

TORONTO STAFF REPORT

June 20, 2006

To: Toronto and East York Community Council

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

Subject: Preliminary Report
OPA and Rezoning Application 06 123391 STE 27 OZ
Applicant: Deltera Inc.
Architect: Burka Varacalli Architects
582 Sherbourne Street and 28 Linden Street
Ward 27 - Toronto Centre-Rosedale

Purpose:

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

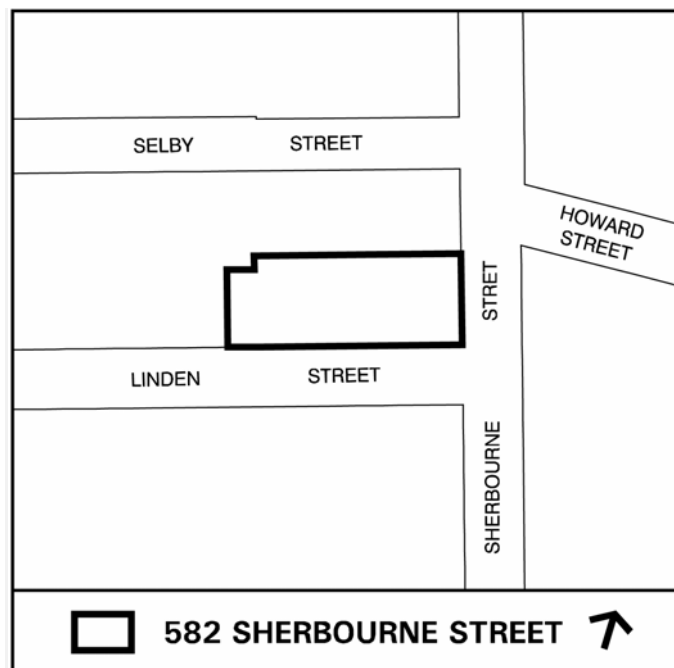
Financial Implications and Impact Statement:

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; and
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.



Background:

Deltera Inc. has applied on behalf of 1682285 Ontario Limited for Official Plan and Zoning By-law amendments for the properties at 582 Sherbourne Street East and 28 Linden Street to permit development of a 32-storey residential building. Until recently, the property was owned and operated by the Knights of Columbus.

Comments:

Proposal

The proposal is for a 32-storey residential building with 281 dwelling units. The development would include relocation of the existing three-storey heritage house on the site to a position closer to Sherbourne Street. The 32-storey tower would be linked to the rear of the heritage house. The base of the tower would be incorporated into a three-storey podium with six grade-related dwelling units facing Linden Street. The proposed gross floor area of 23,275 square metres would result in a density of 9.84 times the area of the lot.

211 parking spaces are proposed in four levels of underground parking. Vehicles would enter the site from Linden Street. Service vehicles using the proposed loading space would exit the site onto Sherbourne Street.

Site Description

The site is located on the northwest corner of Sherbourne and Linden Streets and is approximately 2365 square metres in size. The site has approximately 31 metres of frontage on Sherbourne Street and 79 metres of frontage on Linden Street.

The Knights of Columbus owned and occupied the site until recently. The existing building is a large three-storey house built in 1881 in the Second Empire style. Attached to the house is an assembly hall constructed in 1911 in Georgian Revival style to accommodate the Knights of Columbus. The property is listed on the City of Toronto's Inventory of Heritage Properties. The adjacent property at 28 Linden Street is a former house lot and provided parking for the Knights of Columbus.

The following uses are found in the immediate surroundings:

North: The Gooderham House was constructed in the early 20th Century and is designated under the Ontario Heritage Act. The building, with a large three-storey addition at the rear, is occupied by a hotel. North of the Gooderham House, commercial and mixed commercial/residential buildings approximately 30 and 48 metres in height face Sherbourne Street on the block between Selby Street and Bloor Street West. The Sherbourne subway station is integrated into a 24-metre tall office building on the southeast corner of Sherbourne Street and Bloor Street West.

South: Houseform buildings two to three storeys in height front onto Sherbourne Street. Similar properties front onto Linden Street across from the site, as well as the Sacre Coeur Catholic School.

