

**Preliminary Report
Part of 50 St. Joseph Street**

Date:	December 20, 2006
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	File No. 06 126355 STE 27 OZ

SUMMARY

An application to amend the Official Plan and Zoning By-law has been submitted to permit a residential development consisting of three multi-storey towers (25, 37 and 45) and three six-storey buildings on lands with frontage on Bay Street, St. Joseph Street and St. Mary Street. The development site forms part of 50 St. Joseph Street, which is owned by St. Michael's College.

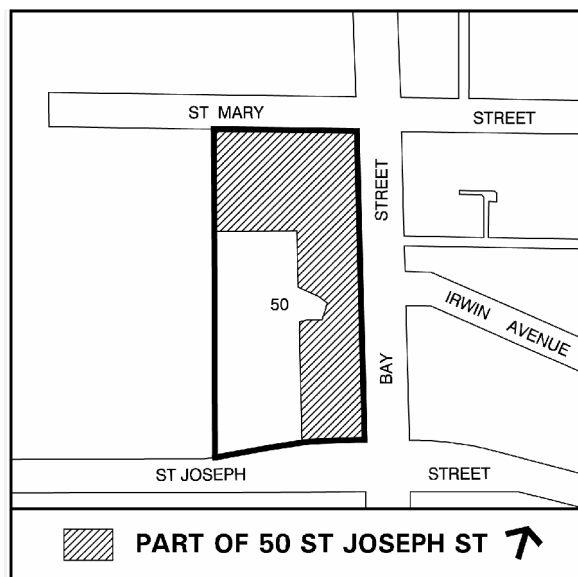
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

The next step is to undertake a community engagement process, which will include an initial open house / information session enabling the public to review the applicant's submission, and ask questions of City staff and the applicant.

RECOMMENDATIONS

The City Planning Division recommends that:

1. staff be directed to schedule an open house / information session together with the Ward Councillor;



2. notice for the open house / information session 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.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

ISSUE BACKGROUND

Previous Development Proposal

In 1988, St. Michael's College entered into agreements to sell certain lands to Rovecrest Developments Ltd., a subsidiary of Tridel. In June 1988, Rovecrest Developments Ltd. submitted an Official Plan Amendment and Rezoning application for a 41-storey residential tower on St. Mary Street, a 9-storey office building along Bay Street at St. Mary Street and a 9-storey residential building on Bay Street near St. Joseph Street. The proposal had a density of 9.6 times the area of the site.

Over the next three years the City, area residents and stakeholders, St. Michael's College and Tridel examined various options for the lands through a working committee process. The process expanded to include examination of the development site as well as other college lands including Nos. 1, 3 and 5 Elmsley Place and lands now occupied by the Sorbara Hall Student Residence. The process was concurrent with the City's Part II Plan (secondary plan) exercise for St. Michael's College.

In August 1991, the former Toronto City Council enacted Official Plan and Zoning By-law amendments, through By-law 483-91 and 484-91, to permit a revised proposal consisting of a nine-storey, 26-metre residential building with at-grade retail uses along Bay Street and a 32-storey, 93-metre residential tower on St. Mary Street. The proposal had a density of 6.4 times the area of the site. The proposal also included, amongst other matters, the conveyance of parkland centered on the parkette at St. Joseph and Bay Street to the City pursuant to the parkland and community benefit provisions of the Planning Act.

The Toronto Board of Education and area residents appealed the Official Plan and Zoning By-law amendments to the Ontario Municipal Board. In advance of an Ontario Municipal Board hearing, Tridel terminated its participation in the development, in part due to the collapse of the condominium market. The Official Plan and Zoning By-law amendments were subsequently repealed as part of the former City of Toronto Official Plan process in the mid-1990s.

Current Application

St. Michael's College owns the development site, which forms part of a larger property municipally known as 50 St. Joseph Street. Rattling Chain Investments Inc., the applicant, has entered into agreements with the College to purchase the development site.

Proposal

The application proposes to construct a series of residential buildings, as follows:

- a 37-storey (110 m) tower at St. Joseph and Bay Street;
- two six-storey (20 m) buildings fronting along Bay Street;
- a 45-storey (135 m) tower mid-block between St. Basil's Church and St. Mary Street;
- a six-storey (20 m) building fronting along St. Joseph Street; and
- a 25-storey (75 m) tower south of St. Mary Street.

Attachments 2 -7 show the proposal's site plan and elevations. The submitted plans identify three development phases although the applicant has indicated that the phasing is preliminary.

The development concept includes grade-related residential uses along Bay and St. Mary Streets and a courtyard design feature connecting the buildings and linking to a proposed mid-block pedestrian connection on Bay Street. A common underground parking facility is accessed from St. Joseph Street and St. Mary Street.

The proposal's overall residential gross floor area is 74,324 square metres. The proposed density based on the development site is 7.9 times the area of the site. Please see the Application Data Sheet in Attachment 1 for additional information on the proposal.

Site and Surrounding Area

The development site is located on the west side of Bay Street between St. Joseph Street and St. Mary Street. It consists of a parkette, a parking lot used by St. Basil's Church and others, and a portion of an existing playing field at St. Mary Street. The applicant has indicated that the development site will be severed from the larger property owned by St. Michael's College by way of a consent application at a later date.

