

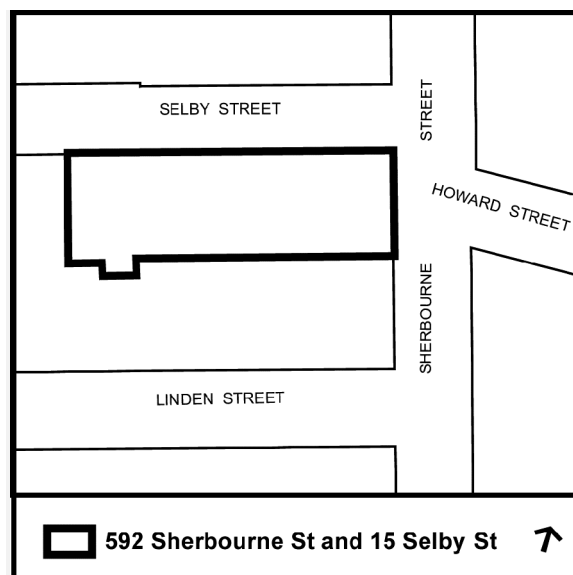
592 Sherbourne Street and 15 Selby Street – Official Plan Amendment and Zoning Amendment Applications – Final Report

Date:	May 27, 2014
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	Zoning Amendment Application 12 193918 STE 27 OZ Official Plan Amendment Application 13 264878 STE 27 OZ

SUMMARY

Applications to amend the Official Plan and Zoning By-law have been submitted to permit a 49-storey residential tower including a 3-storey base building with grade-related townhouse units at 592 Sherbourne Street. The Gooderham Mansion heritage building at 592 Sherbourne Street would be relocated closer to Sherbourne Street and connect with the proposed residential tower. Retail space is proposed on the ground floor of the Gooderham Mansion. The RH Rundle House heritage residential building located at 15 Selby Street would be conserved, however it is requested that offices and multiple residential dwelling units be permitted uses within the existing building.

The Official Plan Amendment would establish a Site and Area Specific Policy for the subject lands that would require conservation of the heritage buildings on the lands and also include permission for the proposed residential tower development on the 592 Sherbourne Street lands and limited office uses and multiple residential dwelling units in the heritage residential building located on the 15 Selby Street lands.



The Zoning By-law Amendment would establish a Site Specific zoning by law for the 592 Sherbourne Street lands which includes provisions related to: heritage conservation; maximum building height; maximum floor area; minimum building setbacks; maximum number of dwelling units; minimum number of bicycle and vehicle parking spaces; minimum indoor and outdoor amenity space; and permitted uses. It would also establish site specific zoning for the 15 Selby Street lands, which includes heritage conservation and permission for limited office uses and multiple residential dwelling units within the existing building.

A supplementary report will be prepared for City Council's consideration that will include recommendations on the Official Plan Amendment and Zoning By-law Amendment, along with recommended Section 37 community benefits and facilities for the requested increase in height and density.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the application for 592 Sherbourne Street and 15 Selby Street in principle, subject to additional recommendations that will be set out in a Supplementary Report to be prepared by the Director, Community Planning, Toronto and East York District for the June 17, 2014 Toronto and East York Community Council meeting.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On September 11, 2012, the Toronto and East York Community Council considered a Preliminary Report for this application, dated August 10, 2012, from the Director, Community Planning, Toronto and East York District. Toronto and East York Community Council adopted the recommendations within that report and can be found at:

<http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-49482.pdf>

The application at that time was to permit a 52-storey (179.6 metre to the top of the mechanical roof) tall residential tower including a 3-storey podium with grade-related units for a total of 499 dwelling units on the 592 Sherbourne Street lands. The front portion of the Gooderham Mansion Heritage House on the site was to be relocated closer to Sherbourne Street with the residential tower located behind the house.

On November 14, 2013, a revised zoning by-law amendment application was submitted to permit a 49-storey tower (170 metres to the top of the mechanical roof). The revised submission also included the property at 15 Selby Street, which is the RH Rundle House heritage building. An Official Plan Amendment application was also submitted with the revised zoning application to establish a Site and Area specific policy for the entire application lands at 592 Sherbourne Street and 15 Selby Street that would primarily address heritage conservation on the site and transition from the proposed tower to the lower scale neighbourhood outside the application lands.

ISSUE BACKGROUND

Proposal

The current 49-storey proposal includes the retention and relocation of the existing historic Gooderham Mansion to a location on the site that is closer to Sherbourne Street and the retention of the historic RH Rundle House at 15 Selby Street.

The proposed residential tower would have a maximum height of 170 metres to the top of the mechanical roof and will be positioned behind the historic Gooderham Mansion. The overall height of the tower is taller than what would be expected for a 49-storey tower but the applicant has advised that the increase in height is a result of the planned 3.2 metre floor to ceiling height, a required 6.4 metre mechanical floor at the 35th floor and a proposed 7 metre mechanical penthouse. A 49-storey tower with a standard 3 metre floor to the ceiling height would be approximately 150 metres (with an additional 5 to 7 metres for the mechanical penthouse). For clarity, the number of maximum floors will be secured in the site specific Official Plan Amendment and Zoning By-law Amendment.

The proposed tower has a floor plate of approximately 737 square metres from floors 5-35, and a slightly larger floor plate of approximately 815 square metres from the 36th up to the 49th floor. Balconies are proposed along the north and south elevations of the tower and project approximately 2 metres.

The building will have a three-storey podium (approximately 38.8 metres in height) incorporating five grade-related townhouses units fronting onto Selby Street. The second floor of the Gooderham Mansion and the third storey of the tower will be connected to provide an indoor pedestrian connection between the two buildings. The interior of the Gooderham Mansion will be redesigned to contain approximately 200 square metres of commercial space on the ground floor with some of the required indoor amenity space (2 sq.m per unit) for the development to be provided on the upper floors of the house. Additional indoor amenity space will be provided in the new tower portion. Outdoor amenity space is proposed at a rate of 1.2 sq.m. per unit and is to be located on the 2nd floor and 4th floor roof of the base building.

The proposed gross floor area of the overall project, excluding the heritage building, is 37,512 square metres, resulting in a density of approximately 16.7 times the area of the 592 Sherbourne Street lot. The latest development plans submitted on April 22, 2014, indicate that the development on the Sherbourne Street lot will contain 441 dwelling units. A total of 174 residential vehicular parking spaces and 26 visitor spaces would be provided in a six-level below-grade parking garage and a total of 449 bicycle parking spaces are proposed consisting of 353 residential spaces, 89 residential visitor spaces, and 7 retail spaces, on the Sherbourne Street lot. The loading area and garbage storage on the Sherbourne Street lot are proposed to be enclosed on the ground level with access from Selby Street.

A unit type breakdown for the proposed 441 residential units are shown below, as provided by the applicant.

Unit Type	Quantity
1 Bedroom	104
1 Bedroom + Den	240
2 Bedrooms	53
3 Bedrooms	39
3 Bedroom Townhouses at-grade	5

The applicant has requested that the site specific zoning by-law allow for an additional 12% more units above the currently proposed 441 units to provide some flexibility in the final design of the building. In this regard, the total unit count being requested as part of the application is 495 units. Indoor and outdoor amenity space and vehicular and bicycle parking are to be provided on the Sherbourne Street lot based on a per-unit ratio.

The site at 15 Selby Street is part of the application. Currently the site is occupied by the three-storey A.H. Rundle House heritage building. No changes are proposed to the built form, however the applicant is proposing zoning permissions to allow for a change in use from residential to limited office uses and to expressly permit multiple residential dwelling units within the existing building.

Site and Surrounding Area

The lands subject to the applications are generally located at the southwest corner of Sherbourne Street and Selby Street, a short block south of Bloor Street East and the Sherbourne TTC subway station. The 592 Sherbourne Street property is generally rectangular in shape with an area of approximately 2,236 square metres. The residential property at 15 Selby Street is approximately 334 square metres in lot area.

The Clarion Hotel and Selby Suites are currently located on the 592 Sherbourne Street property. The original Gooderham Mansion building is located at the front of the hotel building. The hotel is primarily 4-storeys in height with a drop off area at the front and a surface parking located at the rear of the building. Adjacent to the parking area is 15 Selby Street which is a listed heritage property, on which the building known as the A.H. Rundle House is located. There are currently 5 residential dwelling units in the house.

Surrounding Uses:

North: Selby Street borders the site on the north side of the site. Directly across on the north side of Selby Street is a combination of uses, such as surface parking lot and an above-grade parking garage. An 8-storey medical office building is at the northwest corner of Selby Street and Sherbourne Street. At the southwest corner of the Bloor Street and Sherbourne Street is a 16-storey mixed-use commercial retail and residential building.

Just west of Sherbourne Street, on the south side of Bloor Street an application has been filed for the properties municipally known as 387 to 403 Bloor Street East and 28 Selby Street to permit a mixed use development consisting of a 49-storey tower on Bloor Street and a 12-storey building on Selby Street (File 12 290796 STE 27 OZ). The Bloor Street properties currently contain a 10-storey apartment building and two-storey and low-rise commercial retail buildings and a heritage house, which are proposed to be demolished.

