



STAFF REPORT ACTION REQUIRED

620 Church Street - Zoning Amendment Application - Preliminary Report

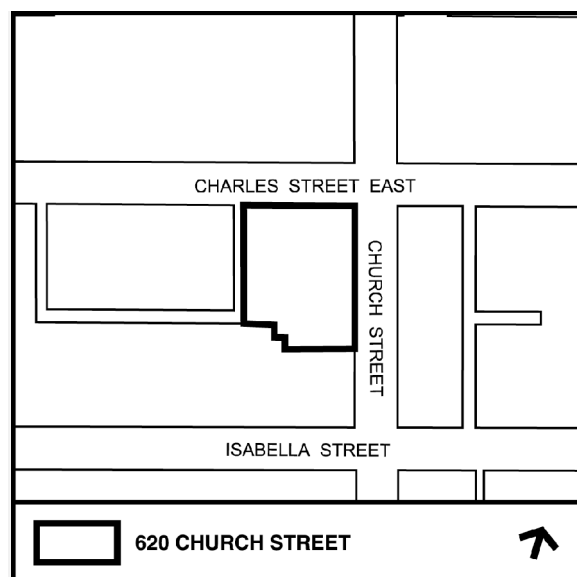
Date:	January 20, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	11 330270 STE 27 OZ

SUMMARY

The applicant is proposing to construct two, 3-storey walk-up residential condominium apartment buildings containing 43 residential condominium units including 37 one-bedroom units and six two-bedroom units. The buildings are proposed along part of the Church Street frontage and the south and west portions of the property. There is currently a 26-storey apartment hotel (Town Inn Suites) on the property which will remain. The proposal includes the demolition of the existing 1-storey podium on the south side of the tower which currently houses a private swimming pool used by hotel guests. No new automobile parking is proposed. Parking for the new units will be available in the existing underground parking garage at 620 Church 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.

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 the first quarter of 2012. A final report is anticipated by the third quarter of 2012.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 620 Church 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

The existing 26-storey building on the site currently operates as an apartment hotel. In 1991, the applicant received draft approval to convert the apartment hotel units into residential condominium units. As was typical at the time, the draft approval did not contain a condition that required the applicant to fulfill the draft conditions within a prescribed time period. Though the conditions were never fulfilled, the approval to convert the apartment hotel into residential condominium units remained valid subject to the conditions of draft approval. In November, 2011 the owner of the subject property submitted additional information to the City in an effort to update and fulfill the conditions of the original draft approval. The condominium application is for the same property as the rezoning and site plan applications but relates only to the tower and does not involve any of the proposed buildings. This condominium application is being reviewed under the file number 11 311736 STE 27 CD. A separate condominium application will be submitted for the new buildings if they are approved.

Pre-Application Consultation

Two pre-application consultation meetings were held with the applicant on September 13th 2011 and October 17th, 2011 to discuss complete application submission requirements and to review preliminary plans. Staff expressed concerns with the proposal including the absence of retail uses along Church Street, lack of three-bedroom units, units over the pedestrian entrance on Church Street, coordinating building massing to respect the surrounding existing and approved buildings, solid waste storage and pick-up and conformity with Crime Prevention through Environmental Design (CPTED) principles.

ISSUE BACKGROUND

Proposal

The applicant is proposing to construct two, 3-storey walk-up residential condominium apartment buildings. The buildings are proposed along part of the Church Street frontage and the south and west portions of the property. There is currently a 26-storey apartment hotel (Town Inn Suites) on the property which will remain. The proposal includes the demolition of the existing 1-storey podium on

the south side of the tower in order to redevelop this portion of the site. The podium currently houses a private swimming pool used by hotel guests.

The proposed buildings contain 43 residential condominium dwelling units including 37 one-bedroom units and six two-bedroom units. The existing 26-storey apartment hotel contains 201 units including 151 one-bedroom units and 50 two-bedroom units.

There are currently 163 parking spaces available in two levels of underground parking on site. There is no distinction between residential and visitor parking as the property is used as a hotel and the current parking utilization rate is below 40 percent. The applicant is proposing the residents of the new units use the existing surplus parking available in the underground garage. No new parking is proposed. There is one existing loading space located at ground level at the west side of the property which is proposed to be used for the new development as well as the existing 26-storey apartment hotel.

