

**32 Davenport Road, and  
12, 18, 18A, 20 and 22 McMurrich Street  
Rezoning Application – 08 151714 STE 27 OZ  
Preliminary Report**

<b>Date:</b>	June 12, 2008
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 27 – Toronto Centre-Rosedale
<b>Reference Number:</b>	08 151714 STE 27 OZ

**SUMMARY**

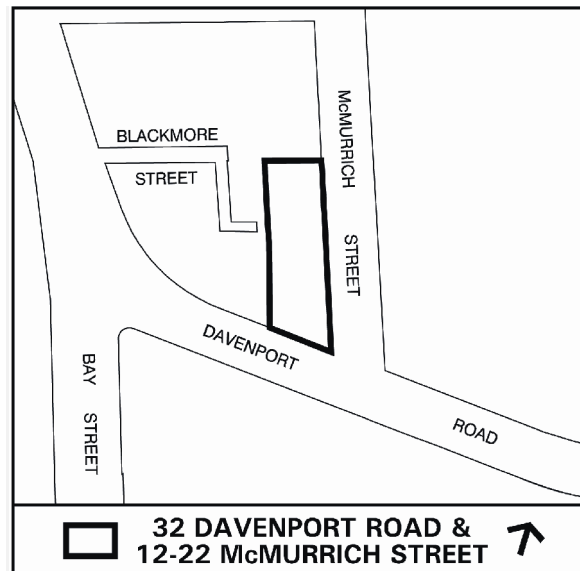
This application was made after January 1, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to demolish a two-storey office building, a vacant two-storey building, and a pair of two-and-a-half-storey semi-detached dwellings, and to construct a 25-storey mixed-use residential building with commercial space on the ground floor.

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.

This application has been circulated to City departments and external agencies, where appropriate, for comment.

The next step is to hold a community consultation meeting where the community can review the application, provide comments, and ask questions of City staff and the applicants.



## RECOMMENDATIONS

---

### The City Planning Division recommends 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.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

### Financial Impact

The recommendations in this report have no financial impact.

## ISSUE BACKGROUND

### Proposal

This application proposes to replace a two-storey office building at 32 Davenport Road, a two-storey building at 12 McMurrich Street, and a pair of two-and-a-half-storey semi-detached dwellings at 18, 18A, 20 and 22 McMurrich Street with one 25-storey mixed-use residential and commercial building with a four-storey podium.

The building reaches a height of 79.6 metres at the top of the 25<sup>th</sup> floor, plus an additional 6.5 metres for a mechanical penthouse for a total of 86.1 metres. An architectural roof element extends another 9 metres beyond the height of the mechanical penthouse.

The proposal consists of a four-storey podium that occupies virtually the entire site. Above the first level, the podium is set back approximately 2 to 6.7 metres from the west property line. The tower is set back 17.8 metres from the north property line, and approximately 5 metres from the west property line (excluding the elevator core, which is set back 1.2 metres). Further step backs are proposed at the 20<sup>th</sup> and 23<sup>rd</sup> storey.

The building proposed consists of 139 residential units and 1 commercial unit. The proposed residential unit breakdown is as follows:

Unit Type	Number of Units
One-bedroom	2
One-bedroom plus den	13
Two-bedroom	55
Two-bedroom plus den	67
Three-bedroom	2

A total of 100 parking spaces would be provided in a five level underground parking garage that would be accessible from McMurrich Street. Eight visitor parking spaces would be located on the P1 parking level. Service vehicles will also access the site from McMurrich Street. A total of 105 bicycle parking spaces are proposed, 84 residential spaces on P1 through P5 and 21 visitor spaces on the ground floor and P1.

## Site and Surrounding Area

The site is located on the northwest corner of Davenport Road and McMurrich Street. The site is roughly rectangular in shape, with an area of 1,606 square metres and frontages of approximately 25.9 metres along Davenport Road and 75.3 metres along McMurrich Street.

The subject site consists of the following:

Address	Description
32 Davenport Rd.	A two-storey office building. The building is being used as the architectural offices of Moriyama & Teshima Architects.
12 McMurrich St.	A vacant two-storey detached building, which was most recently occupied by Zoe Daycare.
18, 18A, 20 and 22 McMurrich St.	A pair of two-and-a-half-storey semi-detached dwellings used for rental residential purposes. One rental unit in each dwelling, totalling four rental units.

Adjacent existing land uses are:

North: are three-and-a-half-storey townhouses fronting on McMurrich Street and a 10-storey 69-unit residential condominium fronting McAlpine Street (3 McAlpine Street).

South: of Davenport Road is the Stone Church (45 Davenport Road). West of the church is a 10-storey residential building (1331 Bay Street) and east of the church are one-storey commercial buildings and a 16-storey residential building (8 Scollard Street), currently under construction,

East: of McMurrich Street is 15-storey residential building (15 McMurrich Street) with a 4-storey residential base fronting onto McMurrich Street and Davenport Road. North of that building is a surface parking lot. Further east along Davenport Road is a 16-storey seniors' residential building (18 Davenport Road) and the heritage-designated Masonic Temple Concert Hall (888 Yonge Street) at the corner of Yonge Street and Davenport Road.

