

210 Simcoe St - Zoning By-law Amendment Application - Preliminary Report

Date:	October 23, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	08 150716 STE 20 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 23-storey mixed use building at 210 Simcoe Street with retail uses on the ground floor, offices on the ground and second floors and residential uses above.

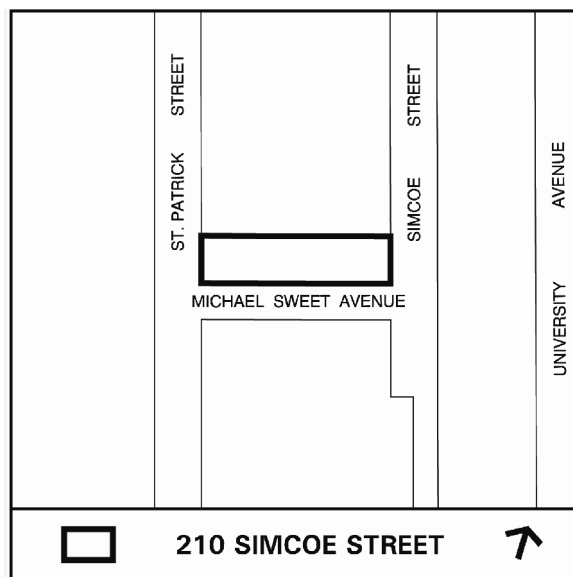
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application.

The Community Consultation Meeting was held October 21, 2008. A summary of that meeting is contained in this report. Assuming that the applicant provides all required information in a timely manner it is anticipated that the Final Report will be before Council in the third quarter of 2009.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to continue to process the application.



Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The application is for a 23-storey (80.0 metres to the top of the mechanical penthouse parapet) mixed use building, built lot line to lot line, containing retail and commercial uses at grade and residential units above. A unit mix of one-, two- and three- bedroom units is proposed. Access for the parking garage containing 100 cars is provided from St. Patrick Street with exiting onto Simcoe Street.

The building fronts onto Michael Sweet Avenue which is proposed to be landscaped but it would continue to carry vehicular traffic. In order to maximize the sidewalk and permit a layby on Michael Sweet Avenue, it is proposed that the street be narrowed from 6.0 metres to 3.8 metres.

Site and Surrounding Area

The site is currently occupied by a two-storey parking garage which was previously owned by the University of Toronto.

North: the Bell Canada Utility Building;

South: the Canada Life four-storey parking garage and the rest of the Canada Life campus containing 11- and 12- storey commercial buildings;

East: the northern lawn of the main Canada Life building fronting on University Avenue, and the United States consulate; and

West: mixed use buildings ranging in height from three-storey townhouses to an 18-storey primarily residential building.

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.

Official Plan

The site is designated as being *Mixed Use Area* in the *Downtown* which permits a mix of commercial and residential uses.

Zoning

The site is zoned CR T4.0 C2.0 R3.5 which permits a mix of commercial and residential uses to a maximum combined total of four times the area of the lot. The height limit is 37 metres.

Site Plan Control

Site Plan Approval is required and an application is anticipated.

Tree Preservation

An Arborist's Report was received and indicates that there is one tree on an adjacent property that must be protected.

Other By-laws

By-laws 1996-0598 and 1996-0599 amend the Official Plan and Zoning By-law 438-86, as amended, respectively, to designate and zone the Canada Life lands (now owned by Great West Life Insurance Company) to the south to permit implementation of the company's Master Plan in six phases. Phase 1 of this Plan required Canada Life to construct a temporary public road named Michael Sweet Avenue to the north of the existing Canada Life 5-storey parking garage. The permanent road was intended to be constructed in Phase 4, further south, between the proposed north office block and what was intended to be a residential building in the area where Michael Sweet Avenue currently is located. This relocated road has not yet been constructed. Should Canada Life exercise that option the subject of this application could no longer front on Michael Sweet Avenue but would have its frontage on St.Patrick Street and Simcoe Street.

At the time of the processing of the application for the Master Plan for Canada Life, the Municipal Act required that road closings were first offered to the abutting land owners for sale. Since Michael Sweet Avenue was conveyed to the City, in order for Canada Life to continue to have the first right of refusal option to purchase back Michael Sweet Avenue, Canada Life retained a 1 foot reserve along the northern edge of Michael Sweet Avenue. Since that time, the Municipal Act has been amended to remove that obligation but the 1' reserve remains. Since removing that 1' reserve would significantly impact the phasing and final outcome of the Canada Life Master Plan, any proposal to do so would require the agreement of both the City and Canada Life.

