

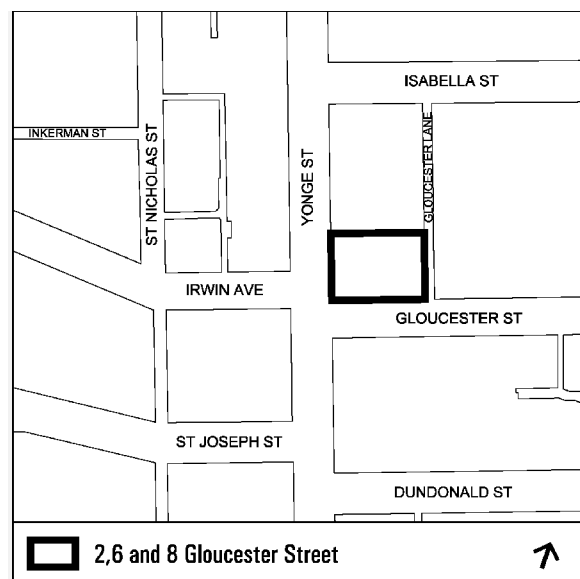
2, 6 & 8 Gloucester Street & 601 & 613 Yonge Street Zoning Amendment Application - Preliminary Report

Date:	August 15, 2011
To:	Toronto & East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	11 216486 STE 27 OZ

SUMMARY

The proposed redevelopment retains the existing 5-storey heritage building on the west side of the property at 2 Gloucester Street (the former Masonic Hall including 601-613 Yonge Street). The existing rear addition at 6 Gloucester Street which includes the back half of 8 Gloucester Street will be demolished and replaced with a 29-storey tower containing 211 residential units and 202 square metres of retail space at grade. The existing semi-detached 2 ½-storey building at 8 Gloucester Street will be rehabilitated and incorporated into the base of the new development. The overall height of the building would be 99.7 metres including a mechanical penthouse. Access to a two level underground parking garage with 34 parking spaces is proposed from Gloucester Lane.

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. Staff have scheduled a community consultation meeting for October 11, 2011. Staff anticipate submitting a final report on the application to Community Council in the second quarter of 2012. These target dates 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 proceed with the scheduled community consultation meeting on October 11, 2011 for the lands at 2, 6 and 8 Gloucester Street & 601 & 613 Yonge 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

Pre-application consultation meetings were held with staff to review preliminary design concepts with the applicant in November 2009, March and June 2010, January and March 2011. Matters discussed included building height, massing, heritage retention, adjacency issues, access, and shadowing. In addition, staff worked with the applicant to identify complete application submission requirements.

ISSUE BACKGROUND

Proposal

The proposed development retains and preserves the 5-storey designated heritage building on the west side of the property at 2 Gloucester Street (the former Masonic Hall including 601-613 Yonge Street) with commercial uses at grade and on the 2nd floors and residential uses on the 2nd to 5th floors for a total of 16 condominium units. The individual commercial units have direct pedestrian access on Yonge Street. The access to the condominium units above grade is at Gloucester Street. The existing rear addition at 6 Gloucester Street which includes the back half of 8 Gloucester Street will be demolished and replaced with a 29-storey tower containing 211 residential units and approximately 202 square metres of retail space at grade. The existing heritage semi-detached 2 ½-storey building at 8 Gloucester Street will be rehabilitated and incorporated into the base of the new development.

The mix of units includes: 87 (41%) studio, 79 (38%) one-bedroom and 45 (21%) two-bedroom units. The overall density proposed is 14.06 times the area of the lot.

Two levels of underground parking with a total of 34 parking spaces are proposed for residents and zero spaces are proposed for visitors. Two hundred and seventy-eight resident bicycle parking spaces are proposed on the third level and 49 visitor spaces on ground level. Access to the loading and parking is proposed from Gloucester Lane.

Proposed are two rooms of indoor amenity at 45.3 and 84.5 square metres on the second floor and 292.4 square metres on the sixth floor for a total of 422.2 square metres. The proposed outdoor amenity space is 72.5 metres at ground level as a plaza forecourt and 276.5 square metres at the roof level for a total of 349 square metres. Balconies and terraces of varying sizes are also proposed for most units. Additional site and development statistics are included in the application data sheet attachment 7.

