



STAFF REPORT ACTION REQUIRED

270 - 288 Church Street - Zoning Amendment Application - Preliminary Report

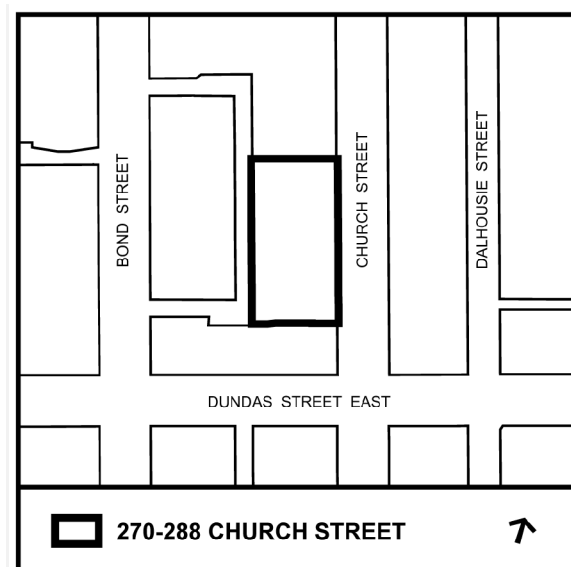
Date:	July 21, 2014
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	14 157484 STE 27 OZ

SUMMARY

This application proposes a 29-storey building with a height of 112 metres including the mechanical penthouse. The proposed building includes 15,490 square metres of academic, administration and retail space in the base building and an additional 10,796 square metres of space in the tower for 100 student residence units with 332 beds in total. The proposal also includes 4 levels of underground parking containing 167 commercial public parking spaces.

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.

The next step is to conduct a community consultation meeting to allow the public to review the application and provide feedback. This meeting is expected to take place in the last quarter of 2014.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 270-288 Church 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.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on February 12, 2014 to discuss potential issues associated with the proposal and complete application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant is proposing a 29-storey mixed use building (including a 2-storey mechanical penthouse) with a total height of 112 metres. This includes a 7-storey base building with a height of 36 metres that rises to 8 storeys or 48.5 metres at the north end of the site.

On the southern segment of the site, the first two floors of the base building are set back 3 metres from the Church Street property line to provide an approximately 5.5 metre wide sidewalk zone. The 5 floors above are cantilevered over the 3 metre setback. On the northern portion of the site, the first 4 floors are set back 3 metres from the Church Street property line with 4 floors cantilevered above extending out to the Church Street property line. The applicant is proposing 6 street trees in the sidewalk area along Church Street. The first 2 floors of the base building are set back 6 metres from the south property line to allow for vehicular access. Base building setbacks from the west range from 0 metres to approximately 23 metres to allow for bicycle parking. The base building is not set back from the north property line and would share a party wall with the adjacent Ryerson School of Interior Design building.

The base building is proposed to contain 15,490 square metres in total of academic, administration and retail space including:

- teaching and academic research facilities for Ryerson's health science programs;
- up to 6 classrooms accommodating 730 students;
- a multi-disciplinary 'fabrication zone' for prototyping and digital production;
- Ryerson University administrative space; and
- a food services facility occupying the retail frontage along Church Street.

The tower portion of the building is proposed to house a student residence made up of 100 units containing 332 beds with the top 2 floors of the tower occupied by a mechanical penthouse. The proposed tower has a floorplate of 625 metres. It is set back 5.5 metres from the west (rear) lot line, approximately 2.3 metres from the north property line, 9 metres from the Church Street property line, and 30 metres from the southern edge of the site.

The proposal includes a total of 560 square metres of indoor amenity area located on the eighth floor and in lounges located on every second floor in the tower portion of the building. The proposal also includes 980 square metres of outdoor amenity area located on the roof of the base building to be shared between the student residence and the academic uses on the site.

The applicant is proposing 2 building entrances from Church Street. The entrance at the south end of the building is intended to provide access to the food services space that extends along the majority of the Church Street frontage and will also provide access through the building to the public lane on Bond Street. The entrance at the north end of the building will serve as a connection through the building connecting to the public lane and provide a future through block connection for students, residents and visitors that links Church Street to Bond Street.

The applicant is proposing a commercial parking garage with 167 automobile parking spaces located in 4 levels of underground parking to be accessed from Church Street at the southern edge of the site and from Bond Street off the existing laneway.

The applicant is proposing 1 loading space on-site which would be accessed at the southern edge of the site from either Church Street or through the laneway connected to Bond Street. Three loading spaces would be located off-site in the adjacent Ryerson owned buildings at 101-105 Bond Street. The applicant is proposing to create a tunnel under the public laneway between these off-site loading spaces and the proposed building in order to allow for the transfer of bins between the two sites.

