

**480 University Avenue - Zoning Amendment Application
- Preliminary Report**

Date:	October 9, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	12 236896 STE 20 OZ

SUMMARY

This application proposes a 55-storey building at 480 University Avenue. The applicant proposes to maintain the 18-storey office building that currently exists on the site, and build 37-storeys of residential above.

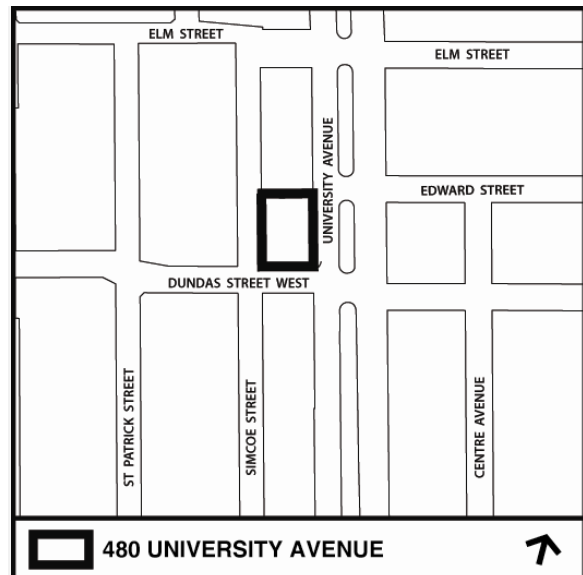
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

Staff anticipate scheduling a community consultation meeting for late 2012/early 2013, and target a final report for the third quarter of 2013. The target dates assume that applicant will provide all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct staff to schedule a community consultation meeting for the lands at 480 University Avenue 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

A pre-application consultation meeting was held on May 3, 2012 with the applicant to discuss complete application submission requirements.

A pre-application community consultation meeting was held on May 30, 2012. The applicant presented their proposal to the community and answered questions for members in attendance. Those present were generally receptive to the proposal.

ISSUE BACKGROUND

Proposal

This application proposes a 55-storey building at 480 University Avenue. The applicant proposes to maintain the 18-storey office building that currently exists on the site, and build 37-storeys of residential above.

The project is proposed to have an overall gross floor area of approximately 64,882 m², of which, 26,167m² will be allocated for non-residential gross floor area, and 38,715m² of residential gross floor area. A total of 453 residential units and 158 parking spaces are proposed as part of this application. The project proposes an overall height of 197 metres, and an overall density of 30.43 times the lot area.

Site and Surrounding Area

The subject site is located at the north-west corner of University Avenue and Dundas Street West. The site has frontage on three streets, with frontages of 55 metres along University Avenue, 39 metres along Dundas Street West, and 55 metres on Simcoe Street. The subject site has an overall lot area of approximately 2,145 m². An 18-storey office building is currently located on the site. The applicant does not propose to demolish the building currently on site.

Development in the vicinity of the subject site is as follows:

South: At the south west corner of University Avenue and Dundas Street West is a 20-storey commercial office building with direct access to the St. Patrick subway station. Further south, University Avenue consists of a mix of office-commercial buildings with heights ranging from 3-storeys to 25-storeys, the courthouse, and a mixed commercial-residential development

under construction with a building with heights of 42-storeys (File No. 08 163452 STE 20 OZ).

East: The site at the north-east corner of University Avenue and Dundas Street west is a 9-storey office-commercial building. Further east, Dundas Street West consists of a mix of office-commercial buildings with heights ranging from 4 storeys to 8 storeys.

North: Immediately north of the site is an 11-storey building currently occupied by the University of Toronto. Further north, University Avenue is made up of a mix of office-commercial buildings ranging from height from 9 storeys to 20 storeys, and major downtown hospitals.

West: At the north west corner of Simcoe Street and Dundas Street West is an 8-storey mixed office-commercial building. Further west, Dundas Street West consists of a mix of residential, mixed use buildings, and institutional facilities such as the Art Gallery of Ontario (AGO) and the Ontario College of Art and Design (OCAD) and City of Toronto Police, 52 Division. Heights along this portion of Dundas Street range from 3 storeys to 14 storeys.

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

Map 2 of the Official Plan identifies the subject site in the *Downtown*. The *Downtown* is one of the areas which can accommodate a vibrant mix of residential and employment growth that will continue to evolve as a healthy and attractive place to live and work, as new development that supports the reurbanization strategy and the goals for *Downtown*, is attracted to the area.

