

TORONTO STAFF REPORT

August 21, 2006

To: Toronto and East York Community Council

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

Subject: Preliminary Report
Rezoning Application No. 06 162279 STE 27 OZ
Applicant: Bay Grosvenor Developments Limited
832 and 860 Bay 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.

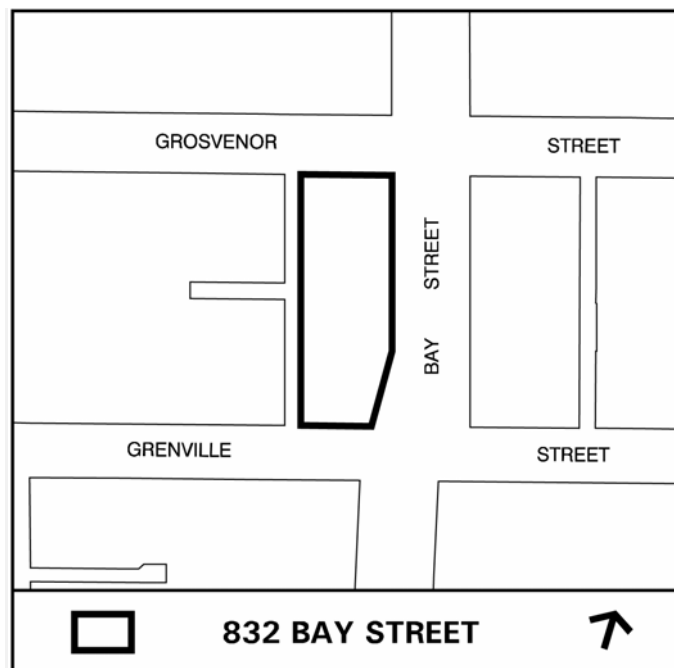
Recommendations:

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:

Bay Grosvenor Developments Limited has applied for Official Plan and Zoning By-law Amendments to redevelop the



properties located at 832 and 860 Bay Street. A designated heritage building currently occupies the site.

Comments:

Proposal

The application proposes a 48-storey tower. The base of the tower would consist of the existing two-storey heritage building. The southern half of the heritage building would be retained in its entirety; the northern half of the development would retain the façade of the heritage building, with the tower constructed behind and set back from the façade. An atrium 13 metres tall would be constructed on the northern end of the site to serve as a residential lobby. The shape of the tower would be a parallelogram.

The proposed gross floor area of the development is 37,380 square metres, resulting in a density of 14.9. The development would include 451 residential dwelling units and 1,315 square metres of at-grade retail space. The proposed height is 149 metres.

Site Description

The site is located on the west side of Bay Street and occupies the full length of the block between Grenville and Grosvenor Streets. The site area is approximately 2,505.4 square metres in size. A north-south public lane bounds the west side of the site.

The site is occupied by a two-storey heritage building. Council designated the McLaughlin Motor Car Showroom building in 1999 under the Ontario Heritage Act. The building was constructed in 1925 and was one of the first automobile dealerships in Toronto. It has been continuously occupied by a car dealership since it was completed, and today accommodates the Addison on Bay dealership.

The following uses surround the site:

North: Office buildings are located on the north side of Grosvenor Street, occupied by provincial government and medical offices.

South: An eight-storey office buildings occupy the block to the south of the property.

East: Residential condominium buildings, with retail at grade occupy the west side of Bay Street. Existing developments range in height from 16 to 32 storeys. A new building is under construction directly across the street from the site which will include two towers 35 and 43 storeys tall. The Toronto Police Service Headquarters is also across from the site to the southeast.

West: Immediately west of the site is a four-storey apartment building located at 51 Grosvenor Street listed on the City's Inventory of Heritage Properties. Women's College Hospital

occupies the rest of the block. Immediately west of the site an above-grade parking ramp serving the hospital.

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 was appealed in its entirety. On July 6, 2006 most of the new Official Plan was brought into force, except for policies related to housing, Section 37, and floodplain special policy areas.

The site is located within the Downtown and Central Waterfront in Toronto's urban structure. The Official Plan designates the site *Mixed Use Area*, made up of a broad range of commercial, residential and institutional uses, in single use of mixed use building, as well as parks and open spaces and utilities.

