

**880 Bay Street, 60 Grosvenor Street and a portion of 900 Bay Street
Rezoning Application - Preliminary Report**

Date:	February 17, 2010
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	10 111610 STE 27 OZ

SUMMARY

This application was made on January 29, 2010 and is subject to the new provisions of the *Planning Act* and the City of Toronto Act, 2006.

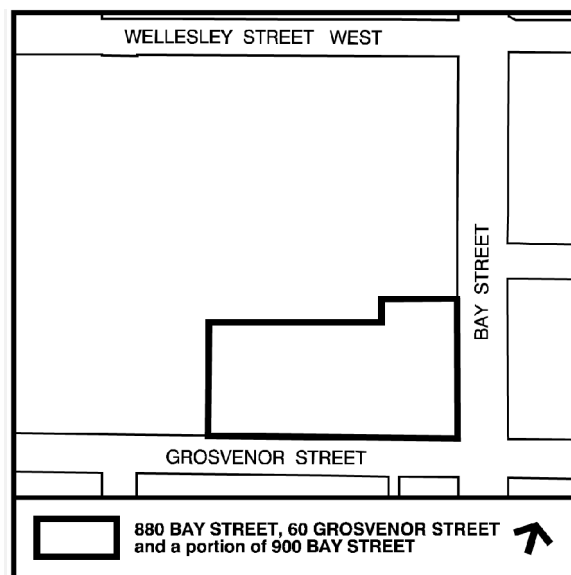
An application to amend Zoning By-law 438-86 has been submitted to permit a 39-storey (175 metre) government office building at 880 Bay Street, 60 Grosvenor Street and a portion of 900 Bay Street. The lands are owned by the Ontario Realty Corporation and form part of the Queen’s Park government office complex.

This report provides preliminary information on the above-noted application. A statutory public meeting is targeted for July 2010. This target date assumes that the applicant will provide all required information in a timely manner.

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.

Pre-Application Consultation

City Planning staff met with the applicant's team on January 18, 2010 and January 27, 2010 to discuss the submission of a formal application and to suggest minor changes to the preliminary design concepts.

ISSUE BACKGROUND

Proposal

Ontario Realty Corporation is proposing to redevelop approximately 0.85 hectares (2.1 acres) of land in the Queen's Park government office complex, including 880 Bay Street, 60 Grosvenor Street and a portion of 900 Bay Street. The proposed government office development will consist of a 39-storey building (plus a one-storey 12-metre mechanical penthouse) with a non-residential gross floor area (NRGFA) of approximately 80,662 square metres (867,808 square feet). The proposed height is 175 metres to the top of the mechanical penthouse. The proposed tower dimensions are 28 metres by 95.3 metres.

The proposal is to provide for the consolidation of the Provincial government office functions currently within the immediate area and within the Greater Toronto Area.

The applicant proposes a 5.5 metre wide by 14.0 metre high colonnade on the ground floor along the Bay Street and Grosvenor Street frontages which provides weather protection to pedestrians at street-level and is an extension of the existing open space and pedestrian circulation systems within the Queen's Park government office complex. A two-storey podium is proposed at the southwest corner of the site. The proposed podium will contain the government office lobby, accessory government services and cafeteria uses, rear loading areas, bicycle parking, and service and mechanical areas. The main entrance of the proposed building is to be located on Bay Street at the northeast corner of the site. This main entrance accesses a public galleria which would stretch along the entire north portion of the site, accessing the office lobby. The galleria would be connected to the Macdonald Block to the north. The Grosvenor Street entrance would also access the office lobby from the south.

The proposed government office building would have a zero setback from the building face to the Bay Street right-of-way and 11 metres from Grosvenor Street right-of-way. At grade the building would be setback 17.4 metres from the Grosvenor Street right-of-way and 12.3 metres from the Bay Street right-of-way. The proposed tower would be located a minimum of 36 metres from the Hepburn Block tower to the west, 34 metres from the Mowat Block tower to the north, 43 metres from the Burano tower at 832/860 Bay Street to the south, and 34 metres from the Opera Place tower at 887 Bay Street to the east. The siting of the proposed building along Grosvenor Street matches the alignment of the existing Hepburn Block just west of the subject property. Significant public realm improvements have been

planned along the Grosvenor Street frontage including an active pedestrian space which includes new street furniture, landscaping planting beds, street lighting, double line of street trees and bicycle parking.

A total of 394 of interior and exterior bicycle parking spaces, and separate male and female showers would be provided. The proposal also provides a total of 450 parking spaces in a three-level underground garage with a connection to the existing main parking garage under the Macdonald Block on the P1 level. Access to parking will be provided through the reconstruction and expansion of the existing Macdonald Block ramp on Grosvenor Street immediately west of the subject site.

Five loading spaces (3 Type “C” and 2 Type “B”) are being proposed. The loading facilities are located at-grade in the west portion of the proposed government office building podium. The loading area will also be accessed from the Grosvenor Street entrance at the west end of the subject site.

A green roof has been integrated into the proposed government office building’s podium and tower roof covering 60% of the total roof area.

Overall the proposal has a non-residential gross floor area of 80,622 square metres with a density of 9.47 times the area of the lot. The Application Data Sheet (Attachment 5) provides additional information on the proposal.