West: is a one-storey building containing a car dealership (76 Davenport Road). North of that site is a one-storey building (100 Davenport Road) currently used as a presentation centre for the OMB approved (Decision/Order No. 1629) 22-storey

residential condominium with a three and four-storey podium at 76 Davenport Road and a three-storey mixed-use building at 100 Davenport Road.

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. Downtown Toronto is identified as an Urban Growth Centre as set out in Schedule 4 of the Plan. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The Official Plan for the City of Toronto designates the subject site *Apartment Neighbourhoods* and *Mixed Use Areas* within the Downtown and Central Waterfront urban structure area. The southern portion of the development site is designated *Mixed Use Areas* and the northern half is designated *Apartment Neighbourhoods*. The policies within both designations will help inform the review of this application. Other important policies include those in the *Downtown, Public Realm* and *Built Form* sections of the Plan, including the built form policies for tall buildings.

*Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. All land uses provided for in the *Neighbourhoods* designation are also permitted in *Apartment Neighbourhoods*.

*Mixed Use Areas* permit a broad range of commercial, residential and institutional uses, in single or mixed use buildings. Further policies relating to *Apartment Neighbourhoods* and *Mixed Use Areas* including development criteria can be found under Section 4.2 and 4.5 of the Official Plan.

Area Specific Policy No. 211 Bloor Yorkville/North Midtown Area applies to this site. This area forms the north edge of the Downtown and is composed of a broad mix of districts with differing intensities, scales and heights in a diversity of building forms. Within *Mixed Use Areas* building heights will step down from the Height Peak in the vicinity of Bloor and Yonge and step down within the *Mixed Use Areas* in descending

ridges of height along Yonge Street, Bloor Street and along portions of Avenue Road, Bay and Church.

The subject site is not located within the Height Peak, Height Ridges, or Low-Rise Areas as illustrated in Map 2 of the Area Specific Policy. However, Policy No. 211 states that new development will provide high quality, co-ordinated streetscape and open space improvements to promote pedestrian amenity, orientation, access, greening and confidence in public safety.

The Bloor-Yorkville/North Midtown Urban Design Guidelines will be read in conjunction with the policies in the Official Plan.

The Toronto Official Plan is available on the City's website at:  
[www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)

## **Zoning**

The site is split-zoned. The south half of the site is zoned CR T2.0 C2.0 R2.0 and the north portion is zoned and R3 Z2.0 under By-law 438-86, as amended (See Attachment No. 8).

The Commercial Residential (CR) zoning classification permits residential and commercial uses including apartment buildings, retail, office and other commercial uses. The total density permitted is 2.0 times the area of the lot.

The Residential (R) zoning classification permits a number of uses, including apartments building having a gross floor area of up to 2.0 times the lot area. The maximum permitted height for the entire site is 18 metres.

## **Site Plan Control**

The proposal is subject to Site Plan Control. No application has been made to date.

## **Bloor-Yorkville/North Midtown Urban Design Guidelines**

The site is subject to the Bloor-Yorkville/North Midtown Urban Design Guidelines. These guidelines build on Official Plan policies and applicable zoning, and provide guidance in addressing matters of built form, massing and the relationship between buildings and the public realm.

The subject site is within the Davenport Bay Precinct. In this Precinct new development along Davenport Road should maintain a 3-5 storey street wall built parallel to the street. Taller portions of proposed buildings, between Bay and McMurrich Streets, should step back from the street wall.

Bloor-Yorkville/North Midtown Urban Design Guidelines are available on the City's website at: [http://www.toronto.ca/planning/urbdesign/pdf/blooryorkville\\_final.pdf](http://www.toronto.ca/planning/urbdesign/pdf/blooryorkville_final.pdf)

## **Tall Buildings Design Guidelines**

Staff are to use the Guidelines in the review and evaluation of all tall buildings in the City. Tall buildings are defined as buildings higher than the street is wide. The right-of-way width of Davenport Road is approximately 20-metres. Given that the proposed building height is 79.6-metres, staff will review the proposal as a tall building.

The Tall Buildings Design Guidelines are available on the City's website at: [http://www.toronto.ca/planning/pdf/tallbuildings\\_udg\\_aug17\\_final.pdf](http://www.toronto.ca/planning/pdf/tallbuildings_udg_aug17_final.pdf)

## **Reasons for the Application**

The proposal calls for a 25-storey, 79.6-metre (excluding the mechanical penthouse) tall building with a density of 11.9 times the area of the lot. The proposed density and height exceeds current permissions. A Zoning By-law amendment is therefore required.

Through the review of the application, staff may identify additional areas of non-compliance with the Zoning By-law.

