

**984, 990 and 1000 Bay Street
Zoning Amendment Application
Preliminary Report**

Date:	December 11, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	11 318491 STE 27 OZ

SUMMARY

An application to amend Site Specific Zoning By-law 1009-2010 has been submitted to permit a 32-storey mixed use residential condominium with 709 square metres of ground floor retail at 984 to 1000 Bay Street.

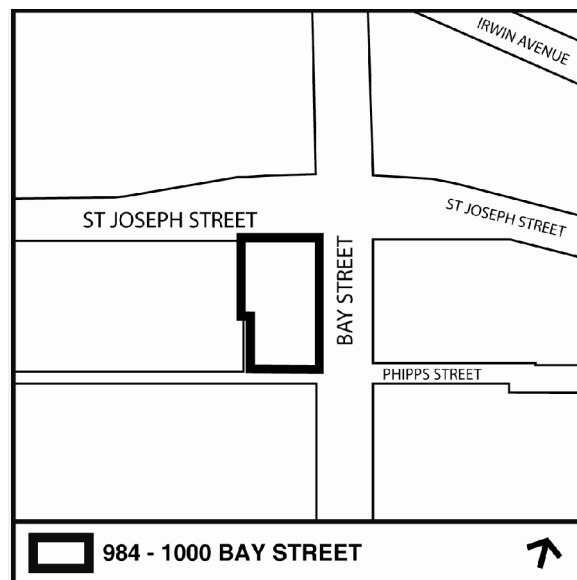
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

The next step is to undertake a community engagement process, which will include an initial open house/community meeting enabling the public to review the applicant's submission, and ask questions of City staff and the applicant.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for lands at 984, 990 and 1000 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; and
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

1000 Bay Street was rezoned in 2010 (Site Specific Zoning By-law 1009-2010) to permit a 32-storey mixed use building including a proposed 13-storey hotel. The By-law permitted a range of heights up to 102 metres and a total gross floor area of 13,400 square metres.

The current owner of 1000 Bay Street, Cresford Developments, has now acquired 990 Bay Street and 984 Bay Street and proposes a comprehensive development which requires the submission of this rezoning application. The purpose of this Zoning By-law Amendment is to permit slight changes to allowable building height and other zoning standards. The overall form and height of the single tower is similar to that approved for 1000 Bay Street and generally reflects the existing zoning permissions.

Please find below a comparison of the previous permissions with the current proposal.

	Total Gross Floor Area	Site Area	On-site Parking	Number of residential units	Indoor Amenity Space (Sq. Metres)	Outdoor Amenity Space (Sq. Metres)	Building Height
Site Specific By-law 1009-2010	13,373 square metres	1,150 square metres	100	99 residential units and 115 hotel units	215 (based on 99 units)	107.49 square metres (based on 99 units)	32 Storeys 102 square metres to top of mechanical
Current Proposal	28,537 square metres	1,988 square metres	192	478 residential units	538 square metres (Based on 478 units)	875 square metres (Based on 478 units)	32 Storeys 104.2 square metres to top of mechanical

Pre-Application Discussions

City Planning staff met with the applicant's team on October 26, 2011 to review preliminary design concepts that included the additional lands of 990 and 984 Bay Street.

In response to these discussions, the design concept evolved to strengthen the relationship between the three main built form components (podium, middle and tower). During the meeting, staff expressed concerns with: massing; adjacency issues; shadowing of the adjacent City Park and 1001 Bay Street; access; outdoor amenity space; the proposed gateway feature along St. Joseph Street; as well as the arrangement of the ground floor uses.

Proposal

Cresford Developments is proposing to construct a 32-storey (99.45 metre plus 4.75 metre high mechanical) mixed use building which includes 478 residential units and 709 square metres of ground floor retail uses at grade. The proposal’s massing consists of the following:

1. Over the entire portion of the lot, a 4-storey, 11.8-metre high podium containing residential units and retail space with a ground floor area of 709 square metres;
2. On the southerly portion of the lot, the residential condominium building rises 14-storeys, 44.80 metres over the existing 984 and 990 Bay Street buildings (floors 5 to 14) with a 1305 square metre floor plate; and
3. On the northerly portion of the lot, the residential condominium building rises 32-storeys, 99.45 metres (plus 4.75 metre high mechanical) with a 637.4 square metre floor plate adjacent to Bay Street.

