



## STAFF REPORT ACTION REQUIRED

### 951 - 971 Bay Street and 36 Wellesley Street West - Official Plan Amendment and Zoning Amendment Applications - Preliminary Report

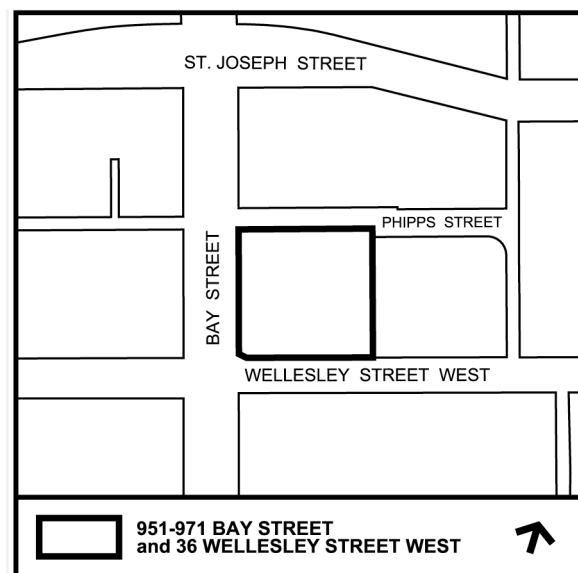
<b>Date:</b>	March 22, 2012
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 27 – Toronto Centre-Rosedale
<b>Reference Number:</b>	12 133688 STE 27 OZ

#### SUMMARY

The Sutton Place Hotel is located at 951-971 Bay Street and 36 Wellesley Street West. The applicant proposes renovations and additions to the Sutton Place Hotel building to create a mixed-use building with a total of 772 residential units and ancillary retail uses at grade. The proposed additions to the building include a 9-storey addition to the top of the existing tower, increasing the height of the tower from 32 storeys to 41 storeys, and additions to the base of the building to create an 8-storey podium. The proposal includes 43 residential rental units to count towards replacement of the 40 existing rental units that would be converted to condominium or demolished as a result of the proposed renovations. The applicant has also submitted a Rental Housing Demolition and Conversion application.

This report provides preliminary information on the above-noted applications 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.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 951-971 Bay Street and 36 Wellesley Street West 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.

### **Pre-Application Consultation**

City Planning staff attended pre-application meetings with the applicant on November 9, 2011, November 16, 2011 and January 12, 2012. Staff provided advice to the applicant as to requirements for a complete application submission. Staff also raised a number of preliminary issues with the applicant, including:

- The heights of the proposed podium and tower;
- Proposed facing distances to existing buildings to the north and east;
- Potential shadow impacts;
- Rental housing protection Official Plan policies and related requirements;
- the need for widening of adjacent sidewalks and provision of continuous weather protection for pedestrians;
- Provision of adequate parking; and
- The need to meet the Toronto Green Standard.

## **ISSUE BACKGROUND**

### **Proposal**

The proposal is for renovations and additions to the existing Sutton Place Hotel building. The existing building was constructed in the late 1960s with both hotel rooms and rental apartment units and has operated as the Sutton Place Hotel. The existing building on the site is 32 storeys (100 metres) including a podium at the base of the building ranging from one to three storeys. The existing development comprises 35,548 square metres of non-residential gross floor area (GFA) and 3,922 square metres of residential GFA, for a total of 39,470 square metres. The development currently comprises a hotel with 40 rental apartment units located on floors 19 – 32 and approximately 438 hotel rooms and suites. The application submission includes information that 21 of the rental units are

currently occupied by tenants, all of whom have lived in the building for a significant length of time.

The proposal would renovate much of the existing structure and demolish some portions, while constructing additions at the base and to the top of the building. The proposal includes 51,000 square metres of gross floor area (GFA) including 48,250 square metres of residential GFA and 1,750 square metres of non-residential GFA. The proposed GFA results in a density of 13.15 times the area of the lot. The development will include 772 residential units (729 condominium and 43 rental) and retail space at grade. The 43 residential rental units are proposed as replacement for existing units to be converted or demolished as a result of the tower renovation.

The proposed development will be a total of 41 storeys (139 metres, including mechanical penthouse). A nine-storey addition with a floorplate of 1,116 square metres is proposed to the top of the tower, increasing the height from the existing 32 storeys (100 metres). The addition would have a setback of 3.5 metres on the north and 2 metres on the west, south and east. The tower will be re-clad and balconies will be added. The tower will be occupied by residential condominium units.

