

TORONTO STAFF REPORT

April 11, 2006

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Subject: Revised Preliminary Report
OPA & Rezoning Application 04 114756 STE 27 OZ
Applicant: Roy Varacalli, Burka Varacalli Architects Inc
Architect: Same as applicant
13 Balmuto Street
Ward 27, Toronto Centre-Rosedale

Purpose:

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

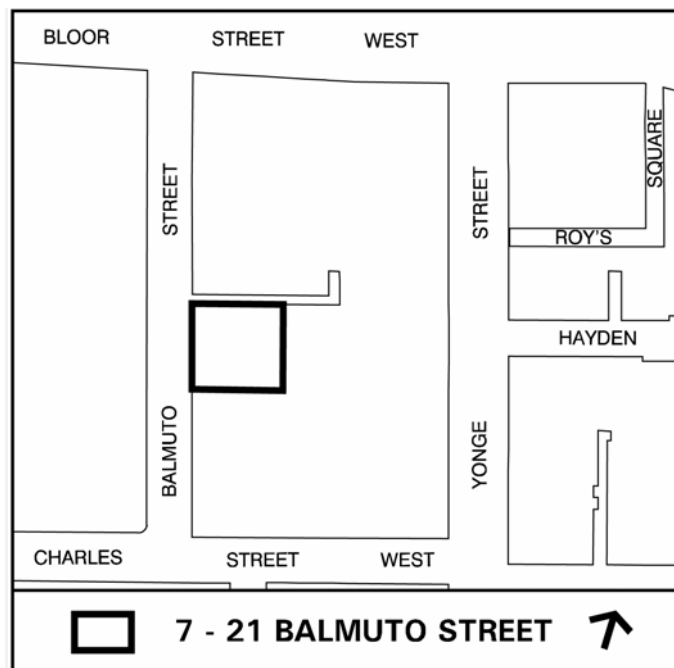
Financial Implications and Impact Statement:

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:

An application was originally filed in March 2004, which sought amendments to the Official Plan and Zoning By-law to permit a 25-storey (89-metre) mixed-use commercial residential building at 13 Balmuto Street. The proposal included 114 residential units, office space and some grade related retail space fronting onto Balmuto Street with a total floor space index of 14.1. A total of 45 parking spaces were proposed in 15 triple car stackers. A Preliminary Report dated May 17, 2004 was adopted at the June 7, 2004 Toronto South Community Council meeting and a community consultation meeting was held on October 13, 2004.

The property has since been purchased by Bazis International Inc., who has retained Burka Varacalli Architects Inc. A revised proposal was submitted on February 28, 2006 and is the subject of this report.

Comments:

Proposal

A 34-storey (126-metre) residential building at 13 Balmuto Street. The proposal includes 146 residential units with 62 square metres of grade related retail space fronting onto Balmuto Street. A total of 103 underground parking spaces are proposed.

Site Description

The 830 square metre, vacant site is located in the southwest block of the Yonge-Bloor intersection, within the immediate vicinity of the Yonge and Bloor subway lines. Balmuto Street is a short, north-south street immediately east of Yonge Street, located between Bloor and Charles Streets.

Immediately to the north of the site is 35 Balmuto Street, which has recently received City Council approval for a 48-storey mixed commercial residential building with 316 residential units. Further north of the property are Bloor Street West retail buildings. On the west side of Balmuto Street is the Manulife Centre, a mixed use building containing residential, commercial and retail uses. The Yonge Street buildings to the east of the site are typically two to three-storey renovated Victorian structures. The three-storey Stollery's building is located to the northeast of the site. South of the property is the Charles Street promenade, a mixed-use development which includes a student residence.

Consistency with Provincial Policy Statement

Issued under the authority of Section 3 of the Planning Act, the Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. On March 1, 2005, a new PPS came into effect that replaces the policies that had been issued on May 22, 1996 and amended in 1997. PPS housing policies include the provision of an appropriate range of housing types and densities to meet the requirements of current and future residents, and the provision of housing in locations with appropriate levels of

infrastructure and services. Council is required to make decisions on planning matters that are consistent with PPS policies.