The podium and floors 1 through 14 would occupy the majority of the lot. The residential tower from floors 15 to 32 will occupy the northern portion of the site. The following setbacks and stepbacks are proposed for this development.

	Setback	Stepback to the tower
South side	Zero – on lot line	0.9 metres to the tower
North side	5.4 metres to the podium	1.6 metres to the tower
East side	Zero – on lot line	4.5 metres to the tower
West side	2.4 metres to the podium	2.6 metres to tower (5 metres in total to lot line)

The applicant proposes to have 478 residential units. The unit mix proposed for the residential condominium is 141 studio units (29%), 249 one-bedroom units (52%), 75 two-bedroom units (16%) and 13 three-bedroom units (3%).

The applicant proposes to locate the residential condominium portion on the northerly side of the lot in order to reduce shadowing and impact on St. Michael’s College (University of Toronto) and on St. Basil’s church and the existing open space (future city park) just north of this site.

A total of 709 square metres of gross floor area is proposed for the grade-related retail and service commercial space on the ground floor along Bay Street. The floor-to-ceiling height on the ground floor would be 5.9 metres.

The applicant proposes no colonnades or canopy's on Bay Street or St. Joseph Street frontage.

Indoor and outdoor amenity space for the residential condominium is provided on the 15th floor, including an outdoor pool, meeting rooms and residential condominium management offices. A total of 538 square metres of indoor amenity space and 875 square metres of outdoor amenity space is proposed for the residential condominium.

The proposal provides a total of 192 parking spaces in a four-level underground garage including 26 spaces for visitors. The proposal also provides 297 bicycle parking spaces on four levels below grade.

The existing private and public laneway located on the western edge of the property will provide direct vehicle and loading access into the underground parking garage and entry into the condominiums. Pedestrian access into the residential condominium will be provided from the existing laneway and along St. Joseph Street and Bay Street. One loading type "G" space is proposed on the ground floor.

Overall the proposal has a gross floor area of 28,537 square metres with a density of 14.3 times the area of the lot. The Application Data Sheet in Attachment 4 provides additional information on the proposal.

Site and Surrounding Area

The development site is located on the southwest corner of Bay Street and St. Joseph Street. The land is currently being used as a commercial parking lot (1000 Bay Street) a restaurant with office above (990 Bay Street) and a seven-storey office building (984 Bay Street). Within the St. Joseph Street right-of-way the owner has permission for seven commercial parking spaces.

Within the immediate context, the following uses surround the site:

North: St. Joseph Street and beyond is St. Basil's Church and further north is an approved 55-storey and 45-storey residential towers; a public park is proposed at the northwest corner of Bay Street and St. Joseph Street and further west is the 5 storey Sorbana Hall Student Residence of St. Michael's College, University of Toronto;

South: abutting the site is an east/west public laneway which will be used to access the proposed development. Further south is a 17-storey office building (northeast corner of Bay Street and Wellesley Street West – 56 Wellesley Street West);

East: across Bay Street on the northeast corner of Bay Street and St. Joseph Street is a 28-storey (80.9 metres high) residential condominium building (44 St. Joseph and 1033 Bay Street), on the southeast corner is a 35-storey (104.9 metre high)

residential building (1001 Bay Street), further south is Sutton Place Hotel with 32 stories (100 metres high); and

West: abutting the site is a four-storey St. Michael's College, University of Toronto, Faculty of Theology 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 Official Plan places the site within the Downtown and Central Waterfront on Map 2 "Urban Structure". The site is designated "Mixed Use Area" on Map 18 – Land Use Plan in the Official Plan. This designation permits a range of residential, commercial and institutional uses. The Plan includes criteria that directs the form and quality of development in this land use designation. The criteria state that: new buildings provide a transition between areas of different intensity and scale, including a stepping down of heights towards lower scale neighbourhood; shadow impacts be minimized; and an attractive, safe and comfortable pedestrian environment be provided.

The property is also located adjacent to the University of Toronto Secondary Plan. The wide St. Joseph Street right-of-way abutting the north limit of the property is designated Parks and Open Space on Map 20-3 within this Secondary Plan (See Attachment 5). The southwest corner of St. Joseph Street and Bay Street is shown as an existing or potential gateway entrance to the University.

The City's Design Criteria for Review of Tall Buildings Proposals outlines built form principles that are applied to the location and design of such buildings. The criteria seeks to reduce impacts with the adjacent development and encourage excellence in design.