In particular, Section 2.2.1.1 of the *Downtown* policies of the Plan will shape the City's future by accommodating development that:

- builds on the strength of *Downtown* as the premier employment centre in the GTA; and
- provides a full range of housing opportunities for *Downtown* workers and reduces the demand for in-bound commuting.

The subject site is designated *Mixed Use Areas* in the Official Plan. This designation permits a broad range of commercial, residential and institutional uses, and includes policies and development criteria to guide development and its transition between areas of different development intensity and scale.

The development criteria in *Mixed Use Areas* includes, but are not limited to:

- creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- providing for new jobs and homes for Toronto's growing population on underutilized lands;
- locating and massing new buildings to provide a transition between areas of different development intensity and scale;
- locating and massing new buildings to frame the edges of streets and parks;
- providing an attractive, comfortable and safe pedestrian environment;
- providing good site access and circulation and an adequate supply of parking for residents and visitors;
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- providing indoor and outdoor recreation space for building residents in every significant multi-residential development.

The Plan also contains policies regarding tall buildings in the city. Tall buildings are identified as those whose height is typically greater than the width of the adjacent road allowance. The Plan also limits these buildings to parts of the *Downtown*, *Centres*, and other areas of the city where they are specifically permitted by a Secondary Plan or Zoning By-law. The Official Plan also sets out key urban design considerations when considering a tall building proposal.

Zoning

The site is zoned CR T7.8 C4.5 R4.8 which permits commercial densities of up to 4.5 times the area of the lot, residential densities of up to 4.8 times the area of the lot, and a maximum total density of 7.8 times the area of the lot. The maximum permitted height is 76 metres. Uses permitted in this zoning category include: residential, retail, offices, private club, and restaurants.

Site Plan Control

The lands and development are subject to Site Plan Control. The applicant has indicated that a Site Plan Control application will be submitted shortly.

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 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.

Tree Preservation Section

The applicant submitted an arborist report with their application. Urban Forestry will evaluate the report as part of the review of this application.

Reasons for the Application

A Zoning By-law amendment application is required to permit the density and height proposed by the applicant. Other areas of non-compliance will be identified through the review and processing of the application.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Architectural plans and drawings;
- Planning Rationale;
- Sun/Shadow Study;
- Massing and Perspective Drawings;
- Municipal Servicing Report;
- Stormwater Management Report;
- Pedestrian Wind Study;
- Noise and Vibration Feasibility Assessment;
- Transportation Impact Study;
- Traffic Operations Assessment (Loading);
- Arborist Report/Tree Preservation Report
- Toronto Green Standards Checklist; and
- Streetscape Plans

A Notification of Complete Application was issued on September 28, 2012.

Issues to be Resolved

The following issues have been identified on a preliminary basis. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

Land Use

The Provincial Policy Statement indicates that the Official Plan is to direct development to suitable areas. Intensification and redevelopment is to be provided in areas that take into account the existing building stock or area, and availability of infrastructure and public service facilities that meet projected needs. The Official Plan directs growth to certain areas of the City, and the areas which can best accommodate growth are shown on Map 2, Urban Structure of the Official Plan. The areas for growth have been identified as the *Downtown*, the *Centres*, the *Avenues* and *Employment Districts*. The subject site is within an area identified for growth. Staff will review the appropriateness of the intensity of development in relation to the policies contained within the Official Plan.

Height and Density

The Official Plan identifies that tall buildings are desirable in the right places, but also acknowledges that they are not appropriate in all locations. When tall buildings are poorly located or designed, they can physically and visually overwhelm adjacent streets, parks and neighbourhoods. The proposed height and density exceeds the maximums as prescribed by the Zoning By-law for the site, and thus, the appropriateness of the proposed height and density needs to be evaluated in terms of the context of University Avenue and Dundas Street West, impacts on adjacent properties, and land uses.