Former City of Toronto Official Plan

The property is designated “High Density Mixed Commercial Residential Area B” in the Official Plan for the former City of Toronto, with a maximum density permitted at 7.8 times the area of the lot. High Density Mixed Commercial Residential Areas are largely built up with tall, high-density commercial and residential buildings and are to be developed to help realize the housing intensification objectives of the Plan. Council may pass by-laws to establish height limits in order to achieve the physical form objectives of the Plan and to ensure appropriate compatibility with local conditions and objectives.

New Toronto Official Plan

At its meeting of November 26, 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.

Once the Plan comes into full force and effect, a designation of “Mixed Use Area” will apply to the site, as well as development criteria for Mixed Use Areas (Section 4.5.2) that address matters such as:

- the massing and location of buildings to create a transition between areas of different development intensity;
- minimizing shadow impacts on nearby neighbourhoods;
- providing a desirable pedestrian environment and access to needed community services and facilities;
- the location and screening of service areas, ramps and garbage storage; and
- providing recreation space for building residents; and supporting transit.

Built Form (Section 3.1.2) and Built Form – Tall Buildings (Section 3.1.3) are other new Plan policies that are relevant in the consideration of the development proposal for this site.

The proposal will be reviewed for compliance with these criteria and conformity with the intent of the new Plan.

Zoning

The site is zoned CR T3.0 C2.0 R3.0 which permits a maximum density of 3.0 times the area of the lot, and a height limit of 18 metres.

Bloor-Yorkville/North Midtown Urban Design Guidelines

These guidelines were endorsed by City Council in 2004. They build upon approved policies of the Official Plan and applicable zoning by-laws that set out land use, density and height. The goal of these guidelines is to improve the quality of the environment in Bloor-Yorkville/North Midtown. The document provides guidance to applicants and staff for revitalization of lands and a framework for development and represents a broad consensus on an approach to the future development of the area.

The guidelines identify the site as being located in an area of “height peaks”, i.e., where the tallest buildings in the area should be located. The guidelines also contain policies for point towers, massing, separation between tall buildings, design and architectural quality.

Site Plan Control

An application for Site Plan Approval has not yet been filed, but will be required.

Reasons for the Application

The proposed density of 16.4 times coverage exceeds the maximum of 7.8 permitted by the Official Plan for the former City of Toronto and the 3.0 times coverage permitted in the Zoning By-law. The proposed height of 126 metres exceeds the height of 18 metres permitted in the Zoning By-law.

Issues to be Resolved

Based on an initial review of the revised application, the proposed building’s size (height and density) is an issue given the relatively small size of the lot (830 m²).

While policies in the existing and new Official Plans support intensification in the downtown, the overall direction and intent of these policies is to achieve built form and massing that respects existing street proportions, provides adequate light, view and privacy and creates livable, amenable residential units and neighbourhoods.

The massing of the proposed development needs to be reviewed in relation to the street edge, neighbouring developments and its ability to provide adequate building setbacks and/or separation distances between building walls to achieve light, view and privacy objectives.

In addition, the following issues, and any others identified during the review process, will be considered:

- (a) consideration of the physical impact of the proposed building on the neighbourhood, including sunlight and wind;

- (b) review of traffic generated by the project on the overall traffic system within the area;
- (c) a deficiency in the number of parking spaces for the residential visitor component of the building (none provided);
- (d) encroachment of parking garage beneath public lane;
- (e) location and number of bicycle parking spaces provided;
- (f) a deficiency in the amount of common outdoor amenity space provided; and
- (g) consideration of the increase in height and density in relation to the public benefits achieved, including the provision of public art, pursuant to Section 37 of the Planning Act.

Conclusions:

The height, massing and density being proposed, among other issues, requires careful review. The application will be brought forward to a Community Consultation Meeting in the neighbourhood targeted for the Spring or early Summer.

