

**43, 49 & 51 Gerrard Street West and 695 Bay Street,  
Zoning Amendment Application - Preliminary Report**

<b>Date:</b>	October 4, 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 27 – Toronto Centre-Rosedale
<b>Reference Number:</b>	11 268259 STE 27 OZ

**SUMMARY**

The applicant proposes to construct a 50-storey mixed-use building with retail at grade for the location known municipally as 43, 49 & 51 Gerrard Street West and 695 Bay Street.

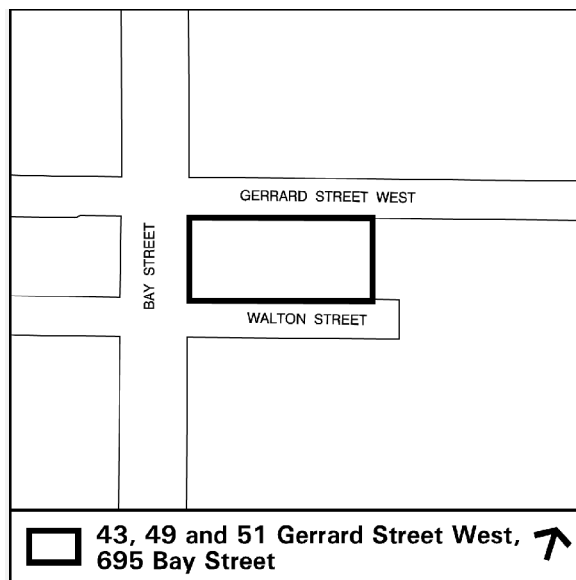
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

Next steps include a community consultation meeting which will be scheduled for November, 2011. A final report is targeted for the second quarter of 2012. Target dates assume that the applicant will provide all required information in a timely manner.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 43, 49 & 51 Gerrard Street West and 695 Bay 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**

This application is subject to site-specific By-law 430-85 which was enacted as an amendment to the old City of Toronto comprehensive By-law 20623. The by-law was part of the original approvals for the Delta Chelsea Hotel and allowed for the construction of an office building on the remaining parcels. This by-law was further amended by the Ontario Municipal Board to include a 9m gap between the Delta Chelsea Hotel and the proposed office building. Furthermore, on September 12, 2011, Toronto and East York Community Council directed staff to report on steps for protecting views to Old City Hall and City Hall from the south that are significant from a heritage and urban design perspective.

### **Pre-Application Consultation**

A pre-application meeting was held on August 25, 2011. The applicant was advised of potential submission requirements. The applicant was also advised to contact the Downtown Yonge Business Improvement Association to discuss concerns about streetscape and the provision of commercial space. EnWave Energy Corporation was contacted to discuss concerns they may have with venting near open balconies, and the applicant was advised that the City may have a concern with the overall height as it relates to the view corridor for Old City Hall and City Hall among other issues.

### **ISSUE BACKGROUND**

#### **Proposal**

The applicant proposes a 50-storey (149 m) residential building with retail at-grade. The building is comprised of a 5-storey podium and a 45-storey tower. The applicant has indicated their desire for the tenure of the building to be rental. The applicant is proposing 640 residential units including 45 studio suites (7%), 438 one-bedroom suites (68%), 109 two-bedroom suites (17%) and 48 penthouse suites (8%). The total gross floor area (GFA) of the project is 46,355 m<sup>2</sup>, with 45,694 m<sup>2</sup> being residential and 661 m<sup>2</sup> retail. The applicant is proposing to construct 331 parking spaces, contained in six levels of underground parking, with access and servicing at Walton Street. The applicant is proposing 468 bicycle parking spaces and 7 BIXI spaces. The typical floorplate of the tower is 1113 m<sup>2</sup> from floors 7 to 25, 920 m<sup>2</sup>, from floors 26 to 42 and 792 m<sup>2</sup> from floors 43 to 50. The applicant is also proposing continuous weather protection on the Bay Street and Gerrard Street frontages.

## **Site and Surrounding Area**

The site is located at the south-east corner of Bay Street and Gerrard Street West abutting the Delta Chelsea Hotel. The site is approximately rectangular in shape with a site area of 2,331 m<sup>2</sup>.