A 26-storey residential building, 20-storey commercial office tower and 6-storey mixed used retail/residential building are also located on the south side of Bloor Street East, just west of Sherbourne Street towards Jarvis Street.

South: Directly to the south of the site is the James Cooper Heritage Mansion and a 32-storey residential tower development. Linden Street, the next street south of 592 Sherbourne Street, is a designated *Neighbourhoods* that primarily consists of low rise house form dwellings. A child care facility is also located on the street. There is a 7-storey hotel just south of Linden Street on Sherbourne Street.

West: Directly west of the site is a designated *Neighbourhoods* with low rise 2 to 3-storey house form dwellings. Some of the dwellings have been converted to bed and breakfast houses. Further west on Jarvis Street, there are existing and recently approved residential towers ranging from 27 to 40+ storeys in height.

East: Sherbourne Street is to the east of the site. Across from the site on the east side of Sherbourne Street are low-rise mixed-use commercial retail and residential uses, heritage rowhouses at 603 to 607 Sherbourne Street, St. James Town West Park and Trinity Evangelical Lutheran Church. At the southeast corner of Bloor Street East and Sherbourne Street is an office building with a height of approximately 10-storeys and the Sherbourne Subway Station. Further northeast is the Rosedale Valley ravine.

The North St. Jamestown development application is located east of 592 Sherbourne Street. City Council at its meeting of December 16, 2013 approved the application, subject to conditions. The applicant subsequently appealed the application to the Ontario Municipal Board. The application was to amend the Official Plan and Zoning By-law to permit a comprehensive development comprised of four residential towers with heights of 12, 37, 45 and 45 storeys; 3-storey townhouses; a low-rise mixed use base building; and retail uses at grade along Howard Street. The proposal also included the retention of several heritage buildings (6-16 Glen Road, 603 Sherbourne Street and 605-607 Sherbourne Street); the relocation and conservation of 76 Howard Street; the conveyance of a public park; and the demolition and replacement of 8 rental dwelling units with tenant relocation assistance.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building

strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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 592 Sherbourne Street as *Mixed Use Areas* and 15 Selby Street as *Neighbourhoods* and locates the application site in the Downtown and Central Waterfront, as shown on Map 2, of the Official Plan's Urban Structure map.

The application was reviewed against the policies in the Official Plan including those in Chapter Two, "Downtown", "Public Realm", and "Built Form" sections of the Plan. Chapter Two of the Official Plan – Shaping the City identifies that the downtown area offers opportunities for substantial employment and residential growth, but that this growth is not anticipated to be uniform. Rather, it is expected that the physical setting of many areas will remain unchanged and that design guidelines specific to districts of historic or distinct character will be implemented to ensure that new development fits into the context of existing built form, streets, setbacks and height.

Section 2.3.1 of the Official Plan states that "the diversity of Toronto's neighbourhoods, in terms of scale, amenities, local culture, retail services and demographic makeup, offers a choice of communities to match every stage of life." Policy 2.3.1.2 states that developments in *Mixed Use Areas*, *Regeneration Areas* and *Apartment Neighbourhoods* will: "be compatible with those *Neighbourhoods*, provide a gradual transition of scale and density, as necessary to achieve the objectives of this Plan through the stepping down of the building tower and setbacks from those *Neighbourhoods*, maintain adequate light and privacy for residents in those *Neighbourhoods*, and attenuate resulting traffic and parking impacts."

Chapter Three- Building a Successful City identifies that most of the City's future development will be infill redevelopment and, as such, will need to fit in, respect and improve the character of the surrounding area. Development will be located, organized and massed to fit harmoniously with its existing and/or planned context. Development will limit its impact on neighbouring properties and the public realm by: respecting street proportions; creating appropriate transitions in scale; providing for adequate light and privacy; and limiting shadow and wind impacts.

In addition, Policy 3.1.5.2 of the Official Plan states that "Heritage resources on properties listed in the City's Inventory of Heritage Properties will be conserved." "Development adjacent to properties on the City's Inventory will respect the scale, character and form of the heritage buildings and landscapes."

The subject site is within the *Downtown* on Map 2- Urban Structure. Policy 2.2.1 specifically indicates that growth will be directed to the downtown. In the Official Plan, the *Downtown* is described as, "the oldest, most dense and most complex part of the urban landscape, with a rich variety of building forms and activities."

The Official Plan Policy 2.2.1.3 outlines that the quality of *Downtown* will be improved by:

- Recognizing the high maintenance needs of streets, open spaces and City services in this heavy demand area; and
- Enhancing existing parks and acquiring new parkland where feasible.

In addition, the Official Plan Policy 2.2.1.5 acknowledges the importance of "the architectural and cultural heritage of *Downtown* will be preserved by designating buildings, districts and open spaces with heritage significance and by working with owners to restore and maintain historic buildings." In Policy 2.2.1.6, the Plan further states that "design guidelines specific to districts of historic or distinct character will be developed and applied to ensure new development respects the context of such districts in terms of the development's fit with existing streets, setbacks, heights and relationship to landmark buildings."

The Official Plan places the site within the Downtown and Central Waterfront urban structure area. The majority of the site is designated Mixed Use Area – Land Use Plan in the Official Plan. This designation permits a range of residential, commercial and institutional uses.

The Official Plan also includes Development Criteria (Policy 4.5.2) to help guide new development in *Mixed Use Areas*, including in particular:

- To create a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependency and meets the needs of the local community;
- To locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means of providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighborhoods*;
- To locate and mass new buildings to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- To locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- To provide an attractive, comfortable and safe pedestrian environment;
- To take advantage of nearby transit services;
- To provide good site access and circulation and an adequate supply of parking for residents and visitors;

- To locate and screen service areas, ramps and garbage storage to minimize the impact of adjacent streets and residents; and
- To provide indoor and outdoor recreational space for building residents in every significant multi-unit residential development.

The Official Plan considers *Neighbourhoods* as physically stable areas made up of residential uses in lower scale buildings. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail service and office uses are also provided for in *Neighbourhoods*.

Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure that they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Policy 1 in Section 5.3.2 Implementation Plans and Strategies for City-Building in the Official Plan states that Guidelines will be adopted to advance the vision, objectives, and policies of the Plan. Urban Design guidelines specifically are intended "to provide a more detailed framework for built form and public improvements in growth areas." The Tall Building Design Guidelines serve this policy intent, helping to implement Chapter 3.1 The Built Environment and other policies within the Plan related to the design and development of tall buildings in Toronto.

This project is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies where tall buildings belong Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings. The Downtown Vision and Supplementary Design Guidelines should be used together with the city-wide Tall Building Design Guidelines to evaluate new and current Downtown tall building proposals. The Downtown Tall Buildings Guidelines are available at <http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>

The Sherbourne Street lot fronts Sherbourne Street one block south of Bloor Street. The Sherbourne Street lot is located on a section of Sherbourne Street that is identified as a "High Street" with a Tower and Base typology in the Downtown Tall Buildings Guidelines. The height range identified for the site is 25 storeys to 45 storeys (77 metres to 137 metres). The proposed height at 49-storeys (170 metres to top of mechanical roof) exceeds the Guidelines' range, however the Guidelines also contemplate additional height for properties at the street corners of subway stations where they are contextually appropriate and where heritage properties are respected, to approximately 30 metres (10 storeys) higher than their surrounding heights. The subject site is diagonally across from the Sherbourne Street subway station and contains a heritage building.

The Sherbourne Street lot is also located within close proximity to the boundaries of the Bloor-Yorkville/North Midtown (BYNM) Urban Design Guidelines and Site and Area Specific Policy 211 in the Official Plan, which recommends height transitions from a peak at Yonge Street and Bloor Street, to height ridges which extend east from the Yonge/Bloor Street intersection. While the Sherbourne Street lot is not within these boundaries, the shadow impacts on the Rosedale Valley Ravine identified in the guidelines formed part of staff's review.

Zoning

The owner appealed the new Zoning By-law 569-2013 as it applied to 592 Sherbourne Street and 15 Selby Street. As part of the transition protocol set out in By-law 569-2013, the lands will remain in the former City of Toronto Zoning By-law No. 438-86.

In By-law 438-86, the front (east) portion of the Sherbourne Street lot is zoned R3 Z2.0, which permits a range of residential uses and gross floor up to two times the area of the lot area. The maximum height permission for this portion of the site is 23 metres. The rear 8 metres of the Sherbourne Street lot and the 15 Selby Street property are zoned R3 Z1.0, which permits a range of residential uses and gross floor area up to one time the area of the lot and a maximum height of 12 metres.

Site Plan Control

The proposed development is subject to site plan control. The applicant has not yet submitted an application.

Reasons for Application

A site specific zoning by-law to permit the proposed tower development at 592 Sherbourne Street is required, as it requires relief from a number of the existing zoning standards for the site. The site specific by-law would include provisions related to: heritage conservation at both 592 Sherbourne Street and 15 Selby Street; and for the Sherbourne Street lot: maximum building height; maximum floor area; minimum building setbacks; maximum number of dwelling units; minimum number of bicycle and vehicle parking spaces; minimum indoor and outdoor amenity space; and permitted uses. Additional provisions are required in the site specific zoning for 15 Selby Street to include permission for limited office uses and expressly permitting multiple residential dwelling units within the existing building.

