

**547-555 College Street - Zoning Amendment Application
- Preliminary Report**

Date:	October 30, 2013
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	13 239577 STE 19 OZ

SUMMARY

This rezoning application proposes to permit a new eight-storey mixed-use building at 547-555 College Street with ground floor retail space and 58 residential dwellings on the upper floors.

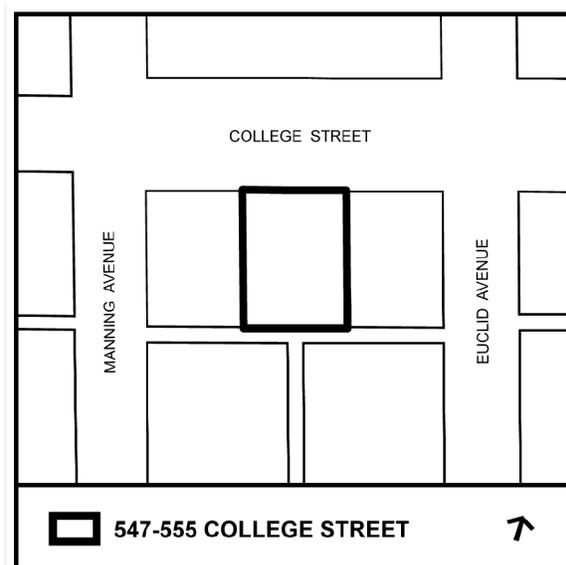
This report provides preliminary information on the above-noted application and seeks Community Council's direction on further processing of the application and on the community consultation process.

Staff recommend that a Community Consultation Meeting be held in January 2014. Staff anticipate submitting a final report on the application to Community Council in the second quarter of 2014. These target dates assume that the applicant will provide all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a Community Consultation Meeting



- for the lands at 547-555 College 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 of the Planning Act.

DECISION HISTORY

There are no recent planning applications for the subject property.

In 2003, City Council authorized an Avenues Study of College Street between Spadina Avenue and Ossington Avenue, which was completed in 2004. The consultants' studies included the College Street Avenues Urban Design Study, completed by Brook McIlroy Inc, and the College Street Urban Design Study Transportation report completed by Totten Sims Hubicki. A Final Report from City Planning was brought forward to City Council at its meeting held on April 12-15, 2005 recommending that City Council receive the College Street Avenues Urban Design Study and the College Street Urban Design Study Transportation Report.

On July 8, 2010, City Council adopted the recommendations contained in the staff report prepared by City Planning entitled Avenues and Mid-Rise Buildings Study and Action Plan, with modifications. That decision directs that the design guidelines provided in the Avenues and Mid-Rise Buildings Study to be applied to new development proposals for mid-rise buildings.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on November 9, 2012, to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The proposed development consists of one eight-storey, mixed-use building with retail space on the ground floor and 58 residential dwellings on the upper floors. The gross floor area of the ground floor retail space is 533 square metres and the gross floor area of the residential space on the upper floors is 5,123 square metres, for a combined total of 5,656 square metres. The proposed floor space index is 4.8 times the lot area. The total height of the building, including the mechanical penthouse, is 28.95 metres. The proposed development will require the existing two-storey buildings at 547-549 College Street, currently occupied by the Shiatsu School of Canada and the LCBO, to be demolished.

The residential lobby faces College Street on the west side of the building. The retail space fronts College Street on the east side.

The parking and loading areas are accessed from the rear laneway with the two loading spaces at grade and a ramp leading down to two levels of underground parking containing a total of 43 parking spaces. Waste and recycling collection would be by private pickup.

A bicycle storage room for 64 bicycles is located on the ground floor behind the lobby, adjacent to the loading area. This room is accessed from the rear laneway.

All of the indoor residential amenity space and some of the outdoor amenity space is located on the second floor at the rear of the building facing south. Additional outdoor amenity space is located on the roof. The indoor amenity space has an area of 122 square metres and provides direct access to the second floor outdoor amenity space, which is a terrace with an area of 59 square metres. The rooftop outdoor amenity space has an area of 60 square metres.

