

Toronto STAFF REPORT

March 14, 2005

To: Toronto and East York Community Council

From: Director, Community Planning, South District

Subject: Preliminary Report
Official Plan Amendment and Rezoning Application 05 105725 STE 20 OZ
Applicant: Urban Strategies
Architect: Tampold Architects
149 to 151 Front Street West, 7 Station Street and 20 York Street
Ward 20 - Trinity-Spadina

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.

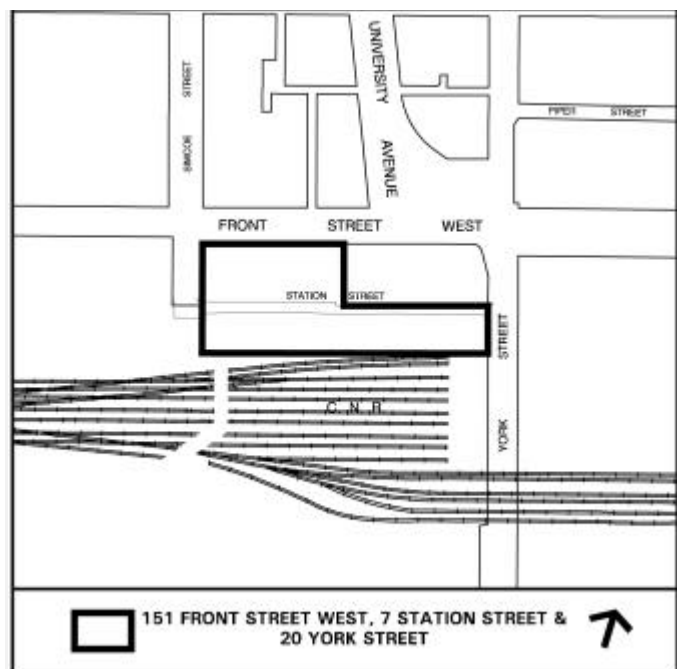
Financial Implications and Impact Statement :

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



- 4) the applicant:
 - (i) work with City staff to address the issues identified in this report; and
 - (ii) submit the required reports identified in this report to make the application complete for circulation.

Background:

In 1986, the Ontario Municipal Board approved the Part II Plan for the Railway Lands. The part of the property south of 151 Front Street West was designated Precinct 7. A Precinct 7 (York Station) Precinct Agreement was registered on October 28, 1988. In 1990, the City conducted a review of the 1985 Official Plan. This resulted in changes to the Plan in the areas of land use, density, height, community services and facilities and the environment. In 1991, a Part II Plan was developed for Railway Lands East. The Railway Lands East Area A Zoning By-law 168-93 was deemed to have come into force pursuant to the Ontario Municipal Board Order dated October 25, 1994. The part of the property south of 151 Front Street West was zoned as CR - Block 6 by the Zoning By-law

In 1999, City Council authorized amendments to the Precinct 7 Precinct Agreement and Development Agreements to permit a commercial building housing a dot.com facility and to permit a temporary reduction to the functional width of the SkyWalk on the subject property from 9 metres to 6 metres. In 2000, a site plan application for an 11-storey building with two mechanical floors at the roof level was approved. The proposed building was to accommodate fibre-optic and telecommunications infrastructure. The owner of the property did not pursue development on the property.

In addition to the regulatory background, additional relevant contextual issues include:

- (a) City Council approved the Union Station Master Plan in December 2004. The plan outlines the boundaries of the Union Station urban design study area as Simcoe Street, Wellington Street, Yonge Street and the Gardiner Expressway. The property is located within this study area and has an integral role in the City's PATH system as the SkyWalk passes through the property at 20 York Street and 7 Station Street. The Union Station Master Plan has identified that a northwesterly extension of the PATH system should be investigated as part of ongoing work related to the Master Plan study to be undertaken in 2005.
- (b) The Canadian National Express Building and York Teamway, 20 York Street was listed as a historical building by City Council on February 1, 2 & 3, 2005.
- (c) The site is located at the south end of Simcoe Street. A tunnel to connect Simcoe Street and Lower Simcoe Street is proposed and has been given design approval by the City. Construction of the tunnel is anticipated in 2006 when development occurs in the Railway Lands East.