The property has approximately 32 m of frontage on Bay Street and 72 m of frontage on Gerrard Street West and Walton Street. The property is located outside the flight path for the Hospital for Sick Children, and is located in the boundaries of the Downtown Yonge Business Improvement Area. Currently the site is used as a commercial parking lot with approximately 100 spaces. The surrounding uses are as follows:

**North:** To the north of the site is the College Park mixed-use development, consisting of the 20-storey Liberties Building and the Residences of College Park, at 45 and 51 storeys, the Aura (75 storeys) building being constructed to the north-east, and the Barbara Ann Scott Park to the north. There are also retail uses and commercial office uses on the block.

**East:** Directly to the east of the building is the 25-storey Delta Chelsea Hotel, which is one of the largest hotels in Canada at 1500 rooms.

**South:** To the south of the building is a mid-rise office building (17 storeys) integrated with a high-rise residential condominium (34 storeys).

**West:** To the west of the building is LuCliff Place, a high-rise residential condominium and office building, of 24 storeys, and the 25-storey Hospital for Sick Children research building, under construction.

## **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 Official Plan places the site within the Downtown and Central Waterfront urban structure area on Map 2 Urban Structure. The Plan states that the *Downtown and Central Waterfront* area, with its dramatic skyline, is Toronto's image to the world and to itself: comfortable, cosmopolitan, civil, urbane and diverse. Parts of the downtown will see development to house new residents and new jobs. Every home built within the downtown area offsets the need for in-bound commuting each day. Mixed use is a key ingredient to the successful functioning of downtown and by creating accessibility through proximity.

The Plan states that the highest buildings and greatest intensity occur in the downtown. As such, the proposal was reviewed for conformity with the Built Form - Tall Building policies of the Plan, which outline built form principles that are applied to the location and design of such buildings.

The Official Plan designation is *Mixed-Use Areas*. *Mixed-Use Areas* in the Official Plan are designed to accommodate a broad range of retail, residential and institutional uses. New development in *Mixed-Use Areas* should provide an appropriate transition between diverse built forms and provide high quality employment opportunities wherever possible. Policy 3.1.2(1) provides that new development will be located and organized to fit with its existing and/or planned context. Relevant criteria include:

- generally locating buildings on corner sites parallel to both street frontage and give prominence to the corner;
- locating main building entrances so that they are clearly visible and directly accessible from the public sidewalk;
- providing ground floor uses that have views into and, where possible, access to adjacent streets; and
- preserving existing mature trees wherever possible and incorporating them into landscaping designs.

Policy 3.1.2(3) requires that new development will be massed to fit harmoniously into its existing and/or planned context, and will limit its impacts on neighbouring streets, parks, open spaces and properties by:

- massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion;
- creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of this Plan;
- providing for adequate light and privacy; and
- adequately limiting any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets.

Development Criteria in *Mixed Use Areas* described in Policy 4.5(2) include:

- create balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- locate and mass new buildings to frame the edges of streets and parks with pedestrians on adjacent streets, parks and open spaces;
- provide an attractive, comfortable and safe pedestrian environment;
- have access to schools, parks, community centres, libraries, and childcare;
- take advantage of nearby transit services;
- provide good site access and circulation and an adequate supply of parking for residents and visitors; and locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences.

### **Tall Building Guidelines**

Toronto City Council approved the use of the document, “Design Criteria for Review of Tall Building Proposals” in June, 2006 and in April, 2010 extended 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. Bay Street has a right of way of 27 metres in this part of the City; therefore, this building is considered a tall building.

Among other goals, the Tall Building guidelines seek to reduce the impacts of tall building proposals on adjacent development, while encouraging design excellence. Assessment using these guidelines is based on issues such as height transition, building placement and orientation, entrances, heritage conservation, massing of base buildings, tower floorplates, separation distances, pedestrian realm consideration, sustainable design, servicing, amenity space, massing, light and privacy, landscaping, weather protection and shadow impacts. This document will be used to evaluate the proposed building.

### **Zoning**

This site is zoned CR, however, the prevailing by-law on the site is 430-85, a site specific by-law that permits the construction of an approximately 26-storey office building with a GFA of 33,279 m<sup>2</sup>. No residential or hotel space is permitted in the site specific by-law. This by-law was further amended at the Ontario Municipal Board to require a 9 m gap between the Delta Chelsea Hotel and the proposed office building.

### **Site Plan Control**

This application is subject to Site Plan Control. The applicant has not currently submitted an application for Site Plan Approval.

### **Tree Preservation**

As part of this application, three City owned trees on Walton Street will have to be removed. The applicant is proposing to plant three new trees on Bay Street.