Reasons for the Application

Variances to Zoning By-law 438-86, as amended, include the following but not are limited to:

- the total gross floor area of 16.05 times the area of the lot exceeds the permitted 4 times the area of the lot by approximately 12 times the area of the lot;
- the total residential gross floor area of 15.5 times the area of the lot exceeds the permitted 3.5 times the area of the lot by 12 times the area of the lot;
- windows in several locations do not meet the required 11 metres separation;
- 30 square metres of common outdoor space is required and none is proposed;
- the vehicle entrance width is less than the minimum of 5.2 metres;
- no outdoor amenity space is being provided;
- the bicycle parking does not meet the by-law definition; and
- the proposed height of 80 metres exceeds the height permission of 37 metres by 43 metres.

Public Meeting

A public meeting was held October 21, 2008 in conjunction with a meeting for a rezoning application at 426 University Avenue. The meeting was attended by the Ward Councillor and approximately 30 residents and interested parties. At the meeting, questions were raised with respect to: the future use of the existing street and the portion of Simcoe Street that is currently closed; the greening of the parking garage; and impact of the proposal on Bell Canada building and its uses immediately abutting the site to the north.

It should be noted that in a letter dated October 15, 2008 Great West Life officially opposed the development as currently proposed.

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.

Initial review of the application indicates that in addition to those raised at the community consultation meeting, the following issues need to be resolved:

- appropriateness of height and massing;
- appropriateness of siting;
- impact on the Canada Life Master Plan;
- impact of the Canada Life 1' reserve on Michael Sweet Avenue;
- impact on the future of Michael Sweet Avenue;
- impact on traffic patterns and circulation;
- adequacy of setback from Michael Sweet Avenue;
- appropriateness of parking access;
- provision of parking and loading; and
- provision of outdoor amenity space.

A Section 37 Agreement will be required should the application be approved.