Building Siting and Massing

The Official Plan Built Form policies stress the importance of new development fitting harmoniously into its existing and/or planned context and limiting its impacts on neighbouring streets, parks, open spaces and properties. The Official Plan identifies that developments may be considered not only in terms of the individual building and site, but also in terms of how that building and site fit within the context of the neighbourhood and the City. New development within *Mixed Use Areas* is required to locate and mass new buildings to frame the edge of the streets, maintain sunlight and comfortable wind conditions, and locate and mass new buildings to provide a transition between areas of different development intensity and scale. The proposed building siting and massing will be reviewed in terms of the proposals relationship to University Avenue, Dundas Street West and Simcoe Street, its compliance with the development criteria for *Mixed Use Areas*, and compliance with the Queen Park Legislature View Corridor documents.

Tall Buildings

The Official Plan identifies a tall building as a building which has a height greater than the width of the adjacent right-of-way. Staff will review the Downtown Tall Buildings Vision and Performance Standards Design Guidelines and the appropriateness of the proposed scale and massing in terms of overall heights proposed, built form arrangements

on the site, building floor plate sizes, setbacks from lot lines, as well as the compatibility and relationship with the surrounding context.

Parking and Vehicular Access

The amount of parking provided and the location of the parking, in addition to the design of the shared site access, must be reviewed in relation to the demand generated by the proposal, and in context of the developments proximity to public transit. A Transportation Impact Study has been submitted and is currently under review by the City's Technical Services Division.

Servicing

A Servicing Report was submitted as part of this application. The Report is currently under review for acceptance by the Executive Director, Technical Services Division. If it is determined that upgrades to the city infrastructure are required to properly service this development, any upgrades to the infrastructure required by Staff will be secured via the appropriate agreements, and the applicant will be responsible for the costs in their entirety.

Amenity Space

Section 3.1.2.6 of the Official Plan states that every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development, in addition to identifying that each resident will have access to outdoor amenity spaces. The adequacy of the amenity space proposed will be considered through the review of the application.

Full Range of Housing

The Official Plan provides direction to provide a full range of housing in terms of form, tenure and affordability. The provision of this range of housing across the City and within neighbourhoods is important to achieving the diversity required to meet current and future needs of residents, and to provide economic competitiveness and social cohesion. Staff will work with the applicant in effort to provide family sized units within the development.

Section 37 of the Planning Act

The application in its current form will be subject to Section 37 contributions under the *Planning Act*. Should the application be approved, Staff in consultation with the Ward Councillor, will identify and secure public benefits pursuant to Section 37 of the *Planning Act* including appropriate community services, facilities and amenities which address local priorities.

Parkland

The *Planning Act* enables the municipality under Section 42 to require, as a condition of development or redevelopment of land, a conveyance of land and/or cash-in-lieu of land for park or other public recreational purposes. For residential uses, the site is subject to 5%, or if the site is located within a Parkland Acquisition Priority Area, the amount of conveyance is determined by the overall site size. The subject site is located within a

Parkland Acquisition Priority Area as outlined in the Alternative Parkland Dedication By-law 1420-2007.

Toronto Green Standard

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard, adopted by City Council in July 2006. 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