## Reasons for the Application

A rezoning application is required to permit the necessary height and density as well as the residential uses on the site. The site specific by-law limits the height to 78 m (149 m is sought) and the GFA to 33,279 m<sup>2</sup> (45,694 m<sup>2</sup>) is being sought. The 9 m gap between the buildings is being preserved.

## COMMENTS

### Application Submission

The following reports/studies were submitted with the application: A stage 1 archaeological assessment, a pedestrian level wind study, a shadow study, a traffic impact site, site servicing report, arborist report and a storm water management report.

The Notification of Incomplete Application issued on September 22, 2011 identifies the outstanding material required for a complete application submission as follows: A Community Services and Facilities study is required for this application to be deemed complete.

### Issues to be Resolved

City Staff have identified some 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 public realm, built form and built form for tall buildings;
3. conformity with the Design Criteria for Review of Tall Building Proposals, namely the sections on transition in scale, prominent sites, open space, heritage resources, spatial separation, and pedestrian realm;
4. built form concerns including: height and density of the proposal, the built form transition from this site into surrounding mixed-use areas, shadow impacts on Barbara Ann Scott Park, Toronto General Hospital Parkette, and the *Neighbourhoods* designated area of McGill-Granby as well as the preservation of the view corridor for Old City Hall and City Hall;
5. other built form and massing issues including, but not limited to: setbacks, stepbacks, views, sky view, light penetration, privacy, wind mitigation, and pedestrian realm improvements including setbacks at grade, continuous weather protection and the increased density at the top of the tower provided by the cantilevered section;
6. access to the site and improvements on all street frontages including Walton Street;

7. provision of commercial space within the building not currently being proposed;
8. mix of unit sizes and provision of family-sized (3-bedroom or larger) units;
9. sustainability approach including compliance with the TGS;
10. the provision of spaces for a car-sharing facility, traffic and neighbourhood parking impacts;
11. assessment of the public art contribution;
12. potential impacts on EnWave's infrastructure including air quality for residential units in and around the EnWave venting stack; and
13. 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.

## **CONTACT**

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Fax No. 416-392-1330  
E-mail: gcescat@toronto.ca

## **SIGNATURE**

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

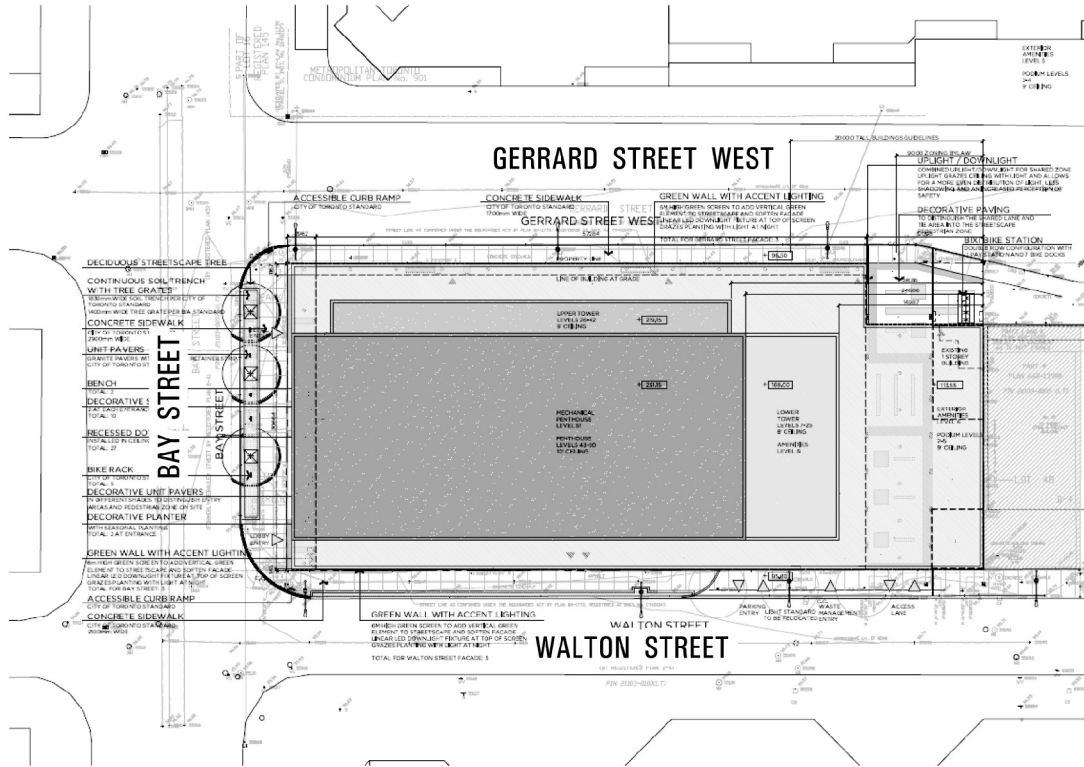
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## **ATTACHMENTS**

