



**STAFF REPORT  
ACTION REQUIRED**

**606-618 Yonge Street, 5-9 St. Joseph Street and 11-19,  
25 St. Nicholas Street – Rezoning Application -  
Preliminary Report**

<b>Date:</b>	December 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 213136 STE 27 OZ

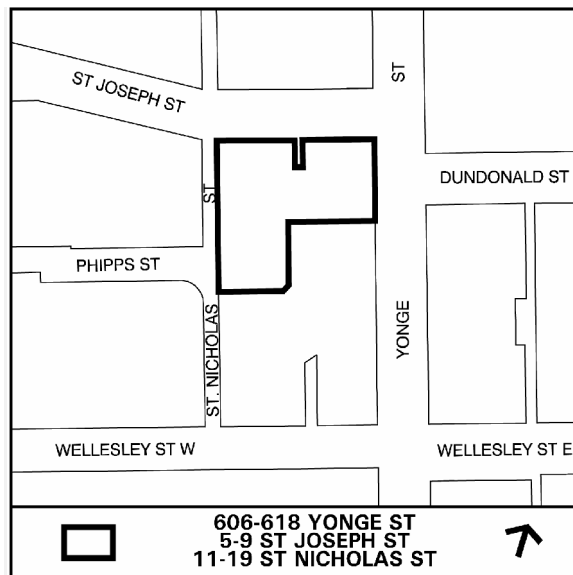
**SUMMARY**

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 49-storey residential building containing 420 residential units and approximately 5,200 square metres of non-residential (retail and health club) space on a 0.267 hectare (0.660 acre) site located on the south side of St. Joseph Street, between Yonge Street and St. Nicholas Street. The site is municipally known as 5-9 St. Joseph Street, 15-25 St. Nicholas Street and 606-618 Yonge Street.

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

### Previous approvals

In 1997, as part of the development approvals for Dovestar Developments at 11 St. Joseph (the residential condominium on the west side of St. Nicholas) and 5 St. Joseph (the warehouse property on the east side of St. Nicholas), the existing buildings along the east side of St. Nicholas Street were designated under PART IV of the Ontario Heritage Act (By-law 1997-0177).

Known as the Rawlinson Cartage Buildings, this building at 5 St. Joseph is regarded as having architectural and historical significance and the City entered into a Heritage Easement Agreement on February 4, 1998.

### Proposal

The owner, Joyonge Developments Corporation, is proposing to construct a 49-storey, 152.3 metre high building with 4.9 metre high mechanical and 420 residential units bordered by Yonge Street, St. Nicholas Street and St. Joseph Street. The subject site currently contains a mix of commercial uses, including the following:

1. 15-19 St. Nicholas Street: A 3-storey former warehouse building currently occupied by commercial uses.
2. 25 St. Nicholas Street: A 6-storey former warehouse building currently occupied by commercial uses.

3. 5-9 St. Joseph Street: A 4-storey former warehouse building currently occupied by a health club (L3 Fitness) on the ground floor with office uses above.
4. 606-618 Yonge Street: A row of connected 2 and 3-storey buildings comprised of three small restaurants, an internet lounge, an army surplus store, a leather store and a retail store at grade, with office above. The St. Joseph Street flankage of the 618 Yonge Street building includes vacant space formerly occupied by a sport bar, which takes up the second floor of the building including a patio, and a small sandwich shop.

The existing building at 5 St. Joseph Street and 9-25 St. Nicholas Street are designated under Part IV of the Ontario Heritage Act, with the buildings located at 610 and 612 Yonge Street being listed in the City's Inventory of Heritage properties.

The building will have a pedestrian front entrance on St. Joseph Street as well as a proposed parking garage access on the north side of the building in the location of an existing public lane which is intended to be closed and incorporated into the development site.

The proposal provides a total of 276 parking spaces and 200 bicycle parking spaces in a four-level underground garage.