Site and Surrounding Area

Site

The site is located on the northwest corner of Bay Street and Grosvenor Street. The site includes three existing properties municipally known as 880 Bay Street, 60 Grosvenor Street and a portion of 900 Bay Street.

880 Bay Street is a 7-storey office building with approximately 15,216 square metres of floor area and has an underground connection with the Macdonald Block and no on-site parking;

60 Grosvenor Street is a 6-storey Women’s College Hospital’s Burton Hall medical office building (now owned by the Province) with approximately 6,566 square metres of floor area and is currently used for private practice clinics;

900 Bay Street is a surface parking lot, laneway and open space surrounding 60 Grosvenor Street;

The buildings at 880 Bay Street and 60 Grosvenor Street are intended to be demolished as part of the proposed redevelopment.

Surrounding Area

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

North: the Queens Park government office complex buildings of the Macdonald Block, a two-storey podium building. The Block contains four office towers:

Hepburn Block – 11-storey office building

Staff report for action – Preliminary Report - 880 Bay Street, 60 Grosvenor Street and a portion of 900 Bay Street

Ferguson Block – 14-storey office building
Hearst Block – 10-storey office building
Mowat Block – 24-storey office building

The Hepburn Block is adjacent to the west boundary of the site on the north side of Grosvenor Street. North of the site is the Mowat Block, the tallest building in the Queen’s Park government office complex. The total approximate floor area is 1,515,000 square feet.

Outdoor pedestrian connections around and through the buildings are facilitated by two-storey colonnades and public open spaces.

South: a 50-storey (160 metre) Burano residential condominium under construction at the southwest corner of Bay Street and Grosvenor Street (Planning files 06 162279 STE 27 OZ and 07 264454 STE 27 SA). South and west of the site is the Kenson Apartments (51 Grosvenor Street) a four-storey apartment building containing 59 units which will be demolished during the redevelopment of Women’s College Hospital. Further east is Women’s College Hospital, a nine-storey complex subject to Planning files 08 226073 STE 27 OZ and 09 111188 STE 27 SA to permit a new 14-storey hospital on its site;

East: Opera Place Phase 1, a 17-storey residential condominium with a colonnade along Bay Street. Further north is the Allegro residential condominium of 27-storeys with also has a colonnade along Bay Street. South and east of the site is the 45-storey south tower and 35-storey north tower of the Murano residential condominium on a shared podium with at-grade retail; and

West: the Queen’s Park government office complex (Whitney Block) and further west is the Provincial Legislative 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 Horseshoe.

Official Plan

The Official Plan places the site within the Downtown and Central Waterfront urban structure area. The site is designated “Institutional” on Map 18 – Land Use Plan in the Official Plan. This designation

permits public institutions like schools, universities, health care and government agencies. The Plan includes criteria that direct the form and quality of development in this land use designation.

The property is also located adjacent to the University of Toronto Secondary Plan. Grosvenor Street is considered a view corridor and potential gateway entrance to the University (see Attachment 4).

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 seeks to reduce impacts with the adjacent development and encourage excellence in design.

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

Zoning

Under the former City of Toronto Zoning By-law 438-86, as amended, the site is zoned "Q", a mixed-use district, which permits commercial and institutional uses. The site has a total density permission limit of 4.0 times the lot area. The maximum total density of 4.0 applies to most of the Queen's Park government office complex. The height permission is 30 metres. Attachment 3 provides an excerpt of the zoning map for the site and immediate area.

Site Plan Control

The proposed development is subject to Site Plan Approval. An application for site plan approval has not yet been submitted but will be required.

Reasons for the Application

The applicant seeks to amend Zoning By-law 438-86, as amended, because the proposed building's height of 175 metres (to the top of the mechanical penthouse) and density of 9.47 times coverage exceeds the 30 metre height limit and 4.0 times density in the Zoning By-law. Additional areas of non-compliance with the Zoning By-law may be identified through further review of the application.

COMMENTS

Application Submission

The following reports/studies were submitted with the application: Functional Servicing Study, Parking Study, Loading Study, Tree Preservation Plan, Traffic Impact Study, Phase 1 Environmental Site Assessment, Heritage Impact Statement, Qualitative Wind Assessment, Stormwater Management Report, Preliminary Shadow Study and Green Development Checklist.

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) proposed building setbacks and alignment relative to existing and proposed developments along Bay Street corridor;

- (b) appropriateness of the proposal's scale, massing and interface with the rest of the Queen's Park government office complex and surrounding mixed use and institutional context;
- (c) light, view, privacy impacts on the surrounding mixed use, open space and institutional uses;
- (d) appropriate streetscape, public realm and gateway features on Grosvenor Street in accordance with the identified viewpoint within the University of Toronto Secondary Plan;
- (e) assessment of internal and external pedestrian and vehicular access to and movement on and through the site;
- (f) appropriate servicing to accommodate the proposed development;
- (g) assessment of bicycle parking and a bike share program given the site's proximity to the Wellesley Street and Elizabeth Street bike lanes, and Bay Street Urban Clearway;
- (h) the application's adherence to the City's Toronto Green Standard and Green Roof By-law that came into affect January 31, 2010; and
- (i) community benefits to be achieved under Section 37 of the *Planning Act*.

