

**50 Bloor Street West  
Zoning Amendment Application - Preliminary Report**

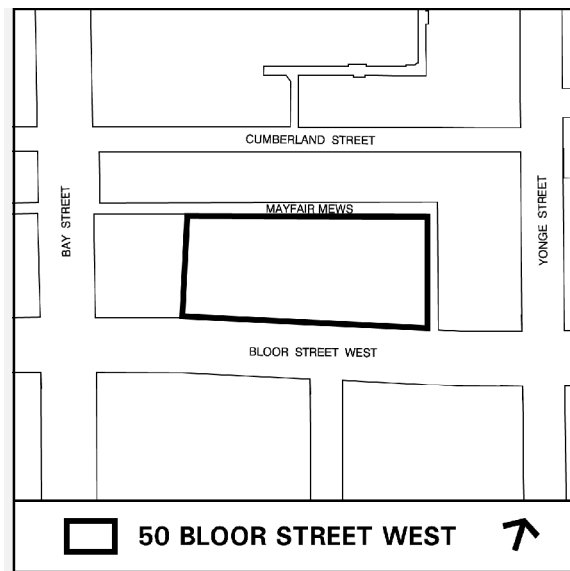
<b>Date:</b>	August 10, 2012
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 27 – Toronto Centre-Rosedale
<b>Reference Number:</b>	12 141351 STE 27 OZ

**SUMMARY**

The application proposes to amend the Zoning By-law to permit a new 80 storey mixed-use building (258 meters plus a 19 metre mechanical penthouse totalling 277 metres). The base of the proposed tower consists of an 8-storey podium that fills the majority of the site area. The total gross floor area is 111,660 square meters. In total, 600 residential units are proposed. The proposal includes 620 parking spaces (371 for residents, 36 for residential visitors, 189 for retail and 24 spaces for the office use). A total of 292 bicycle parking spaces are also proposed.

The height and density of the proposed development greatly exceed the built and planned context for this area and, in the opinion of Staff, is unacceptable in its current form. However, Staff recommend the further processing of the application, including the next step of holding a community consultation meeting where the community can review the application, provide comments, in order to determine the nature and exact extent of the required changes.

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.

## **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 50 Bloor 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**

On March 19, 2012 (three days prior to the submission), the applicants met with Planning staff to present the design for the soon-to-be submitted application. Planning staff raised a number of issues regarding the proposal, as discussed in the "Issues to be Resolved" section in this report.

## **ISSUE BACKGROUND**

### **Proposal**

The application proposes to amend the Zoning By-law to permit a new 80-storey mixed-use building (258 metres plus a 19 metre mechanical penthouse totalling 277 metres). The base of the proposed tower consists of an 8-storey podium that fills the majority of the site area. The total gross floor area is 111,660 square meters.

The development proposal retains a portion of the existing 3-storey mixed-use building and grade-related retail. Portions of the existing retail, primarily at the east portion of the site, will be replaced with a vehicular motor court, new podium and tower above. The proposal calls for the retention of the existing below-grade concourse connections.

The Bloor Street frontage is 115 metres wide. The majority of the frontage will consist of retail uses (102 metres, less emergency exits), east of the retail use is proposed be a pedestrian walkway (approximately 9 metres wide) to the residential lobby and office lobby located along the motor court and the remainder of the frontage (4 metres) will be used as a widened driveway adjacent to the public lane to the east.

The proposed 8-storey podium, approximately 36 meters tall, will consist of existing and additional retail and office space. The plans show that a portion of the existing retail use will remain on site after the redevelopment. A total of 32,125 square meters of retail space and 7,970 square meters of office space is proposed in the podium. The office space is to be located from floors 5 to 8 on the eastern half of the podium.

At the ground floor, the proposal has varying setbacks from the property line, ranging 0 to 3 metres. At the second and third floors, the building is proposed to project over the sidewalk approximately 1.2 metres on the western portion. At the fourth and fifth floors, the podium is generally located along the property line with some articulation. Above the fifth floor, the podium set back approximately 3 metres from the property line.

The plan calls for the residential tower to sit on top of the eastern portion of the podium. In total, 600 residential units are proposed. The breakdown of the units is as follows:

<b>Unit Type</b>	<b>Number of Units</b>
Bachelor	75
1-bedroom	275
2-bedroom	200
3-bedroom	50
<b>Total</b>	<b>600</b>

The tower is proposed to step back 3 metres above the podium (or 7 metres from the Bloor Street property line). From the east, the tower is set back 11 metres (or 13.5 metres from the centerline of the adjacent public lane). From the north property line, the tower is set back approximately 10 metres (or 13 metres from the centerline of the adjacent public lane). From the west property line, the tower is set back 75 metres.