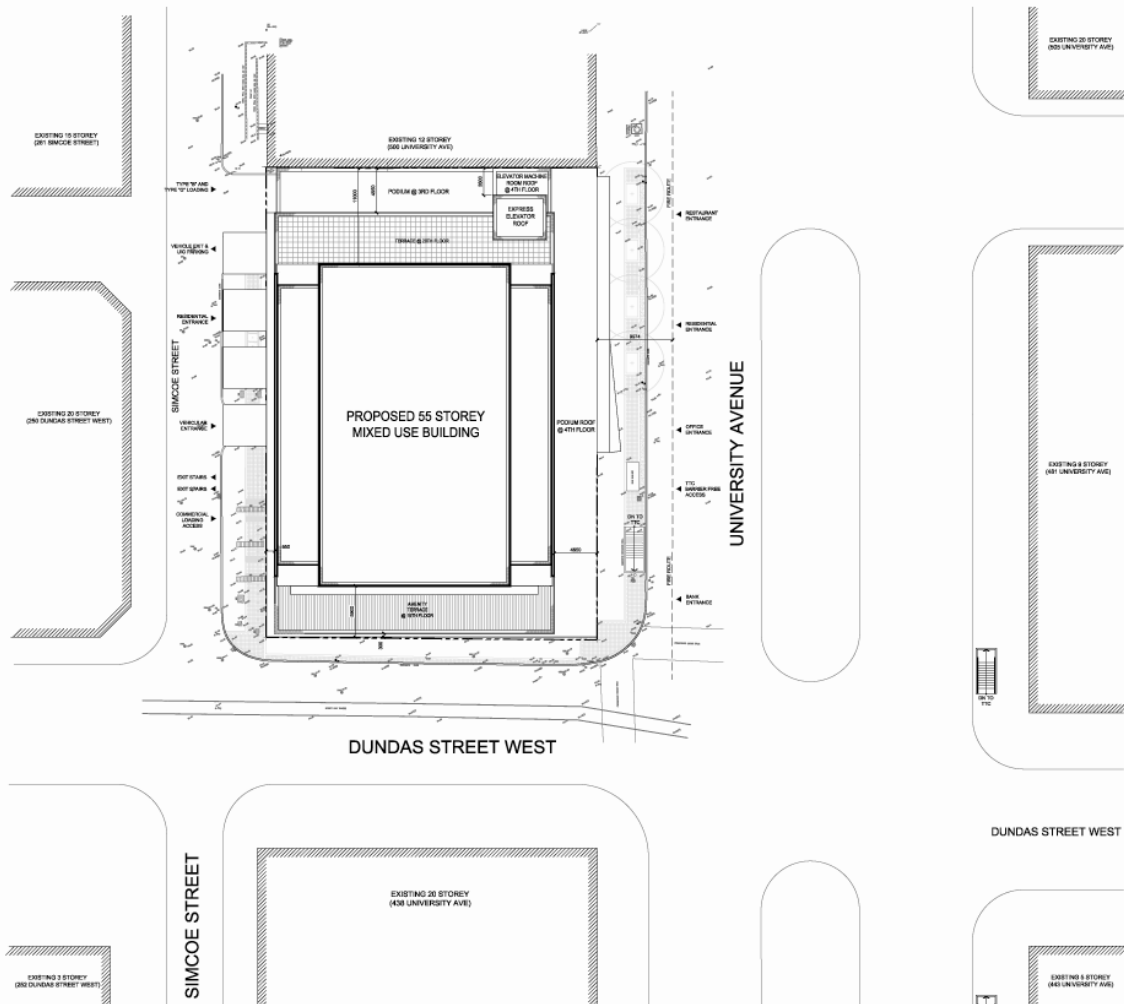
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2: South Elevation
- Attachment 3: West Elevation
- Attachment 4: North Elevation
- Attachment 5: East Elevation
- Attachment 6: Zoning
- Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

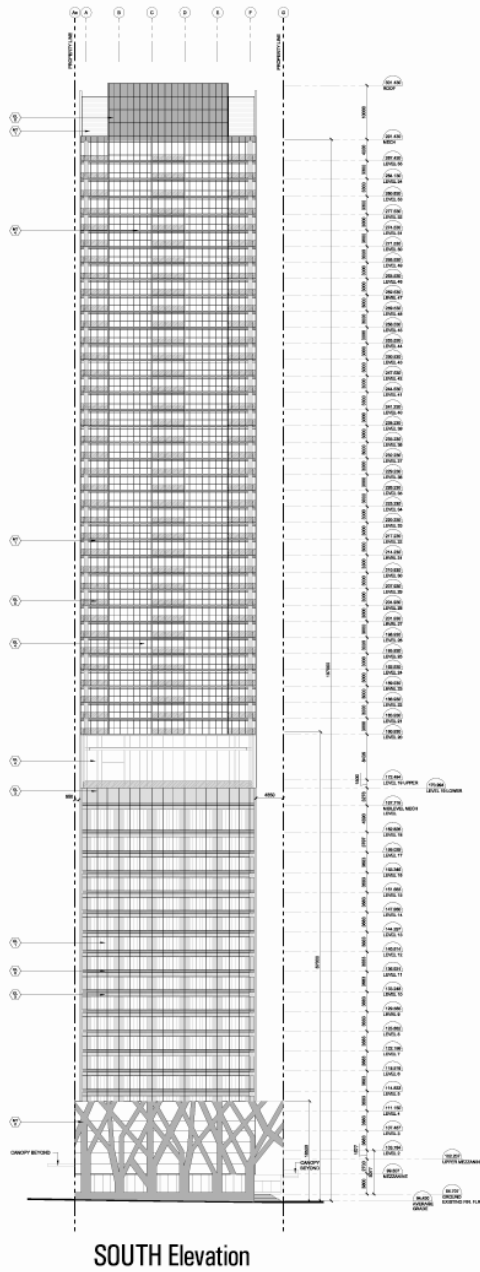
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480 University Avenue