Compliance with these and other relevant policies of the new Official Plan including the environment and transportation will be addressed in Staff's Final Report.

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

The City's Design Criteria for Review of Tall Building Proposals study is also available on the City's website at: www.toronto.ca/planning/urbdesign/index.htm.

Zoning

The site is currently under Site Specific Zoning Bylaw 1009-2010. As noted above, the Site Specific Bylaw permits 13,400 square metres of residential and non-residential gross floor area, 102 metres in height, 100 parking spaces and 116 bicycle parking spaces. The site has a total density permission limit of 11.6 times the lot area. Attachment 3 provides an excerpt of the zoning map for the site and immediate area.

Site Plan Control

The proposed development is subject to Site Plan Approval. An application for site plan approval has not yet been submitted.

Reasons for the Application

The proposal's 104.2 metre height (including mechanical) and 14.3 times density exceeds the height and density permissions set out in the Site Specific Zoning By-law 1009-2010. The area of the Site Specific By-law has also been changed. Additional areas of non-compliance with the Site Specific Zoning By-law will be assessed as the review of the application advances.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report, Bousfields, November 2011
- Wind Analysis, Gradient Microclimate Engineering Inc., November 28, 2010
- Functional Servicing, Al Underhill & Associates, November 14, 2011
- Site Servicing, Al Underhill & Associates, November 14, 2011
- Stormwater Management Report, Al Underhill & Associates, November 14, 2011
- Traffic Impact Study, Cole Engineering Group Limited, November 2011
- Stage 1 Archaeological Resource Assessment, November 2011
- Sun Shadow Study, Architects Alliance, November 2011
- Arborist Report, Ontario Tree Care, October/November 2011
- Toronto Green Development Standard Checklist, November 2011

A notice of complete application was issued on December 1, 2011.

Issues to be Resolved

The following issues, as well as any other issues that may be identified by staff and the public, will need to be address by the applicant and reviewed:

- a. appropriateness of the proposal's scale, massing and compatibility and interface with St. Basil's Church, the proposed city park to the north, the St. Michael's College campus and surrounding mixed use context;
- b. appropriate separation distances, setback and stepbacks of the residential building and mitigation of physical and visual impacts on the surrounding buildings, open space, and uses including, but not limited to light, privacy, shadow, skyview, weather and wind protection;
- c. servicing components on the ground floor of the building and their relationship to the streetscape and the pedestrian realm surrounding the site;
- d. assessment of pedestrian and vehicular access to and movement on and through the site;
- e. location and suitability of the proposed amenity space;
- f. suitability of the proposed unit sizes and mix of unit types;
- g. bicycle parking and a bike share program given the site's proximity to the Wellesley Street bike lanes and Bay Street Urban Clearway;
- h. community benefits under Section 37 of the *Planning Act*; and
- i. implementation of the gateway entrance to the University of Toronto at the intersection of St. Joseph Street and Bay Street.

The application has been circulated to City Divisions for review.

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

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Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan/Subdivision Plan

