

# **TORONTO** STAFF REPORT

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May 23, 2006

To: Toronto and East York Community Council

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

Subject: Preliminary Report  
Rezoning Application 06 131719 STE 20 OZ  
Applicant: Michael Kleinman, H S M Properties Inc  
Architect: Page and Steele Architects  
56 Blue Jays Way  
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.

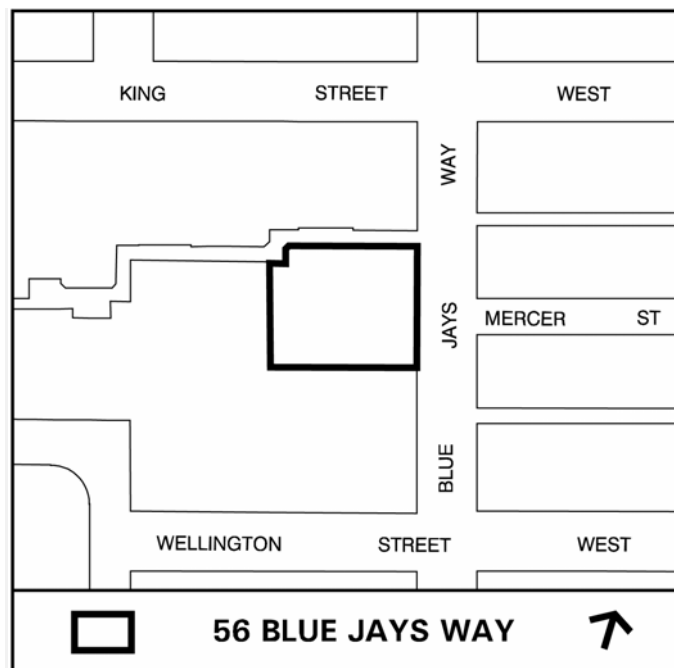
Financial Implications and Impact Statement:

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; and



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

Background:

Applications for a Zoning Amendment and Site Plan Approval were received by the City on May 4<sup>th</sup>, 2006.

Comments:

Proposal

The proposal is for the redevelopment of the site including retail at grade and 17 storeys of residential use above. The total height, excluding mechanical is 55 metres. There will be a total of 1014 square metres of retail space, 200 residential units, and 134 parking spaces on 3 underground levels. Parking will be accessed from the public lane at the rear of the building.

Site Description

The site is located on the west side of Blue Jays Way, between King Street and Wellington Street. It is the former location of Second City, and the Blue Jays Way façade of the existing building, which is listed in the City's heritage inventory, will be retained. The façade is setback approximately 3 metres from the property line on Blue Jays Way. The site has a frontage of 40 metres and an overall site area of 1,979 square metres. There is a public lane that runs along the north edge of the site which will be used for servicing. The site is surrounded by the following uses:

North: to the north is a public lane and a Midas Muffler outlet located at the southwest corner of Blue Jays Way and King Street West.

South: to the south of the site is the Soho residential condominium and hotel which has a maximum height of 16 storeys (approximately 50 metres).

East: on the other side of Blue Jays Way, at Wellington Street West and running from Blue Jays Way to John Street is a residential condominium called the Icon. The Icon building ranges in height from 12 storeys (approximately 35 metres) at Blue Jays Way, to 17 storeys (approximately 50 metres) mid-block, to 21 storeys (approximately 64 metres) at John Street. At the northeast corner of Blue Jays Way and Mercer Street is a commercial parking lot, north of which is the Westinghouse building at the corner of King Street West. The Westinghouse building (355 King Street West) supports commercial uses, is 6 storeys (approximately 24 metres) in height and is designated under the Ontario Heritage Act.

West: to the west of the proposed building is a 7 storey residential condominium building, developed in conjunction with the Soho hotel project.

## Official Plan

The site is designated in the former City of Toronto Official Plan and the King-Spadina Part II Plan as a 'Reinvestment Area' (RA). This designation permits a wide range of uses including the proposed residential and commercial uses.

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 and hearings are proceeding.