The applicant proposes to demolish a portion of the existing podium on the east side of the building, and construct additions on the Wellesley Street West, Bay Street, and Phipps Street frontages, forming a podium generally 8 storeys (27 metres) high. Stepbacks are proposed from the east property line, as shown on the South and North Elevations (Attachments 3 and 4). The podium will contain street-related retail uses, residential amenity space, and residential units, including the 43 rental units. The proposal includes 1544 square metres of indoor residential amenity space and 1030 square metres of outdoor residential amenity space (located on the roof of the podium). Residential entrances are shown on Bay Street (condominium) and on Phipps Street (rental) and retail entrances are shown on all three street frontages. The height of the ground floor is approximately 5 metres. Pedestrian weather protection is proposed as a series of discontinuous canopies on the Bay Street and Wellesley Street West frontages.

The existing building includes approximately 200 parking spaces located in a 3-level underground garage, with access from Bay Street. The proposal will remove the existing hotel lay-by and garage access on Bay Street and reconfigure the existing garage to provide 260 parking spaces (46 visitor and 214 residential) with access from Phipps Street. The applicant has proposed that 149 of these spaces will be substandard with respect to zoning requirements for parking space dimensions, due to constraints of the existing structure.

The proposal also includes 200 bicycle parking spaces, comprising 40 visitor spaces located outside along Phipps Street and 160 spaces located on the first level of the underground garage. One Type G and one Type B loading space are provided, with service access from Phipps Street.

## **Site and Surrounding Area**

The site is located on the northeast corner of Bay Street and Wellesley Street West. The site is 3,879 square metres in size with frontage along Bay Street, Wellesley Street West and Phipps Street.

The site currently contains the Sutton Place Hotel. The hotel was constructed in the 1960's and originally contained 375 hotel rooms in the lower 18 floors of the building, and 171 rental dwelling units in the upper 14 floors. As of 2007, the building contained 40 rental units, of which 21 are currently occupied.

The main tower of the current building is 32 storeys high with a floor plate of approximately 1,107 square metres. To the east of the tower is a podium building that covers the remainder of the site, and varies in height from a 1-storey portion along Wellesley Street West, to a 3-storey portion along the east property line.

The surrounding uses are as follows:

South: The south side of the site is bounded by Wellesley Street West. Across Wellesley Street West is the Allegro, a two-tower development (each at 32-storeys) fronting onto Bay Street.

East: Immediately to the east is Century Plaza, a 28-storey condominium at 24 Wellesley Street West.

North: The north side of the site is bounded by Phipps Street. On the north side of Phipps Street is a 35-storey condominium at 1001 Bay Street.

West: The west side of the site is bounded by Bay Street. Across Bay Street is a 17-storey commercial office building at the corner of Bay Street and Wellesley Street West. To the immediate north of this building, at the corner of Bay Street and St. Joseph Street is a site that is currently the subject of a rezoning application to permit a 32-storey condominium (File no. 11 318491 STE 27 OZ).

## **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 Urban Structure Map of the Official Plan (Map 2) places the site within the Downtown and Central Waterfront. The Downtown is intended to evolve as new development that supports the reurbanization strategy and the goals for Downtown is attracted to the area.

The Official Plan's land use designation for the site is "Mixed Use Areas", which provides for a broad range of residential, commercial and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Development criteria for Mixed Use Areas direct the use, form, quality, and acceptable impacts of development. The Official Plan is available on the City's website.

([www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm))

The Official Plan is intended to be read as a whole. The application will be reviewed with appropriate regard for all applicable policies of the Official Plan.

## **Zoning**

The site is zoned CR T6.0 C1.0 R6.0 under Zoning By-law 438-86. This zoning designation permits a variety of uses including a range of residential units and the existing hotel use. The maximum permitted density is 6.0 times the lot area, with 1.0 times the lot area for commercial uses and 6.0 times the lot area for residential uses. The maximum height permitted is 46 metres.

The site is also subject to site-specific Zoning By-law 21926, which permits the original 32-storey building on the site and outlines site-specific provisions related to density, use, parking, setbacks and height. Subsequent Committee of Adjustment decisions in 1966 and 1986 allowed for increases in permitted gross floor area up to 38,335 square metres, representing a floor space index of 9.9 times the area of the lot.

## **Tall Building Guidelines**

Toronto City Council approved the use of guidelines titled "Design Criteria for Review of Tall Building Proposals" in June 2006 and extended authorization of their use in April 2010. A tall building is generally defined as a building that is taller than the road right-of-way adjacent to the site. In this case, the right-of-way for this section of Bay Street is 27 metres wide. As such, the proposed building height of 139 metres means that the proposal is considered a tall building.

The Design Criteria provide policy recommendations for tall buildings on issues of building placement and orientation, entrances, heritage conservation, massing of base buildings, tower floorplates, separation distances, pedestrian realm considerations, sustainable design and transition.

The City's "Design Criteria for Review of Tall Building 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. An application for Site Plan Approval has not been submitted but will be required.