Attachment 2a: East Elevation

Attachment 2b: North Elevation

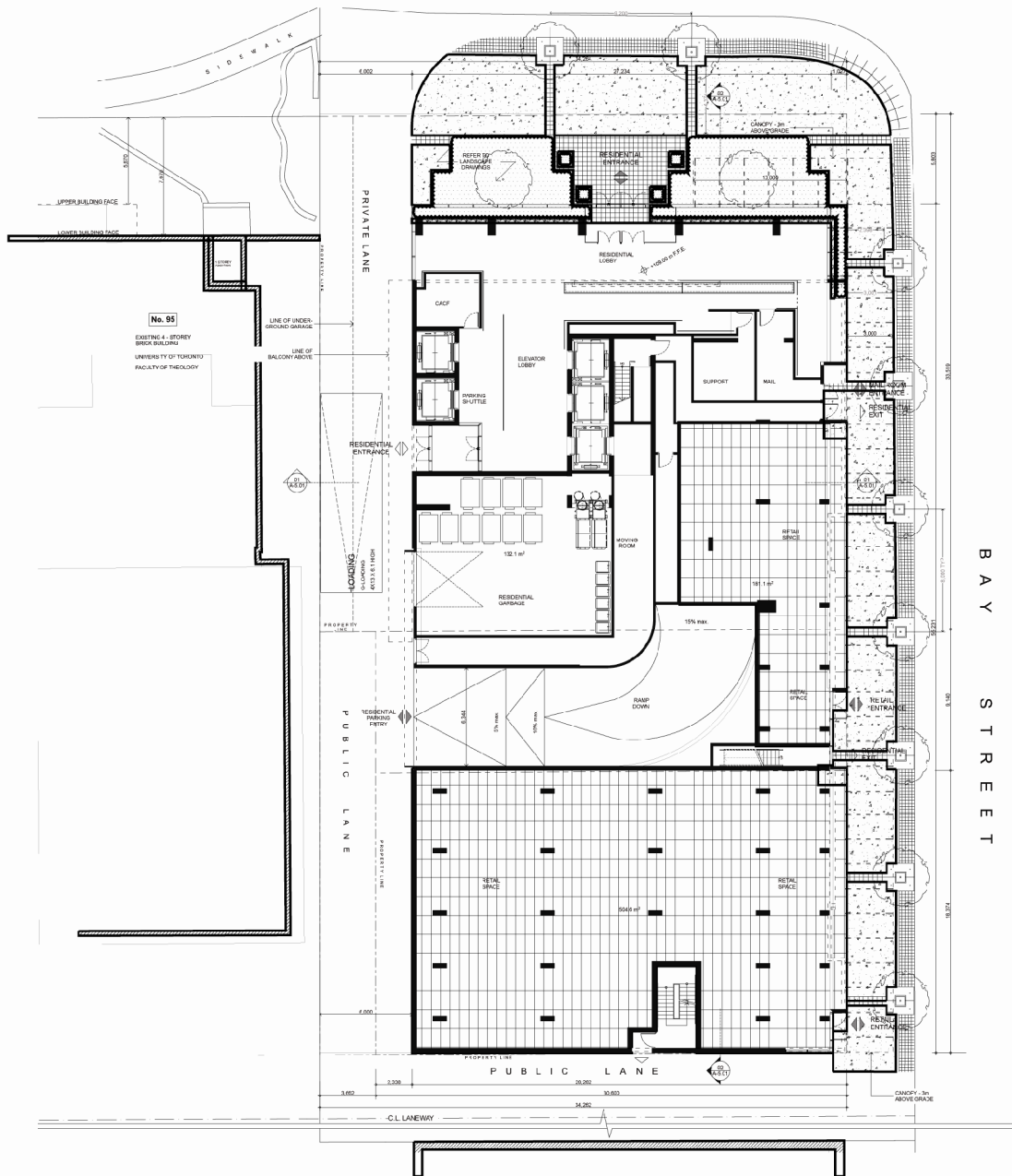
Attachment 2c: West Elevation

Attachment 2d: South Elevation

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site \ Ground Floor Plan