The applicant is proposing 29 bicycle parking spaces, 20 for residents and nine for visitors. Bicycle parking for residents is proposed to be located on the P2 level of the underground parking structure. Nine visitor bicycle parking spaces are proposed to be located at grade. There are currently no bicycle parking spaces provided at the existing 26-storey apartment hotel.

There is approximately 530 square metres of indoor amenity space in the existing building. In order to accommodate the new development the applicant is proposing to remove the indoor swimming pool which accounts for approximately 493 square metres of the indoor amenity space. There is currently 127 square metres of outdoor amenity space as part of the deck at the south end of the pool. This is also proposed to be removed as it is part of the structure that houses the pool. The amount of landscape open space currently on the site is 1,450 square metres and is proposed to be increased to 1,630 square metres partially as a result of reclaiming area that is currently paved.

The applicant is proposing 1,011 square metres of outdoor amenity space for the new buildings consisting of rooftop amenity areas and balcony space. The applicant is not proposing any indoor amenity space.

The existing sidewalk width along Church Street is three metres. There is a more generous right-of-way along Charles Street East of six metres adjacent to the site. The applicant is proposing additional landscaping within these six metres along Charles Street East and on the portion of their property adjacent to Charles Street East. There is no new retail space or pedestrian weather protection proposed along Church Street.

Pedestrians are proposed to access the site from Church Street through a 1-storey walkway through the new building. Access to the site from Charles Street East would be from outdoor walkways connecting to the sidewalk. Residential units on the ground floor would have direct pedestrian access. Access to second and third floor units is proposed from a shared stairwell.

Site and Surrounding Area

The subject property is flat and rectangular shaped with the exception of the south property line which jogs at the southwest corner of the property. It is located on the southwest corner of Church Street and Charles Street East with approximate dimensions of 68 metres along Church Street and 52 metres along Charles Street East.

There is currently a 26-storey apartment hotel (Town Inn Suites) located on the northeast portion of the site with a 493 square metre, 1-storey podium feature on the south side of the building that houses an indoor swimming pool for the use of hotel guests. There is a two level underground parking garage below the site. The second level of the underground parking garage occupies the entire site. The first level of the underground parking garage occupies most of the site with the exception of the northeast corner where there is a 701 square metre underground restaurant (Onoir). The steps leading to the restaurant are located at the northeast corner of the site adjacent to the Church Street sidewalk.

Surrounding Area

North: a 2.5-storey residential apartment building;

South: a 26-storey residential rental apartment building. A rezoning application for the site was approved by Toronto and East York Community Council on January 10, 2012 permitting a 23-storey, 211 unit addition to the existing residential rental apartment building (file # 10-268121 STE 27 OZ);

East: 2 and 2.5-storey row houses, a 16-storey commercial building with retail at grade; and

West: an unnamed public laneway, a 3-storey residential apartment building beyond the laneway.

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 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: provide a transition between areas of different development intensity and scale through means such as providing appropriate setbacks and/or stepping down of height, particularly toward lower scale neighbourhoods; 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 recognizes 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) and Healthy Neighbourhoods (Section 2.3.1) (www.toronto.ca/planning/official_plan/introduction.htm).

Zoning

The subject property was rezoned in September 1968 through site specific Zoning By-law 242-68 to permit the use of an apartment hotel and an apartment building. The zoning by-law applied to a larger parcel which included 66 Isabella Street as they were one lot at the time. In 1986, comprehensive Zoning By-law 438-86 was adopted for the City and it rezoned the subject property to a R3 Z2.5 zone with a 30 metres height limit but provisions in 438-86 indicate that By-law 242-68 prevails. In 1988, an exception was made to the comprehensive zoning by-law to allow commercial buildings in R3 zones in the Central Area and therefore an apartment hotel would be a permitted use under that provision as well. The current R3 zone permits an apartment building.

Site Plan Control

The proposed development is subject to site plan control. An application for site plan control has been submitted and is under review by City staff (file # 11330262 STE 27 SA).

Tree Preservation

There are a total of 11 trees on this site subject to the City's Private Tree By-law or Public Street Tree By-law. Nine of these trees must be removed in order to accommodate the proposed development. The applicant has submitted an arborist report and a tree preservation plan which will be reviewed by Urban Forestry staff. The applicant is proposing two new street trees on Charles Street East and no new street trees on Church Street.

Reasons for the Application

A zoning by-law amendment application is required to increase the permitted density from 4.7 times the site area to 5.6 times the site area to permit the proposed addition.

