

906 Yonge St and 25 McMurrich Street - Rezoning Application - Preliminary Report

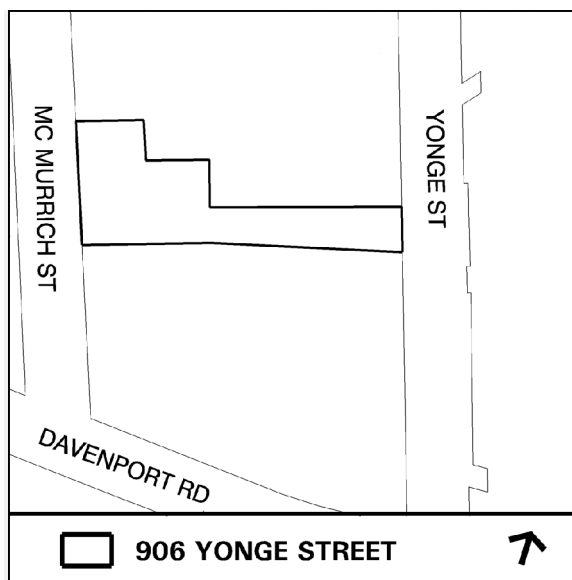
Date:	December 10, 2010
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	10 200615 STE 27 OZ

SUMMARY

This is a rezoning application to permit the redevelopment of the lands at 906 Yonge Street and 25 McMurrich Street for the purposes of a hotel and residential development consisting of a 28-storey residential condominium tower fronting on McMurrich Street (in place of an existing surface parking lot) and a 35-storey hotel and residential condominium tower fronting onto Yonge Street, partially retaining the historically listed Ridpath's Furniture Store building.

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

The next step is to conduct a community consultation meeting to allow the public to review the application and provide feedback. This meeting is expected to take place early in 2011.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 906 Yonge Street and 25 McMurrich Street 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

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss the proposal and complete application requirements.

ISSUE BACKGROUND

Proposal

This is a rezoning application to permit the redevelopment of the lands for the purposes of a hotel and residential development consisting of a 28 storey tower fronting on McMurrich Street (in place of an existing surface parking lot) and a 35 storey tower fronting onto Yonge Street partially retaining the historically listed Ridpath's Furniture Store building. Both towers will be positioned over a 2-storey base podium.

The 35-storey building will be orientated to Yonge street with its underground parking and hotel drop-off accessed from McMurrich Street. The overall height of this building is 108 metres. The proposed building will contain 56 residential units, 141 hotel rooms and 3 underground parking levels.

The 28-storey building will be orientated to McMurrich Street (with integrated grade related townhouses) and will have an overall height of 87 metres. The proposed building contains 148 residential units, 3 townhouses and 5 underground parking levels. A total of 171 parking spaces are provided on the site.

Attachments 1 and 2 show the proposed site plan and building elevations. For a summary of the application details please refer to the Application Data Sheet in Attachment 4.

Site and Surrounding Area

The site is located in the Midtown Area of Toronto and is within the block bounded by Belmont Street to the north, Davenport Street to the south, Yonge Street to the east and McMurrich Street to the west. Irregular in shape, with frontages on both Yonge Street and McMurrich Street, the site has an approximate area of 2, 287m². The Yonge Street frontage is 15.3 metre (50.2 ft) and the McMurrich Street frontage is 40.7 metre (133.5 ft). The site is located approximately midway between the Rosedale and Bloor/Yonge Subway stations. The easterly portion of the site is currently occupied by a 3-storey furniture store (Ridpath's) with its associate surface parking lot fronting on McMurrich Street.

The Applicant submitted a Heritage Impact Assessment Study. It highlights that the Ridpath building was designed by Mackenzie Waters and constructed in 1928 for the Ridpath furniture company. It is listed on the City of Toronto's Inventory of Heritage Properties. The building is constructed of timber, stone and brick with Tudor revival detailing on the Yonge Street façade.