Within the immediate context, the following uses surround the site:

North: across St. Mary Street, is an apartment complex of 32 and 21-storeys (55 and 57 Charles Street West) with frontage on Bay Street, and Loretto College, a six-storey private girls school, at 70 St. Mary Street;

South: across St. Joseph Street, is a surface commercial parking lot at the corner of St. Joseph and Bay Streets, and further west is the Cardinal Flahiff Basilian Centre, a four-storey building at 95 St. Joseph Street;

East: across Bay Street, are multi-storey buildings including an office building (13-storeys) at 1075 Bay Street, the Polo I condominium (23-storeys) at 1055 Bay Street, the Polo II condominium (28-storeys) at 44 St. Joseph Street / 1033 Bay Street and a mixed use building at 1001 Bay Street (36-storeys); and

West: abutting the site, is St. Basil's Church and Coverhill Wing, both designated heritage resources, the Sorbara Hall Student Residence (a five-storey building), playing fields and further west are other campus buildings forming part of The University of St. Michael's College.

Official Plan

The Toronto Official Plan is now in force. This application will be reviewed against the policies in the Plan.

The site is split between two land use designations on Map 18 - Land Use Plan in the Toronto Official Plan.

The existing parkette at the corner of St. Joseph Street and Bay Street is designated "Park". The policies recognize that parks and open spaces are important components of the city to preserved and enhanced.

The remainder of the site is designated "Mixed Use Area", which permits a range of residential, commercial and institutional uses. The Plan includes criteria that direct the form and quality of development in this land use designation.

Other important policies include those in the "Downtown", "Public Realm", "Heritage Resources", "Parks and Open Space" and "Built Form" sections of the Plan. This includes the built form policies for tall buildings. To assist with the implementation of these policies, the City has prepared a study, Design Criteria for Review of Tall Building Proposals. The study provides key urban design criteria that should be brought to bear in the evaluation of tall building applications. The City will review the proposed development for compliance with the study. It is also expected that the applicant's team will prepare a master plan, as required for larger sites, and demonstrate how the study's urban design criteria have been satisfactorily addressed.

The parkette is also within the University of Toronto Secondary Plan. The parkette is identified as part of the St. Michael's College Campus on Map 20-2: Significant Open Space (Existing and Proposed), as part of the open space network on Map 20-3: Proposed Open Space Network, and as a local view terminus on Map 20-4: Primary Street Spaces, Vistas and "Gateways". These three maps along with the policies in Section 3 of the Secondary Plan constitute a 'Structure Plan', which sets out the most important aspects of the built and landscape environment that will be preserved, protected and enhanced in any development. The parkette as well as the northeast portion of the development site falls within the "Institutional" area of special identity on Map 20-5: Area of Special Identity and Location Site and Area Specific Policies.

The Toronto Official Plan and the University of Toronto Secondary Plan are available on the City's website at: www.toronto.ca/planning/official_plan/introduction.htm

The City's Design Criteria for Review of Tall Building Proposals study is also available on the City's website at: www.toronto.ca/planning/urbdesign/index.htm

Zoning

The site is split between two zoning districts in Zoning By-law 438-86, as amended.

The existing parkette is zoned UOS (University Open Space) which permits outdoor university uses, a park, a playing field and a below grade parking garage. There is no density permission.

The remainder of the site is zoned CR T6.0 C1.0 R6.0 which permits a mix of residential and commercial uses to a maximum density of 6.0 times the area of the lot area, and a height limit of 46 metres.

Site Plan Control

The proposed development is subject to Site Plan Approval. An application will be filed at a later date should the proposal, or some variation thereof, advance.

Tree Preservation

The Official Plan calls for an increase in the amount of tree canopy coverage. City Council has adopted the objective of increasing the existing 17 percent tree canopy coverage to between 30 to 40 percent.

The application included a report on the trees located on the development site including the parkette, and the abutting municipal rights-of-way. The City of Toronto Municipal Code regulates privately and publicly owned trees in the city. The intent is to preserve significant trees and to ensure a sustainable tree canopy and urban forest in Toronto. The existing tree population on the site and abutting streets provides environmental and aesthetic benefits to the neighbourhood. The protection of existing trees and the planting of large growing shade trees on both public and private lands should be an important objective for any proposal for the development site.

Pre-application Discussions

At the request of the applicant, City Planning staff met with the applicant and his architect regarding preliminary development concepts for the site in the summer of 2005.

Since the submission of the application City Planning staff have also met with representatives of the Bay Corridor Community Association regarding the site, its development history and this application. Representatives support the enhancement of the existing parkette and expressed their interest in participating on a working committee, which is discussed in the "Community Engagement Process" section of this report.

Reasons for the Application

Amendments are required to the Official Plan, the University of Toronto Secondary Plan and Zoning By-law. In its current form, the application proposes new residential development on the parkette, which is not permitted in the policy framework or the general zoning by-law. The application also exceeds the density and height permissions set out in the Zoning By-law 438-86, as amended. Additional areas of non-compliance with the general zoning by-law may be identified as the review of the application advances.

COMMENTS

Issues to be Resolved

The proposal to locate a multi-storey building in the parkette at St. Joseph Street and Bay Street is a very serious concern. Any development concept should enhance and improve this valuable green space. The applicant has been advised of the aforementioned. It is anticipated that the application will be revised to, amongst other matters, remove any building from the parkette and ensure that any development adjacent to the parkette provides a sensitive interface with this green space.

In addition to the above, the following issues as well as any other issues that may be identified, must be addressed.