Other significant amendments to the zoning by-law include: an increase the maximum number of permitted residential units; increase the maximum allowable residential gross floor area; reduction in the required parking supply on site; and a reduction in the required amount of landscape open space.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rational;
- Arborist Report / Tree Preservation Plan;
- Toronto Green Standards Checklist;
- Noise and Parking Garage Vibration Feasibility Study;
- Parking and Loading Study;
- Municipal Servicing Report; and
- Stormwater Management Report.

A Notice of Complete Application was issued on January 20, 2012.

Issues to be Resolved

Prior to presenting a Final Report to Toronto and East York Community Council, the following issues, as well as any others identified by staff and the public must be reviewed and addressed:

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, housing and height and/or density incentives;
3. built form and massing issues including, but not limited to: setbacks, privacy and pedestrian realm weather protection;
4. facing distance and condition between the proposed development and the existing 26-storey hotel apartment tower;
5. conformity with Crime Prevention Through Environmental Design (CPTED) principles;

6. lack of proposed retail uses along the Church Street frontage;
7. appropriateness of residential units (building massing) over the Church Street pedestrian access to this site;
8. lack of on site open space;
9. width of pedestrian walkways;
10. solid waste storage and pick-up;
11. lack of three-bedroom (family size) units; and
12. preservation of trees on and adjacent to the site and replacement of trees to be removed.

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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SIGNATURE

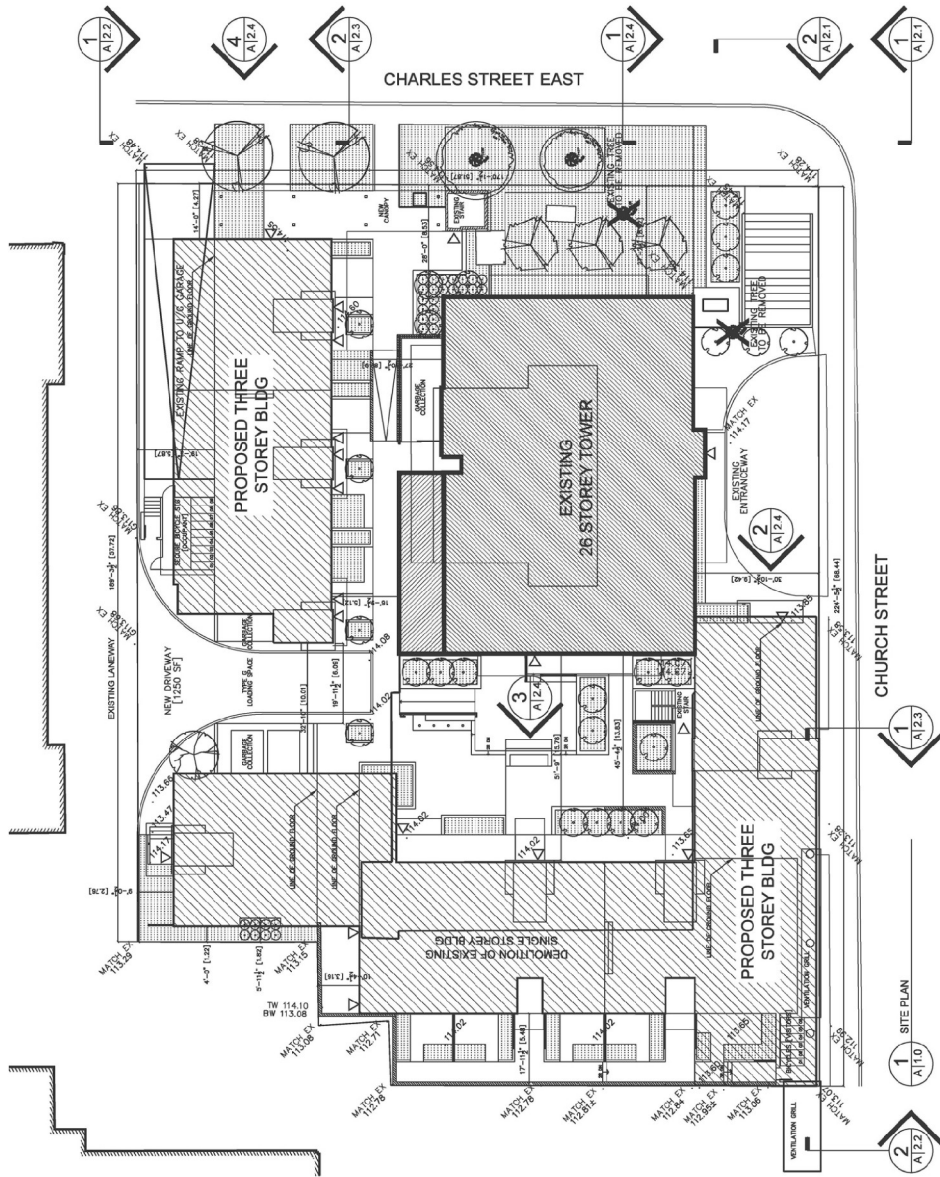
Gregg Lintern, Director, MCIP, RPP
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2a: East and North Elevation
Attachment 2b: West and South Elevation
Attachment 2c: Courtyard Elevations
Attachment 2d: Courtyard Elevation
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1: Site Plan