Abutting properties and other development in the vicinity of the site is as follows:

- North: Immediately north of the site fronting onto Yonge Street is a 19-storey mixed use building with a single storey commercial podium building running through the block. Further north is "The Memphis" condominium at 13 storeys.
- East: Opposite the property on the east side of Yonge Street is a 3 storey Canadian Tire Retail store. To the south end of the Canadian Tire building (fronting onto Church Street) a new 37-storey residential development is currently under construction. To the north of the Canadian Tire property is 'Fellowship Towers' a 15 –storey seniors residence.
- South: Immediately south of the property on the Yonge Street side of the block is 900 Yonge Street, a mixed use building with residential units on the north side of the building floor plate and offices at the south end. Further south is a 16-storey seniors' residential building at 18 Davenport Road and the Masonic Temple Concert Hall, a heritage-designated 4-storey building at 888 Yonge Street.
- West: On the west side of McMurrich Street is a 2-storey office building on 32 Davenport Road, a vacant 2-storey building and 2 and a half storey semi-detached dwellings (12 to 22 McMurrich Street). This site has been approved for a mixed use building (28 storeys) with a 4-storey podium.

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 site is at the north end of the *Downtown* as shown on Map 2 (Urban Structure) of the Official Plan. The site is designated as a *Mixed Use Area* on the Official Plan Land Use Maps. In Chapter 2, the Plan outlines a growth strategy for the City that highlights the importance of the *Downtown* as one of a number of locations where growth in employment and residential uses are encouraged.

The Built Form policies of the Plan recognize the importance of good urban design as an essential ingredient of successful city building. The general built form policies of Section 3.1.2 and 3.1.3 related to Tall Buildings in particular, are to be reviewed in the context of this application. The Heritage policies under section 3.1.5 provide for the conservation of significant heritage resources.

As previously stated the subject property is located within a designated *Mixed Use Area*. *Mixed Use Areas* are made up of broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Development Criteria for *Mixed Use Areas* set out in Policy 4.5.2 include the following:

- a) create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- b) provide for new jobs and homes for Toronto's growing population on underutilized lands in the *Downtown*, the *Central Waterfront*, *Centres*, *Avenues* and other lands designated *Mixed Use Areas*, creating and sustaining well-paid, stable, safe and fulfilling employment opportunities for all Torontonians;
- c) locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- d) locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;

- e) locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- f) provide an attractive, comfortable and safe pedestrian environment;
- g) have access to schools, parks, community centres, libraries, and childcare;
- h) take advantage of nearby transit services;
- i) provide good site access and circulation and an adequate supply of parking for residents and visitors;
- j) locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- k) provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

The Toronto Official Plan is available on the City's Website at:
www.toronto.ca/planning/official_plan/introduction.htm

Site and Area Specific Policy 211

The official Plan contains Site and Area Specific policies for some parts of the City which provide additional policy guidance.

Policy 211 applies to the entire Bloor-Yorkville/North Midtown Area, bounded by Avenue Road, Bloor Street, Sherbourne Street, Rosedale Valley Road, Yonge Street and CPR rail line to the north. The policy speaks to the overall built form context, the character of specific areas, the public realm and urban design.

Policy 211 recognizes that the Bloor-Yorkville/North Midtown Area comprises a broad mix of districts with differing intensities, scales and heights in a diversity of building forms. The area includes *Neighbourhoods*, *Apartment Neighbourhoods*, *Areas of Special Identity*, *Mixed Use Areas*, and open space provided by parks and ravines. It forms the north edge of the Downtown, it provides for transition in density and scale towards the boundaries of the area from the more intensive land use and development forms to the south and sites within the Height Peak at Yonge and Bloor Streets.

The key components of this Area Specific policy as it relates to development on the subject site are: height transition; development in mixed-use areas; and the use of area-based urban design guidelines.

Zoning

At its meeting of August 25-27, 2010, City Council adopted a new, harmonized, Zoning By-law for the City of Toronto. By-law 1156-2010 has been appealed in its entirety and is now before the Ontario Municipal Board. Under this new zoning bylaw the property is zoned CR 4.0 (c1.75; r4.0) SS1 (x2403). The new Zoning By-law maintains the maximum density and height limits of Zoning By-law 438-86 (attachment 3). Under Zoning Bylaw 438-86 the zoning for the property was CR T4.0 C1.75 R4.0. Maximum permitted height is 30 metres and the maximum permitted density is 4.0 times the lot area.

While the By-law is under appeal, the provisions of both the former zoning by-law and the new zoning by-law are in effect for sites that are subject to Zoning By-law 1156-2010.