Provided the proposed development is found to be in compliance with development criteria for both *Mixed Use Areas* and *Apartment Neighbourhoods*, as well as other relevant policies, an Official Plan Amendment will not be required.

## **COMMENTS**

### **Issues to be Resolved**

#### **Height, Massing and Density**

Planning staff will review the appropriateness of the proposal's scale and massing in terms of both the tower and podium elements. Issues identified, through a preliminary review, include but are not limited to;

- the height of the tower, mechanical penthouse and ornamental element,
- the size of the tower floor plate,
- the location and design of the podium at the north end of the site,
- the podium's relationship to the townhouses to the north and to the podium proposed at 76 Davenport Road, and
- the lack of on-site landscaping and common outdoor amenity space.

The applicant submitted a sunlight/shadow study, which Planning staff will review to assess the shadow impacts on nearby lower scale neighbourhoods. Staff may require additional reports and studies, including but not limited to wind studies and pedestrian

level view analysis, to evaluate the current or revised proposals throughout the review process.

### **Access, Parking and Traffic**

The proposed development includes residential and service vehicle access off McMurrich Street. Currently, two curb cuts are proposed. This should be reduced to one. However, a more detailed design and technical review is needed to inform the redesign of the ground floor area to provide acceptable loading and vehicular access and a well designed coordinated streetscape and open space to promote pedestrian amenity, orientation, access, greening and confidence in public safety.

The application and applicable studies have been circulated to Transportation Services staff for their review.

### **Section 37**

Section 37 of the *Planning Act* allows the City to enter into an agreement with an applicant to grant a height and/or density increase for a particular project that is greater than what the zoning by-law would otherwise permit in return for community benefits. Details of a Section 37 Agreement between the applicant and the City will be worked out, in consultation with the Ward Councillor, if the project is ultimately considered to be good planning and recommended for approval.

### **Toronto Green Development Standard**

The Green Development Standard Checklist was submitted as part of this complete application. Staff will be encouraging the applicant to implement sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

The City's Green Development Standards are available on the City's website at: [www.toronto.ca/environment/greendevlopment.htm](http://www.toronto.ca/environment/greendevlopment.htm)

### **Other Issues**

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## CONTACT

Oren Tamir, Planner

Tel. No. (416) 392-7349

Fax No. (416) 392-1330

E-mail: otamir@toronto.ca

## SIGNATURE

---

Raymond David, Acting Director  
Community Planning, Toronto and East York District

(p:\2008\Cluster B\pln\teycc15336395048) - es

## ATTACHMENTS

Attachment 1: Application Data Sheet

Attachment 2: Site Plan

Attachment 3: Ground Floor Plan

Attachment 4: North Elevation

Attachment 5: South Elevation

Attachment 6: East Elevation

Attachment 7: West Elevation

Attachment 8: Zoning Map



## Attachment 1: Application Data Sheet

Application Type	Rezoning	Application Number:	08 151714 STE 27 OZ
Details	Rezoning, Standard	Application Date:	April 25, 2008

Municipal Address: 32 Davenport Road, 12, 18, 18A, 20 and 22 McMurrich Street.  
 Location Description: CON 2 FB PT LT21 \*\*GRID S2703  
 Project Description: Rezoning application to permit the demolition of the mixed use and residential buildings on the lands to facilitate the redevelopment of the lands.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Sherman Brown Dryer Karol Gold Lebow	Adam Brown	Wallman Architects	Lifetime Urban Development Group

### PLANNING CONTROLS

Official Plan Designation:	<i>Apartment Neighbourhoods, Mixed Use Areas</i>	Site Specific Provision:
Zoning:	CR T2.0 C2.0 R2.0, R3 Z2.0	Historical Status:
Height Limit (m):	18	Site Plan Control Area: Y