- appropriateness of the proposal's scale and massing in terms of the built form arrangement on the site, and compatibility and interface with St. Basil's Church, the University of St. Michael's College campus and surrounding context;
- responding to the site's four frontage: Bay Street, St. Mary Street, parkette / St. Joseph Street and St. Basil's Church / St. Michael's College. Each frontage presents different opportunities;
- ability to provide an appropriate transition in building height between the scale of Bay Street and the University of St. Michael's College campus;
- relationship to the heritage resources including St. Basil's Church and the Cloverhill Wing;
- placement and scale of proposed multi-storey towers with respect to tower separation from each other and existing multi-storey buildings in the vicinity;
- potential impacts on adjacent residential properties, including shadow, overlook and privacy;
- suitability of the proposed unit sizes and mix of unit types;
- interface with existing parkette and opportunities to enhance this open space;

- pedestrian and vehicular access to and movement on and through the site;
- contribution to (or detraction from) the local urban environment including the public realm;
- community benefits under Section 37 of the *Planning Act* should this application, or some variation thereof, proceed; and
- ability to meet the intent and spirit of the Official Plan, Council policies and other applicable planning policies including the Provincial Policy Statement, and to represent good planning and community building.

The application will be circulated to City Divisions for review. This circulation may identify other issues that require resolution.

Community Engagement Process

The applicant has expressed a desire to work with City Planning staff, the Councillor and the area stakeholders to hopefully achieve a supportable development for this site.

This report recommends that an initial open house / information session to allow the public to review the applicant's submission, and ask questions of City staff and the applicant.

Given the complexity of the application, it is possible that a working group of community stakeholders may be established as part of the community engagement process. The working committee would review the application and assist in the discussion on the built form including scale and massing of the proposal.

It should be noted that while City Planning staff are willing to participate with a working committee, in the end, staff will report independently on the recommendations for this proposal.

Upon completion of the working committee, the applicant would submit a revised application along with the required supporting material (discussed further in "Studies / Statements / Reports" section below). At this point, the revised application would be circulated to City Divisions for technical review and further community consultation would be arranged. Once the technical review is complete and any outstanding issues resolved a Final Report would be targeted for Council consideration.

Studies / Statements / Reports

The application requires a number of supporting studies / statements / reports as set out in the City's Building Toronto Together: A Development Guide. The applicant has acknowledged this and advises that the supporting material will be submitted as the application progresses.

It is City Planning's expectation that the applicant will provide the supporting materials in conjunction with revisions to the proposal's built form and massing in response feedback from the community engagement process and the City. Once the supporting material and plans are received the application will be circulated to divisional staff for technical review.

CONTACT

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SIGNATURE

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

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ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2: Site Plan
Attachment 3: East Elevation
Attachment 4: West Elevation
Attachment 5: North Elevation
Attachment 6: South Elevation
Attachment 7: Official Plan Excerpt
Attachment 8: Zoning By-law Excerpt

Attachment 1: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	06 126355 STE 27 OZ
Details		Application Date:	April 18, 2006

Municipal Address: Part of 50 St. Joseph Street, Toronto, ON
 Location Description: Parts 1, 2, 3, 4, 12, 13, 15, 21 and 22 of Reference Plan 66R-16274
 Project Description: three multi-storey towers (25, 37 and 45) and three six-storey buildings on lands with frontage on Bay Street, St. Joseph Street and St. Mary Street

Applicant:	Agent:	Architect:	Owner:
Rattling Chain Investments Inc. 50 Conderation Parkway Concord, ON L4K 4T8	McCarthy Tetrault Suite 4700 TD Bank Tower, Box 48 Toronto, ON M5K 1E6	Architects Alliance 205 – 317 Adelaide St W Toronto ON, M5V 1P9	St. Michael's College 81 St. Mary Street Toronto ON, M5S 1Z4

PLANNING CONTROLS

Official Plan Designation:	Mixed Use and Park	Site Specific Provision:	U of T Secondary Plan
Zoning:	CR T6.0 C1.0 R6.0, UOS	Historical Status:	Y
Height Limit (m):	46, 18	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	9381	Height:	Storeys:	25, 37 & 45
Frontage (m):	181.185		Metres:	75, 110 & 135
Depth (m):	0			
Total Ground Floor Area (sq. m):	3216			Total
Total Residential GFA (sq. m):	74324		Parking Spaces:	1217
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	74324			
Lot Coverage Ratio (%):	34.3			
Floor Space Index:	7.92			