The Official Plan Amendment would establish a Site and Area Specific Policy for the subject lands that would require conservation of the heritage buildings on both properties and also include permission for the proposed residential tower development on the 592 Sherbourne Street lands and limited office uses and multiple residential dwelling units in the heritage residential building located on the 15 Selby Street lands.

Community Consultation

A community consultation meeting was held on November 14, 2012 with Planning staff, the applicant, the Ward Councillor and approximately 50 members of the community. The proposal was presented and there were comments and questions primarily related to the following:

- City's Heritage process;
- Building material details, including the proposed terracotta for the tower;
- Traffic and vehicular and pedestrian conflict particularly on Sherbourne Street;
- Proposed parking;
- Location of driveway and coordination with the adjacent sites;
- Number of 3-bedroom units;
- Floor plate size of tower;
- Distance of the tower from the James Cooper tower at 28 Linden;
- Timeline for construction;
- Construction mitigation plan;
- Height of the tower at 50+ storeys;
- Community benefits;
- TTC capacity at the Sherbourne Street Station will all the new developments in the area; and
- Need for commercial in the area and support the retail space on the ground floor of the Gooderham House.

Comments were also received from members of the public in writing and e-mail after the public meeting expressing similar concerns to those noted above.

Agency Circulation

The application was circulated to all the appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement (PPS). The PPS sets the policy foundation for regulating development and use of land. The PPS promotes additional density through intensification and redevelopment to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time horizon of up to 20 years.

In regards to the efficient use of infrastructure and transportation systems; the PPS promotes a land use pattern, density and mix of uses that minimize the length and number of vehicle trips and support the development of viable choices and plans for public transit and other alternative transportation modes. While a sufficient number of parking spaces will be required to support the proposed development, it is within steps of the Sherbourne bus route and is within a relatively short walking distance to the Sherbourne subway station.

This proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The Growth Plan provides a framework for managing future growth in order to build strong prosperous communities. The Growth Plan directs a significant portion of new growth to

built-up areas of the community through intensification to ensure and maximize the viability of existing and planned infrastructure.

Heritage

The C. H. Gooderham House is located on the property at 592 Sherbourne Street. This property was listed on the City of Toronto's Inventory of Heritage Properties on August 18, 1976. On May 4, 1989 the property was designated under Part IV of the Ontario Heritage Act by By-law 312-89. A Heritage Easement Agreement was registered on title for the property on May 30, 1990.

The A.H. Rundle House is located on the property at 15 Selby Street. This property was listed on the City of Toronto's Inventory of Heritage Properties on August 18, 1976.

Heritage Context:

582 Sherbourne Street (the James Cooper House) is located immediately south of the development site. In 2007, Council approved a redevelopment of this property. The house moved forward from its original location, approximately in line with the C. H. Gooderham House, towards Sherbourne Street to allow for the construction of a 32-storey condominium. The rear wing and later additions were removed and the remainder of the house was fully restored. This property is designated under Part IV of the Ontario Heritage Act by By-law 950-2008 and is subject to a Heritage Easement Agreement.

603 Sherbourne Street (the Anson Jones House) is located across the street from the development site on the northeast corner of Howard Street and Sherbourne Street. This property is designated under Part IV of the Ontario Heritage Act by By-law No. 1319-2011. In 2013, Council approved a development proposal on this site that will see this building incorporated into a new residential development. The exterior of the building will be fully restored.

601 Sherbourne Street (the Thomas Cruttenden Building) is located across the street from the development site on the southeast corner of Howard Street and Sherbourne Street. It is designated under Part IV of the Ontario Heritage Act by By-law 950-2008.

Proposed Conservation Strategy

Staff have reviewed the Heritage Impact Assessment (HIA) prepared by ERA Architects dated June 13, 2012 and revised March 21, 2014. The development of a tower on the 592 Sherbourne Street property is challenged by the close proximity of the tower at 582 Sherbourne Street to the shared property line. In an effort to achieve an appropriate separation distance between the existing tower and the proposed tower, the applicant is proposing to construct a long, narrow tower floor plate. To accommodate this floor plate, the four storey 1912 rear hotel addition and a portion of the original three storey rear wing of the C. H. Gooderham House would be removed. The house would be stabilized and moved to the west end of the Sherbourne Street lot while the parking garage is excavated on the Sherbourne Street lot and the east end of the Sherbourne Street lot is prepared for the final move. Once the site is ready, the C.H. Gooderham House would be moved to its final location approximately one metre from the Sherbourne Street property line and slightly north of its current location in alignment with the adjacent James Cooper House to the south.

The property at 15 Selby Street is part of the development application. The proposed official plan and zoning by-law amendments contain provisions requiring amongst other matters, that the C. H. Gooderham House and the A.H. Rundle House be retained and conserved in conjunction with any new development on the 592 Sherbourne Street property. The designation of the A.H. Rundle House under Part IV of the Ontario Heritage Act and entering into a Heritage Easement Agreement with the property owner will provide additional protection to this house and allow the City to continue to monitor this property and to ensure its long term conservation, including its continuance as a house form building.

Assessment of Heritage Impacts:

Proposed Building Relocation

Staff have considered the proposal to move the C. H. Gooderham House in the context of the Provincial Policy Statement 2014, and the existing Official Plan Policies, the Council adopted amendments to the Official Plan Policies, and the Standards and Guidelines. Standard 1 of the Standards and Guidelines states in part "Do not move a part of a historic place if its current location is a *character defining element*." The specific location of the C. H. Gooderham House on its site is not a character defining element nor is it identified as a cultural heritage attribute. The existing location of the house on its site reflects an early period of residential development on this street where the houses were set back from the street. While this setback has some significance, this significance was somewhat diminished with the move of the adjacent James Cooper House in 2008. The current proposal will restore the relationship between these two properties by moving the C. H. Gooderham House back in line with its neighbour.

The Official Plan states that heritage properties will be conserved. The revised Official Plan policies further expand on the issue of moving buildings by providing a series of tests that should be met before a heritage building or structure can be moved. The proposal to move the C. H. Gooderham House on its property generally meets the test established in the revised policy. Among them, the building is not a landmark, the location is not an attribute, and the building will remain in its current orientation towards Sherbourne Street. The vast majority of the building will be moved intact (only the 1913 rear addition and a substantial portion of the original rear wing will be removed).

As part of their Heritage Impact Assessment, the applicant has submitted the professional opinion of a specialist contractor describing how the building can be safely moved and an opinion from a professional engineer has been submitted describing how the building will be maintained on the property while the underground parking garage is excavated and the new foundations are constructed. Should Council endorse this strategy, the final plans for this move will be further developed as part of the required Conservation Plan.

Staff recommend that should Council endorse the proposal, the existing Heritage Easement Agreement for the 592 Sherbourne Street property be amended prior to the Bills being introduced in Council in order to secure the heritage conditions recommended as part of this move, and that a Heritage Easement Agreement for the A.H. Rundle House also be entered into prior to the bills being introduced.

Proposed Interior and Exterior Alterations

The applicant has proposed to remove the four storey hotel wing addition that was added to the rear of the C. H. Gooderham House in 1912. The 1912 wing is not identified as a heritage attribute in the 1989 designating by-law. A proposal to convert this wing into a seven storey hotel was approved by Council at the time the designating by-law was passed. This approval remains secured in the existing Heritage Easement Agreement as a permitted alteration. As this wing is not heritage, staff do not have a concern with its removal.

The applicant originally sought approval to remove the 2 ½-storey rear wing that currently serves as a connecting element between the C. H. Gooderham House and the four storey hotel wing. This wing would have been replaced with a short connecting element that would have mimicked the design language of the proposed residential tower. The wing is prominently viewed from Selby Street and is an original feature of this house. HPS encouraged the applicant to revise the proposal and to keep at least one bay of the wing so that future generations would not be left with a false sense of the building's original grandeur. The applicant has agreed, and this wing will serve as the transition element into the base of the new residential tower. This approach is consistent with Standard 3 of the Standards and Guidelines (adopt an approach that calls for minimal intervention).

In addition to altering the original rear wing the applicant has also proposed a series of minor exterior alterations to the hotel. The most noticeable of these alterations will be the conversion of two window openings on the Selby Street elevation into door openings. One of these doors would serve as an emergency egress, while the other, along with some proposed interior alterations, would provide accessible access into the building. Later unsympathetic alterations, such as replacement windows and the below-grade entrance on the front elevation, will be removed and the building will be restored.

Interior features are not included in the current Heritage Easement Agreement nor are they included in the designating by-law. The applicant is proposing to modify the interior floor plan to allow for the building's adaptive reuse as a commercial space (first floor) and as amenity space for the new residential tower (second and third floors). While the floor plan will be modified, key interior features will be added to the designating by-law and the Heritage Easement Agreement to ensure their long-term protection.

Proposed Base Building

The applicant is proposing to construct a three-storey base building on the Sherbourne Street lot to respond to the height of the C. H. Gooderham House and the A.H. Rundle House. In addition to the entrance and lobby, this base building will house grade-related townhouses. The three storey base building will provide some transition between the proposed residential tower and the A.H. Rundle House. The tower will be differentiated from the base through articulation and through the use of materials. Staff will continue to work with the applicant to refine the proposed base building condition at the site plan stage to ensure that it is visually compatible with, and subordinate to the heritage properties in keeping with Standard 11 of the Standards and Guidelines.