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

Applicant's Submitted Drawing

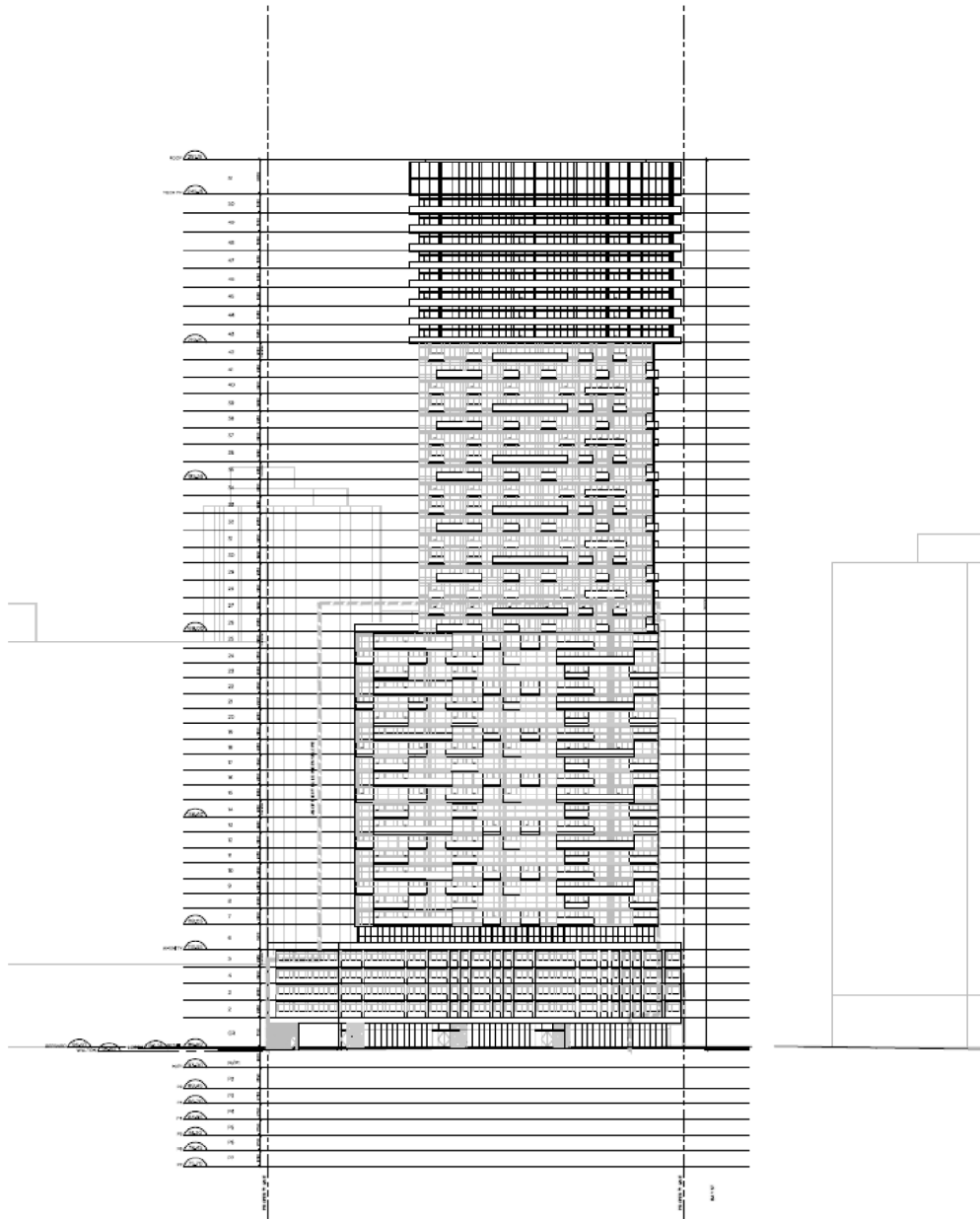
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09/29/11

