



STAFF REPORT ACTION REQUIRED

Downtown Tall Buildings Project – Further Supplementary Report

Date:	July 10, 2012
To:	City Council
From:	Acting Chief Planner and Executive Director, City Planning Division
Wards:	Ward 28
Reference Number:	Cc12051 (File No. 10 134830 CPS OO TM)

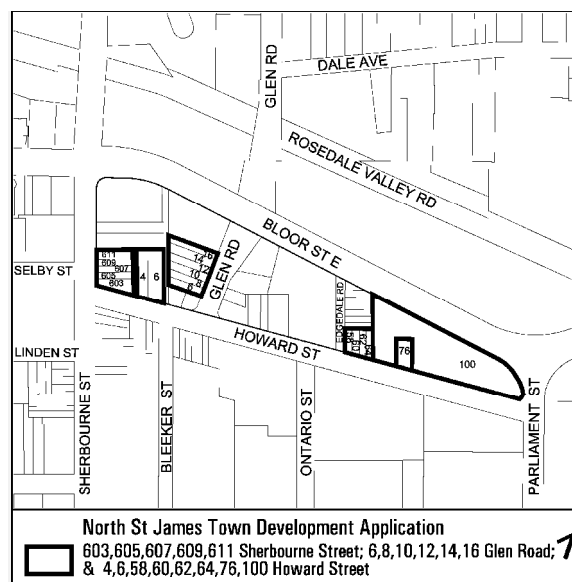
SUMMARY

The purpose of this report is to amend the Downtown Tall Buildings Vision and Performance Standards Design Guidelines – Revised Downtown Vision Height Map to remove the height ranges stated on this Map, for the properties generally bound by Bloor Street East to the north, Howard Street to the south, Sherbourne Street to the west and Parliament Street to the east. These properties are the subject of a site specific application to amend the Official Plan and Zoning Bylaw. The final report on this application will be submitted to Toronto East York Community Council in the fall of 2012 and will address, among other matters, the appropriate heights for this proposal. The local Councillor has been consulted in the preparation of this report.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Downtown Tall Buildings Vision and Performance Standards Design Guidelines, Attachment No. 5 - Revised Downtown Vision Height



Map, of the Downtown Tall Buildings Project – Supplementary Report dated May 25, 2012 from the Director, Community Planning, Toronto and East York District, and the Director, Urban Design, by removing 6, 8, 10, 12, 14 and 16 Glen Road; 4, 6, 58, 60, 62, 64, 76 and 100 Howard Street; and 603, 605, 607, 609, and 611 Sherbourne Street from the Map.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

An application to amend the Official Plan and Zoning By-law was submitted by Aird & Berlis, on behalf of Bloor Parliament Investments Ltd, on August 25, 2010 to permit a mixed use development on the lands known municipally as 6, 8, 10, 12, 14 and 16 Glen Road; 4, 6, 58, 60, 62, 64, 76 and 100 Howard Street; and 603, 605, 607, 609, and 611 Sherbourne Street. The three development blocks comprising this application have a site area of 11,821sq m, with a large 7,172 sq m single block at the east end of the site.

After the initial April 2011 community consultation meeting, a working group was struck to assist City staff in the review of this application and a total of 8 meetings have been held along with a second community consultation meeting. The project has been presented to the City's Design Review Panel on three occasions. Following this consultation process, the applicant will submit revised plans and, subject to further refinements, staff will be preparing a final report in the fall.

Based on the most recent plans presented to the working group on June 25, 2012 and Design Review Panel on May 14, 2012, City Planning staff believe that the revised development proposal is consistent with the intent and spirit of the Downtown Tall Buildings Vision and Performance Standard Guidelines (the Guidelines) but not with specific numerical height maximums applicable to individual properties. Therefore, the Guidelines should be amended to leave the determination of building height to the rezoning process in this specific instance. This segment of Bloor Street East remains as a High Street with the Tower Podium Form typology.

COMMENTS

The Guidelines' height ranges and performance standards are not intended to be applied or interpreted independently of each other. Rather, development applications will be evaluated on how they meet the overall intent of the Guidelines. The Guidelines will evolve over time to reflect new findings or recommendations to allow for the effective review of Downtown tall building development applications.

This proposal is for a multiple building development over a site area of 11,821sq m comprised of numerous properties, with a large single lot of 7,172 sq m. It has been under review since fall 2010 and undergone a master planning process.

Planning staff believe the intent of the Guidelines and its performance standards, including maximum tower floor plate size and separation distances between buildings and between adjacent *Neighbourhoods*, have been generally satisfied. As it may be perceived that there is a conflict between the Guidelines' height range of 15 to 25 storeys proposed for Bloor Street East and the site specific development application with regard to specific tower heights of some buildings, it is recommended that City Council direct staff to amend the Guidelines to leave the determination of building height for this development application, to the site specific rezoning process.

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SIGNATURE

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