

**111 St Clair Ave. West
Official Plan & Zoning Amendment Applications
Preliminary Report**

Date:	February 25, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	10 321208 STE 22 OZ & 11 124030 STE 22 OZ

SUMMARY

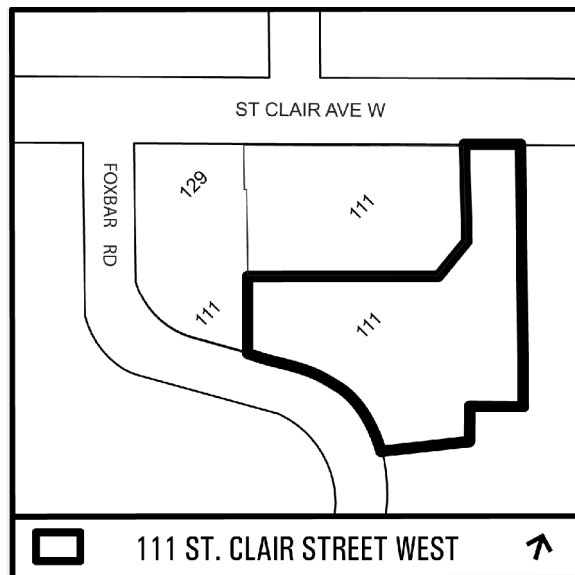
The applications to amend the Zoning by-law (10 321208 STE 22 OZ) and Official Plan (11 124030 STE 22 OZ) were made on December 30, 2010 and February 10, 2011, respectively, and are subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

The applications propose to construct a 36-storey residential building and fifteen 3-storey townhouses at the rear of the lands municipally known as 111 St. Clair Ave. West.

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.

This application has been circulated to City departments and external agencies, where appropriate, for comment.

The next step is to hold a community consultation meeting where the community can review the application, provide comments, and ask questions of City staff



and the applicants.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 111 St. Clair Ave. West 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

A number of pre-application consultation meetings were held with the applicant to discuss applicable policies and complete application submission requirements.

ISSUE BACKGROUND

Proposal

The proposal calls for a new 36-storey residential building with fifteen 3-storey townhouses to the south of the vacant, heritage-listed, office building at 111 St. Clair Ave. West (former Imperial Oil head office). The overall height of the proposed tower is 110 metres plus an 8.6-metre mechanical penthouse, totalling approximately 118.6 metres. The overall density proposed is 4.79 times the area of the portion of the site which is subject of the rezoning application. If the Imperial Oil Building is included in the calculations, the overall density of the site would be approximately 7.2 times the area of the combined sites.

The tower portion of the development is set back 60 metres from St. Clair Ave. West; 10 metres from the east property line; approximately 9 metres from the south property line adjacent to the cemetery; 23 metres to the south property line adjacent to the low-rise residential neighbourhood; and 58 metres from the west property line. The tower is approximately 25 metres south of the vacant office building at 111 St. Clair Ave. West (see Attachment No. 2, Site Plan).

The proposed floor plate of the tower is generally 790 square metres. The floor plate size drops to 616 square metres from floors 30 to 35, and 399 square metres on the 36th floor.

The five-storey podium terraces back at each floor, gradually reducing in floor size. Four of the fifteen townhouses are contained within the podium. The remainder of the townhouses are free standing. All fifteen townhouses front along the Foxbar Road and the south property line.

The building proposed consists of 331 residential units. The proposed residential unit breakdown is as follows:

Unit Type	Number of Units
Guest Suite (Studio)	2
One-bedroom	199
One-bedroom plus den	5
Two-bedroom	96
Two-bedroom plus den	14
Townhouses	
Two-bedroom	4
Three-bedroom	11

Given the proposed number of units, a total of 662 square metres is required for both indoor and outdoor amenity space. The applicant is proposing a total of 662 square meters of indoor amenity space and 1255 square metres of outdoor amenity space.

A total of 324 vehicular parking spaces are provided, including 38 spaces for visitors, in 4 levels of underground parking accessible from St. Clair Ave. West. Bicycle parking is also provided for, with 160 residential spaces and 40 visitor spaces.

All servicing will be provided for from a mutual drive located of St. Clair Ave. West between the properties at 111 and 129 St. Clair Ave. West.

Site and Surrounding Area

The site is approximately 6,641 square metres in size, and is located on the south side of St. Clair Ave. West, just east of Foxbar Road.

The site is comprised of a portion of the 111 St. Clair Ave. West property. The applicant has advised that the north portion of the lot, outside of this application, will be part of a consent and minor variance application. The purpose of the forthcoming applications are to sever the lot and to seek relief from the Zoning By-law to permit setback, parking and likely other variances related to the proposed conversion of the former Imperial Oil head office from office use to mixed use.

The remainder of the 111 St. Clair Ave. West property to the west of this application is part of the rezoning and Official Plan Amendment applications at 129 St. Clair Ave. West (application numbers: 10 314966 STE 22 OZ & 11 123806 STE 22 OZ), subject of a separate report.

Adjacent existing land uses are:

North: is a vacant office building, which is listed on the City of Toronto Inventory of Heritage properties. While there is no planning application, the existing vacant building is being marketed as a residential condominium.

South: of Foxbar Road is a low-rise residential neighbourhood and to the south east is St. Michael's cemetery.

East: is a 16-storey office building.

West: is 129 St. Clair Ave West, which is the subject of rezoning and Official Plan Amendment applications to permit the alteration of the existing heritage-designated church, formerly Deer Park United, in order to adaptively reuse the church for residential use. A new 32-storey residential tower is proposed at the rear of the church structure, and five 3-storey townhouses at the southern most point of the property, fronting onto Foxbar Road.

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 City of Toronto Official Plan designates the subject site *Mixed Use Areas* and *Neighbourhoods* and locates the site on an *Avenue*, as shown on Map 2, of the Official Plan's Urban Structure map. The site also falls within the boundaries of the Yonge-St. Clair Secondary Plan. There is a discrepancy between the Land Use Designations Map in the Official Plan (Attachment No. 9) and the Mixed Use Areas Map in the Yonge-St. Clair Secondary Plan (Attachment No. 10). Section 5.6, Policy 6 of the Official Plan, states that "The policies of this Plan apply to the areas subject to Secondary Plans contained in Chapter Six, except in the case of a conflict, the Secondary Plan policy will

prevail.” Therefore, the majority of the site is considered to be *Mixed Use Areas* except for a small portion to the south of the site on Foxbar Road designated *Neighbourhoods*.