East: Low-scale buildings with a mix of uses face the site from the east. St. James Town West Park, the St. James Town neighbourhood of “tower-in-the park” apartment buildings, and North St. James Town also lie to the east.

West: Two- and three- storey houses line the north and south sides of Linden Street.

Official Plan

The former City of Toronto Official Plan designates the property Medium Density Residential Area which permits residential uses in buildings with gross floor area up to 2.0 times the area of the lot.

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The hearing on the new Official Plan is continuing at the Ontario Municipal Board. The Board has approved most of the Plan and it is anticipated that the approved portions will come into force in June 2006. The housing and Section 37 policies remain under appeal and will be adjudicated in September and October 2006. As well, the hazard land policies for “Special Policy Areas” remain under appeal.

The new Official Plan designates the site Apartment Neighbourhood, which permits a range of residential uses, including apartment buildings, as well as parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. The Plan sets out development criteria to evaluate proposals for new development in Apartment Neighbourhoods.

Zoning

The Zoning By-law designates 582 Sherbourne Street R3 Z2.0, which permits a range of residential uses and gross floor area up to two times the area of the lot. The property is subject to a height limit of 23.0 metres and a 44 degree angular plane measured from 16 metres above the Sherbourne Street property line. The property is also subject to site-specific Zoning By-law 436-77, which permitted the club use which occupied the property until recently.

The Zoning By-law designates 28 Linden Street R3 Z1.0, which permits a range of residential uses and gross floor area up to one time the area of the lot. This portion of the site is subject to a height limit of 12.0 metres.

Site Plan Control

The proposal will require Site Plan Approval; however, no application has been received.

Tree Preservation

The applicant has submitted a Tree Inventory and Preservation Plan which indicates 12 trees located on the site, adjacent to the site on the neighbouring property, or adjacent to the site on public property, which are protected under City by-laws.

Reasons for the Application

The proposal requires an amendment to the former City of Toronto Official Plan because the proposed density of 9.84 exceeds the density of 2.0 permitted by the Official Plan.

The proposal does not conform to policies of the new Official Plan requiring transition between areas of different development intensity and scale, including Policies 2.3.1.2 and 4.2.2.

The proposal requires an amendment to the Zoning By-law because the proposed density of 9.84 exceeds the permitted density of 2.0 times the area of the lot, the proposed height of approximately 100 metres (excluding mechanical penthouse) exceeds the 23-metre height limit of 582 Sherbourne Street, and the building would penetrate a 44 degree angular plane measured from 16 metres above the Sherbourne Street property line.

Issues to be Resolved

The application proposes significant height and density increases adjacent to low-scale residential areas designated as Neighbourhoods by the new Official Plan. Policies in the existing and new Official Plans support intensification in the downtown that is balanced with Official Plan objectives to respect and reinforce the physical character of buildings, streetscapes, and open space patterns in residential areas. The review of the application will consider the following issues:

- a) the appropriateness of the proposed height and the penetration of the angular plane prescribed by the Zoning By-law;
- b) the density of the proposed development and the suitability of the site to accommodate the proposed density;
- c) physical transition of the proposed development to adjacent low-scale residential areas;
- d) physical impact of the development on the neighbourhood, including shadow and wind impacts;
- e) physical relationship of the new development to the public realm surrounding the site;
- f) appropriate conservation of the heritage building existing on the site, including its relocation and restoration;
- g) preservation of trees existing on the site;

- h) traffic impact of the proposal and any improvements required to accommodate the transportation needs of the development; and
- i) 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.

In addition, any development on the site should secure improvements to the pedestrian realm surrounding the site and convenient bicycle parking facilities for residents and visitors. Other issues may be identified through the community consultation process and the review of the application by City staff.

Conclusions:

Staff recommend that the proposal be brought forward to a community consultation meeting to be held in the neighbourhood.