Loading to service this building will be located on the south end of St. Nicholas Street. Two loading spaces are proposed on the ground floor.

Overall, the proposal has a non-residential gross floor area of 5,223 square metres and 38,271 square metres of residential gross floor area with a density of 16.1 times the area of the lot.

## **Development Site and Surrounding Area**

The site is located on the west side of Yonge Street, north of Wellesley Street and immediately south of St. Joseph Street. The west limit of the subject site extends to St. Nicholas Street. A row of three and four storey buildings currently occupies the Yonge Street frontage. The St. Joseph Street frontage is occupied by a 4-storey former warehouse building which is home to a health/fitness club. The St. Nicholas Street frontage is occupied by two buildings of three and six storeys, containing an indoor skateboard park and a mix of commercial and office uses.

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

North: To the immediate north of the site, along the north side of St. Joseph Street, are a series of low-rise townhouse form buildings, with a mix of office and personal service uses at grade and residential above. These townhouses are designated under the Ontario Heritage Act (6-14 St. Joseph Street). The flankage of the building is a retail store which faces Yonge Street (620 Yonge Street).

South: To the immediate south of the site, along the east side of St. Nicholas Street, there is a slender 6-storey former warehouse building currently occupied by a health club on the ground floor and a mix of office and live/work studios above (9 St. Nicholas Street) followed by a 3-storey building (Northbound Leather, 7-St. Nicholas Street) and a 2-storey building (Segovia Restaurant, 5 St. Nicholas Street). The 29-storey Century Place condominium is located at the southwest corner of Phipps Street and St. Nicholas Street, extending southerly along the west side of St. Nicholas Street to Wellesley Street West.

West: To the immediate west of the site is an 18-storey mixed-use building including rental apartment units (10 Phipps Street and 11 St. Joseph Street). The building includes the retention of the 4-storey heritage building at 11 St. Joseph Street, as well as the retention of heritage buildings on the properties at 9-25 St. Nicholas Street. Further to the west is a 35-storey residential building at the northeast corner of Phipps Street and Bay Street (1001 Bay Street) and the 32-storey Sutton Place Hotel at the southeast corner of Phipps Street and Bay Street (955 Bay Street). There are two residential towers at 23 and 28-storeys in height located north of St. Joseph Street on the east side of Bay Street (1055 Bay Street and 44 St. Joseph Street/ 1033 Bay Street respectively).

East: To the immediate east of the site, along the west side of Yonge Street, is a private lane and a series of low rise commercial buildings, with mixed retail and service commercial uses at-grade and residential above.

The proposal also incorporates a north-south laneway (owned by the City) located off St. Joseph Street. An application to Transportation Services to close the lane is required. Closure and transfer of the lane requires a decision by City Council.

## **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**

This application will be reviewed against the policies in the 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 Building 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/introduction.htm](http://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](http://www.toronto.ca/planning/urbdesign/index.htm)

## **Zoning**

There are two different portions of the site, each with different zoning. The zoning on the west portion of the site adjacent to St. Nicholas Street is CR T4.0 C1.0 R4.0. This allows for density of 4.0 times the lot area. A maximum height of 12 metres is permitted. The zoning on the east portion of the site adjacent to Yonge Street is CR T3.0 C2.0 R3.0. This allows for a density 3.0 times the lot area. A maximum height of 18 metres is permitted. Attachment 3 provides an excerpt of the Zoning map for the site and immediate area.

There is also a requirement in the Zoning By-law for a 44-degree angular plane commencing 16 metres above grade on Yonge Street.

## **Site Plan Control**

An application for site plan control approval has not been filed at this time but will be required. Attachment 1 provides a preliminary site plan for this site.

## **Tree Preservation**

An arborist report 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

## **Heritage Preservation**

A Heritage Impact Statement prepared by E.R.A. Architects Inc., dated October 9, 2008, has been submitted for City staff's review. The purpose of this Heritage Impact Statement (HIS) is to provide information on the heritage resources that may be affected by the proposed redevelopment of the subject property. The HIS proposes an overall approach to the conservation of the cultural heritage value of the property and its heritage attributes.