Mixed Use Areas

The *Mixed Use Areas* designation in the Official Plan provides for a 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 in *Mixed Use Areas* is subject to a number of development criteria. In *Mixed Use Areas*, developments will: locate and mass new buildings to provide a transition between areas of different development intensity and scale; provide appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*; locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods* particularly during the spring and fall equinoxes; provide good site access and circulation and an adequate supply of parking for residents and visitors; provide an attractive, comfortable and safe pedestrian environment; locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and, provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Neighbourhoods

Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings (Policy 4.1.1). Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*. Low-scale institutional uses such as schools are permitted in *Neighbourhoods* (Policy 4.1.1).

Avenues

The subject site is located on an *Avenue* as identified on the Urban Structure Map, Map 2, of the Official Plan. *Avenues* are important corridors along major streets where re-urbanization is anticipated and encouraged to create new housing and job opportunities. A framework for change will be tailored for each of the *Avenues* through a local *Avenue* Study. The growth and redevelopment of the *Avenues* should be supported by: high quality transit services; urban design; and traffic engineering practices that promote a street that is safe, comfortable, and attractive for pedestrians and cyclists.

There is no *Avenue* Study for this portion of St. Clair Ave. West. Development in *Mixed Use Areas* on *Avenues*, prior to an *Avenue* Study, has the potential to set a precedent for the form and scale of reurbanization along the *Avenue*. Development may be permitted on *Avenues* prior to an *Avenue* Study and will be considered on the basis of all of the policies of the Official Plan. Therefore, *Avenue* Segment Studies are required for any development proposals on *Avenues* without an *Avenue* Study in order to: assess the impacts of the incremental development of the entire *Avenue* segment at a similar form, scale and intensity, appropriately allowing for distinguishing circumstances; consider whether incremental development of the entire *Avenue* would adversely impact any

adjacent *Neighbourhoods*; and consider whether the proposed development is supportable by available infrastructure.

The *Avenues* will be transformed incrementally. They will change building-by-building over a number of years. Development in *Mixed Use Areas* on an *Avenue* that precedes the completion of an *Avenue* Study will, amongst other things: support and promote the use of transit; contribute to the creation of a range of housing options in the community; contribute to an attractive, safe and comfortable pedestrian environment that encourages walking and strengthens local retailing; provide universal physical access to all publicly accessible spaces and buildings; and incorporate environmentally sustainable building design and construction practices.

Heritage

Heritage policies are found under Section 3.1.5 of the Plan. The Plan states that significant heritage resources will be conserved by listing and designating properties of architectural and/or historic interest on the City's Inventory of Heritage Properties. Heritage resources on properties listed on the City's *Inventory of Heritage Properties* will be conserved. In this case, although not a part of the current application, a building on the property at 111 St. Clair Ave. West is listed on the City's Inventory of Heritage Properties. As well, development adjacent to properties on the City's *Inventory of Heritage Properties*, including 111 St. Clair Ave. West, 129 St. Clair Ave. West and the St. Michael's Cemetery Mortuary Vault, which was designated by City Council under Part IV of the Ontario Heritage Act on December 10, 1975, will respect the scale, character and form of the heritage buildings and landscapes.

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

Yonge-St. Clair Secondary Plan

The site forms part of the Yonge-St. Clair Secondary Plan, which contains policies relating to properties found on Map 6-1 of the Secondary Plan (Appendix No. 10). The majority of the site falls within the *Mixed Use Areas 'B'* designation, and a southern portion of the site is designated *Neighbourhoods*.

The Secondary Plan provides Urban Design and Built Form guidelines. Within the Secondary Plan, "buildings will achieve a harmonious relationship to their built form context through building height, massing, setback, stepbacks, roof line and profile, architectural expression and vehicle access and loading" (Policy 3.2(b)). With respect to developments in the *Mixed Use Areas 'B'* adjacent to *Neighbourhoods*, the Plan states that new development will "provide massing transition on buildings adjacent to house-form buildings, stepping the mass from the height limit to the height of the adjacent building" (Policy 5.7 (c)(i)).

The Yonge-St. Clair Secondary Plan is available on the City's website at:
http://www.toronto.ca/planning/official_plan/pdf_secondary/6_yonge_stclair_june2006.pdf

Zoning

At its meeting of August 25-27, 2010, City Council adopted By-law 1156-2010, the 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. The subject site is split zoned under By-law 1156-2010 (Appendix No. 8). The north east portion of the subject site is zoned CR 4.25 (c2.0; r3.0) SS2 (x2257). The south portion of the site is zoned R (d0.6) (x754), and there is a portion of the site to the east which is excluded from the By-law.

Under Zoning By-law 438-86, as amended, the property has two zoning designations. The north east portion of the site is zoned CR T4.25 C2.0 R3.0 and the south portion of the site is zoned R2 Z0.6 (See Attachment No. 7).

The Commercial Residential (CR) zoning classification permits residential and commercial uses including apartment buildings, retail, office and other commercial uses. The total density permitted is 4.25 times the area of the lot when mixed with commercial and residential uses. The maximum permitted height for this portion of the site is 46 metres.

The Residential (R) zoning classification permits a number of uses, including apartments building having a gross floor area of up to 0.6 times the lot area. The maximum permitted height for this part of the site is 11 metres.

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 guidance 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 design of the proposed tower.

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>

Site Plan Control

The proposal is subject to Site Plan Control. A site plan application has not been submitted.

Reasons for the Application

The proposal calls for a 36-storey, 110-metre (excluding the mechanical penthouse) tall building with a density of 4.8 times the area of the subject site. The proposed density and height exceeds the permissions in Zoning By-laws 438-86 and 1156-2010. A Zoning By-

law amendment is therefore required. Through the review of the application, staff may identify additional areas of non-compliance with the Zoning By-laws.

The Official Plan designates the subject site *Mixed Use Areas* and *Neighbourhoods*, as discussed earlier in this report. The proposal calls for an underground garage, which services the residential towers, to be located below-grade in the *Neighbourhoods* designation. The application has submitted an Official Plan Amendment to address this issue. Through the review of the application, staff may identify additional areas of non-compliance with the Official Plan.

COMMENTS

Application Submission

The following reports/studies were submitted with the applications:

- Architectural Drawings and Renderings
- Site Survey
- Landscape Plan
- Shadow Study
- Avenue Segment Study
- Planning Justification Report
- Heritage Impact Assessment
- Traffic Impact Study
- Functional Servicing Report and Servicing Plans
- Record of Site Condition
- Pedestrian Wind Study
- Arborist Report
- Green Development Standards Checklist

A Notice of Complete Application was issued on February 15, 2011.

Issues to be Resolved

Relationship to Adjacent Development Proposal

As described in this report, a development proposal has been submitted on the adjacent property to the west. The proposal is for a new 32-storey residential tower at the rear of the church structure located at 129 St. Clair Ave. West, and five 3-storey townhouses at the southern most point of the property, fronting onto Foxbar Road (application numbers: 10 314966 STE 22 OZ & 11 123806 STE 22 OZ). Staff will assess these applications concurrently, with respect to their individual and cumulative impacts.