Once the Plan comes into full force and effect, it will designate the property as a 'Regeneration Area' which permits the proposed residential and commercial uses. Chapter 6.16 of the new Official Plan contains the revised King-Spadina Secondary Plan with area specific policies that will be considered when reviewing this application. Section 3 of the Plan specifies that new buildings will achieve a compatible relationship with their built form context through consideration of such matters as building height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression. Section 3 also identifies Peter Street/Blue Jays Way as a special or significant street. The Plan establishes that Council will seek to preserve, maintain and enhance the quality and unique character of the special or significant streets through such means as zoning regulations, urban design guidelines and streetscape improvement programs.

## King Spadina Review Study

In 2005, a focused review of the King Spadina Part II Plan was initiated to look at specific matters related to entertainment uses in the area, community infrastructure, built form and the public realm. That study is underway and is expected to be completed by mid-2006. At its meeting of February 16, 2005 City Council adopted a report that set out principles to, among other matters, guide the review and evaluation of development applications while the King Spadina Part II Plan Review is underway. The report establishes that development applications will be reviewed on the basis of the existing planning objectives and policies for the area as well as the additional principles set out in the report which relate to built form and public realm. Built form principles include guidance for the review and evaluation of development proposals in excess of the permitted building height. Public realm principles establish that public realm improvements are a priority for the area.

## Zoning

The site is zoned 'Reinvestment Area' (RA). As part of the RA zoning controls, density standards were replaced by a package of built form objectives expressed through height limits and setbacks. The Zoning By-law permits a height of 30 metres for this site. Section 12(2)246 of the Zoning By-law requires a 3 metre setback above 20 metres on all street frontages. If this setback is not provided, the maximum height is limited to 20 metres.

### Site Plan Control

An application for Site Plan Approval has also been submitted by the applicant and will be reviewed concurrently with the Zoning Amendment application.

### Reasons for the Application

The applicant has submitted a rezoning application to permit a building that exceeds the 30 metre height limit permitted for the site as set out in Zoning By-law 438-86 and does not comply with the 3 metre setback requirements above 20 metres as set out in Section 12(2)246. Other areas of non-compliance will be identified through the review process.

### Issues to be Resolved

The application will be evaluated in the context of the City's objectives for the King Spadina area as set out in the Official Plan, the principles set out in the Planning Review Principles report adopted by City Council at its meeting of February 16, 2005, and any recommendations resulting from the King Spadina Review Study.

Issues related to this application include but are not limited to the following:

- appropriateness and impact of built form in the context of the area plan objectives and policies and existing buildings in the immediate area;
- appropriateness and impact of additional height in the context of the area plan objectives and policies and existing buildings in the immediate area;
- relationship between the retained heritage façade and the new building;
- adequacy of indoor and outdoor on-site amenity area;
- view and shadow impacts;
- traffic access and circulation; and,
- provision, location, and access of vehicular and bicycle parking and loading.

### Section 37 Agreement

Should staff recommend support for an increase in height; a Section 37 Agreement will be negotiated during the review of the application.

Conclusions:

Staff will continue to evaluate the application and address the issues raised. We are targeting the first meeting in 2007 to bring forward final recommendations with respect to the proposal.

