

**40 Scott Street and 10 Wellington Street East – Zoning Amendment Application - Preliminary Report**

<b>Date:</b>	May 26, 2011
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 28 – Toronto Centre-Rosedale
<b>Reference Number:</b>	11 190645 STE 28 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.

The site for the proposed building is located in both the Financial District and the St. Lawrence Neighbourhood. This application proposes a 58-storey residential building comprised of a 5-storey podium and 53-storey tower. The proposed building is 195 metres tall including the mechanical penthouse. It contains 513 residential units and 734 square metres of ground floor retail space. The proposal includes 365 car parking spaces in 5 levels of underground parking. The applicant is proposing to demolish the existing 7-storey structure and preserve and reuse its stone cladding for the new podium. The applicant has advised it is their intent to develop this project as a residential condominium.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications 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 in September of 2011. The final report is targeted for the 4<sup>th</sup> quarter of 2011.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 40 Scott Street and 10 Wellington Street East 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 pre-application consultation meeting was held on March 4<sup>th</sup>, 2011 with the applicant to discuss complete application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant is proposing a 58-storey building comprised of a 5-storey podium and 53-storey tower. The proposal involves demolishing the existing 7-storey building. The existing building is made up of the original 5-storey building constructed in 1951 and additions from the late 1970's / early 1980's. The facing materials from the original 5-storey building will be saved and used to reconstruct the façade as part of the new podium. The additions, which include the top 2 storeys and the portion of the building on the western part of the site along Wellington Street East will not be retained or reconstructed. The proposal includes a private lane located approximately midblock that extends from Wellington Street East through to Colborne Street.

The height of the building is 184.76 metres (194.36 metres including the mechanical penthouse). At 5 storeys, which is the roof of the podium, the building steps back 12 metres from Wellington Street East and 4.5 metres from Colborne Street. Most of the podium is set back 4.5 metres from the Scott Street right-of-way with no further setback for the tower along much of the street until the tower climbs to a significant height where small step-backs at a number of different locations and heights are used to articulate the tower.

The proposed building contains 513 residential dwelling units in total. This includes 36 bachelor units, 324 one-bedroom units and 153 two-bedroom units. The applicant has advised staff it is their intent to develop these as condominium units. The proposal also includes 734 square metres (7,901 square feet) of ground floor retail space along Wellington Street East and Scott Street.

The proposal includes 362 car parking spaces in five levels of underground parking accessed from Colborne Street. The applicant is also proposing 322 bicycle parking spaces with 62 of those being located at grade and 260 below grade in the underground parking garage on the first level mezzanine. The loading spaces to service the building are located on the private lane in the block's interior.

The applicant is proposing 1,071 square metres (11,528 square feet) of indoor amenity space to be located in four separate areas on the ground floor, the 6<sup>th</sup> floor, on floor 15/16<sup>th</sup> floor and the 46/47<sup>th</sup> the floor. The outdoor amenity space is located on the roof of the 5 storey podium along Wellington Street East. It is connected directly to the indoor amenity area on the 6<sup>th</sup> floor.

The main pedestrian access to the residential units will be located on Scott Street midway between Colborne Street and Wellington Street East. There will be access to the retail units from Scott Street at the south end of the block. The entire Wellington Street East frontage will contain retail uses and multiple access points.

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 at the northwest corner of Wellington Street East and Scott Street. The site is both within the Financial District and St. Lawrence Neighbourhood. It is flat and measures 66.8 metres along Wellington Street East, 43.82 metres along Scott Street and 37.55 metres along Colborne Street.

There is currently a 7-storey building on the site which would be demolished to accommodate the new building. The original building on the site was built in 1951 and was 5 storeys high. In the late 1970's / early 1980's, a 7-storey addition along the western portion of the site on Wellington Street East was constructed. An additional 2 storeys were also added to the top of the original 5-storey building. The entire building is currently occupied by the Royal and Sun Alliance Insurance Company of Canada.

The site contains a private dead-end lane accessed from Wellington Street East at the westernmost portion of the site. There is also vehicle access from Colborne Street which leads to the entrance for the underground parking garage located in the middle of the block.