Planning staff received an Avenue Segment Study, prepared by Walker, Nott, Dragicevic Associates Ltd, on behalf of both applications. Planning staff will assess the impacts of incremental development at a similar form, scale and intensity as the proposals over the segment of St. Clair Ave. West, bounded by Avenue Road and Yonge Street. Staff will consider whether incremental development of the entire *Avenue* would adversely impact

adjacent *Neighbourhoods* and whether the proposed development is supportable by available infrastructure.

Heritage Preservation

A Heritage Impact Assessment, prepared by E.R.A. Architects Inc., was submitted in support of the applicant's proposal. Heritage Preservation Services (HPS) staff will work with Community Planning staff to review the impact of the proposed development on the adjacent heritage properties at 111 St. Clair Ave. West, 129 St. Clair Ave. West and St. Michael's Cemetery Mortuary Vault at 1414 Yonge Street.

Height, Massing and Density

The proposed 36-storey building is taller than the other buildings within the existing built form context. Planning staff will review whether the height, scale, massing, siting and density of the residential tower and townhouses are appropriate for the site. Staff will also review whether the proposal provides an adequate transition to the low-density neighbourhood to the south and any other considerations as set out in the Official Plan.

The applicant submitted a shadow study, which Planning staff will review to assess the shadow impacts on nearby lower scale *Neighbourhoods*. Staff may require additional reports and studies to evaluate the current or revised proposals throughout the review process.

Access, Parking and Traffic

The proposed development includes residential vehicular access off St. Clair Ave. West to service the proposed residential tower and proposed conversion of the Imperial Oil office building. A service vehicle entrance is proposed off St. Clair Ave. West between the two heritage properties. To satisfy the parking demand generated by the development, 324 underground vehicular parking spaces are proposed. A Traffic Impact Study, prepared by MMM Group, was submitted in support of the current proposal. The application and applicable studies have been circulated to Transportation Services staff for their review. Staff will assess the appropriateness of the proposed access arrangements

Section 37

Section 37 of the *Planning Act* allows the City to enter into an agreement with an applicant to grant a height and/or density increase for a particular project that is greater than what the zoning by-law would otherwise permit in return for community benefits. Details of a Section 37 Agreement between the applicant and the City will be worked out, in consultation with the Ward Councillor, if the project is ultimately considered to be good planning and recommended for approval.

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

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.

CONTACT

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SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2: Site Plan
Attachment 3: East Elevation
Attachment 4: North Elevation
Attachment 5: West Elevation
Attachment 6: South Elevation
Attachment 7: Zoning By-law 438-86
Attachment 8: Zoning By-law 1156-2010
Attachment 9: Official Plan Map
Attachment 10: Yonge-St Clair Secondary Plan

Attachment 1: Application Data Sheet

Application Type	Rezoning and Official Plan Amendment	Application Number:	10 321208 STE 22 OZ 11 124030 STE 22 OZ
		Application Dates:	December 30, 2010 February 10, 2011

Municipal Address: 111 ST CLAIR AVE W

Location Description: PLAN 325E PT LOTS 13 TO 25 PLAN 1235 PT BLK A **GRID S2211

Project Description: Rezoning application for a new 36 storey residential building with a 5 storey podium (proposed address is 101 St. Clair Ave W) located south of the existing Imperial Oil office building located at 111 St. Clair Ave W. The application proposes 331 residential units and 4 levels of below grade parking with 324 parking spaces. Also proposed are 15 three-storey townhomes (11 exterior - 4 will be part of podium).

Applicant:	Agent:	Architect:	Owner:
SHERMAN BROWN DRYER KAROL			2246299 ONTARIO INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas and Neighbourhoods	Secondary Plan:	Yonge-St Clair
Zoning:		Historical Status:	
Height Limit (m):	46m and 11m	Site Plan Control:	Required

PROJECT INFORMATION

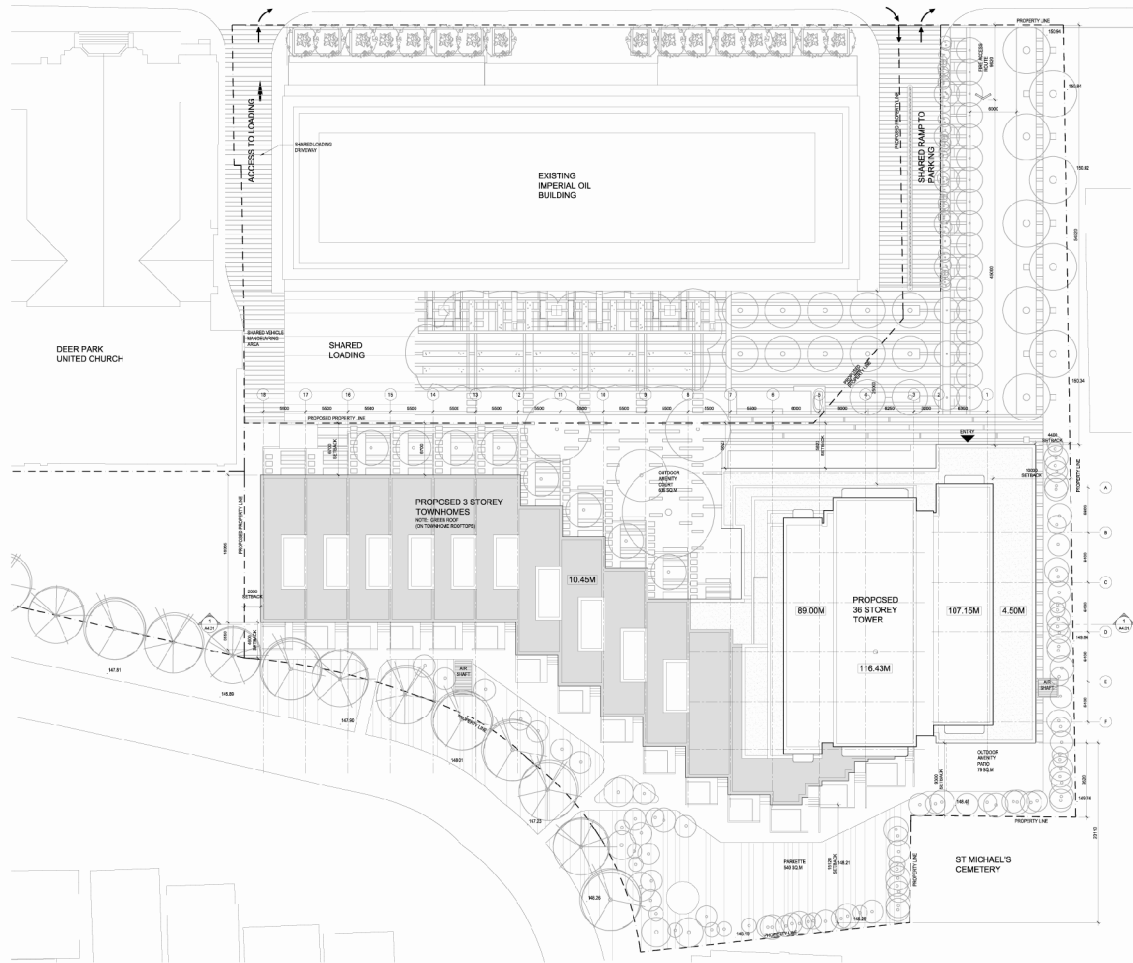
Site Area (sq. m):	6641.69	Height:	Storeys:	36
Frontage (m):	21.48		Metres:	119
Depth (m):	116.54			
Total Ground Floor Area (sq. m):	2083			Total
Total Residential GFA (sq. m):	31806		Parking Spaces:	324
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	31806			
Lot Coverage Ratio (%):	31.36			
Floor Space Index:	4.8			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	31806	0
Bachelor:	2	Retail GFA (sq. m):	0	0
1 Bedroom:	204	Office GFA (sq. m):	0	0
2 Bedroom:	114	Industrial GFA (sq. m):	0	0
3 + Bedroom:	11	Institutional/Other GFA (sq. m):	0	0
Total Units:	331			