The existing building at 2 Gloucester Street (the former Masonic Hall including 601-613 Yonge Street) is designated under Part IV of the Ontario Heritage Act and is listed in the City's Inventory of Heritage properties. In addition, the existing 2 ½ storey semi-detached building at 8 Gloucester Street is listed in the City of Toronto's Inventory of Heritage properties. The developer proposes to establish a heritage easement for both buildings.

Site and Surrounding Area

The site is located on the northeast corner of Yonge and Gloucester Streets and extends east to Gloucester Lane. The site is 1,489 square metres in area, generally rectangular in shape and has approximately 33 metres of frontage along Yonge Street and approximately 46 metres of frontage along Gloucester Street. The site is occupied by a 5-storey mixed use heritage building (the former Masonic Hall including 601-613 Yonge Street) on the northeast corner. Adjacent is an entrance for the above grade condominium units at 2 Gloucester Street. To the east of the entrance at 6 Gloucester Street is an existing 2-storey restaurant, Fire on the East Side. Adjacent and to the east at 8 Gloucester is a 2 ½-storey semi-detached building containing the Olympic Pizza Café and Fly nightclub. There are three trees along the south property line that are proposed to be replaced by three new trees.

Surrounding uses include:

North: a production studio and office (Yorktown Productions) abutting the site, along with mix of low to mid-rise commercial and business uses north to Isabella Street. The George Hislop Park extends northward opposite from the Norman Jewison Park to complete the linear park system.

South: a 2-storey building at the corner of Yonge and Gloucester Streets containing mixed-uses, adjacent on the east side on Gloucester Street is a vehicular laneway, three 2 ½-storey residential semi-detached homes, the Dundonald Parkette which extends southward opposite the Norman Jewison Park, a 2-storey restaurant (Bumpkins) and a row of townhomes.

East: a public laneway with a Toronto Parking Authority (TPA) parking lot containing 33 spaces abuts the property running north to Isabella Street, adjacent is the Norman Jewison Park which is part of a linear park system, on the east side of the park is a 23-storey residential tower and a row of townhomes sited northward.

West: on the west side of Yonge Street are a row of 3-storey mixed uses such as retail, restaurant, office spaces with residential units above and Irwin Avenue extends westward to the north.

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 designated as a *Mixed Use Area* in the Official Plan on Map 18 - Land Use Plan. Mixed Use Areas are made up of 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 (Policy 4.5.1).

The Official Plan also includes Development Criteria (Policy 4.5.2) to help guide new development in Mixed Use Area, including in particular:

- to 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;
- to 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 of providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- to locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during spring and fall equinoxes;

- to 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;
- to provide an attractive, comfortable and safe pedestrian environment;
- to take advantage of nearby transit services;
- to provide good site access and circulation and an adequate supply of parking for residents and visitors;
- to locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- to provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

The subject site is within the *Downtown* on Map 2 - Urban Structure. Policy 2.2.1 specifically indicates that growth will be directed to the downtown. In the Official Plan, the *Downtown* is described as, "the oldest, most dense and most complex part of the urban landscape, with a rich variety of building forms and activities."

The Official Plan Policy 2.2.1.3 outlines where the quality of the *Downtown* will be improved by:

- recognizing the high maintenance needs of streets, open spaces and City services in this heavy demand area; and
- enhancing existing parks and acquiring new parkland where feasible.

In addition, the Official Plan Policy 2.2.1.5 acknowledges the importance of "(t)he architectural and cultural heritage of *Downtown* will be preserved by designating buildings, districts and open spaces with heritage significance and by working with owners to restore and maintain historic buildings." In Policy 2.2.1.6, the Plan further states that "(d)esign guidelines specific to districts of historic or distinct character will be developed and applied to ensure new development respects the context of such districts in terms of the development's fit with existing streets, setbacks, heights and relationship to landmark buildings."

The downtown section of Yonge Street has been identified for review by Heritage Preservation Services for a Heritage Conservation District.