There are six privately owned trees on the site and four publicly owned trees on boulevard along Scott Street. There are also six publicly owned trees in the boulevard along

Wellington Street East. All 16 trees would have to be removed to accommodate this development.

### **Surrounding Area**

North: On the north side of the site along Colborne Street from west to east there is a 14-storey Traders Bank Building which is a designated heritage building, the 24-storey Cosmopolitan Hotel and the 24-storey Metropole Condominiums.

South: There is an office building with grade-related retail on the south side of Wellington Street East. The building is 14-storeys high and terraces down toward the adjacent streets.

East: There is an 11-storey office building on the east side of Scott Street with ground floor commercial uses.

West: There are four buildings to the west of the site all facing Yonge Street. These buildings include, from south to north, a 4-storey designated heritage building known as The British Colonial Building, a 4-storey listed heritage building known as The Contour House, a 5-storey office building and a 12-storey office 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 subject property is located within the "Downtown and Central Waterfront" area on Map 2 – Urban Structure in the Official Plan and is located in the Financial District. The subject property is also designated "Mixed Use Areas" on Map 18 – Land Use Plan. The Mixed Use Areas designation permits a broad range of commercial, residential and institutional uses, in single or mixed use buildings, as well as parks and open spaces. Mixed Use Areas will absorb most of the anticipated increase in retail, office and service employment in the coming decades and provide much of the new housing.

Development proposals in Mixed Use Areas are evaluated to ensure they: 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; provide new jobs and homes for Toronto's growing population on underutilized lands; provide a transition between areas of different development intensity and scale; locate and mass buildings so as to adequately limit shadow impacts on adjacent neighbourhoods, particularly during the spring and fall equinoxes; 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; provide an attractive and safe pedestrian environment; have access to schools, parks, community centres, libraries and childcare; take advantage of nearby transit services; 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.

Section 3.1 - The Built Environment - in the Official Plan states that new development should exhibit high quality architecture, landscape architecture and urban design. Development proposals are evaluated in accordance with the policies of this section to ensure that new development will fit with its existing and/or planned context, frame and support adjacent streets; locate and organize vehicle parking, access, service areas and utilities to minimize their impact of the surrounding property and improve the attractiveness of adjacent streets; provide amenity for adjacent streets to make these areas attractive, interesting, comfortable and functional for pedestrians by providing improvements to adjacent boulevards and sidewalks including street trees, lighting, and other street furniture and co-ordinated landscape improvements.

The application will also be reviewed for compliance with other relevant policies in the Official Plan including Downtown: The Heart of Toronto (Section 2.2.1), Healthy Neighbourhoods (Section 2.3.1) and Height and/or Density Incentives (Section 5.1.1) ([www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)).

### **Other Applicable Policies**

The site is located within the boundaries of the St. Lawrence Neighbourhood Focused Area Urban Design Guidelines and the St. Lawrence Neighbourhood Community Improvement Plan. Staff will review the proposal to ensure it is consistent with both the urban design guidelines and the Community Improvement Plan.

### **Zoning**

The site is zoned CR T12.0 C 8.0 R 11.7. This zoning designation permits a variety commercial and residential uses including retail uses and an apartment building. The maximum permitted total density for the site is 12.0 times the lot area. The maximum height currently permitted under the by-law is 76 metres.

### **Site Plan Control**

The proposed development is subject to site plan control. An application for site plan control has not yet been submitted, but will be required.

## **Tree Preservation**

There are currently six Honey Locust trees located on the site along Scott Street. All six would have to be removed to accommodate the proposed development. There are four Freeman Maple trees on the public boulevard along Scott Street that would also have to be removed to accommodate this development. There are six trees (two Green Ash, four Freeman Maple) along Wellington Street East that would also have to be removed to accommodate this proposal. The applicant has submitted an arborist report and a tree preservation plan for the trees on and adjacent to the site which will be reviewed by Urban Forestry staff.

## **Economic Development**

The site of the proposed development is located in the Financial District. The current use of the existing building is office with the primary tenant an insurance company. The proposed building is primarily residential with 734 square metres (7,901 square feet) of retail use and does not retain the office uses. As such, staff will be reviewing this application to ensure that it does not conflict with relevant City policies for the Financial District.