Comments:

Proposal

The proposal consists of an office building and technology centre, with a shared lobby and galleria. Above grade parking is integrated into the development under the SkyWalk and in above ground floors. Although a portion of the existing SkyWalk would be demolished during reconstruction, the SkyWalk and all existing walkway connections and exits will be replaced. The current building on the eastern edge of the 20 York Street property, the eastern portion of the SkyWalk building and the 151 Front Street West building (other than the addition of the galleria and canopies over the Front Street West and Simcoe Street sidewalks) will not be redeveloped. The proposal includes new retail uses on the ground floor of the eastern portion of the SkyWalk building.

The office tower is proposed for the southwest portion of the site along Simcoe Street just north of the railway, and is sited on the 20 York Street and 7 Station Street properties. This building will be the equivalent of 25 storeys, starting from the 12th floor of the redevelopment and rising to the 36th floor. The total gross floor area of the office tower will be 55,231 square metres. The 11th floor will house the mechanical and electrical services to support the office tower. The tower is designed to cantilever over a portion of the existing technology centre at 151 Front Street West.

The new technology centre, sited on 20 York Street and 7 Station Street, will be located on a portion of floors 4 to 8 and all of floors 9 and 10. The remainder of floors 4 to 8 will contain mechanical rooms. The total gross floor area of the new centre will be 7,943 square metres.

The applicant proposes that the office tower and the technology centre would share a 2 storey lobby situated on Simcoe Street. The 2nd floor of the lobby (Skylobby) would cross over Station Street and connect with a 1-storey windowed galleria that would be constructed within a portion of the first floor of the 151 Front Street technology centre, along the Simcoe Street edge. This would allow access to the office tower and technology centre from both Front Street West and Simcoe Street. The Skylobby would connect by stairway to the SkyWalk, which would be located on a portion of the 2nd and 3rd floors of the redevelopment (aligned with the railway corridor).

The total proposed gross floor area for the development is 113,090 square metres, of which 31,000 square metres represents the existing floor area of the technology centre and the easterly portion of the SkyWalk and 82,090 square metres is new construction including the proposed parking structure, the new technology centre and the office tower.

For a summary of the application please refer to Attachment 5: Application Data Sheet.

Site Description

The subject property is located in the Financial District and the southern portion of the property (7 Station Street and 20 York Street) is located in the Railway Lands East (Block 6). The subject

property is an irregular 10,030 square metre property located at the southeast corner of Front Street West and Simcoe Street. The property has a slope down from the north to the south.

The property is occupied by the following:

- 151 Front Street West, an 8-storey technology centre;
- 20 York Street, a 1 to 4-storey commercial building containing an enclosed pedestrian walkway known as the SkyWalk; and
- 7 Station Street, a private driveway and surface parking area.

Vehicular access to the property is via a driveway on York Street and Simcoe Street.

Immediately surrounding the site are as follows:

North: a 20-storey commercial building at the southwest corner of Front Street West and York Street (Citibank Place), beyond which is Front Street West, and beyond is a commercial parking lot and commercial buildings ranging in height from 6 to 7 storeys

South: the Toronto Terminal Railway and Canadian National Railway, beyond which is vacant land in Railway Lands East zoned for a 37 storey commercial and residential development

East: a 20-storey commercial building at the southwest corner of Front Street West and York Street (Citibank Place), beyond which is York Street, and beyond which is Union Station

West: Simcoe Street, and beyond is a 25-storey InterContinental hotel and the Toronto Convention Centre, and on the north side of Front Street is the 33-storey Simcoe Place office building

Provincial Policy Statement

Consistency with the Provincial Policy Statement will be reviewed.

Metropolitan Toronto Official Plan

The Official Plan of the former Municipality of Metropolitan Toronto designates the subject site as part of the Central Area, the pre-eminent Centre designated in Metroplan.

Former City of Toronto Official Plan

The former City of Toronto Part I Official Plan designates the site as a Financial District (151 Front Street West portion of the property) and Railway Lands (7 Station Street and 20 York Street portion of the property). The Railway Lands East Part II (secondary) plan designates the 7 Station Street and 20 York Street portion of the property as Financial District South Area A. The

Financial District designation permits commercial and residential uses with a maximum density of 12 times the lot area and a non-residential density of 8 times the lot area. Retail uses at grade and improvements to the pedestrian environment are promoted. The Financial District South Area A permits non-residential development with a maximum density of 8 times the lot area.

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. Several pre-hearings have occurred and the next pre-hearing is on March 29, 2005.