## **Reasons for the Application**

The applicant has submitted an Official Plan Amendment application. The proposed Official Plan Amendment permits the replacement of existing rental units that will be converted to condominium in a new portion of the building. Official Plan housing policy 3.2.1.8 does not provide development proponents an option to replace existing rental units that are proposed for conversion to condominium. This is due in part to the fact that provincial legislation provides tenants with security of tenure to a unit that is converted to condominium.

The application has not made clear whether the proposal is to demolish existing rental units within the building or to convert them to condominium without demolition. Further, the number of existing rental units has not been satisfactorily identified. Should review of the application determine that the proposal is for demolition of rental units, an Official Plan Amendment with respect to Policy 3.2.1.6 would be required if the proposed rental replacement proposal does not replace the same number, size and type of units with similar rents.

The existing development was constructed in accordance with a site-specific zoning by-law, as varied by the Committee of Adjustment. The proposed density and height exceed that permitted by the underlying Zoning By-law 438-86 and a Zoning By-law amendment is therefore required. The permitted height is 46 metres, whereas the proposed height is 130 metres excluding the mechanical penthouse. The zoning permits density of 6.0 times the area of the lot, whereas the proposed density is 13.15 times the area of the lot. Zoning permission for the proposed setbacks and parking requirements will also be required.

Additional areas of non-compliance may be identified through the circulation and review process.

## **COMMENTS**

### **Application Submission**

City staff are reviewing the application for completeness and will notify the applicant appropriately within 30 days of the date of receipt. The following reports/studies were submitted with the application:

- Planning Rationale Report
- Housing Issues Report

- Community Services and Facilities Study
- Arborist Declaration
- Pedestrian Level Wind Study
- Functional Servicing Report
- Urban Transportation Considerations Study
- Parking Study
- Sun/Shadow Study
- Computer Generated Building Mass Model

## **Issues to be Resolved**

The review of the application will consider the following issues:

- a. The appropriateness of the height, massing, and setbacks of the 9-storey addition on top of the existing building;
- b. The appropriateness of the proposed eight-storey addition at the base of the existing building, including its facing condition with surrounding properties and physical relationship to the surrounding public realm;
- c. Sun/shadow impacts of the proposed development on the surrounding area, including Cloverhill Park;
- d. Wind impacts of the proposed development;
- e. The reduction of non-residential use on the site as a result of renovation and redevelopment, and the resulting impact on the balance of uses in the area;
- f. Adequacy of the proposed parking to serve the development, with respect to parking amount and configuration;
- g. A determination of the number of existing residential rental units;
- h. Clarification of the interior renovations proposed and whether they constitute demolition or conversion of the Official Plan housing policies and Rental Housing Demolition and Conversion By-law;
- i. The number, type, size, rents and location of the proposed replacement rental units;
- j. Details of the tenant relocation and assistance plan for existing tenants;
- k. Adequacy of the proposed bicycle parking spaces;
- l. Provision of appropriate pedestrian amenity and sidewalk widths adjacent to the site;

- m. Consideration of the proposed development with respect to the Design Criteria for Review of Tall Building Proposals;
- n. The proposed density of development on the site; and
- o. Consideration of the increase in height and density in relation to the public benefits achieved 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.