Development Proposal - Height and Massing

The subject proposal was also reviewed in context of Official Plan Policies related to Built Form and the Public Realm and the updated City-Wide Tall Building Design Guidelines, May 2013 document that integrates and builds upon the previous studies and guidelines to establish a new, unified set of performance measures for the evaluation of all tall building development applications across the entire city. These guidelines assist in the implementation of certain objectives of the Official Plan. These Tall Building Design Guidelines are organized by Site Context, Site Organization, Tall Building Design and Pedestrian Realm. The Downtown Tall Buildings: Vision and Supplementary Design Guidelines, May 2013 includes additional guidelines for the downtown area.

A tower development on the 592 Sherbourne Street lands is physically constrained by the location of the approved James Cooper tower at 582 Sherbourne Street at 5.5 metres from the adjoining property line, the conservation of the Gooderham Mansion and its preferred location at the front of the site closer to Sherbourne Street and the proximity of the adjacent lower scale neighbourhood to the rear of the site.

These site constraints and the primary public objective of heritage conservation, as detailed above, for this site were taken into account in the review of the proposed tower development and the opportunities that were available to achieve other objectives such as built form and transition between the proposed development towards the lower scale *Neighbourhood* at the rear of the site.

The proposed tower has been sited flush with the base building at the north property line of the site facing Selby Street in an attempt to provide a sufficient tower separation from the adjacent James Cooper tower to the south. Selby Street has a sidewalk width of approximately 5 metres and the final base building design is to include canopies and treatment to visually separate it from the tower portion. The proposed tower location would achieve an average tower setback to the south property line of approximately 12.5 metres as set out in the City's Tall Building Guidelines to protect for skyview, privacy and access to natural light. The front portion of the proposed tower, up to the 34th floor, has been carved out to provide a 15 metre side yard setback to the property line and approximately 20 metres to the face of the James Cooper Tower. Other setbacks from the tower along this side range from 11.4 metres to a minimum 8.9 metres for the tower portion above the height of the abutting James Cooper tower.

The Gooderham Mansion will be relocated to the front of the Sherbourne Street lot towards the Sherbourne Street frontage, similar to the James Cooper House development at 582 Sherbourne Street. As a result, the tower is established at a setback of approximately 17.5 metres from the front lot line and restricts the tower location towards the middle of the site and the lower scale neighbourhood at the rear. The setback from the tower to the east property line of 15 Selby Street is approximately 8.7 metres and a minimum 20 metres to the lower scale neighbourhood outside the application lands. It should also be noted that the tower has an unusually narrow, rectangular floor plate and the narrow portion of the tower primarily interfaces with the lower scale neighbourhood. In addition to the proposed setbacks, the proposed 3-storey base building with the grade-related townhouses forms part of the transition from the tower to the lower scale neighbourhood. Provisions are proposed to be included in the Heritage Easement Agreement(s)

and Official Plan and Zoning By-laws to ensure that the house built form is maintained on the 15 Selby Street site that forms part of the transition from the development at 592 Sherbourne Street to the adjacent neighbourhood.

The proposed tower fits within the existing and planned context. There are existing and recently approved tall buildings along this portion of Sherbourne Street. The proposal has responded to the challenges within the surrounding area and on the site. Transition measures are proposed to adjacent lower-scaled buildings, and building setbacks have been provided to protect access to sunlight and sky view within the surrounding context of streets and public and private open space and the other shadow sensitive areas, including the Rosedale Ravine Lands.

Significant efforts have been made to locate the tower to respect and complement the scale, character, form and setting of on-site and adjacent heritage properties.

The proposed tower development incorporates loading, servicing, utilities, and vehicle parking within the building mass, away from the public realm and public view and away from the lower-scale neighbourhood. Provisions are to be included in the approval to ensure high-quality, comfortable private and shared outdoor amenity space throughout the tall building site.

The tower design, including the base building, middle tower and top of the tower would be finalized through the site plan approval review to ensure that certain design objectives are realized, such as street animation, weather protection, streetscape details, and the building materials presented by the applicant for the proposal thus far, including terracotta for the face of the tower.

Land Use

The proposed development on the 592 Sherbourne Street lands is located in the *Mixed Use Areas* of the Official Plan. The uses proposed for the project are residential and commercial retail space. This constitutes a mixed-use building and complies with the land use provisions for *Mixed Use Areas* in the Official Plan. Furthermore, the area is located in the *Downtown and Central Waterfront Areas* of the Official Plan. The Official Plan states that the: "*Downtown* will continue to evolve as a healthy and attractive place to live and work".

The property at 15 Selby Street is located in a *Neighbourhood* in the Official Plan which are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

Limited office uses are considered appropriate for the building at 15 Selby Street given its context and surrounding uses, including the large commercial loading area directly across the street. In addition, some the houses on the street are already occupied by similar type uses such as bed and breakfast establishments. The context and site conditions are also appropriate for multiple unit residential dwelling units to be expressly permitted in the existing heritage building at 15 Selby Street.

Sun, Shadow, Wind

The *Mixed Use Areas* policies in the Official Plan, Section 4.5 Policy 2(e), provides direction for new development which states that development will contribute to the quality of life by locating and massing new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

The applicant has submitted a shadow study to demonstrate shadow impacts of the proposal at the spring and fall equinoxes.

Shadow impacts on the Rosedale Ravine Lands formed part of the evaluation. Parks, Forestry and Recreation staff reviewed the shadow effects of the proposed building at 592 Sherbourne Street on the adjacent ravine trees and are satisfied that the proposed new development will not significantly impact trees in the Rosedale Ravine Land.

A wind study was prepared in support of the current proposal and it was determined that there would no wind impacts to disturb the intended use/purpose of the surrounding streets and properties, or on the roof top amenity area. It is however suggested in the study that wind screens be introduced on the site at the base of the building near the main entrance. The wind screens and canopies on the base building will form part of the site plan review.

Traffic Impact, Access, Parking

In response to the traffic concerns raised at the community consultation meeting for applications in the area, Transportation Services staff and the local Councillor established a working group with landowners and area residents to review various traffic design options for the immediate area, south of Sherbourne Street to Linden Street.

Consideration was also given to establishing a portion of Selby Street to a 2-way operation closer to Sherbourne Street. Further consideration is required regarding transportation improvements in the immediate area, but through the review of the options it was determined that the proposed location of the driveways for this proposal at 592 Sherbourne Street was appropriate, with primary vehicular access being from Selby Street located closer to the front of the Sherbourne Street lot away from the lower scale residential neighbourhood to the west.

Transportation Services staff are requesting that parking be provided in accordance with the following minimum ratios:

<u>Unit Type</u>	<u>Parking Ratio</u>
Bachelor	0.3 space per unit
1 Bedroom	0.5 space per unit
2 Bedroom	0.75 space per unit
3 or more Bedroom	1.2 spaces per unit
Residential Visitors	0.06 space per unit

The total number of parking spaces required to satisfy parking requirements for residents, but not for visitors, of the building, may be reduced by 4 parking spaces per *car-share* parking space provided and maintained on the lot, up to a maximum of 7 *car-share* parking spaces.

Servicing

At the time of writing this report, Development Engineering staff were finalizing their review. Generally, conditions to secure appropriate infrastructure to support the proposed development will be required. Final servicing comments will be provided in the supplementary report.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0 to 0.42 hectares of local parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland priority area, as per the City Wide Parkland Dedication By-law 1020-2010.

The applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as there is no location for an on-site parkland dedication that would be of useable size and the site would be fully encumbered with a below grade parking garage.

The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS. Should the application be approved, the applicant will be required to submit a site plan that brings their proposal into compliance with these standards.

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 are established in consultation with the Ward Councillor if the project is considered to be good planning and recommended for approval.

Community benefits can include (among other capital facilities): parkland, non-profit arts and cultural, community or child care facilities, streetscape improvements on the public boulevard not abutting the site; and other works detailed in policy 5.1.1.6 of the Official Plan. The

community benefits must bear a reasonable relationship to the proposed development, including at a minimum, an appropriate geographic relationship and the addressing of the planning issues associated with the development. (e.g., local shortage of parkland, provision of new parks facilities).

In the area of the subject site, such benefits could include contributions (as deemed appropriate by City Council) for local streetscape improvements in the vicinity of the subject site, local park space improvements and capital improvements for affordable housing in Ward 27.

The recommended Section 37 contributions will be included in the supplementary report.

Conclusion

This report provides the planning rationale to recommend that this proposal be approved in principle. A supplementary report will be prepared for City Council's consideration that will include recommendations on the Official Plan Amendment and Zoning By-law Amendment applications, along with recommended Section 37 community benefits and facilities for the requested increase in height and density.