The new Official Plan places the subject site within the Downtown and Central Waterfront urban structure area, and within the Financial District. The Plan designates the property as Mixed Use Area. The lands adjacent to the subject site are designated Mixed Use Areas and Utility Corridors. The Plan contains development criteria that direct the form and quality of development in this area. The criteria direct that the massing of new buildings provide a transition between areas of different development intensity and scale, including a stepping down of heights toward lower scale neighbourhoods, that shadow impacts be minimized on adjacent neighbourhoods, that comfortable sunlight and wind conditions be achieved through the massing of new buildings, that parking, loading, amenities and other good site planning principles are complied with, and advantage is taken of nearby transit services.

The proposal will also be reviewed for conformity with the Tall Buildings policies of the new Official Plan, which outline built form principles that are applied to the location and design of such buildings. They seek to ensure an appropriate relationship between adjacent buildings and neighbourhoods and to minimize negative impacts, while contributing to and reinforcing the overall City structure.

Compliance with other relevant policies of the new Official Plan including heritage preservation, the environment and transportation will be addressed.

The Railway Lands East Secondary Plan designates the 7 Station Street and 20 York Street portion of the property as Mixed Use Areas A. This plan has policies that directly address the redevelopment of this site. The policies require that development be undertaken on a comprehensive block wide basis.

Zoning

The 151 Front Street West portion of the site is governed by By-law No. 438-86 as amended and is zoned CR T12.0 C8.0 R11.7. The By-law permits a mixed-use commercial-residential building containing a total building density of 12 times the lot area and a height of 76 metres. A commercial building with no residential floor area is permitted with a total building density of 8 times the lot area.

The 7 Station Street and 20 York Street portion of the site is governed by By-law No. 168-93 as amended and is zoned CR Block 6 C8.0. The By-law permits a commercial building containing a total building density of 8 times the lot area and a height of 137 metres. No residential density accrues to these lands.

The Zoning By-law implements the building density limitations set out in the Official Plan as well as the location and massing of the building on the lot.

Site Plan Control

An application for Site Plan Approval has not been filed but will be required. Site Plan approval will include the requirement that the frontages of the site be designed and reconstructed to the sidewalk, lighting, street furniture and landscaping standards appropriate for the Financial District, Railway Lands and Union Station area.

Reasons for the Application

The proposed building density of the development is 11.3 times the area of the lot exceeding the By-law permission of 8 times the area of the lot for commercial development.

In addition, the proposed development includes one 36-storey (167.42 metres from grade on Front Street West) commercial tower whereas the By-law permits a maximum height of 76 metres (151 Front Street West portion of the property) and 137 metres (7 Station Street and 20 York Street portion of the property). Other zoning modifications may be required once a complete review is undertaken.

Issues to be resolved

The application is incomplete at the present time. Support documentation that is required to allow staff to appropriately address the proposal is to be submitted and the application will then be circulated to departments and agencies for comments. Prior to presenting a Final Report to Community Council, the following issues, as well as any other issues that may be identified by staff and the public, will need to be addressed by the applicant:

- (a) conformity with the existing and new Official Plan policies;
- (b) conformity with the Railway Lands East Secondary Plan policies;
- (c) appropriate height, massing and stepback of the tower and low-rise buildings and mitigation of physical and visual impact on the surrounding buildings, open space and uses including but not limited to light, view, privacy, sunlight penetration, shadow, sky view and weather and wind protection;
- (d) appropriate design and integration of the public and private realm and consideration of PATH extensions and Union Station Urban Design Study streetscape initiatives, including consideration of Front Street as a connection between major heritage sites;

- (f) assessment of traffic and transportation impacts;
- (g) assessment of on-site heritage preservation issues;
- (h) a review of the parking proposed in light of the site's proximity to Union Station and the St. Andrew subway station;
- (i) LEED certification and green technology;
- (j) treatment of the ground floor of the building and its relationship to the streetscapes, including the Simcoe Street frontage, and the Simcoe Street tunnel and area design; and
- (k) identification and security of public benefits pursuant to Section 37 of the Planning Act including appropriate community services, facilities and amenities which address local priorities including public art.

Given the Official Plan's objectives for City beautification, the growing interest in achieving high quality design and the prominent location of the site beside Union Station, a peer review process would seem appropriate for this application. Some developers are now voluntarily deciding to use a peer review process to facilitate high quality design. Given this interest and the use of peer review in other jurisdictions, the City is organizing a symposium for mid 2005 on peer review and how to institute it more formally in the development approval process.

Additional Information Required

To support the application and assist staff with their review of the proposal, the following studies and reports are required by the City at this stage of the review process:

- Planning Rationale
- Sun/Shadow Study
- Computer Generated Building Mass Model
- Pedestrian Level Wind Study
- Transportation Impact Report
- Servicing Report and Stormwater Management Report
- Arbourist/Tree Preservation Report
- Microclimatic Studies as required by the Railway Lands Agreements
- Noise and Vibration Report

Staff will circulate the application when these studies have been received.