43, 49 and 51 Gerrard Street West,  
and 695 Bay Street

File # 11\_268259\_02

**Attachment 2: North Elevation**



**North Elevation**

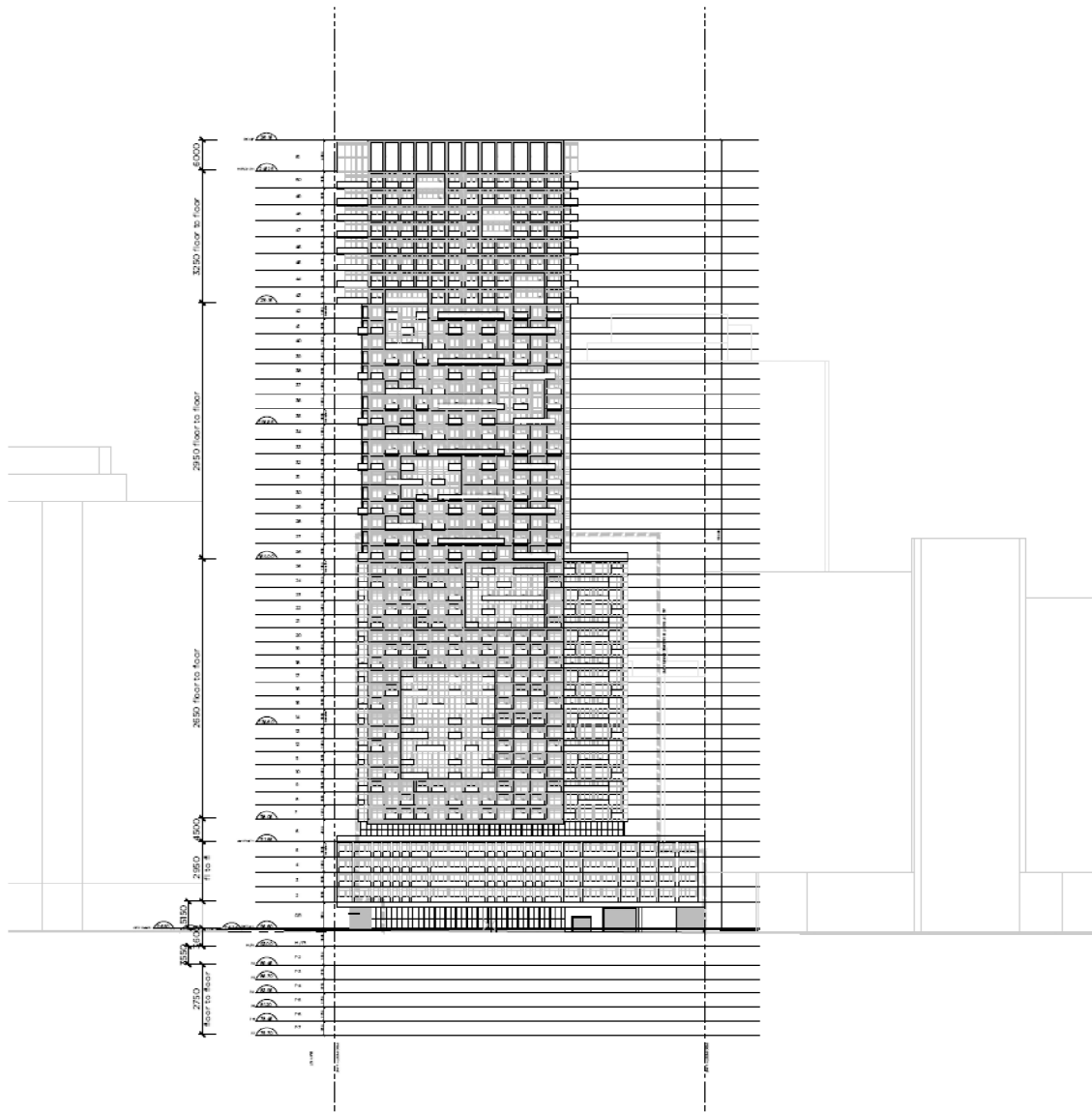
Applicant's Submitted Drawing

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### Attachment 3: South Elevation