Bloor-Yorkville/North Midtown Urban Design Guidelines

The Bloor –Yorkville/North Midtown Urban Design Guidelines were approved by Council in July 2004 and are intended to give guidance to improve the physical quality of the area and ensure that its special character is respected in terms of new development.

The main planning objectives of the Urban Design Guidelines include:

- Enhancement of Areas of Special Identity and historic buildings;
- Protection of the low-rise, pedestrian –oriented mixed use area from the adverse impact of high-rise development;
- Protection of residential areas from adverse impacts of commercial and/or higher density development;
- Improvement of the public realm and publicly accessible areas; and
- Excellence in urban design, architecture, and landscaping.

The Bloor-Yorkville/North Midtown area is comprised of a number of precincts and corridors, each defined by its attributes in terms of function, built form and character. The subject property is located within the Yonge Street Corridor which covers properties on the east and west side of Yonge Street beginning at Davenport Road northward to the CPR Tracks.

The guidelines can be found on the City's website at:

http://www.toronto.ca/planning/urbdesign/pdf/blooryorkville_final.pdf

Tall Building Guidelines

Toronto City Council approved the use of the document “Design Criteria for Review of Tall Building Proposals” in June, 2006. In April, 2010, Council extended the authorization of its use. A tall building is generally defined as a building that is taller than the road right-of-way adjacent to the site.

The Design Criteria provide policy recommendations for tall buildings on issues of transition, building placement and orientation, entrances, heritage conservation, massing of base buildings, tower floor plates, separation distances, pedestrian realm considerations and sustainable design. This document will be used to assess the proposed buildings.

The City's "Design Criteria for Review of Tall Building Proposals" can be found on the City's website at: <http://www.toronto.ca/planning/urbdesign/index.htm>

Heritage Preservation

The site is occupied by the Ridpaths Furniture store which is a heritage building listed on the City's Inventory of heritage buildings. The building was originally designed by Mackenzie Waters and constructed in 1928. The 3-storey building's principal east façade features a Tudor revival design.

The application proposes the retention of the front 7 metre depth of the existing building from Yonge Street, including the Tudor façade, side walls and gable roof. This retained portion will form part of the Yonge Street podium for the proposed 35-storey tower. A Heritage Impact Statement has been submitted to support this conservation strategy.

Heritage Preservation Services staff will assess this application against the Heritage policy in section 3.1.5 of the Official Plan.

Site Plan Control

The development is subject to site plan control. A site plan approval application has not been received to date.

Tree Preservation

The applicant has provided an Arborist Report evaluating the status of trees on and in the vicinity of the subject property. The proposed construction would require the removal of eight trees on the site.

Reasons for the Application

The applicant seeks to amend provision of Zoning Bylaw 438-86 and Zoning Bylaw 1156-2010 as the proposed height of 108 metres and density of 14.8 times the lot area exceeded that permitted under the existing zoning (30 metres and 4 times area of lot, respectively). Other areas of non-compliance to the zoning by-law will be identified through the review of the application.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Architectural Drawings & Sun/Shadow Study, KPMB Architects

- Urban Design and Planning Rationale, Bousfields Inc.
- Traffic Study, LEA Consulting
- Site Servicing and Stormwater Management Report, A.M. Candaras Associates Inc
- Arborist Report, Bostock Consulting Inc
- Green Development Standards Checklist
- Pedestrian Wind Assessment, Gradient Microclimate Engineering Inc
- Environmental Site Assessment, Shaver Environmental Geoscience Inc

A Notification of Complete Application was issued on July 20, 2010.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Issues to be Resolved

Prior to presenting a Final Report to Toronto and East York Community Council, the following issues, as well as any others identified by staff and the public, will need to be reviewed and addressed:

- consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- conformity with Official Plan policies, particularly with respect to the sections on *Mixed Use Areas*, built form, built form for tall buildings and heritage resources;
- conformity with the Design Criteria for Review of Tall Building Proposals, namely the sections on transition in scale, separation distance, pedestrian realm and sustainable design;
- other built form and massing issues including, but not limited to: height, setbacks, step backs, sky view, light penetration, privacy and wind mitigation;
- sustainability components of the building and the applicant's commitment to TG Targets;
- transportation issues related to local traffic impacts, vehicular and bicycle parking, access, loading and hotel drop-off /taxi stands;

- proposed conservation strategy for existing listed heritage building;
- tree preservation and proposed landscaping on or adjacent to the subject property;
and
- identification and securing of public benefits pursuant to Section 37 of the Planning Act should the proposal be recommended for approval.