## **Downtown Yonge Street Community Improvement Plan**

The entire site is located in the Downtown Yonge Street Community Improvement Plan which was adopted by City Council in 1996 and the boundaries were extended in 1999 to include the subject property.

Staff will review the proposed development for consistency with the Downtown Yonge Street Community Improvement Plan.

## **Pre-application Discussions**

At the request of the applicant, City Planning staff met with the applicant team to review preliminary design concepts. In response to these discussions the design concept evolved to strengthen the relationship between the three main built form components (podium, tower middle and top) as well as the arrangement of the ground floor.

## **Reasons for the Application**

The proposed height and density do not comply with the Zoning By-law. The proposed height of 152.35 metres, excluding rooftop mechanical, which exceeds the permitted height of 12 metres on the west side of the property and 18 metres on the east side of the property. The proposed density of 16.1 times the lot area exceeds the permitted density of 4.0 times the lot area on the west side of the property and 3.0 times the lot area on the east side of the property.

The site is subject to an exception in 12(2)260 of the Zoning By-law, which applies to the Yonge Street frontage and limits the height of buildings at the lot line to 16 metres, above which an angular plane of 44 degrees is to be maintained.

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

## **COMMENTS**

### **Issues to be Resolved**

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

- (a) conformity with the Provincial Policy Statement and Places to Grow legislation;
- (b) conformity with Official Plan policies and Design Criteria for Review of Tall Building Proposals;
- (c) a review of the protection and incorporation of the existing heritage buildings into the design of the proposed development;
- (d) appropriate height, massing, setback of the residential 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, weather and wind protection;
- (e) tower separation from existing adjacent multi-storey buildings in the vicinity, and impact on the development potential of adjacent properties;
- (f) treatment of the ground floor of the building and its relationship to the streetscape and the pedestrian realm surrounding the site;
- (g) response to the site's frontages: Yonge Street, St. Nicholas Street and St. Joseph Street (each frontage presents different opportunities);
- (h) assessment of potential traffic, transportation and pedestrian impacts and potential for traffic reduction measures such as automobile share program;
- (i) location and suitability of the proposed amenity space dedicated to the residential condominium component;
- (j) suitability of the proposed unit sizes and mix of unit types;

- (k) identification and security of community benefits under Section 37 of the *Planning Act*, should the proposed development or some variation thereof, advance;
- (l) the introduction of a potential future PATH connection from this site to the Wellesley Subway station; and
- (m) commitment to increasing bicycle parking and a bike share program given the site's proximity to the Wellesley Street bike lanes and Bay Street Clearway.

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.

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

## **CONTACT**

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## **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