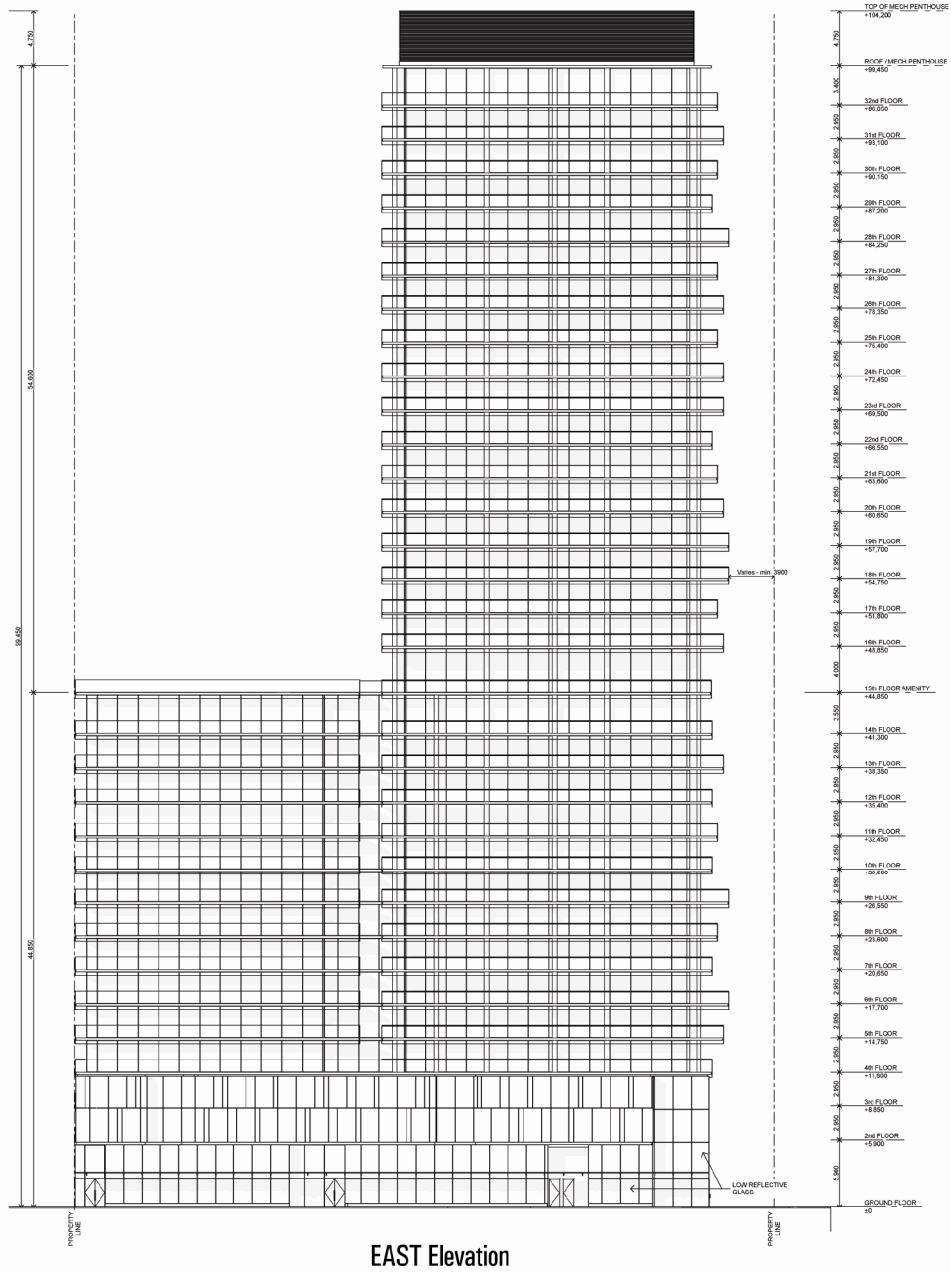
984 - 1000 Bay Street

Applicant's Submitted Drawing

Not to Scale 

File # 11_318491

Attachment 2a: East Elevation



Elevations

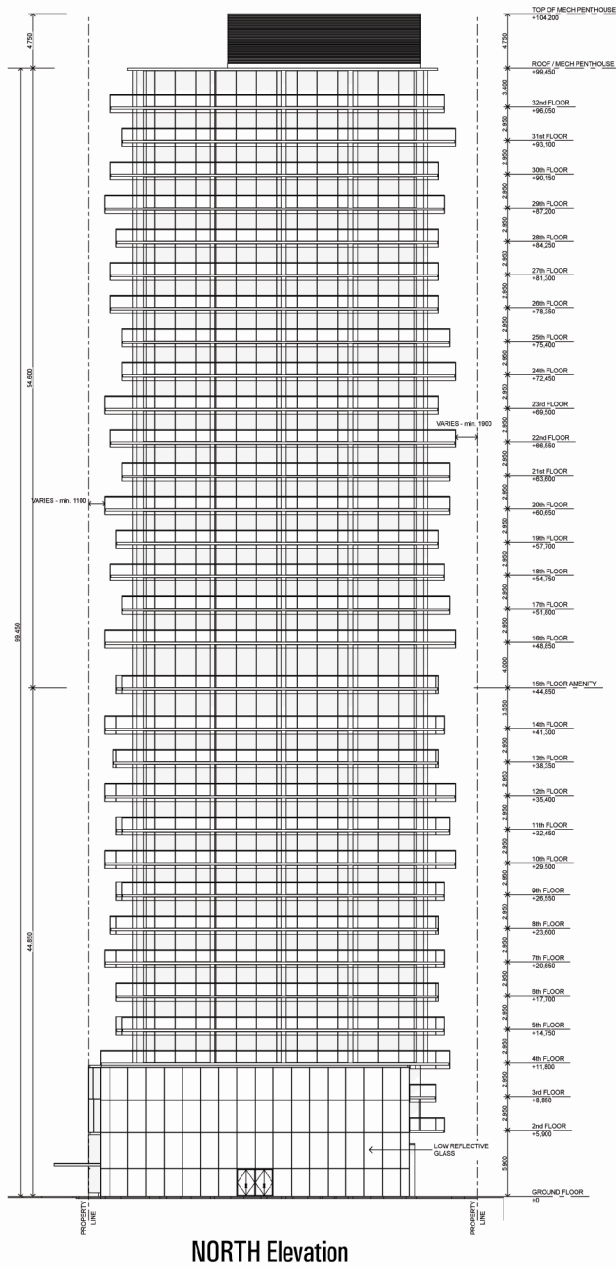
Applicant's Submitted Drawing

Not to Scale
12/01/2011

984 - 1000 Bay Street