## **Reasons for the Application**

A rezoning application is required to permit the proposed 58-storey, 513-unit mixed-use building and establish the appropriate development standards. An increase in permitted height from 76 metres to 194.36 metres and an increase in permitted density from 12 times the lot area to 14.8 times the lot area are among the more significant changes to the Zoning By-law being requested by the applicant.

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

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application: Planning Rationale and Urban Design Report, Community Services and Facilities Report, Pedestrian Wind Conditions Letter of Opinion, Shadow Study, Stage 1 Archaeological Resource Assessment, Heritage Impact Assessment, Urban Transportation Considerations Report, Functional Servicing Report, Arborist Report and Existing Tree Survey, Geotechnical Investigation and the Toronto Green Standard Checklist

City staff are reviewing the application for completeness.

### **Issues to be Resolved**

1. consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;

2. conformity with Official Plan Policies, particularly with respect to the sections on mixed-use areas, built form and height and/or density incentives;
3. conformity with the Design Criteria for Review of Tall Building Proposals, namely the sections on transition in scale, massing, adjacency issues to heritage buildings, pedestrian realm and sustainable design;
4. conformity with the St. Lawrence Neighbourhood Focused Area Urban Design Guidelines;
5. other built form and massing issues including, but not limited to: sky view, light penetration, shadowing on adjacent parks and open spaces, privacy, wind mitigation and pedestrian realm weather protection;
6. adequacy of the proposed amenity space;
7. mix of unit sizes and lack of family-sized units;
8. provision of replacement commercial floor area as the property is located in the Financial District;
9. assessment of streetscaping/landscaping treatments along Scott Street, Colborne Street and Wellington Street East;
10. preservation and replacement of trees on and adjacent to the site;
11. incorporation of Crime Prevention Through Environmental Design (CPTED) principles;
12. traffic and neighbourhood parking impacts;
13. incorporation of a PATH connection and/or knockout panel(s); and,
14. 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.

### **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. Staff will encourage the applicant to review the Bird-Friendly Development Guidelines, adopted by City Council in January, 2006. They provide guidance on how to mitigate bird-related issues through window design and treatment, as well as interior and exterior lighting. The guidelines can be found on the City's website at: <http://www.toronto.ca/lightsout/guidelines.htm>

## **CONTACT**

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## **SIGNATURE**

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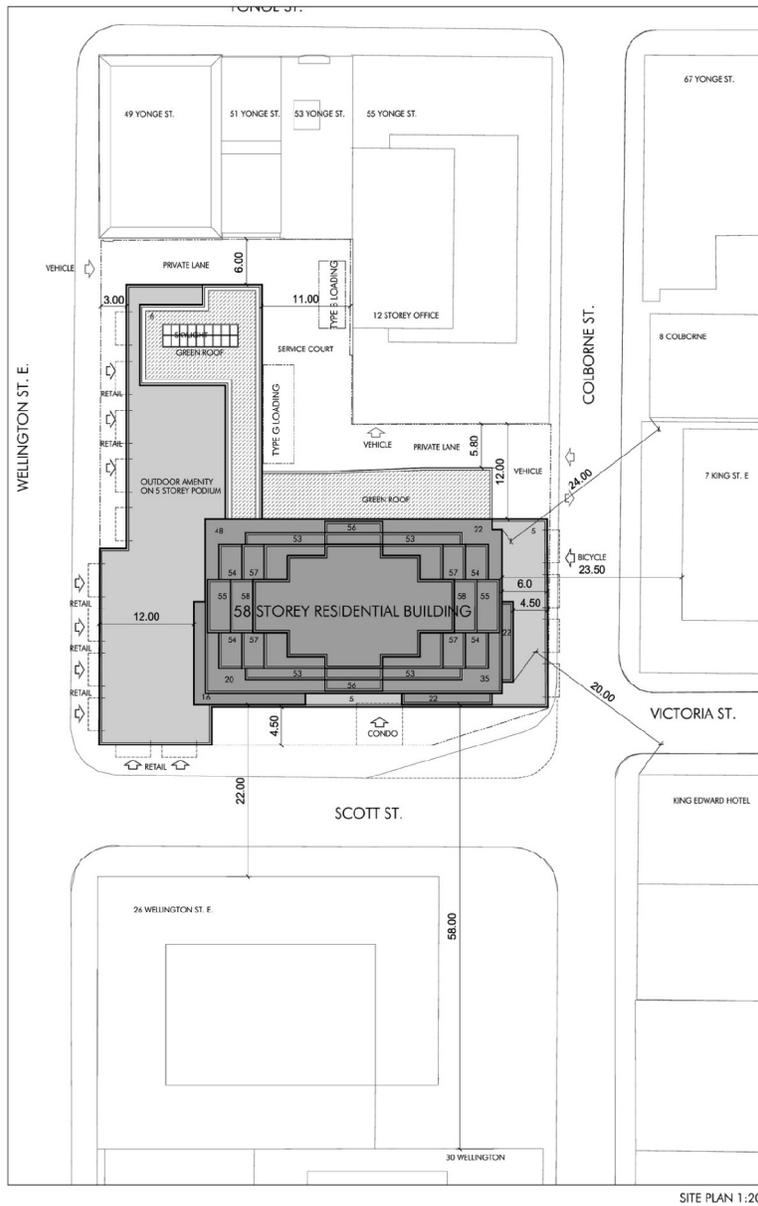
Gregg Lintern, Director MCIP, RPP  
Community Planning, Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2a: East and South Elevations  
Attachment 2b: West and North Elevations  
Attachment 3: Zoning By-law 438-86  
Attachment 4: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