### PROJECT INFORMATION

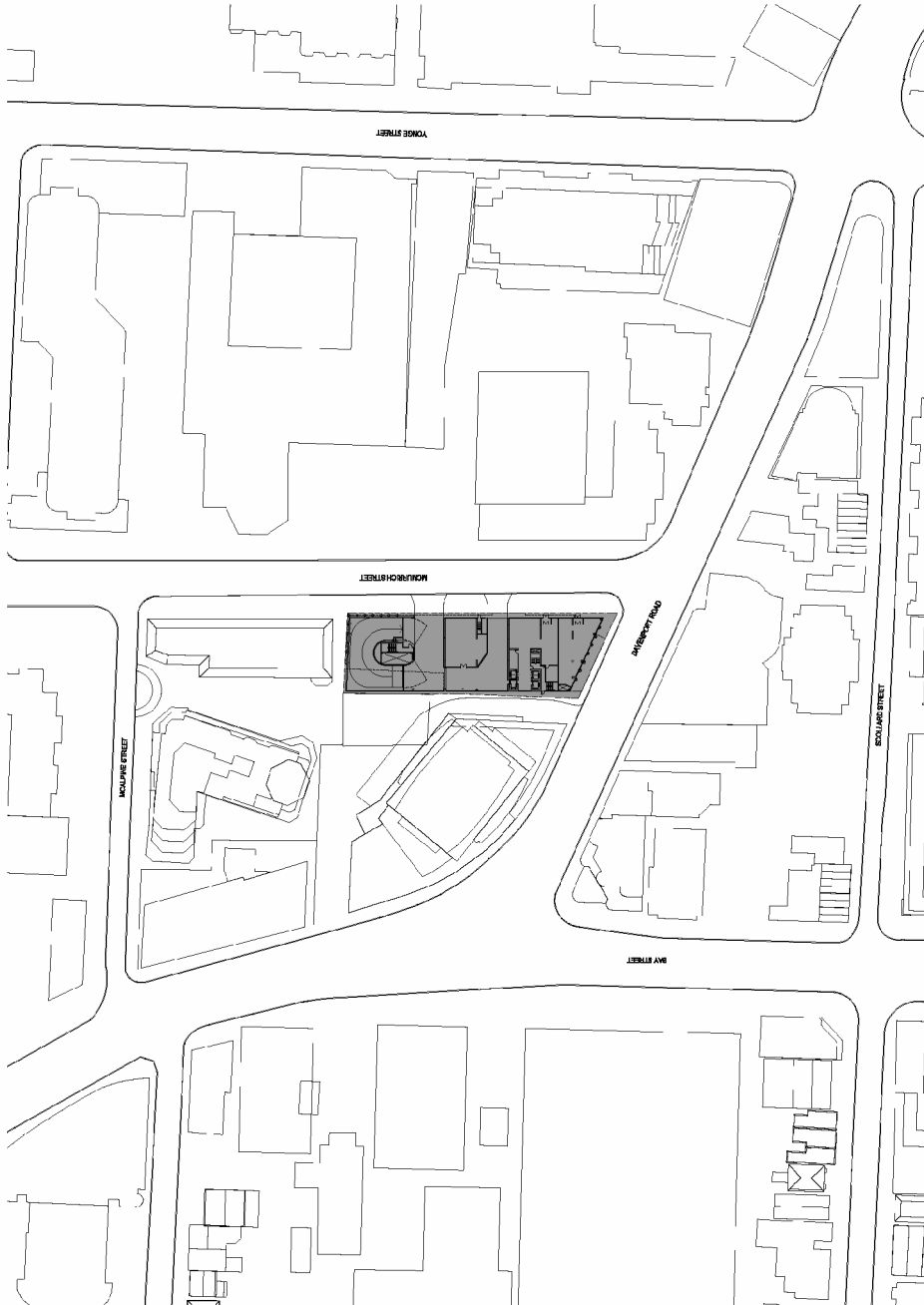
Site Area (sq. m):	1606	Height:	Storeys:	25
Frontage (m):	0		Metres:	86.1
Depth (m):	0			
Total Ground Floor Area (sq. m):	1077			<b>Total</b>
Total Residential GFA (sq. m):	18713		Parking Spaces:	110
Total Non-Residential GFA (sq. m):	323		Loading Docks	0
Total GFA (sq. m):	19036			
Lot Coverage Ratio (%):	67			
Floor Space Index:	11.9			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	18713	0
Bachelor:	0	Retail GFA (sq. m):	323	0
1 Bedroom:	15	Office GFA (sq. m):	0	0
2 Bedroom:	122	Industrial GFA (sq. m):	0	0
3 + Bedroom:	2	Institutional/Other GFA (sq. m):	0	0
Total Units:	139			