Zoning

The City of Toronto Zoning By-law designates the property CR 7.8 C2.0 R 7.8, which permits a range of residential and non-residential uses in building with gross floor area up to 7.8 times the area of the lot. With the total permitted density, permitted non-residential uses may comprise up to 2.0 times the area of the lot. The height limit for the site is 61 metres. Height is further regulated by a 60 degree angular plane extending over the property from Bay Street measured from a height of 34 metres above the property line.

Site Plan Control

The proposal will require Site Plan Approval; however, the applicant has not filed an application.

Other By-laws

As noted above, By-law 836-1999 designated the property at 832 Bay Street under the Ontario Heritage Act. In addition, By-law 420-90 includes the site in an area defining the University of Toronto campus as an area to be examined for future designation as a heritage conservation district. A heritage conservation district process has not commenced.

Reasons for the Application

An amendment to the Zoning By-law is required because the proposed density of 15.13 exceeds the permitted density of 7.8 times the area of the lot. Furthermore, the proposed height of 149 metres exceeds the height limit of 61 metres and the development would penetrate the required 60 angular plane measured at a height of 34 metres above the property line. Building Division staff will review the application and identify any additional zoning provisions with which the application does not comply.

Issues to be Resolved

The application proposes significant increases in permitted height and density. Bay Street has experienced a number of large-scale redevelopments in recent years, including several tall buildings. Council adopted design guidelines for tall buildings in July 2006 in a report titled, "Design Criteria for Review of Tall Building Proposals."

The review of the application will consider the following issues:

- a) the density of the proposed development and the suitability of the site to accommodate the proposed density;
- b) the appropriateness of the proposed height and penetration of the angular plane and the potential impact on both new and existing developments, including impacts on the residential development under construction directly across from the proposal and on the adjacent hospital;
- c) the impact of the proposal on the site's existing heritage building and on the neighbouring heritage building, and whether the proposal appropriately conserves the site's heritage;
- d) traffic impact of the proposal and any improvements required to accommodate the transportation needs of the development;
- e) the amount of parking proposed and whether it is adequate to meet the expected parking demand for the development;
- f) shadow and wind impacts of the proposed development;
- g) relationship of the proposed development and its at-grade uses to the adjacent pedestrian realm;
- h) 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. The applicant has expressed interest in providing public art on the site and incorporating art early in the planning process;
- i) improvements to the streetscape and the pedestrian realm surrounding the site; and
- j) provision of 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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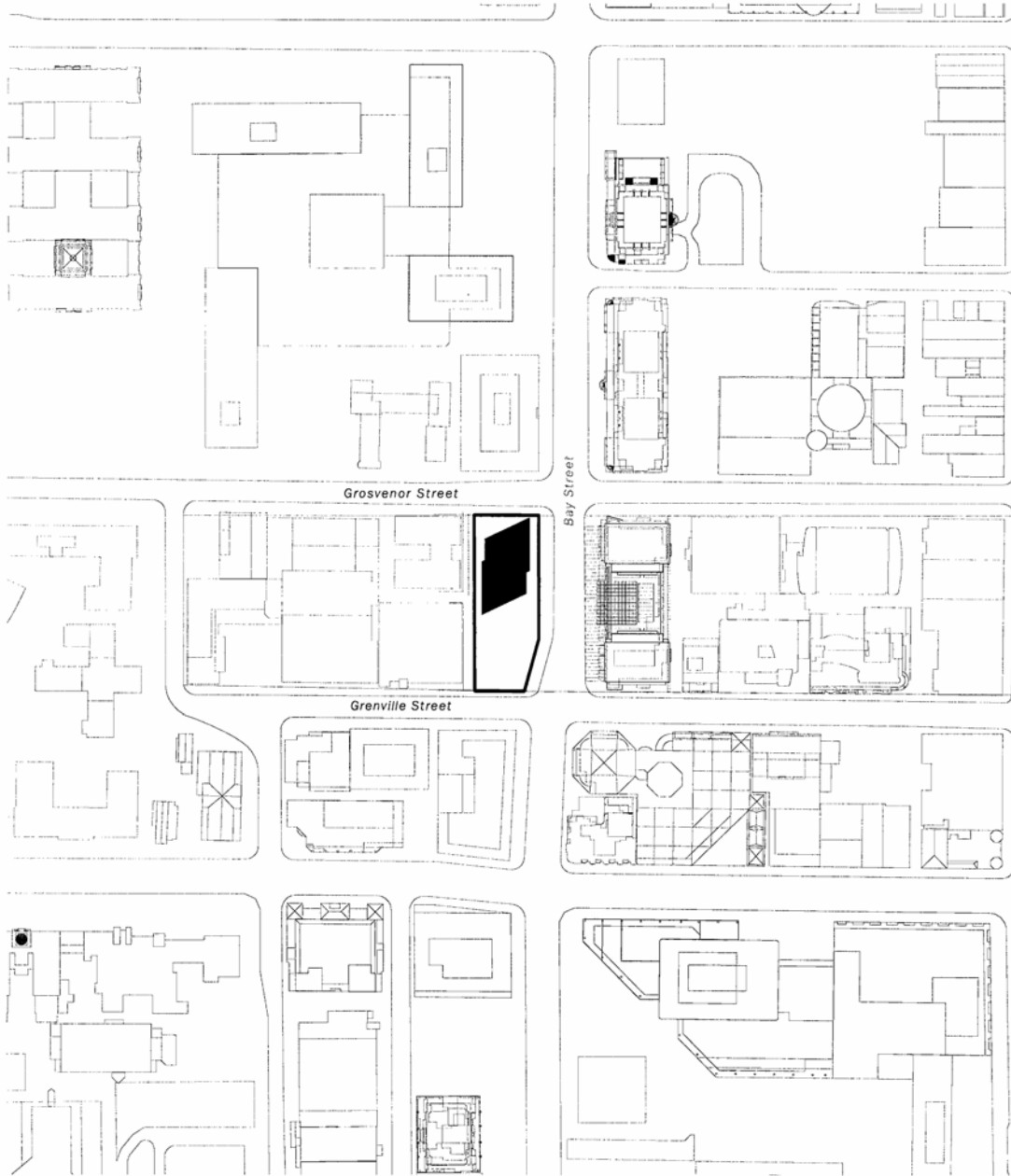
Gary Wright
Director, Community Planning, Toronto and East York District