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

CONTACT

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SIGNATURE

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

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: North Elevation

Attachment 3: South Elevation

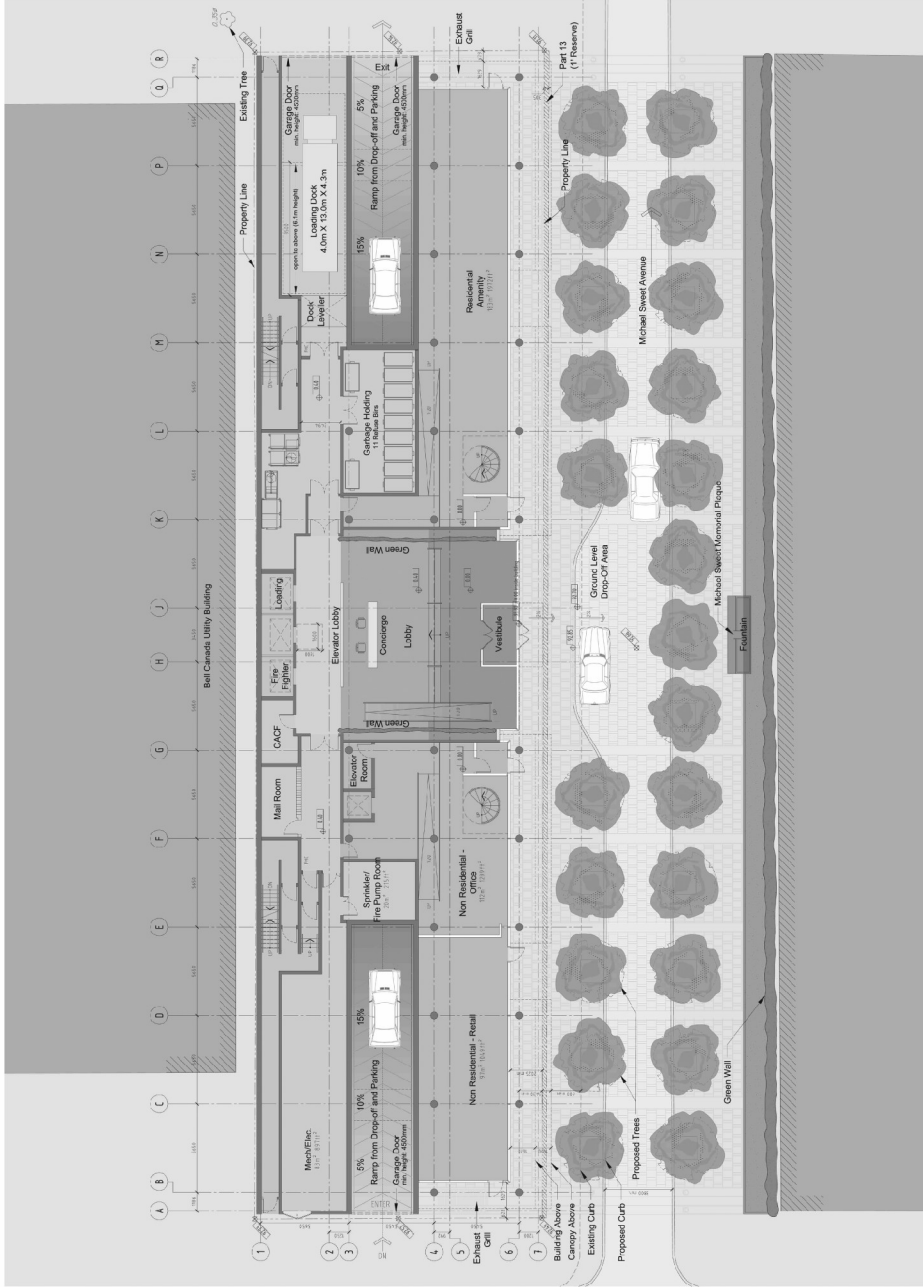
Attachment 4: East Elevation

Attachment 5: West Elevation

Attachment 6: Zoning

Attachment 7: Application Data Sheet

Attachment 1: Site Plan



210 Simcoe Street

Site & Landscape Plan

Applicant's Submitted Drawing

Not to Scale
10/23/08



File # 08_150716

Attachment 2: North Elevation



North Elevation
 Applicant's Submitted Drawing
 Not to Scale
 10/23/08

210 Simcoe Street

File # 08_150716

Attachment 3: South Elevation



South Elevation

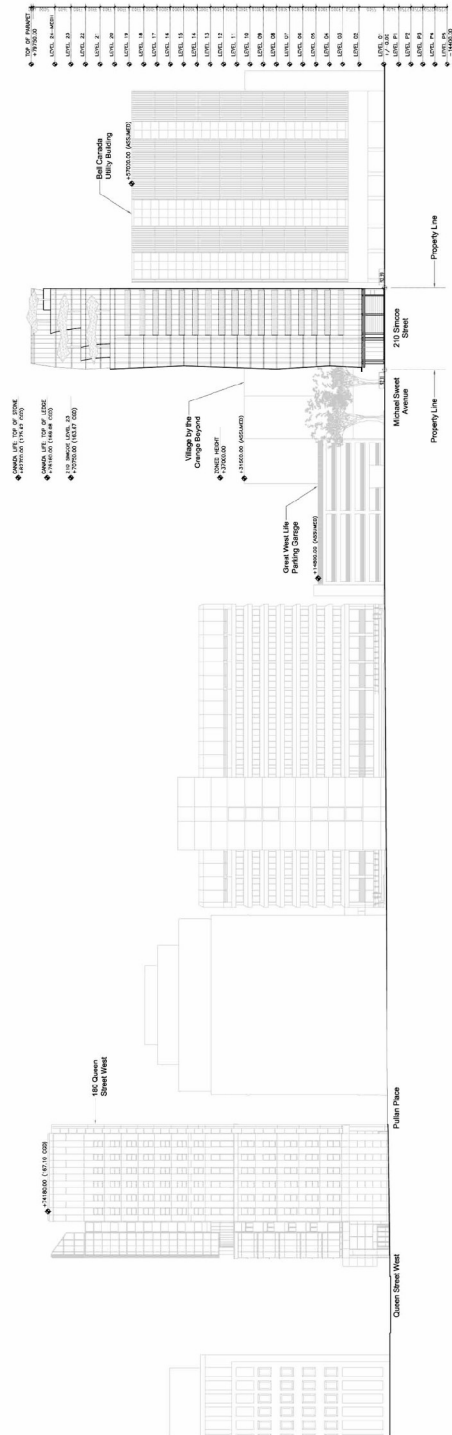
Applicant's Submitted Drawing

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210 Simcoe Street

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Attachment 4: East Elevation