The proposed tower design can be categorized into three sections, lower (floors 11-38, middle (floors 41-65) and upper (floors 68-80). While the design of the tower remains consistent along its east face, the towers changes form between each of the sections along its west face. The floor plates will vary from 805 square meters to 1190 square meters, as indicated by the applicant. At the top of the tower there is a 3-level mechanical penthouse.

Amenities space will be located at the base of each of the three residential tower components (lower, middle and upper sections). The proposal calls for 2,905 square meters of indoor amenity space, which exceeds the By-law requirement of 1,200 square metres (600 residential units x 2 square metres). The proposal calls for 1,735 square meters of outdoor amenity space, which exceeds the By-law requirement of 1,200 square metres (600 residential units x 2 square metres).

In total, there are eight loading bays, including four Type C, one Type G and three Type B spaces. The loading facilities are located internally at the rear of the building. Garbage/recycling facilities will also be located within the building on the Mezzanine floor, with elevator access to the loading bays.

Below the concourse level, the application proposes 620 parking spaces to be located in six levels of underground parking providing. Of the 620 parking spaces, 371 are planned for residents, 36 for residential visitors, 189 for retail and 24 spaces for office use on the site. A total of 292 bicycle parking spaces are also proposed on the ground and 8th floor.

It is proposed that the parking facility for all uses will be carried out by valet service. Users will access the parking at the north end of the north-south laneway (Mayfair Mews) and proceed to the bottom of the ramp. Vehicles will be proposed to access the parking from both entrances to Mayfair Mews, ie. Bloor Street West and Bay Street.

### **Site and Surrounding Area**

The 2,769 square metres site consists of a four, three and two-storey building with retail uses at-, above-, and below-grade. The site is referred to as The Holt Renfrew Centre with the anchor tenant being the Holt Renfrew department store. The site is roughly rectangular in shape and is approximately 155 metres long by 54 metres deep. The site is wrapped by a public lane, called Mayfair Mews, along its east and north sides.

Uses and structures near the site include:

North: of Mayfair Mews is the Cumberland Terrace, located at 2 Bloor Street West. The site at 2 Bloor Street West is an L-shaped parcel extending from the corner of Yonge and Bloor and along the entire north side of the block facing Cumberland Street, between Bay and Yonge Streets. There is an existing office tower at the corner of Yonge and Bloor Streets and a low-rise concrete slab building spanning the south side of Cumberland between Bay and Yonge Streets, containing an internalized retail mall and some office/commercial uses. A below-grade retail concourse connects the site with the TPA parking garage.

City Council on February 22 and 23, 2010, adopted the recommendation to amend the Zoning By-law to permit two residential towers: one at the corner of Yonge and Cumberland Streets; and second tower mid-block on Cumberland Street. The decision was appealed to the Ontario Municipal Board (OMB) by neighbouring property owners, including the owners of 50 Bloor Street West, where a modified site specific zoning by-law was approved subsequent to a settlement hearing. The OMB approved (OMB File No. PL100851) a by-law which permits: a 102.9 metre tower including a 6.3 metre mechanical penthouse, at Yonge Street; and a mid-block tower at 170 metres, including a 10 metre mechanical penthouse. A 24.4 metre podium building including grade-related commercial space, four levels of above-grade parking and “rooftop villas” at the corner of Bay and Cumberland Streets (stepped back atop the podium from Cumberland Street with an overall height of 30.6 metres). The revised heights that resulted from the settlement were carefully assessed to protect the Jesse Ketchum playground, sport field and park from shadow impacts.

East: of the Mayfair Mews is 2 Bloor St. West a 34-storey Office building

South: of Bloor Street West is the 18-storey Manulife Centre, Balmuto Street and 2 storey retail uses.

West: of the site is 60 Bloor Street West, a 14-storey office building with retail on the ground floor. The retail uses include Josephson's Optical, the Gap and Holt Renfrew.

### **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.

### **Official Plan**

The City of Toronto Official Plan designates the subject site *Mixed Use Areas* and locates the site within *the Downtown and Central Waterfront*, as shown on Map 2, of the Official Plan's Urban Structure map. As part of the Official Plan's growth strategy, the *Downtown* is identified as an area of intensification.

The Official Plan outlines a growth strategy for the City that highlights the importance of the *Downtown* as one of a number of locations where growth in employment and residential uses are encouraged.

The *Mixed Use Areas* designation in the Official Plan provides for a broad range of commercial, residential and institutional uses, in single-use or mixed-use buildings, as well as parks and open spaces and utilities.