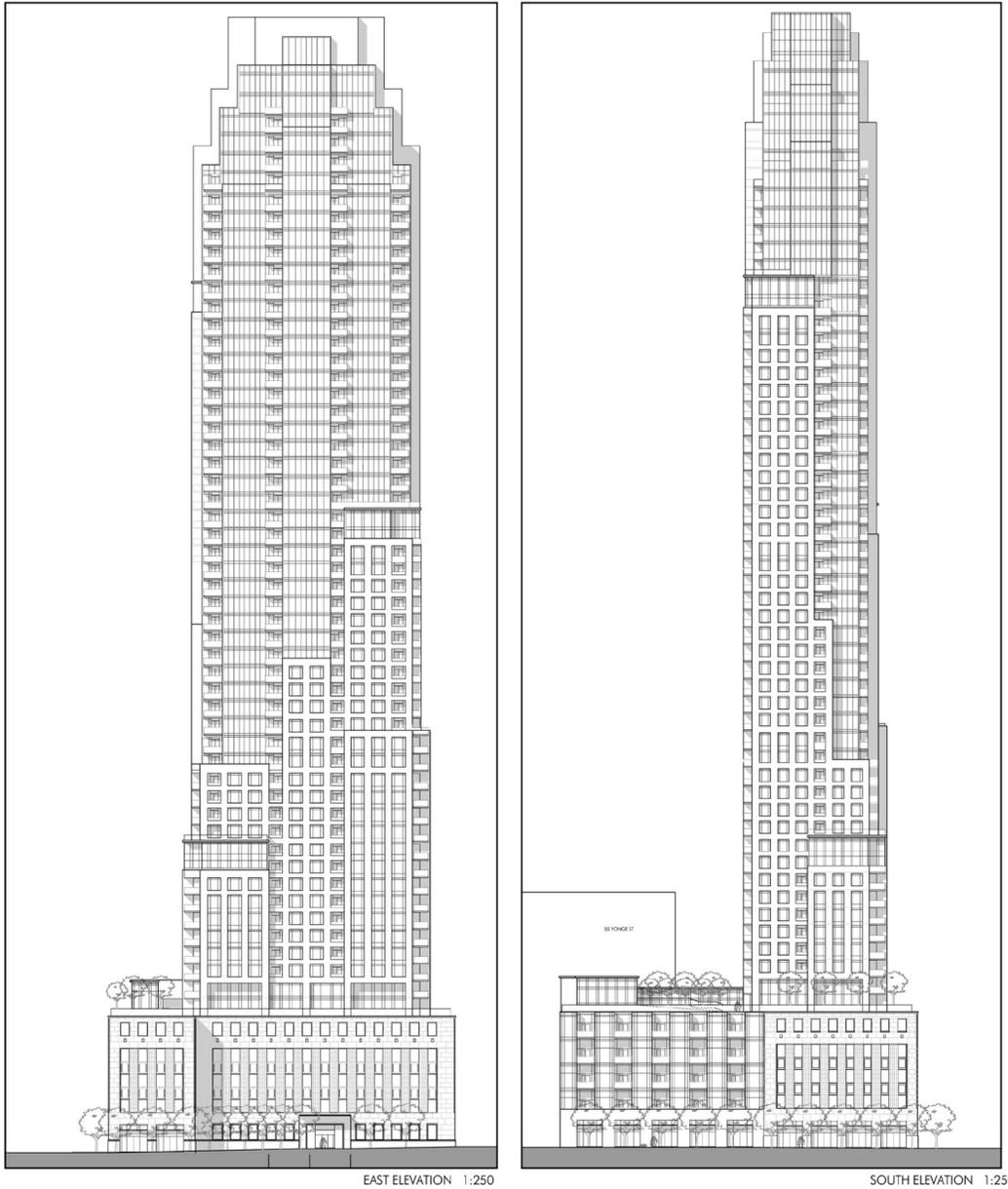
## 40 Scott Street and 10 Wellington Street East