Proceeding text assumes compliance with all applicable policies will need to be reviewed.

CONTACT

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SIGNATURE

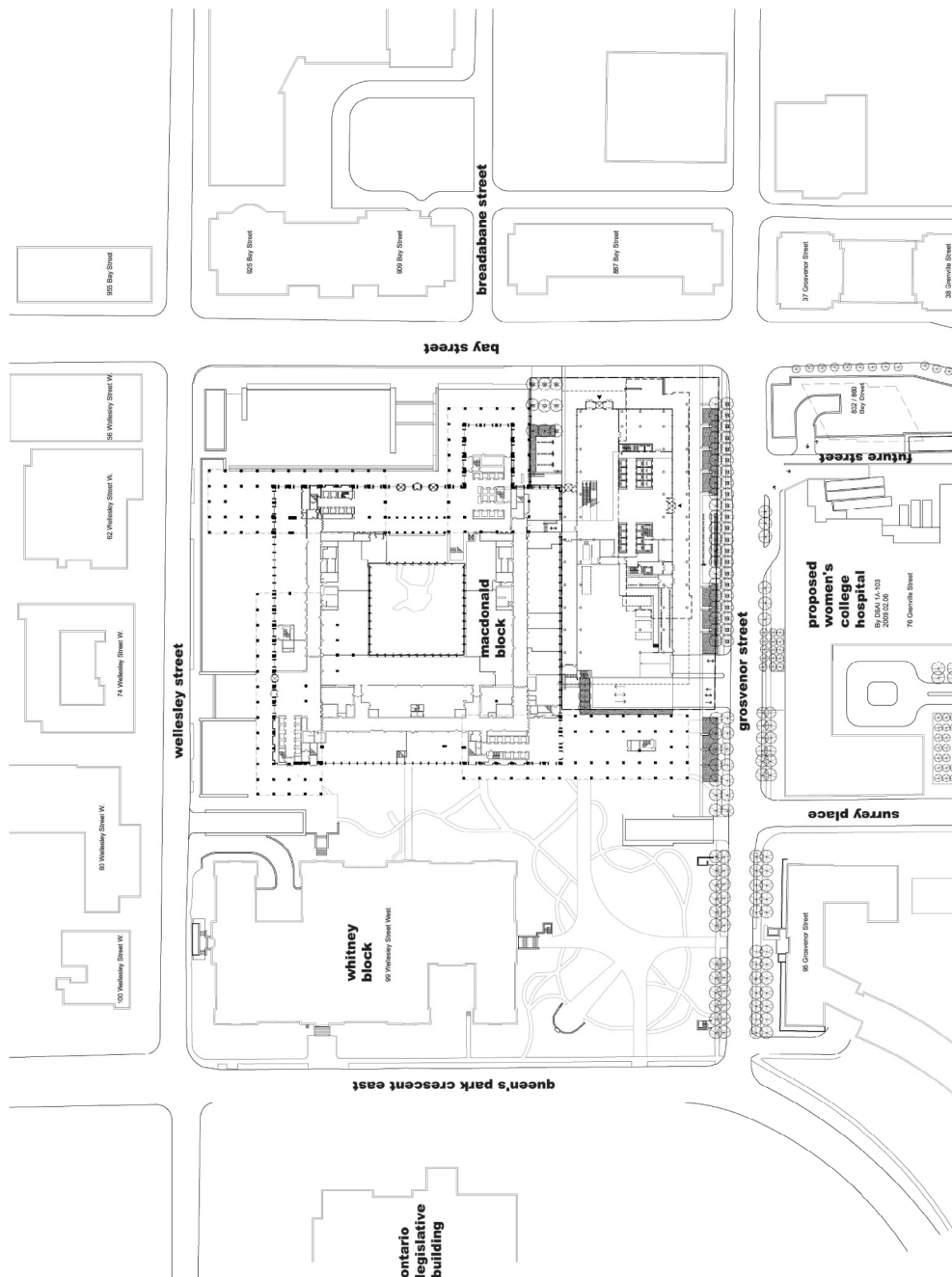
Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: University of Toronto Secondary Plan
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