A total of 237 bicycle parking spaces are proposed including 66 spaces for users of the academic building and 171 spaces for student residents and visitors. Fifty two of the bicycle parking spaces will be at grade (33 for users of the academic building and 19 for residents and visitors). The applicant is proposing 94 bicycle parking spaces on the P1 level of the underground garage, 25 bicycle parking spaces on P2, 14 spaces on P3 and 14 spaces on P4.

Site and Surrounding Area

The site is rectangular and measures 73.5 metres along Church Street and 36 metres from east to west. The site is relatively flat and is occupied by a commercial surface parking lot.

The following uses surround the site:

North: A 3-storey warehouse-style building occupied by Ryerson's School of Interior Design.

South: The John Frank Place non-profit housing building which includes a 15-storey tower at the north east corner of Dundas Street East and Bond Street and a 6-storey base building along Dundas Street East.

East: Ryerson University's 4-storey George Vari Engineering and Computing Centre is located on the opposite side of Church Street.

West: West of the site and fronting on Bond Street are 3 Ryerson University buildings housing various administrative offices, academic programs and most of Ryerson's shipping and receiving functions. These buildings range in height from 2 to 4 storeys.

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.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject property is located within the “Downtown and Central Waterfront” area on Map 2 – Urban Structure in the Official Plan. The Official Plan anticipates the Downtown and Central Waterfront Area will accommodate growth.

The subject site is located in 2 land use designations on Map 18 – Land Use Plan in the Official Plan. The southern portion of the site is designated *Mixed Use Areas* and the northern portion of the site is designated *Institutional Areas*.

The Mixed Use Areas designation permits a range of residential, commercial and institutional uses. Development in *Mixed Use Areas* is required to: provide for new jobs and homes in the Downtown; locate and mass new buildings to provide a transition between areas of different development intensity; 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; provide good site circulation and an adequate supply of parking for residents and visitors; and provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

The *Institutional Areas* designation permits a number of uses including major educational, health and governmental uses as well as commercial uses and institutional residence facilities. Development in institutional areas encourages universities, colleges and hospitals to: be compatible with adjacent communities; create physical and visual connections that integrate campuses with adjacent districts in the city; identify the network of pedestrian routes to be maintained, extended and improved; minimize traffic infiltration on adjacent streets; and provide sufficient off-street bicycle and automobile parking.

Zoning

The site is currently subject to City-wide Zoning By-laws 438-86 and 569-2013. The portion of the site that includes 270-280 Church Street is subject to both By-laws 438-86 and 569-2013. This portion of the site is zoned CR 4.0 (c2.0, r4.0) SS1 (x2158) which permits a variety of commercial and residential uses. The maximum density is 4 times the site area and the maximum building height is 30 metres.

The entire site from 270-288 Church Street is zoned CR T4.0 C2.0 R4.0 under By-law 438-86 which permits a variety commercial, institutional and residential uses on the site. The maximum permitted density is 4 times the site area. The maximum permitted building height is 14 metres along Church Street at the northern portion of the site and 30 metres for the remainder of the site.

The site is also subject to restrictive by-law exception 12 (2) 256 which limits building heights in the area to protect the flight path for helicopters using the helipad at The Hospital for Sick Children.

Site Plan Control

The proposed development is subject to site plan control. An application for site plan approval has not been submitted but will be required.

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 they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

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 guidelines identify the vision for this segment of Church Street as having building heights in the range of 47-77 metres (15-25 storeys). 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>

Tree Preservation

There are no trees on the subject site, road allowance, the existing laneway or within 6 metres of the site.

Reasons for the Application

The Zoning By-law Amendment application is required to permit the proposed 29-storey mixed use building and establish the appropriate development standards. Increases in height from 14 and 30 metres to 112 metres and density from 4 times the lot area to 10.1 times the lot area are among the more significant changes to the zoning by-laws being requested by the applicant.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale;
- Sun/Shade Study;
- Pedestrian Level Wind Study;

- Transportation Impact, Parking and Loading Study;
- Functional Servicing Report;
- Stormwater Management Report; and
- Arborist Report and Declaration.

A Notification of Complete Application was issued on June 18th, 2014.

Issues to be Resolved

The following issues are to be addressed through the review of this application:

- Consistency with the PPS and the Growth Plan for the Greater Golden Horseshoe;
- Conformity with the Official Plan policies, including the sections on "Downtown", "Mixed-Use Areas", "Institutional Areas", "Public Realm", "Built Form" and "Built Form – Tall Buildings";
- Consistency with the city-wide and downtown Tall Building Design Guidelines;
- Height and massing of the base building;
- Built form concerns such as building massing, height, setbacks, stepbacks and separation distances;
- Confirmation the overall building height does not interfere with the Hospital for Sick Children flight path and the St. Michael's Hospital flight path;
- Need for a comprehensive vision for the block in order to better understand the area context and the relationship of this proposal to the surrounding buildings;
- Streetscaping along Church Street;
- Pedestrian circulation and mid-block connections; and
- Loading locations and the proposed tunnel connection between 101-105 Bond Street and the proposed building.