DWELLING UNITS

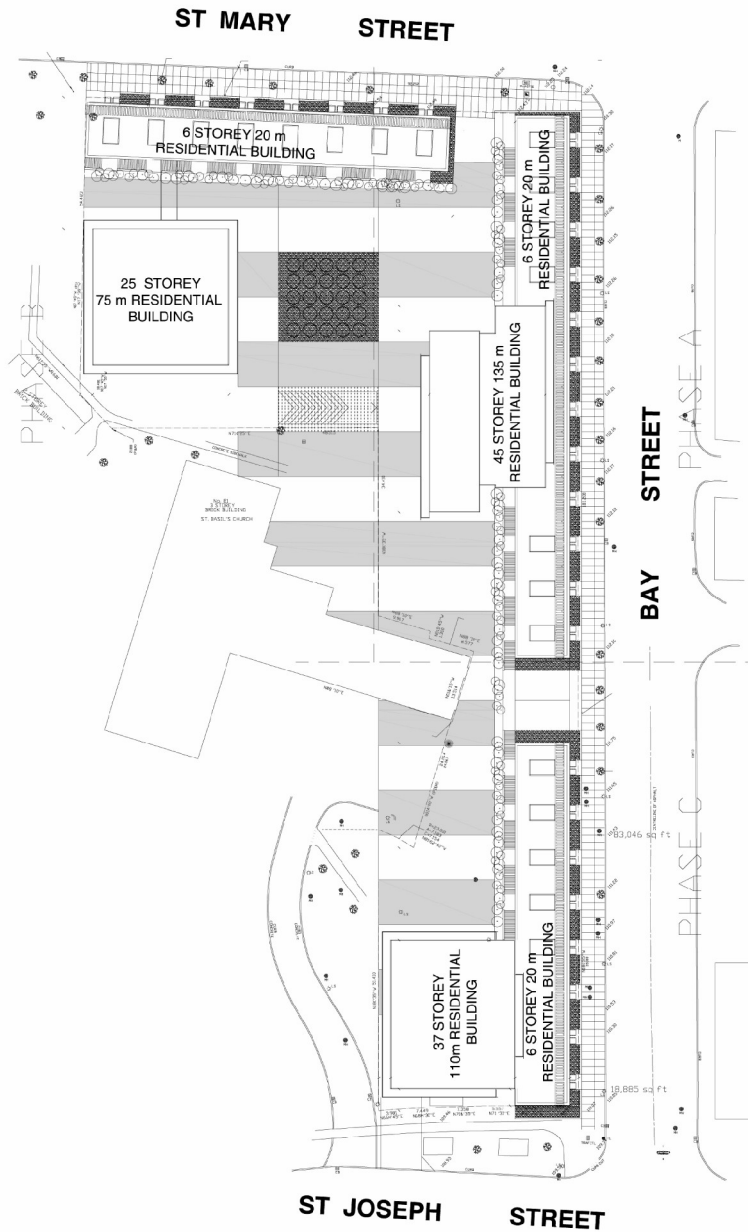
Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	433
2 Bedroom:	582
3 + Bedroom:	0
Total Units:	1015

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	74324	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT: PLANNER NAME: Corwin Cambray, Planner
TELEPHONE: (416) 392-0459