T:22327811030-tm

List of Attachments:

Attachment 1: Site Plan
Attachment 2: Elevations (north & east)
Attachment 3: Elevations (south & west)
Attachment 4: Official Plan
Attachment 5: Zoning
Application 6: Application Data Sheet

Attachment 1: Site Plan



Context Plan

Applicant's Submitted Drawing

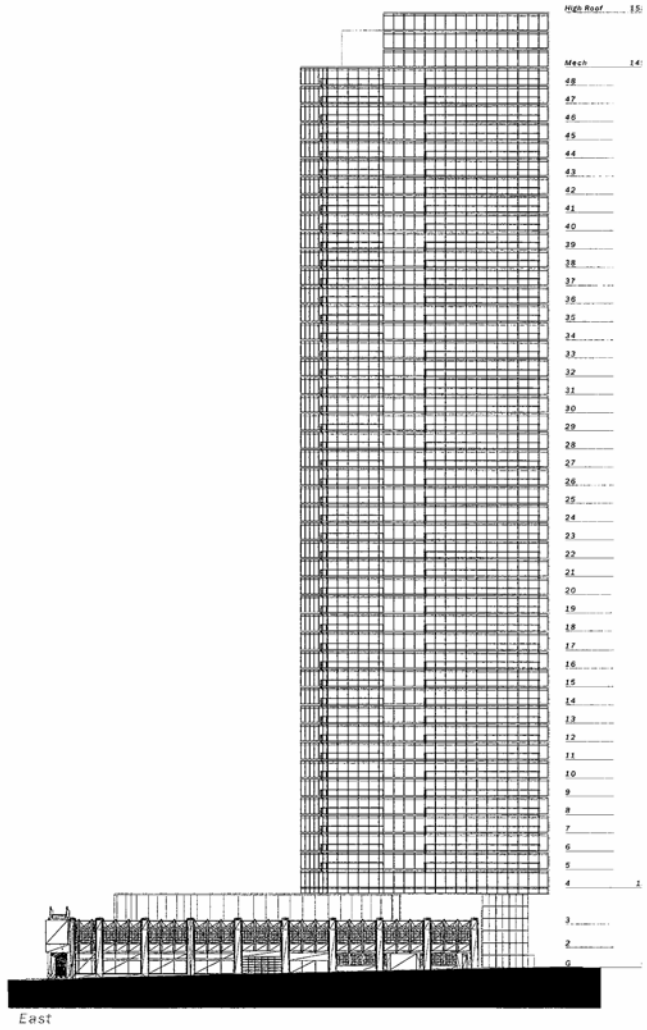
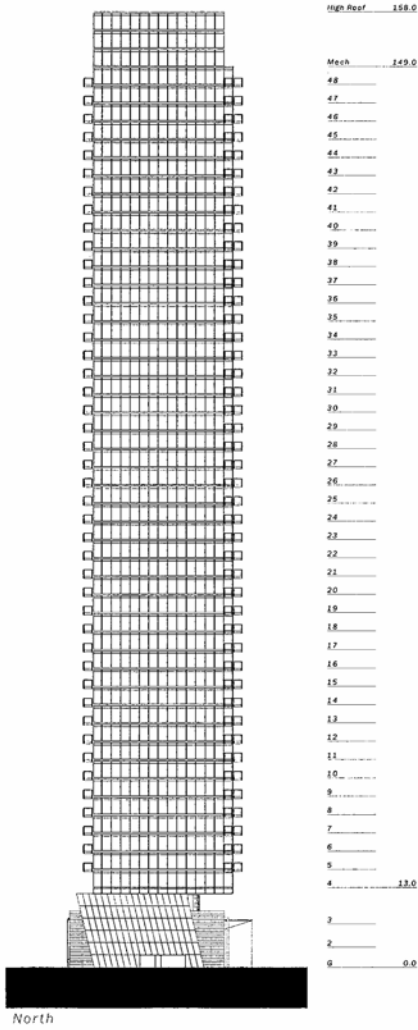
Not to Scale
08/11/06



832 Bay Street

File # 06_162279

Attachment 2: Elevation 1 (north & east)