Conclusions:

The project will be the subject of a community consultation meeting for owners and tenants in the neighbourhood. Upon receipt of the supporting documentation, the application will be circulated for department and agency review and comment. Once the review is complete and

outstanding issues resolved, a Final Report is targeted for the fourth quarter of 2005.

Contact:

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Gary Wright, Director
Community Planning, South District

8434007013

List of Attachments:

Attachment 1: Site Plan

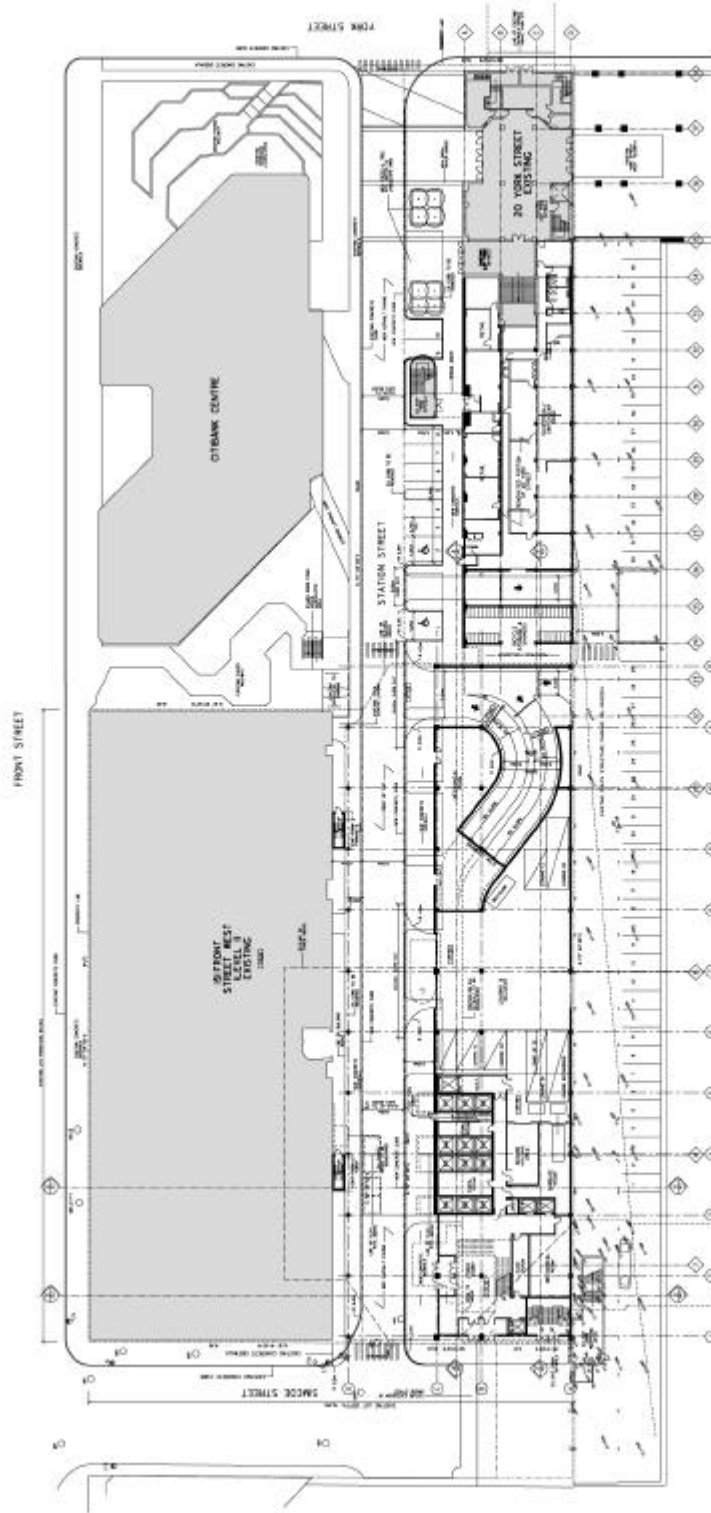
Attachment 2: Elevations (as provided by applicant)