Applicant's Submitted Drawing

Not to Scale →  
05/25/11

File #11\_190645\_OZ

**Attachment 2a: East and South Elevations**



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**Elevations**

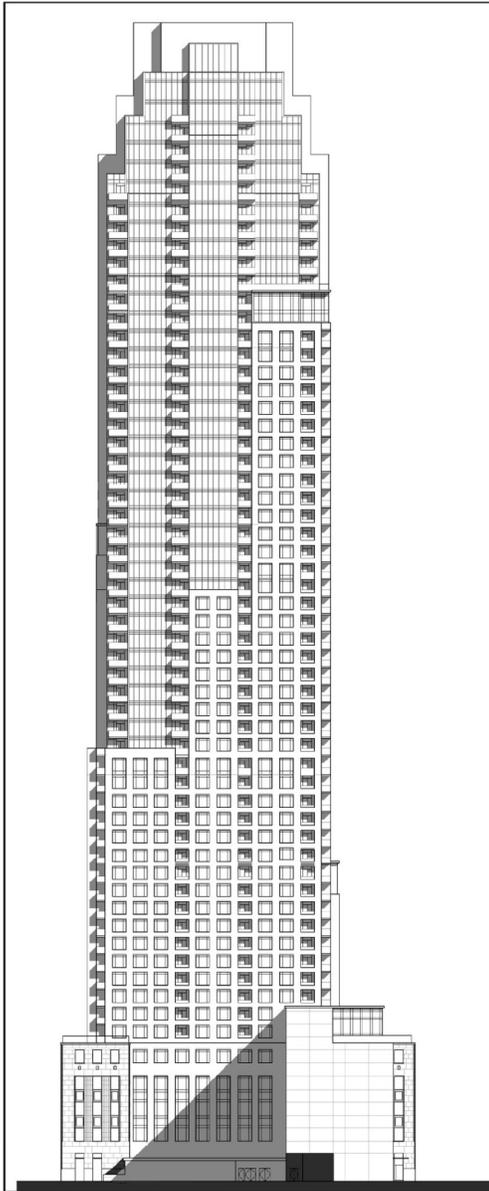
**40 Scott Street and 10 Wellington Street East**