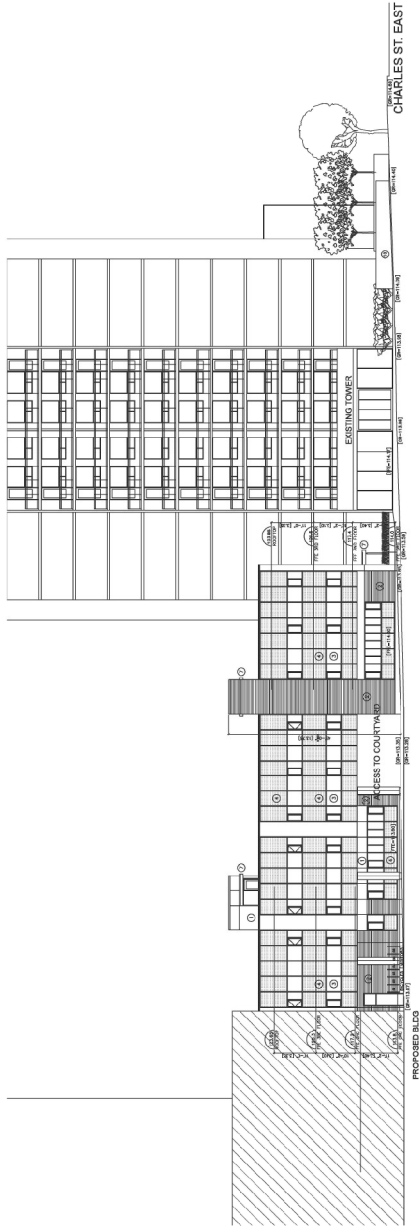


620 Church Street

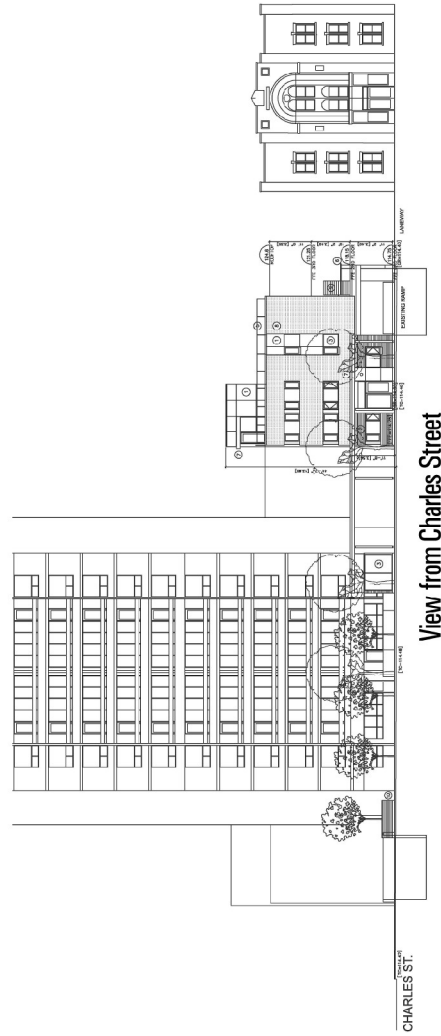
Site Plan
 Applicant's Submitted Drawing
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 MO/DA/2012