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

Zoning

The site is zoned 'CR' commercial/residential permitting a wide range of residential, commercial, institutional, parks and open space uses. The density allowed is T3.0 C2.0 R3.0 which permits up to 3.0 times the lot area. A maximum height of 18 metres is permitted with the addition of 5 metres for rooftop mechanical equipment. Attachment 6 provides an excerpt of the Zoning map for the site and immediate area.

There is also a requirement in the Zoning By-law 438-86, as amended, for a 44-degree angular plane commencing 16 metres above grade along Yonge Street.

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 for its use. A tall building is generally defined as the 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, buildings 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 Buildings Proposals" can be found on the City's website at: <http://www.toronto.ca/planning/urbdesign/index.htm>.

Site Plan Control

The proposed development is subject to site plan control. The applicant has not yet submitted an application.

Heritage Preservation

A Heritage Impact Assessment (HIA) prepared by E.R.A. Architects Inc., dated June 10, 2011 has been submitted for City staff review. The purpose of the HIA is to provide information on the heritage resources that may be affected by the proposed redevelopment of the subject property. The HIA proposes an overall approach to the conservation of the cultural heritage value of the property and its heritage attributes.

Tree Preservation

An arborist report has been provided by Central Tree Care dated December 2, 2010. It indicates that there are three existing trees on site. This report is under review by City Forestry staff.

North Downtown Yonge Street Planning Framework

The area of Yonge Street between College Street/Carlton Street to Bloor Street has changed and evolved over time. Contrary to several other areas within the Downtown and Central Waterfront Area, this part of Yonge Street is not subject to a Secondary Plan or Special Policy Area. A better understanding of the evolving neighbourhood and planned context of this area of Yonge Street is required prior to making any decisions on this and other recently received development applications. Planning staff are now proceeding with a North Downtown Yonge Street Planning Framework process which involves community consultations and a charrette. The North Downtown Yonge Street Planning Framework includes in the study process a review of the built form of the area, special places and streets, pedestrian improvements, open space, heritage, terminus/views and the Green Development Standards among other considerations. The review provided

through this process will take into consideration other ongoing work that is currently underway within the City and particularly the downtown area including the Tall Buildings Downtown Study.

The study process will result in the preparation of urban design guidelines for the North Downtown Yonge Street neighbourhood generally bounded by Bloor Street, Bay Street, Church Street and College/Carlton Street and environs. Consultation will include the Downtown Yonge Business Improvement Area, Bloor Yorkville Business Improvement Area, and representatives from the Bloor East Neighbourhood Association, Greater Yorkville Residents Association, Bay Cloverhill Community Association, McGill Granby Village Residents Association and Church Wellesley Neighbourhood Association. Staff will report back in the fourth quarter of 2011. Where possible these guidelines should compliment and be coordinated with other City and community heritage, economic and social development/revitalization initiatives.

Reasons for the Application

The proposed building exceeds the maximum height of 18 metres permitted in the zoning by-law by approximately 81.7 metres, inclusive of a 5.5 metre mechanical penthouse. In addition, there are deficiencies proposed with the provision of the outdoor amenity space, the number of resident and visitor parking spaces and size of spaces and the penetration of the angular plane along Yonge Street. Additional areas of non-compliance with the zoning may be identified through the review of this application.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

Planning Rational Report
Traffic Impact Analysis
Servicing Report
Heritage Impact Assessment
Wind Study Assessment Letter of Opinion
Noise and Vibration Feasibility Study
Toronto Green Standards Checklist
Arborist/Tree Preservation Report
Sun/Shadow Study

A Notification of Complete Application was issued on July 6, 2011.

Issues to be Resolved

Issues identified in the review of the application include but are not limited to the following:

1. consistency with the Official Plan policies, particularly with respect to the sections on built form, heritage and housing;
2. conformity with the Design Criteria for Review of Tall Building Proposals, including the sections on transition in scale, adjacency issues, pedestrian realm and sustainable design;
3. appropriateness and impact of built form in the context of the area plan objectives and policies and the immediate surroundings, including the public park to the east;
4. appropriateness and impact of additional height, massing and character of the building in relation to its existing and planned context;
5. the relationship between the heritage buildings with the new development;
6. adequacy of indoor and outdoor on-site amenity area, including location, size and programming;
7. provision, location and access of vehicular and bicycle parking and loading;
8. provision for reduced on-site resident and visitor parking including impacts on the supply of on-street parking in the area.
9. traffic and access and circulation;
10. shadow impacts;
11. mix of unit sizes; and
12. the identification of public benefits and mechanisms for securing them pursuant to Section 37 of the *Planning Act*;

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.