Attachment 2: Site Plan



Site Plan

Applicant's Submitted Drawing

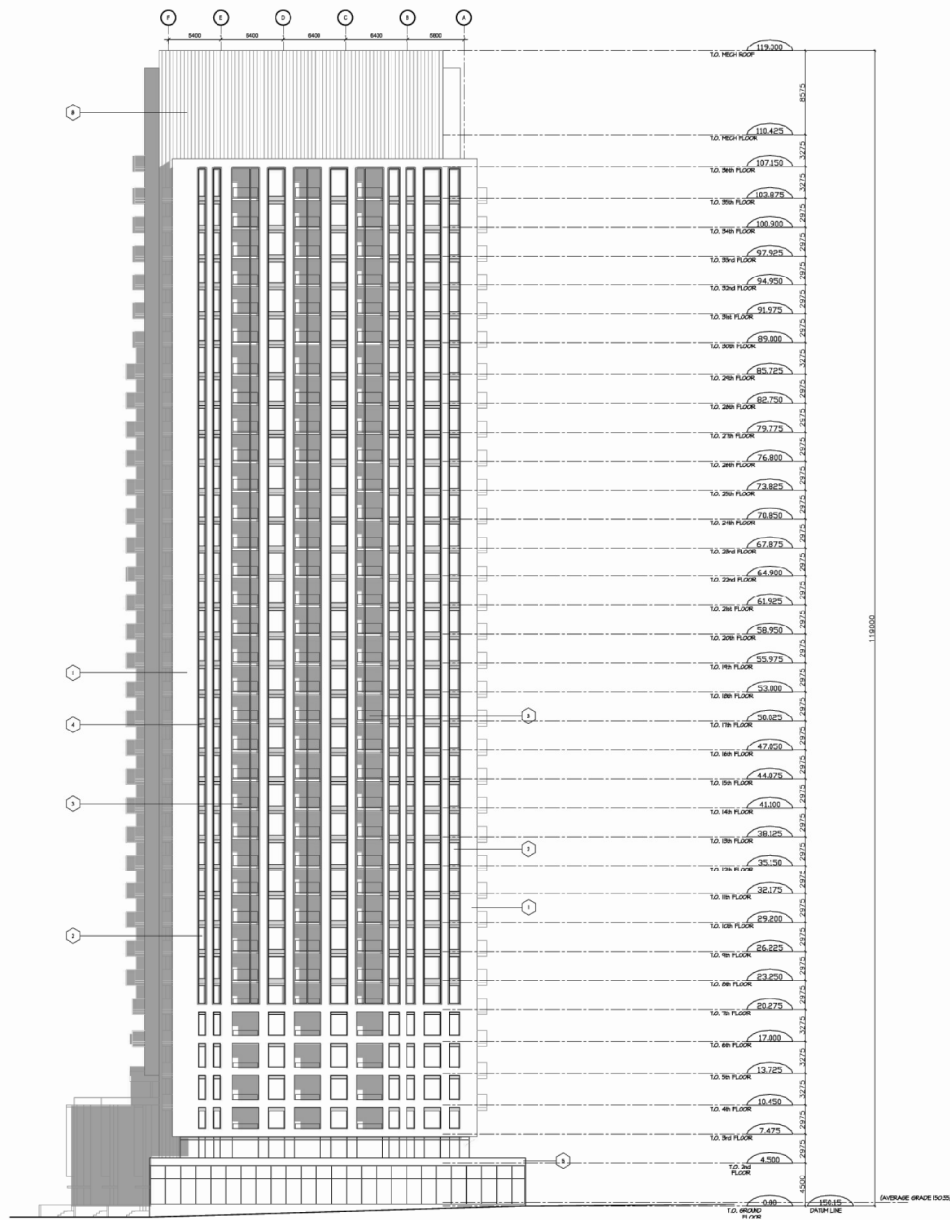
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111 St. Clair Avenue West