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: North Elevation

Attachment 3: South Elevation

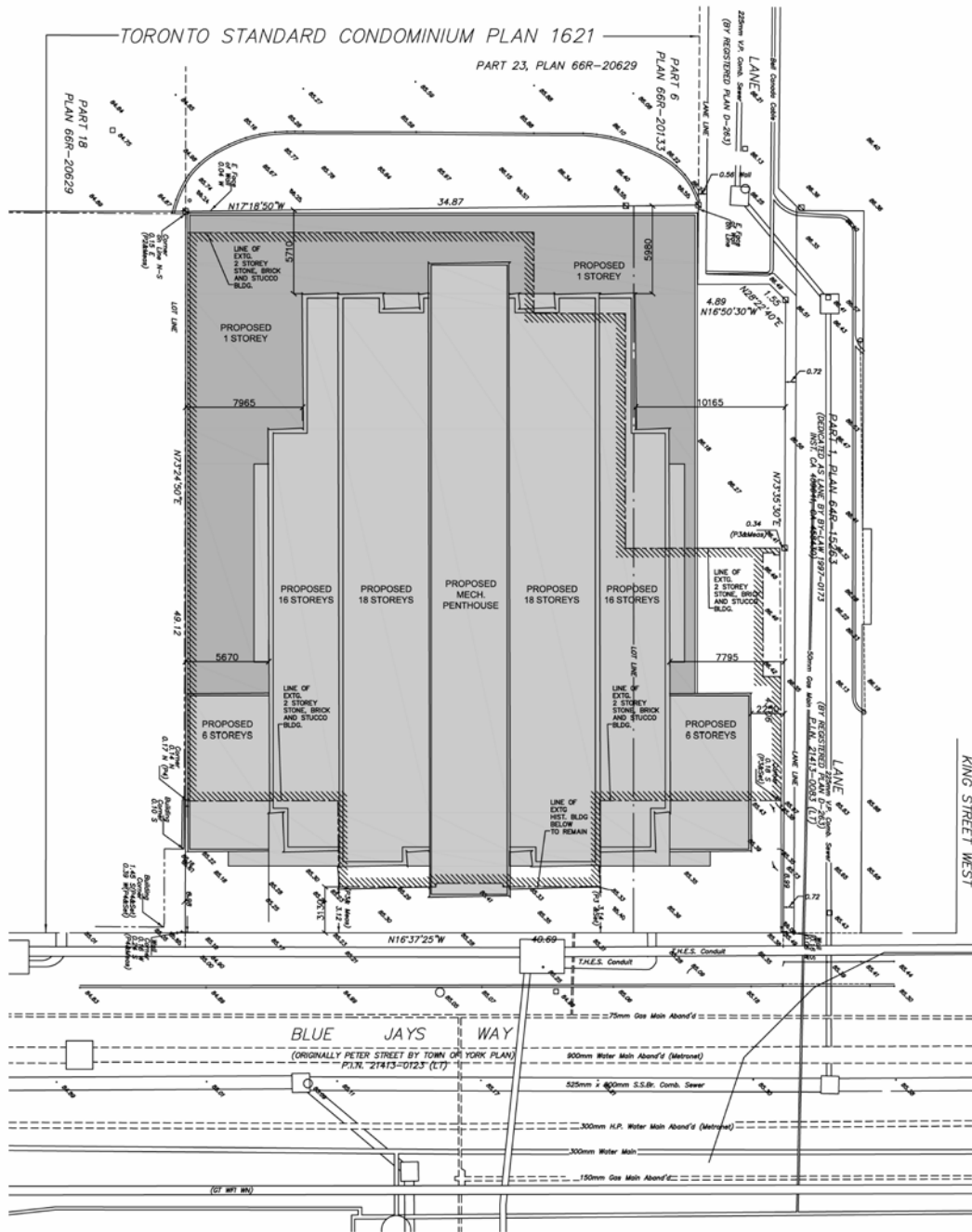
Attachment 4: East Elevation

Attachment 5: West Elevation