Section 37 Agreement

Should staff recommend support for an increase in height, a Section 37 Agreement will be negotiated during the review of the application.

CONTACT

Diane Silver, Planner

Tel. No. 416-397-4648

Fax No. 416-392-1744

E-mail: dsilver2@toronto.ca

SIGNATURE

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

(p:\2011\Cluster B\pin\teycc18609044004) - vc

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: North Elevation

Attachment 3: South Elevation

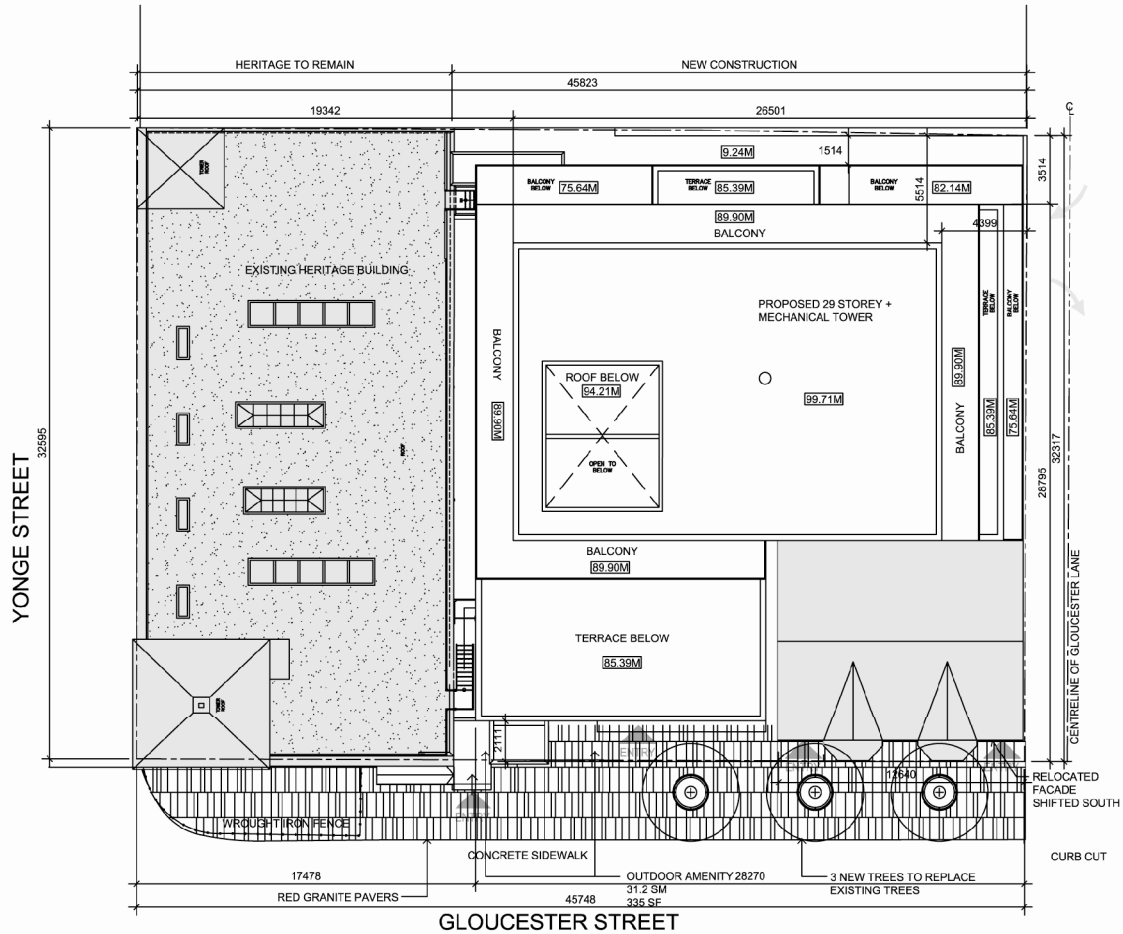
Attachment 4: East Elevation

Attachment 5: West Elevation

Attachment 6: Zoning

Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

2, 6 & 8 Gloucester Street

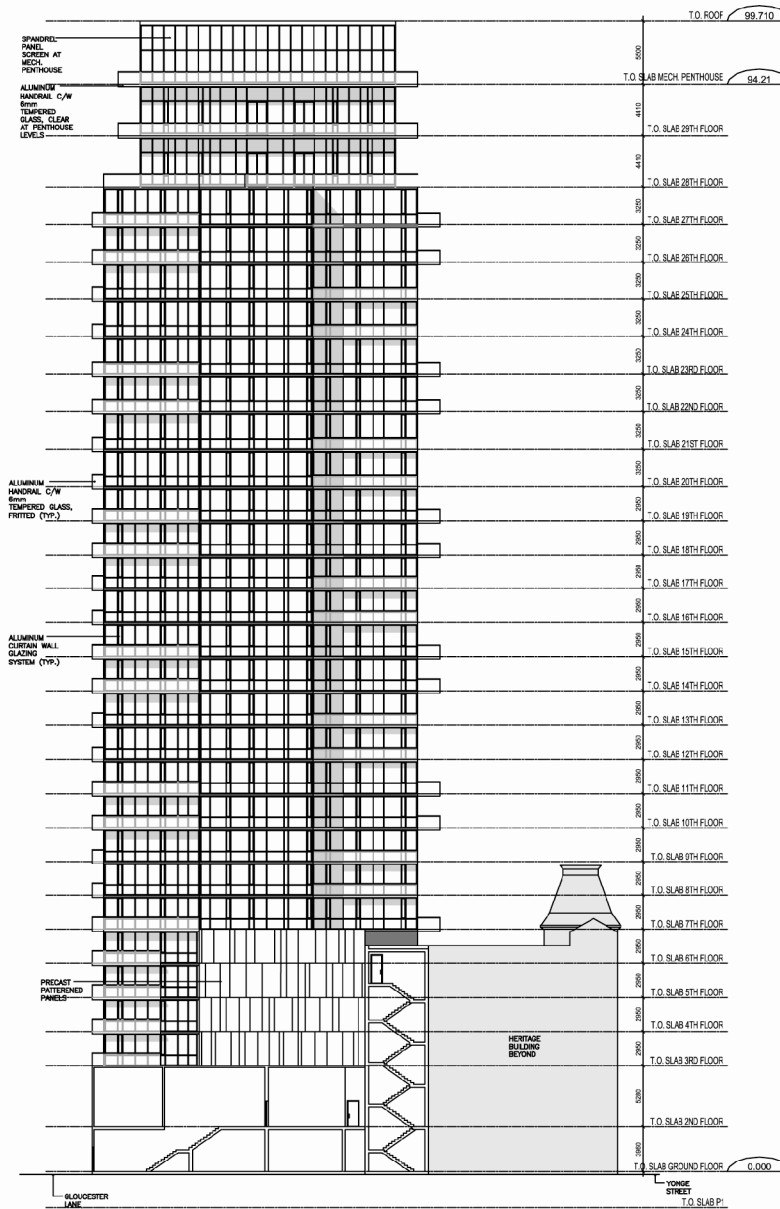