Attachment 2: Site Plan



Site Plan

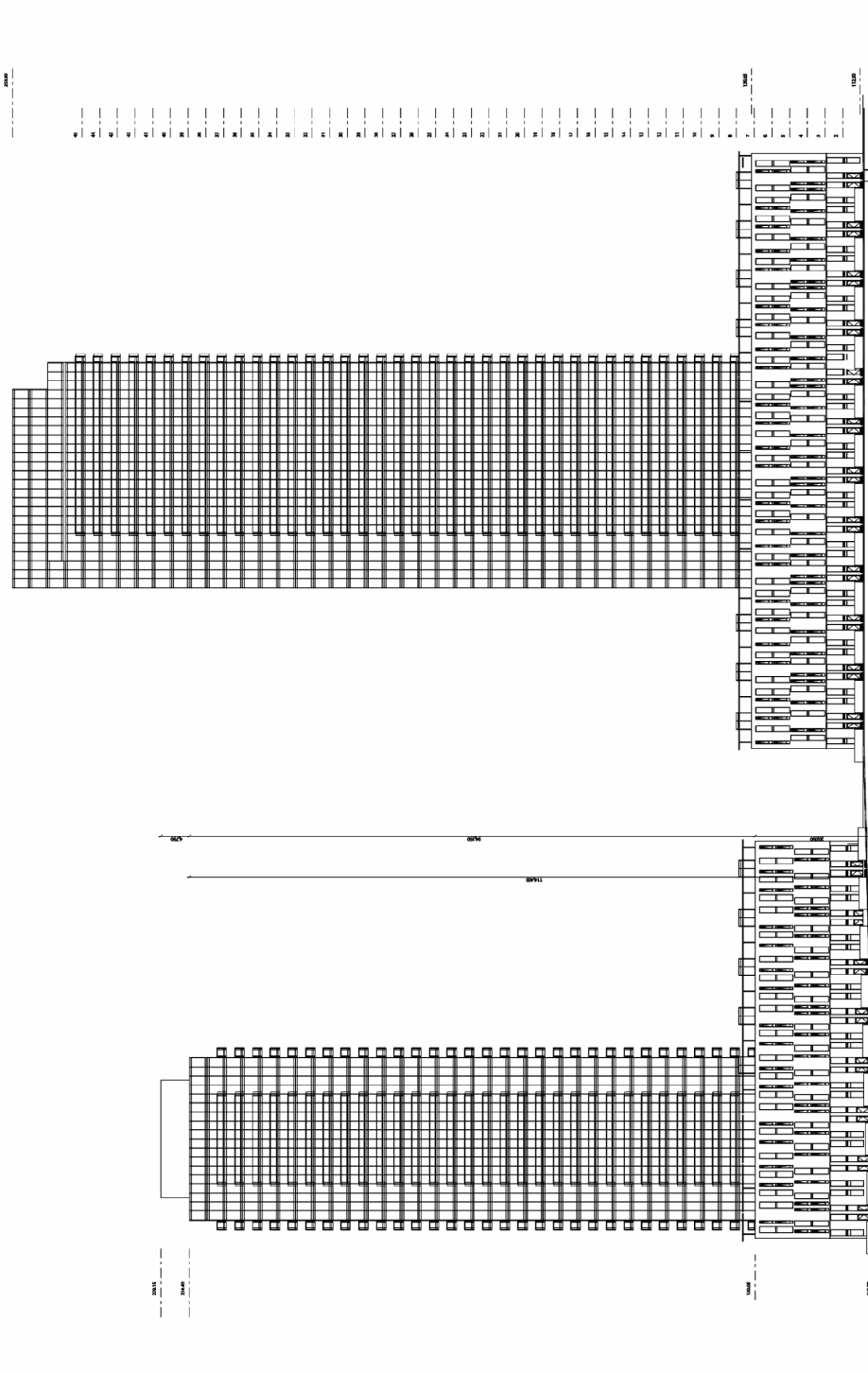
Part of 50 St Joseph Street

Not to Scale
12/20/06



File # 06_126355

Attachment 3: East Elevation



East Elevation

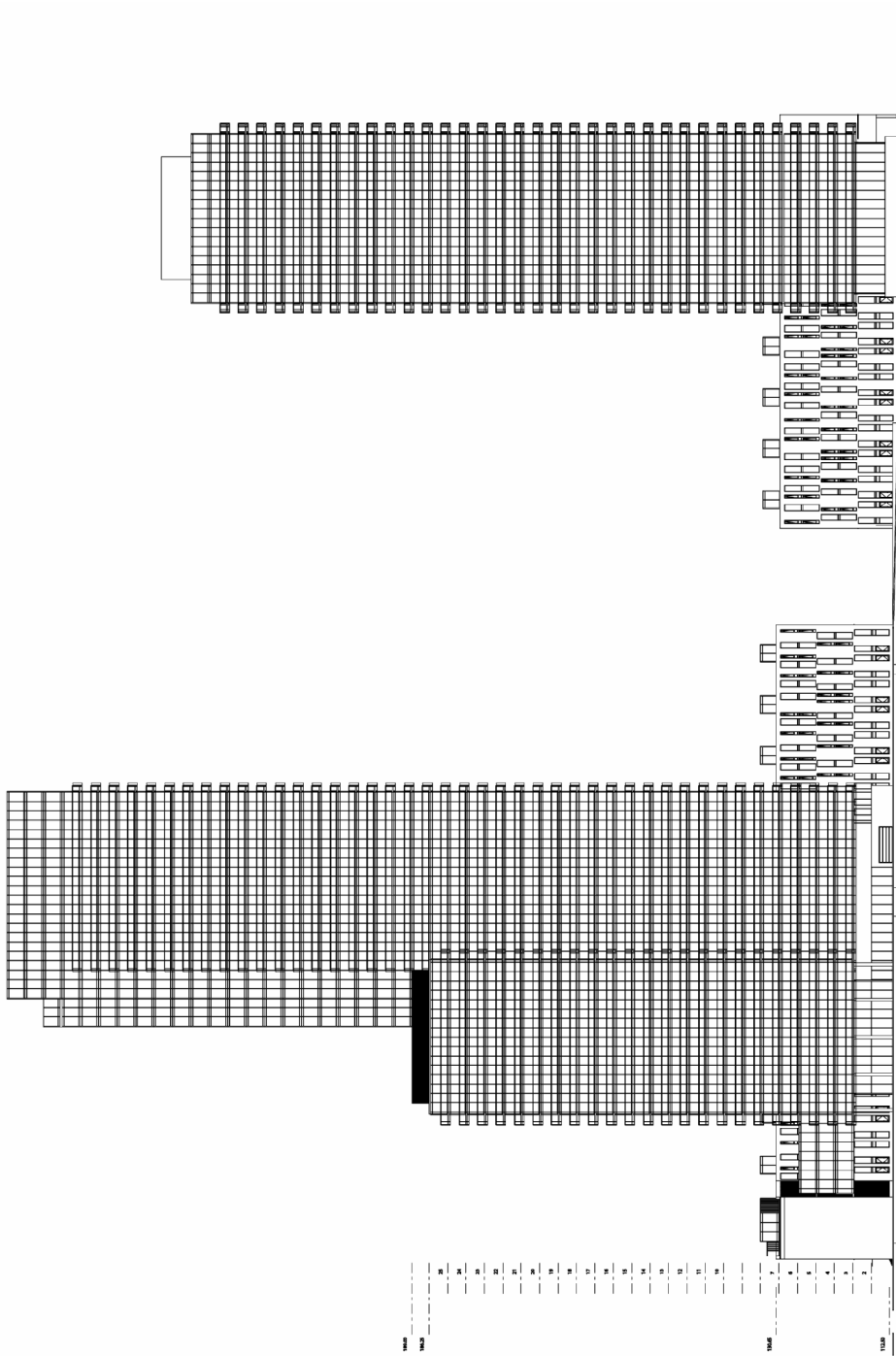
Applicant's Submitted Drawing

Not to Scale
12/20/06

Part of 50 St Joseph Street

File # 06_126355

Attachment 4: West Elevation



West Elevation