File # 10_321208 02

Attachment 3: East Elevations



EAST Elevation

Elevations

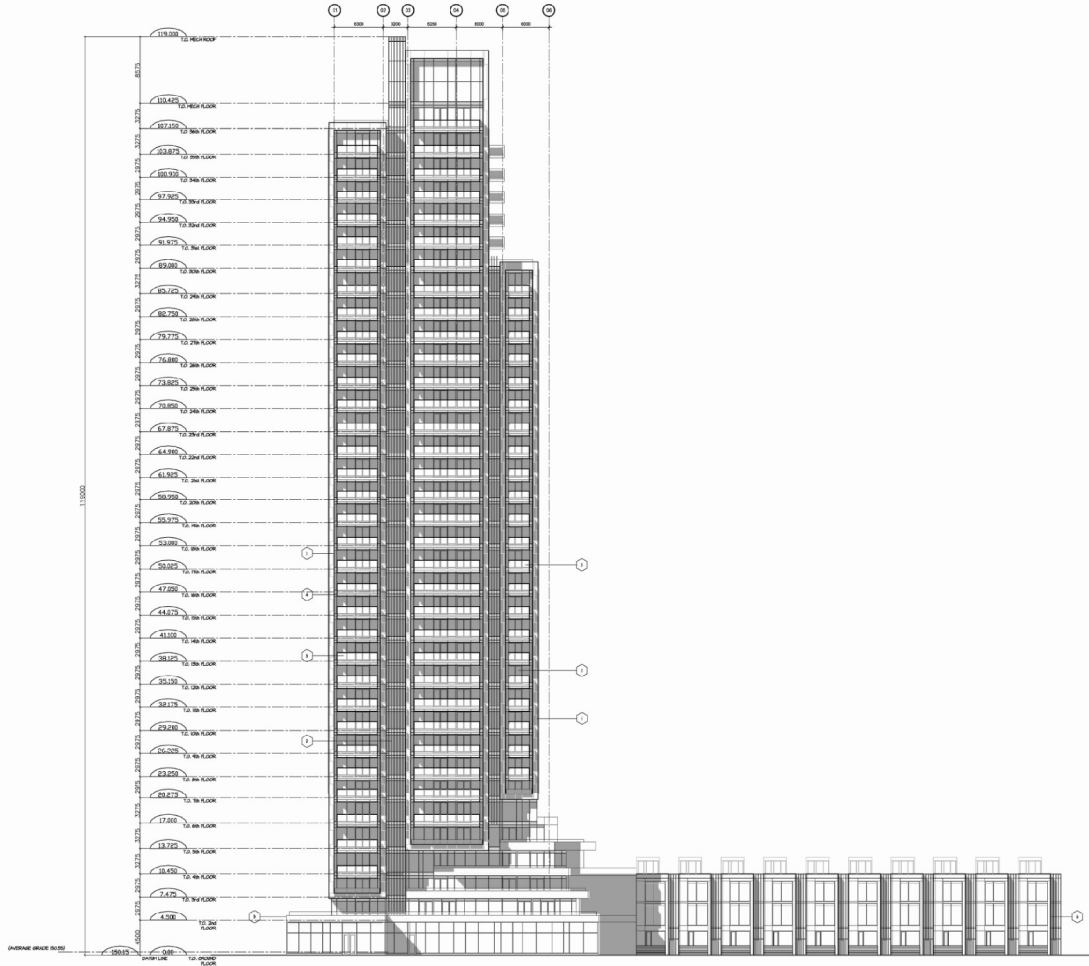
Applicant's Submitted Drawing

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111 St. Clair Avenue West

File # 10_321208 02

Attachment 4: North Elevation



NORTH Elevation

Elevations

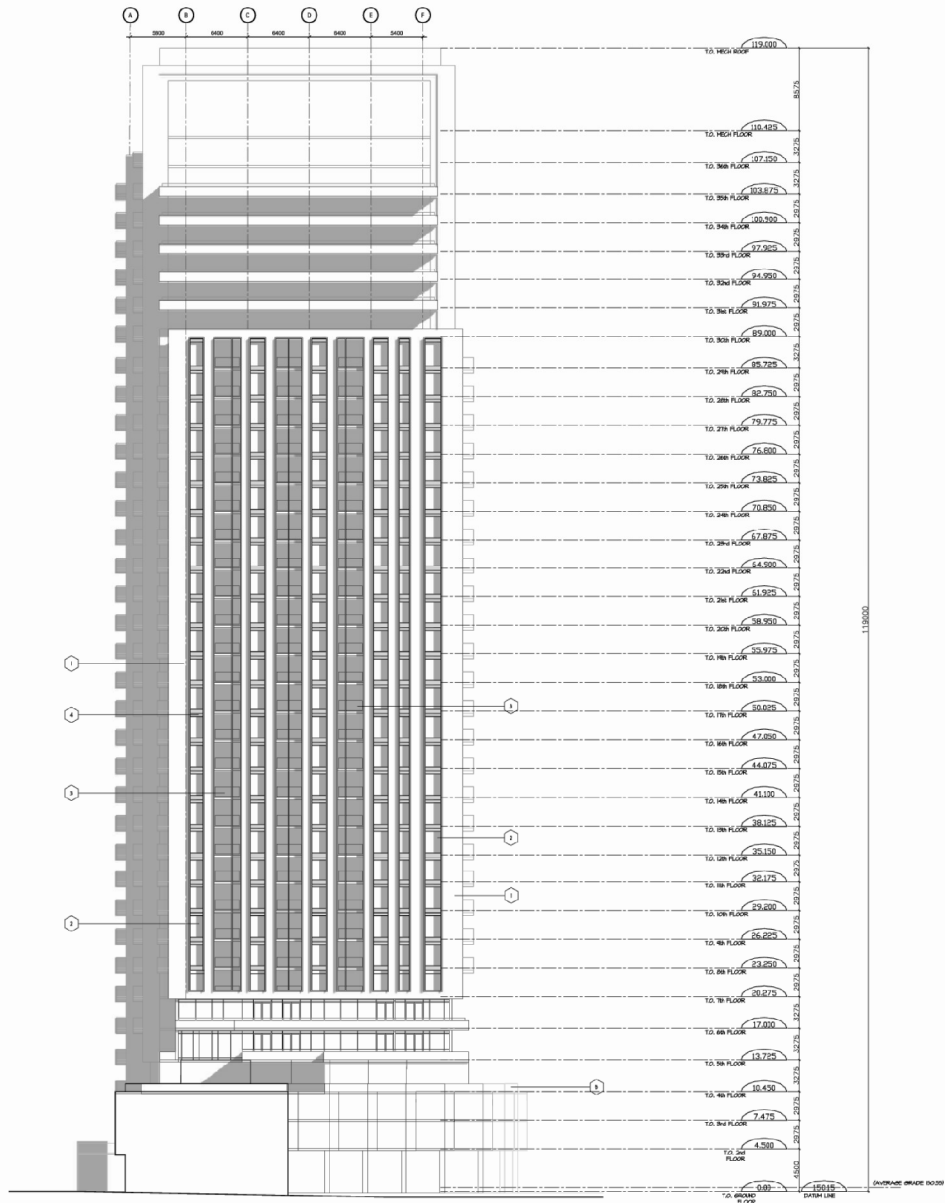
Applicant's Submitted Drawing

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111 St. Clair Avenue West

