

**674 Bay St, 72-74 Elm Street, 85-87 Walton Street and a portion of Barnaby Lane – Rezoning Application - Preliminary Report**

<b>Date:</b>	August 22, 2008
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Acting Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 27 – Toronto Centre-Rosedale [or All]
<b>Reference Number:</b>	08 178797 STE 27 OZ

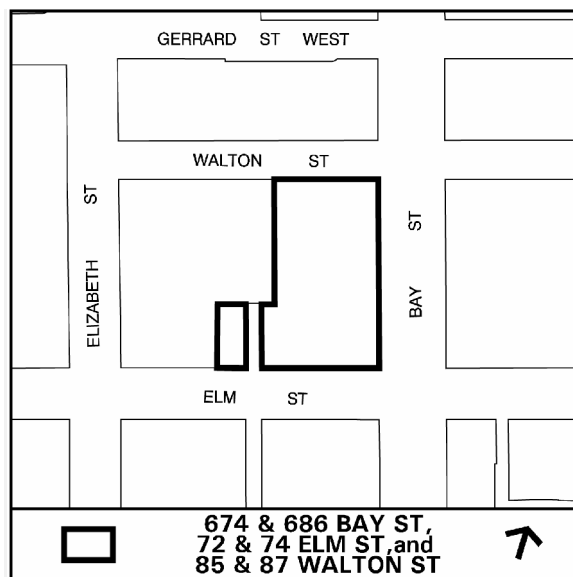
**SUMMARY**

This application was made on or 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 a 24-storey research and education building with 868 square metres of retail uses at grade along Bay Street at 674-686 Bay Street, 72-74 Elm Street, 85-87 Walton Street and a portion of Barnaby Lane.

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

The next step is to undertake a community consultation meeting to enable the public to review the applicant's submission, and ask questions of City Staff and the applicant.



## RECOMMENDATIONS

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### 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

The Hospital for Sick Children, is proposing to construct on an existing parking lot a 24-storey, 129-metre high (excluding mechanical space) research and education building with a 269 - auditorium and retail uses at grade along Bay Street. The property is composed of 3 parcels as follows:

1. Parcel A: 674-686 Bay Street and 85-87 Walton Street is the largest portion of the site and has been used as a surface parking lot for Hospital for Sick Children for several years.
2. Parcel B: 72-74 Elm Street is vacant.
3. Parcel C: The remaining stub end of Barnaby Lane, which is a public lane in the City's ownership but is no longer used as a public street. The City is in the process of closing up Barnaby Lane and conveying it to the Hospital for Sick Children.

The building will front onto Bay Street with a significant lobby/entrance feature proposed. A total of 868 square metres is proposed for the grade-related retail and service commercial space along Bay Street.

The proposal provides a total of 102 parking spaces and 81 bicycle parking spaces in a three-level underground garage.

The applicant is proposing that the site will be accessed via a proposed parking garage from Walton Street on the north side of the building.

Loading to service this building will be located within the old right-of-way of Barnaby Lane and will be within an enclosed loading area adjacent to Elm Street, with access to be taken from the south. Five loading spaces are proposed on the ground floor (See Attachment 2).

Overall, the proposal has a non-residential gross floor area of 60,849 square metres with a density of 16.4 times the area of the lot.

## **Site and Surrounding Area**

The site is located on the west side of Bay Street and occupies the full length of the block between Elm Street and Walton Street. The site area is approximately 3,700 square metres, with approximately 74 metres of frontage on Bay Street and 64 metres on Elm Street. Currently, the site is occupied by a parking lot owned by Hospital for Sick Children. As noted previously, Barnaby Lane is located on the west side of the property and is in the process of being closed and conveyed to the hospital.

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

**North:** on the northwest corner of Walton Street and Bay Street (southwest corner of Bay Street and Gerrard Street) is a 21-storey office/residential building known as Lu Cliff Place. The westerly half of the building is apartments with the front entrance off Gerrard Street and the easterly half is all office with the front entrance off Bay Street.

**South:** directly across Elm Street is a line of 3-storey townhouses occupied by commercial/office and residential uses. Further west along Elm Street is a 12-storey residential apartment building (77 Elm Street) with five levels of above grade parking.