CONTACT

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SIGNATURE

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

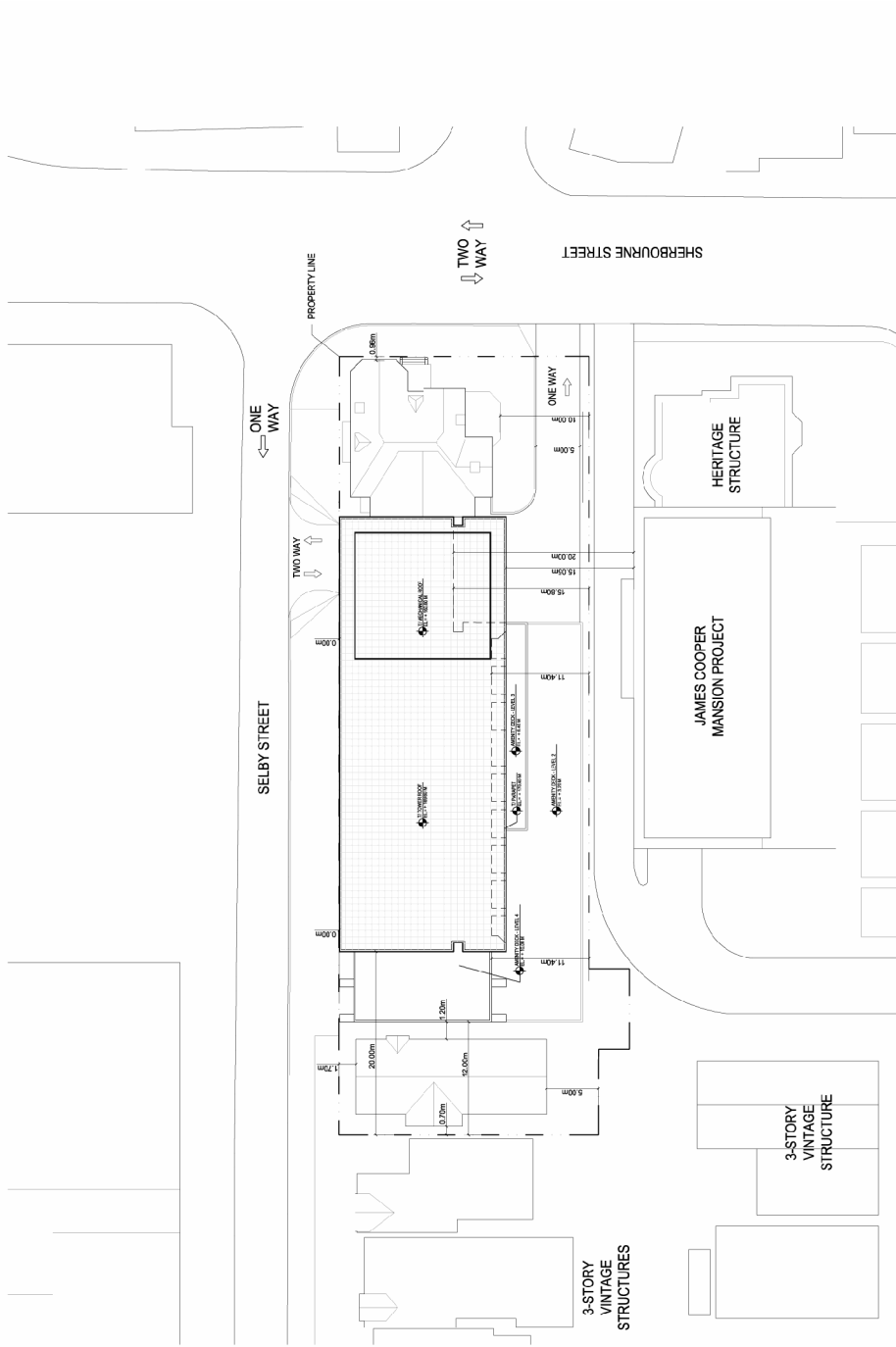
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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Level 1 – Ground Floor Plan
Attachment 3: Level 2 – Floor Plan
Attachment 4: Level 4 – Floor Plan
Attachment 5: East Elevation (Sherbourne Street frontage)
Attachment 6: North Elevation (Selby Street frontage)
Attachment 7: South Elevation

Attachment 8: West Elevation
Attachment 9: Existing Official Plan
Attachment 10: Existing Zoning
Attachment 11 Application Data Sheet
Attachment 12:Draft Official Plan Amendment
Attachment 13:Draft Zoning By-law Amendment