### **CONTACT**

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### **SIGNATURE**

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

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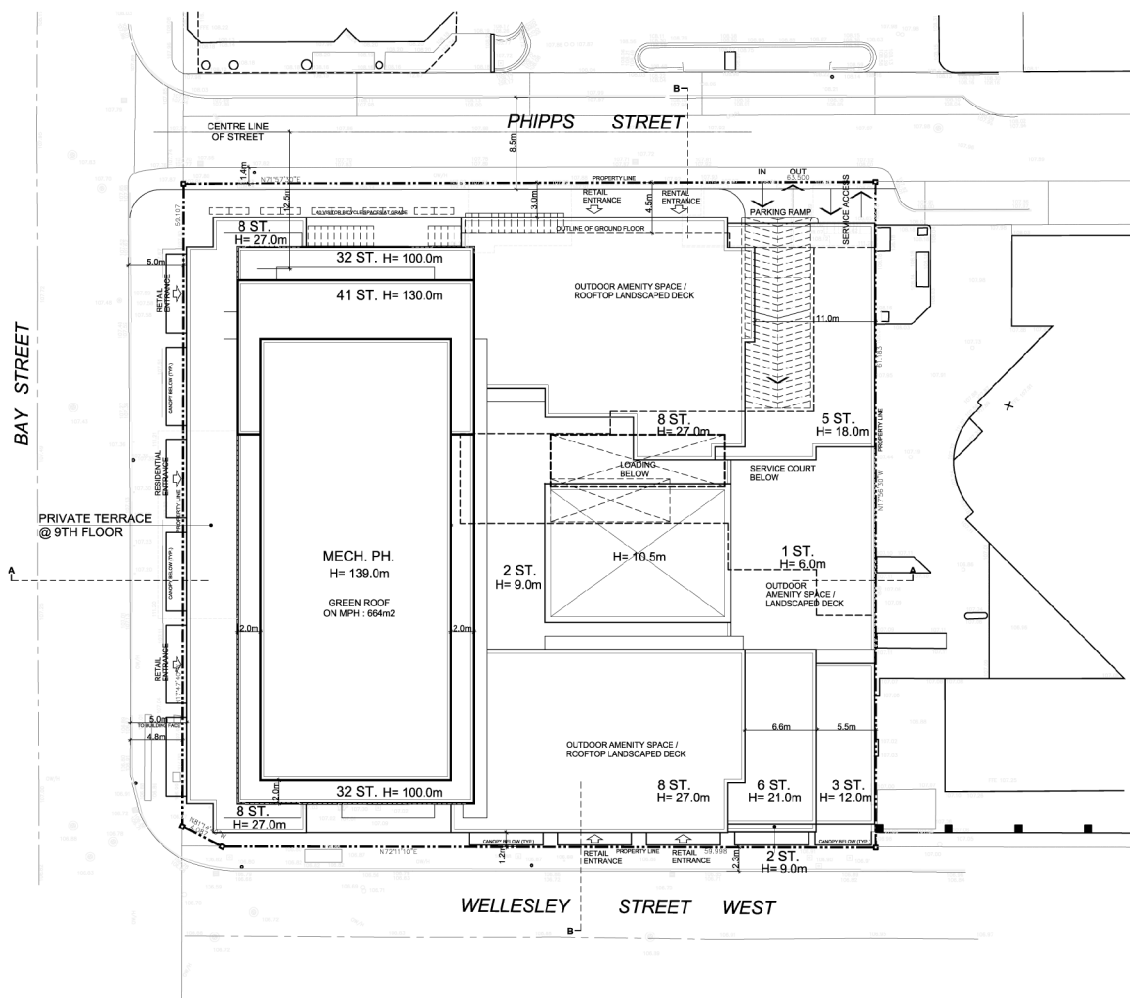
### **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: West Elevation  
Attachment 3: North Elevation  
Attachment 4: South Elevation



Attachment 5: East Elevation  
Attachment 6: Zoning Map  
Attachment 7: Official Plan Map  
Attachment 8: Application Data Sheet