File # 11_318491

Attachment 2b: North Elevation



Elevations

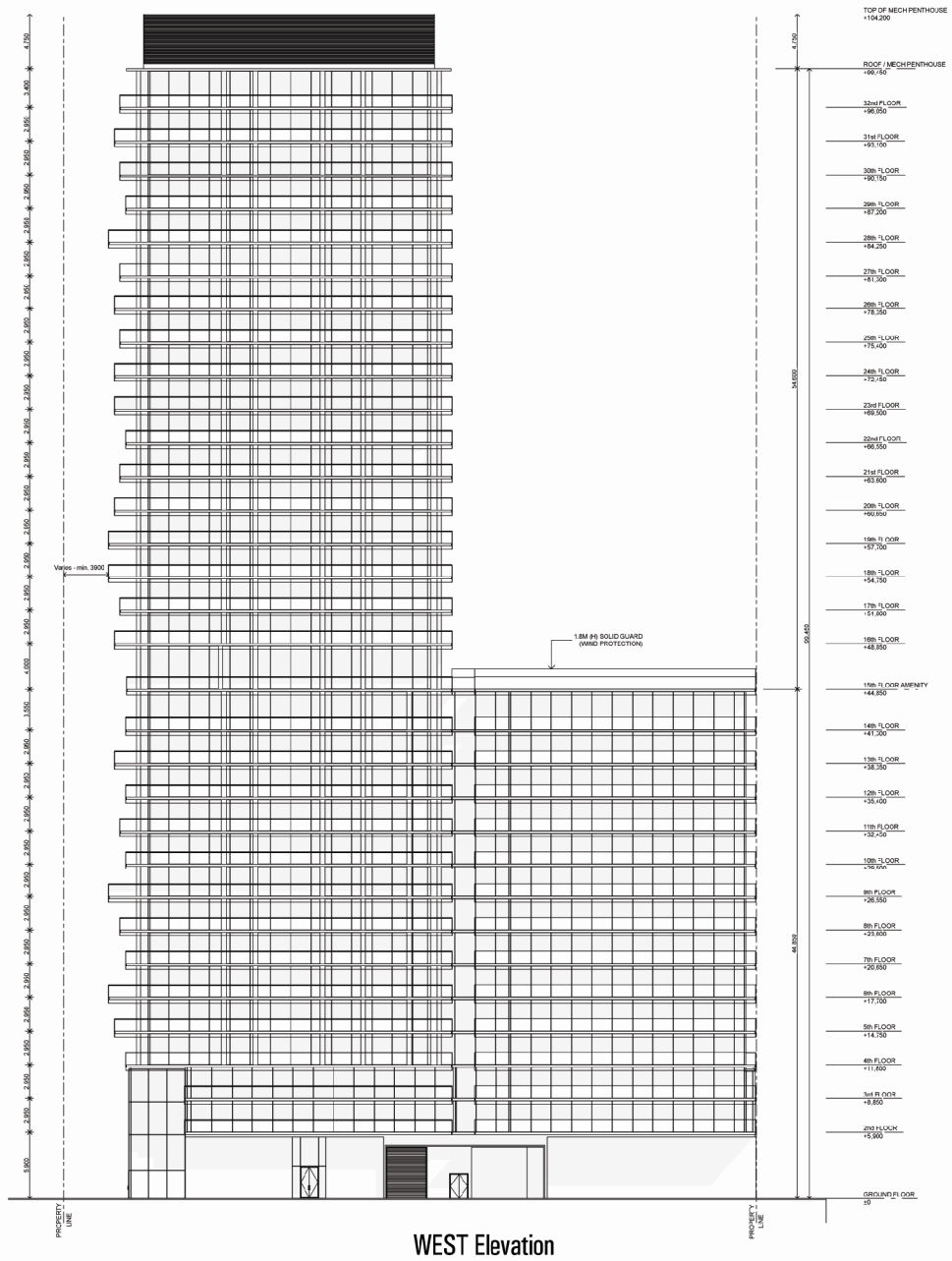
Applicant's Submitted Drawing

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12/01/2011

984 - 1000 Bay Street

File # 11_318491

