

**2 Bloor Street West - Rezoning Application - Preliminary Report**

<b>Date:</b>	September 11, 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
<b>Reference Number:</b>	08 176116 STE 27 OZ

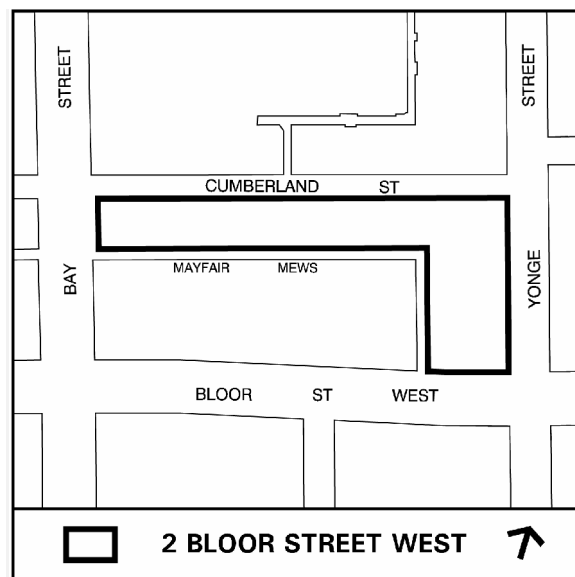
**SUMMARY**

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 to redevelop the site of the existing 2-storey retail structure with a mixed-use development comprising: a 7-storey podium building containing commercial, residential and parking uses, with villa units on floors 7 through 9 at Bay Street; a 45-storey residential tower fronting onto Cumberland Street and a 35-storey residential tower at Yonge Street..

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

Planning staff will schedule a community meeting in consultation with the Ward Councillor, for late fall 2008. Staff anticipate that a final report on this application may be completed in the summer of 2009, assuming that the applicant will provide all required information in a timely manner.



## 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.

## DECISION HISTORY

This site has been reviewed in the context of prior planning applications. Most recently, it was the subject of a previous application to amend the Official Plan and Zoning By-law and is subject to By-law 85-2001. This site-specific by-law permits a mixed-use building including 305 dwelling units, retail uses and above-grade parking, to a maximum height of 82 metres and a maximum gross floor area of 48,815 square metres. This development proposal has not been pursued.

## CONSULTATION

On September 10, 2008, the applicant held an open house in the community to allow a detailed viewing of the proposal.

## ISSUE BACKGROUND

### Proposal

City Planning first received an application on July 22, 2008 to amend the zoning by-law to permit the redevelopment of the site. On September 9, 2008, the applicant submitted a revised application which included an increase in height and gross floor area of the residential tower at the southwest corner of Yonge and Cumberland Streets, and a decrease in the number of parking spaces provided. The revised application, which is now in circulation, is described in further detail here.

The applicant proposes to construct two new residential towers: a 35-storey apartment building at the corner of Yonge and Cumberland, containing 147 units, with a proposed height of 123.8 metres; and a 45-storey apartment building located mid-block on Cumberland Street, containing 244 units, with a proposed height of 161.6 metres. The average floorplate size of the Yonge tower is 675 square metres, and the average floorplate size of the mid-block Cumberland tower is 850 square metres.

The two towers will be set above a seven-storey podium building which will include grade-related commercial space, four levels of above-grade parking and nine three-storey rooftop villas at the corner of Bay and Cumberland Streets. The parking levels, containing a total of 220 parking spaces, will be screened by architectural elements at the Cumberland façade so that it will be virtually unseen by pedestrians. The main vehicular access point to the parking levels is proposed to be located roughly midway along Cumberland Street, opposite the Empire Restaurant. Loading and servicing areas are proposed to be located within the block's interior, to be accessed by the existing Mayfair Mews lane. The podium will also contain rooftop gardens and shared outdoor amenity space for building residents. The proposed height of the podium is 23.1 metres with a floorplate size of 5,291 square metres.

The total gross floor area of the entire project is 79,817 square metres, including 11,266 square metres of non-residential gross floor area and 68,551 square metres of residential gross floor area.

### **Site and Surrounding Area**

The site at 2 Bloor Street West is located at the northwest corner of Yonge and Bloor Streets. The subject property forms an L-shaped parcel extending from the corner of Yonge and Bloor and along the entire north side of the block facing Cumberland, between Bay and Yonge Streets. The site area is 5,292 square metres with 203.3 metres of frontage on Cumberland, 45.3 metres of frontage on Yonge, and 24.3 metres of frontage on Bay.