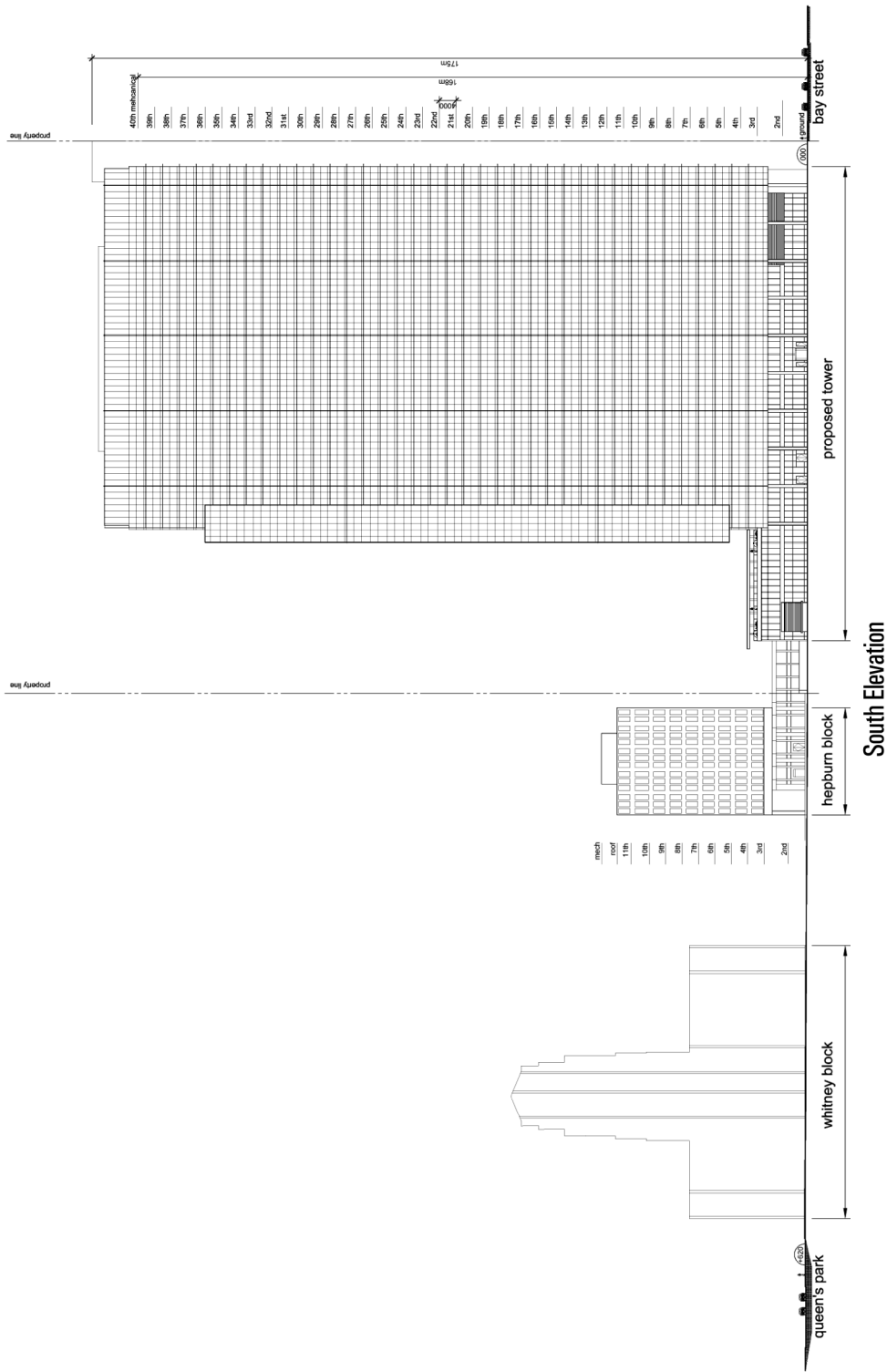
880 Bay Street, 60 Grosvenor Street
and a portion of 900 Bay Street