Attachment 2c: West Elevation



Elevations

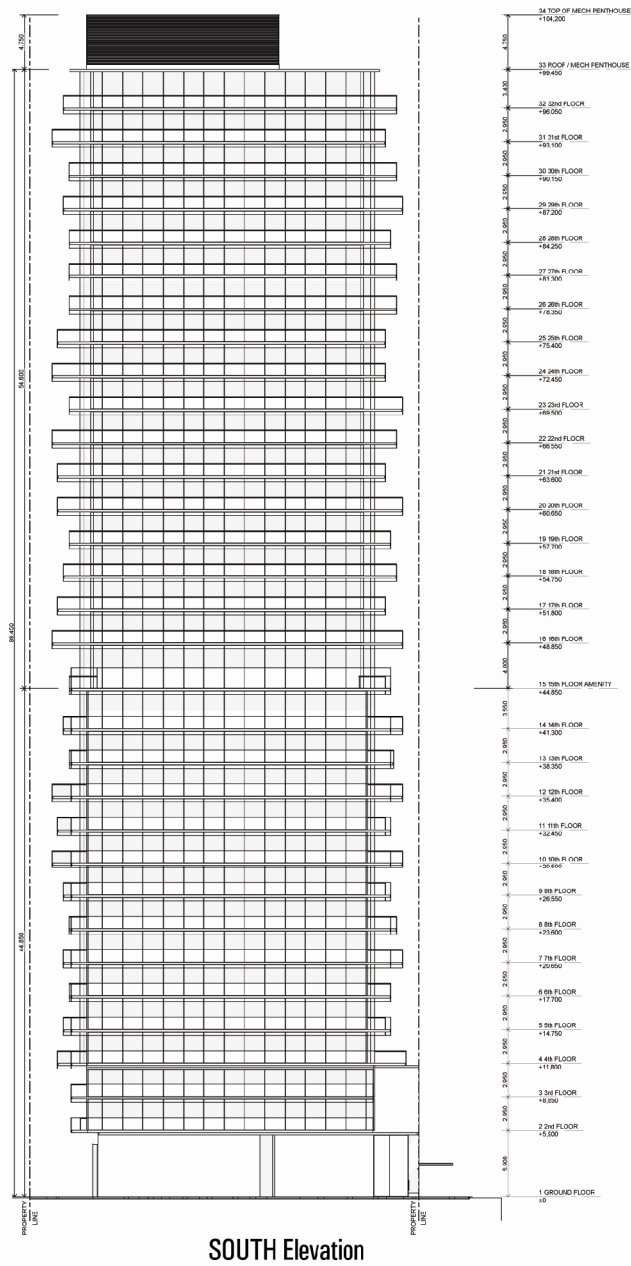
Applicant's Submitted Drawing

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984 - 1000 Bay Street

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Attachment 2d: South Elevation