There is an existing office tower at the corner of Yonge and Bloor which will remain largely unaltered, with the exception of possible alterations from the concourse level to the fourth level within the existing envelope. The remainder of the site currently has a low-rise concrete slab building spanning the south side of Cumberland between Bay and Yonge, containing an internalized retail mall and some office uses. A below-grade retail concourse connects the site with the Toronto Parking Authority's Yorkville-Cumberland Garage to the north, the TTC Yonge-Bloor subway station to the east, various buildings fronting along Bloor Street West to the south, and the Bay subway station to the west.

The TTC Bloor-Danforth subway tunnel is located directly under the entire length of the site, and the TTC Yonge subway tunnel is located immediately east of the site, directly under Yonge Street.

The site is surrounded by the following uses:

North: TPA parking garage; several restaurants and retail uses; and the 36-storey building at 18 Yorkville Avenue one block north;

South: Holt Renfrew flagship store and other low-rise retail/commercial uses fronting onto Bloor; Manulife Centre to the southwest; recently-approved residential

projects on Balmuto Street (48 storeys) to the south and One Bloor East (76 storeys) to the southeast;

East: main street retail uses; the Hudson's Bay Centre including a 34-storey office tower; the Toronto Reference Library; and a mix of residential and office buildings;

West: Village of Yorkville retail/commercial area; two commercial office towers (17 and 18 storeys) on the west side of Bay Street; the recently-approved Four Seasons project at Bay and Yorkville (55 and 31 storeys).

### **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.

The site is located in the "Downtown Toronto" Growth Centre in Schedule 4 of the Growth Plan for the Greater Golden Horseshoe. Among other objectives, Growth Centres are to be planned to: accommodate and support major transit infrastructure; and achieve a minimum gross density of 400 residents and jobs combined per hectare.

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 site is designated a Mixed Use Area within the Downtown and Central Waterfront policy area. Mixed Use Areas are one of four "growth" designations in the Official Plan, combining a broad mix of residential, office, retail, service and other uses.

As part of the Bloor-Yorkville/North Midtown Area, the site is also subject to Site-Specific Policies 211 and 225. Policy 211 outlines principles of development to respect and reinforce the intended character of each area within Bloor-Yorkville/North Midtown. This site falls within the 'Height Peak' area in the vicinity of the intersection of Bloor and Yonge Streets, where higher buildings are a landmark and skyline feature at the intersection of the City's two principal streets and two of its important rapid transit lines. Additional statements with respect to enhancing the public realm and addressing the

Bloor-Yorkville/North Midtown Urban Design Guidelines are also key considerations for development in this area.

Policy 225 states that pedestrian walkways, at or below grade, will be encouraged within the block of which this site forms a part.

## **Zoning**

Under the general By-law 438-86 for the City of Toronto, the site is zoned CR T7.8 C4.5 R7.8 with a height limit of 61 metres. This is a mixed use zoning designation which permits a gross floor area up to 7.8 times the lot area, of which a maximum of 4.5 times may be for commercial uses, and a maximum of 7.8 times may be for residential uses. There is also a site-specific zoning by-law, 85-2001, which permits the construction of an 82-metre mixed-use tower to a maximum of 48, 415 square metres of gross floor area at 2 Bloor Street West. The applicant advises that this development is no longer proceeding.

## **Site Plan Control**

A Site Plan application with respect to this proposal has not been submitted to date.

## **Reasons for the Application**

The proposed use complies with the Official Plan and the proposal will be assessed against relevant Official Plan policies. A rezoning application is required since the proposed height and density exceeds those permitted by the zoning by-law. The applicant proposes heights of 123.8 and 161.6 metres in a 61-metre height district, and where By-law 85-2001 permits a maximum height of 82 metres at this location. With a proposed new gross floor area of 79,817 square metres, the density of the entire property at 2 Bloor Street West, which includes the existing office tower, would be 17.48 times the lot area where 7.8 times is permitted. The density of only the area under construction, not including the office tower, would be 14.44 times the area of the lot. At 220 spaces, the vehicular parking provided does not meet the requirements of the Zoning By-law to provide 257 spaces. Additional areas of non-compliance may be identified through further review of the revised application.

## **COMMENTS**

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. To date the applicant has indicated that the development will meet or exceed each of the 35 minimum standards.