Development in *Mixed Use Areas* is subject to a number of development criteria. In *Mixed Use Areas*, developments will: locate and mass new buildings to provide a transition between areas of different development intensity and scale; provide appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*; locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods* particularly during the spring and fall equinoxes; provide good site access and circulation and an adequate supply of parking for residents and visitors; provide an attractive, comfortable and safe pedestrian environment; 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 in every significant multi-unit residential development.

The Toronto Official Plan is available on the City's Website at:

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

### **Official Plan - Area Specific Policy 211 (*Bloor Yorkville / North Midtown Area*)**

Area Specific Policy 211, in the Official Plan, recognizes that the Bloor-Yorkville/North Midtown Area comprises a broad mix of districts with differing intensities, scales and heights in a diversity of building forms. The area includes *Neighbourhoods*, *Apartment Neighbourhoods*, *Areas of Special Identity*, *Mixed Use Areas*, and open space provided by parks and ravines. The Area forms the north edge of the *Downtown* and provides for transition in density and scale. The subject site is located within the Height Peak as illustrated on Map 2 of 2 in Policy 211. The policy allows for the highest building heights in the height peak.

The site is within the Areas of Special Identity called Yonge-Yorkville (Map 1 of 2, Policy 211). In this area, development will be compatible with the heritage buildings, protect views of the Fire hall tower, and minimize shadow impacts on Stollery Park. As well, new development will be contextually appropriate to the area's individual settings and development patterns through building height, massing, setbacks, rooflines and profile architectural expression as well as vehicle access and loading.

### **Official Plan - Area Specific Policy 225 (*Lands North and South of Bloor Street Between Park Road and Avenue Road*)**

Area Specific Policy 225, in the Official Plan, encourages pedestrian walkways, at or below grade and new parks in locations illustrated on the map within the Policy. At this site, the map shows identifies the existing underground pedestrian mall system through the site and its connections to the properties to the north, west and east.

### **Zoning**

The site is subject to Zoning By-law No. 438-86, as amended and By-law No. 499-77. Based on By-law No. 438-86 the property is zoned CR T7.8 C4.5 R.7.8 with a height limit of 61 metres and a maximum density of 7.8 times the area of the lot. The CR zoning category allows for a broad range of residential and commercial uses.

By-law No. 499-77 is a site-specific zoning by-law, which permit the construction of the existing building on the site (Holt Renfrew Centre) with additional permissions related to residential uses.

## **Bloor –Yorkville/North Midtown Urban Design Guidelines**

The Bloor –Yorkville/North Midtown Urban Design Guidelines were approved by Council in July 2004 and are intended to give guidance to improve the physical quality of the area and ensure that its special character is respected in terms of new development.

The main planning objectives of the Design Guidelines include:

- enhancement of Areas of Special Identity and historic buildings;
- protection of residential areas from adverse impacts of commercial and/or higher density development;
- improvement of public realm and publicly accessible areas; and
- excellence in urban design, architecture, and landscaping.

The Bloor-Yorkville/North Midtown area is comprised of a number of precincts and corridors, each defined by its attributes in terms of function, built form and character. The subject site is located within the Bloor Street Corridor.

The Bloor-Yorkville/North Midtown Urban Design Guidelines are available on the City's website at:

<http://www.toronto.ca/planning/urbdesign/blooryorkville.htm>

## **Downtown Tall Buildings Vision and Performance Standards Design Guidelines**

In July of 2012, Toronto City Council adopted the Downtown Tall Buildings Vision and Performance Standards Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development proposals falling within the Guideline boundaries.

The Guidelines identify where tall buildings belong in the Downtown and establish a framework to regulate their height, form and relationship to their surroundings. They focus on enhancing the pedestrian environment; minimizing shadowing of sidewalks, parks and public squares; protecting landmark views and heritage resources and improving the quality of life (access to natural light, sky views and privacy) for people living and working Downtown.

The Guidelines include a vision statement for downtown tall buildings; maps which identify "High Street" and "Secondary High Street" locations, recommended heights and building typologies for these streets; and twenty-three Performance Standards relating to the base conditions or tower portions of tall buildings or to their contextual fit within the Guideline area. Guideline details are available at:

<http://www.toronto.ca/planning/tallbuildingstudy.htm>.

The subject property is located on Bloor Street West, which is identified as a High Street on Map 1 of the Guidelines. This portion of Bloor Street West falls within the 77 metres to 137 metres height range on Map 2 is identified as a Canyon Form Typology on Map 3 and is identified as a Retail Street on Map 4.

## **Site Plan Control**

The proposal is subject to Site Plan Control. An application for Site Plan Control has not been made to date.