Elevations

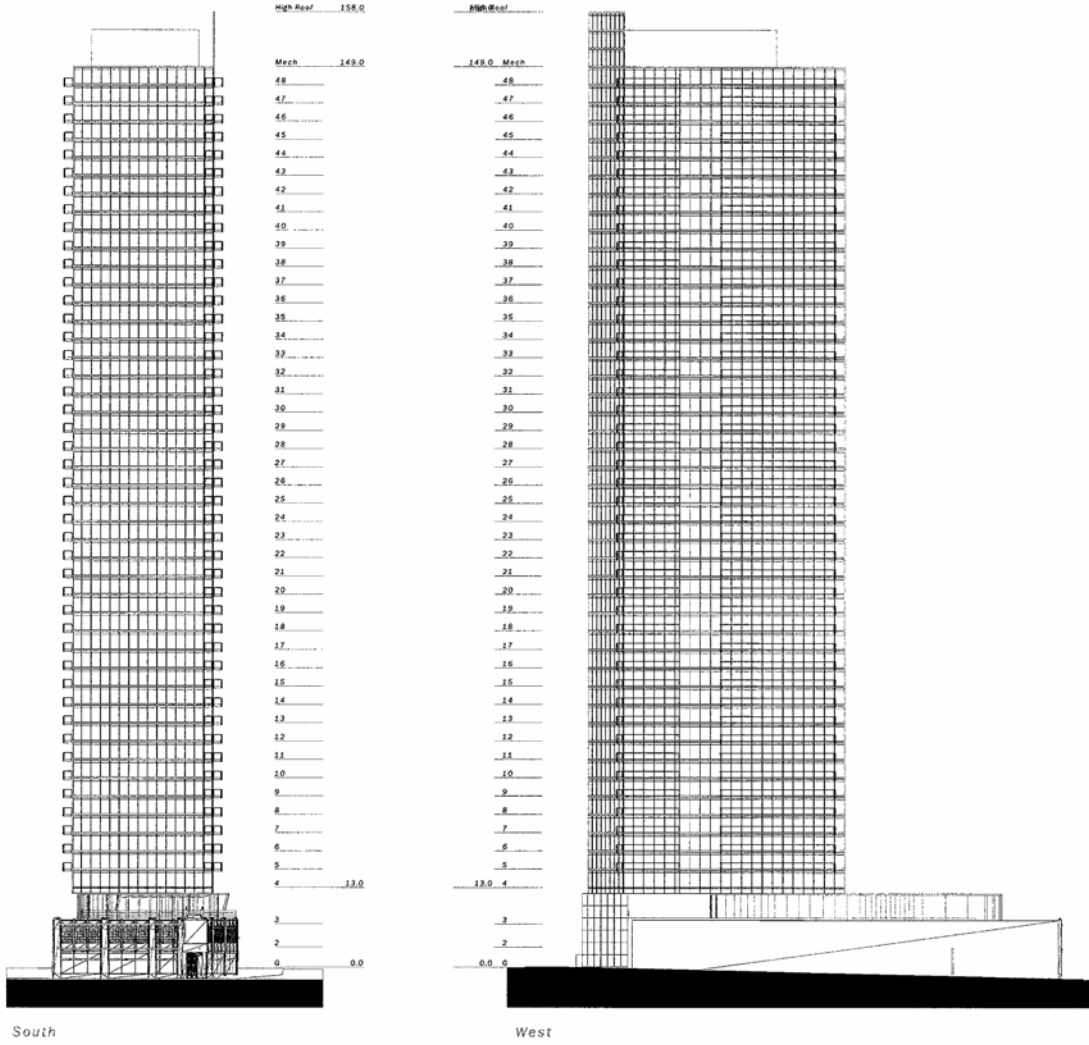
Applicant's Submitted Drawing

Not to Scale
08/11/06

832 Bay Street

File # 06_162279

Attachment 3: Elevation 2 (south & west)