Several of the proposed building elements are shown to overhang Yonge, Bay and Cumberland Streets, encroaching beyond the property line. In addition, the Yonge tower is proposed to be separated from the existing office tower by 22 metres, rather than the 25 metres recommended by the City's Design Criteria for the Review of Tall Buildings. These may not be acceptable conditions and require further review.

The proposal will involve a complete alteration of the Cumberland Street façade, including its condition at street level. The design of the proposal encourages pedestrian activity through multiple entrances to the retail and residential uses, and will introduce vehicular access to the parking structure off Cumberland. As the profile of Cumberland Street is narrow, attention to improving the public realm to accommodate this activity is of utmost importance. Extensive landscaping, boulevard treatment and generous sidewalk widths should be added to enhance the project, particularly on Cumberland Street. The careful screening of the above-grade parking structure through green and architectural elements, and thoughtful design of the vehicular entrance, are essential to the success of the pedestrian environment.

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

The Official Plan contains policies pertaining to the exchange of public benefits for increased height and density for new developments, pursuant to Section 37 of the *Planning Act*. Should the application be found to be supportable from a planning perspective, City staff would apply Section 37 policies of the *Planning Act* to this proposal.

## **CONTACT**

Melanie Melnyk, Planner  
Tel. No. (416) 392-7554  
Fax No. (416) 392-1330  
E-mail: mmelnyk@toronto.ca

## **SIGNATURE**

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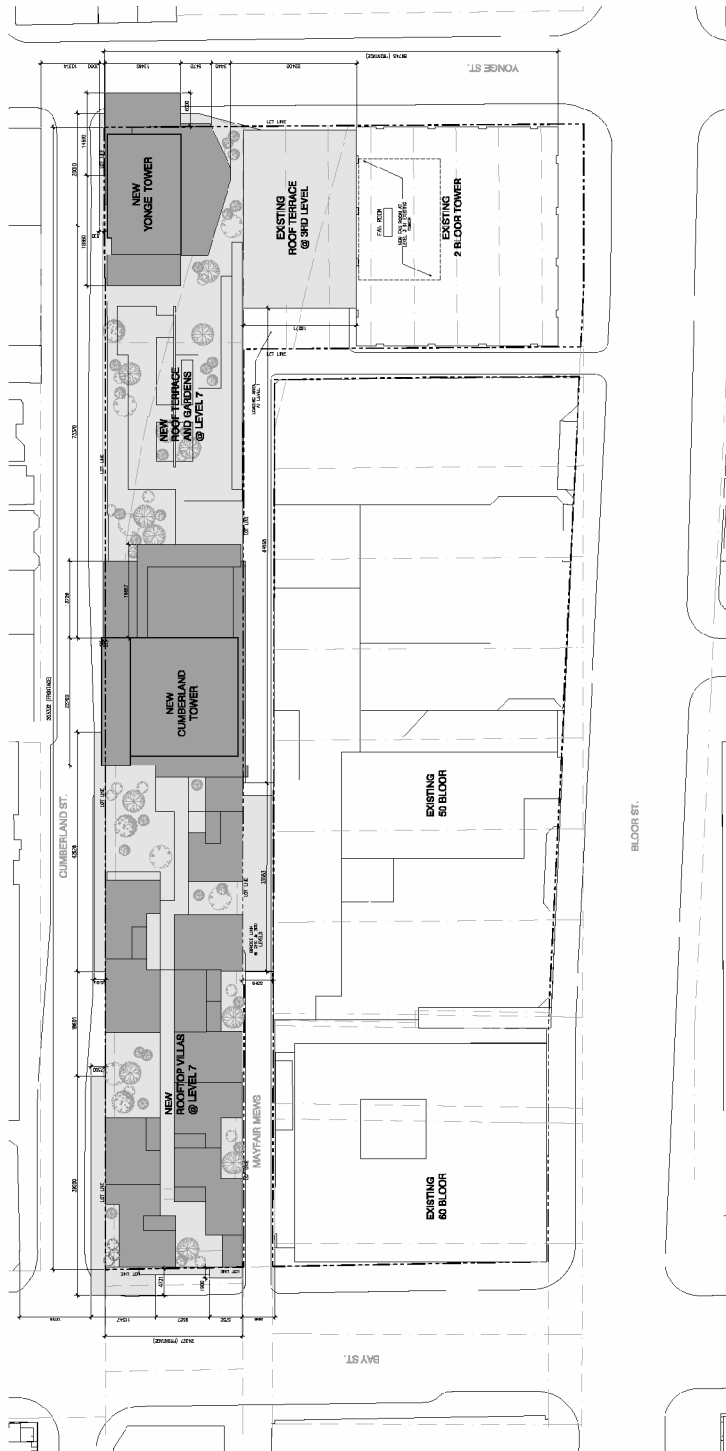
Raymond David, Acting Director  
Community Planning, Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan [as provided by applicant]  
Attachment 2: Elevations [as provided by applicant]  
Attachment 3: Zoning  
Attachment 4: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