Attachment 2: Site Plan



32 Davenport Road & 12 - 22 McMurrich Street

File # 08\_151714

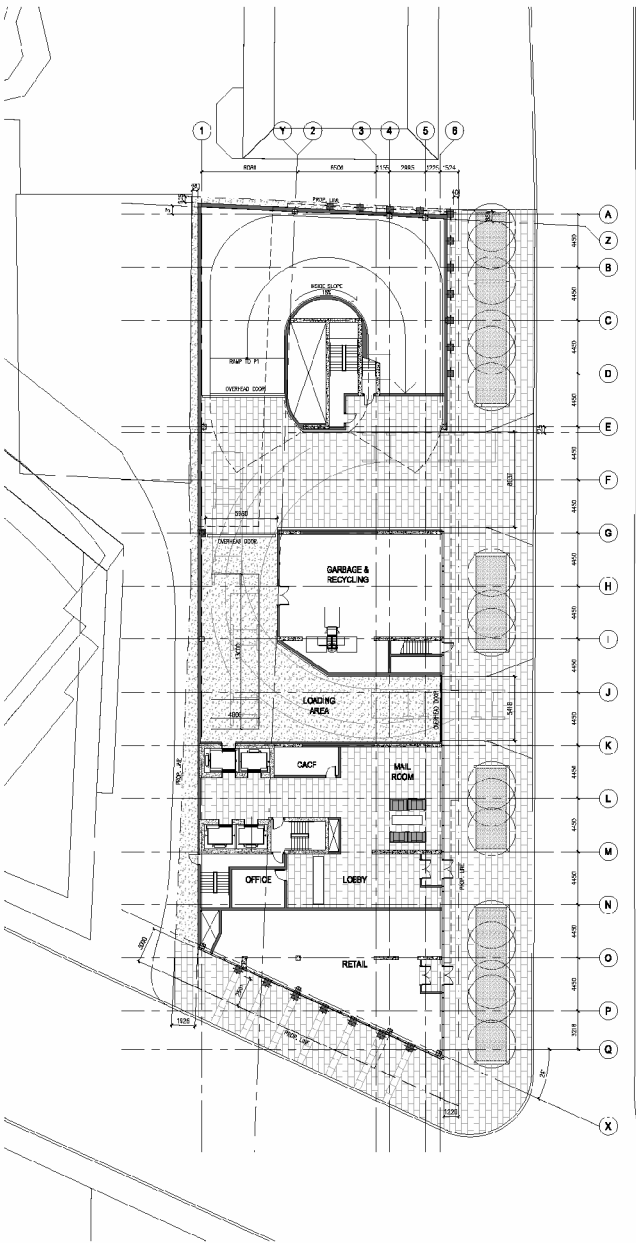
Site Plan

Applicant's Submitted Drawing

Not to Scale  
05/2/08



**Attachment 3: Ground Floor Plan**



**Ground Floor Plan**

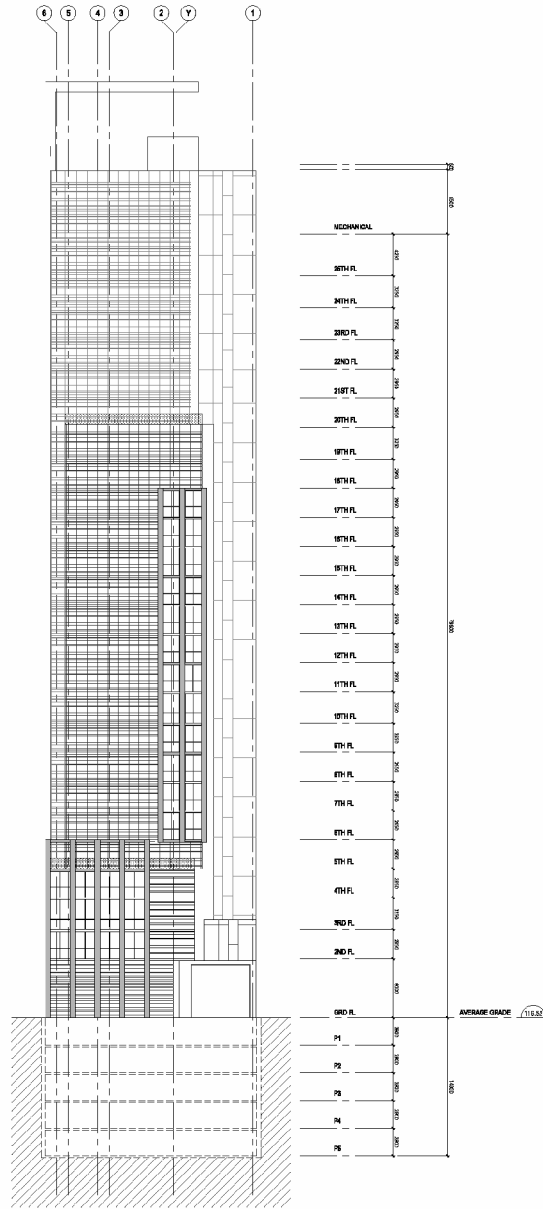
**32 Davenport Road & 12 - 22 McMurrich Street**