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

CONTACT

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SIGNATURE

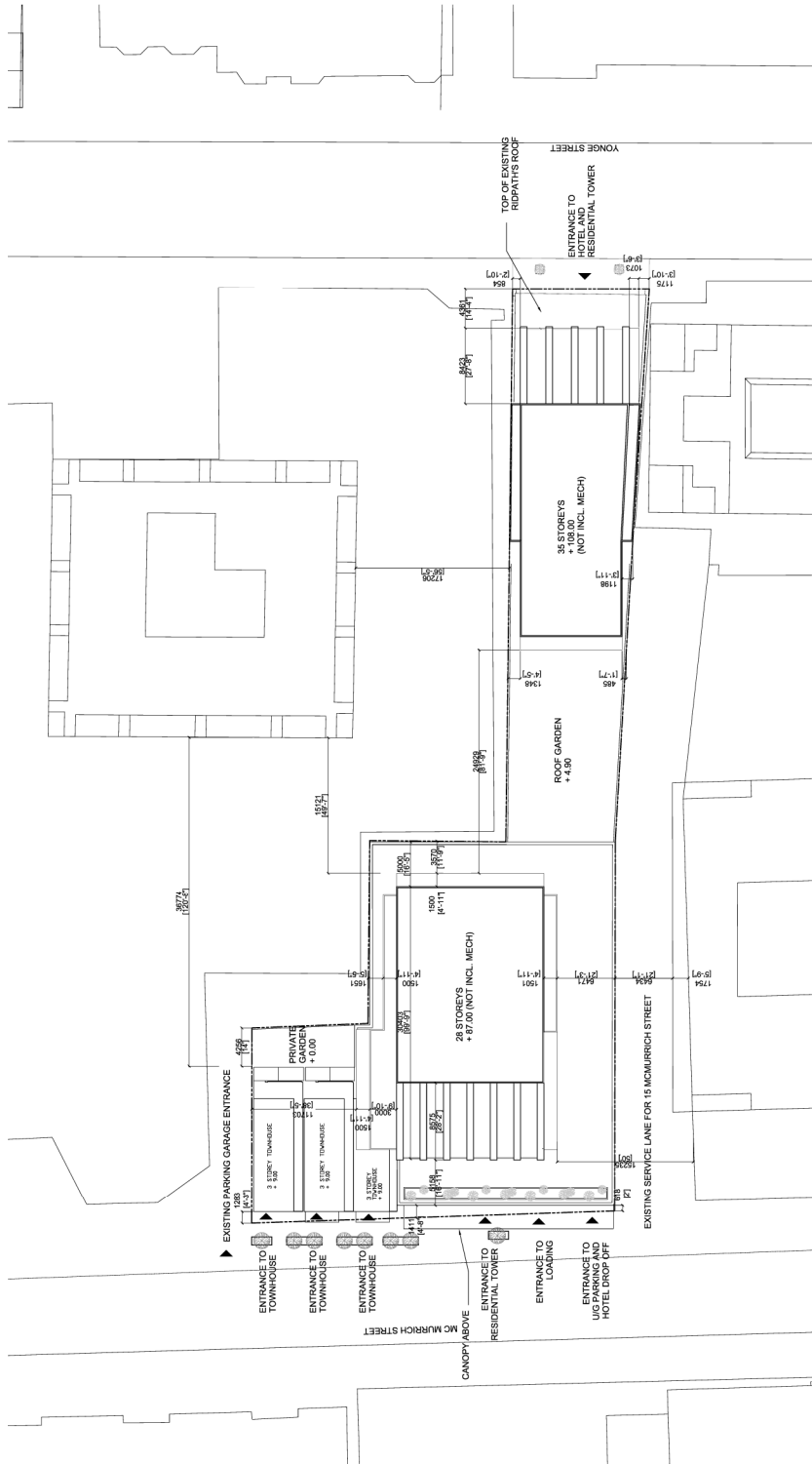
Raymond David, Director
Community Planning, Toronto and East York District

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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



906 Yonge Street

Site Plan
Applicant's Submitted Drawing

File # 10_200615

Not to Scale
07/16/2010

Architectural drawing of a building facade, oriented vertically. The drawing features a grid system with vertical lines labeled 1 through 10 and horizontal lines labeled 1 through 10. The building has a long, rectangular form with a series of windows and a central entrance. The drawing is oriented vertically on the page.