Contact:

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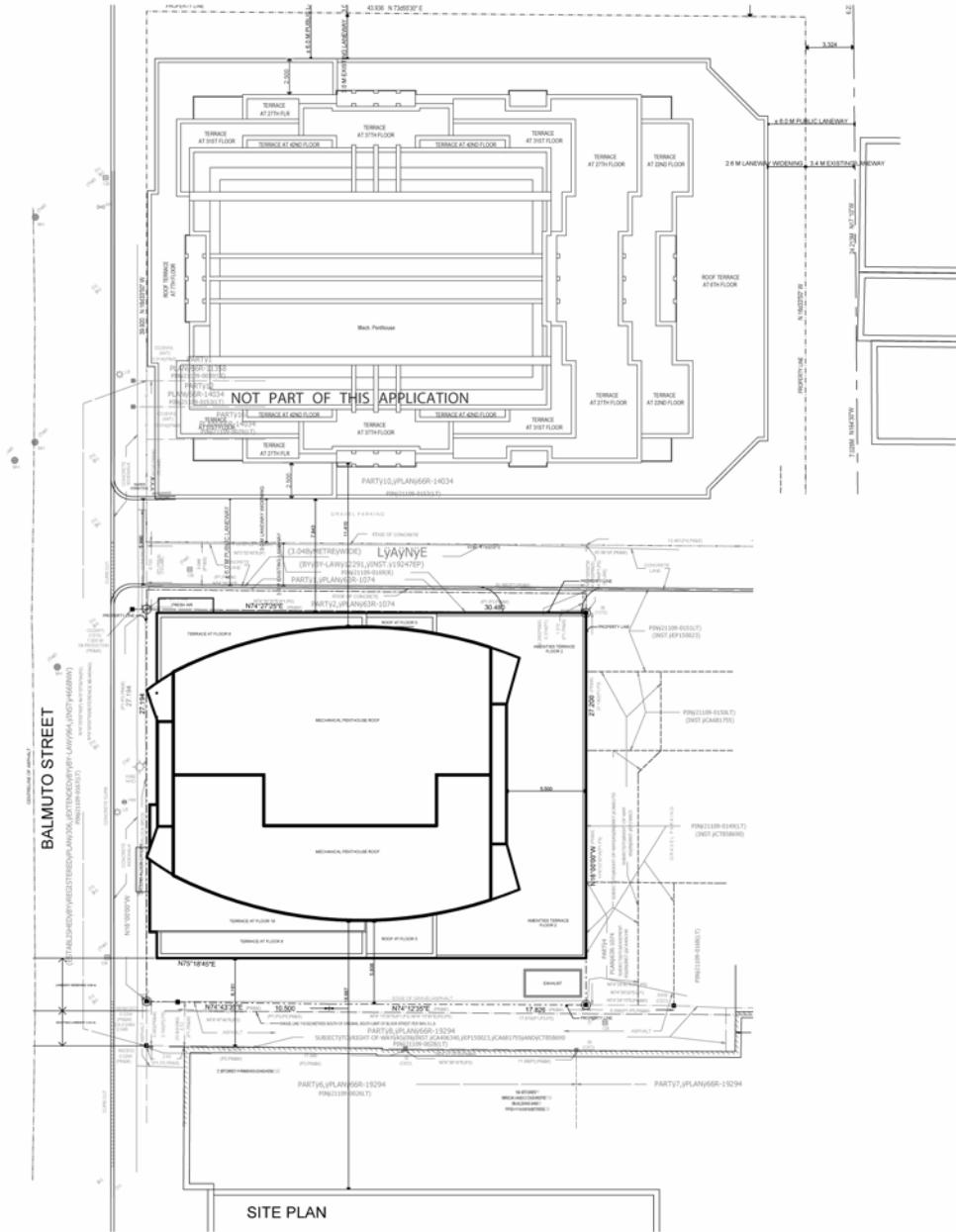
Gary Wright
Director, Community Planning, Toronto and East York District

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List of Attachments:

- Attachment 1: Site Plan
- Attachment 2: Elevation-West (as provided by applicant)
- Attachment 3: Elevation-North, South and East (as provided by applicant)
- Attachment 4: Official Plan
- Application 5: Zoning
- Application 6: Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