Applicant's Submitted Drawing

Not to Scale 

File # 08\_151714

## Attachment 4: North Elevation



North Elevation

### Elevations

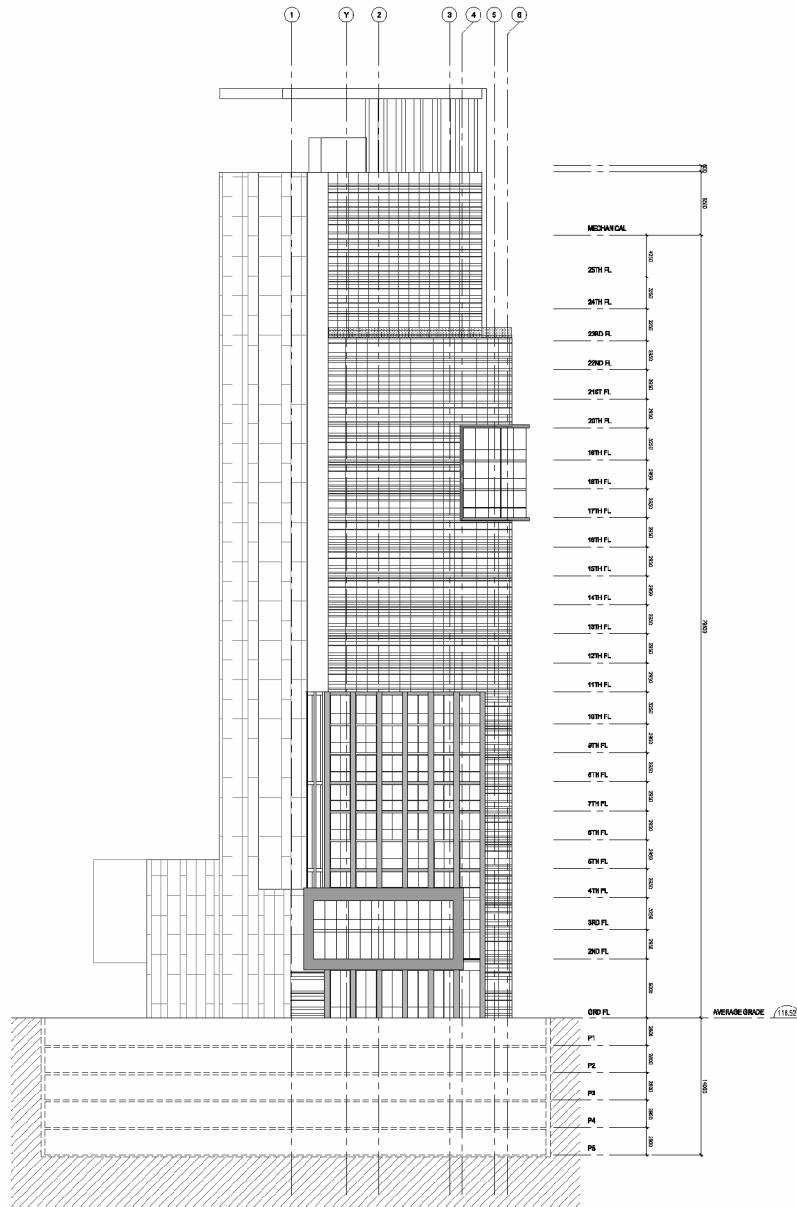
Applicant's Submitted Drawing

Not to Scale  
05/21/03

### 32 Davenport Road & 12 - 22 McMurrich Street

File # 08\_151714

# Attachment 5: South Elevation



South Elevation