### South Elevation

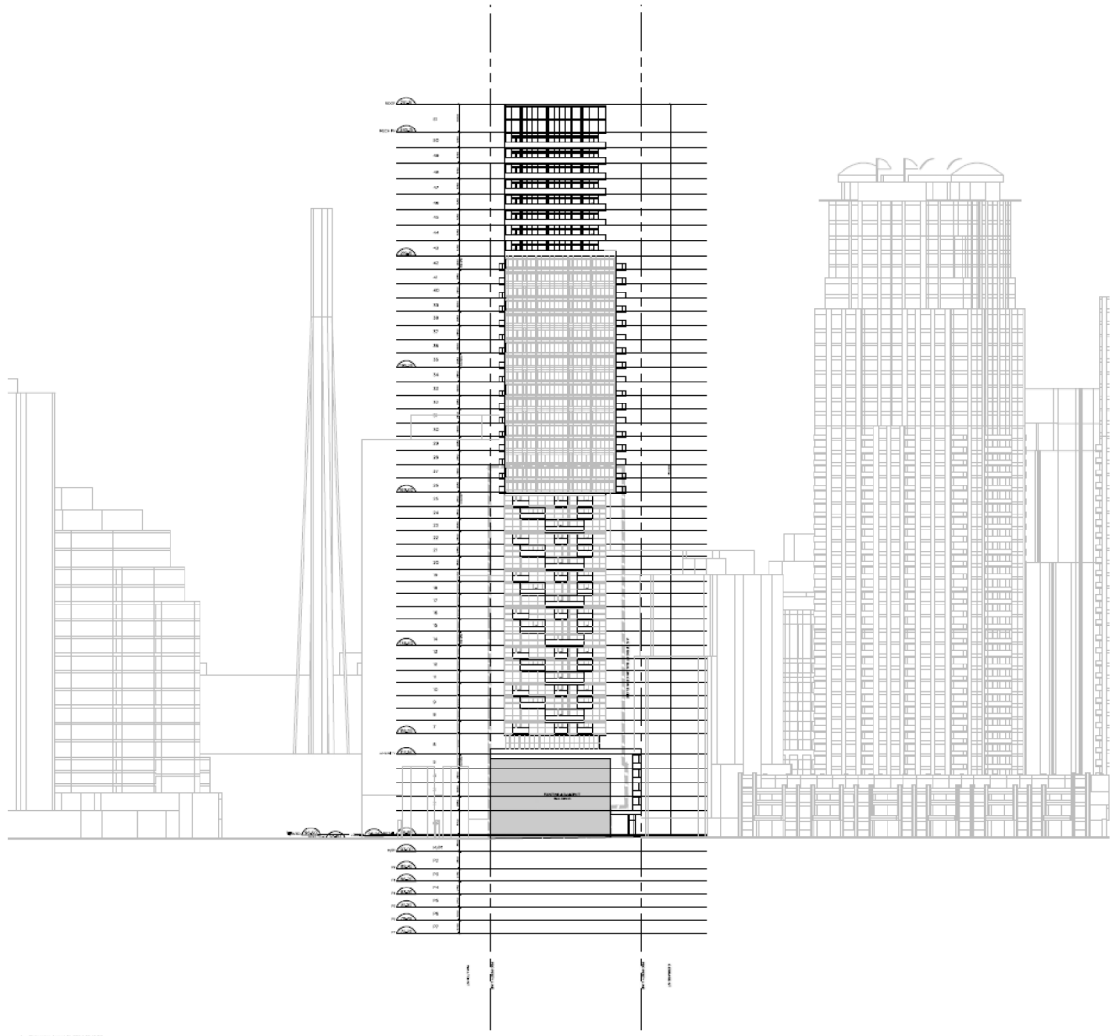
Applicant's Submitted Drawing

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43, 49 and 51 Gerrard Street West,  
and 695 Bay Street