File # 10_111610

Site Plan
Applicant's Submitted Drawing
Not to Scale
02/04/2010



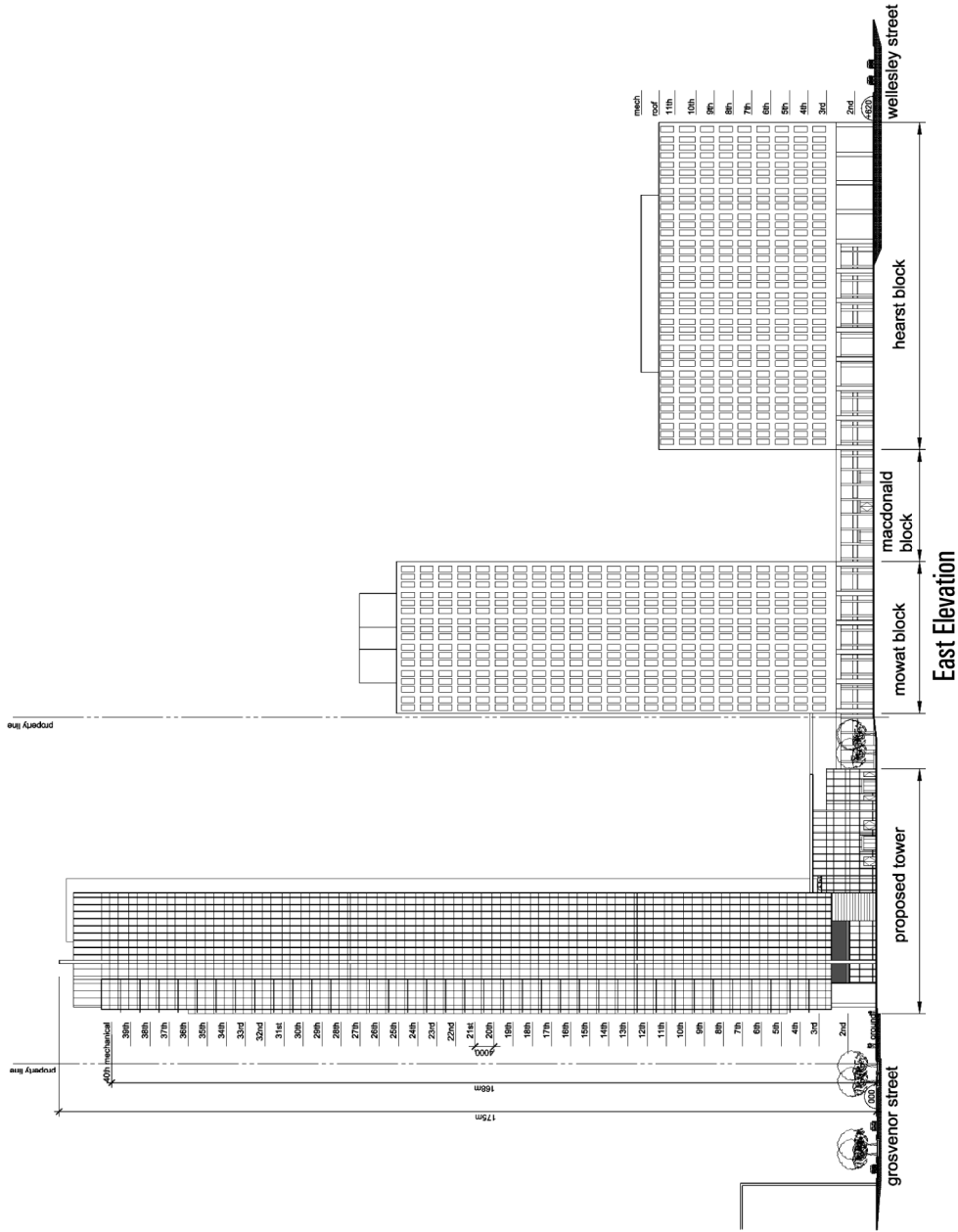
Attachment 2a: South Elevation



Elevations
 Applicant's Submitted Drawing
 Not to Scale
 02/04/2010

880 Bay Street, 60 Grosvenor Street
 and a portion of 900 Bay Street
 File # 10_111610

Attachment 2b: East Elevation



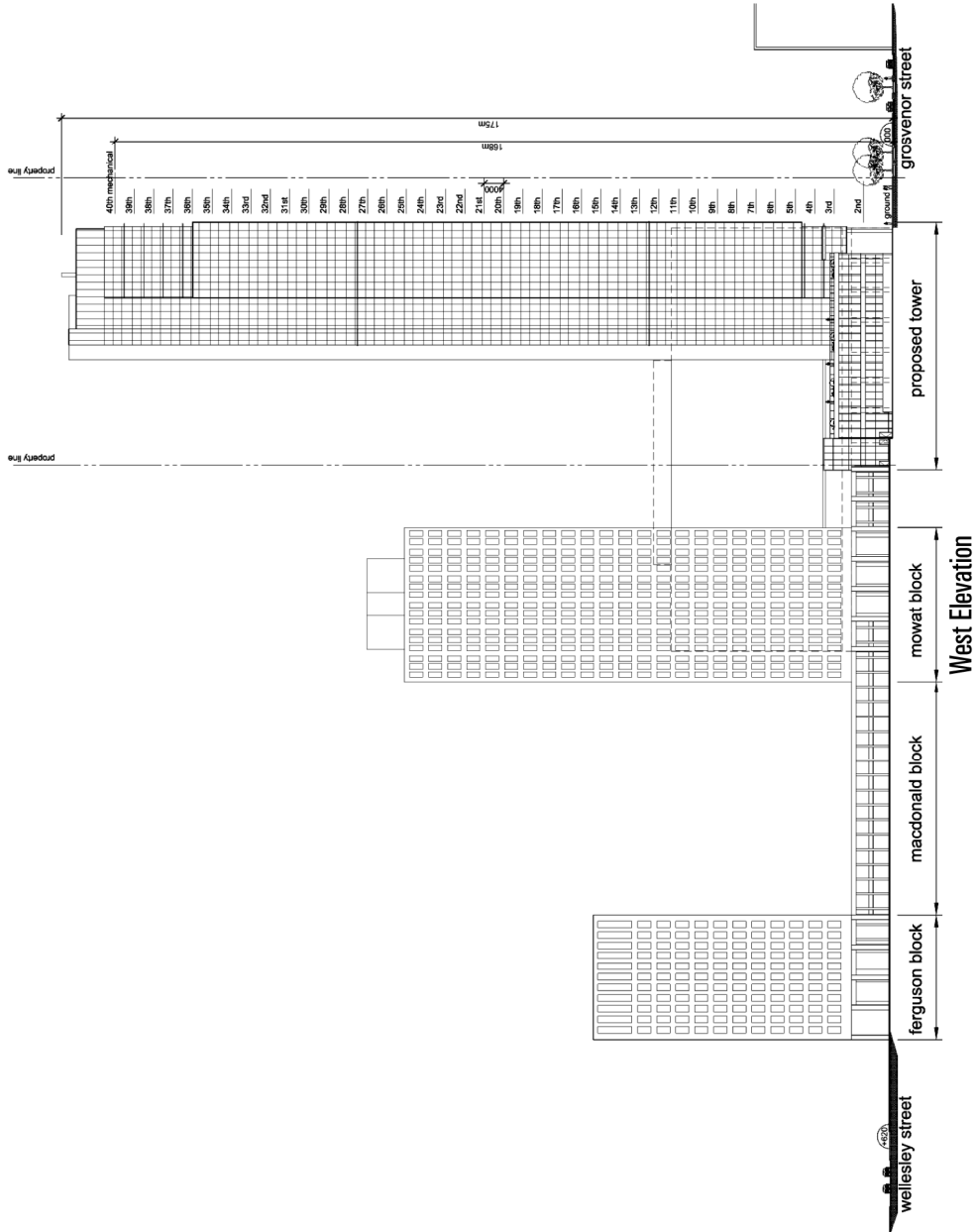
880 Bay Street, 60 Grosvenor Street
and a portion of 900 Bay Street