## Elevations

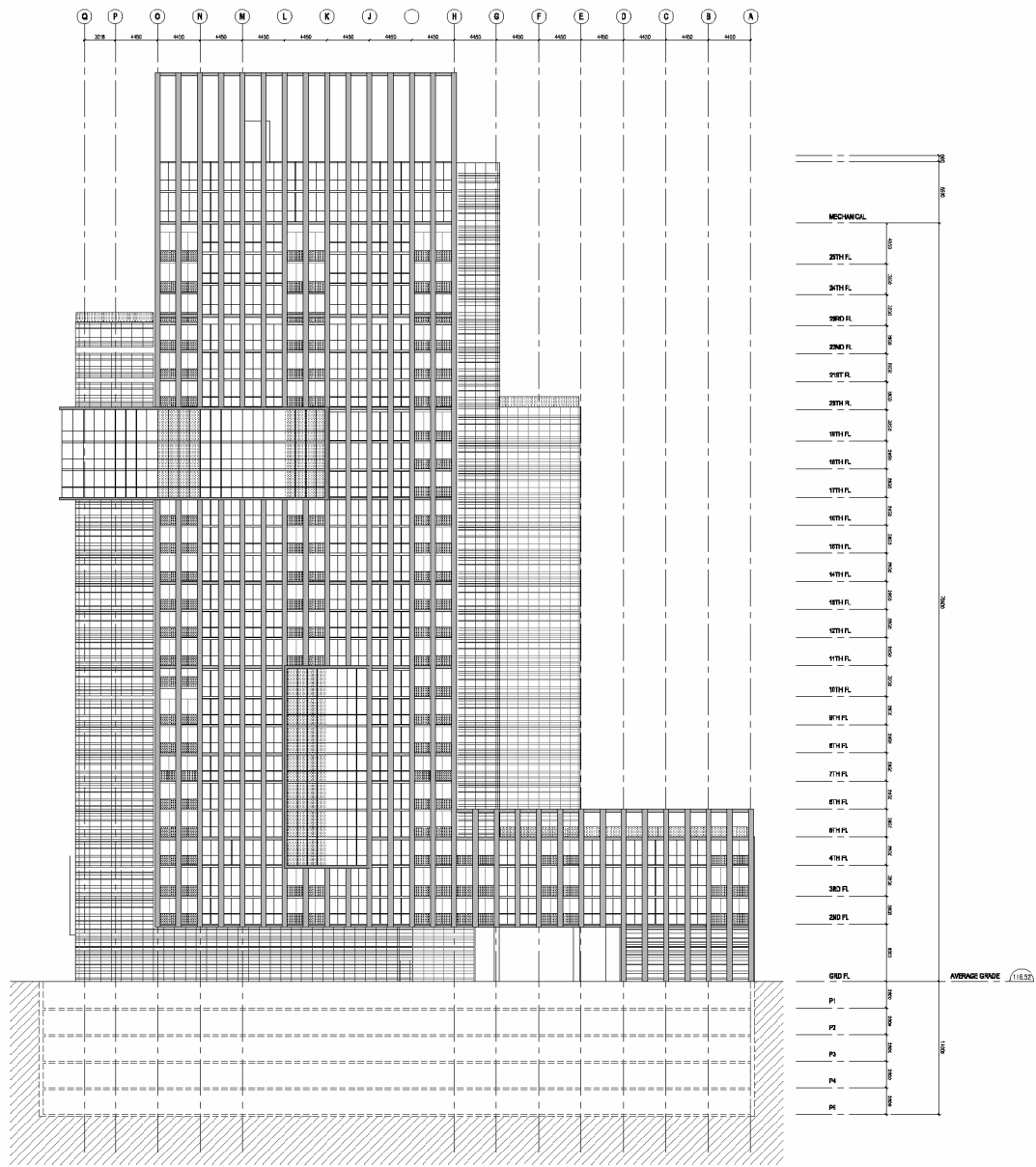
Applicant's Submitted Drawing

Not to Scale  
05/21/08

## 32 Davenport Road & 12 - 22 McMurrich Street

File # 08\_151714

## Attachment 6: East Elevation



East Elevation

### Elevations

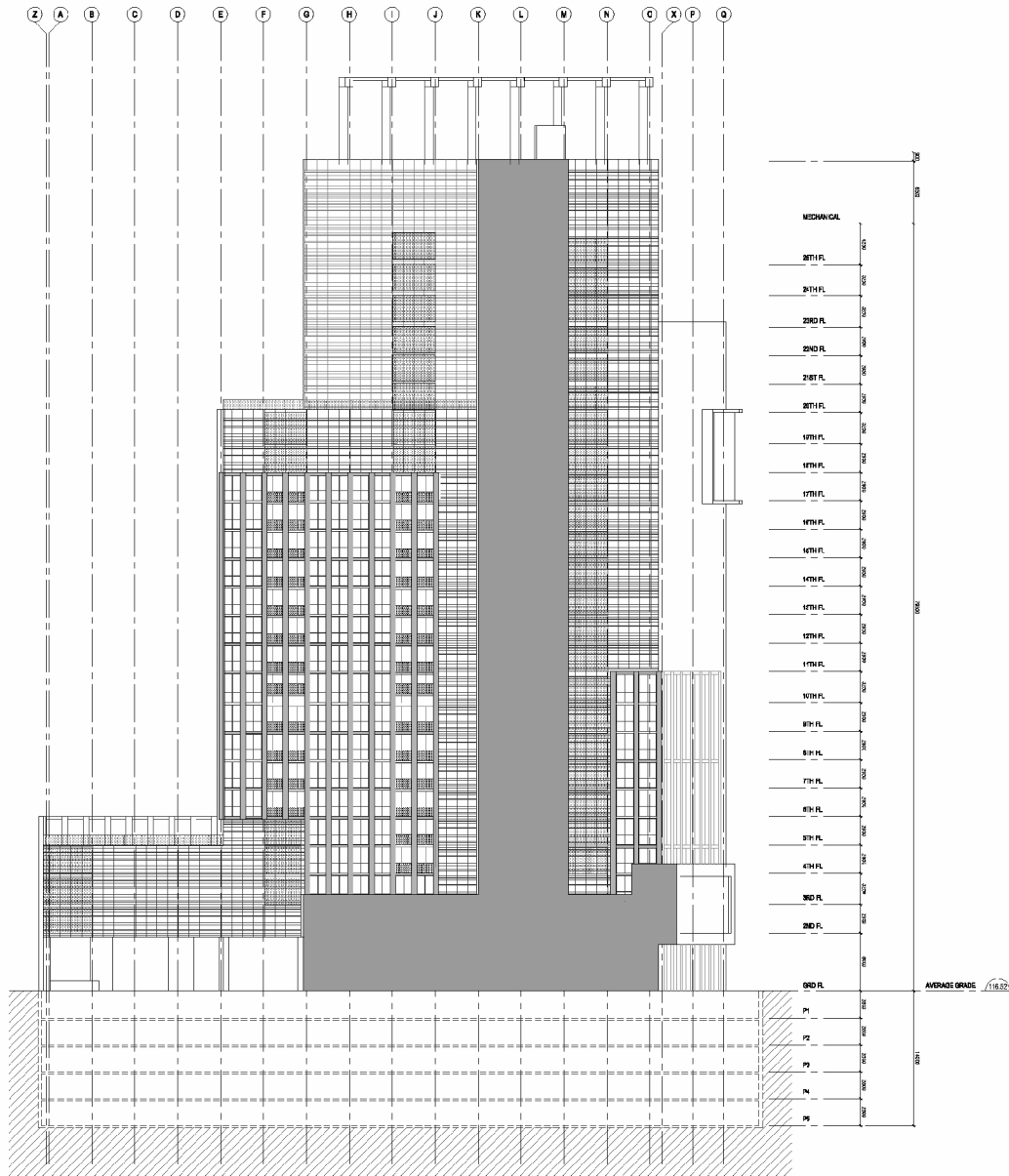
### 32 Davenport Road & 12 - 22 McMurrich Street