**East:** across Bay Street is an 18-storey office building with commercial type uses at grade.

**West:** immediately to the west of this site is the 3-storey Enwave steam generation facility which generates heat for the adjacent hospitals. West of this facility is the 9-storey McMaster Lab Building also owned by the Hospital for Sick Children.

## **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. 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 places the site within the Downtown and Central Waterfront urban structure area. The site is designated "Mixed Use Area" on Map 18 – Land Use Plan in the Official Plan. This designation 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. The criteria state that new buildings provide a transition between areas of different intensity and scale, including a stepping down of heights towards lower scale neighbourhood; shadow impacts be minimized and an attractive, safe and comfortable pedestrian environment be provided.

The proposal will also be reviewed for conformity with the City's Design Criteria for Review of Tall Buildings Proposals which outlines built form principles that are applied to the location and design of such buildings. The criteria seek to reduce impacts with the adjacent development and encourage excellence in design.

Compliance with other relevant policies of the new Official Plan including the environment and transportation will be addressed.

The Toronto Official Plan is available on the City's website at:

[www.toronto.ca/planning/official\\_plan/introdcution.htm](http://www.toronto.ca/planning/official_plan/introdcution.htm)

The City's Design Criteria for Review of Tall Buildings Proposals study is also available on the City's website at: [www.toronto.ca/planning/urbandesing/index.htm](http://www.toronto.ca/planning/urbandesing/index.htm)

## **Zoning**

There are two different portions of the site, each with different zoning. The zoning on the portion of the site adjacent to Bay Street east of Barnaby Lane right-of-way is CR T7.8 C2.0 R7.8. This allows for density of 7.8 times the lot area. A maximum height of 61 metres is permitted. The zoning on the wet side of Barnaby Lane right-of-way is CR T6.0 C2.0 R6.0. This allows for a density of 6.0 times the lot area. A maximum height of 46 metres is permitted. Attachment 3 provides an excerpt of the Zoning map for the site and immediate area.

## **Site Plan Control**

An application for site plan control approval has not been filed at this time but will be required.

## **Tree Preservation**

A tree preservation plan has been submitted as part of the development application package and has been circulated to various internal agencies for comment. The study will be reviewed and added to the Final Report.

## **Reasons for the Application**

The proposed height and density do not comply with the Zoning By-law. The proposed height is 129.25 metres, excluding rooftop mechanical, which exceeds the permitted height of 46 metres on the west side of the property and 61 metres on the east side of the property. The proposed density of 16.4 times the lot area exceeds the permitted density of 7.8 times the lot area on the east side of the property and 6.0 times the lot area on the west side of the property.

Additional areas of non-compliance may be identified through the circulation and review process.

## **COMMENTS**

### **Issues to be Resolved**

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

The following issues, as well as any other issues that may be identified by staff and the public, will need to be addressed by the applicant and reviewed:

- (a) conformity with Official Plan policies and Design Criteria for Review of Tall Building Proposals;
- (b) appropriate height, massing, setback of the office tower and mitigation of physical and visual impacts on the surrounding buildings, open space, and uses including but not limit to light, privacy, shadow, sky view, view corridor from Nathan Phillips Square and weather and wind protection;
- (c) conformity with the East Approach Area of the heliport flight approach to the Hospital for Sick Children in the Zoning By-law;
- (d) treatment of the ground floor at the building and its relationship to the streetscape and the pedestrian realm surrounding the site;
- (e) commitment to a green roof, green development standards;
- (f) consideration of the increase in height and density in relation to the public benefits achieved, including the provision of public art and connection to PATH, pursuant to Section 37 of the *Planning Act*:

- (g) provision of convenient bicycle parking facilities for employees and visitors;
- (h) impacts, if any, that the adjacent Enwave steam generation facility may have on this proposed development;
- (i) protection of the existing trees surrounding the site; and
- (j) the amount of parking proposed and whether it is adequate to meet the expected parking demand for the development.