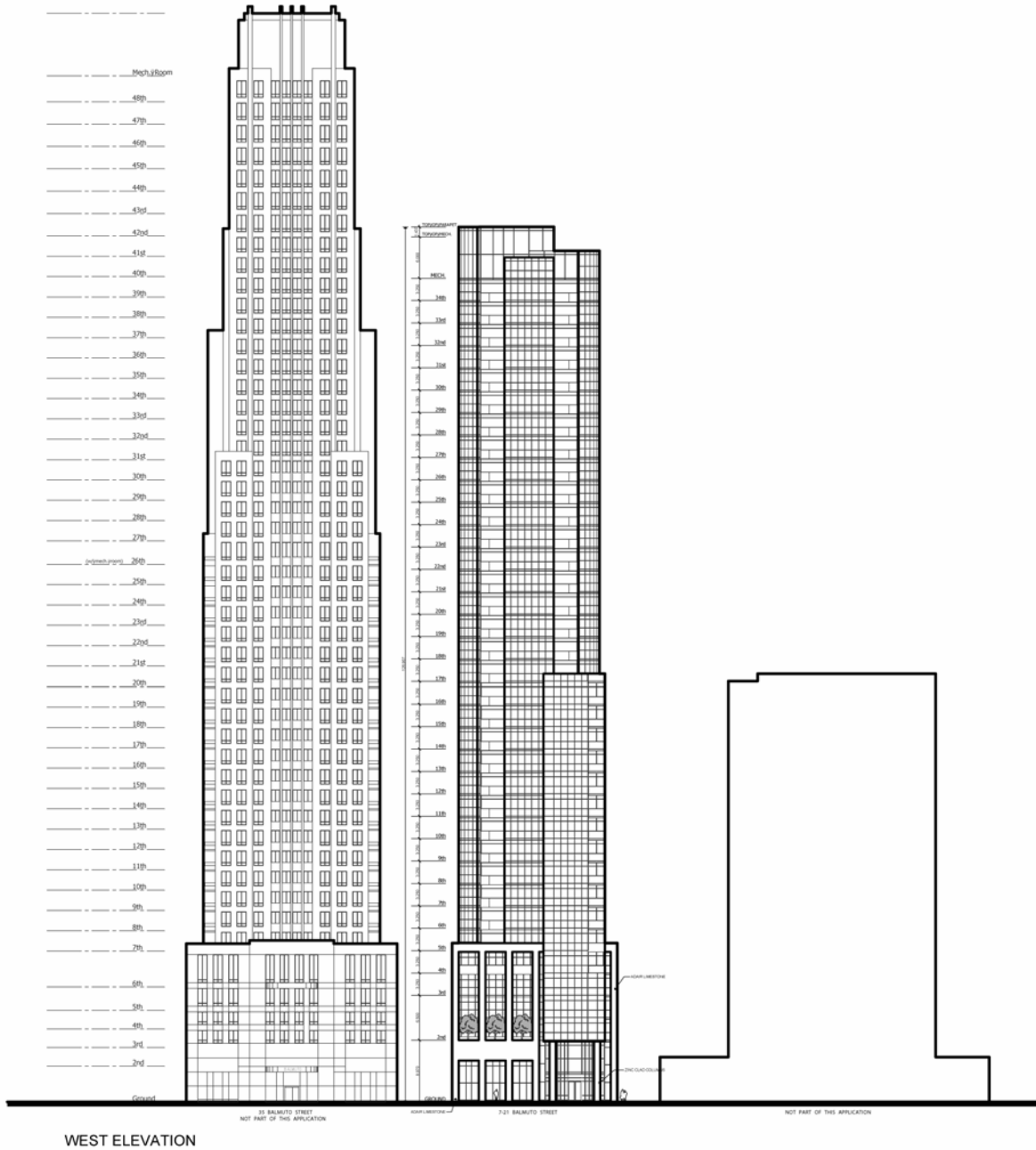
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03/16/06