Site and Surrounding Area

The subject property is located on the south side of College Street in the middle of the block between Euclid Avenue and Manning Avenue. The site is rectangular in shape with 30.03 metres of frontage on College Street, a depth of 38.10 metres, and an area of 1,144 square metres (0.11 hectares). The site slopes very gently from north to south.

The easterly half of the subject property, comprised of 547 and 549 College Street, is occupied by two abutting two-storey commercial buildings currently used by the Shiatsu School of Canada and an LCBO retail store. The westerly half of the subject property, 555 College Street, is occupied by a privately-operated surface level parking lot.

College Street in the vicinity of the subject property has a mix of commercial and residential uses in mostly two and three-storey buildings. The following uses surround the subject property:

North: The north side of College Street is occupied by three-storey mixed-use buildings with retail and commercial uses on the ground floor and residential dwellings on the upper floors.

East: Adjacent to the subject property there is a row of four three-storey mixed-use buildings with ground floor retail uses and residential dwellings on the upper floors. Further east is Euclid Avenue.

South: A public laneway abuts the subject property, running east-west between Euclid Street and Manning Street. South of the laneway there are two-storey houses fronting onto Manning Avenue and mostly three-storey houses fronting onto Euclid Avenue.

West: Adjacent to the subject property there is a five-storey office building, the "Ladies Wear Building", which is *listed* in the City's heritage inventory. Further west is Manning Avenue.

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 conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject property is located on an *Avenue* as identified on Map 2 – Urban Structure. The Official Plan's growth strategy is to direct growth to the *Downtown, Centres, Avenues, and Employment Districts*, which are well serviced by transit and other infrastructure.

The *Avenues* policies in Section 2.2.3 require the preparation of an *Avenue* Study prior to a new development on an *Avenue* that requires a rezoning. Each *Avenue* Study will engage local residents, businesses, the Toronto Transit Commission, and other stakeholders to identify and prioritize community improvements concerning streetscape, transportation, parks, facilities, and other infrastructure. The intended result of an *Avenue* Study is to create contextually appropriate as-of-right zoning that establishes permitted uses, maximum density and height, appropriate massing and scale, appropriate transitions to adjacent areas, limits on at-grade parking, and transit-supportive measures.

The subject property's land use designation is *Mixed Use Areas*, which allows for a "broad range of commercial, residential and institutional uses, in single use or mixed use buildings."

New development in *Mixed Use Areas* will "locate and mass new buildings to provide a transition between areas of different development intensity and scale...through means

such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*." The location and massing of new buildings needs to limit the shadow impacts on adjacent streets and *Neighbourhoods*.

Section 3.1.2 provides policies for the built form of new development that require the massing and exterior design of the building to "fit harmoniously into its existing and/or planned context" and "limit its impact on neighbouring streets, parks, open spaces and properties."

The proposed mixed-use building is permitted in *Mixed Use Areas*, provided a suitable transition is provided to the adjacent *Neighbourhoods*, which includes the existing houses south of the subject property.

Zoning

The subject property is zoned *Commercial-Residential (CR 3.0 (c3.0, r.3.0) SS2 (x2512))* under the new city-wide Zoning Bylaw 569-2013. The *CR* zone permits a wide range of residential, commercial and institutional uses, including apartment buildings and retail stores. The maximum density permitted is three times the lot area for any combination of residential and commercial uses. The maximum height is 18 metres.

The previous Zoning Bylaw 438-86, as amended by Bylaw 425-93, also applies to the subject property as an underlying bylaw. The underlying zoning is *Commercial-Residential(CR / MCR T3.0 C3. R3.0)* with a maximum density of three times the lot area and a maximum height of 18 metres, which matches the zoning under the new Zoning Bylaw 569-2013.

Avenues and Mid-Rise Buildings Study

The Avenues and Mid-Rise Buildings Study provides design guidelines for new mid-rise buildings, particularly on the *Avenues* as identified on Map 2 of the Official Plan. The main objective of this study is to encourage future intensification along the *Avenues* that is compatible with the adjacent *Neighbourhoods* through appropriately scaled and designed mid-rise buildings. The Avenues and Mid-rise Buildings Study provides a list of best practices, categorizes the *Avenues* based on historic, cultural and built form characteristics, establishes a set of performance standards for new mid-rise buildings and identifies areas where the performance standards should be applied.