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

## **CONTACT**

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E-mail: mhynes@toronto.ca

## **SIGNATURE**

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

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## **ATTACHMENTS**

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

## Attachment 1: Application Data Sheet

Application Type	Rezoning	Application Number:	08 178797 STE 27 OZ
Details	Rezoning, Standard	Application Date:	July 7, 2008

Municipal Address: 674 BAY ST  
 Location Description: PL 60 PT LTS 23 TO 25 PT LTS 40 & 41 \*\*GRID S2711  
 Project Description: Rezoning application to permit the existing lands to be developed and used for the purposes of a 24-storey research and educational development facility for purposes related to the operations of The Hospital for Sick Children. The development includes grade related retail and service uses, 269 seat auditorium and two levels of parking.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Goodmans			The Hospital for Sick Children

### PLANNING CONTROLS

Official Plan Designation:	Site Specific Provision:
Zoning: CR T7.8 C2.0 R7.8, CR T6 C2.0 R6.0	Historical Status: Y
Height Limit (m): 61, 46	Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq. m):	3700.9	Height:	Storeys:	24
Frontage (m):	73.77		Metres:	129.25
Depth (m):	64.27			
Total Ground Floor Area (sq. m):	3553.5			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	102
Total Non-Residential GFA (sq. m):	60849		Loading Docks	5
Total GFA (sq. m):	60849			
Lot Coverage Ratio (%):	96			
Floor Space Index:	16.4			

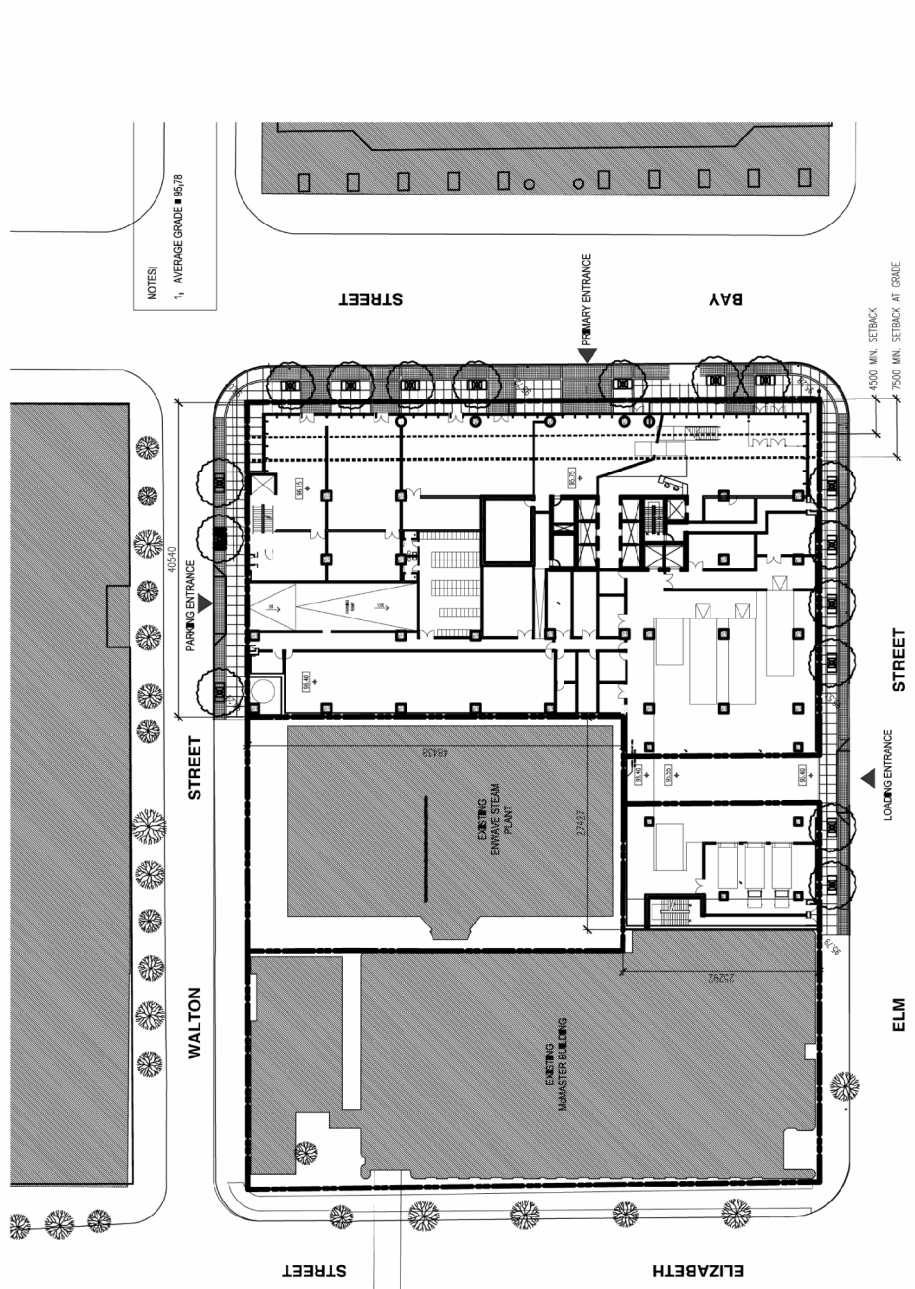
### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	868	0
1 Bedroom:	0	Office GFA (sq. m):	59981	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Michael Hynes, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>416-397-1761</b>

