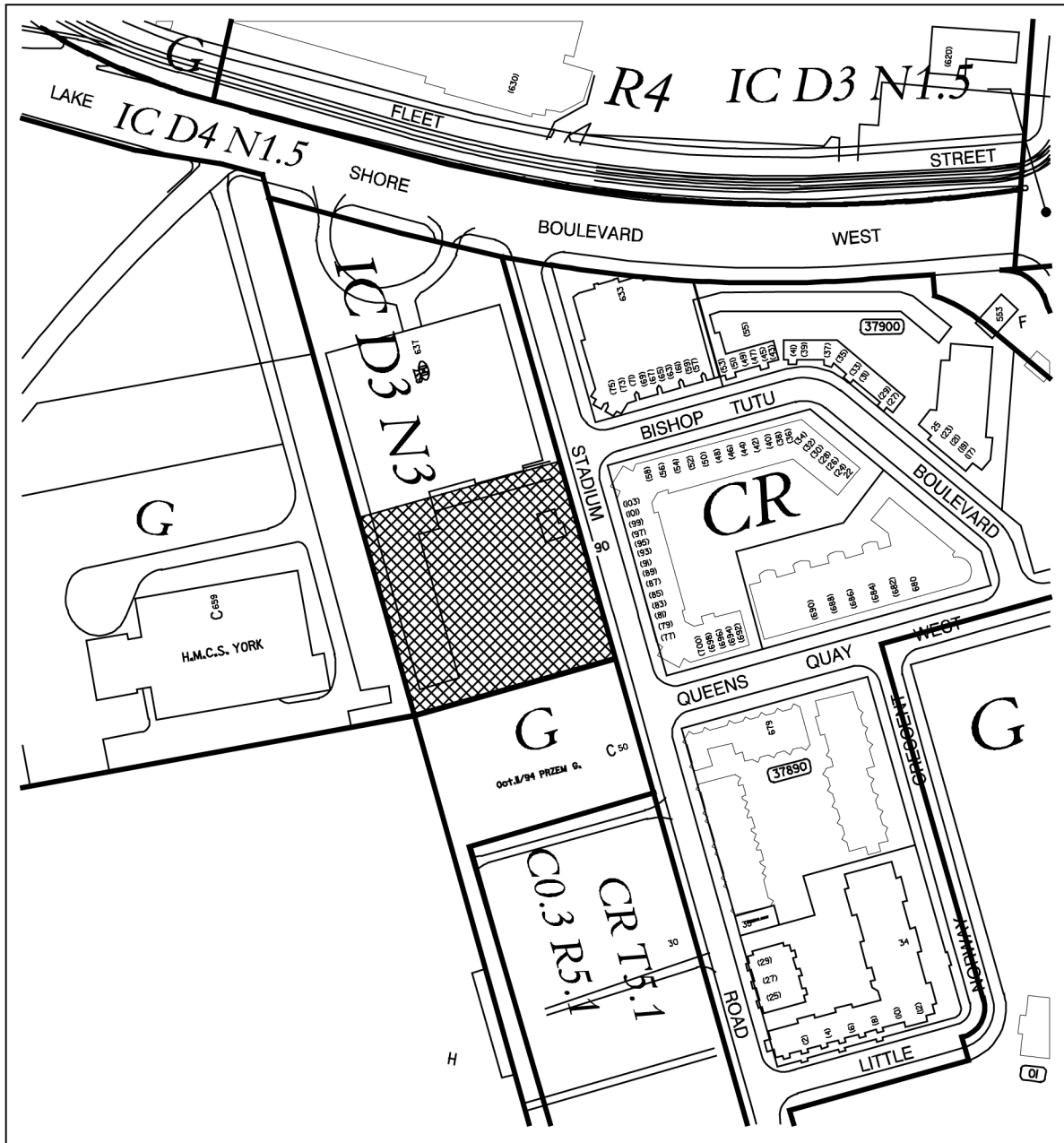
**90 Stadium Road**

Applicant's Submitted Drawing

Not to Scale  
04/06/04

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Attachment 6



**TORONTO** Urban  
Development Services  
**Zoning**

90 Stadium Road  
File # 04\_119734

- G Parks District
- R4 Residential District
- CR Mixed-Use District
- IC Industrial District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 04/05/05 - EM

**Attachment 7**

**APPLICATION DATA SHEET**

Application Type                      Rezoning                                      Application Number:    04 119734 STE 20 OZ  
Details                                      Rezoning, Standard                      Application Date:        March 26, 2004  
Municipal Address:                      90 STADIUM RD, Toronto ON  
Location Description:                    \*\*GRID S2016  
Project Description:                      Proposed 37 storey, 447 unit residential condominium. Phase 2 of Tip Top site redevelopment.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Context (Tip Top) Inc. Lewis Poplak		Architects Alliance	3160343 Canada Inc. / Black Saxon Lakeshore Inc. Peggy Dasilva

**PLANNING CONTROLS**

Official Plan Designation:	Harbourfront and Adjacent Areas	Site Specific Provision:	yes
Zoning:	IC D3 N3	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

**PROJECT INFORMATION**

Site Area (sq. m):	5674	Height:	Storeys:	37
Frontage (m):	74.43		Metres:	107.3
Depth (m):	76.24			
Ground Floor GFA (sq. m):	2049		<b>Total</b>	
Residential GFA (sq. m):	34775	Parking Spaces:		423
Non-Residential GFA (sq. m):	374	Loading Docks		1
Total GFA (sq. m):	35149			
Lot Coverage Ratio (%):	36			
Floor Space Index:	6.19			

**DWELLING UNITS**

Tenure Type:	Condo
Rooms:	0
Bachelor:	78
1 Bedroom:	244
2 Bedroom:	125
3 + Bedroom:	0
Total Units:	447

**FLOOR AREA BREAKDOWN**

	<b>Above Grade</b>	<b>Below Grade</b>
Residential GFA (sq. m):	34775	0
Retail GFA (sq. m):	100	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	274	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Carlo Bonanni, Senior Planner - East Section</b>
	<b>TELEPHONE:</b>	<b>(416) 397-4648</b>