Attachment 6: Zoning Map

Attachment 7: Application Data Sheet

### Attachment 1: Site Plan



## Site Plan

## 56 Blue Jays Way

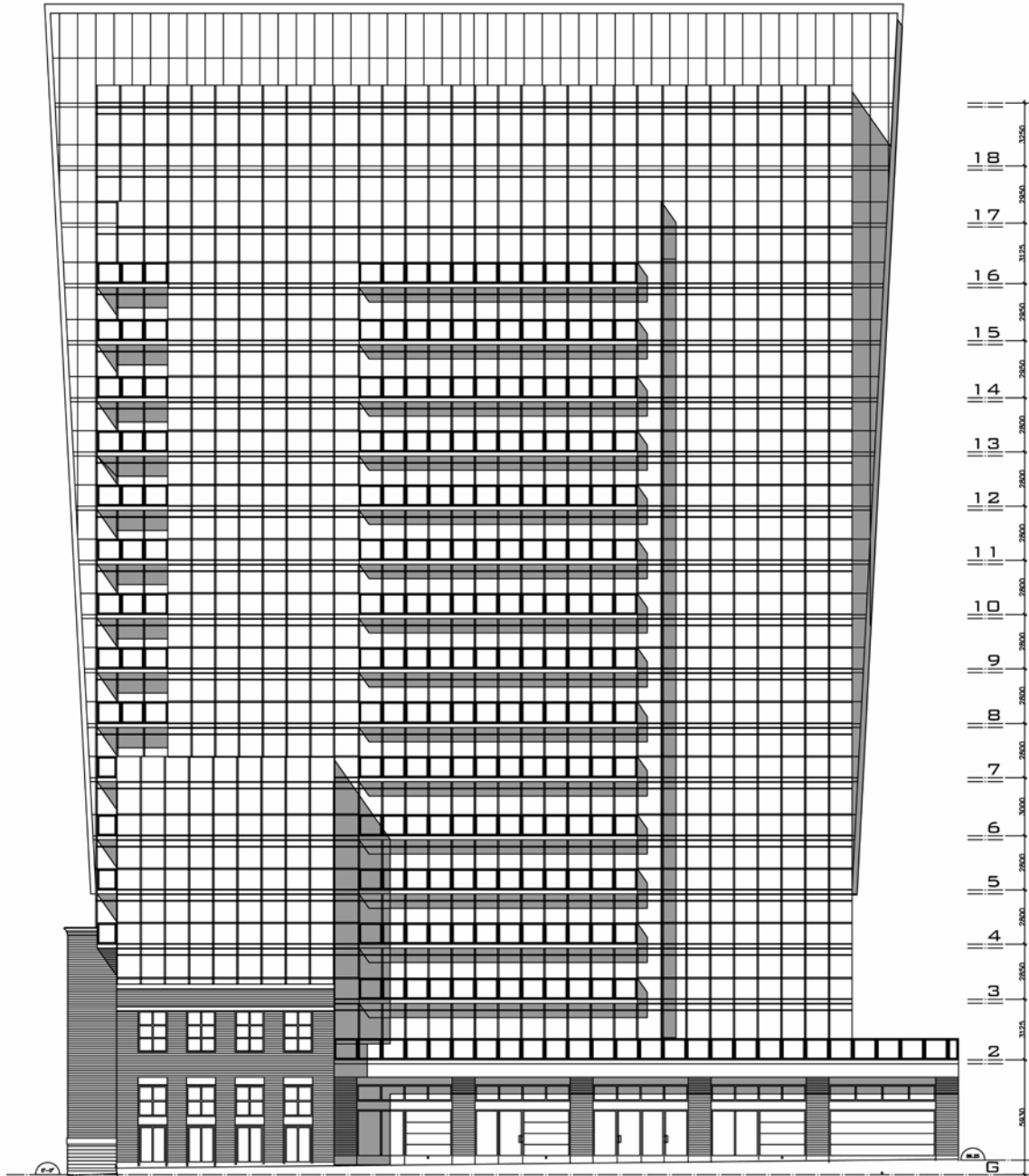
Applicant's Submitted Drawing

Not to Scale  