## **Tree Preservation**

There are seven trees in the public sidewalk immediately in front on the subject site. The proposal calls for the removal of the two easternmost trees. It appears that the trees are to be removed to provide a clear path for the widened vehicular access point on Bloor Street West and the pedestrian walkway.

## **Reasons for the Application**

The application proposes a mixed-use building with a height of 277 metres (including mechanical penthouse) with a 34.5 metre tall podium/base. The overall density proposed is 18.9 times the area of the lot, whereas the existing maximum permitted density is 7.8 times the area of the lot. The overall proposed height also exceeds the 61 metre height limit on the site. The proposal also exceeds the permissions set in Zoning By-law No. 499-77. A Zoning By-law amendment is therefore required. Through the review of the application, staff may identify additional areas of non-compliance with the Zoning By-law.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Perspective Drawings/ Renderings, by Pellow and Associates Architects Inc.
- Architectural Drawings, by Pellow and Associates Architects Inc.
- Computer Generated Building Mass Model, by Pellow and Associates Architects Inc.
- Shadow Study, by Pellow and Associates Architects Inc.
- Planning and Urban Design Rational Report, by The Butler Group Planning Consultants Inc. and Sweeney Sterling Finlayson & Co.
- Traffic Impact Study, by LEA Consulting
- Functional Servicing and Stormwater management Report, by Urban Ecosystems Ltd.
- Pedestrian Level Wind Preliminary Assessment, by – Theakston Environment Consulting Engineers
- Arborist Report, by Strybos Barron King Ltd.
- Toronto Green Standard Checklist & Statistics
- Boundary and Topographic Survey, by J.D. Barnes Surveying
- Landscape Concept Plan
- Draft Zoning By-law Amendment
- Environmental Noise Feasibility Report, by Valcoustics Ltd.
- Subway Vibration Analysis, by Valcoustics Ltd.



A Notification of Complete Application was issued on May 23, 2012

### **Issues to be Resolved**

Planning staff have identified a number of issues with this proposal. In its current form Planning staff would recommend that City Council refuse this application. The applicant has indicated their intention to meet with City staff to resolve the concerns identified. So at this time, Planning staff are recommending that the application only proceed with the review process and community meeting if the applicant addresses the issues raised prior to the meeting.

### **Height, Massing and Density**

Staff will assess the proposed 80-storey towers with 8 storey podium, in terms of height, scale, tower setback, massing, siting, density and overall fit within the Bloor Street Corridor and Height Peak. Staff will also study the height and density of development in terms of its fit specifically within Site and Area Specific Policy 211 and any other considerations as set out in the Official Plan and Urban Design Guidelines.

The applicant submitted a shadow study, which Planning staff will review to assess the shadow impacts on nearby parks, school yards, open spaces, heritage buildings and lower scale *Neighbourhoods*. Avoiding additional shadows on Jesse Ketchum Park and school yard was a key consideration in the OMB settlement for 2 Bloor Street West. Similarly, Staff will review all possible shadow impacts resulting from this proposal. Therefore, Staff may require additional reports and studies to evaluate the current or revised proposals throughout the review process.

### **Access, Parking and Traffic**

Bloor Street West is one of the City's signature retail shopping experiences. The proposed development reduces the amount of retail along Bloor Street West with the proposed widened vehicular access point and corresponding pedestrian walkway to the vehicular drop-off zone adjacent to Bloor Street West. Planning staff are concerned over the impact to the pedestrian experience along Bloor Street West with likely conflicts with pedestrians along the sidewalk and added congestion next to the Yonge Street and Bloor Street intersection.

To satisfy the parking demand generated by the development, 620 vehicular parking spaces are proposed. A Traffic Impact Study prepared by LEA Consulting was submitted in support of the current proposal. The application and applicable studies have been circulated to Transportation Services staff for their review. Staff will continue to assess the appropriateness of the proposed access arrangements, vehicular and bicycle parking supply and traffic impact.

### **Streetscaping**

The proposed development calls for the removal of two street trees, from the newly constructed Bloor Street public realm project (Bloor Street Transformation), because of the proposed vehicular access point along the widened Mayfair Mews. The project also calls for portions of the podium to project over the public realm to act as weather

protection. Staff will assess the proposed ground floor plan, vehicular access/drop-off, and podium.

### **Section 37**

Section 37 of the *Planning Act* allows the City to enter into an agreement with an applicant to grant a height and/or density increase for a particular project that is greater than what the zoning by-law would otherwise permit in return for community benefits. Details of a Section 37 Agreement between the applicant and the City will be worked out, in consultation with the Ward Councillor, if the project is ultimately considered to be good planning and recommended for approval.