Attachment 3: Official Plan

Attachment 4: Zoning

Application 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

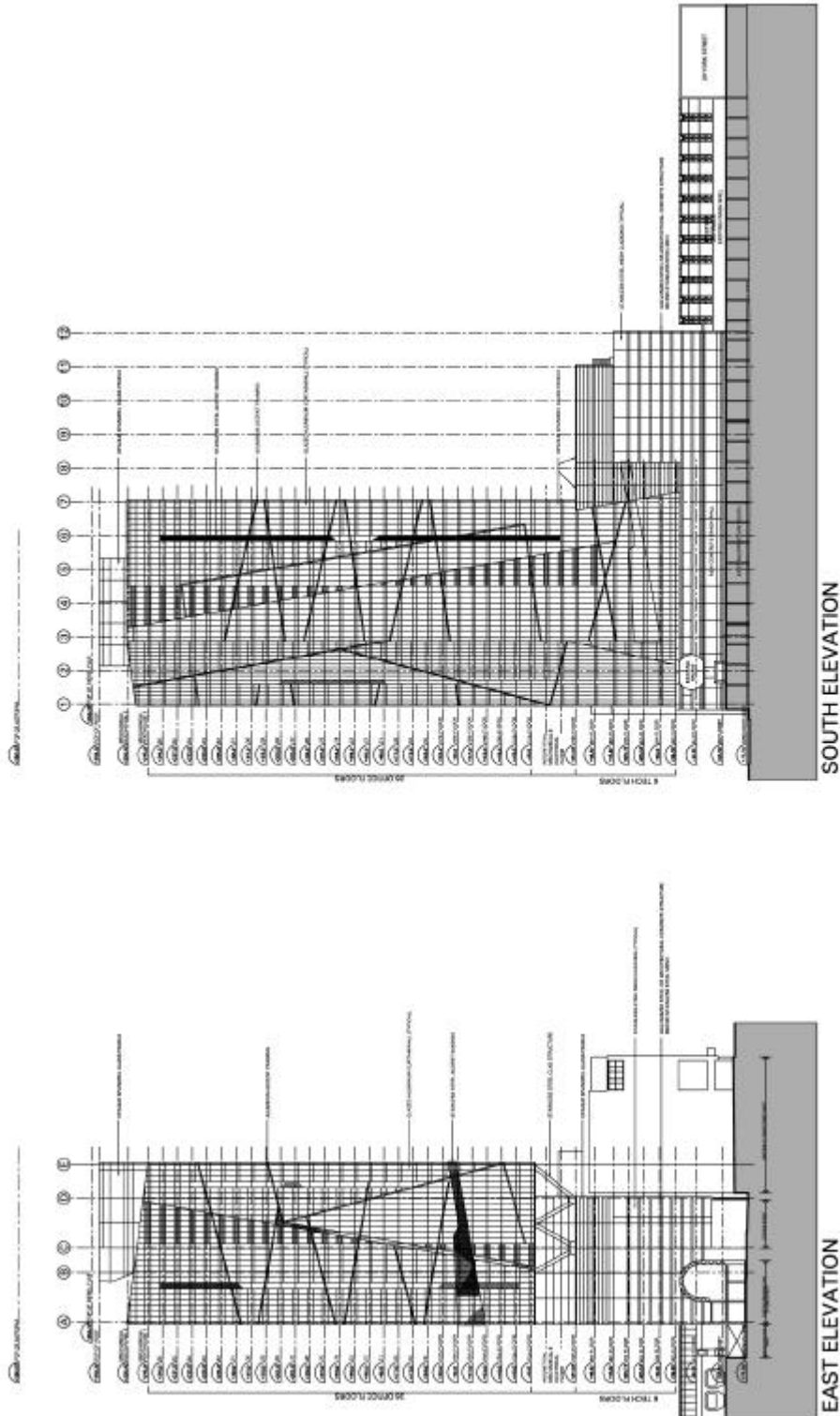
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02/17/05