## Attachment 2: Site Plan



**Site Plan and Landscape Plan**  
 Applicant's Submitted Drawing

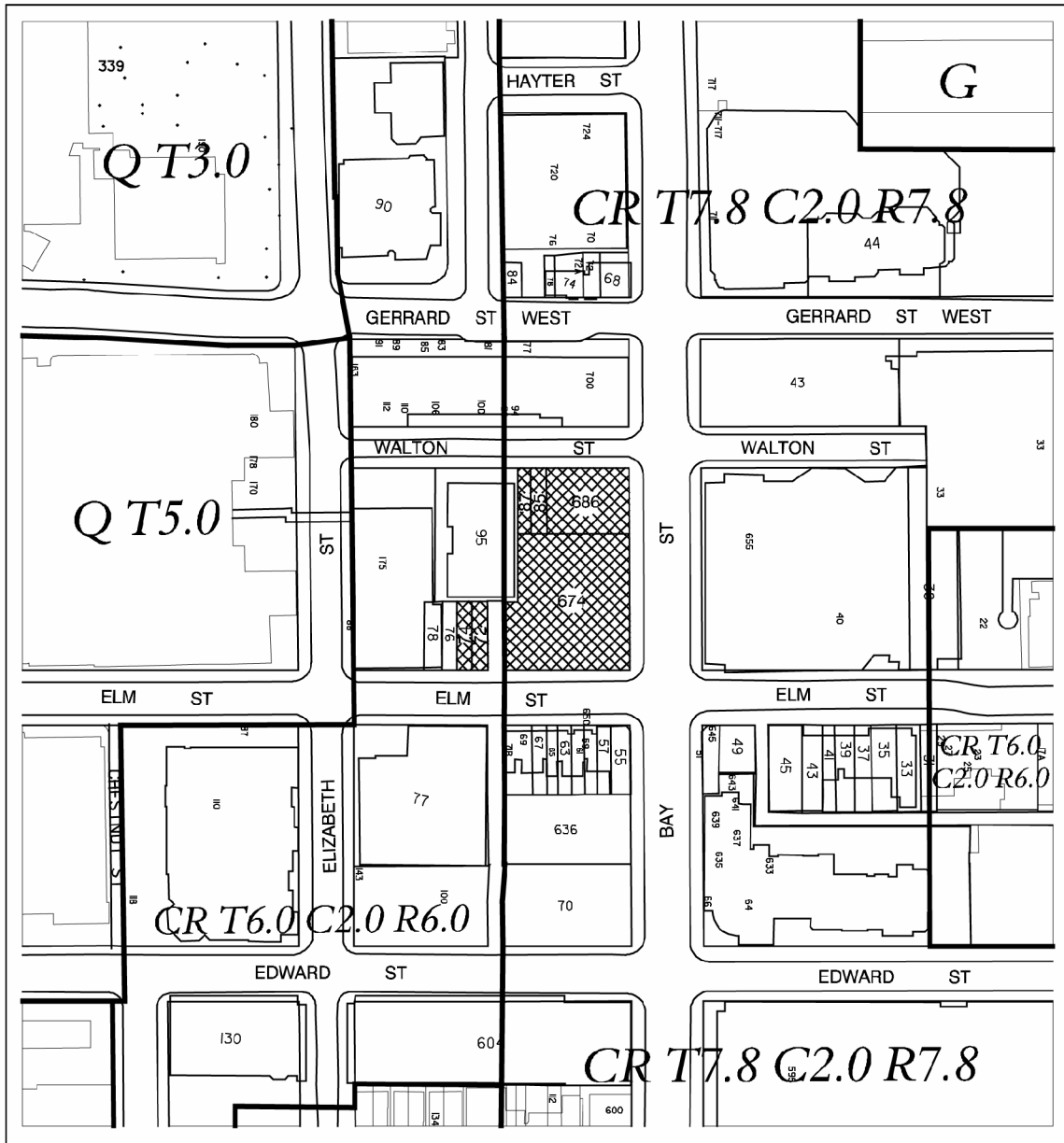
**674 & 686 Bay St, 72 & 74 Elm St,  
 and 85 & 87 Walton St**