File # 11 330270 02

Attachment 2a: East and North Elevations



View from Church Street



View from Charles Street

Elevations

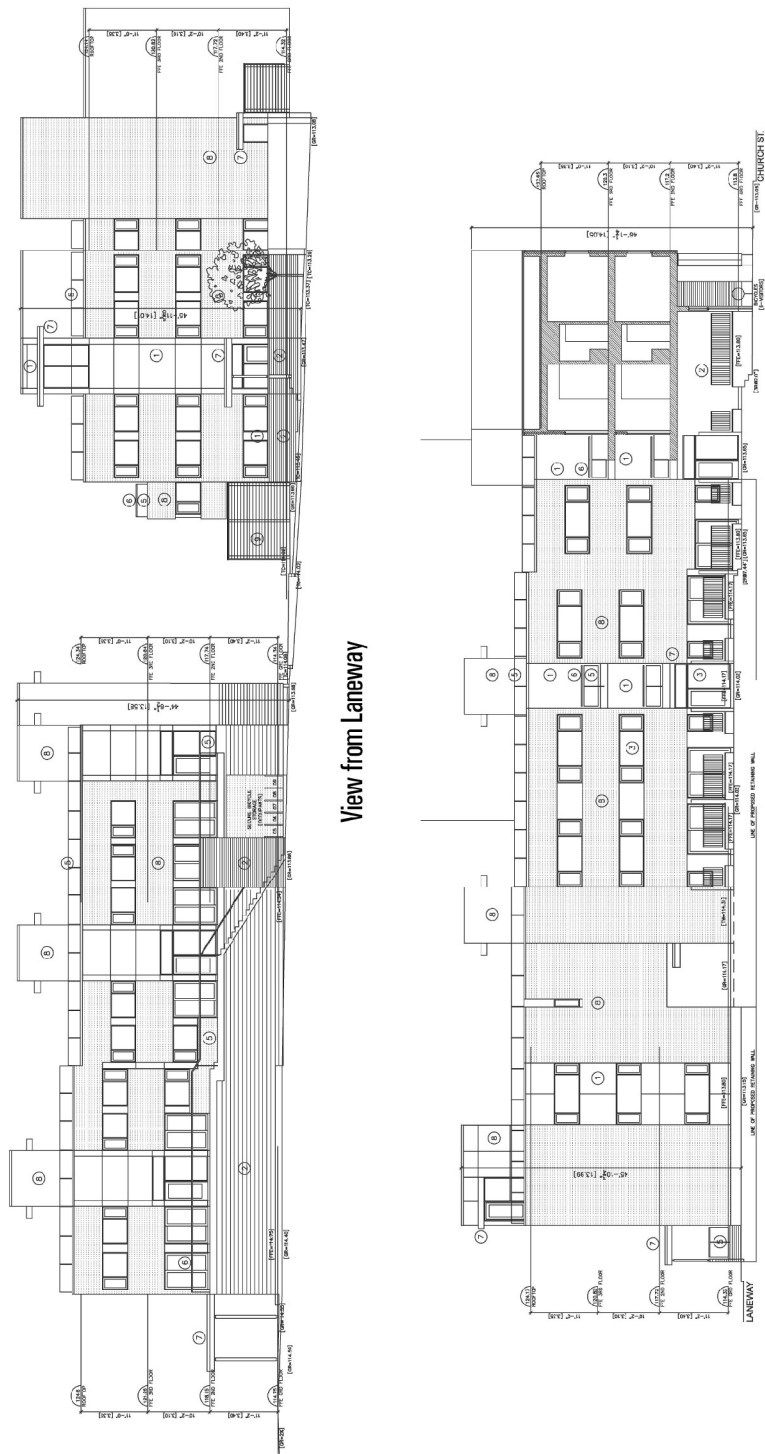
Applicant's Submitted Drawing

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620 Church Street

File # 11 330270 0Z

Attachment 2b: West and South Elevations