7 & 21 Balmuto Street

File # 04_114756

Attachment 2: Elevation 1



Elevations

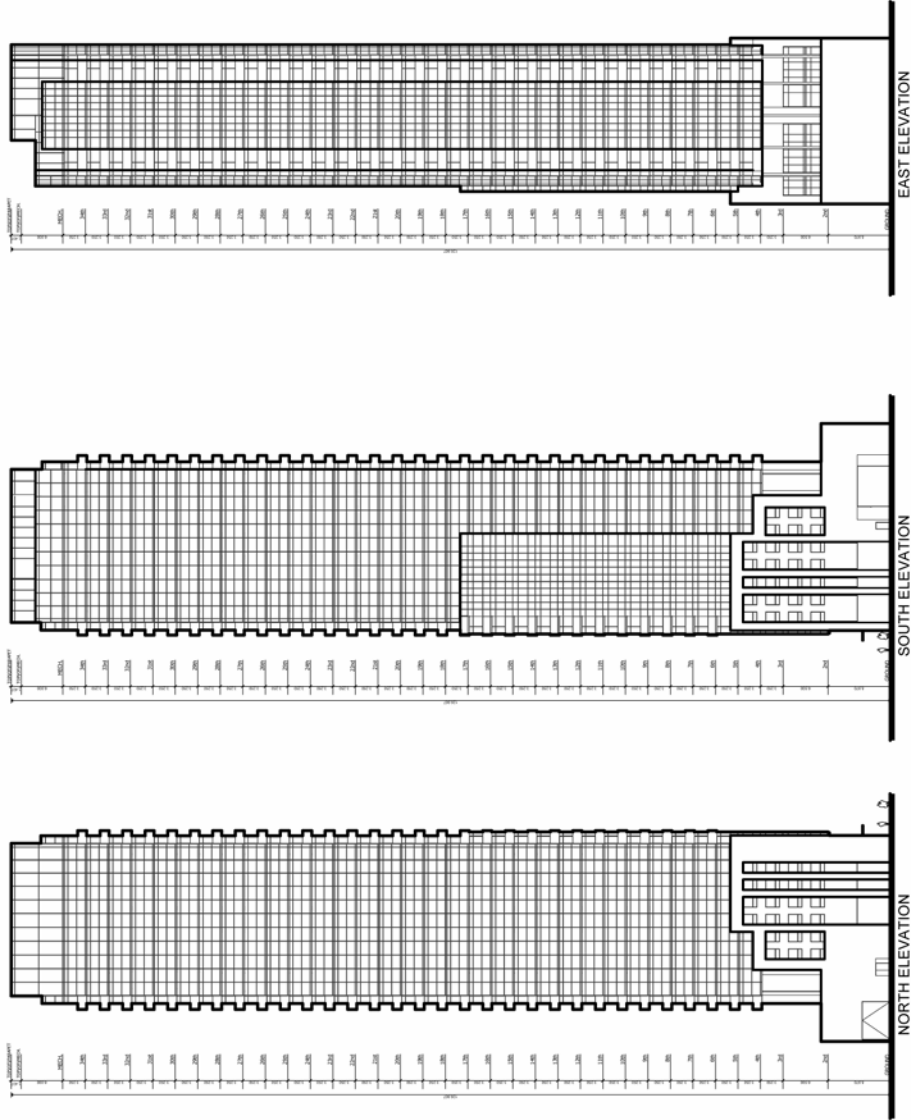
Applicant's Submitted Drawing

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03/16/06

7 & 21 Balmuto Street

File # 04_114756