Applicant's Submitted Drawing

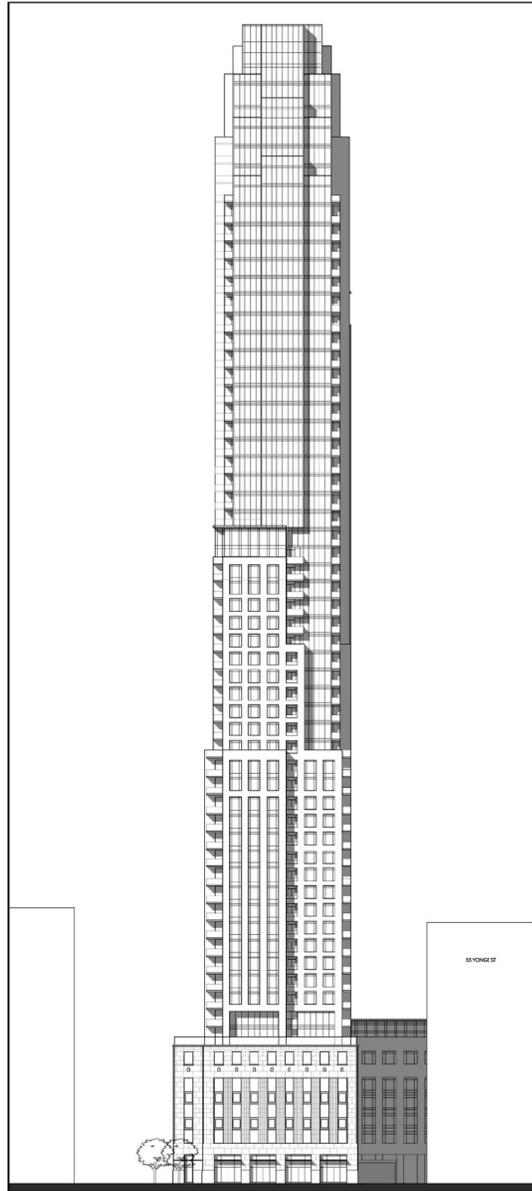
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**Attachment 2b: West and North Elevations**



WEST ELEVATION 1:250



NORTH ELEVATION 1:250

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**Elevations**

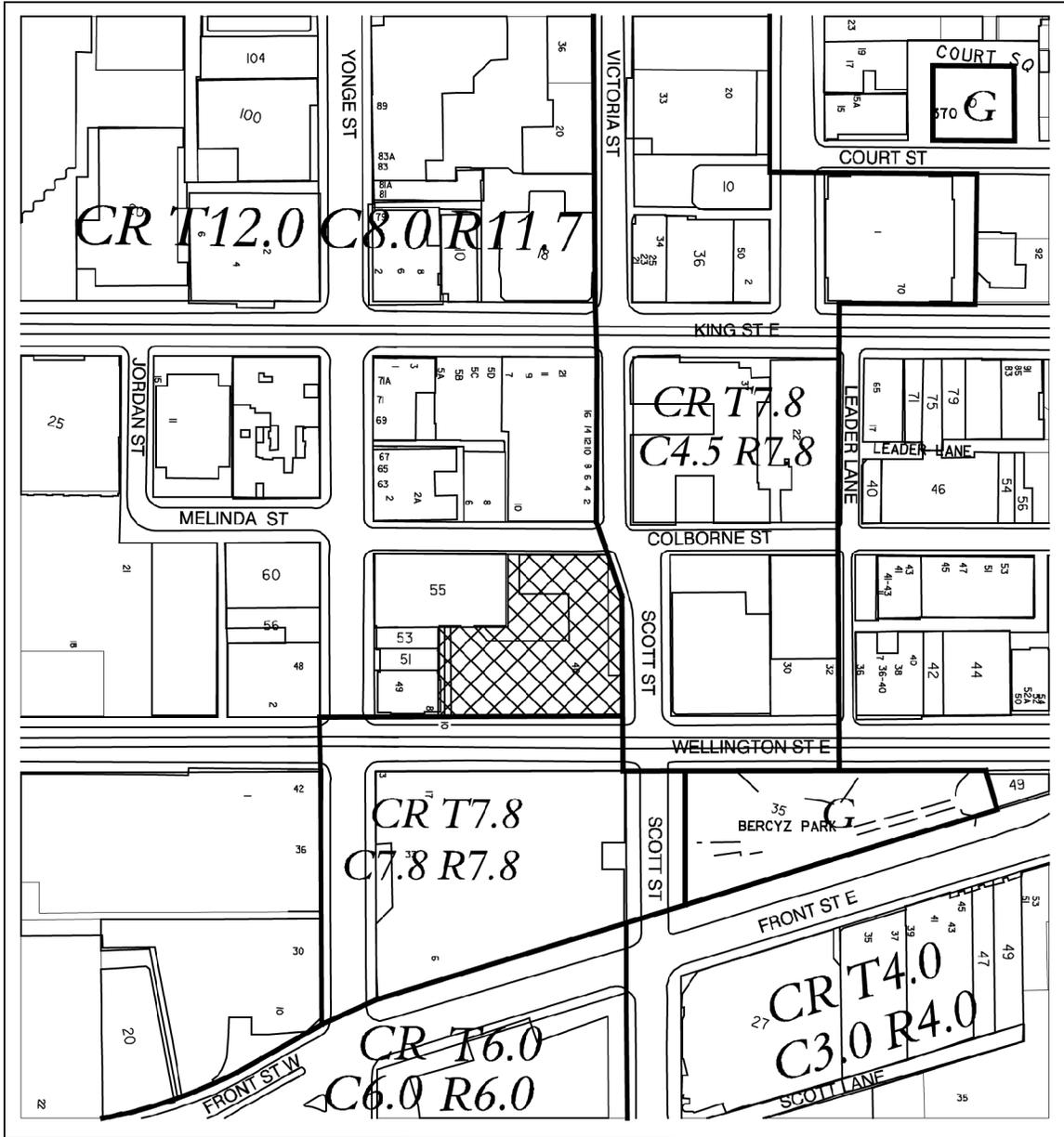
**40 Scott Street and 10 Wellington Street East**