05/11/06



File # 06\_131719

**Attachment 2: North Elevation**



**North Elevation**

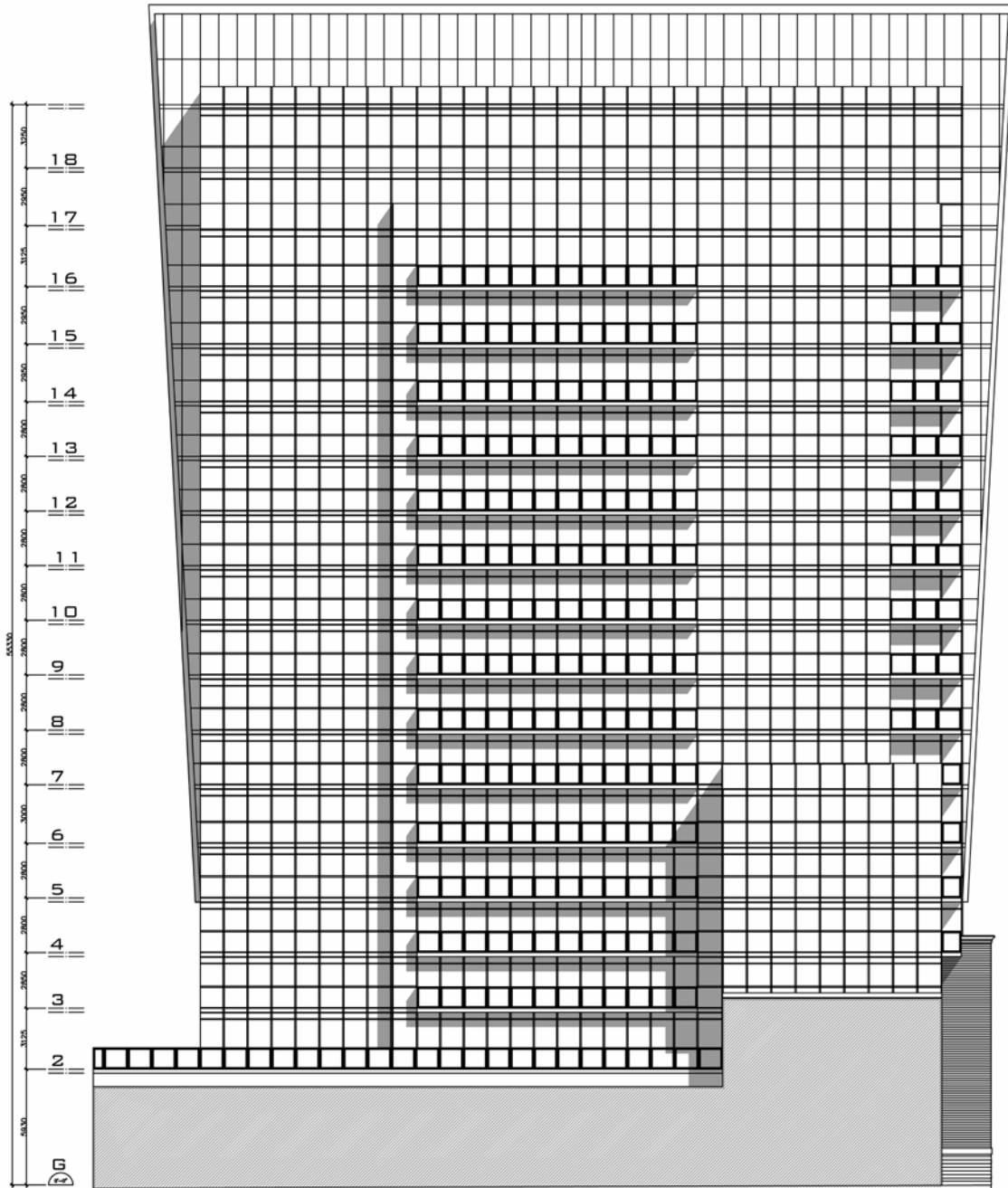
Applicant's Submitted Drawing

Not to Scale  
05/11/06

**56 Blue Jays Way**

File # 06\_131719