Not to Scale  
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Attachment 3: Zoning



674 & 686 Bay St, 72 & 74 Elm St, and 85 & 87 Walton St

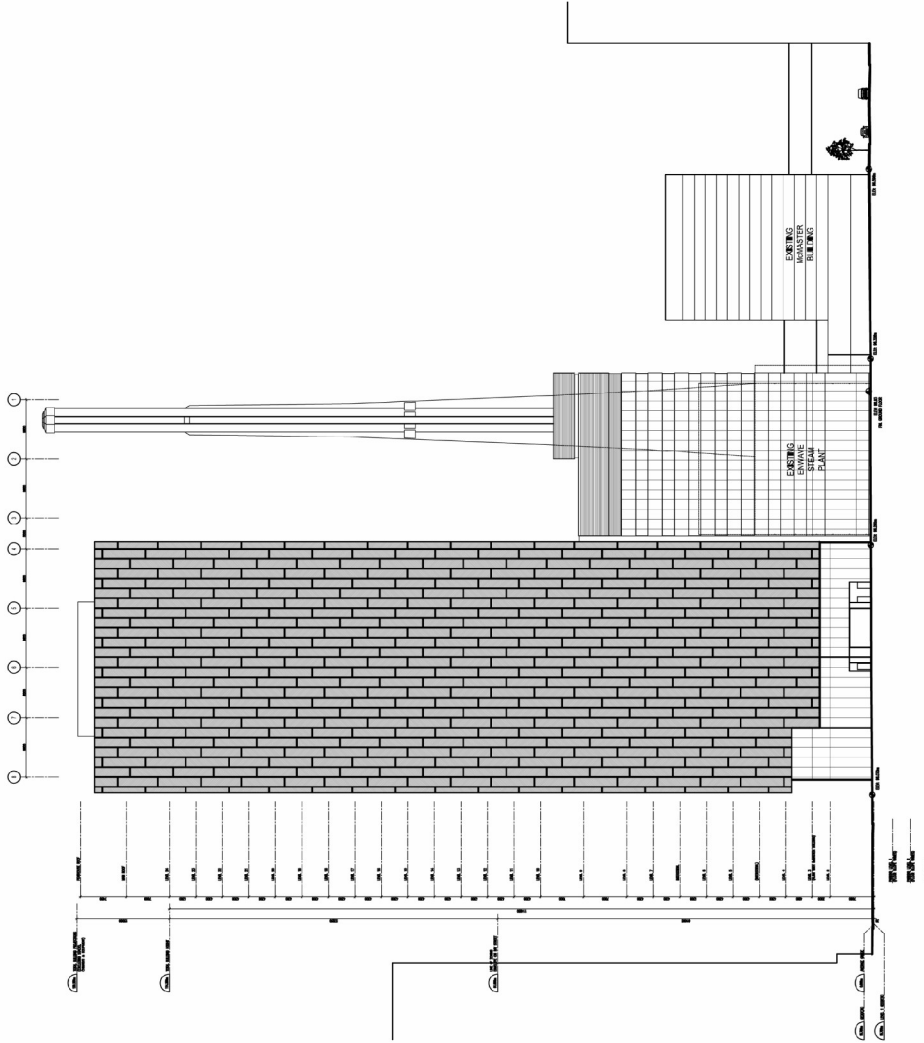
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- G Parks District
- CR Mixed-Use District
- Q Mixed-Use District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 07/23/08 - DR