File # 10_321208 0Z

Attachment 5: West Elevation



WEST Elevation

Elevations

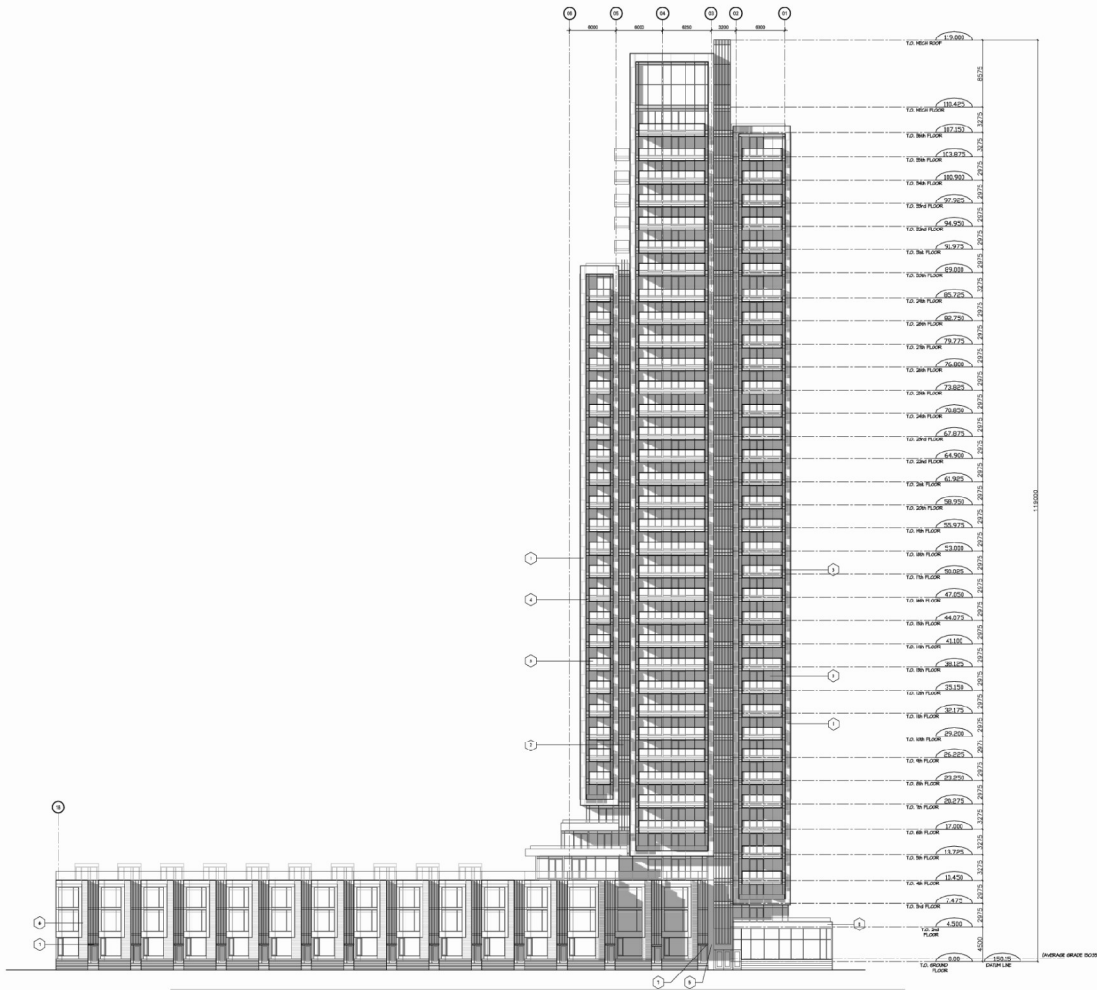
Applicant's Submitted Drawing

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111 St. Clair Avenue West

File # 10_321208 02

Attachment 6: South Elevation



SOUTH Elevation

Elevations

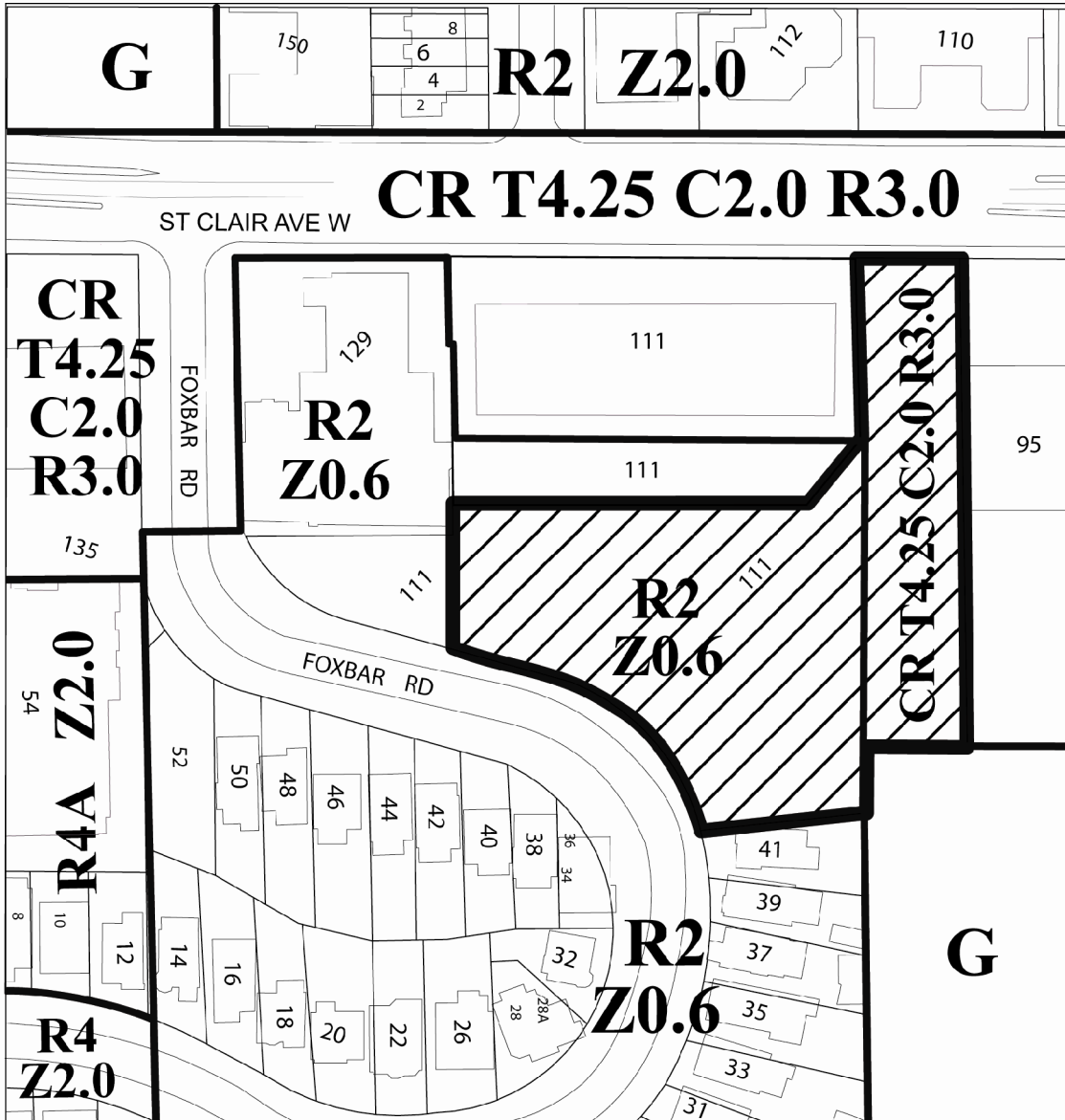
Applicant's Submitted Drawing

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111 St. Clair Avenue West