151 Front Street West, 7 Station Street & 20 York Street

File # 05_105725

Attachment 2a: Elevations



Elevations

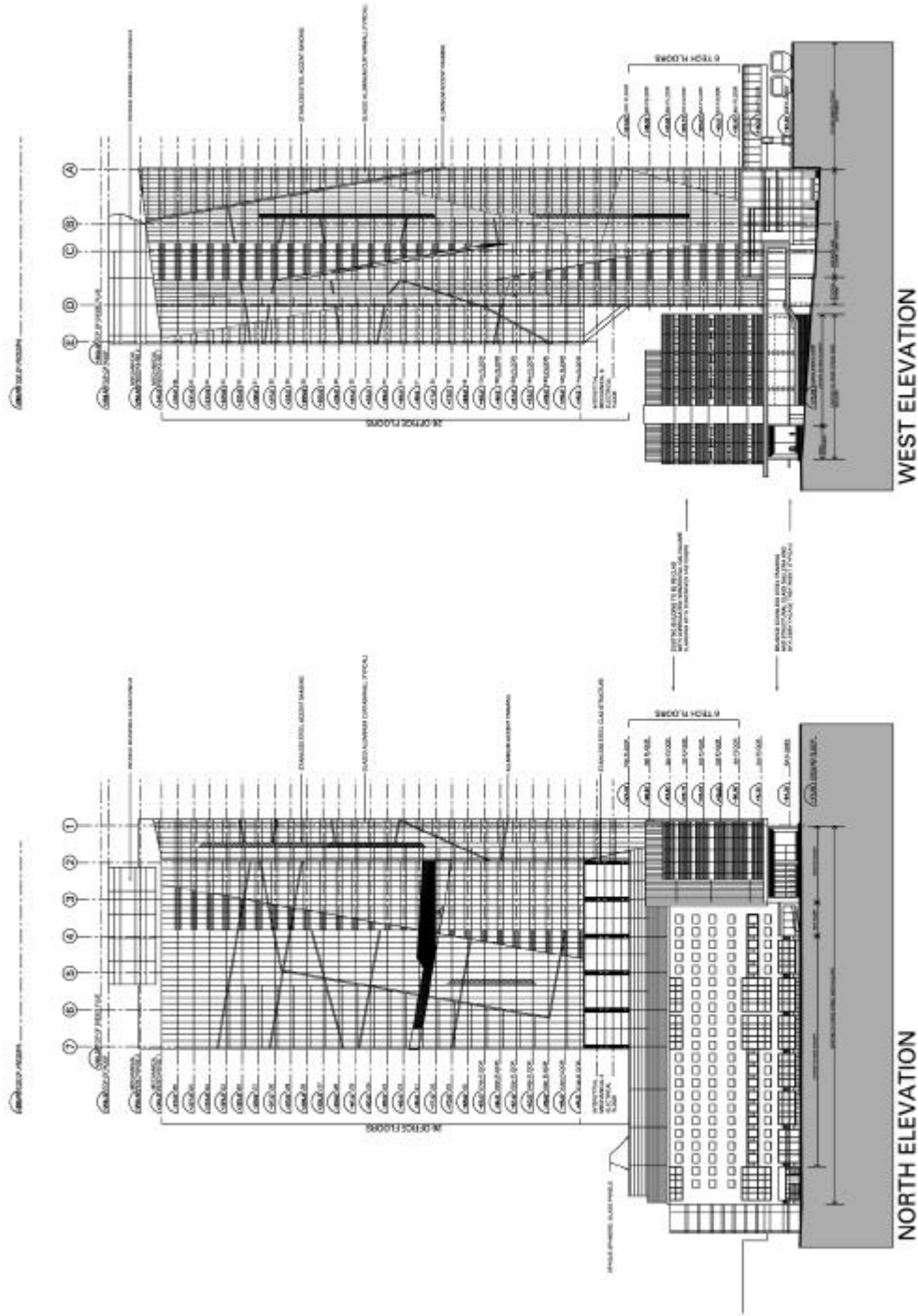
Applicant's Submitted Drawing

Not to Scale
02/17/05

151 Front Street West, 7 Station Street & 20 York Street

File # 05 105725