## 2 Bloor Street West

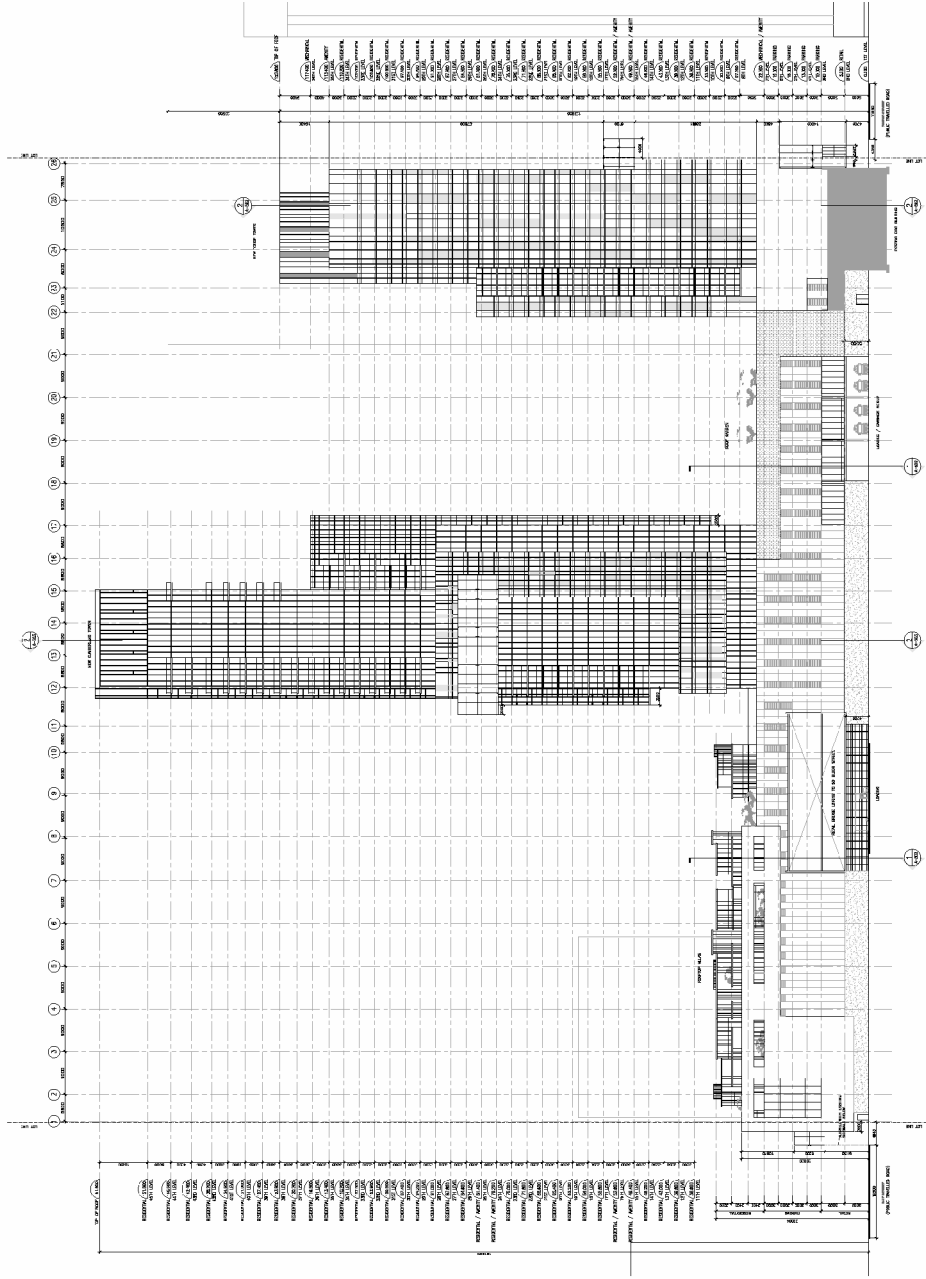
Applicant's Submitted Drawing

Not to Scale  
09/09/08

File # 08\_176116



# Attachment 2: Elevations



2 Bloor Street West

South Elevation

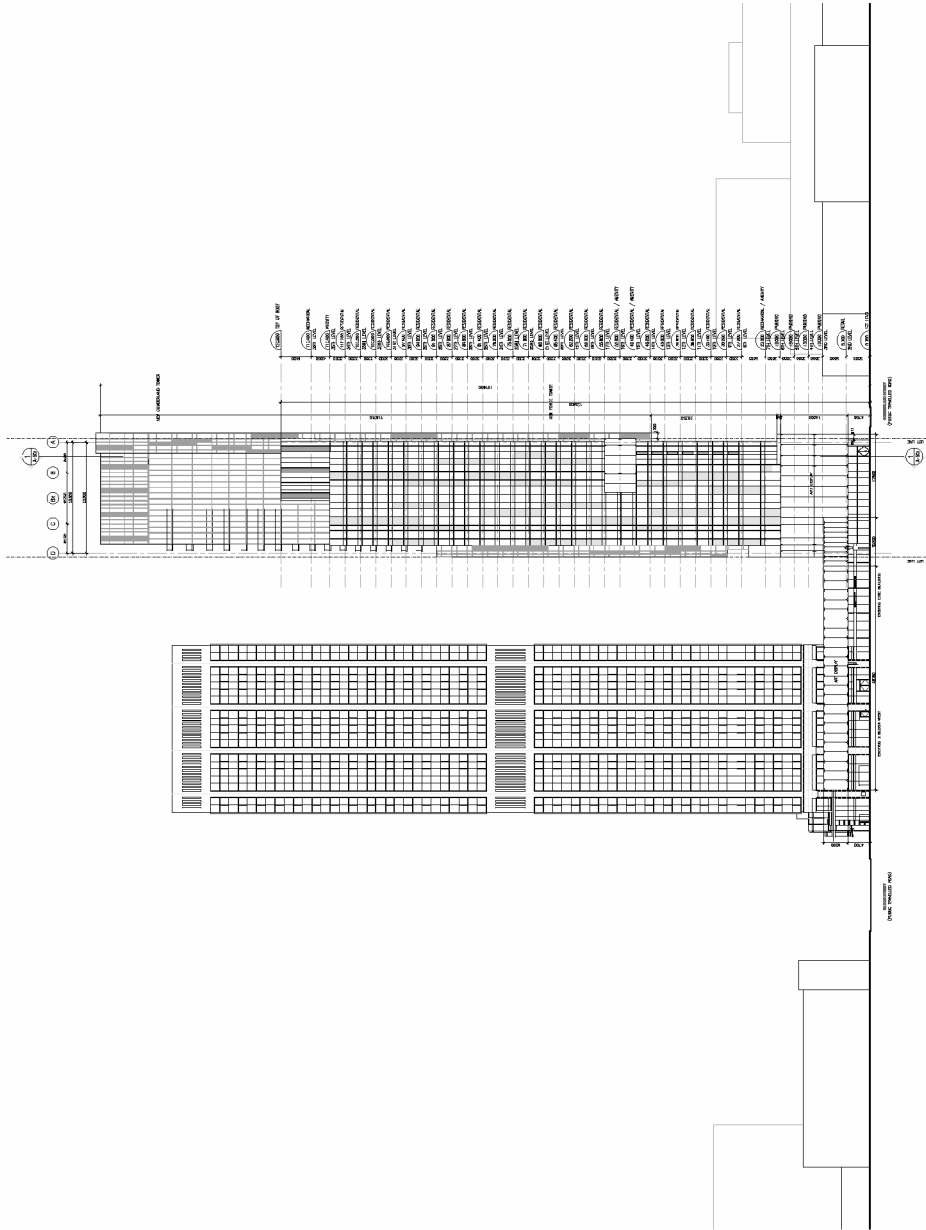
Elevations

Applicant's Submitted Drawing

Not to Scale  
09/09/08

File # 08\_176116





**Elevations**

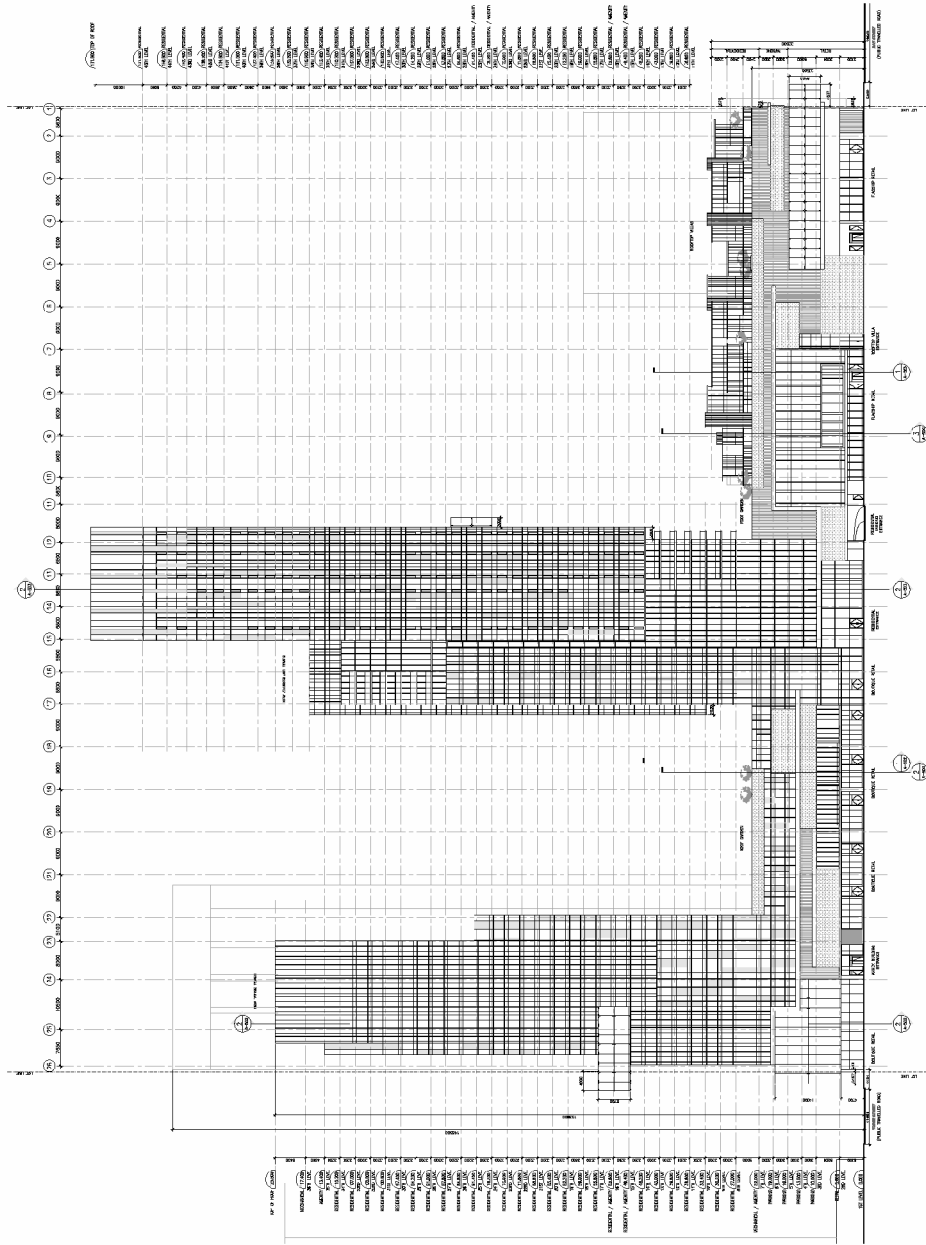
**East Elevation**

**2 Bloor Street West**

Applicant's Submitted Drawing

Not to Scale  
09/09/08

File # 08\_176116