File # 11\_268259\_02

**Attachment 4: East Elevation**



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**East Elevation**

Applicant's Submitted Drawing

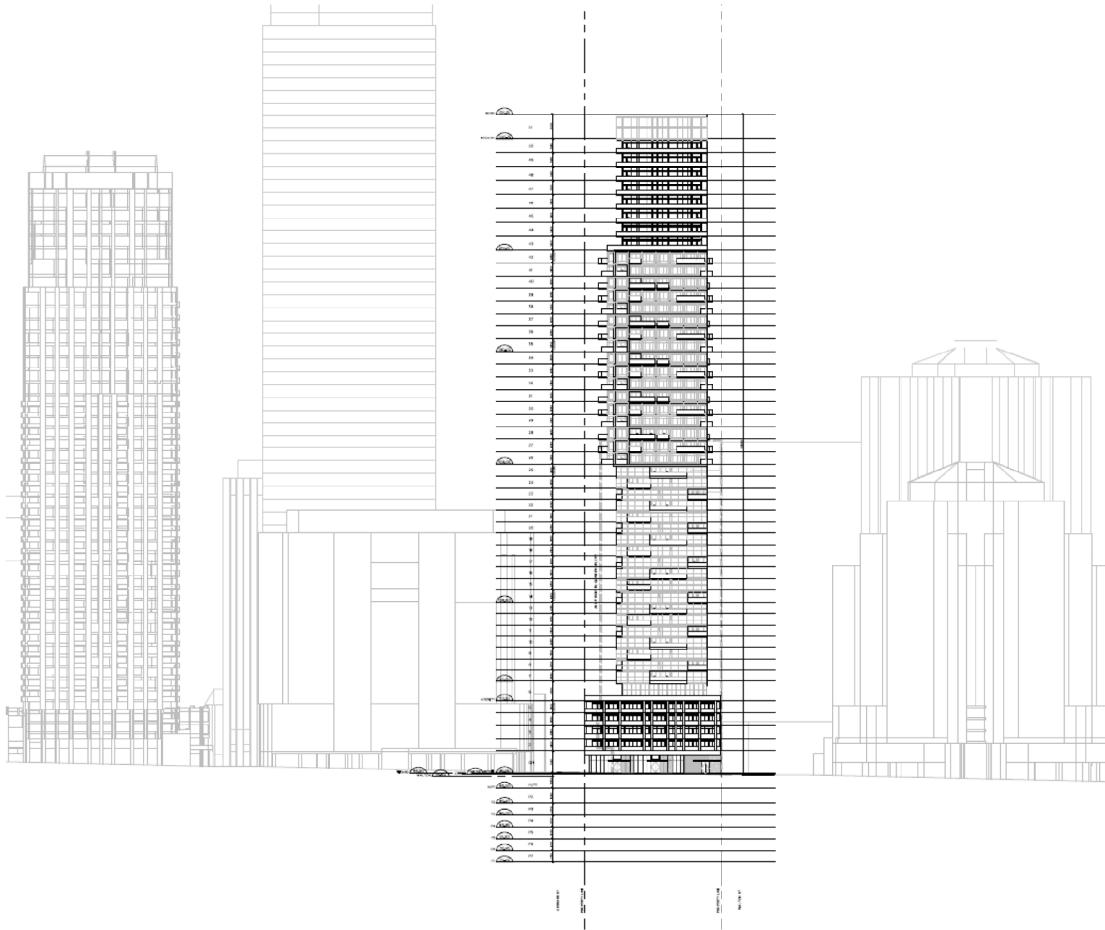
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and 695 Bay Street**

File # 11\_268259\_02

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## Attachment 5: West Elevation