**Attachment 3: South Elevation**



**South Elevation**

Applicant's Submitted Drawing

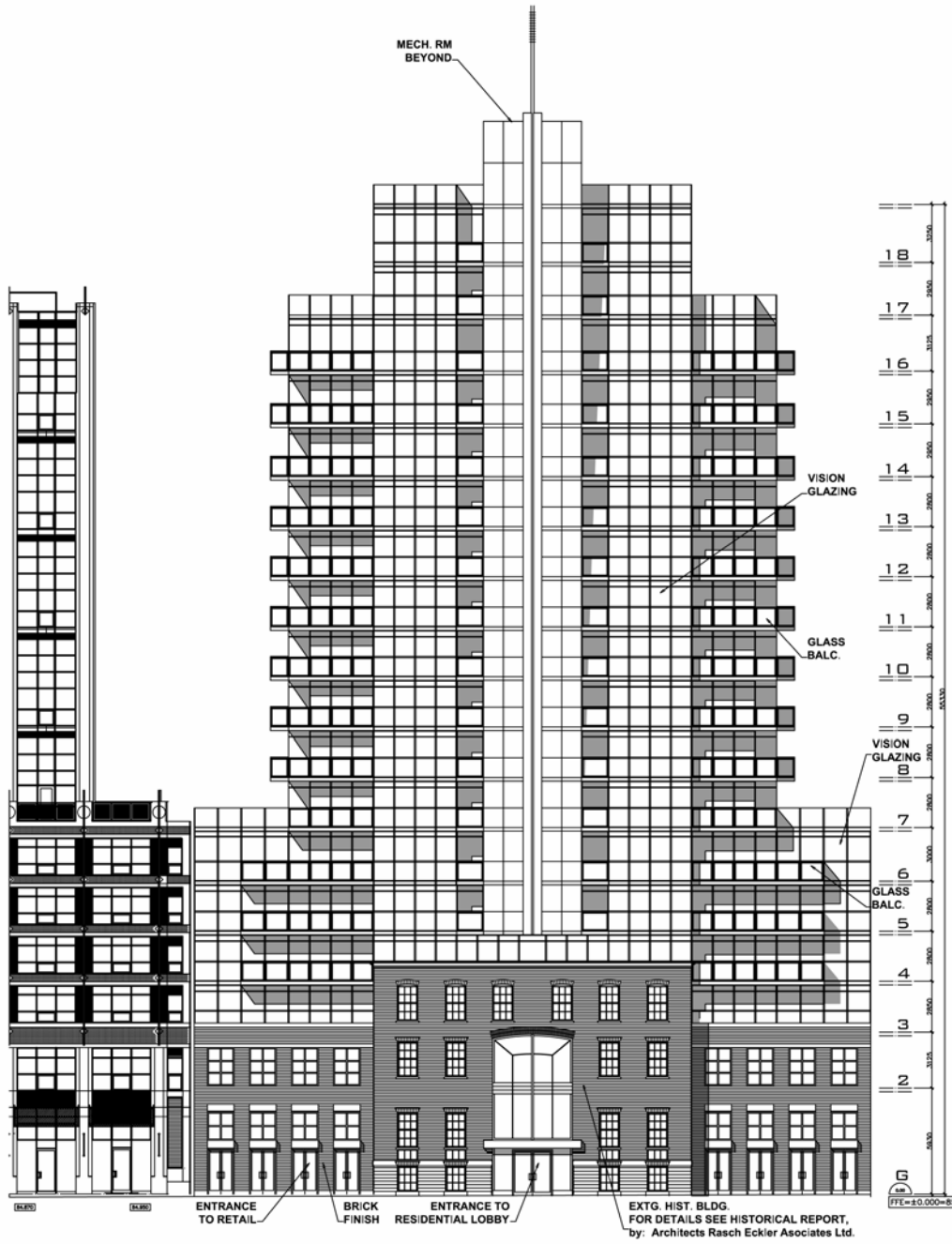
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**56 Blue Jays Way**

