

15 York Street - Request for Direction Report

Date:	March 29, 2010
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	05 203570 STE 28 SA 05 117524 STE 28 OZ

SUMMARY

The purpose of this report is to seek Council authorization to amend the Section 16 Agreement for 15 York Street to reflect minor changes to the location of bicycle parking.

RECOMMENDATIONS

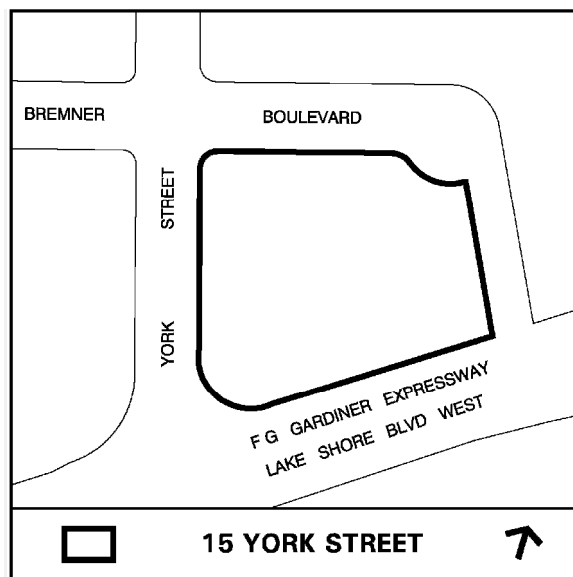
The City Planning Division recommends that:

1. City Council authorize the appropriate City officials to amend the Section 16 Agreement for 15 York Street as follows:

Revise the location of bicycle parking to allow for bicycle parking to also be located on P3 and P4 levels.

Financial Impact

The recommendations in this report have no financial impact.



DECISION HISTORY

In 2006, City Council approved the development of a 54-storey residential condominium building (North Tower), a 50-storey residential condominium building (South Tower) and a nine-storey podium with retail, offices, daycare and hotel at 15 York Street. One of the recommendations, approved by City Council at its meeting held on July 25, 26 and 27, 2006, by the adoption of Clause No. 5 of Toronto and East York Community Council Report No. 6, required the applicant to enter into an agreement to secure a range of facilities and services. On July 25, 2006, the applicant entered into an agreement pursuant to section 16 of the *City of Toronto Act, 1971*, S.O. 1971, c. 130, as amended by Section 11(2) of the *City of Toronto Act, 1973*, S.O. 1973, c. 213, to secure contributions from the Owner to the City and other related matters respecting the proposed development at 15 York Street. See:

<http://www.toronto.ca/legdocs/2006/agendas/committees/te/te060711/it005.pdf>

The site plan for this site (File 05 203570 STE 28 SA) was approved by the Director of Community Planning, Toronto and East York District on March 19, 2008 and the Site Plan Agreement was registered on August 14, 2008.

On September 9, 2009 the Committee of Adjustment approved four minor variances for this development relating to maximum gross floor area, minimum parking, canopy height and canopy depth (File A0460/09 TEY).

Council on January 26 and 27, 2010, adopted the recommendation to authorize staff to revise the Section 16 Agreement address other minor revisions to the minimum hotel gross floor area and the dimensions of the canopy for weather protection requirements. See: <http://www.toronto.ca/legdocs/mmis/2010/te/bgrd/backgroundfile-25918.pdf>

ISSUE BACKGROUND

The minor variances approved have resulted in changes to the development, which require revisions to the Section 16 Agreement and Site Plan Agreement. The revisions to the Site Plan Agreement is delegated to the Director of Community Planning, Toronto and East York District Office, however the revisions to the Section 16 Agreement require Council approval.

The increase in office area and storage on the concourse mezzanine level that was approved by the Committee of Adjustment resulted in the relocation of some bicycle parking spaces. These spaces were relocated to the P3 and P4 levels and approved as substantially in accordance with the Site Plan Approval. Section 8.24 of the Section 16 Agreement states that bicycle parking may only be located on the ground floor, mezzanine floor, concourse floor, P1 and second floor levels.

Staff recommend that the City Solicitor be authorized to amend the Section 16 Agreement to reflect these changes to the development together with those authorized by Council on January 26 and 27, 2010.

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SIGNATURE

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