Elevations

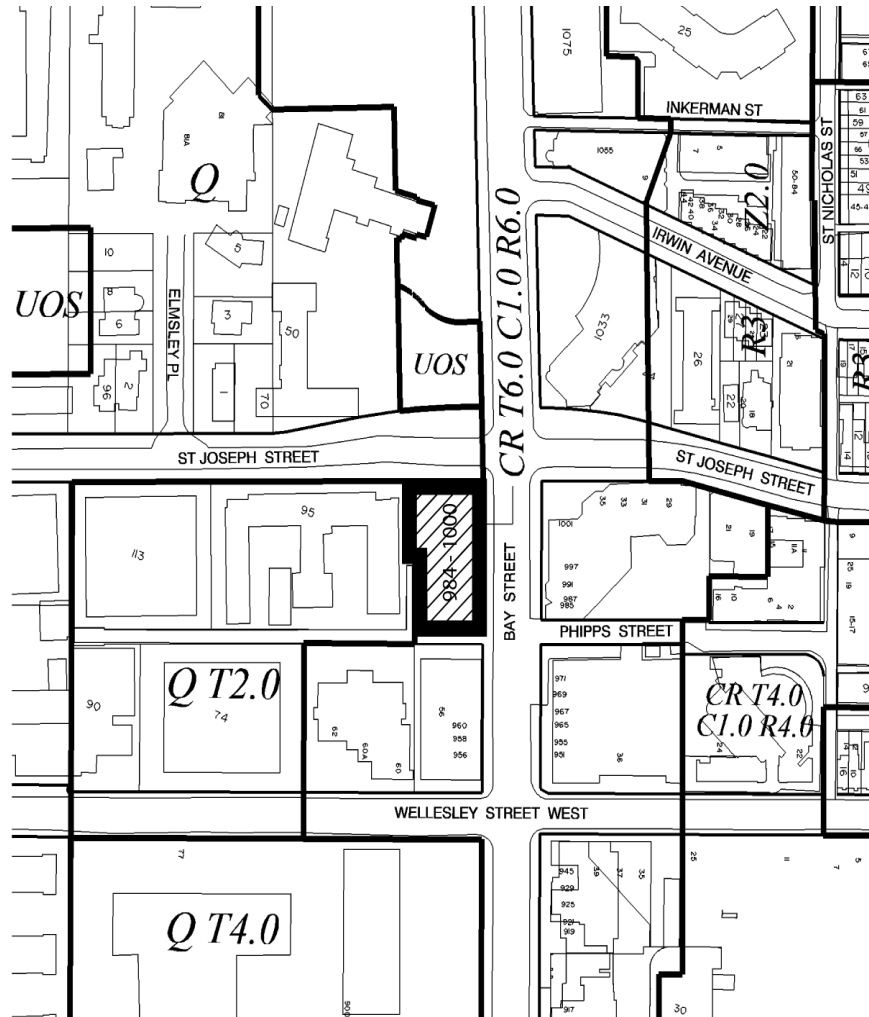
Applicant's Submitted Drawing

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12/01/2011

984 - 1000 Bay Street

File # 11_318491

Attachment 3: Zoning



TORONTO City Planning
Zoning

984 - 1000 Bay Street

File # 11_318491_0Z

- R3 Residential District
- CR Mixed Use District
- Q Mixed Use District
- UOS Parks District



Not to Scale
 Zoning By-law 438-86 as amended
 Extracted 12/01/2011

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	11 318491 STE 27 OZ
Details	Rezoning, Standard	Application Date:	November 30, 2011
Municipal Address:	984, 990 and 1000 BAY STREET		
Location Description:	PLAN 891 PT LOTS F & G **GRID S2707		
Project Description:	Rezoning to permit the redevelopment of the lands for the purposes of a new mixed use building, thirty-two stories in height complete with ground floor retail, four hundred and seventy eight dwelling units and 192 parking spaces located in a below grade parking facility.		

Applicant:	Agent:	Architect:	Owner:
Cresford Developments 170 Merton Street Toronto ON M4S 1A1	Cresford Developments 170 Merton Street Toronto ON M4S 1A1	Architects Alliance 205-317 Adelaide Street West Toronto, ON M5V 1P9	1000Bay Street Limited C/O Cresford Developments 170 Metron Street Toronto, ON M4S 1A1

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	1009-2010
Zoning:	T6.0 C1.0 R6.0	Historical Status:	No
Height Limit (m):	46	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	1988.7	Height: Storeys:	32
Frontage (m):	61.03	Metres:	99.45 (104.2 to top of mechanical)
Depth (m):	34.26		
Total Ground Floor Area (sq. m):	1548.8		Total
Total Residential GFA (sq. m):	27,828	Parking Spaces:	192
Total Non-Residential GFA (sq. m):	709	Loading Docks	1
Total GFA (sq. m):	28,537		
Lot Coverage Ratio (%):	77.8		
Floor Space Index:	14.34		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	27,828	0
Bachelor:	141	Retail GFA (sq. m):	709	0
1 Bedroom:	249	Office GFA (sq. m):	0	0
2 Bedroom:	75	Industrial GFA (sq. m):	0	0
3 + Bedroom:	13	Institutional/Other GFA (sq. m):	0	0
Total Units:	478			

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