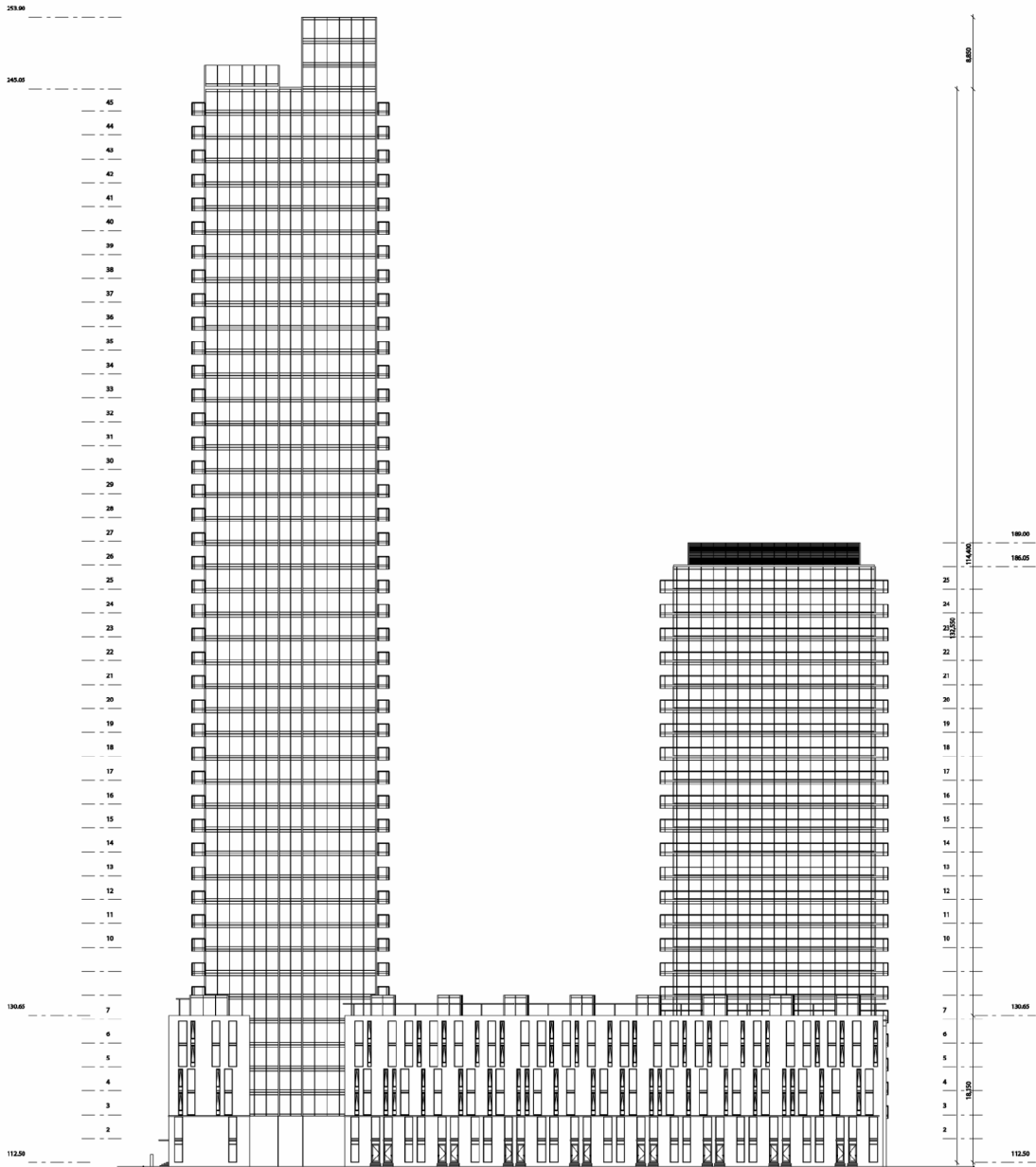
Applicant's Submitted Drawing

Not to Scale
12/20/06

Part of 50 St Joseph Street

File # 06_126355

Attachment 5: North Elevation



North Elevation

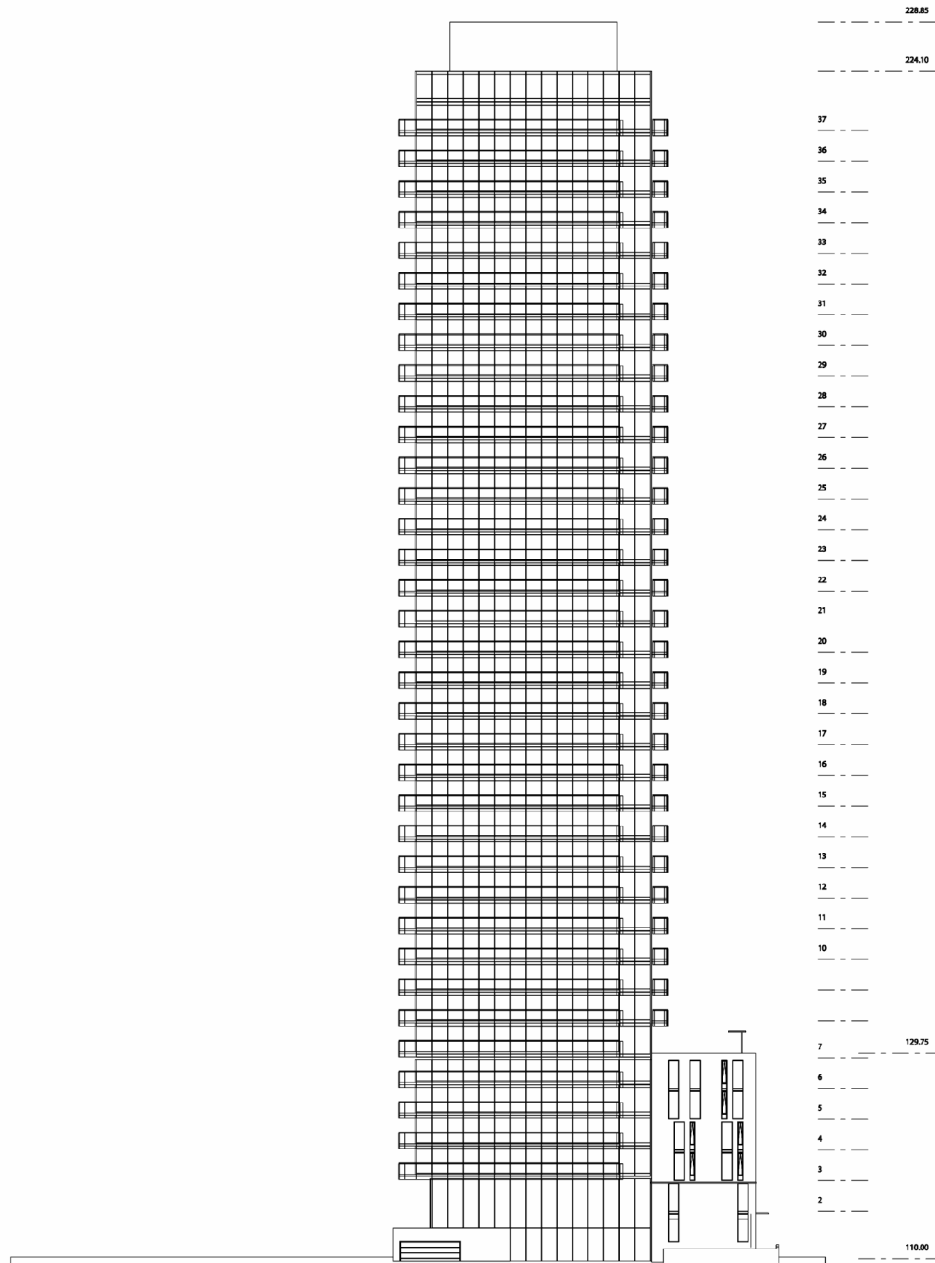
Applicant's Submitted Drawing

Not to Scale
12/20/03

Part of 50 St Joseph Street

File # 06_126355

Attachment 6: South Elevation



South Elevation

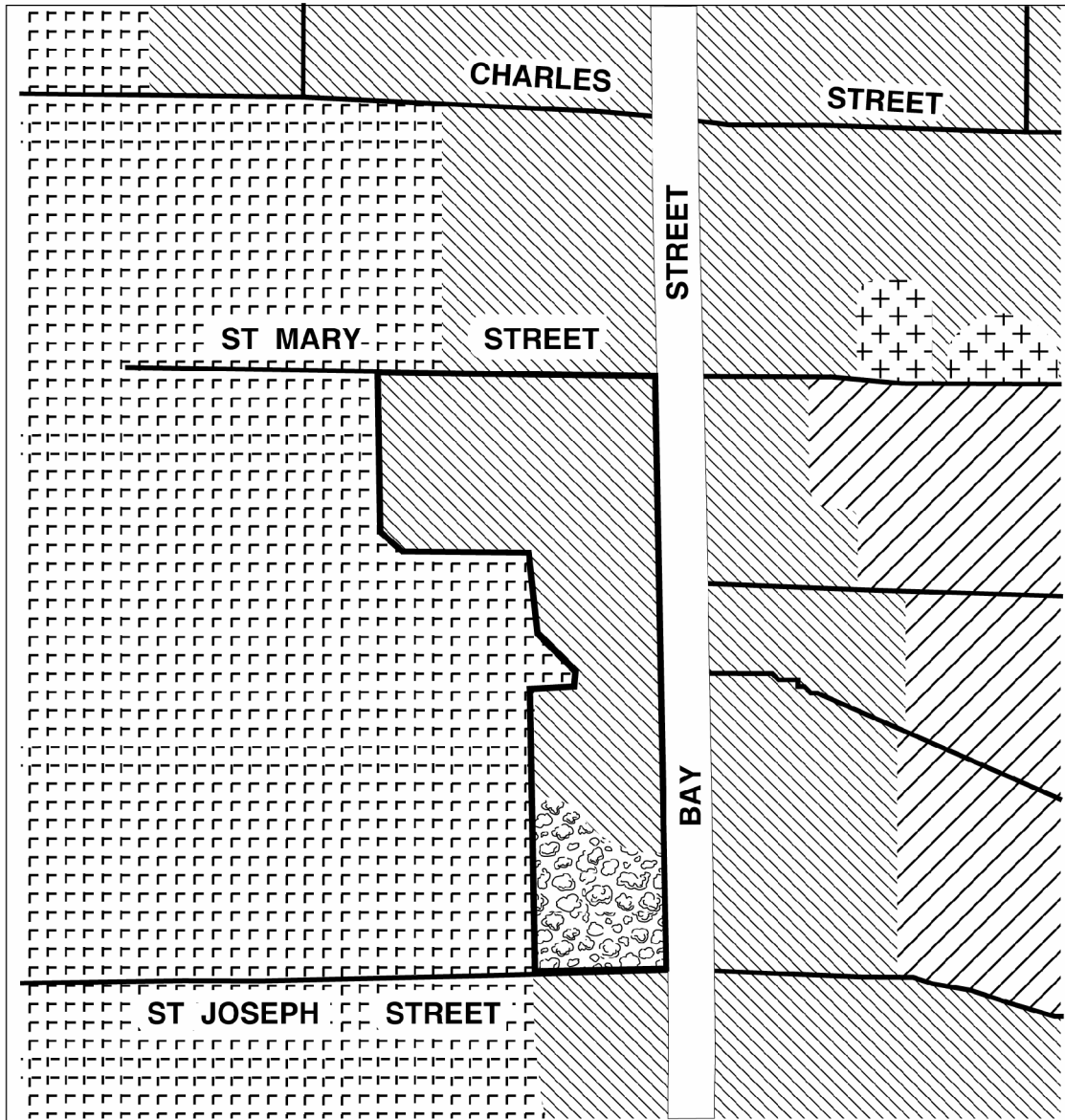