Elevations

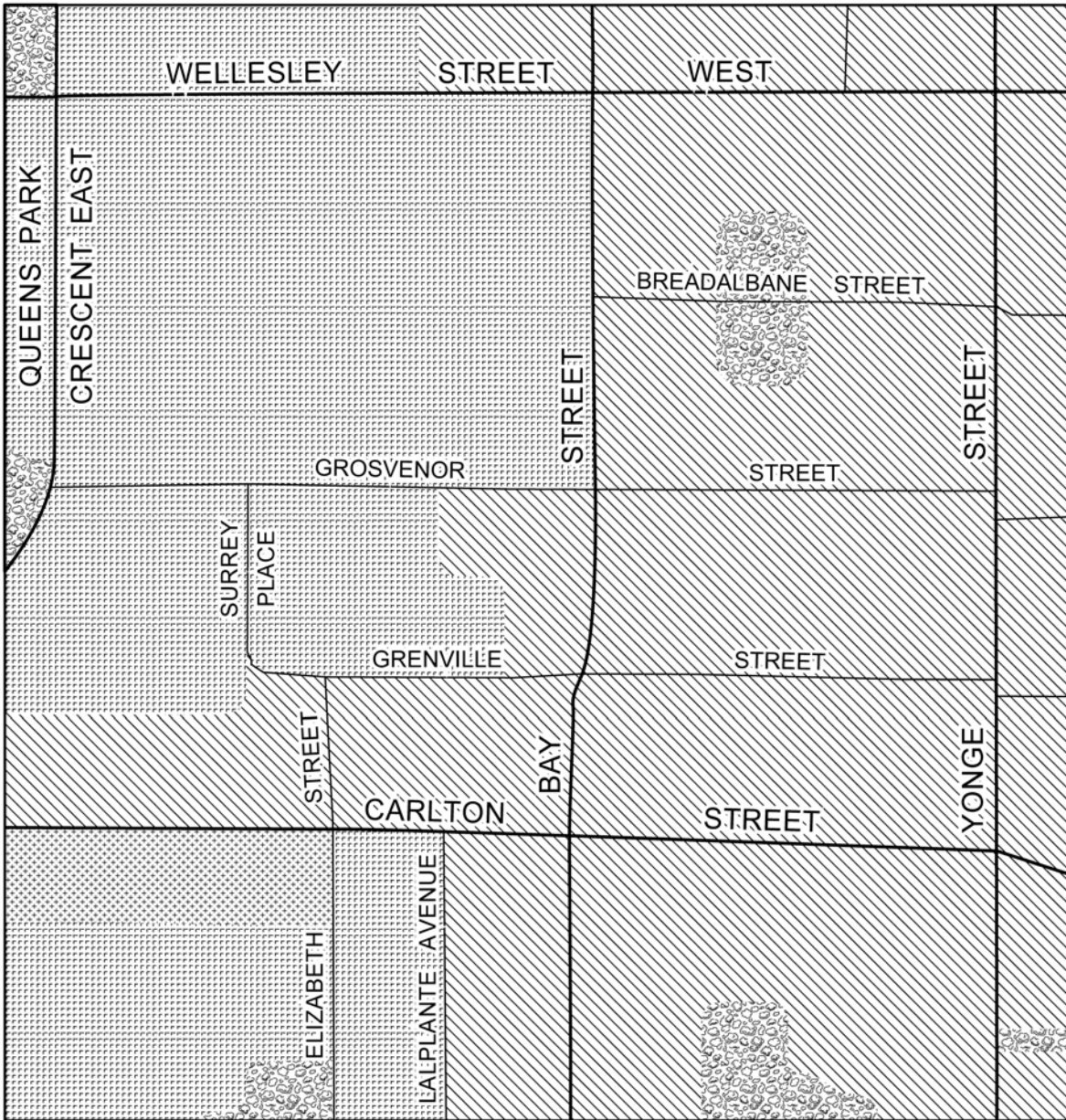
Applicant's Submitted Drawing

Not to Scale
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832 Bay Street

File # 06_162279

Attachment 4: Official Plan (Map)