## Attachment 1: Site Plan



Site Plan

951-971 Bay Street and 36 Wellesley Street West

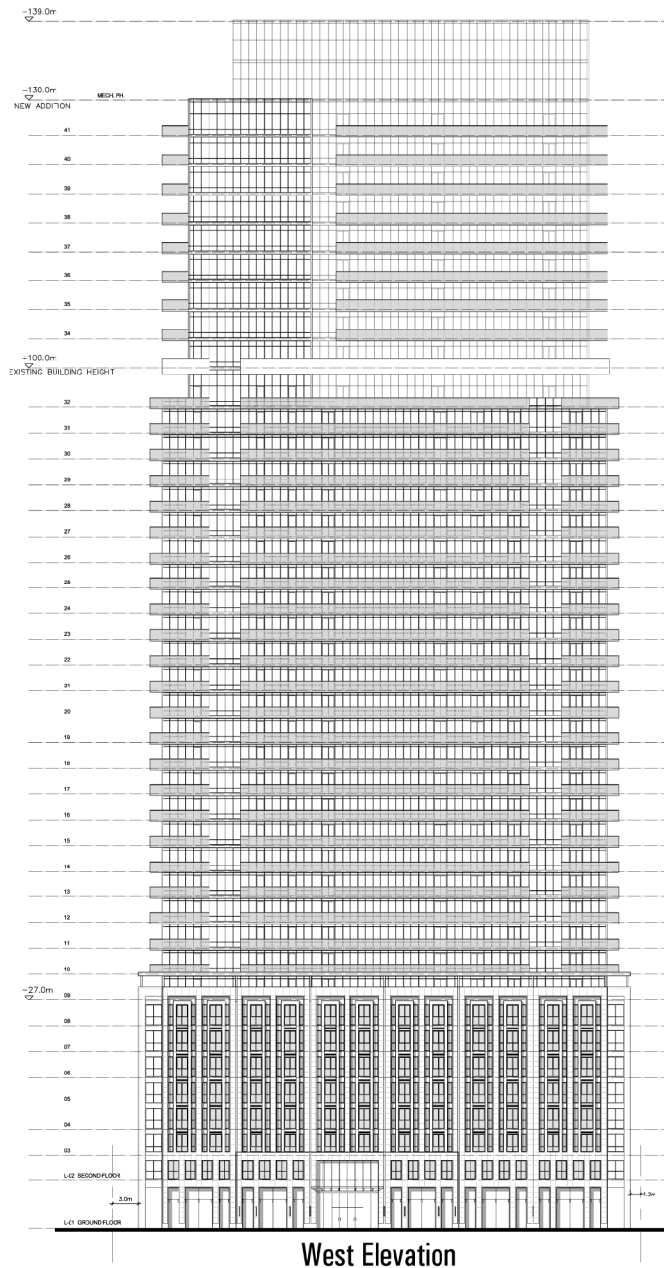
Applicant's Submitted Drawing

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## Attachment 2: West Elevation



### Elevations

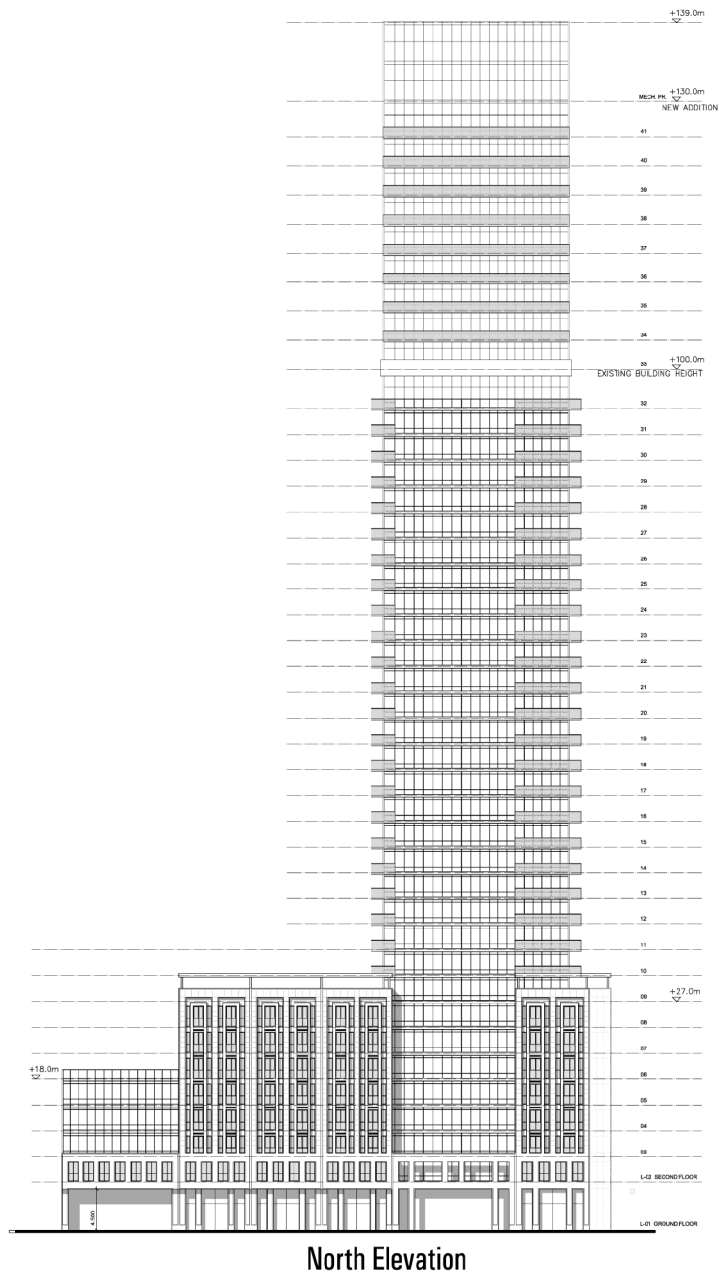
951-971 Bay Street and 36 Wellesley Street West

Applicant's Submitted Drawing

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## Attachment 3: North Elevation