The performance standards are intended to provide for a pleasant pedestrian experience and an appropriate transition between new mid-rise buildings in *Mixed Use Areas* and low-rise houses in adjacent *Neighbourhoods* through measures such as setbacks, building step-backs, and angular planes. The application will be reviewed against the performance standards contained within the Avenues and Mid-Rise Buildings Study although it is noted that the performance standards do not necessarily apply to portions of *Avenues* where an *Avenue Study* has been completed. While the College Street Avenues Urban Design Study was undertaken, it was not adopted and does require updating in respect of the segment near the subject site.

College Street Avenues Urban Design Study

An *Avenues* Study for College Street between Spadina Avenue and Ossington Avenue, entitled College Street Avenues Urban Design Study, was completed in 2004. The study area included the College Street right-of-way, properties fronting onto the north and south sides of College Street and abutting lanes. The consultants' studies included the College Street Avenues Urban Design Study, completed by Brook McIlroy Inc., and the College Street Urban Design Study Transportation report completed by Totten Sims Hubicki.

The key objective of the consultants work was to recommend an urban design framework for new development and redevelopment on College Street in consideration of the existing built form, the operational characteristics of the street, and the comments and input of local stakeholders. Detailed considerations of amendments to the Zoning By-law and the public realm to support and implement the urban design recommendations did not form part of the consultant's studies.

The consultant's study identified specific sites and locations as appropriate for intensification and provided heights, setback, and step-back recommendations based on surrounding conditions and characteristics, right-of-way width and lot depth. The consultant's report also identified that heights should transition down from these areas of intensification.

The study does not identify the subject property as a development site and does not provide a specific height for new development. The portion of College Street between Bathurst Street and Manning Avenue, which includes the subject property, is described as a healthy retail area with "a mix of six to nine-storey buildings and two or three-storey main street type mixed-use buildings."

Site Plan Control

A Site Plan Control application has been submitted and is being processed concurrently with the rezoning application.

Tree Preservation

There are no existing trees on the subject property. There are four street trees on College Street in front of the subject property that are proposed to be retained.

Reasons for the Application

The rezoning application is required because the proposed development substantially exceeds the maximum height and density permitted by the existing Zoning Bylaw.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Justification Report
- Traffic Impact Study
- Shadow Study
- Functional Servicing Report
- Arborist Report
- Stage 1 Archaeological Assessment
- Toronto Green Standard Checklist

A Notification of Complete Application was issued on October 18, 2013.

Issues to be Resolved

The following issues have been identified by City Planning:

- **Transition to existing dwellings in adjacent *Neighbourhoods*:** The proposed building does not entirely comply with the guidelines of the Avenues and Mid-Rise Buildings Study since the balcony railings facing south extend into the rear angular plane and the ground floor retail space extends into the 7.5 metre setback. This may have an adverse impact on the existing houses to the south in terms of overlook and noise from the balconies and outdoor amenity space.
- **Character of proposed building:** Further review is required to examine how the proposed building fits into the existing and planned context of surrounding streets and properties.
- **Location of outdoor amenity space:** The proposed location of the outdoor amenity space on the second floor may have an adverse impact on the existing houses to the south in terms of noise and overlook.
- **Updating the existing College Street Avenues Urban Design Study:** An Avenues Study for this section of College Street was prepared in October 2004. Since the study was prepared before the current Official Plan came into effect and before the completion of the Avenues and Mid-Rise Buildings Study, the applicant will be required to prepare an *Avenue* Segment Study with consideration for the current Official Plan policies, the guidelines of the Avenue and Mid-Rise Buildings Study, and the findings of the College Street Avenues Urban Design Study. The *Avenue* Segment Study will serve as an update to a portion of the College Street Avenues Urban Design Study.

- **Adequacy of proposed parking for residents, visitors, and retail shoppers:**
The proposed 43 parking spaces exceeds the total parking space requirement of 38 spaces under the old Zoning Bylaw No. 438-86, which requires 35 spaces for residential occupants, three spaces for residential visitors, and none for retail employees or customers. However, under the new Zoning Bylaw No. 569-2013, the proposed 43 parking spaces does not meet the total requirement of 60 spaces, including 47 spaces for residential occupants, eight spaces for residential visitors, and five spaces for the retail space. Further review is required to determine an appropriate minimum parking requirement.