Contact:

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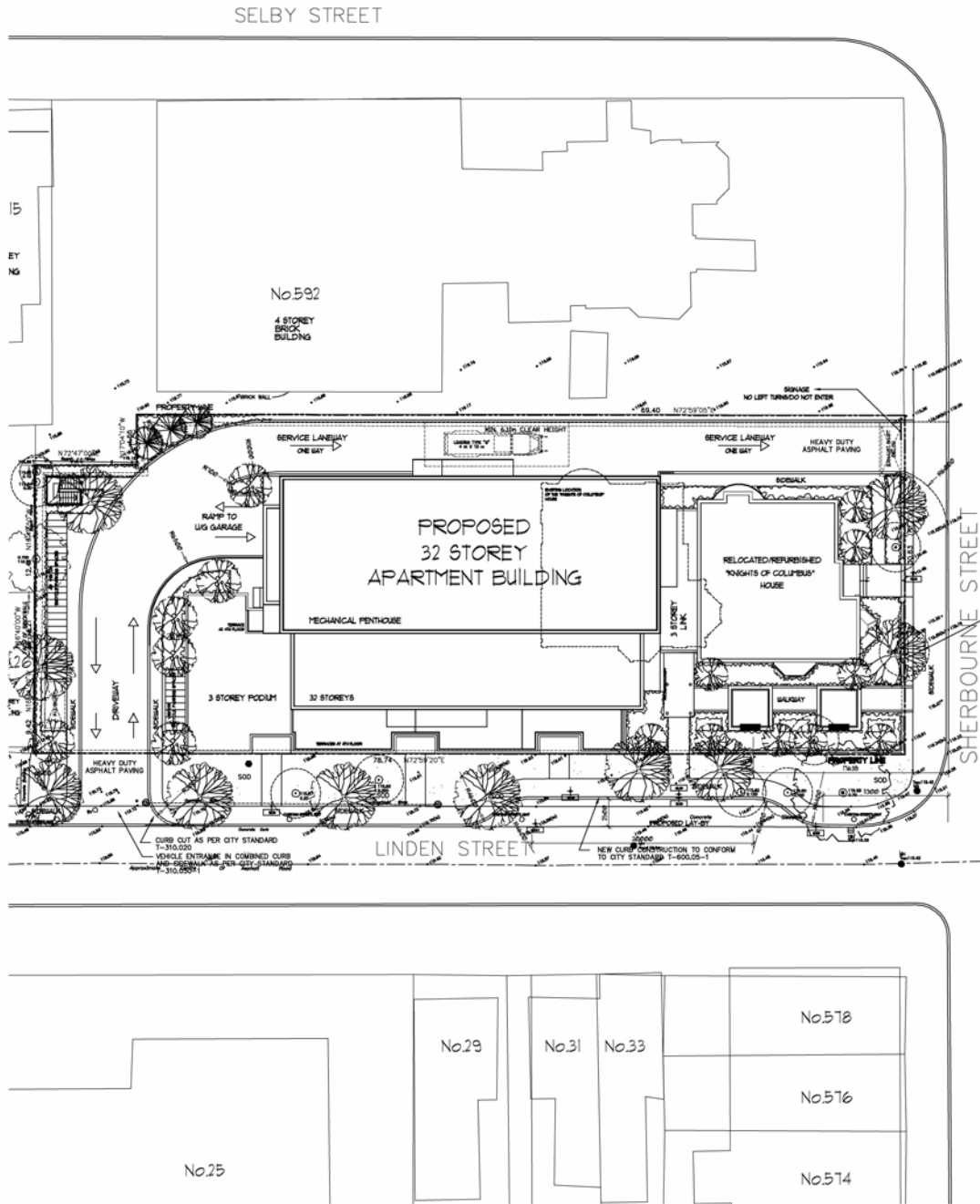
Gary Wright
Director, Community Planning, Toronto and East York District

T:16565425048-tm

List of Attachments:

Attachment 1: Site Plan
Attachment 2: Elevations 1
Attachment 3: Elevations 2
Attachment 4: Official Plan
Attachment 5: Zoning
Application 6: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