File # 10_111610

Elevations
Applicant's Submitted Drawing

Not to Scale
02/04/2010

Attachment 2c: West Elevation

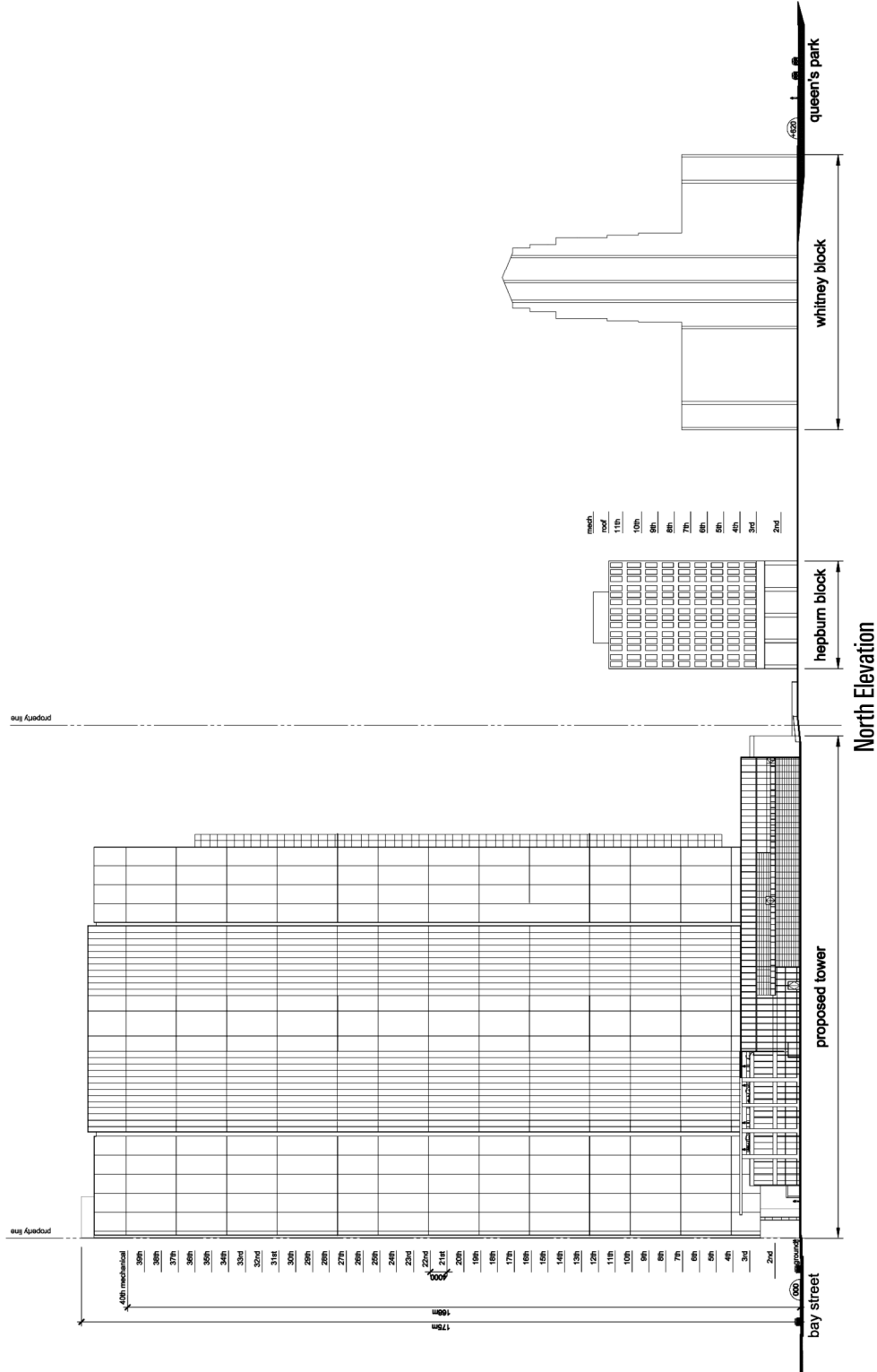


**880 Bay Street, 60 Grosvenor Street
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Elevations
Applicant's Submitted Drawing
Not to Scale
02/04/2010