Another parking consideration is the loss of the existing privately operated surface parking resulting from the proposed development. The parking lot currently supports local businesses on College Street. The Toronto Parking Authority will be contacted to determine if they have an interest in working with the applicant to provide additional parking to serve area businesses.

- **Adjacency to a *listed* heritage building:** The proposed building will abut the existing five-storey office building at 559 College Street, which is *listed* in the City's heritage inventory. The heritage building has several windows facing east that would be blocked by the proposed building since there would be no separation between the two buildings. Further review is required to ensure the proposed development does not detract from the key heritage features of the adjacent heritage building.

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

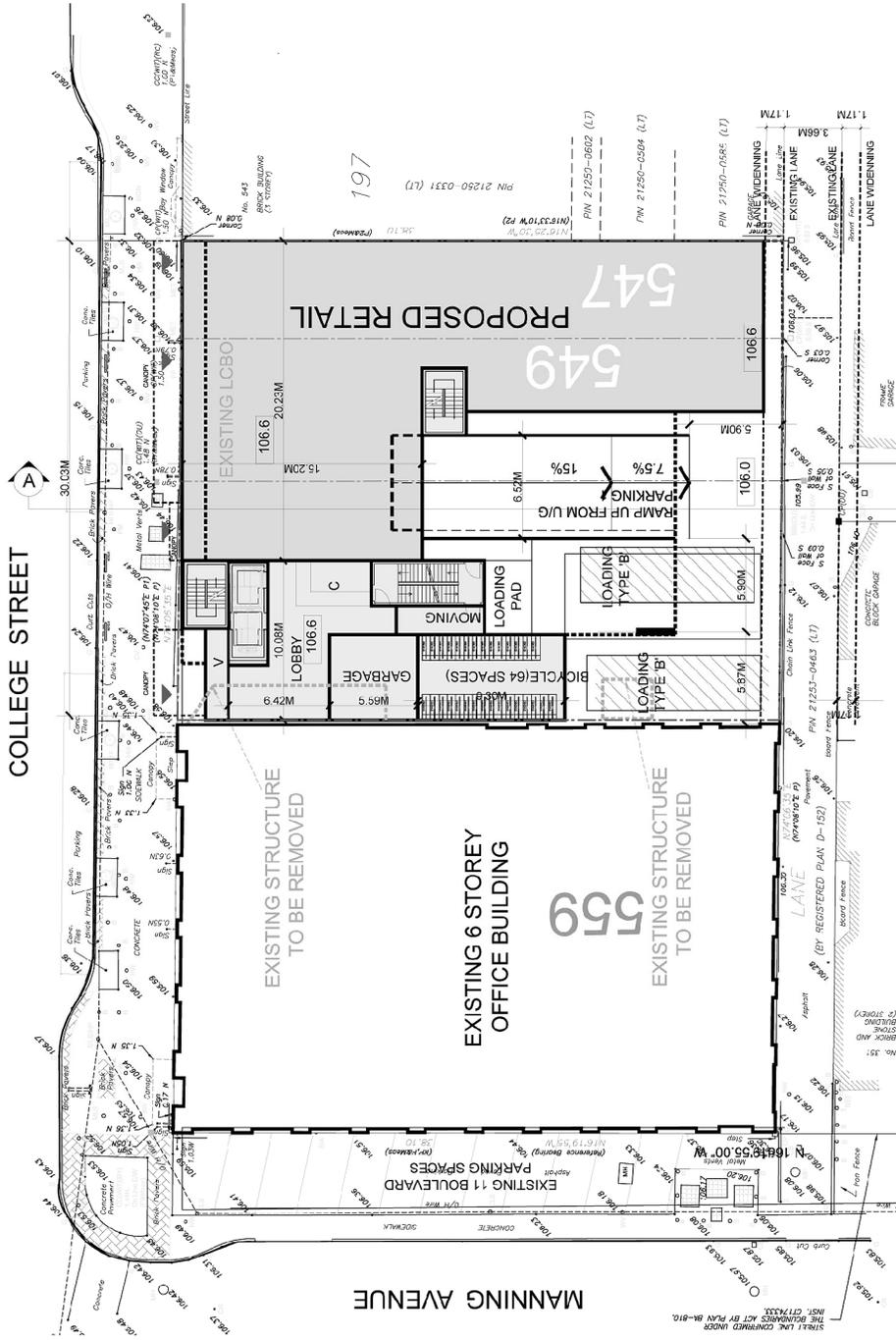
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2: Rendering
- Attachment 3a: North Elevation
- Attachment 3b: South Elevation
- Attachment 3c: West Elevation
- Attachment 3d: East Elevation
- Attachment 4: Zoning
- Attachment 5: Application Data Sheet