Applicant's Submitted Drawing

Not to Scale  
05/25/11

File #11\_190645\_OZ

Attachment 3: Zoning



40 Scott Street and 10 Wellington Street East

File # 11\_190645\_02

G Parks District  
CR Mixed-Use District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 05/25/11

## Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	11 190645 STE 28 OZ
Details	Rezoning, Standard	Application Date:	May 9, 2011
Municipal Address:	40 SCOTT ST AND 10 WELLINGTON STREET EAST		
Location Description:	PLAN TOWN OF YORK PT LOT 1 **GRID S2810		
Project Description:	58-storey residential condominium building comprised of a 5-storey podium and 53-storey tower. The proposed building is 195 metres tall and contains 513 residential units. The gross floor area of the building is 48,605 square metres which includes 734 square metres of ground floor retail uses. 362 car parking spaces are proposed in 5 levels of underground parking. The applicant is proposing to demolish the existing 7-storey structure and preserve and reuse its stone cladding for the new podium.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
CONCERT PROPERTIES LTD, 55 UNIVERSITY AVE, SUITE 1601, PO BOX 66, TORONTO, ON M5J 2H7		PAGE + STEEL IBI GROUP ARCHITECTS 95 ST CLAIR WEST, SUITE 200, TORONTO, ON M4V 1N6	THE ROYAL AND SUN ALLIANCE INSURANCE COMPANY OF CANADA 10 WELLINGTON ST E, TORONTO, ON M5E 1L5

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision: No
Zoning:	CR T12.0 C8.0 R11.7	Historical Status: No
Height Limit (m):	76	Site Plan Control Area: Yes

### PROJECT INFORMATION

Site Area (sq. m):	3284.3	Height:	Storeys:	58
Frontage (m):	37.55		Metres:	184.76 (excludes mechanical penthouse)
Depth (m):	59.16			
Total Ground Floor Area (sq. m):	1898			<b>Total</b>
Total Residential GFA (sq. m):	47871		Parking Spaces:	362
Total Non-Residential GFA (sq. m):	734		Loading Docks	2
Total GFA (sq. m):	48605			
Lot Coverage Ratio (%):	57.8			
Floor Space Index:	14.8			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m): 47871	0
Bachelor:	36 (7%)	Retail GFA (sq. m): 734	0
1 Bedroom:	324 (63%)	Office GFA (sq. m): 0	0
2 Bedroom:	153 (30%)	Industrial GFA (sq. m): 0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m): 0	0
Total Units:	513		

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