East Elevation

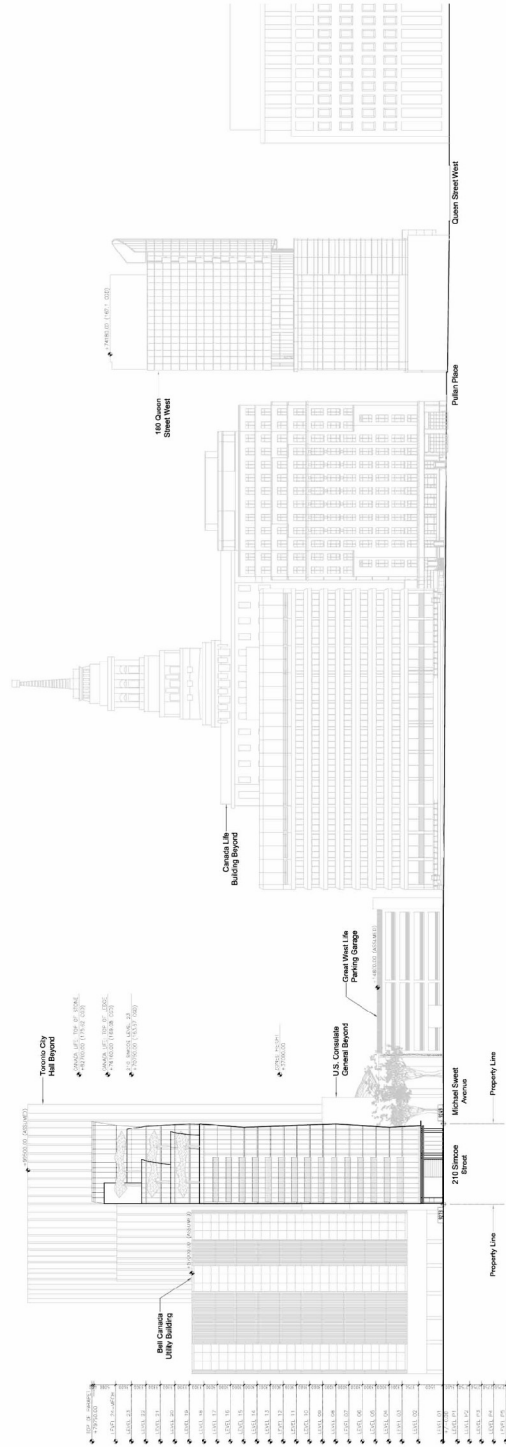
Applicant's Submitted Drawing

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210 Simcoe Street

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Attachment 5: West Elevation