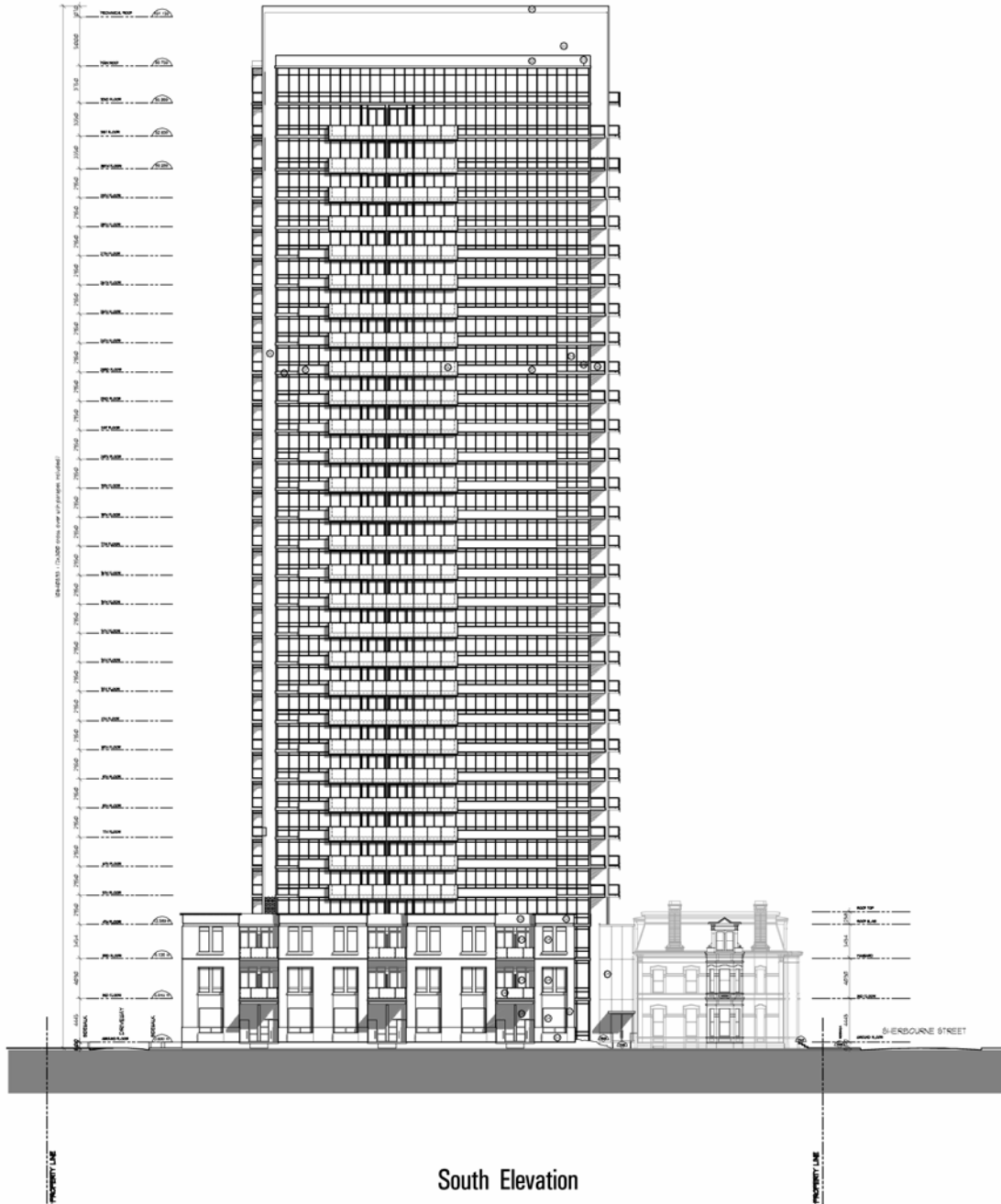
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06/14/06