Attachment 1: Site Plan



547-555 College Street

Site Plan
 Applicant's Submitted Drawing

File# 13 239577 0Z

Not to Scale
 10/22/2013

Attachment 2: Rendering



Pedestrian view to southwest on College Street

Perspective

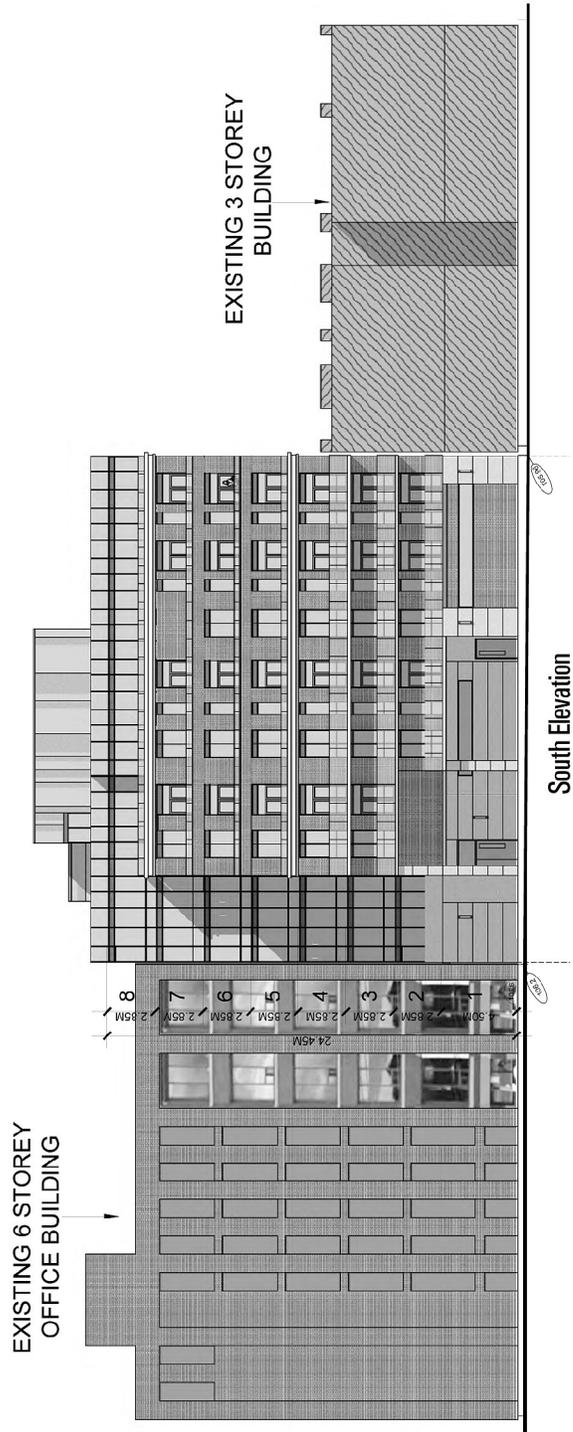
Applicant's Submitted Drawing

Not to Scale
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547-555 College Street