### Elevations

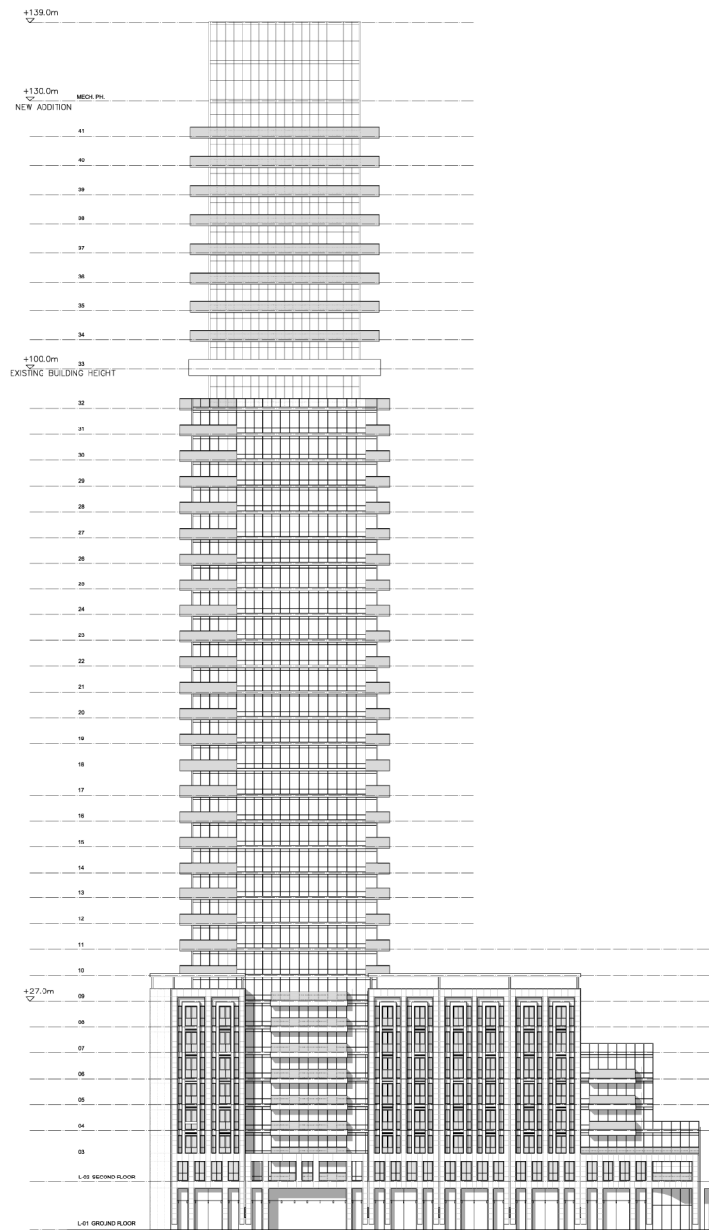
951-971 Bay Street and 36 Wellesley Street West

Applicant's Submitted Drawing

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## Attachment 4: South Elevation



South Elevation

### Elevations

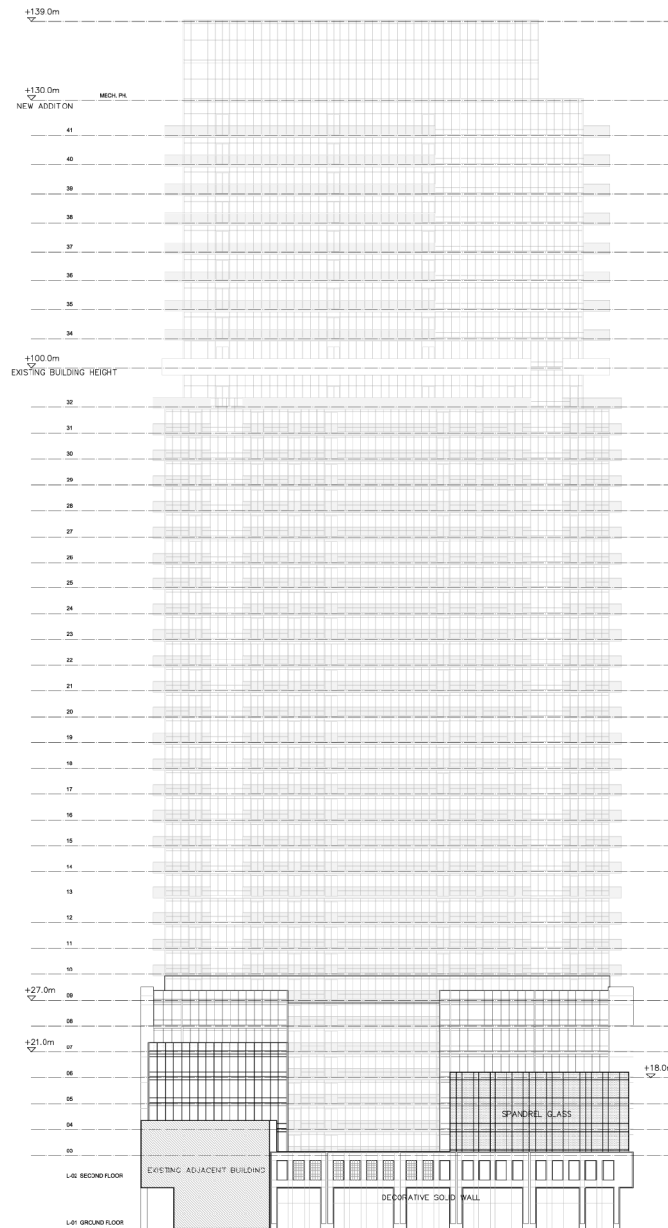
951-971 Bay Street and 36 Wellesley Street West