View from Southern Property Line

Elevations

Applicant's Submitted Drawing

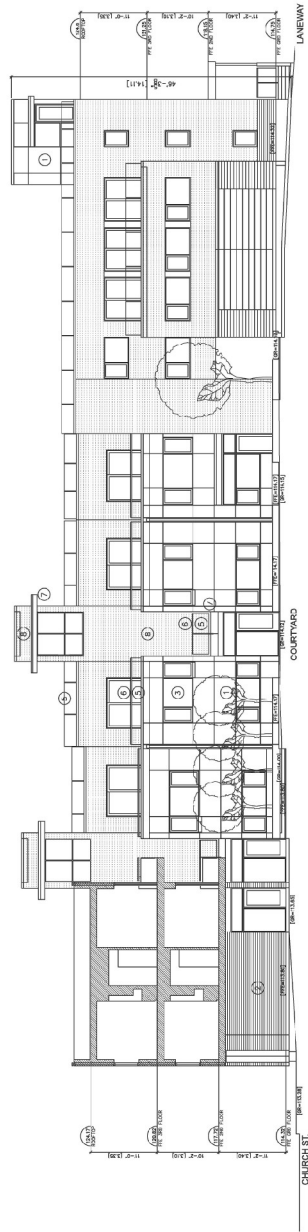
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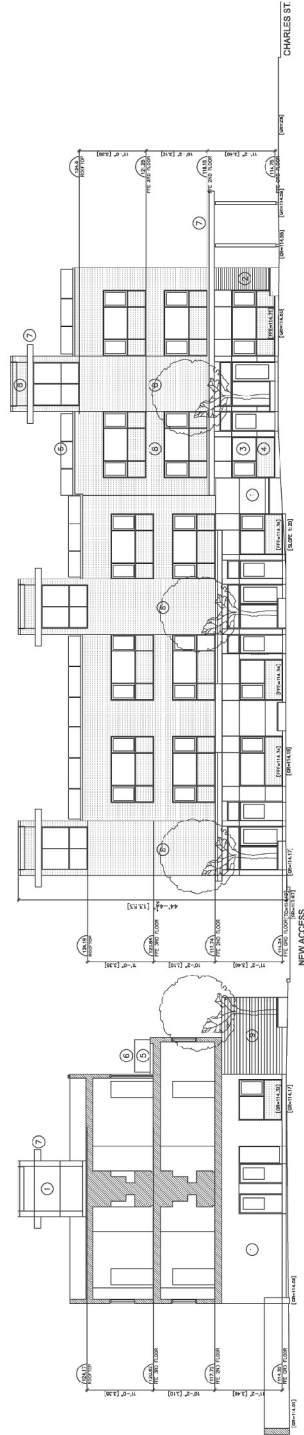
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Attachment 2c: Courtyard Elevations