File # 13 239577 0Z

Attachment 3b: South Elevation



547-555 College Street

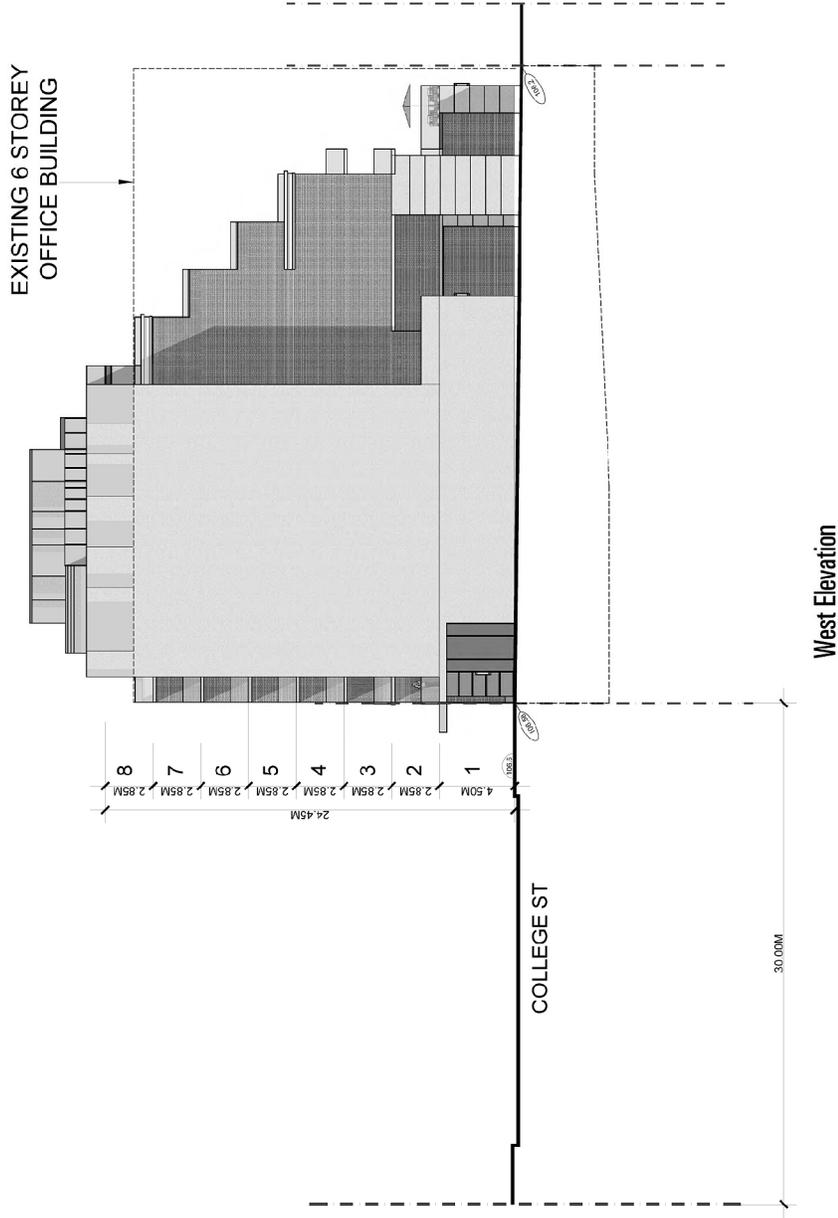
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Elevations