Applicant's Submitted Drawing

Not to Scale
07/18/11



File # 11_216486_oz

Attachment 2: North Elevation



NORTH Elevation

Elevations

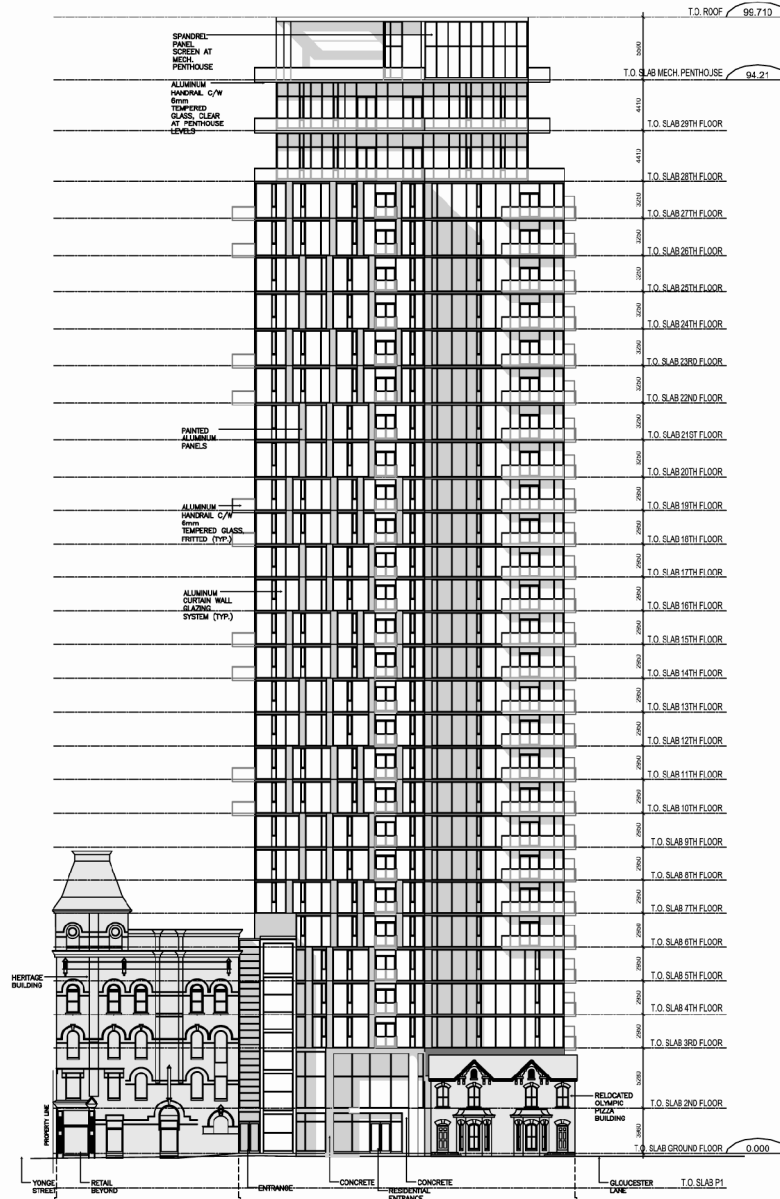
Applicant's Submitted Drawing

Not to Scale
07/18/11

2, 6 & 8 Gloucester Street

File # 11_216486_oz

Attachment 3: South Elevation



SOUTH Elevation

Elevations

Applicant's Submitted Drawing

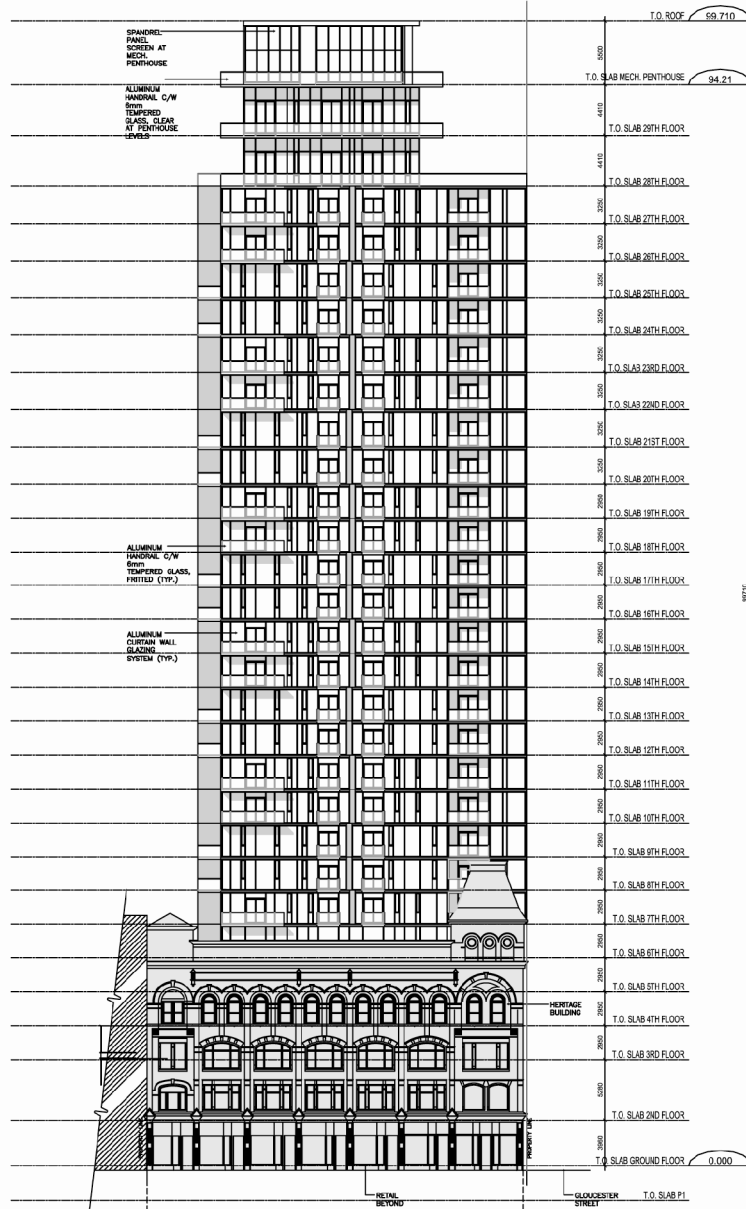
Not to Scale
07/18/11

2, 6 & 8 Gloucester Street

File # 11_216486_oz

File # 11_216486_oz

Attachment 5: West Elevation



WEST Elevation

Elevations

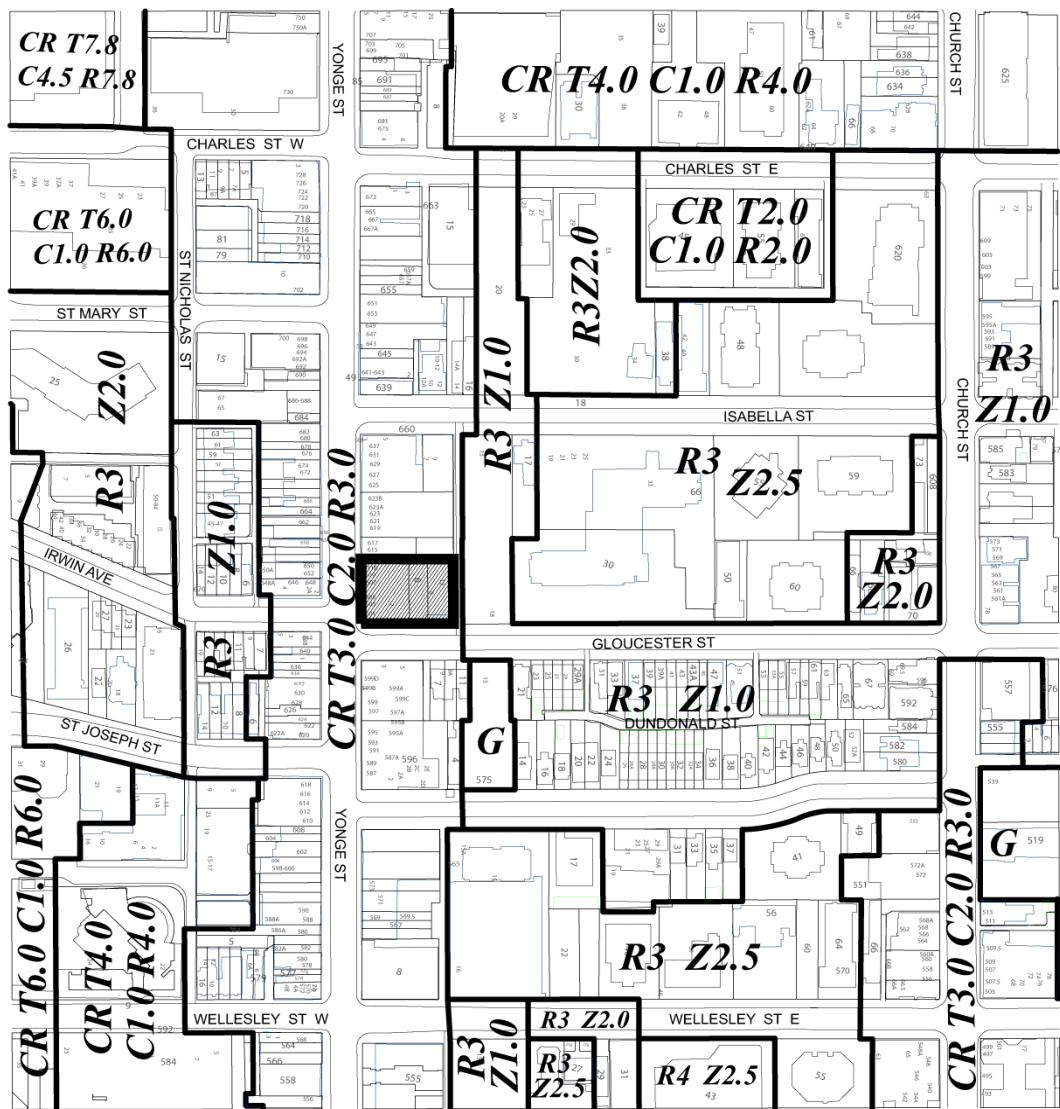
Applicant's Submitted Drawing

Not to Scale
07/18/11

2, 6 & 8 Gloucester Street

File # 11_216486_oz