**Attachment 4: Elevations**



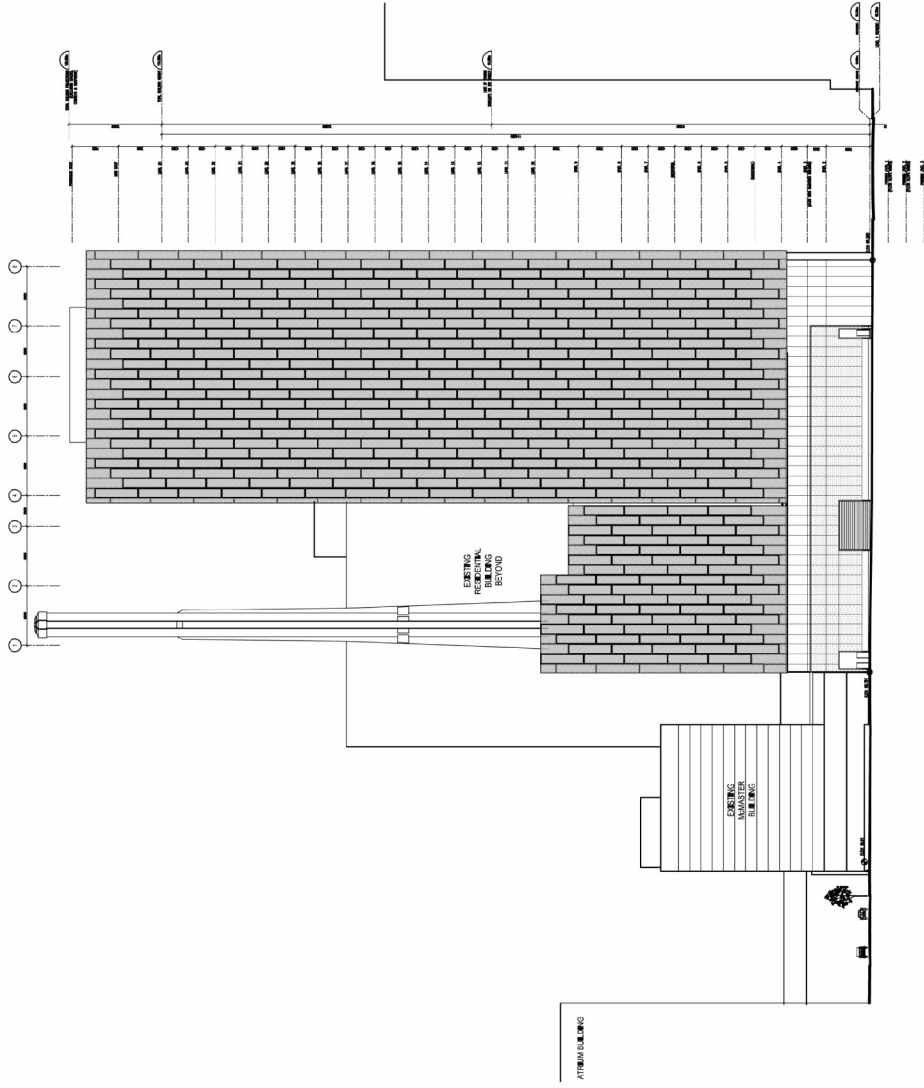
**North Elevation**

Applicant's Submitted Drawing

Not to Scale  
07/23/08

**674 & 686 Bay St, 72 & 74 Elm St,  
and 85 & 87 Walton St**

File # 08\_178797



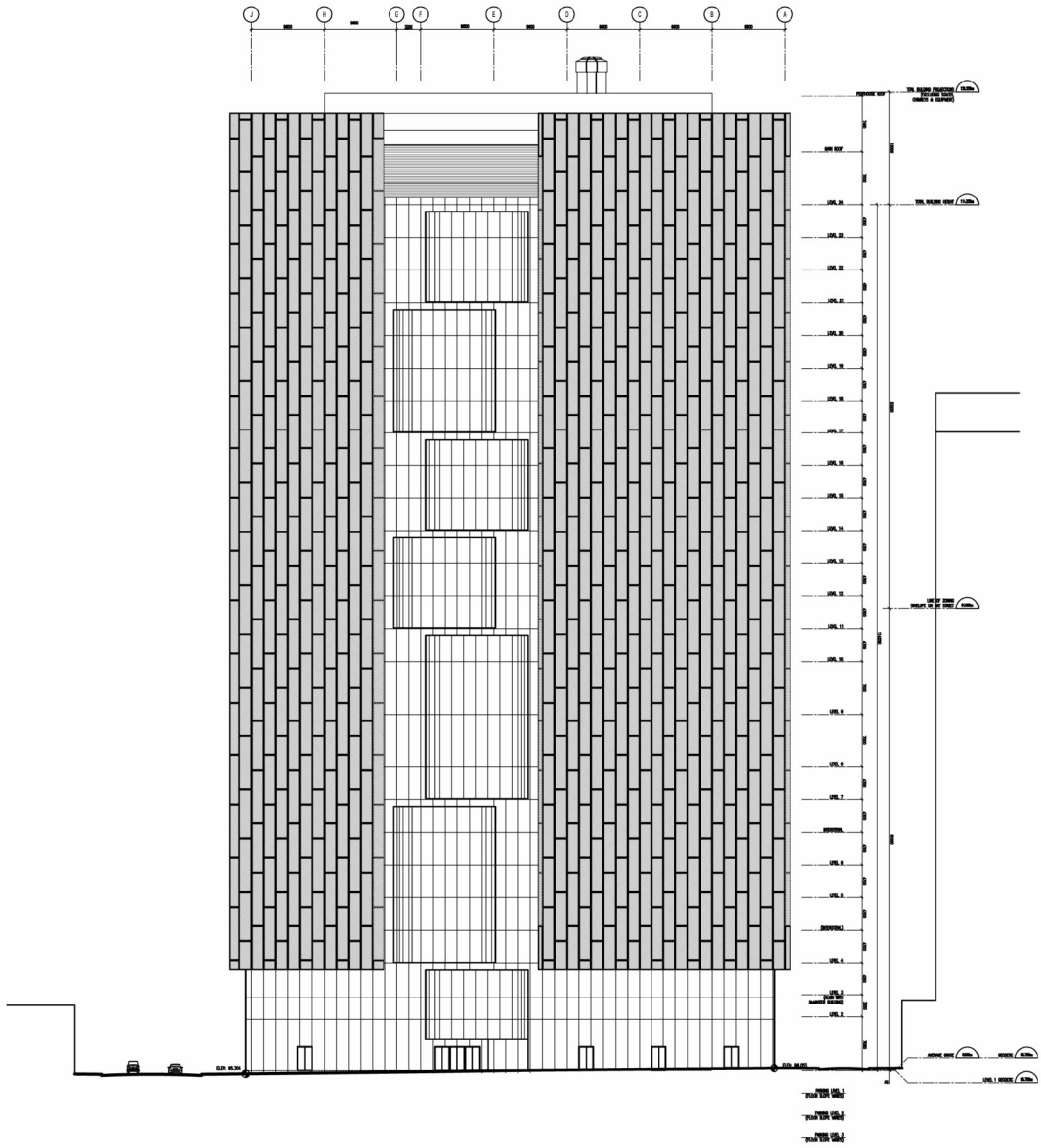