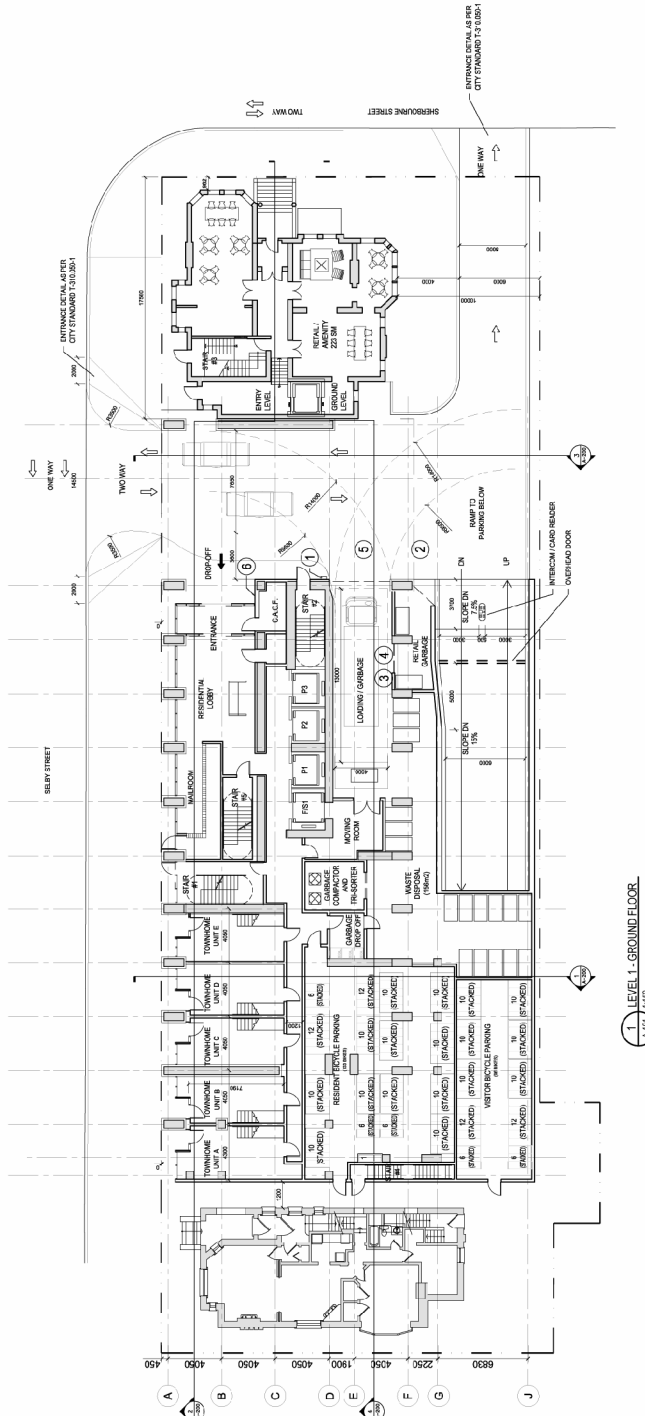
Attachment 1: Site Plan



Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 04/30/2014

592 Sherbourne Street and 15 Selby Street
 File # 12_193918 STE-27 0Z

Attachment 2: Level 1 – Ground Floor Plan



592 Sherbourne Street and 15 Selby Street

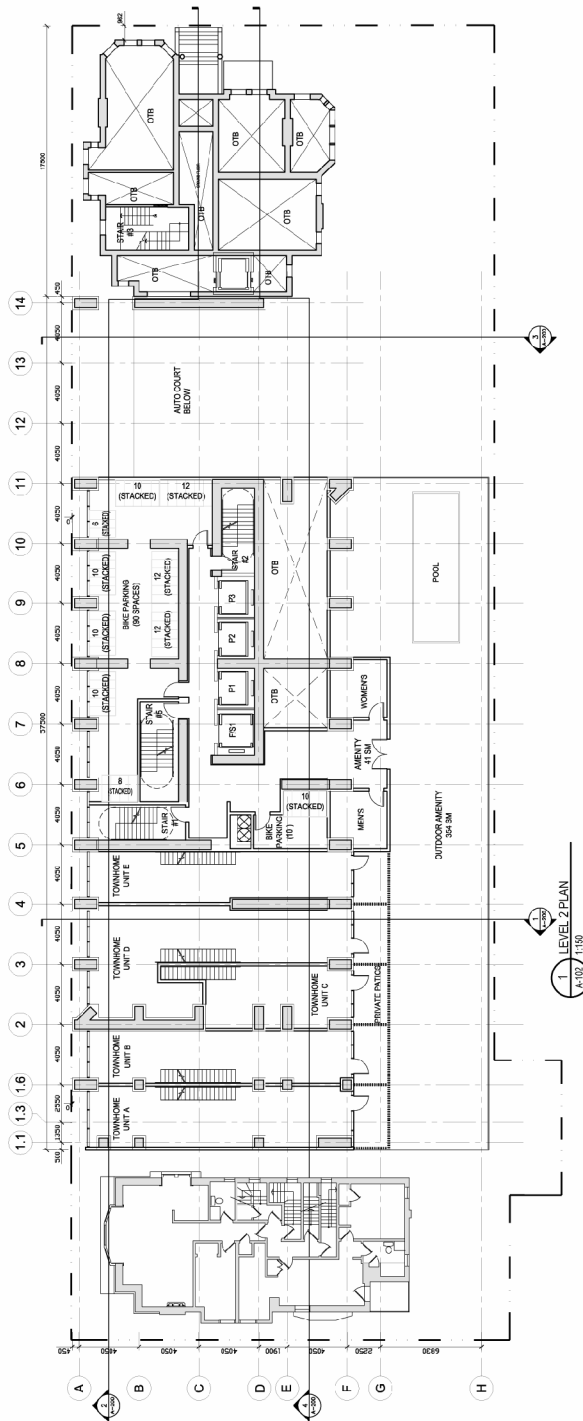
Level 1 - Ground Floor Plan

Applicant's Submitted Drawing

Not to Scale
04/30/2014

File # 12_193918 STE 27 0Z

Attachment 3: Level 2 – Floor Plan



592 Sherbourne Street and 15 Selby Street

Level 2 - Floor Plan

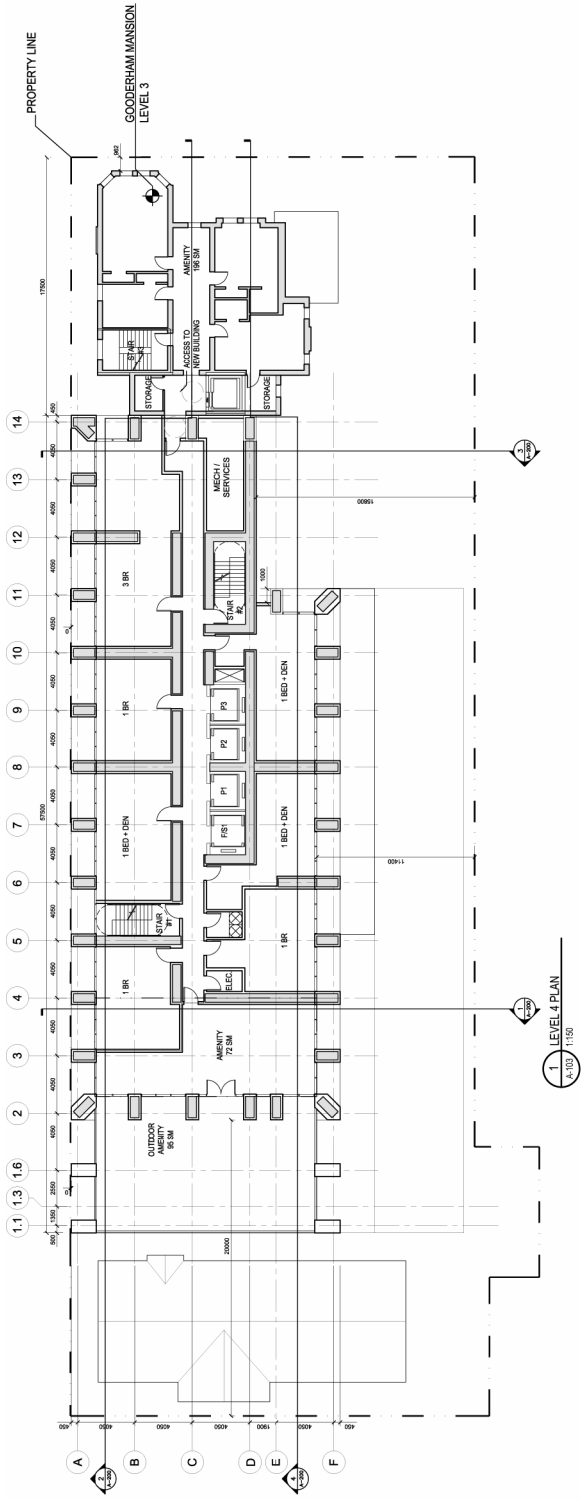
Applicant's Submitted Drawing

Not to Scale
04/30/2014

File # 12_193918 STE 27 0Z



Attachment 4: Level 4 – Floor Plan



592 Sherbourne Street and 15 Selby Street

Level 4 - Floor Plan

Applicant's Submitted Drawing

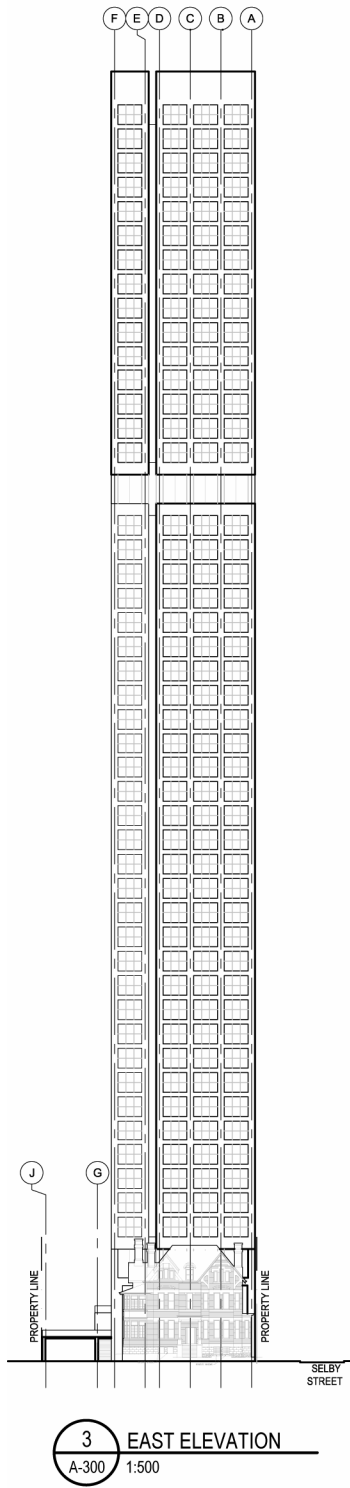
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File # 12_193918_STE 27 0Z

1 LEVEL PLAN
N 000 / 1150

Attachment 5: East Elevation (Sherbourne Street frontage)



592 Sherbourne Street and 15 Selby Street

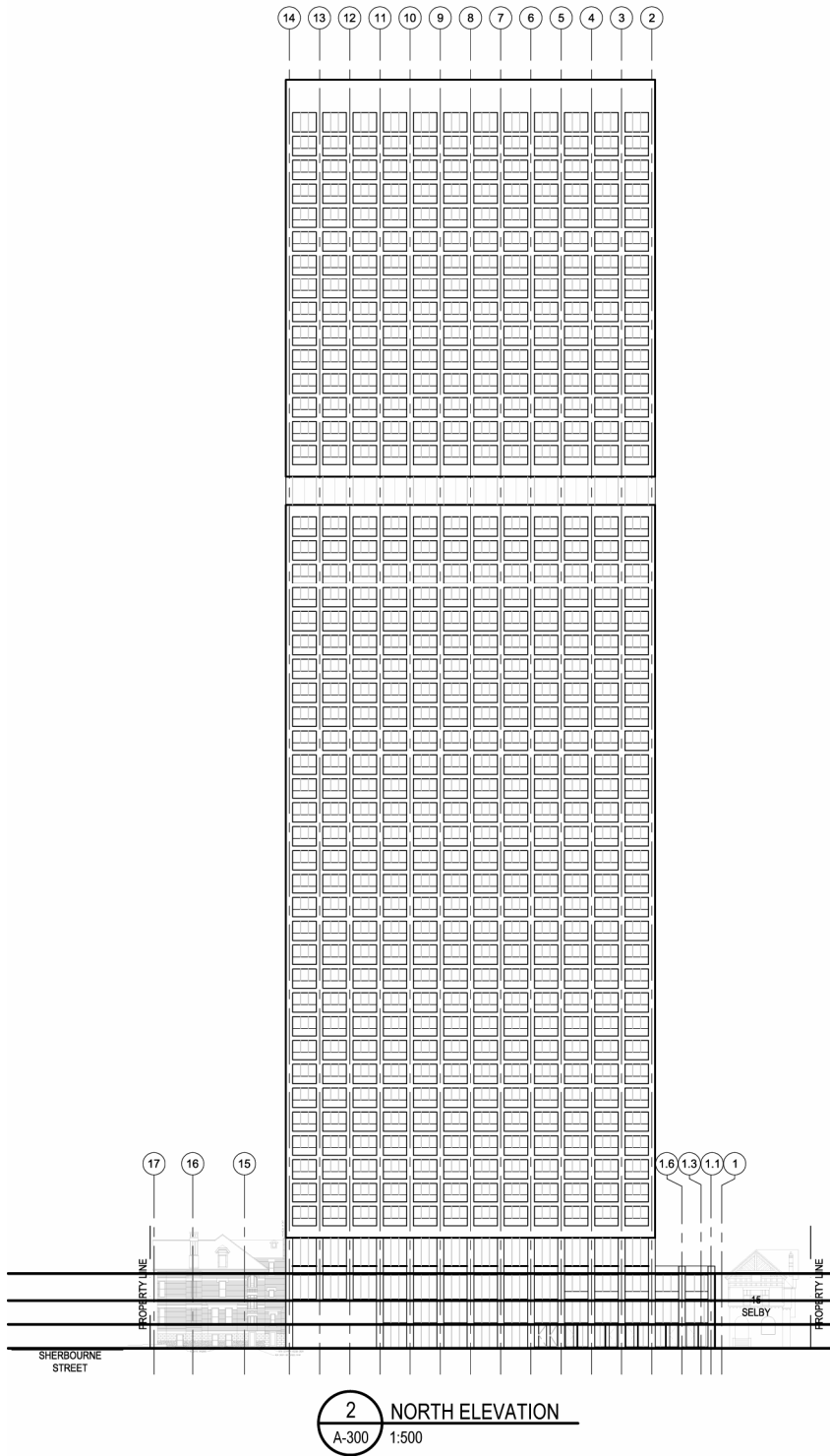
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East Elevation