West Elevation

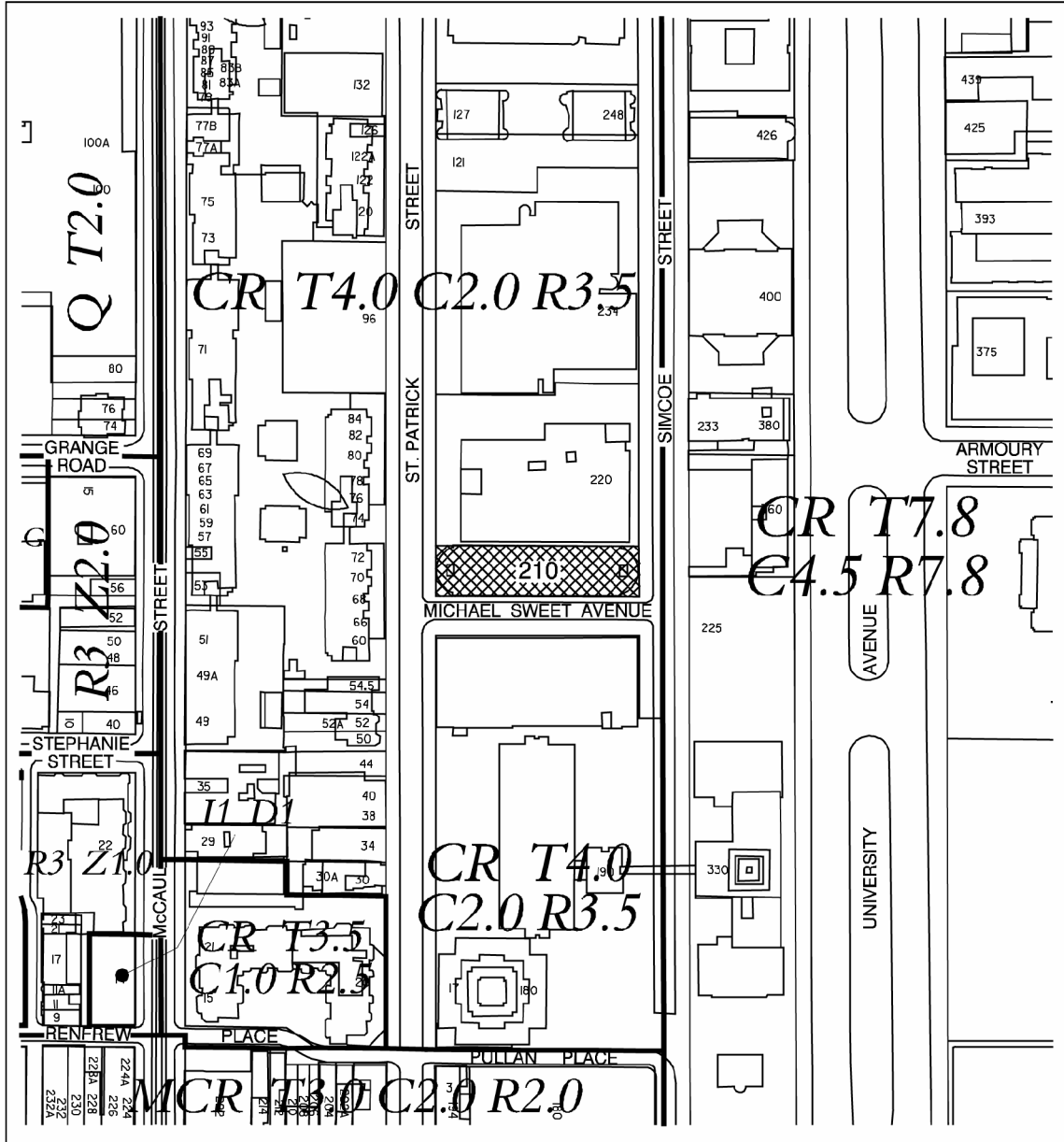
Applicant's Submitted Drawing

Not to Scale
10/23/08

210 Simcoe Street

File # 08_150716

Attachment 6: Zoning



210 Simcoe Street
File # 08_150716

- R3 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District
- Q Mixed-Use District
- I1 Industrial District
- G Parks District



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

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	08 150716 STE 20 OZ
Details	Rezoning, Standard	Application Date:	April 23, 2008

Municipal Address: 210 SIMCOE ST
 Location Description: PL 1 49 55 LT10 **GRID S2011
 Project Description: Rezoning application to permit the demolition of the existing parking structure on the site for a new 23 storey mixed use building containing ground floor office and retail, second floor office, and 116 residential dwelling units above.

Applicant:	Agent:	Architect:	Owner:
2096881 Ontario Inc			2096881 Ontario Inc

PLANNING CONTROLS

Official Plan Designation:	Site Specific Provision:
Zoning: CR T4.0 C2.0 R3.5	Historical Status:
Height Limit (m): 37	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	1354.5	Height:	Storeys:	23	
Frontage (m):	18.29		Metres:	70.75	
Depth (m):	74.06				
Total Ground Floor Area (sq. m):	858				Total
Total Residential GFA (sq. m):	21066		Parking Spaces:	100	
Total Non-Residential GFA (sq. m):	669		Loading Docks	1	
Total GFA (sq. m):	21735				
Lot Coverage Ratio (%):	63.34				
Floor Space Index:	16.05				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	21066	0
Bachelor:	0	Retail GFA (sq. m):	97	0
1 Bedroom:	56	Office GFA (sq. m):	572	0
2 Bedroom:	56	Industrial GFA (sq. m):	0	0
3 + Bedroom:	4	Institutional/Other GFA (sq. m):	0	0
Total Units:	116			

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