### **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.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

### **CONTACT**

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### **SIGNATURE**

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Raymond David, Director  
Community Planning, Toronto and East York District

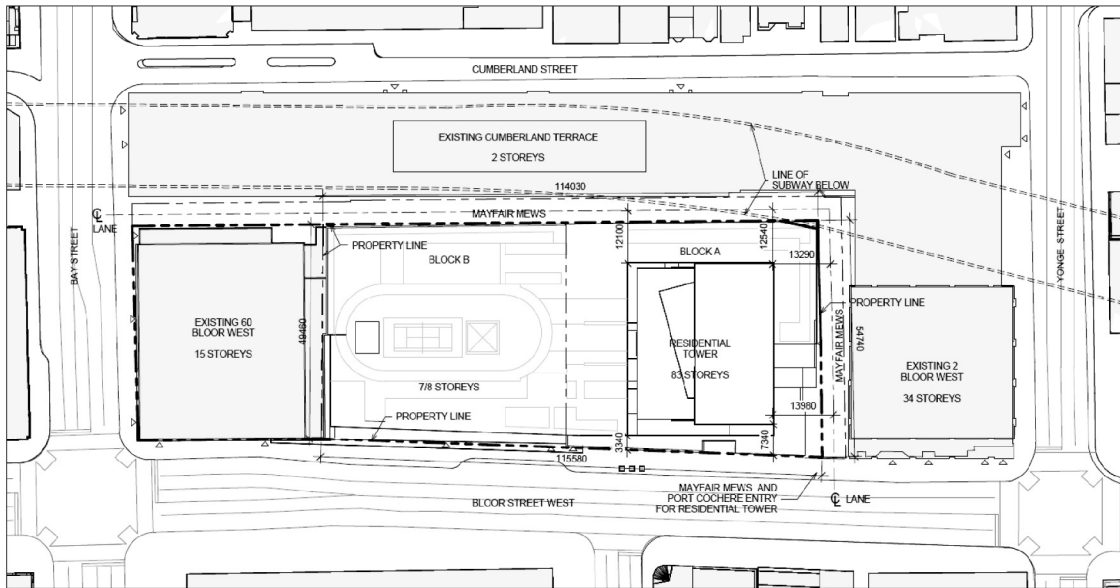
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### **ATTACHMENTS**