Applicant's Submitted Drawing

Not to Scale
10/22/2013

Attachment 3c: West Elevation



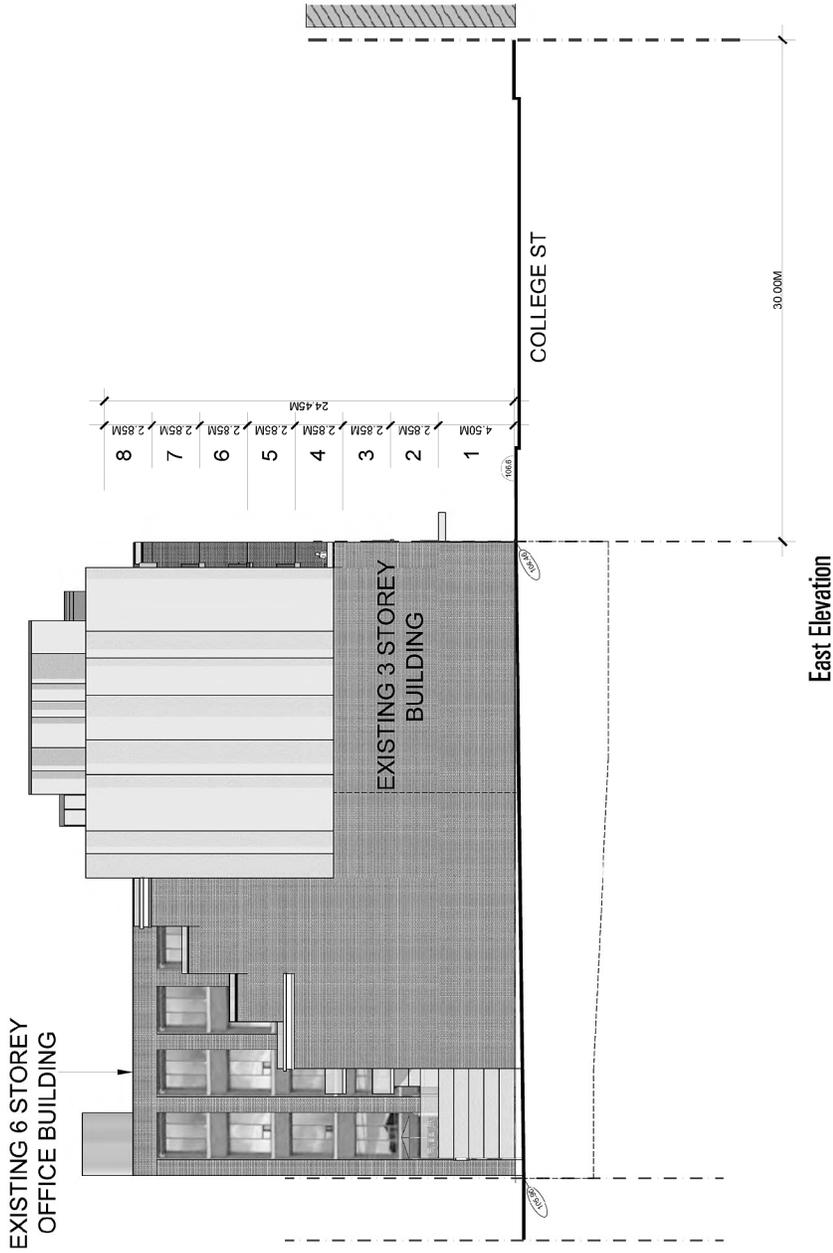
547-555 College Street

Elevations
 Applicant's Submitted Drawing

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Attachment 3d: East Elevation