 **TORONTO** City Planning
Division
Official Plan

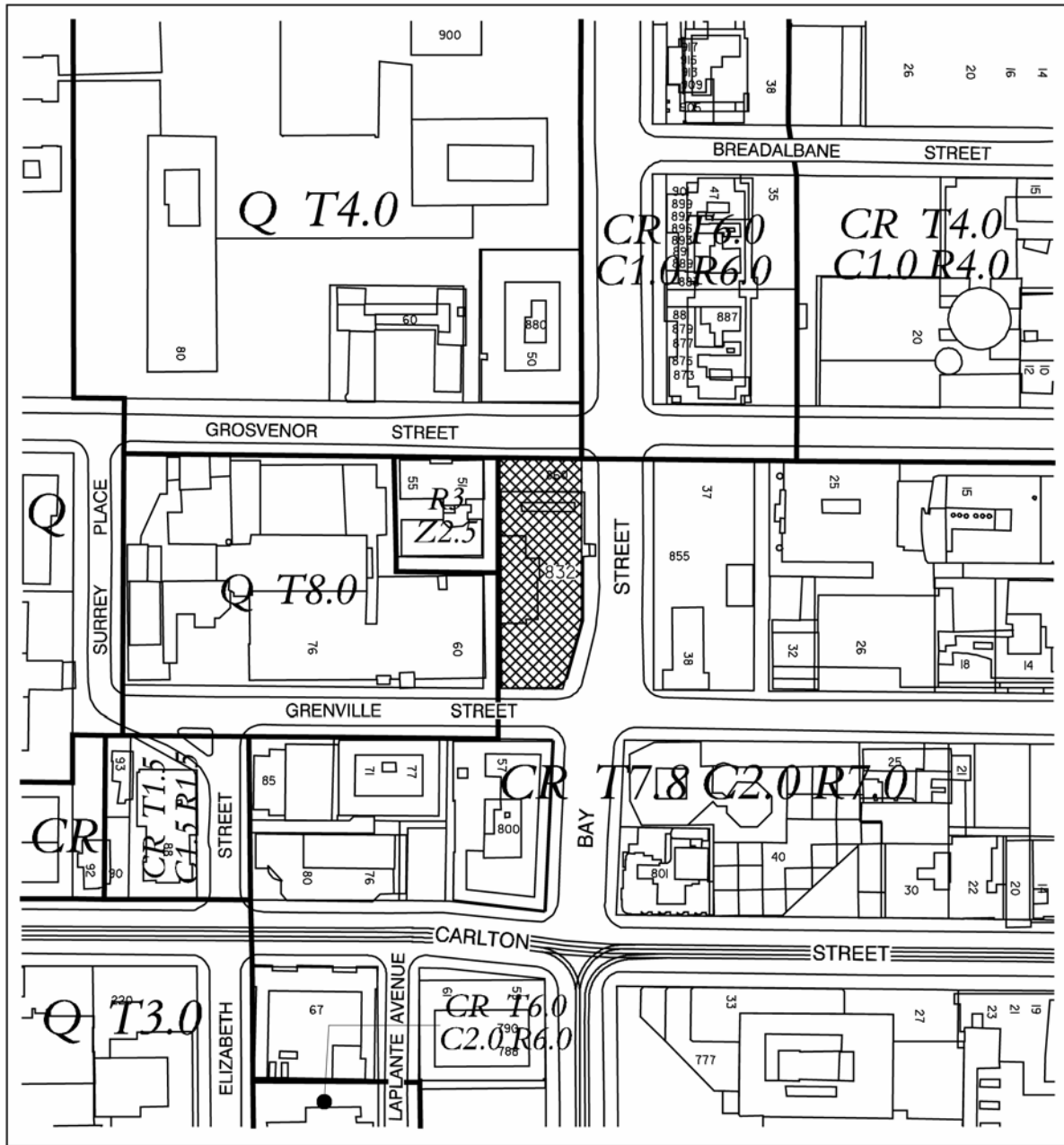
832 Bay Street

File # 06_162279

-  Site
-  Mixed Use Areas
-  Parks
-  Other Open Space Areas
-  Institutional Areas


Not to Scale
08/11/06

Attachment 5: Zoning (Map)



832 Bay Street
File # 06_162279

- R3 Residential District
- CR Mixed-Use District
- Q Mixed-Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 08/11/06 - TA

Attachment 6: Application Data Sheet

| | | | |
|------------------|--------------------|---------------------|---------------------|
| Application Type | Rezoning | Application Number: | 06 162279 STE 27 OZ |
| Details | Rezoning, Standard | Application Date: | July 31, 2006 |

Municipal Address: 832 BAY ST, TORONTO ON
 Location Description: PL 159 PT LTS 150 TO 157 **GRID S2709
 Project Description: Proposed 48 storey residential tower with a 2 storey mixed use retail/commercial podium in an existing heritage building.

| | | | |
|--|---------------|-------------------|---------------------------------|
| Applicant: Bay Grosvenor Developments Limited | Agent: | Architect: | Owner: Addison on Bay |
|--|---------------|-------------------|---------------------------------|

PLANNING CONTROLS

| | | | |
|----------------------------|-------------------|--------------------------|---|