File # 12_236896

Attachment 2: South Elevation



Elevation

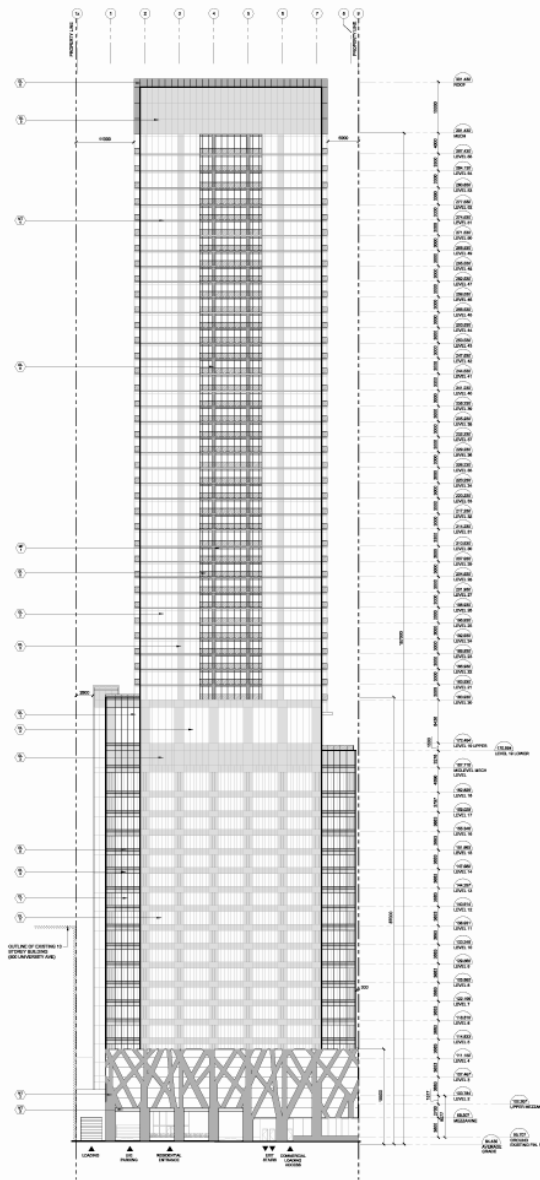
Applicant's Submitted Drawing

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480 University Avenue

File # 12_236896

Attachment 3: West Elevation



WEST Elevation

Elevation

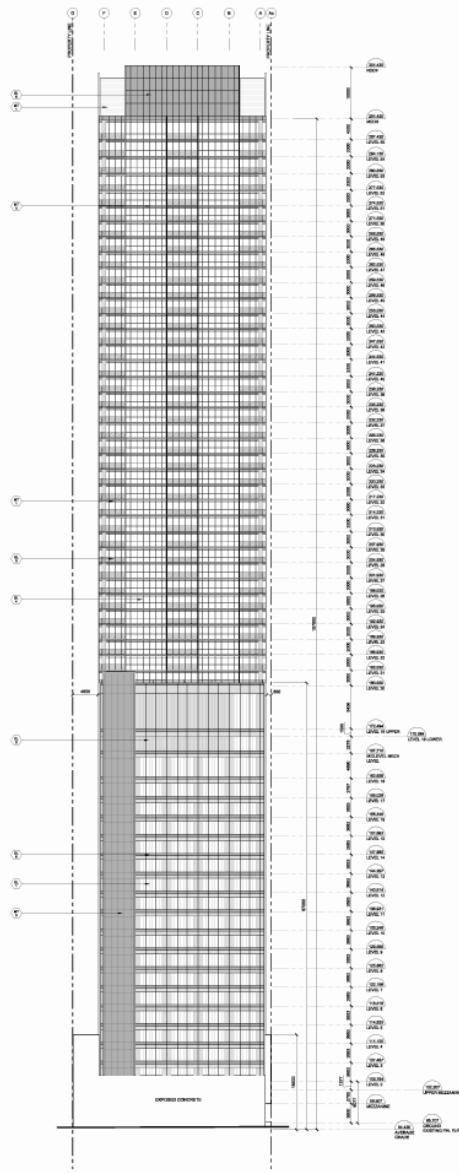
Applicant's Submitted Drawing

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480 University Avenue

File # 12_236896

Attachment 4: North Elevations



NORTH Elevation

Elevation

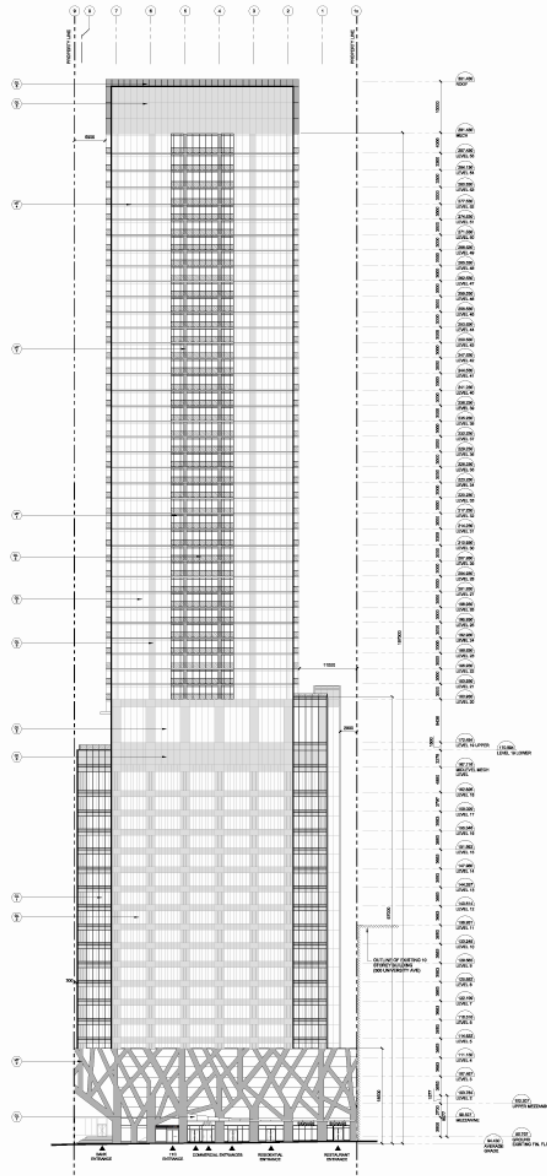
Applicant's Submitted Drawing

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480 University Avenue

File # 12_236896

Attachment 5: East Elevation



EAST Elevation

Elevation

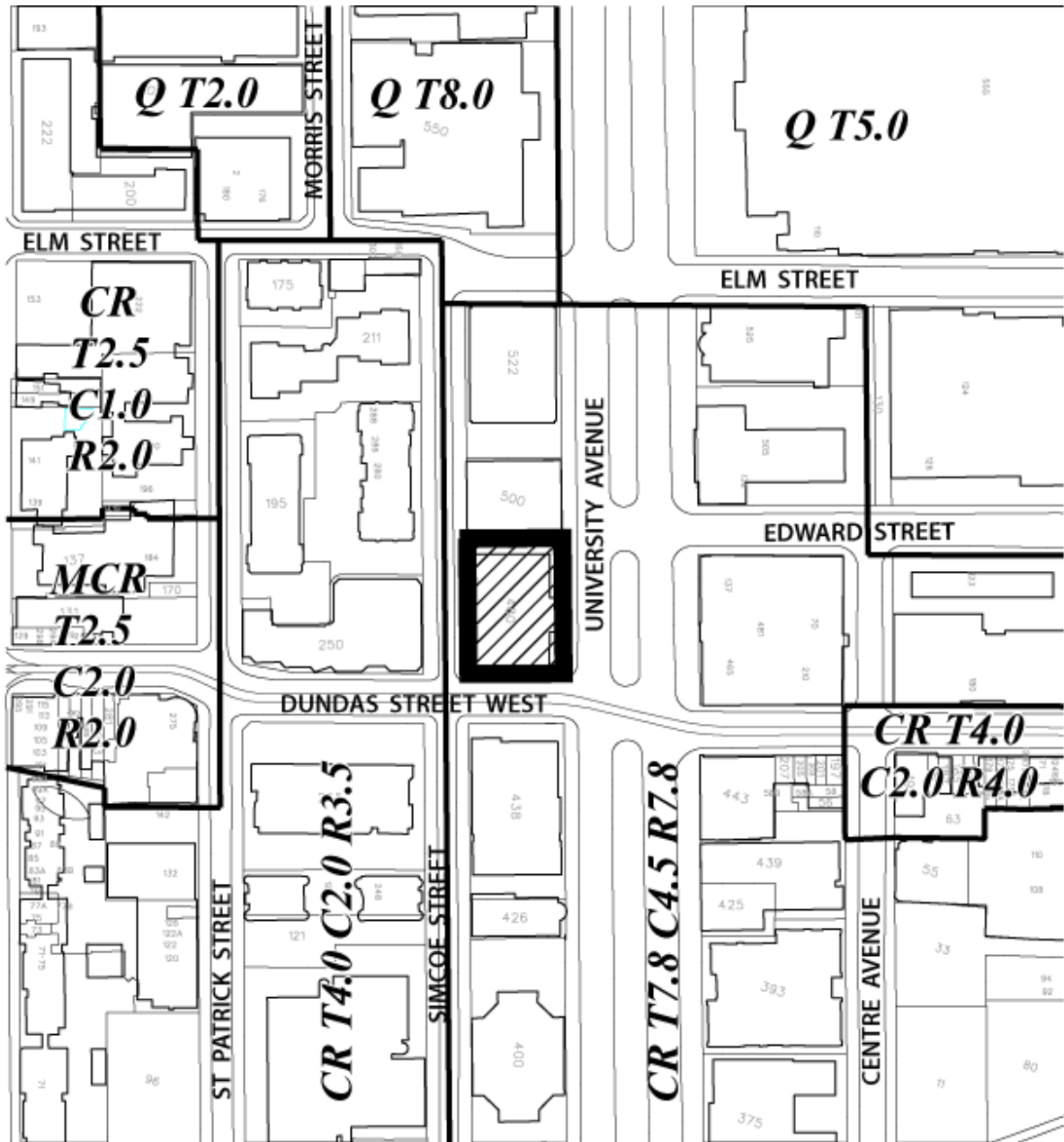
Applicant's Submitted Drawing

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10/03/12

480 University Avenue

File # 12_236896

Attachment 6: Zoning