582 Sherbourne Street

File # 06_123391

Attachment 2: Elevation 1



Elevations

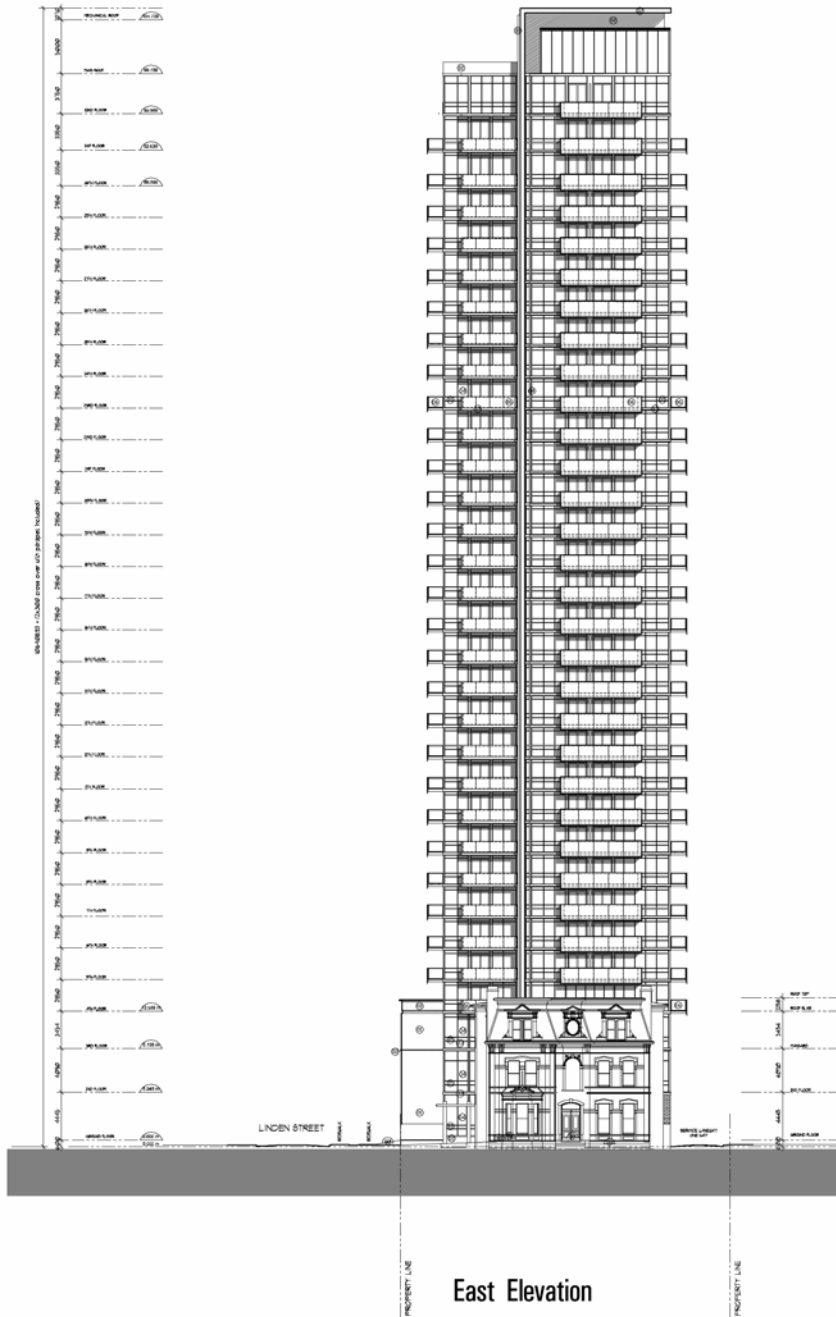
Applicant's Submitted Drawing

Not to Scale
06/14/06

582 Sherbourne Street

File # 06_123391

Attachment 3: Elevation 2



Elevations

Applicant's Submitted Drawing

Not to Scale
06/14/06

582 Sherbourne Street

File # 06_123391

Attachment 4: Official Plan (Map)