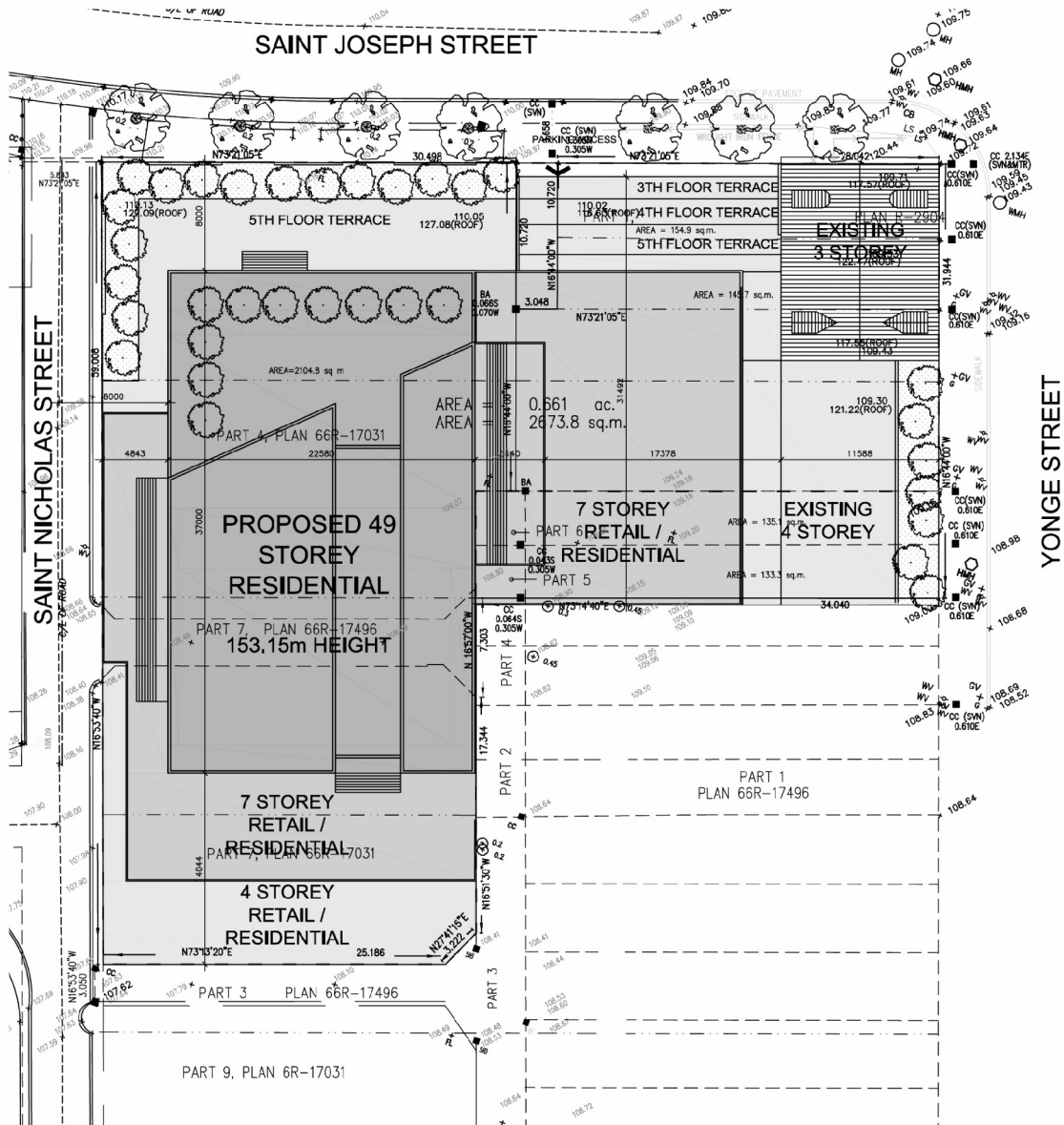
Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet



# Attachment 1: Site Plan



## Site Plan

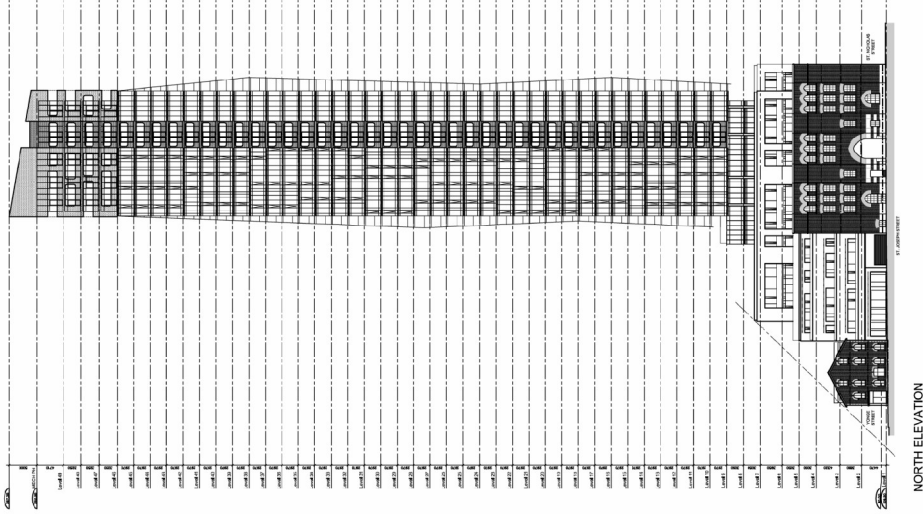
Applicant's Submitted Drawing

Not to Scale 

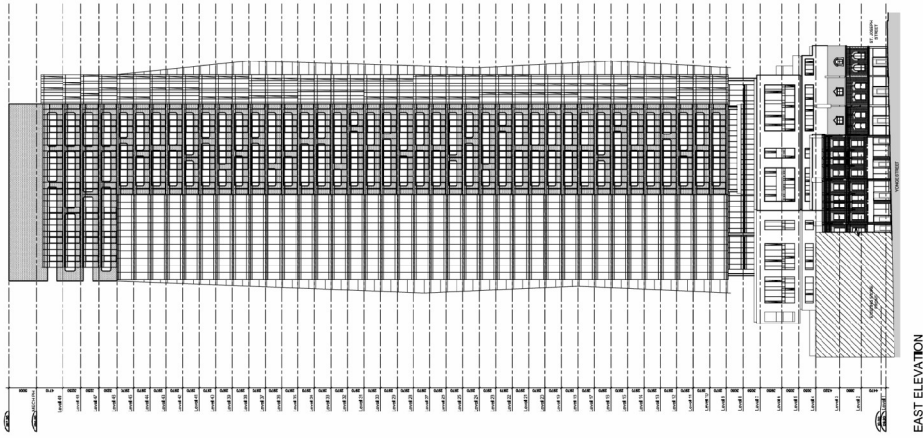
606-618 Yonge St, 5-9 St Joseph St,  
and 11-19 St Nicholas St

File # 08\_213136

**Attachment 2: Elevations**



NORTH ELEVATION



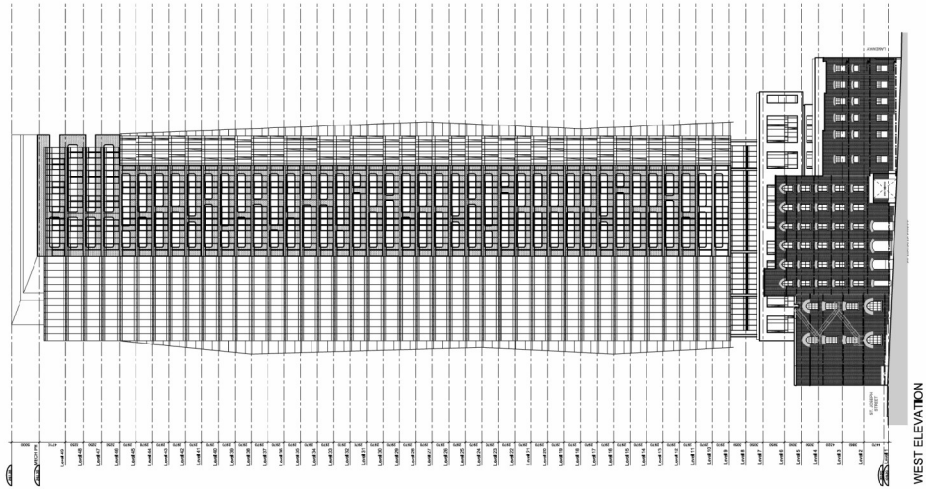
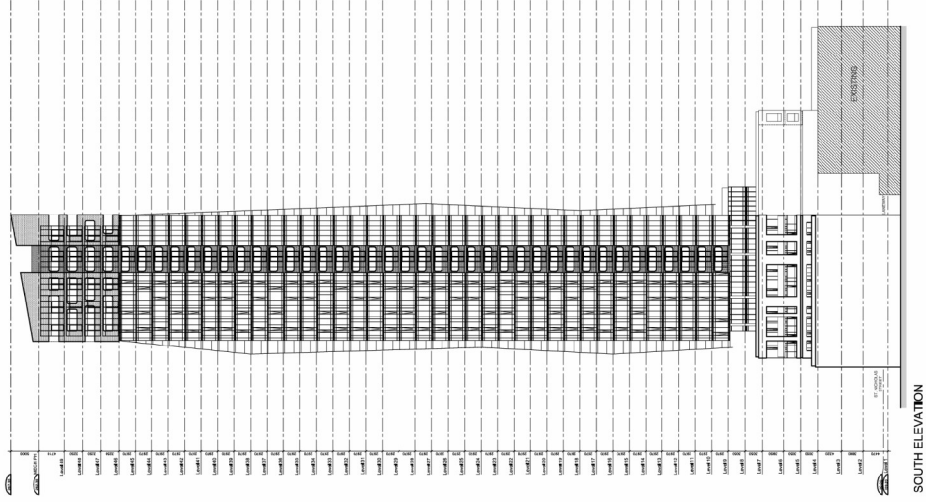
EAST ELEVATION