Applicant's Submitted Drawing

Not to Scale  
05/21/08

File # 08\_151714

## Attachment 7: West Elevation



West Elevation

### Elevations

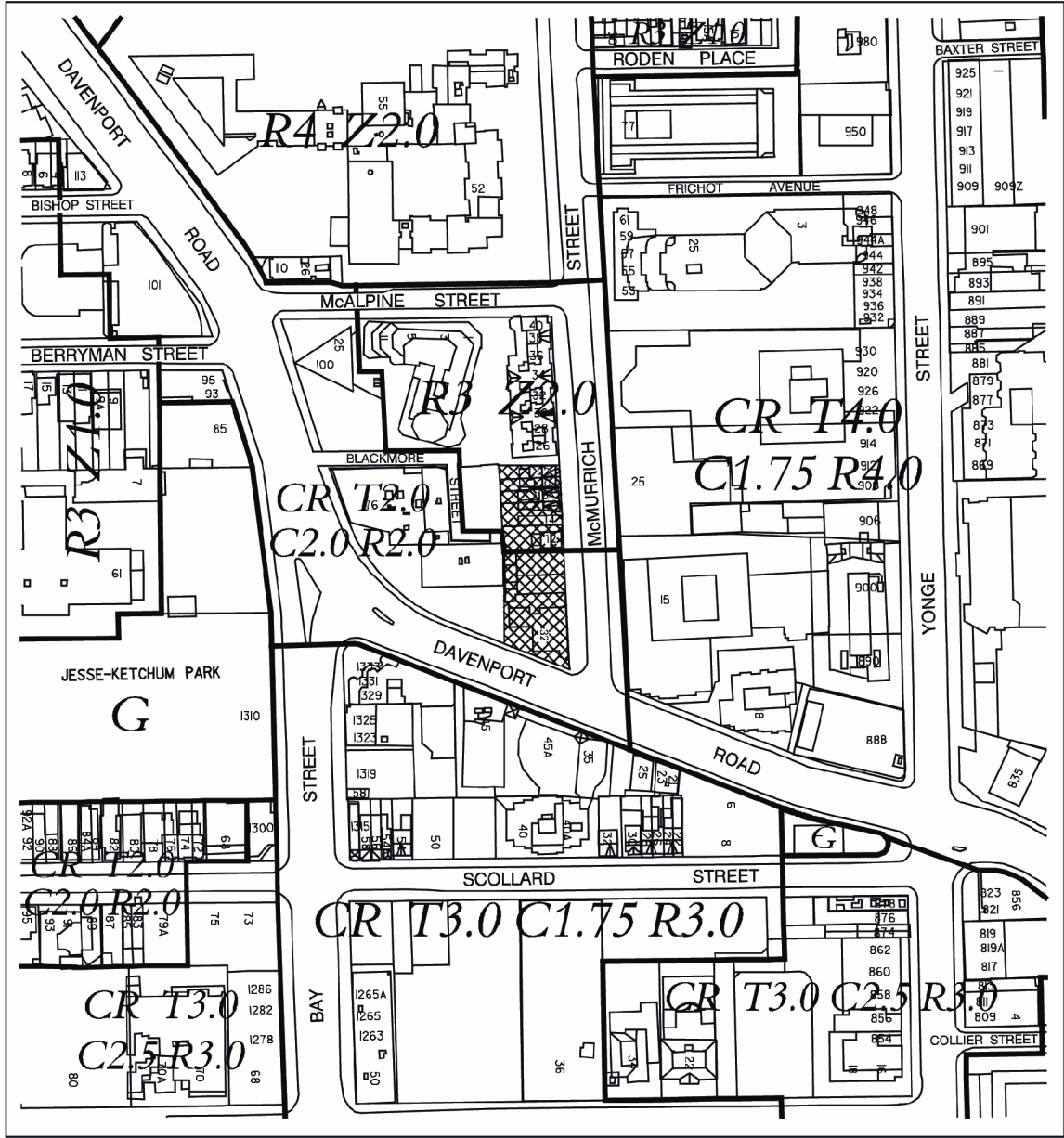
### 32 Davenport Road & 12 - 22 McMurrich Street

Applicant's Submitted Drawing

Not to Scale  
05/21/08

File # 08\_151714

## Attachment 8: Zoning Map



**32 Davenport Road & 12 - 22 McMurrich Street**

File # 08\_151714

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



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 05/21/08 - TA