| Official Plan Designation: | Mixed Use Area | Site Specific Provision: | |
| Zoning: | CR T7.8 C2.0 R7.8 | Historical Status: | Y |
| Height Limit (m): | 61 | Site Plan Control Area: | Y |

PROJECT INFORMATION

| | | | |
|------------------------------------|--------|------------------|--------------|
| Site Area (sq. m): | 2505.4 | Height: Storeys: | 48 |
| Frontage (m): | 85.16 | Metres: | 149 |
| Depth (m): | 30.8 | | |
| Total Ground Floor Area (sq. m): | 2055 | | Total |
| Total Residential GFA (sq. m): | 36065 | Parking Spaces: | 218 |
| Total Non-Residential GFA (sq. m): | 1315 | Loading Docks | 2 |
| Total GFA (sq. m): | 37380 | | |
| Lot Coverage Ratio (%): | 82 | | |
| Floor Space Index: | 14.9 | | |

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

| | Condo | | Above Grade | Below Grade |
|--------------|-------|----------------------------------|-------------|-------------|
| Tenure Type: | Condo | | | |
| Rooms: | 0 | Residential GFA (sq. m): | 36065 | 0 |
| Bachelor: | 0 | Retail GFA (sq. m): | 1315 | 0 |
| 1 Bedroom: | 266 | Office GFA (sq. m): | 0 | 0 |
| 2 Bedroom: | 185 | Industrial GFA (sq. m): | 0 | 0 |
| 3 + Bedroom: | 0 | Institutional/Other GFA (sq. m): | 0 | 0 |
| Total Units: | 451 | | | |

CONTACT: **PLANNER NAME:** Kyle Knoeck, Senior Planner, Downtown Section
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