**South Elevation**

Applicant's Submitted Drawing

Not to Scale  
07/23/08

**674 & 686 Bay St, 72 & 74 Elm St,  
and 85 & 87 Walton St**

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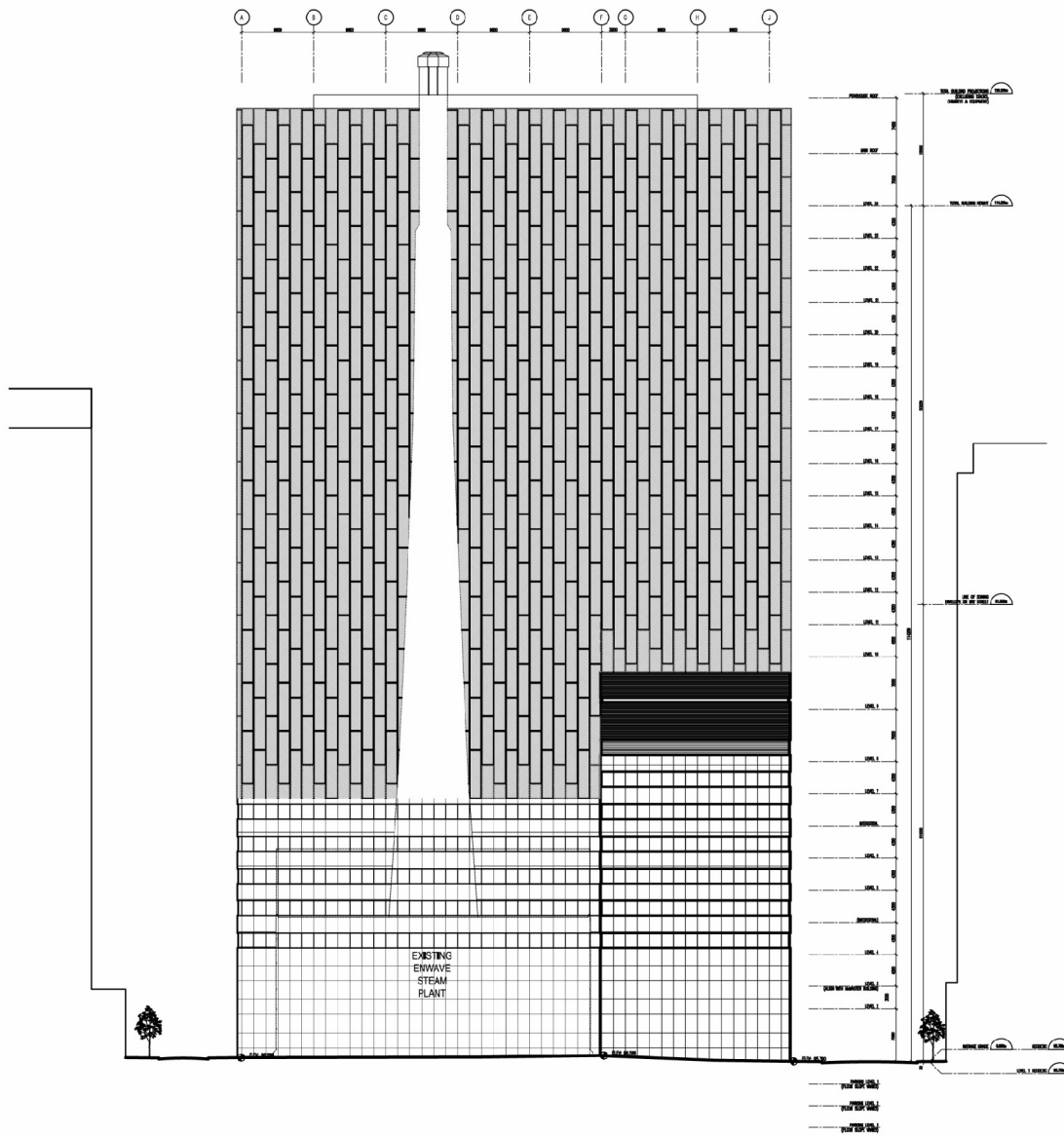
**East Elevation**

Applicant's Submitted Drawing

Not to Scale  
07/23/08

**674 & 686 Bay St, 72 & 74 Elm St,  
and 85 & 87 Walton St**

File # 08\_178797



**West Elevation**

Applicant's Submitted Drawing

Not to Scale  
07/23/08

**674 & 686 Bay St, 72 & 74 Elm St,  
and 85 & 87 Walton St**

File # 08\_178797