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### West Elevation

Applicant's Submitted Drawing

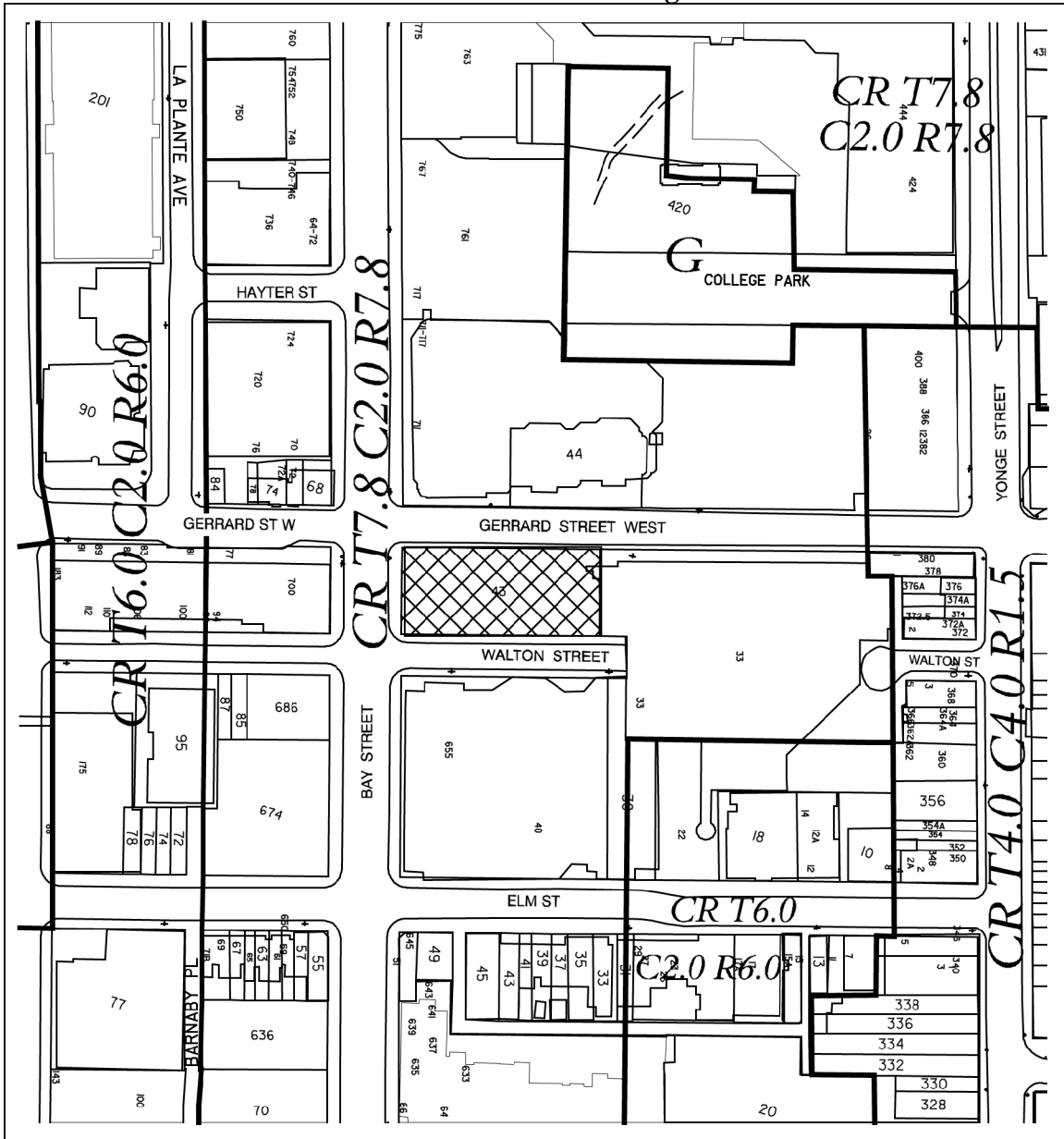
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43, 49 and 51 Gerrard Street West,  
and 695 Bay Street

File # 11\_268259\_02

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Attachment 6: Zoning



43, 49 and 51 Gerrard Street West,  
695 Bay Street  
File # 11\_268259 02

- G Parks District
- CR Mixed-Use District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 09/29/11

**Attachment 7: Application Data Sheet**  
**APPLICATION DATA SHEET**

Application Type	Rezoning	Application Number:	11 268259 STE 27 OZ
Details	Rezoning, Standard	Application Date:	September 2, 2011
Municipal Address:	43, 49 & 51 GERRARD ST WEST AND 695 BAY STREET		
Location Description:	CON 1 FB PT LOTS 9 & 10 PLAN D4 LOTS 41 TO 46 PT LOTS 40 & 47 RP 66R13988 PARTS 6 TO 10 **GRID S2711		
Project Description:	Redevelopment of the current commercial parking lot for the purposes of a new mixed use building 50-storeys in height complete with two levels of commercial space, 640 residential units above complete with 6 levels of below grade parking.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Blake Cassels & Graydon, LLP 199 Bay St., Ste 4000 Toronto, ON, M5L 1A9	Armstrong Hunter & Assoc. 156 Duncan Mill Rd., Ste 6A Toronto, ON, M3B 3N2	Raw Design 317 Adelaide St. W. Unit 405 Toronto, ON, M5V 1P9	Toronto College Park Ltd. 444 Yonge Street Toronto, ON, M5B 2H4

**PLANNING CONTROLS**

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	CR T7.8 C2.0 R7.8	Historical Status:	N
Height Limit (m):	61	Site Plan Control Area:	Y

**PROJECT INFORMATION**

Site Area (sq. m):	2331	Height:	Storeys:	50
Frontage (m):	32		Metres:	149
Depth (m):	72			
Total Ground Floor Area (sq. m):	1037			<b>Total</b>
Total Residential GFA (sq. m):	44011		Parking Spaces:	333
Total Non-Residential GFA (sq. m):	2422		Loading Docks	1
Total GFA (sq. m):	46433			
Lot Coverage Ratio (%):	44.5			
Floor Space Index:	20			

**DWELLING UNITS**

Tenure Type:	Condo
Rooms:	0
Bachelor:	43 (7%)
1 Bedroom:	420 (68%)
2 Bedroom:	152 (25%)
3 + Bedroom:	0
Total Units:	615

**FLOOR AREA BREAKDOWN** (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	44011	0
Retail GFA (sq. m):	2422	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Giulio Cescato, Planner</b>
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