Attachment 2b: Elevations



Elevations

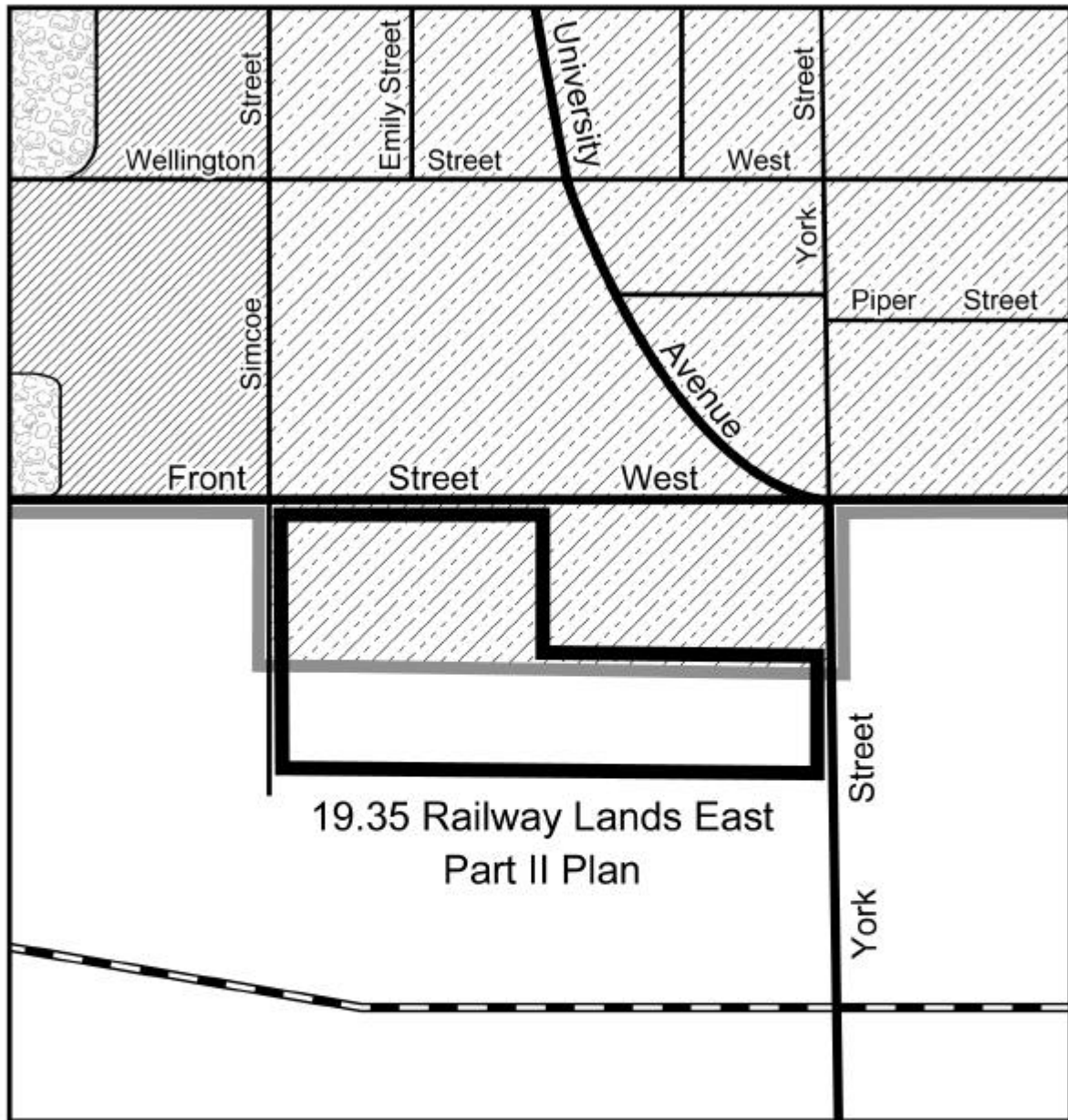
Applicant's Submitted Drawing

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151 Front Street West, 7 Station Street & 20 York Street

File # 05_105725

Attachment 3: Official Plan (Map)