File # 06\_131719



### Attachment 4: East Elevation



## East Elevation

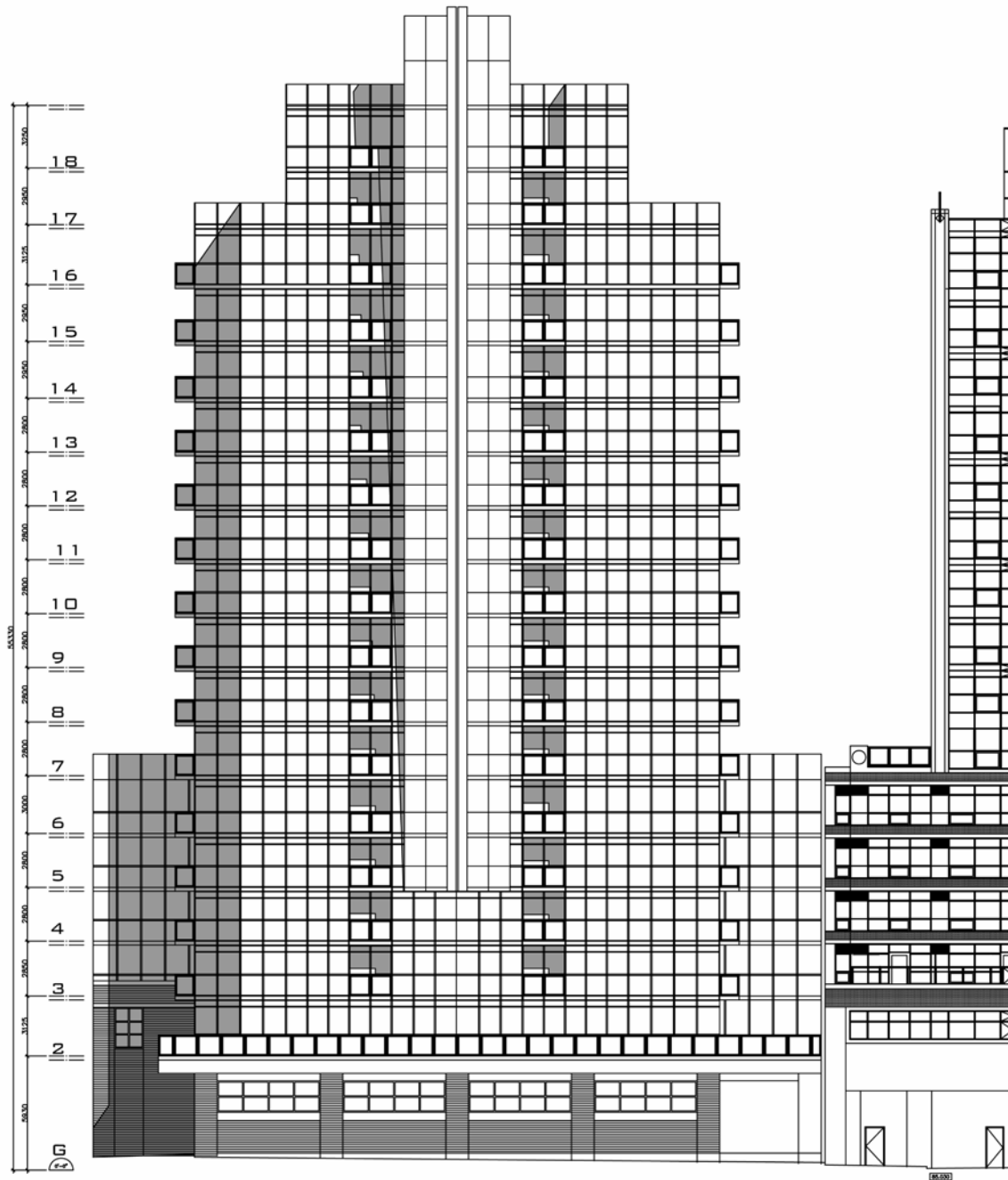
Applicant's Submitted Drawing

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## 56 Blue Jays Way

File # 06\_131719

**Attachment 5: West Elevation**



**West Elevation**

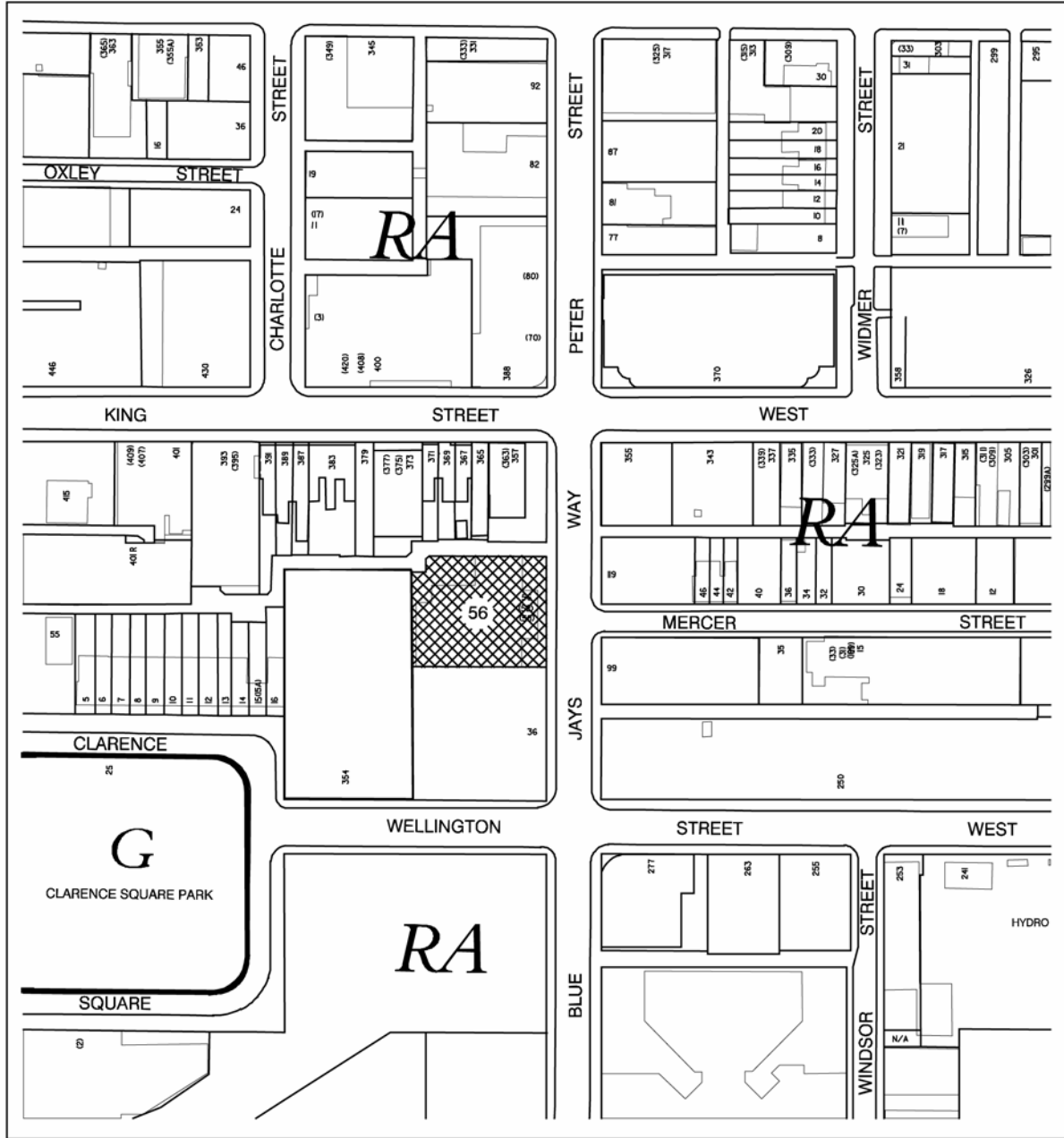
Applicant's Submitted Drawing

Not to Scale  
05/11/06

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### Attachment 6: Zoning (Map)



56 Blue Jays Way

File # 06\_131719

- G Parks District
- RA Mixed-Use District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 05/11/06 - DR

**Attachment 7: Application Data Sheet**

Application Type      Official Plan Amendment &      Application      06 131719 STE 20  
 Details      Rezoning      Number:      OZ  
 Municipal Address:      OPA & Rezoning, Standard      Application Date:      May 4, 2006  
 Location Description:      56 BLUE JAYS WAY, TORONTO ON  
 Project Description:      PL D263 LTS 18 & 19 RP 64R15263 PT 1 \*\*GRID S2015  
    Proposal to construct a 18 storey residential building (220 units) with  
    commercial on ground floor, and below grade parking. Sharon Hill familiar.  
    Also see Site Plan 06 131726

**Applicant:**                      **Agent:**                      **Architect:**                      **Owner:**  
 H S M Properties Inc                      Page and Steele                      Dolos Holdings Inc  