**Elevations**

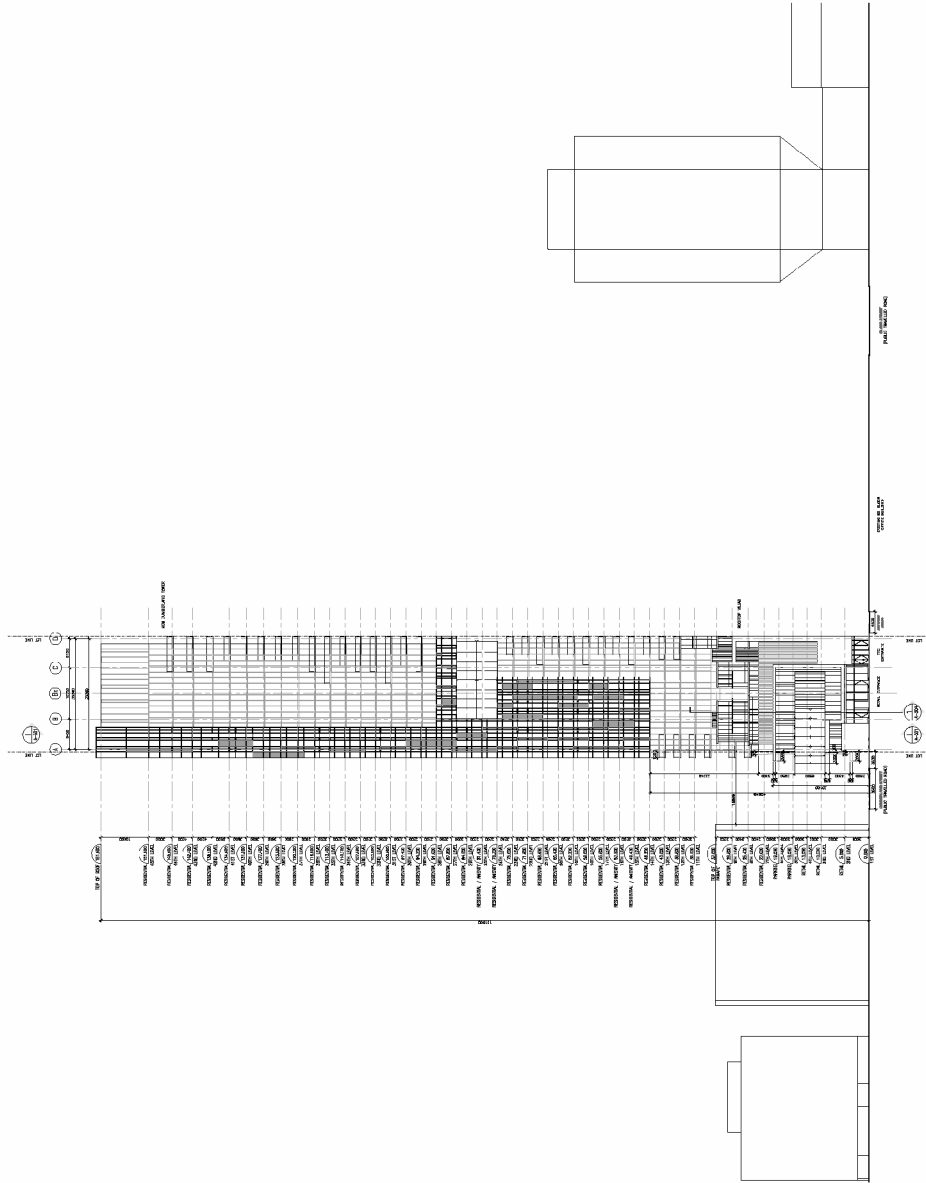
**North Elevation**

**2 Bloor Street West**

Applicant's Submitted Drawing

Not to Scale  
08/09/08

File # 08\_176116



**Elevations**

Applicant's Submitted Drawing

Not to Scale  
09/09/08

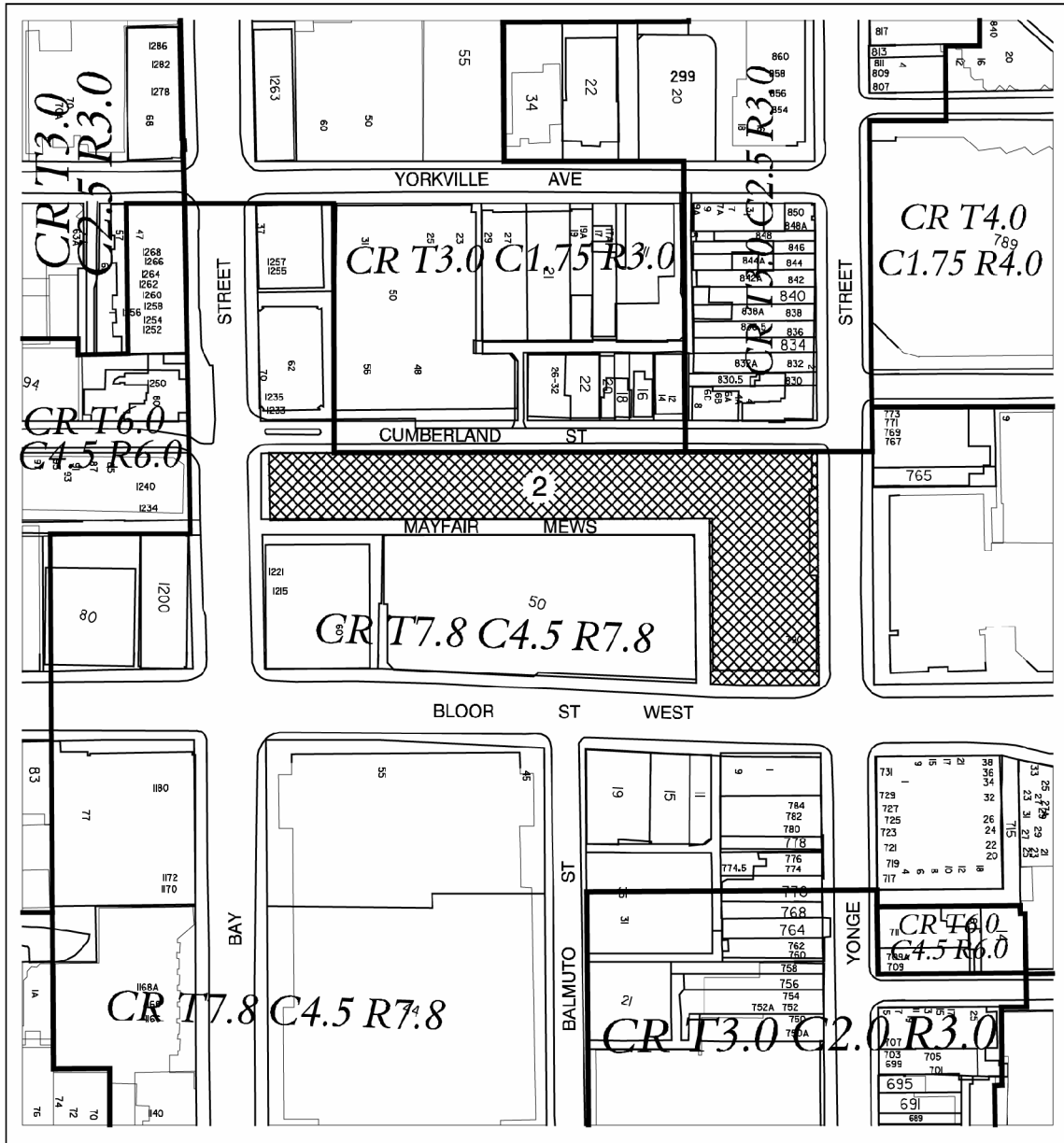
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**West Elevation**

**2 Bloor Street West**

File # 08\_176116

### Attachment 3: Zoning



2 Bloor Street West  
File # 08\_176116