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



1 Site Plan  
1 : 500

## Site Plan

Applicant's Submitted Drawing

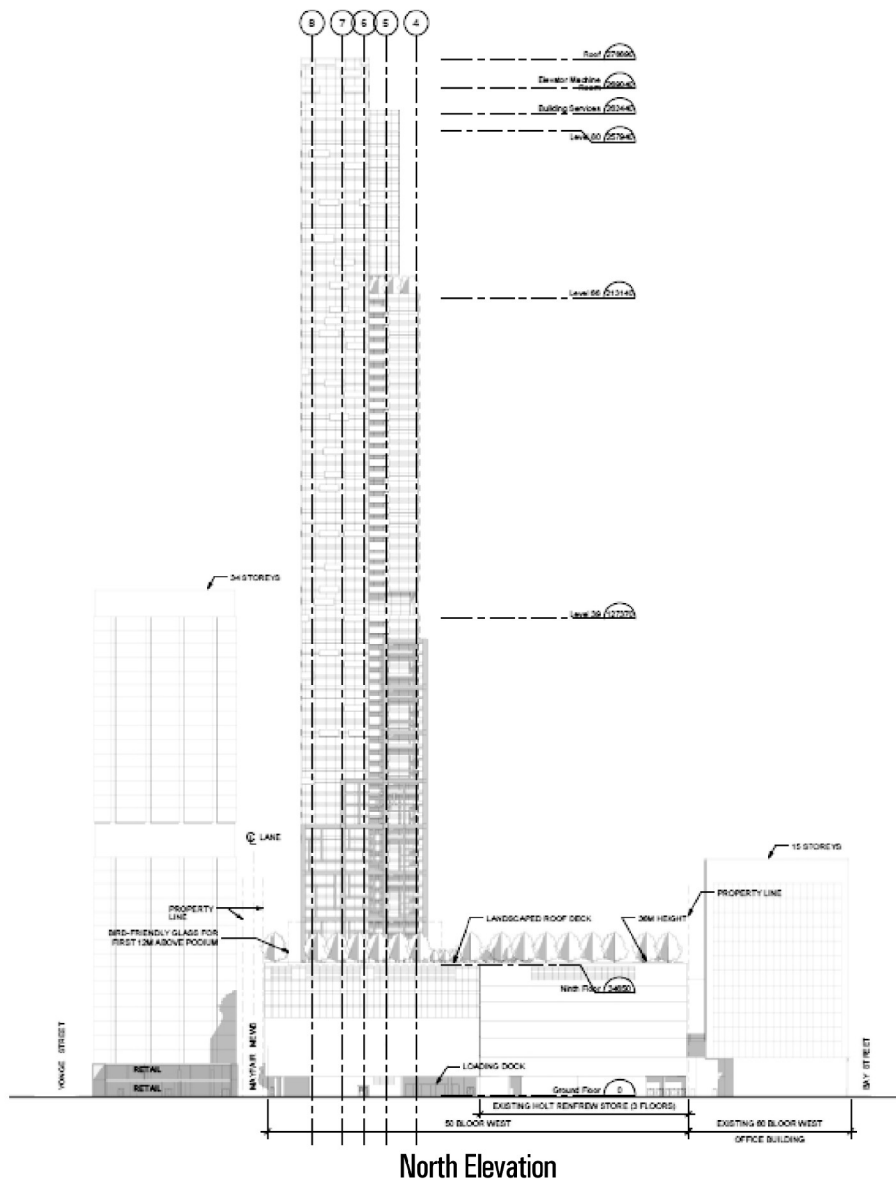
Not to Scale 

05/10/2012

## 50 Bloor Street West

File # 12\_141351\_02

## Attachment 2: North Elevation



① North Elevation  
1:500

### North Elevation

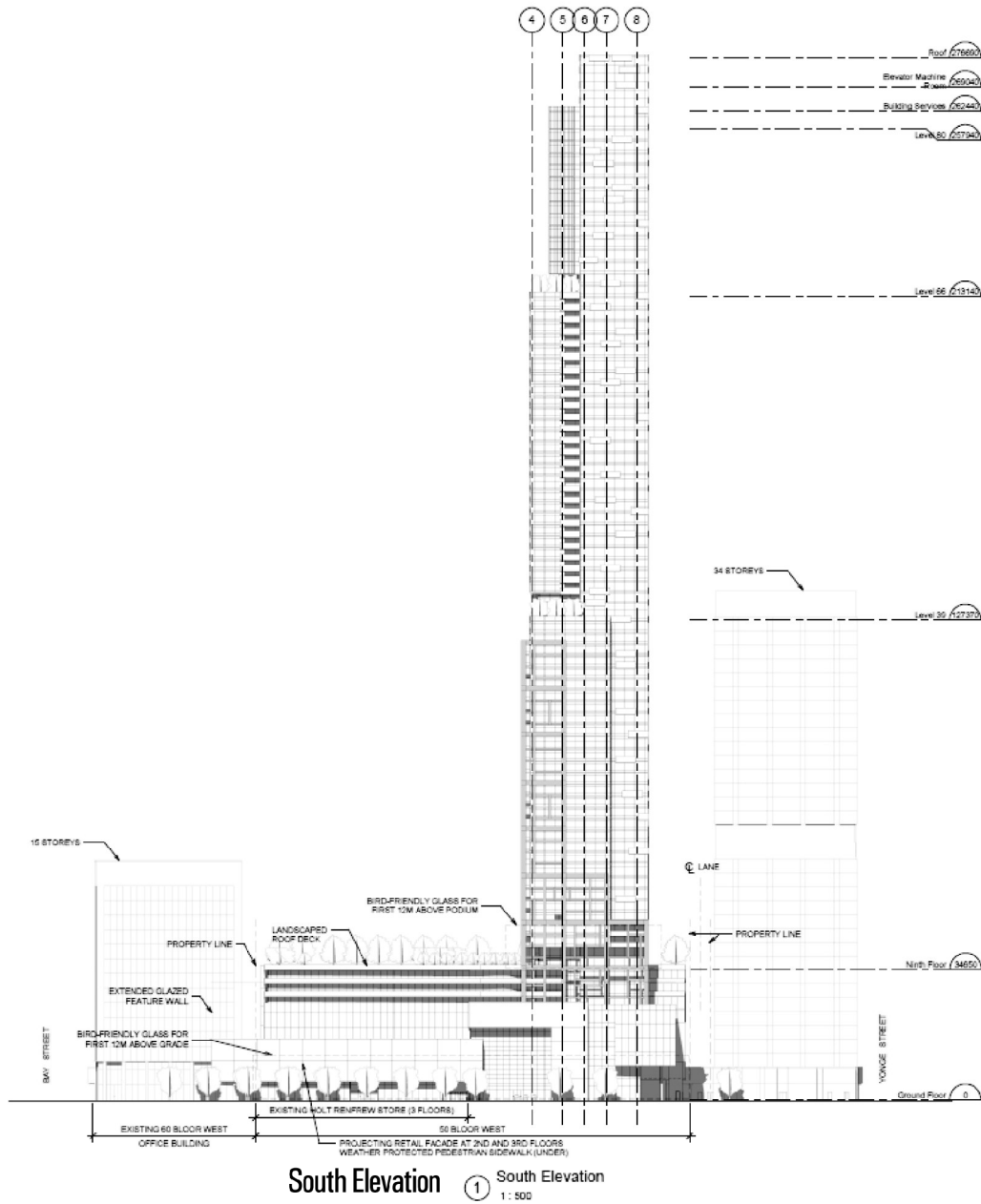
Applicant's Submitted Drawing

Not to Scale  
05/10/2012

### 50 Bloor Street West

File # 12\_141351\_OZ

### Attachment 3: South Elevation



## South Elevation

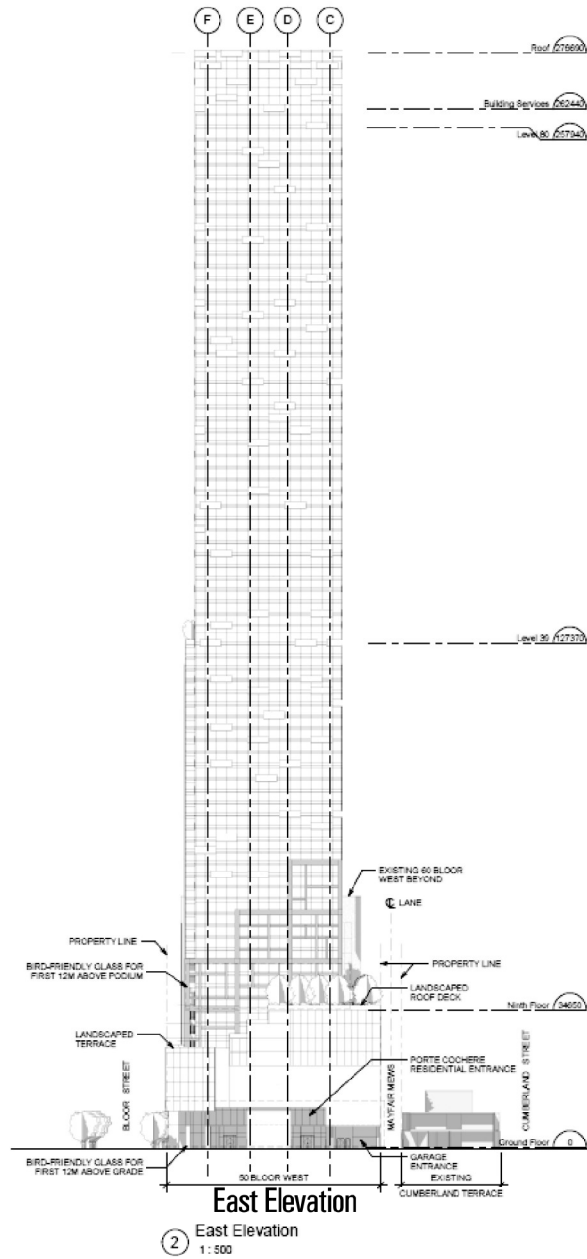
Applicant's Submitted Drawing

Not to Scale  
05/10/2012

## 50 Bloor Street West

File # 12\_141351\_02

## Attachment 4: East Elevation



### East Elevation

Applicant's Submitted Drawing

Not to Scale  
 05/10/2012

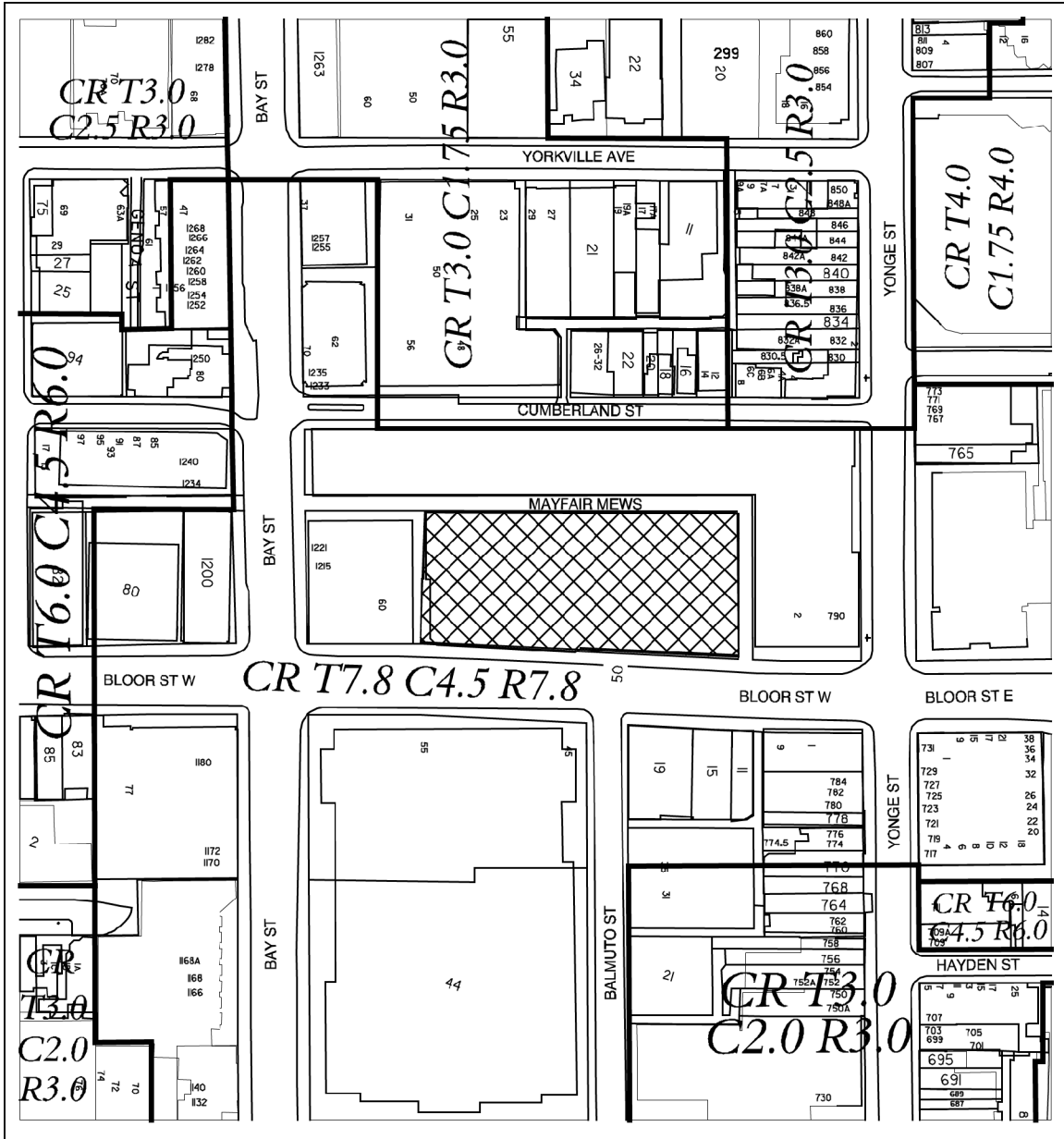
### 50 Bloor Street West

File # 12\_141351\_02