Attachment 2d: North Elevation



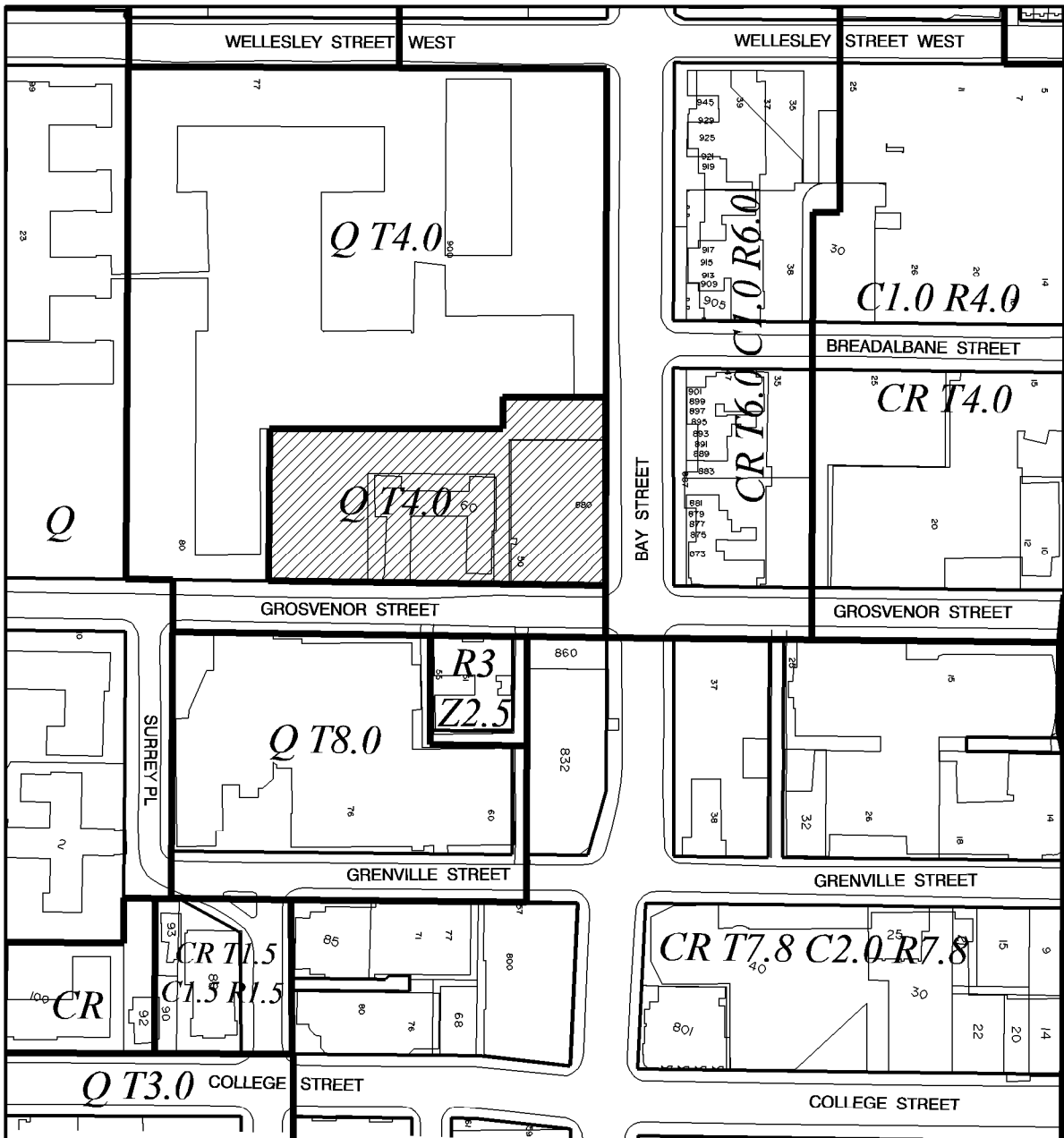
880 Bay Street, 60 Grosvenor Street
and a portion of 900 Bay Street

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Elevations
Applicant's Submitted Drawing