Applicant's Submitted Drawing

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12/20/03

Part of 50 St Joseph Street

File # 06_126355

Attachment 7: Official Plan Excerpt



TORONTO City Planning Division
Official Plan

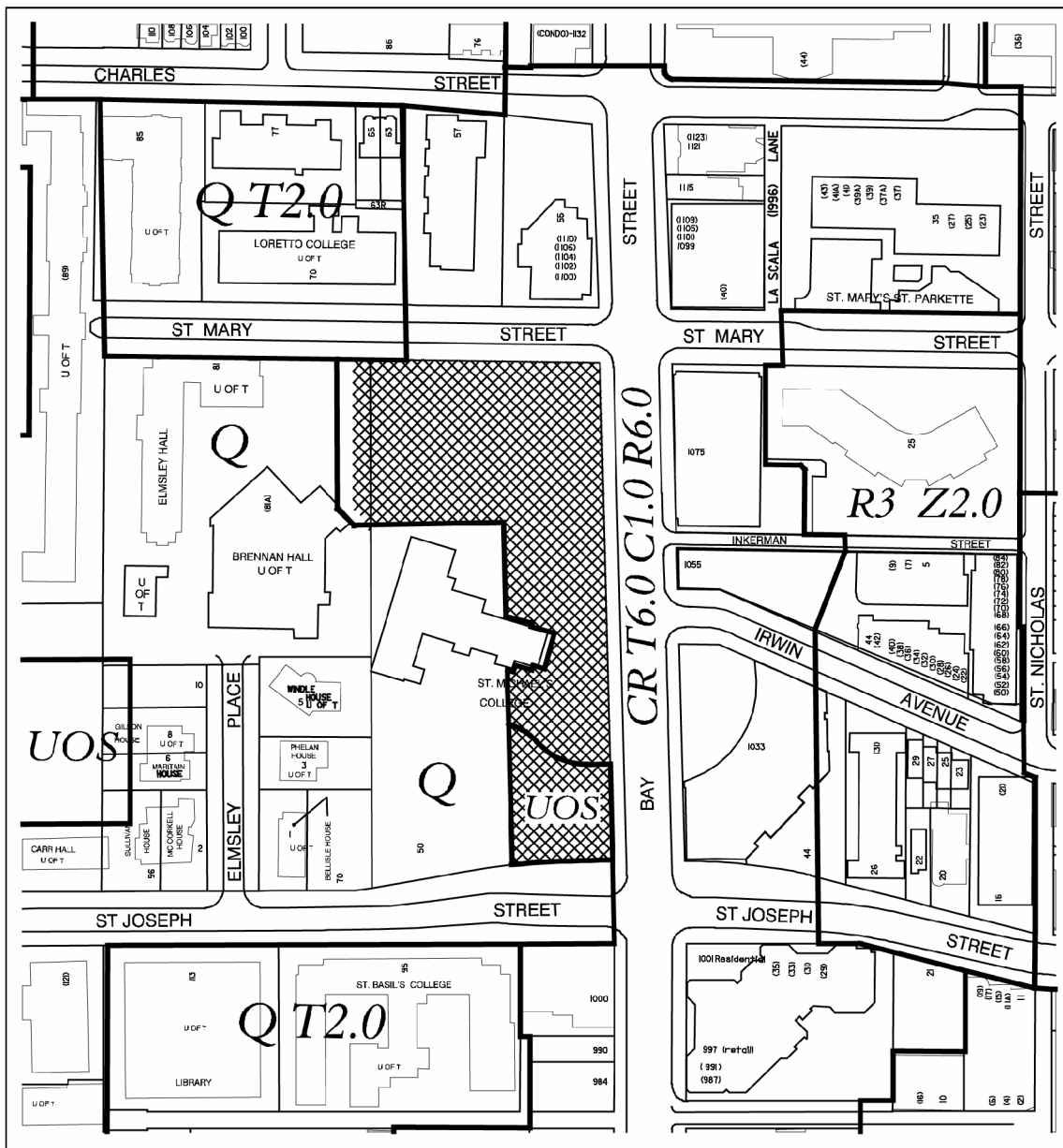
Part of 50 St Joseph Street

File # 06_126355

- | | | |
|--|--|---|
|  Site Location | Parks & Open Spaces Areas |  Institutional Areas |
|  Apartment Neighbourhoods |  Parks | |
|  Mixed Use Areas |  Other Open Space Areas | |


 Not to Scale
 12/19/06

Attachment 8: Zoning By-law Excerpt



TORONTO City Planning Division
Zoning

Part of 50 St Joseph Street

File # 06_126355

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



Not to Scale
 Zoning By-law 438-86 as amended
 Extracted 12/19/06 - DR