# Attachment 6: Zoning



50 Bloor Street West

File # 12\_141351\_02

CR Mixed-Use District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 05/09/2012

## Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	12 141351 STE 27 OZ
Details		Application Date:	March 22, 2012

Municipal Address: 50 BLOOR ST W

Location Description: PLAN 419 PT LOTS 18 TO 20 \*\*GRID S2703

Project Description: An application to amend the zoning by-law to permit an 80-storey mixed-use building (277 metres tall including mechanical penthouse) with: an 8 storey commercial/office podium (41,080 square metres of non-residential gross floor area); a tower with 600 residential units; and 620 below-grade vehicular parking spaces.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
WOOD BULL LLP	MORGARD INVESTMENTS LIMITED	PELLOW & ASSOCIATES ARCHITECTS INC	PENSIONFUND REALTY LIMITED

### PLANNING CONTROLS

Official Plan Designation:	<i>Mixed Use Areas</i>	Site Specific Provision:	
Zoning:	CR	Historical Status:	N/A
Height Limit (m):	61	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	5920.6	Height:	Storeys:	80
Frontage (m):	115		Metres:	277
Depth (m):	54.2			
Total Ground Floor Area (sq. m):	4525			<b>Total</b>
Total Residential GFA (sq. m):	71780 ( <i>including 1200 indoor amenity space</i> )	Parking Spaces:		620
Total Non-Residential GFA (sq. m):	39880	Loading Docks		8
Total GFA (sq. m):	111660			
Lot Coverage Ratio (%):	76			
Floor Space Index:	18.9			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m):	71780
Bachelor:	75	Retail GFA (sq. m):	32125
1 Bedroom:	275	Office GFA (sq. m):	7970
2 Bedroom:	200	Industrial GFA (sq. m):	0
3 + Bedroom:	50	Below Grade Parking (sq. m):	0
Total Units:	600		985