Applicant's Submitted Drawing

Not to Scale
04/30/2014

Attachment 6: North Elevation (Selby Street frontage)



592 Sherbourne Street and 15 Selby Street

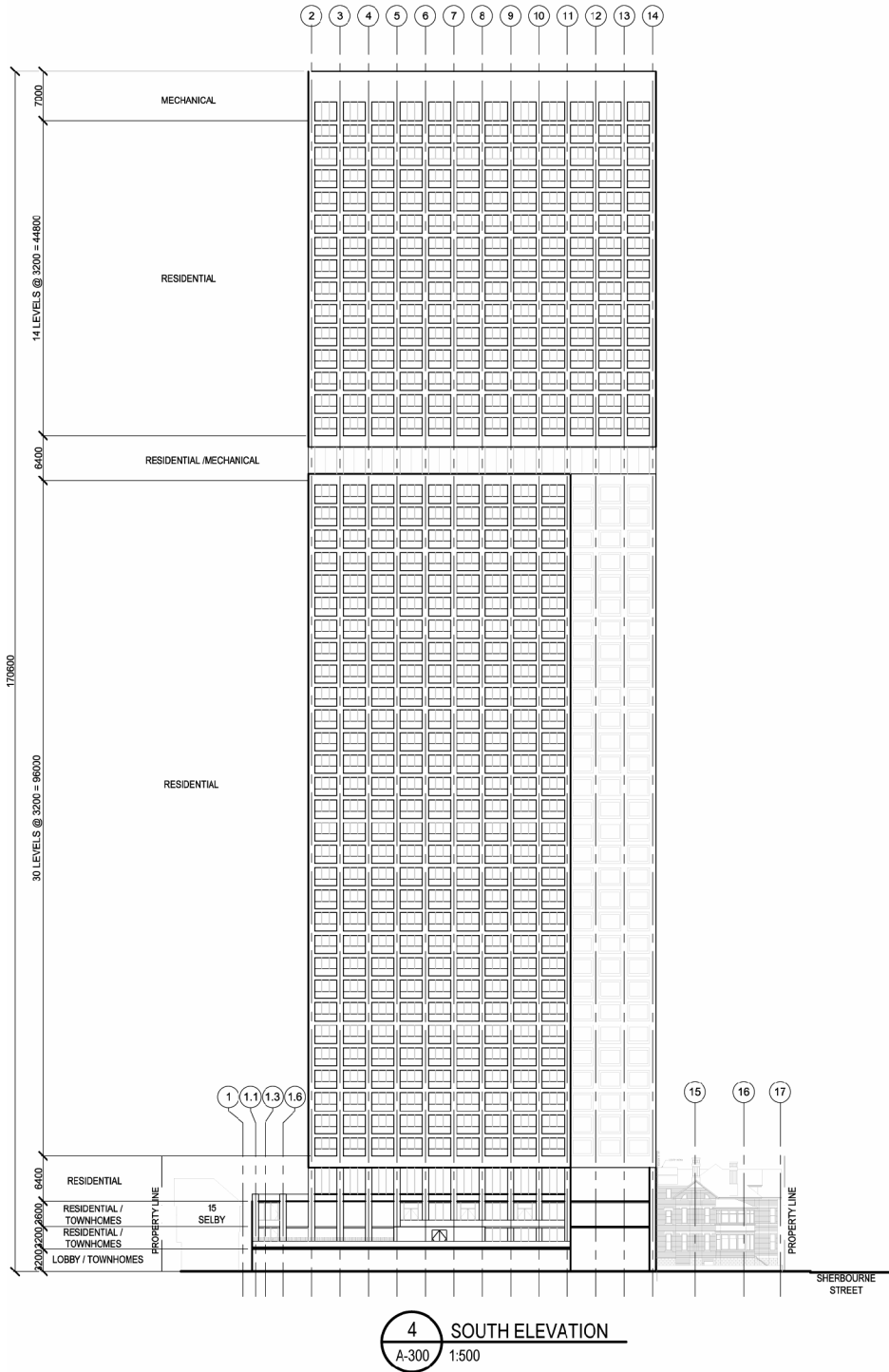
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North Elevation

Applicant's Submitted Drawing

Not to Scale
04/30/2014

Attachment 7: South Elevation



592 Sherbourne Street and 15 Selby Street

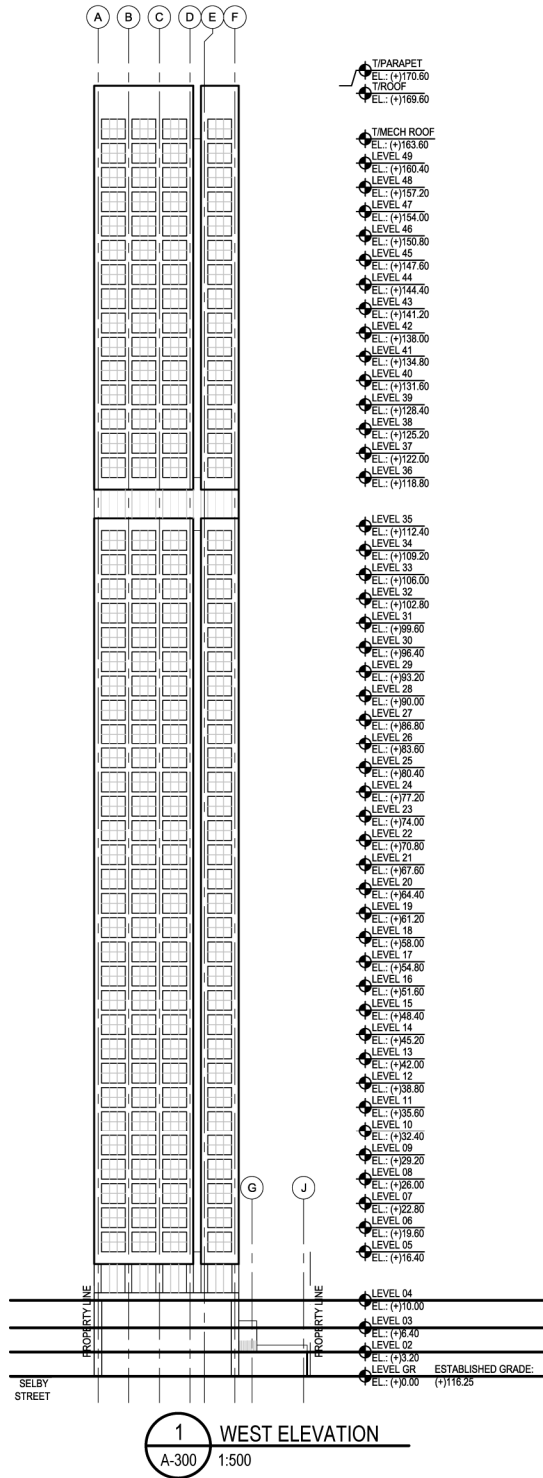
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South Elevation