Applicant's Submitted Drawing

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## Attachment 5: East Elevation



East Elevation

### Elevations

951-971 Bay Street and 36 Wellesley Street West

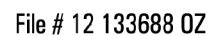
Applicant's Submitted Drawing

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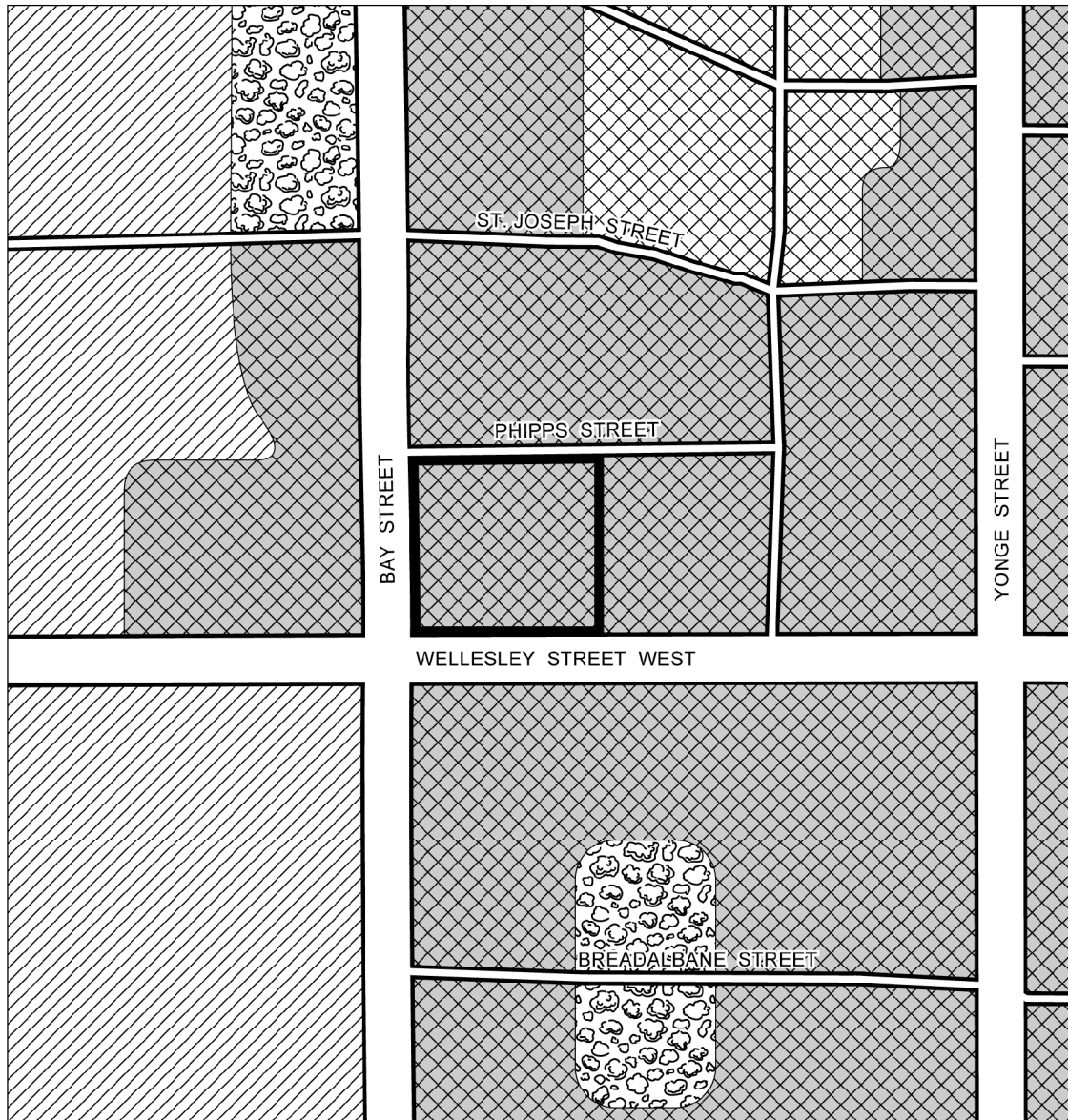
The map displays a grid of residential zones and individual lots. Key features include:

- Streets:** ST. JOSEPH STREET, BAY STREET, WELLESLEY STREET WEST, and BREADALBANE STREET.
- Zones:**
  - Q T2.0:** Located in the upper left quadrant.
  - Q T4.0:** Located in the lower left quadrant.
  - Q T5.0:** Located in the upper right quadrant.
  - UOS:** Located in the upper right quadrant, adjacent to Q T5.0.
  - CR T6.0 C1.0 R6.0:** Multiple locations, including a large area in the center and a smaller area in the lower right.
  - CR T4.0 C1.0 R4.0:** Located in the lower right quadrant.
  - CR T3.0 C2.0 R3.0:** Located in the lower right quadrant, adjacent to CR T4.0 C1.0 R4.0.
- Lot Numbers and Addresses:** Numerous individual lots are labeled with numbers (e.g., 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999, 1001, 1003, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039, 1041, 1043, 1045, 1047, 1049, 1051, 1053, 1055, 1057, 1059, 1061, 1063, 1065, 1067, 1069, 1071, 1073, 1075, 1077, 1079, 1081, 1083, 1085, 1087, 1089, 1091, 1093, 1095, 1097, 1099, 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, 1123, 1125, 1127, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145, 1147, 1149, 1151, 1153, 1155, 1157, 1159, 1161, 1163, 1165, 1167, 1169, 1171, 1173, 1175, 1177, 1179, 1181, 1183, 1185, 1187, 1189, 1191, 1193, 1195, 1197, 1199, 1201, 1203, 1205, 1207, 1209, 1211, 1213, 1215, 1217, 1219, 1221, 1223, 1225, 1227, 1229, 1231, 1233, 1235, 1237, 1239, 1241, 1243, 1245, 1247, 1249, 1251, 1253, 1255, 1257, 1259, 1261, 1263, 1265, 1267, 1269, 1271, 1273, 1275, 1277, 1279, 1281, 1283, 1285, 1287, 1289, 1291, 1293, 1295, 1297, 1299, 1301, 1303, 1305, 1307, 1309, 1311, 1313, 1315, 1317, 1319, 1321, 1323, 1325, 1327, 1329, 1331, 1333, 1335, 1337, 1339, 1341, 1343, 1345, 1347, 1349, 1351, 1353, 1355, 1357, 1359, 1361, 1363, 1365, 1367, 1369, 1371, 1373, 1375, 1377, 1379, 1381, 1383, 13



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Zoning By-law 438-86 (as amended)  
Extracted 03/15/2012

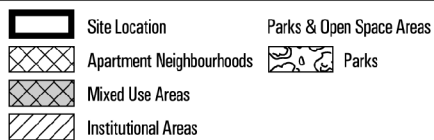
## Attachment 7: Official Plan Map



**Toronto** City Planning  
Official Plan

951-971 Bay Street and 36 Wellesley Street West

File # 12 133688 0Z



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03/15/2012



## Attachment 8: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	12 133688 STE 27 OZ
Details	OPA & Rezoning, Standard	Application Date:	March 7, 2012
Municipal Address:	951-971 BAY STREET AND 36 WELLESLEY STREET WEST		
Location Description:	**GRID S2707		
Project Description:	OPA and Rezoning to permit renovations and additions to Sutton Place Hotel to create a mixed-use building with retail uses at grade and a total of 772 residential units (729 condo and 43 rental).		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
BOUSEFIELDS INC 3 CHURCH ST, SUITE 200 TORONTO, ON, M5E 1M2	BOUSEFIELDS INC. 3 CHURCH ST, SUITE 200 TORONTO, ON, M5E 1M2	PAGE & STEELE 95 ST CLAIR WEST, SUITE 200, TORONTO, ON, M4V 1N6	LANTERRA (BAY COLLEGE) LIMITED, 3625 DUFFERIN ST, SUITE 500, TORONTO ON, M3K 1N4

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	By-law 21926
Zoning:	CR T6.0 C1.0 R6.0	Historical Status:	N
Height Limit (m):	46 (100 site specific)	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	3879	Height:	Storeys:	41
Frontage (m):	59.11		Metres:	130 + mechanical
Depth (m):	63.66			
Total Ground Floor Area (sq. m):	3255			<b>Total</b>
Total Residential GFA (sq. m):	49250		Parking Spaces:	111 + 149 small car spaces
Total Non-Residential GFA (sq. m):	1750		Loading Docks	2
Total GFA (sq. m):	51000			
Lot Coverage Ratio (%):	84			
Floor Space Index:	13.1			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo, Rental		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	0	Residential GFA (sq. m):	49250
Bachelor:	103	9	Retail GFA (sq. m):	1750
1 Bedroom:	385	21	Office GFA (sq. m):	0
2 Bedroom:	201	13	Industrial GFA (sq. m):	0
3 + Bedroom:	40	0	Institutional/Other GFA (sq. m):	0
Total Units:	729	43		

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Kyle Knoeck, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 392-0871, email <a href="mailto:kknoeck@toronto.ca">kknoeck@toronto.ca</a></b>