Attachment 6: Zoning



Zoning City of Toronto By-law 438-86

2, 6 & 8 Gloucester Street

File # 11_216486_OZ

G Parks District
R3 Residential District
R4 Residential District
CR Mixed Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 07/20/2011

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	11 216486 STE 27 OZ
Details	Rezoning, Standard	Application Date:	June 10, 2011
Municipal Address:	2, 6 & 8 Gloucester Street and 601-613 Yonge Street		
Location Description:	PLAN 81 LOT 2 TO LOT 4 << ENTRANCE ADDRESS FOR 601 YONGE ST **GRID S2708		
Project Description:	Rezoning application to permit the development of the site with a 29-storey residential tower, 211 residential units, commercial uses at grade and two levels of below grade parking with 34 resident spaces. The existing 5-storey mixed use condominium with 16 residential units will remain.		
Applicant:	Agent:	Architect:	Owner:
Fraser Milner Casgrain LLP 400- 77 King Street West Toronto Dominion Centre Toronto, ON, M5K 0A1	Same as applicant	Hariri Pontarini Architects 602 King Street West Toronto, ON, M5V 1M6	M.T.C.C. 1894 and 8 Gloucester Inc. 2 Gloucester Street, Suite 404 Toronto, ON, M4Y 1L5
PLANNING CONTROLS			
Official Plan Designation:			
Zoning:	CR T3.0 C2.0 R3.0	Site Specific Provision:	
Height Limit (m):	18	Historical Status:	Y
		Site Plan Control Area:	Y
PROJECT INFORMATION			
Site Area (sq. m):			
Frontage (m):	45.7	Height:	Storeys: 29
Depth (m):	32.3	Metres:	94.21 (excluding mechanicals)
Total Ground Floor Area (sq. m):	1372		
Total Residential GFA (sq. m):	19716		Total
Total Non-Residential GFA (sq. m):	1212	Parking Spaces:	34
Total GFA (sq. m):	20928	Loading Docks	1
Lot Coverage Ratio (%):	92.1		
Floor Space Index:	14.06		
DWELLING UNITS	FLOOR AREA BREAKDOWN (upon project completion)		
Tenure Type:	Condo		
Existing Units:	16	Above Grade	Below Grade
Bachelor:	87	Residential GFA (sq. m):	19716
1 Bedroom:	79	Retail GFA (sq. m):	713
2 Bedroom:	45	Office GFA (sq. m):	499
3 + Bedroom:	0	Industrial GFA (sq. m):	0
Total Units:	227	Institutional/Other GFA (sq. m):	0
			0
CONTACT:	PLANNER NAME:	Diane Silver, Planner Email:	
		dsilver2@toronto.ca	
	TELEPHONE:	(416) 397-4648	