 **TORONTO** City Planning Division
Official Plan

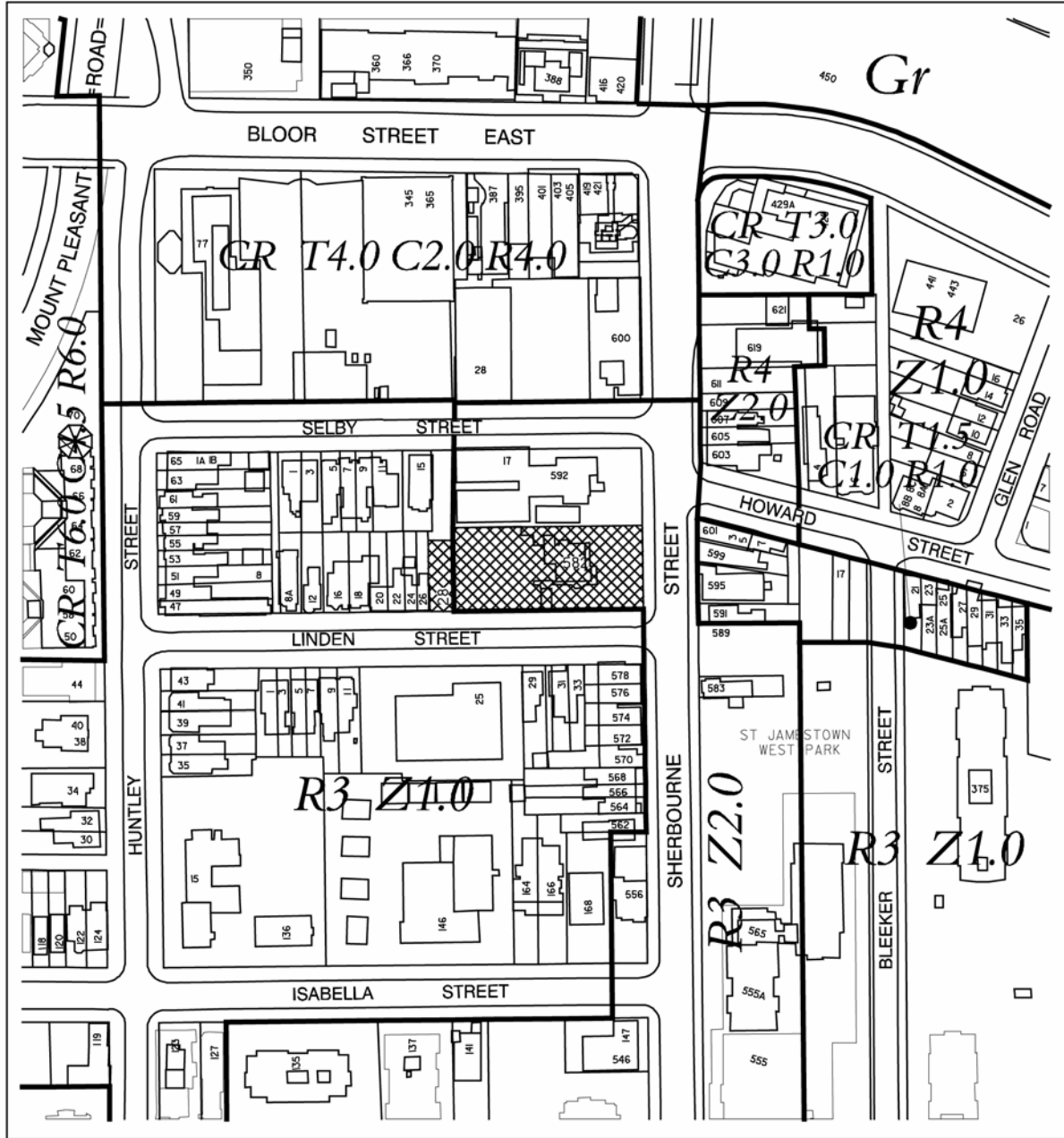
582 Sherbourne Street

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|--|---|
|  Site |  Medium Density Mixed Commercial - Residential Areas |
|  Medium Density Residence Areas |  High Density Mixed Commercial - Residential Areas |
|  High Density Residence Areas |  Legend |
|  Low Density Mixed Commercial - Residential Areas | |


Not to Scale
06/13/06

Attachment 5: Zoning (Map)



582 Sherbourne Street

File # 06_123391

- Gr Parks District
- R3 Residential District
- R4 Residential District
- CR Mixed-Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 06/13/06 - TA