File # 10_321208 02

Attachment 7: Zoning By-law 438-86



TORONTO City Planning

111 St. Clair Avenue West

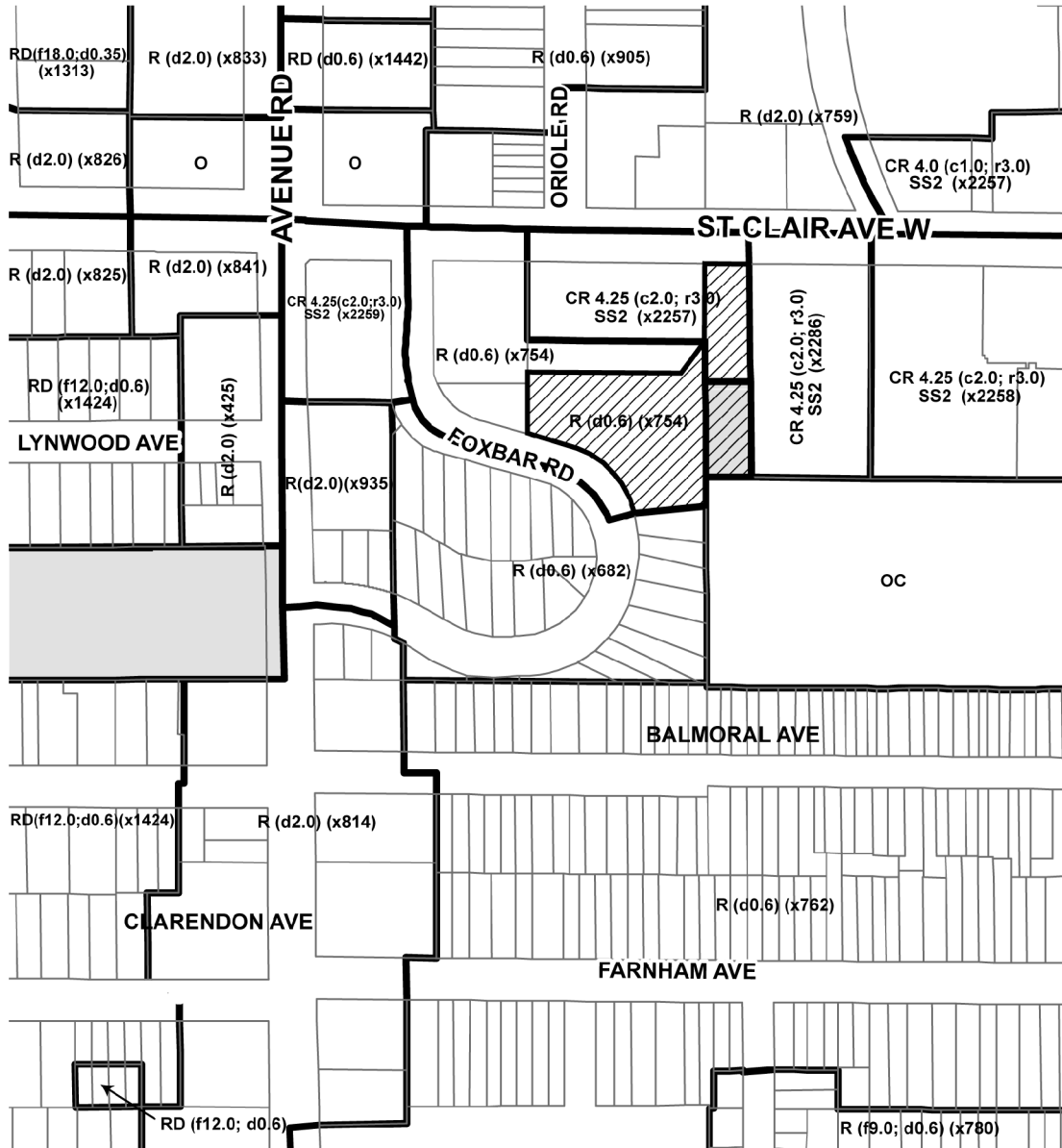
Zoning City of Toronto By-law 438-86

File # 10_321208 0Z

	Site Location	R2	Residential District	CR	Mixed-Use District
		R4	Residential District	G	Parks District

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Zoning By-law 438-86 as amended
02/09/11 - MH