Applicant's Submitted Drawing

Not to Scale
04/30/2014

Attachment 8: West Elevation



592 Sherbourne Street and 15 Selby Street

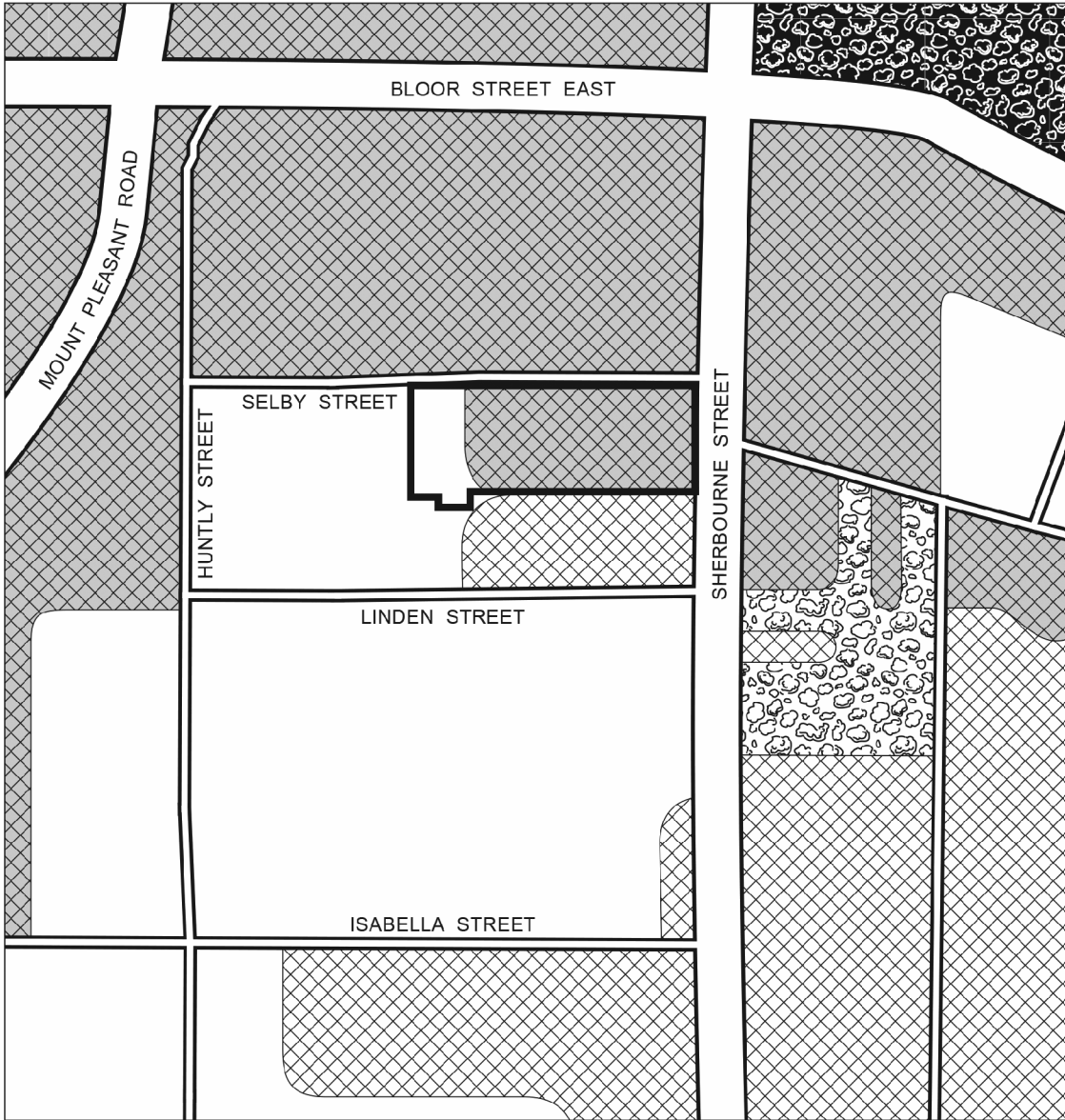
File # 12_193918 STE 27 0Z

West Elevation

Applicant's Submitted Drawing

Not to Scale
04/30/2014

Attachment 9: Existing Official Plan



TORONTO City Planning
Official Plan

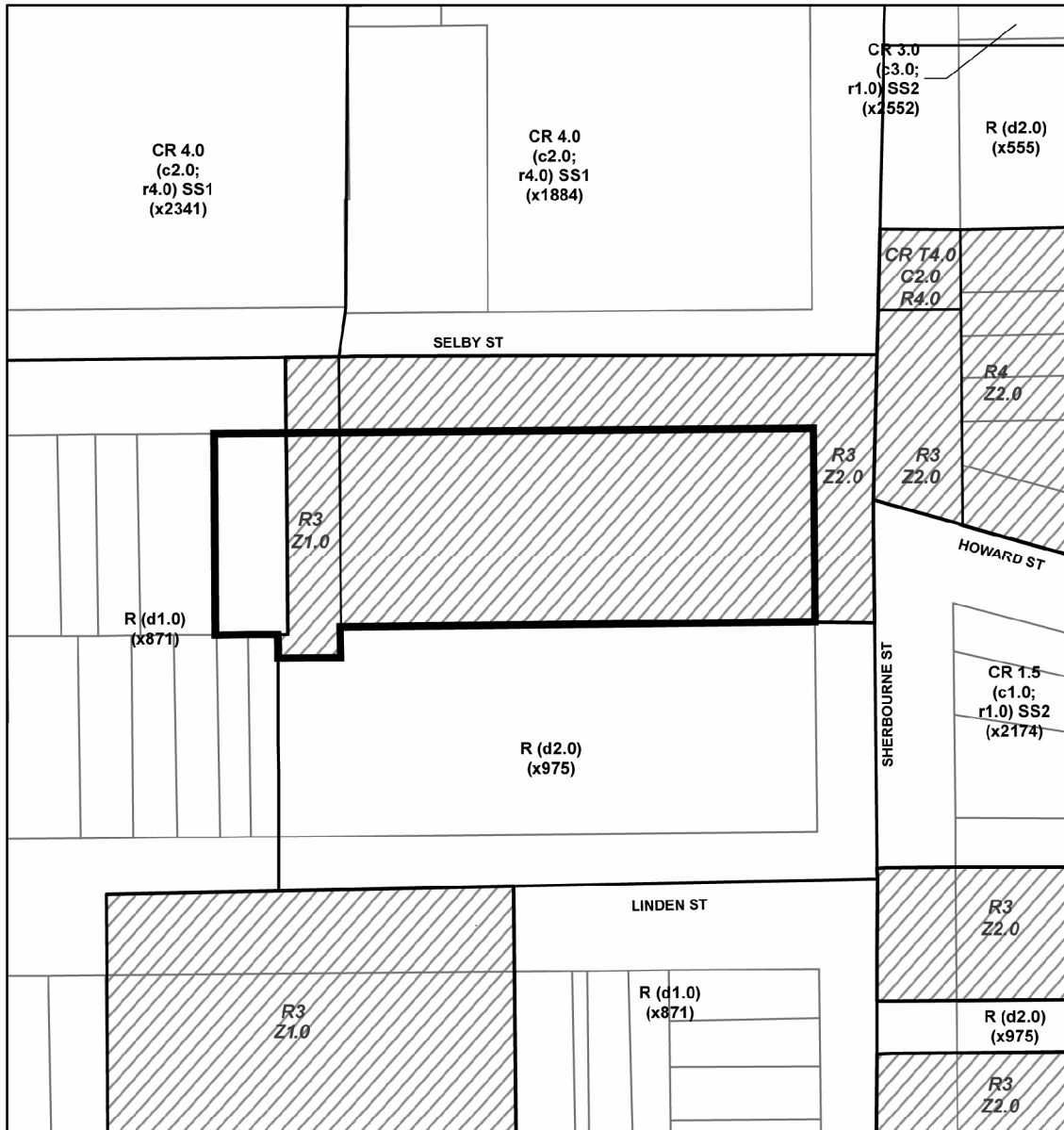
592 Sherbourne Street and 15 Selby Street

File # 12 193918 STE 27 0Z

 Site Location	 Parks & Open Space Areas
 Neighbourhoods	 Natural Areas
 Apartment Neighbourhoods	 Parks
 Mixed Use Areas	


 Not to Scale
 04/30/2014

Attachment 10: Existing Zoning



592 Sherbourne Street and 15 Selby Street

Zoning By-law 569-2013

File # 12 193918 STE 27 0Z

Location of Application

See Former City of Toronto Bylaw No. 438-86

R Residential
CR Commercial Residential

CR Mixed-Use District
R3 Residential District
R4 Residential District

↑
Not to Scale
Extracted: 05/05/2014

Attachment 11 Application Data Sheet

Application Type	Rezoning OPA	Application Number:	12 193918 STE 27 OZ 13 264878 STE 27 OZ
Details	Official Plan Amendment and Zoning By-law Amendment Applications	Application Date:	June 15, 2012 Revised November 14, 2013
Municipal Address:	592 SHERBOURNE ST and 15 SELBY STREET		
Location Description:	Southwest corner of Sherbourne Street and Selby Street		
Project Description:	Rezoning application to permit a 49-storey tall residential tower including a 3-storey podium with grade related units. The Gooderham mansion heritage building on the site would be relocated closer to Sherbourne Street with the residential tower to be located behind the building. The building at 15 Selby Street with the existing building on the site to be conserved.		

Applicant:	Agent:	Architect:
DIAMONDCORP	McCarthy Tétrault LLP	Bkl

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas and Neighbourhoods	Site Specific Provision:	
Zoning:	R3 Z2.0	Historical Status:	Y
Height Limit (m):	23 and 12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2236 – (Sherbourne St lot)	Height:	Storeys:	49
	334 (Selby St lot)			
Frontage (m):	28.5		Metres:	176
Depth (m):	76.9			
Total Ground Floor Area (sq. m):	1019			Total
Total GFA (sq. m):	37512		Parking Spaces:	203
Floor Space Index:	16.7 (Sherbourne St Lot)		Loading Docks	1

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo	Above Grade	Below Grade
Rooms:	0	Total GFA (sq. m):	37512
Bachelor:	0		0
1 Bedroom:	344		0
2 Bedroom:	53		0
3 + Bedroom:	44		0
Total Units:	441		

CONTACT:	PLANNER NAME:	Mark Chlon, Senior Planner
	TELEPHONE:	416-397-1761
	EMAIL:	mchlcn@toronto.ca

Attachment 12:Draft Official Plan Amendment

TO BE ATTACHED TO THE SUPPLEMENTARY REPORT

Attachment 13:Draft Zoning By-law Amendment

TO BE ATTACHED TO THE SUPPLEMENTARY REPORT