Zoning City of Toronto By-law 438-86

480 University Avenue

File # 12_236896_0Z

- CR Mixed Use District
- MCR Mixed Use District
- Q Mixed Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 10/03/2012

Attachment 7: Application Data Sheet

Application Type Rezoning Application Number: 12 236896 STE 20 OZ
Details Rezoning, Standard Application Date: August 28, 2012
Municipal Address: 480 UNIVERSITY AVE
Location Description: PL 133E LTS 1-12 & PASSWAY PL R883 PTS 1,3,4,PL 1 49,55 ,PT LT 27.
EXEMPT IN PT PER THE U OF T ACT 1971. **GRID S2009
Project Description: Rezoning application for a 55-storey building (total). Proposes to maintain 18-
storey office building and build 37-storeys of residential above. - 453
residential units - 3 additional levels of underground parking -158 parking
spaces.
Applicant: **Agent:** **Architect:** **Owner:**
Gagnon and Law Urban CORE Architects Amexon Properties Inc.
Planners Ltd.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	CR T7.8 C4.5 R4.8	Historical Status:	N
Height Limit (m):	76 metres	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2132.2	Height:	Storeys:	55
Frontage (m):	38.72		Metres:	197
Depth (m):	55.26			
Total Ground Floor Area (sq. m):	1678		Total	
Total Residential GFA (sq. m):	38714.88		Parking Spaces:	158
Total Non-Residential GFA (sq. m):	27482.43		Loading Docks	2
Total GFA (sq. m):	67197.31			
Lot Coverage Ratio (%):	79			
Floor Space Index:	31.52			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	38282.09	432.79
Bachelor:	0	Retail GFA (sq. m):	490	0
1 Bedroom:	231(51%)	Office GFA (sq. m):	25676.76	181.82
2 Bedroom:	167(37%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	55(12%)	Institutional/Other GFA (sq. m):	2350.49	0
Total Units:	453			

Contact: **Planner Name:** **Marian Prejel, Senior Planner,**
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