Attachment 3: Elevation 2



Elevations

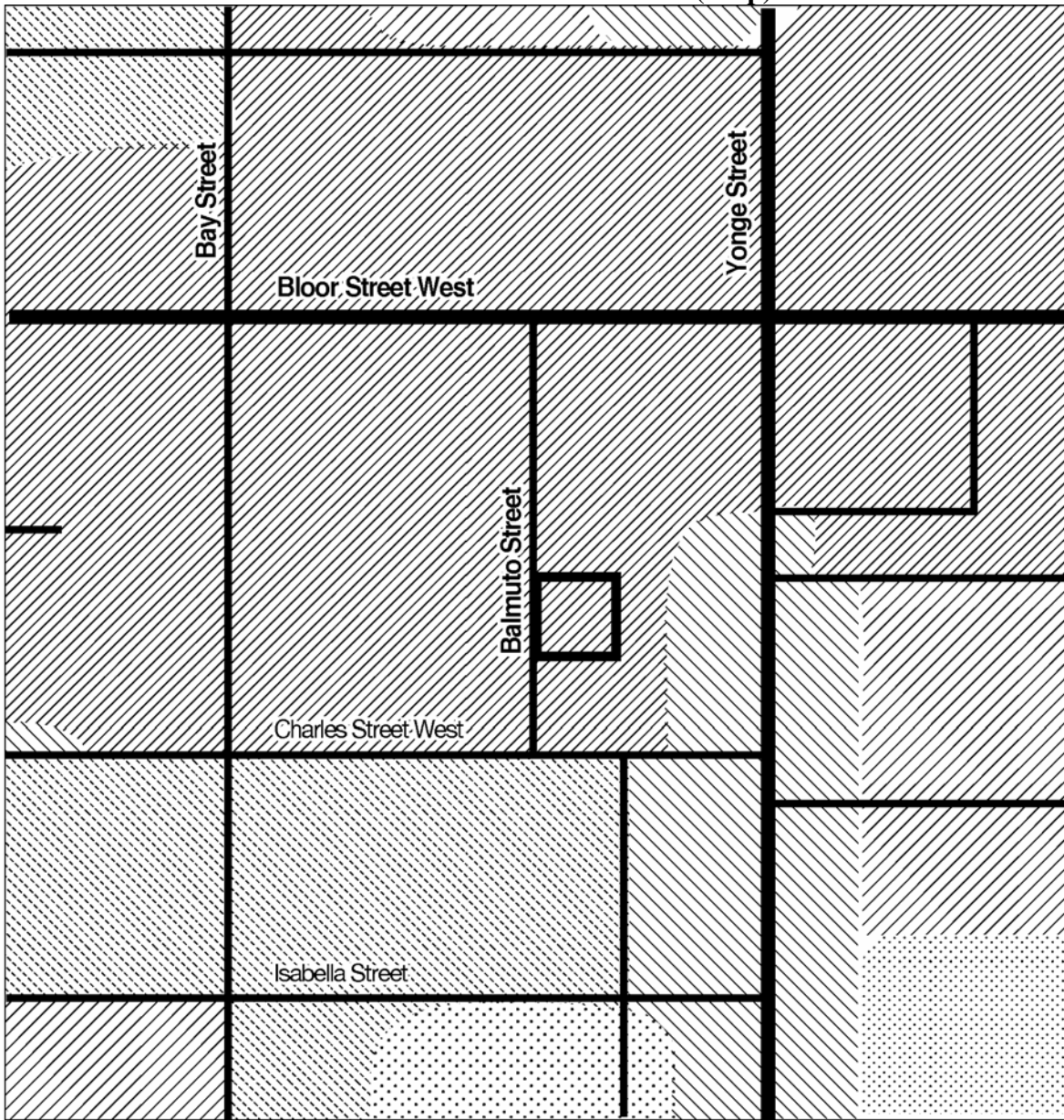
Applicant's Submitted Drawing

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7 & 21 Balmuto Street

File # 04_114756








Attachment 4: Official Plan (Map)