 Michael Kleinman

**PLANNING CONTROLS**

Official Plan    Site Specific Provision:  
 Designation:  
 Zoning:                      RA                      Historical Status:                      Y  
 Height Limit (m):                      30                      Site Plan Control Area:                      Y

**PROJECT INFORMATION**

Site Area (sq. m):                      1979.4                      Height:      Storeys:                      18  
 Frontage (m):                      40.69                      Metres:                      56  
 Depth (m):                      49.12  
 Total Ground Floor Area (sq. m):                      1418    Total  
 Total Residential GFA (sq. m):                      17417                      Parking Spaces:                      120  
 Total Non-Residential GFA (sq. m):                      1014                      Loading Docks                      1  
 Total GFA (sq. m):                      18431  
 Lot Coverage Ratio (%):                      71.6  
 Floor Space Index:                      9.31

**DWELLING UNITS**

**FLOOR AREA BREAKDOWN (upon project completion)**

Tenure Type:	Condo		<b>Above</b>	<b>Below</b>
			<b>Grade</b>	<b>Grade</b>
Rooms:	0	Residential GFA (sq. m):	17417	0
Bachelor:	30	Retail GFA (sq. m):	1014	0
1 Bedroom:	126	Office GFA (sq. m):	0	0
2 Bedroom:	64	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	220			

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