Toronto Urban Development Services
Official Plan

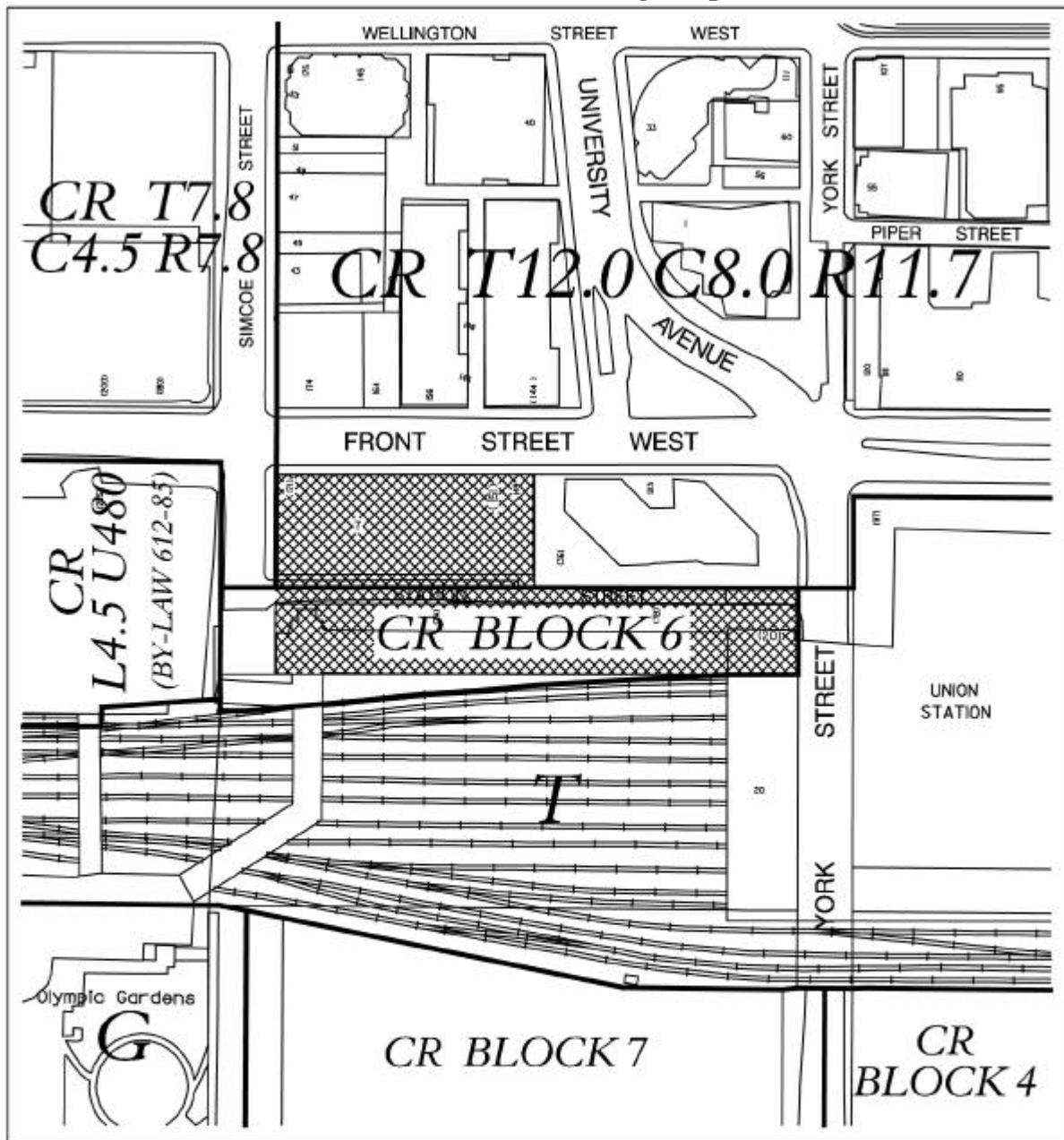
151 Front Street West, 7 Station Street & 20 York Street

File # 05_105725

-  Site
-  High Density Mixed Use Commercial - Residential Areas 'B'
-  Financial District
-  Open Space


Not to Scale
02/17/05

Attachment 4: Zoning (Map)



Toronto Urban Development Services
Zoning

151 Front Street West, 7 Station Street & 20 York Street

File # 05_105725

G Parks District
CR Mixed-Use District
T Industrial District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 02/15/05 - TA

Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	05 105725 STE 20 OZ
Details	OPA & Rezoning, Standard	Application Date:	January 31, 2005
Municipal Address:	151 FRONT ST W L/L, Toronto ON		
Location Description:	PT PCL 10 TERM AREA **GRID S2017		
Project Description:	Proposed 36 storey non-residential mixed use building.		

Applicant:	Agent:	Architect:	Owner:
URBAN STRATEGIES			HOLDINGS LTD. & 20 YORK STREET HOLDINGS LTD.

PLANNING CONTROLS

Official Plan Designation:	Financial District, Railway Lands (Financial District South Area A)	Site Specific Provision:	612-85, 568-91, 138-03
Zoning:	CR T12.0 C8.0 R11.7, CR Block 6	Historical Status:	Y, 20 York Street is listed
Height Limit (m):	76, 137	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	10030	Height:	Storeys:	36
Frontage (m):	94		Metres:	167.42(Front Street West)
Depth (m):	73			
Total Ground Floor Area (sq. m):	4448			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	474
Total Non-Residential GFA (sq. m):	113090		Loading Docks	6
Total GFA (sq. m):	113090			
Lot Coverage Ratio (%):	44.3			
Floor Space Index:	11.27			

DWELLING UNITS

Tenure Type:			Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	234	0
1 Bedroom:	0	Office GFA (sq. m):	55231	0
2 Bedroom:	0	Industrial GFA (sq. m):	36943	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	20681	0
Total Units:	0			

FLOOR AREA BREAKDOWN (upon project completion)

CONTACT:	PLANNER NAME:	Al Rezoski, Senior Planner – Downtown Section
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