547-555 College Street

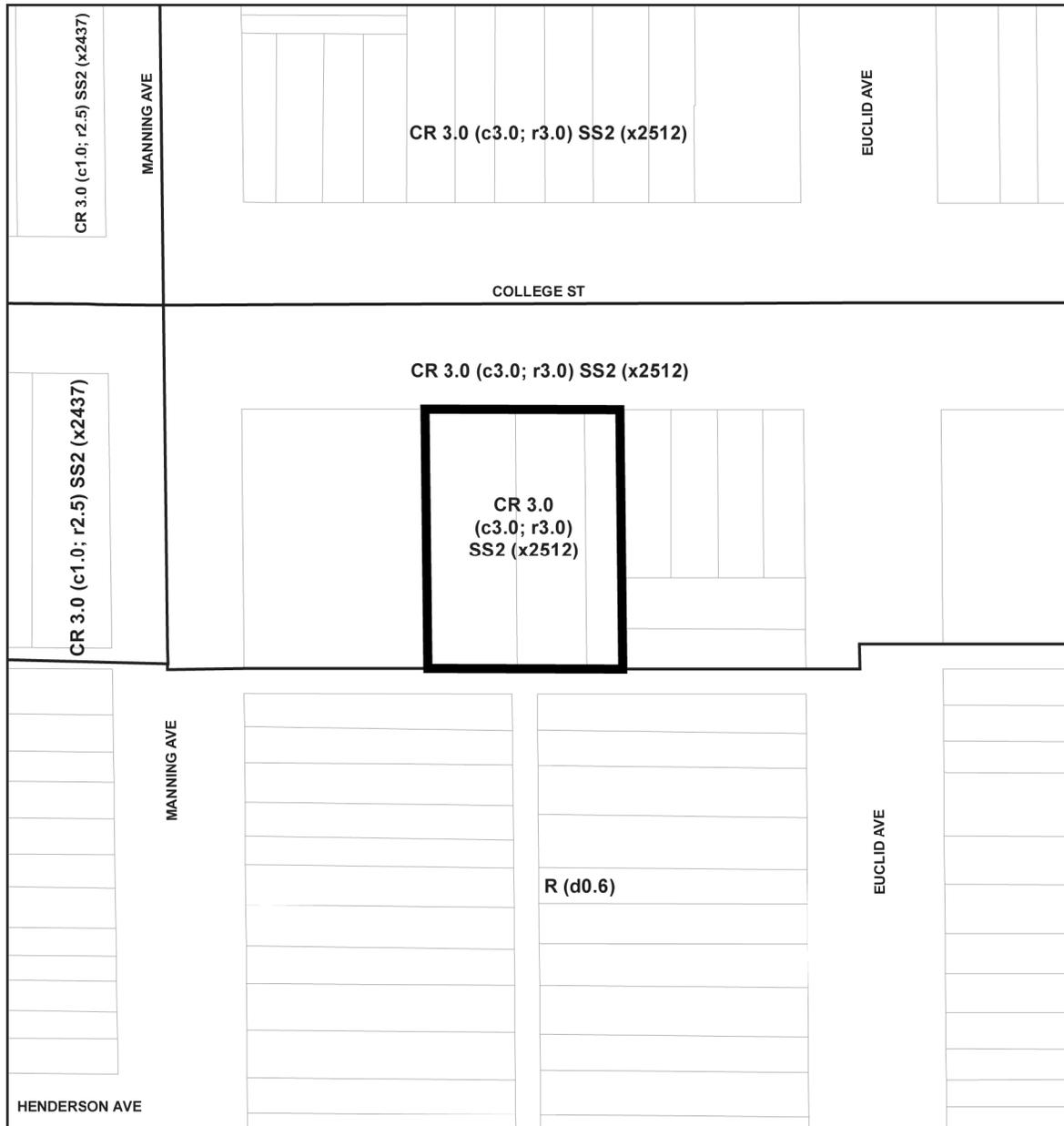
Elevations

Applicant's Submitted Drawing

Not to Scale
10/22/2013

File # 13 239577 0Z

Attachment 4: Zoning



TORONTO City Planning
Zoning By-law 569-2013

547-555 College Street
 File # 13 239577 STE 19 0Z

- Location of Application
- CR** Commercial Residential
- R** Residential

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 Extracted 10/22/2013

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	13 239577 STE 19 OZ
Details	Rezoning, Standard	Application Date:	September 20, 2013

Municipal Address: 547-555 COLLEGE STREET

Location Description: PLAN 74 PT LOT 197 **GRID S1905

Project Description: Proposal to demolish the existing two storey retail building and replace both the existing building and the commercial surface parking lot located on the west-half of the site with a new eight storey mixed use building having a total gross floor area of 5513 square metres.

Applicant:	Agent:	Architect:	Owner:
Goodmans LLP		Turner Fleicher Architects	COLLEGE STREET (555-563) INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	569-2013
Zoning:	CR T3.0 C3.0 R3.0	Historical Status:	
Height Limit (m):	18	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1155	Height:	Storeys:	8
Frontage (m):	30.31		Metres:	28.95
Depth (m):	38.1			
Total Ground Floor Area (sq. m):	695			Total
Total Residential GFA (sq. m):	4980		Parking Spaces:	43
Total Non-Residential GFA (sq. m):	533		Loading Docks	2
Total GFA (sq. m):	5513			
Lot Coverage Ratio (%):	60.2			
Floor Space Index:	4.8			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	2
1 Bedroom:	34
2 Bedroom:	22
3 + Bedroom:	0
Total Units:	58

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	4980	0
Retail GFA (sq. m):	533	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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