Attachment 8: Zoning By-law 1156-2010



Zoning City of Toronto By-law 1156-2010

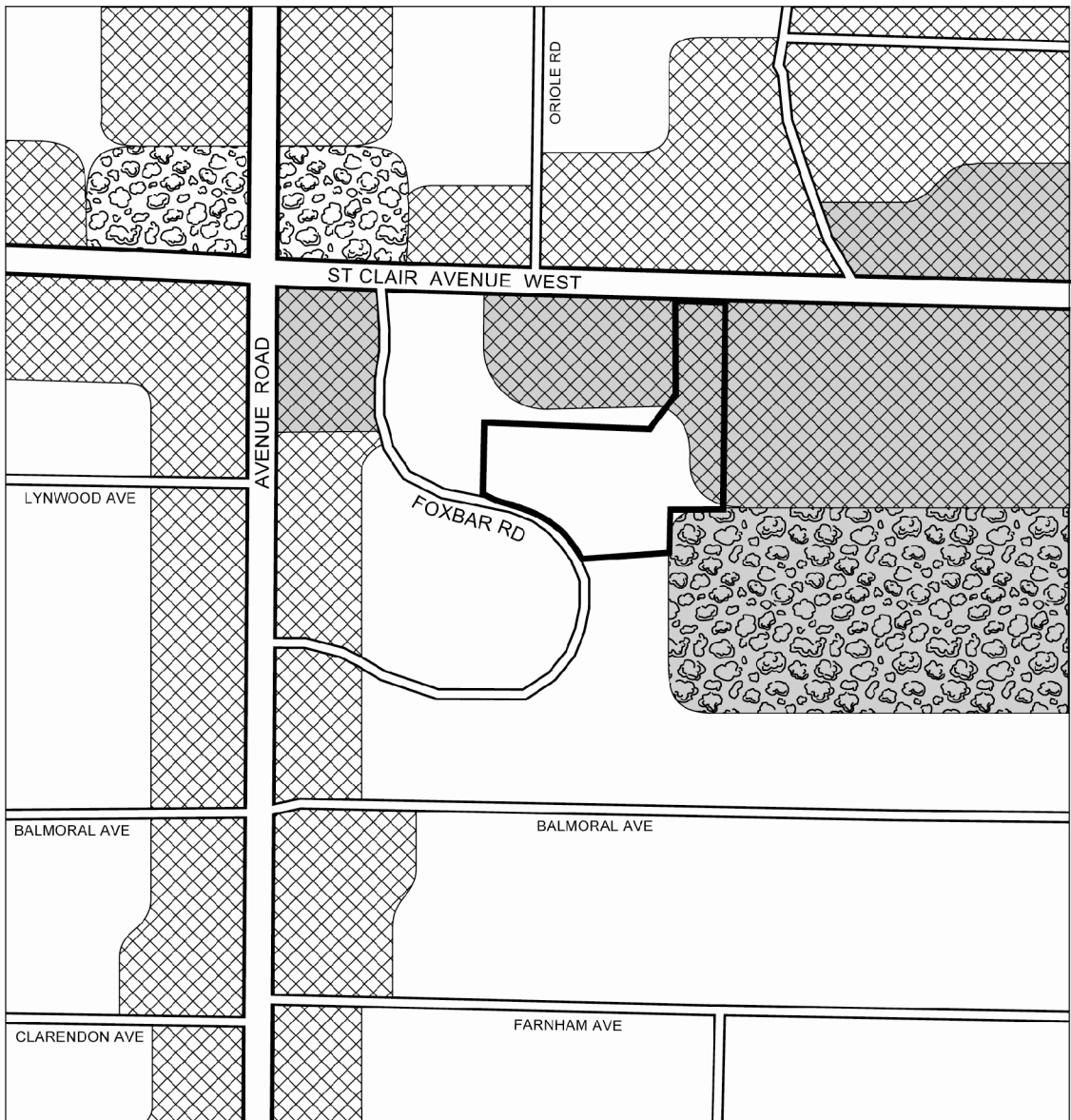
111 St Clair Avenue West

File # 10 321208 OZ

- Location of Application
- Not Part of Zoning By-law 1156-2010
- R Residential Zone
- RD Residential Detached Zone
- OC Open Space - Cemetery Zone
- CR Commercial Residential Zone

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



Attachment 9: Official Plan Map



TORONTO City Planning
Official Plan

111 St. Clair Avenue West

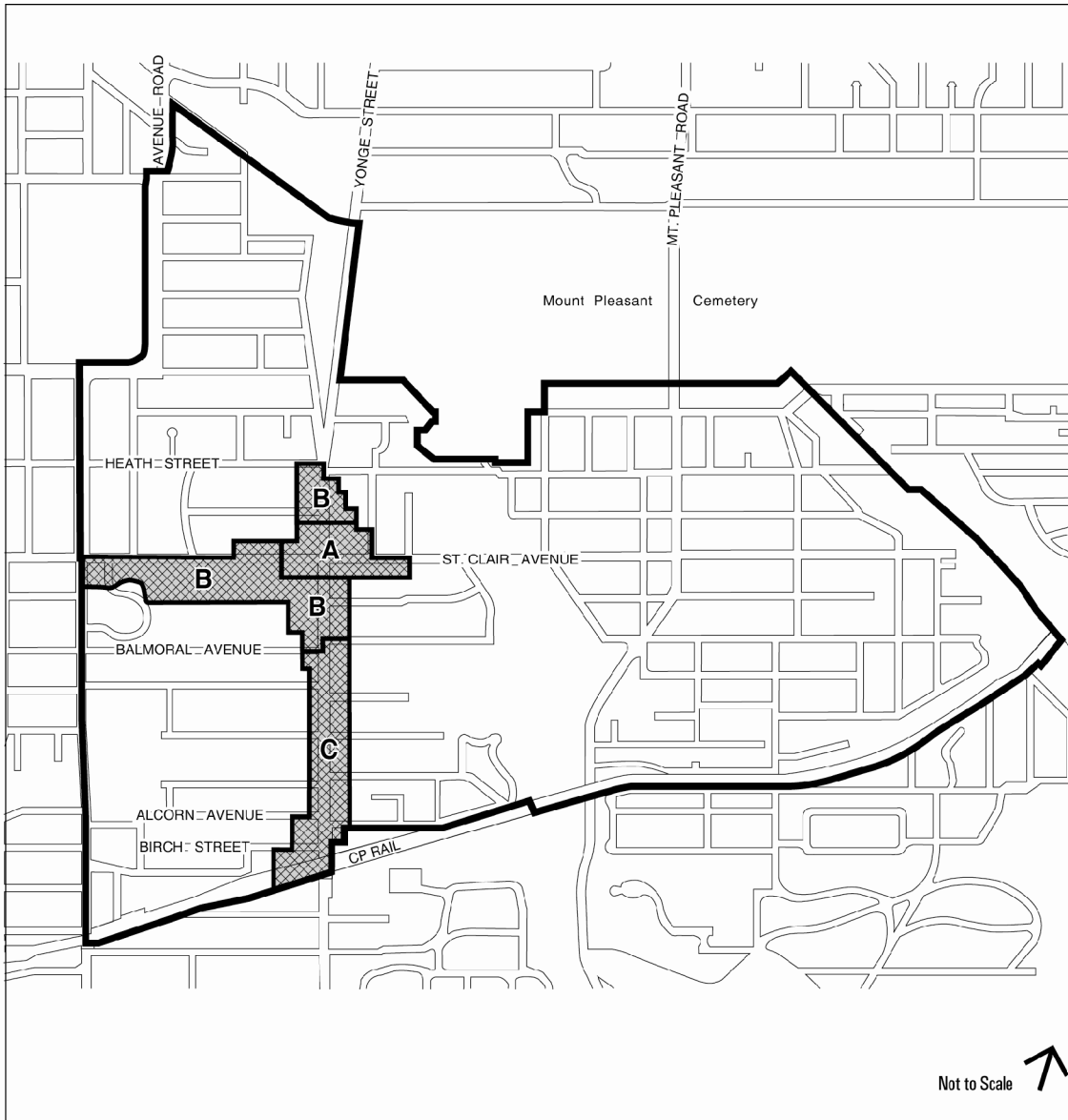
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|  Site Location |  Parks & Open Space Areas |
|  Neighbourhoods |  Parks |
|  Apartment Neighbourhoods |  Other Open Space Areas |
|  Mixed Use Areas | |



Not to Scale
 02/15/2011

Attachment 10: Yonge-St Clair Secondary Plan



-  Secondary Plan Boundary
-  Mixed Use Areas