Courtyard View Looking South



Courtyard View Looking West

Elevations

Applicant's Submitted Drawing

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MO/DA/2012

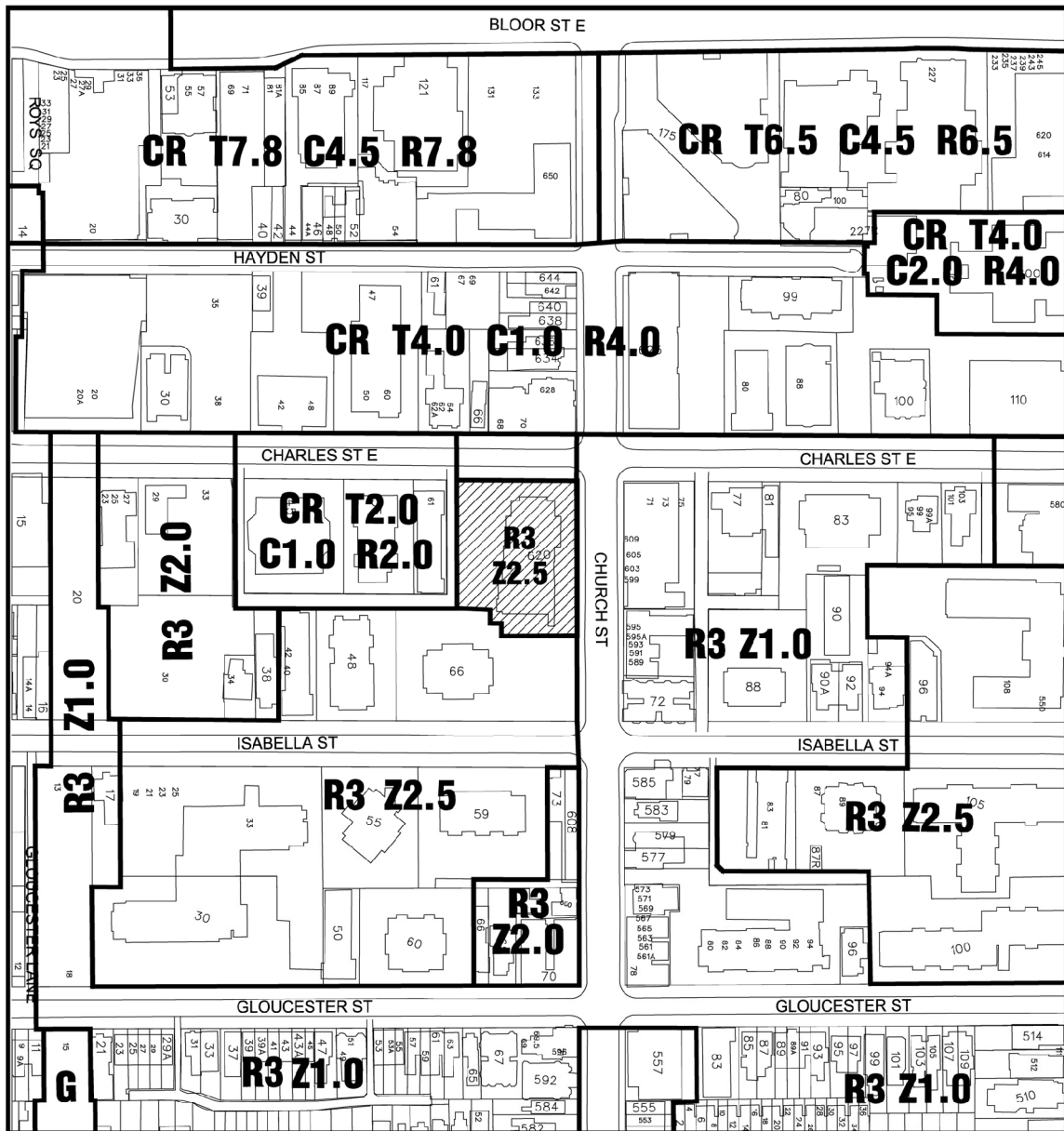
620 Church Street

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File # 11 330270 0Z



Attachment 3: Zoning



TORONTO City Planning
Zoning

620 Church Street

File # 11 330270 OZ

R3 Residential District
CR Mixed-Use District
G Parks District



Not to Scale
Zoning By-law 438-86 (as amended)
Extracted 01/12/2012

Attachment 4: APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	11 330270 STE 27 OZ
Details	Rezoning, Standard	Application Date:	December 22, 2011
Municipal Address:	620 CHURCH STREET		
Location Description:	PLAN R4944 PARTS 1 2 & 4 **GRID S2708		
Project Description:	An application to amend the Zoning By-law to permit two 3-storey walk-up apartment buildings containing 43 residential units. The existing 26-storey hotel tower containing 200 hotel suites will remain (subject to a separate condominium application to convert into residential condominium units) and the 1-storey podium will be removed. The development will utilize the existing underground parking garage containing 163 spaces (no new parking).		

Applicant:	Agent:	Architect:	Owner:
MACAULAY SHIOMI HOWSON LTD, 600 ANNETTE STREET, TORONTO ON M6S 2C4		GARY STEIN ARCHITECT, 300 NEW TORONTO STREET, SUITE 38, TORONTO ON M8V 2E8	CHURCH ISABELLA PROPERTIES LIMITED, 620 CHURCH STREET, TORONTO ON M4Y 2G2

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	R3 Z 2.5	Historical Status:	N
Height Limit (m):	30	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	3,372.3	Height:	Storeys:	3
Frontage (m):	51.8		Metres:	10.01
Depth (m):	68.4			
Total Ground Floor Area (sq. m):	1,496.5			Total
Total Residential GFA (sq. m):	3230		Parking Spaces:	163 (existing)
Total Non-Residential GFA (sq. m):	15,333 (existing hotel)		Loading Docks	1 (existing)
Total GFA (sq. m):	18,563 (includes existing hotel)			
Lot Coverage Ratio (%):	45%			
Floor Space Index:	5.6			

DWELLING UNITS

Tenure Type:	Hotel	Condo
Rooms:	Existing	Proposed
Bachelor:	0	0
1 Bedroom:	175	37
2 Bedroom:	25	6
3 + Bedroom:	0	0
Total Units:	200	43

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	3230(proposed)	0
Retail GFA (sq. m):	701 (existing)	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	15,333 (hotel)	0

CONTACT:	PLANNER NAME:	Alex Teixeira, Planner
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