CR Mixed-Use District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 07/28/08 - DR

## Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	08 176116 STE 27 OZ
Details	Rezoning, Standard	Application Date:	June 27, 2008

Municipal Address: 2 BLOOR ST W  
 Location Description: PL 69Y PT LT1 CON 2 FB PT LT21 PL 158 PT LT6 TO PT LT8 \*\*GRID S2703  
 Project Description: Redevelopment of Cumberland Terrace for a mixed use building(s) containing an 35 storey and 45 storey mixed use residential commercial tower, 9 three storey "villas", commercial space, and accessory uses.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
URBAN STRATEGIES INC			OMERS REALTY MANAGEMENT CORPORATION

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	85-01
Zoning:	CR T7.8 C4.5 R7.8	Historical Status:	
Height Limit (m):	61	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	7319	Height:	Storeys:	45
Frontage (m):	203.3		Metres:	161
Depth (m):	24.3			
Total Ground Floor Area (sq. m):	6569			<b>Total</b>
Total Residential GFA (sq. m):	68551		Parking Spaces:	220
Total Non-Residential GFA (sq. m):	59382		Loading Docks	8
Total GFA (sq. m):	127933			
Lot Coverage Ratio (%):	90			
Floor Space Index:	17.48			

### DWELLING UNITS

Tenure Type:	Rental
Rooms:	0
Bachelor:	51
1 Bedroom:	165
2 Bedroom:	136
3 + Bedroom:	48
Total Units:	400

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	68551		0
Retail GFA (sq. m):	11266		0
Office GFA (sq. m):	48116		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

**CONTACT: PLANNER NAME: Melanie Melnyk, Planner**  
**TELEPHONE: (416) 392-7554**