**Elevations**  
606-618 Yonge St, 5-9 St Joseph St, and 11-19 St Nicholas St

Applicant's Submitted Drawing

Not to Scale  
10/27/08

File # 03\_123456



**Elevations**

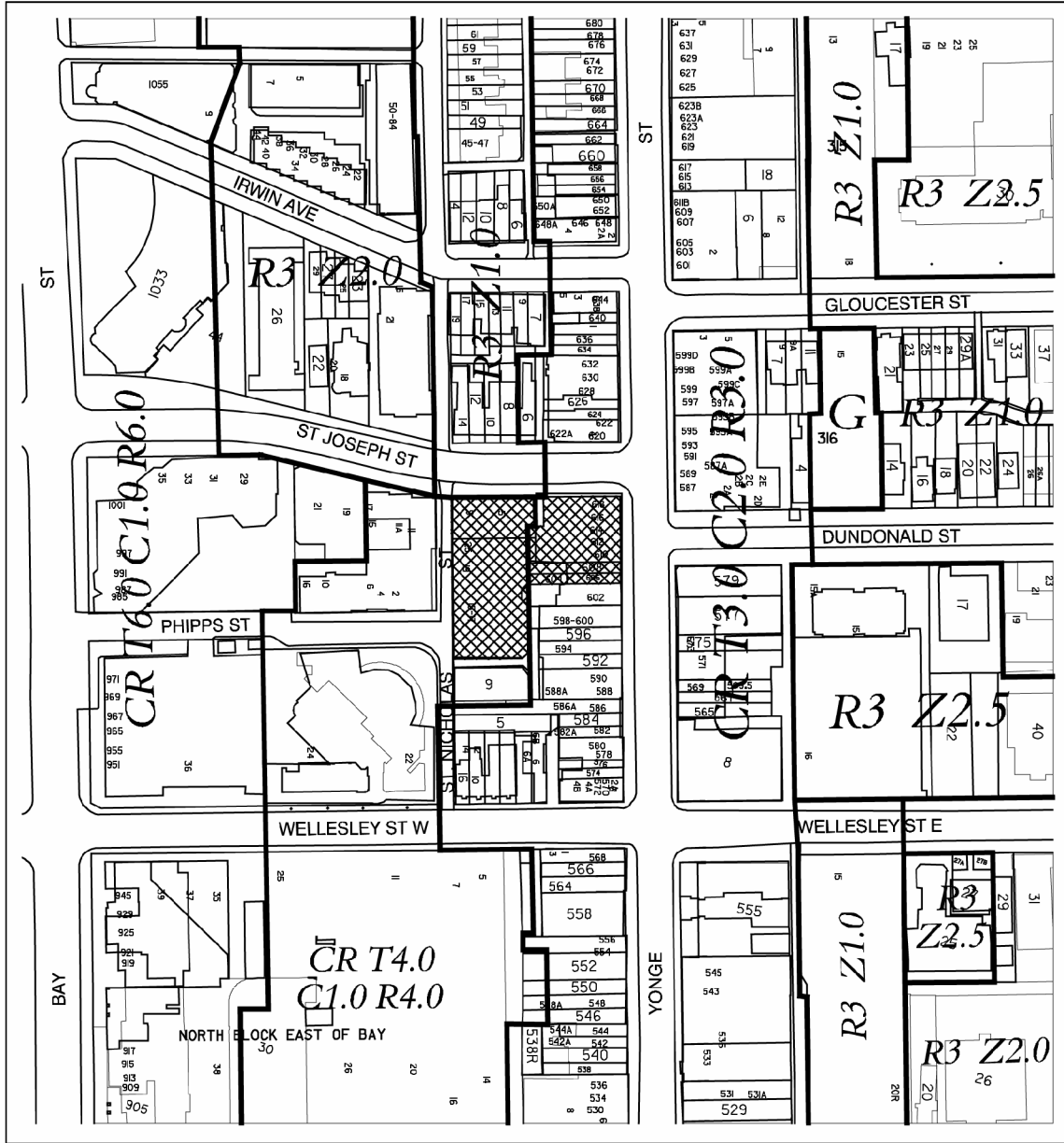
**606-618 Yonge St, 5-9 St Joseph St, and 11-19 St Nicholas St**