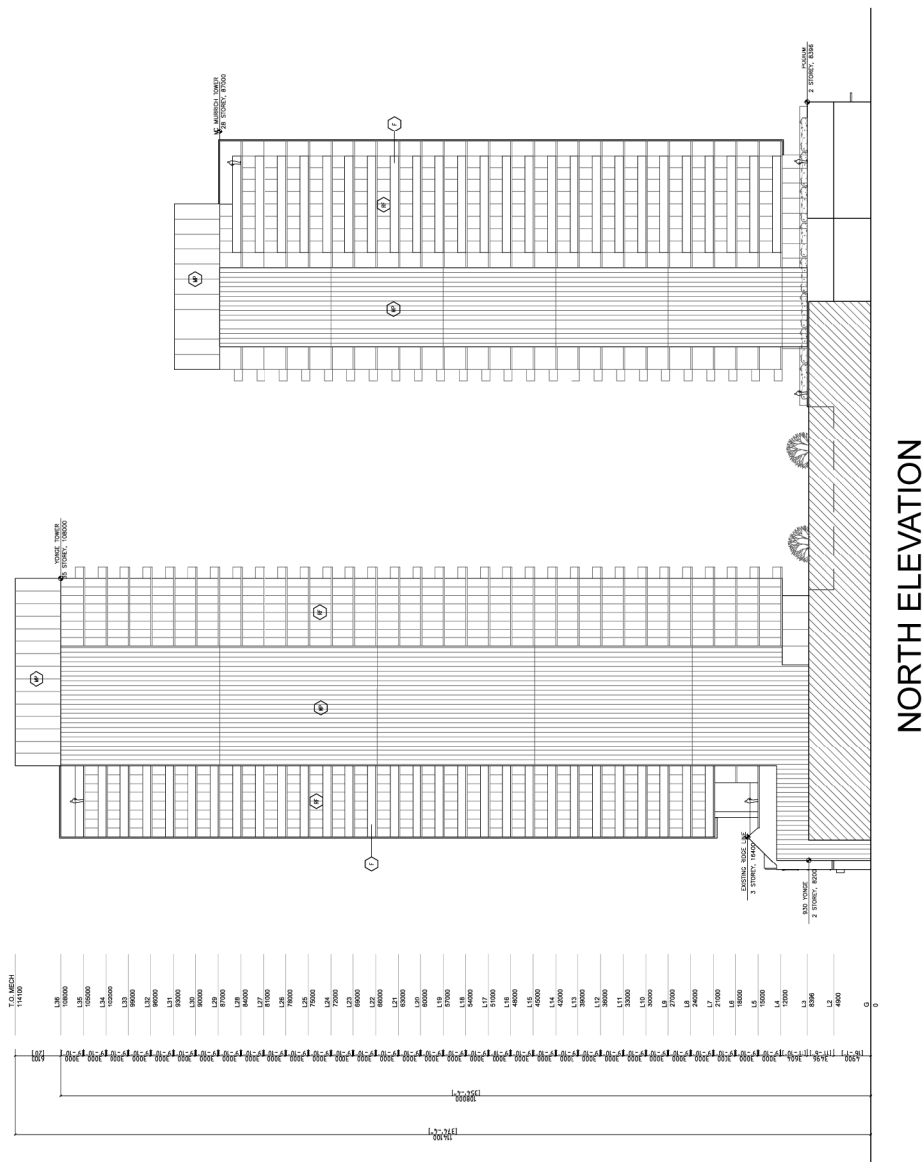
906 Yonge Street

File # 10_200615

Elevation
Applicant's Submitted Drawing

Not to Scale
07/16/2010

North Elevation



Elevation

Applicant's Submitted Drawing

Not to Scale
07/16/2010

906 Yonge Street

File # 10_200615

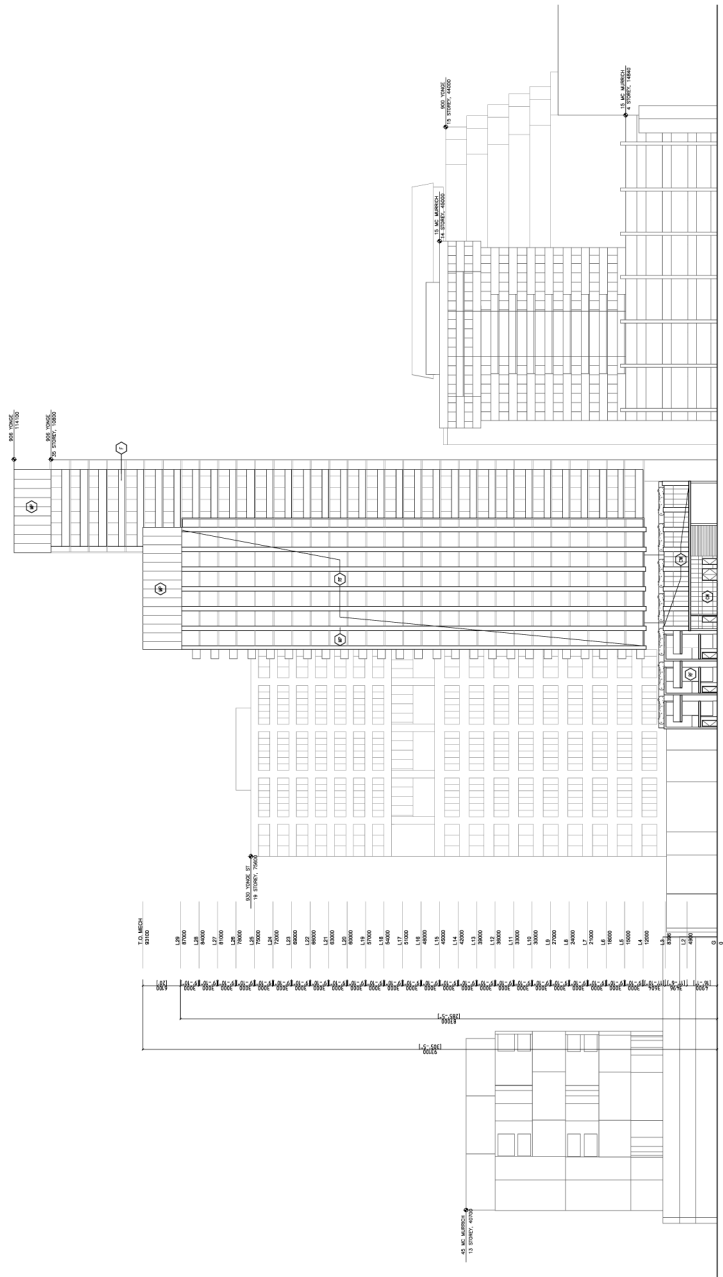
Elevation

Applicant's Submitted Drawing

Not to Scale
07/16/2010

File # 10_200615

West Elevation



WEST ELEVATION

Elevation

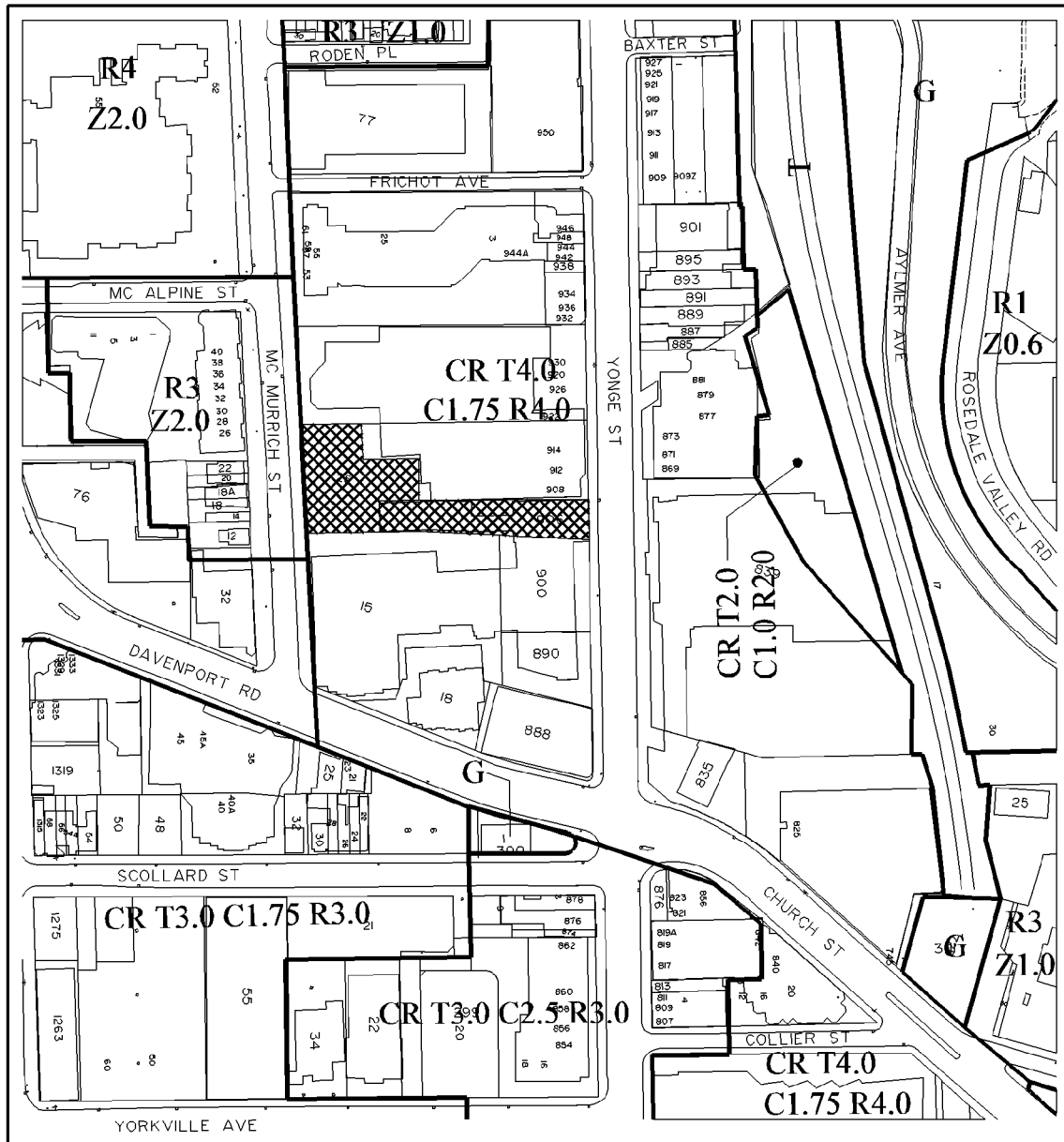
Applicant's Submitted Drawing

Not to Scale
07/16/2010

906 Yonge Street

File # 10_200615

Attachment 3: Zoning



Toronto City Planning
Division
Zoning

906 Yonge Street
File # 10_200615

G	Parks District	CR	Mixed-Use District
R1	Residential District	T	Industrial District
R3	Residential Zone		
R4	Residential District		