Not to Scale
02/04/2010

Attachment 3: Zoning



TORONTO City Planning
Zoning

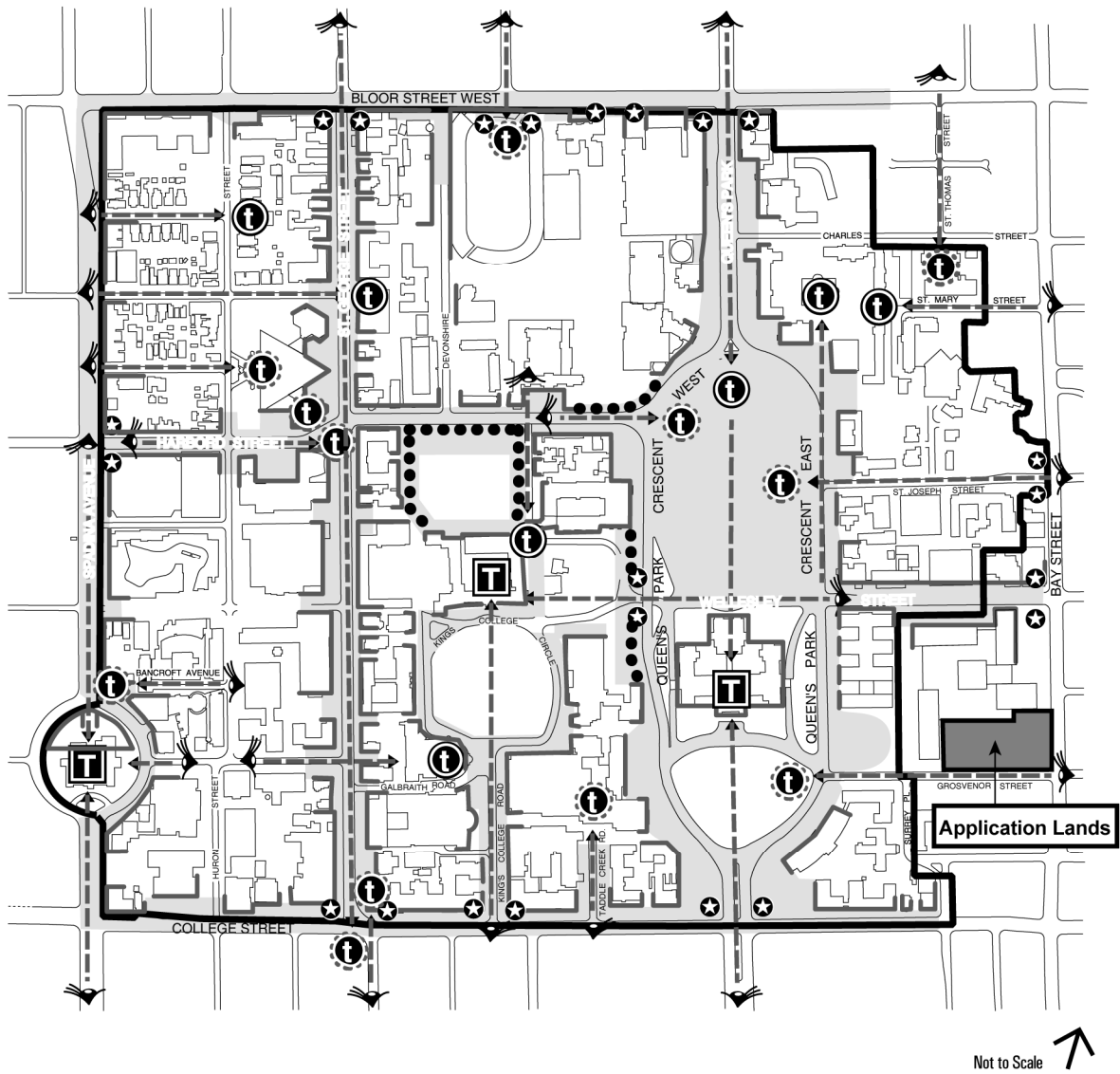
880 Bay Street, 60 Grosvenor Street
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- R3 Residential District
- CR Mixed-Use District
- Q Mixed-Use District












Not to Scale
Zoning By-law 438-86 as amended
Extracted 02/03/2010

Attachment 4: University of Toronto Secondary Plan



University of Toronto Secondary Plan MAP 20-4 Primary Street Spaces, Vistas and "Gateways" - Structure Plan

-  Secondary Plan Boundary
-  Existing and Potential Street Building Edge
-  Primary Street Space
-  Landscape Edge
-  Major View Terminus
-  Local View Terminus
-  Potential View Terminus
-  Viewpoint
-  Existing and Potential Gateways (major University Area and Queen's Park Government Area entrances)

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	10 111610 STE 27 OZ
Details	Gold Star	Application Date:	January 29, 2010
Municipal Address:	880 Bay Street, 60 Grovesnor Street and a portion of 900 Bay Street		
Location Description:	PL D248 PT LTS 1 2 3 & 5 **GRID S2709		
Project Description:	Rezoning application for a new 39-storey Provincial government office building with a 12-metre high mechanical penthouse, 3 levels of underground parking and 450 parking spaces.		

Applicant:	Agent:	Architect:	Owner:
MMM Group 100 Commerce Valley Drive West Thornhill, ON L3T 0A1	MMM Group 100 Commerce Valley Drive West Thornhill, ON L3T 0A1	WZMH Architects 95 St. Clair Avenue West Suite 1500 Toronto, ON M4V 1N6	Management Board Secretariat 1 Dundas Street West, Suite 2000 Toronto, ON M5G 2L5

PLANNING CONTROLS

Official Plan Designation:	Institutional Areas Adjacent to University of Toronto Secondary Plan	Site Specific Provision:	N
Zoning:	Q T4.0	Historical Status:	N
Height Limit (m):	30	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	8516	Height:	Storeys:	39
Frontage (m):	72.4		Metres:	175 including a 12-metre mechanical penthouse
Depth (m):	134.38			
Total Ground Floor Area (sq. m):	4437			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	450
Total Non-Residential GFA (sq. m):	80622		Loading Docks	5
Total GFA (sq. m):	80622			
Lot Coverage Ratio (%):	52.1			
Floor Space Index:	9.47			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	80622
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	0		

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