Applicant's Submitted Drawing

Not to Scale  
10/27/08

File # 03\_123456

### Attachment 3: Zoning



606-618 Yonge St, 5-9 St Joseph St,  
and 11-19 St Nicholas St

File # 08\_213136

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



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 10/27/08 - DR

## Attachment 4 – Application Data Sheet

Application Type	Rezoning	Application Number:	08 213136 STE 27 OZ
Details	Rezoning, Complex	Application Date:	October 15, 2008
Municipal Address:	606-618 Yonge Street, 5-9 St. Joseph Street and 11-19, 25 St. Nicholas Street		
Location Description:	South side of St. Joseph Street between Yonge Street and St. Nicholas Street		
Project Description:	Rezoning application to permit a 49-storey mixed use residential and commercial development with 420 residential units and retail units on the ground floor.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
DIAMOND CORP 22 St. Clair Avenue East, Suite 1010 Toronto, ON M4T 2S3	DIAMOND CORP 22 St. Clair Avenue East, Suite 1010 Toronto, ON M4T 2S3	Hariri Pontarini Architects 602 King Street West Toronto, ON M5V 1M6	JOYONGE DEVELOPMENTS CORPORATION 22 St. Clair Avenue East, Suite 1010 Toronto, ON M4T 2S3

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Area	Site Specific Provision:	No
Zoning:	CR T3.0 C2.0 R3.0 and CR T4.0 C1.0 R4.0	Historical Status:	Yes
Height Limit (m):	12, 18	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	2705	Height:	Storeys:	49
Frontage (m):	31.94		Metres:	152.35 (plus 4.95 mechanical)
Depth (m):	61.4			
Total Ground Floor Area (sq. m):	2504			Total
Total Residential GFA (sq. m):	38271		Parking Spaces:	276
Total Non-Residential GFA (sq. m):	5223		Loading Docks	2
Total GFA (sq. m):	43494			
Lot Coverage Ratio (%):	93			
Floor Space Index:	16.08			

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	3 (1%)
1 Bedroom:	258 (61%)
2 Bedroom:	159 (38%)
Total Units	420

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	38271	38271	0
Retail GFA (sq. m):	3484	3484	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	1739	1739	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Michael Hynes, Senior Planner – mhynes@toronto.ca</b>
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