Not to Scale
Zoning By-law 438-86 as amended
Extracted 07/13/2010 - JC

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	10 200615 STE 27 OZ
Details	Rezoning, Standard	Application Date:	June 18, 2010

Municipal Address: 906 YONGE ST

Location Description: PLAN 270 LOT 13 PT LOT 6 PT LOT 12 **GRID S2703

Project Description: Rezoning application to permit the redevelopment of the lands for the purposes of a hotel and residential development consisting of a 28 storey tower fronting on McMurich Street (in place of existing surface parking lot) and a 35 storey tower fronting onto Yonge Street partially retaining the historically listed Ridpath's Furniture Store building.

Applicant:	Agent:	Architect:	Owner:
GOWLING LAFLEUR HENDERSON LLP DAVID TANG		KPMB ARCHITECTS	RIDPATH LIMITED

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR T4.0 C1.75 R4.0	Historical Status:
Height Limit (m):	30	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	2287	Height:	Storeys:	28/35
Frontage (m):	40.8		Metres:	108
Depth (m):	0			
Total Ground Floor Area (sq. m):	2173			Total
Total Residential GFA (sq. m):	25286		Parking Spaces:	153
Total Non-Residential GFA (sq. m):	8549		Loading Docks	3
Total GFA (sq. m):	33835			
Lot Coverage Ratio (%):	95			
Floor Space Index:	14.79			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	25286	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	75	Office GFA (sq. m):	0	0
2 Bedroom:	131	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	8549	0
Total Units:	206			

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