 **Toronto** Urban Development Services
Official Plan

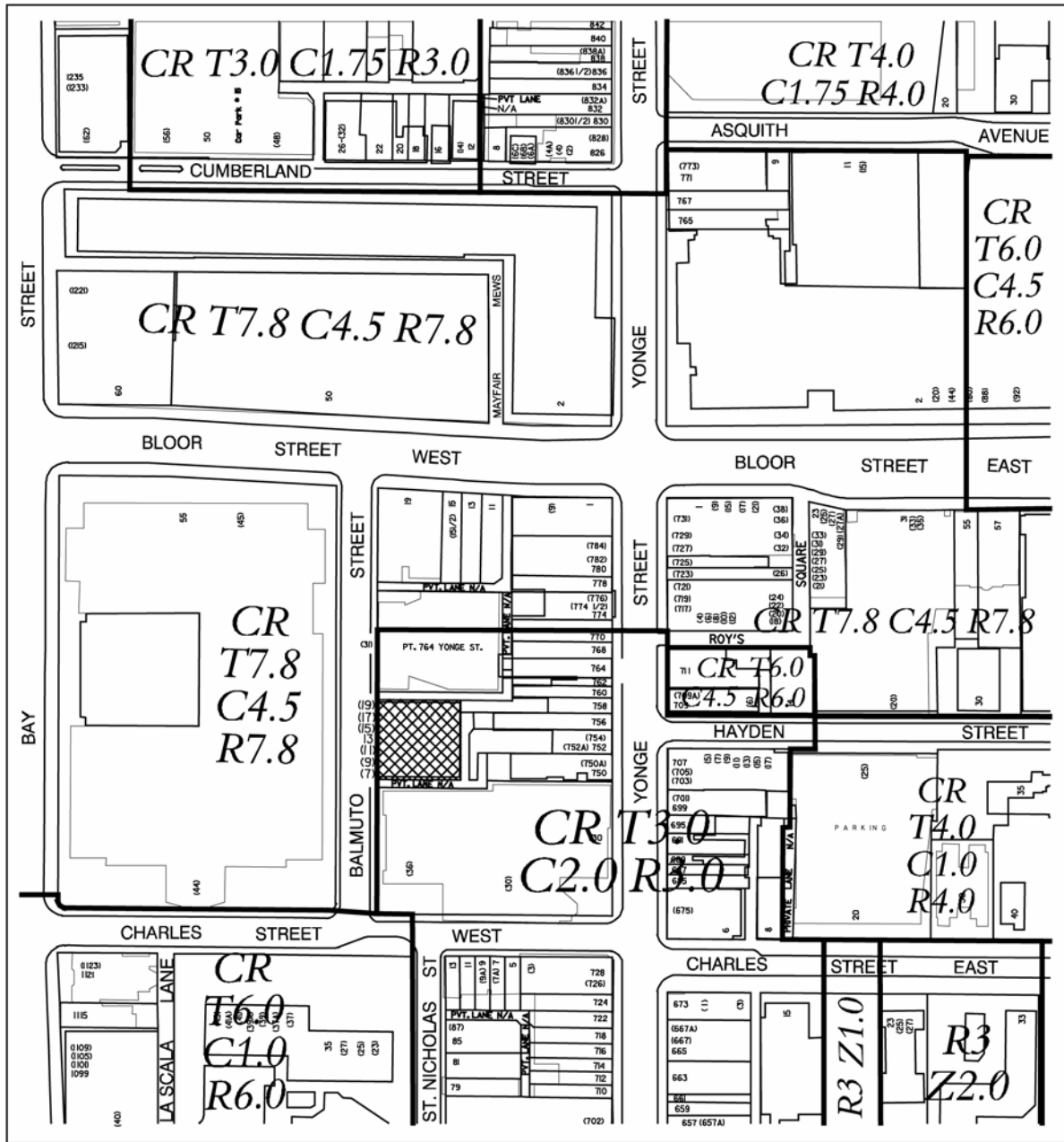
7-21 Balmuto Street

File # 04_114756

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|--|---|---|
|  Site |  Low Density Mixed Commercial-Residential Areas |  High Density Mixed Commercial-Residential Areas 'B' |
|  Medium Density Residence Areas |  Medium Density Mixed Commercial-Residential Areas | |
|  High Density Residence Areas |  High Density Mixed Commercial-Residential Areas 'A' | |


Not to Scale
05/05/04

Attachment 5: Zoning (Map)



7 - 21 Balmuto Street

File # 04_114756

R3 Residential District
 CR Mixed-Use District



Not to Scale
 Zoning By-law 438-86 as amended
 Extracted 12/10/02 - DR