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

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

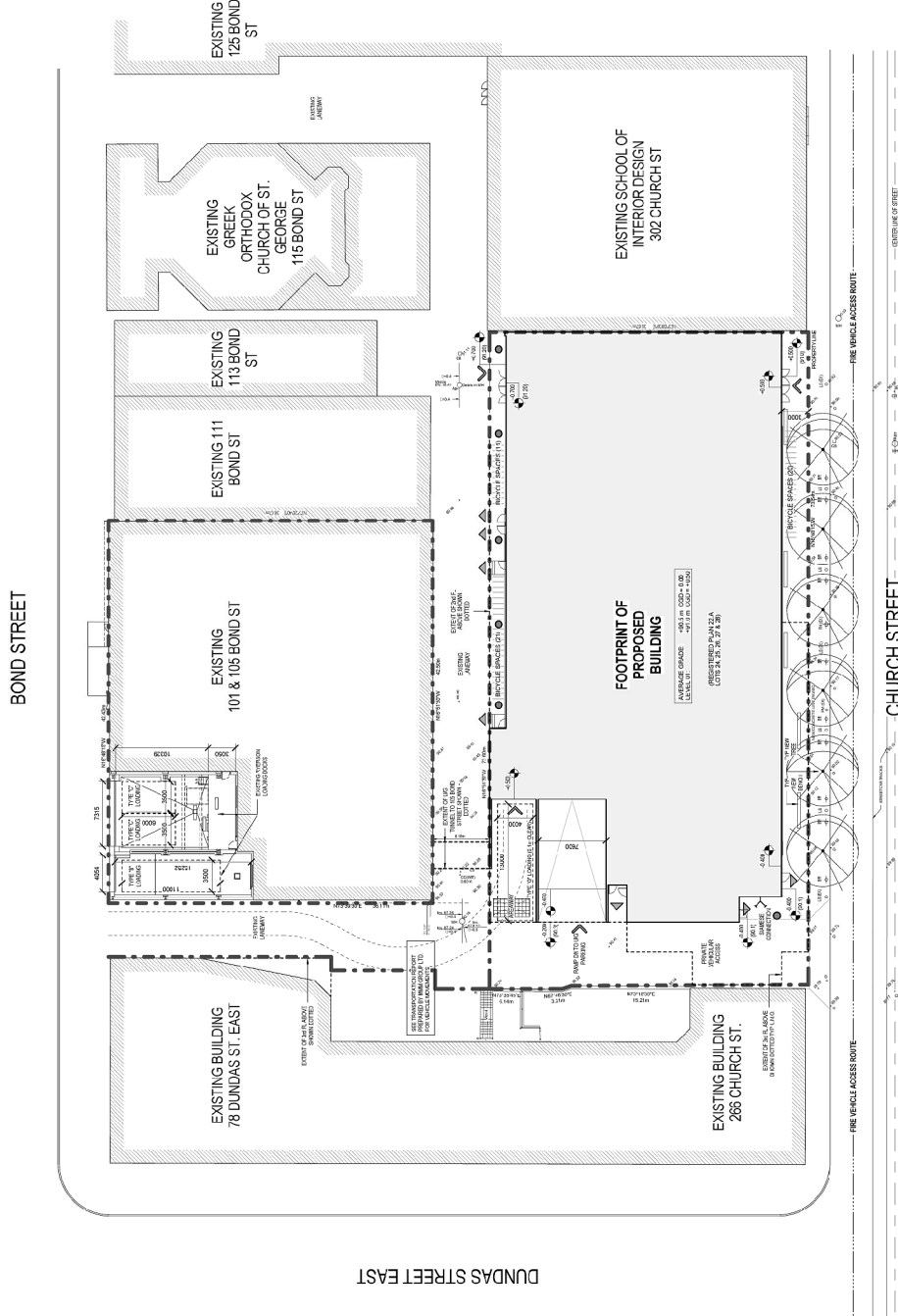
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2a: East and North Elevations
Attachment 2b: South and West Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



270-288 Church Street

Site Plan
Applicant's Submitted Drawing

Not to Scale
07/11/2014

File # 14 157484 STE 27 0Z

Attachment 2a: East and North Elevations



Elevations

Applicant's Submitted Drawing

Not to Scale
07/11/2014

270-288 Church Street

File # 14 157484 STE 27 0Z

Attachment 2b: South and West Elevations



Elevations

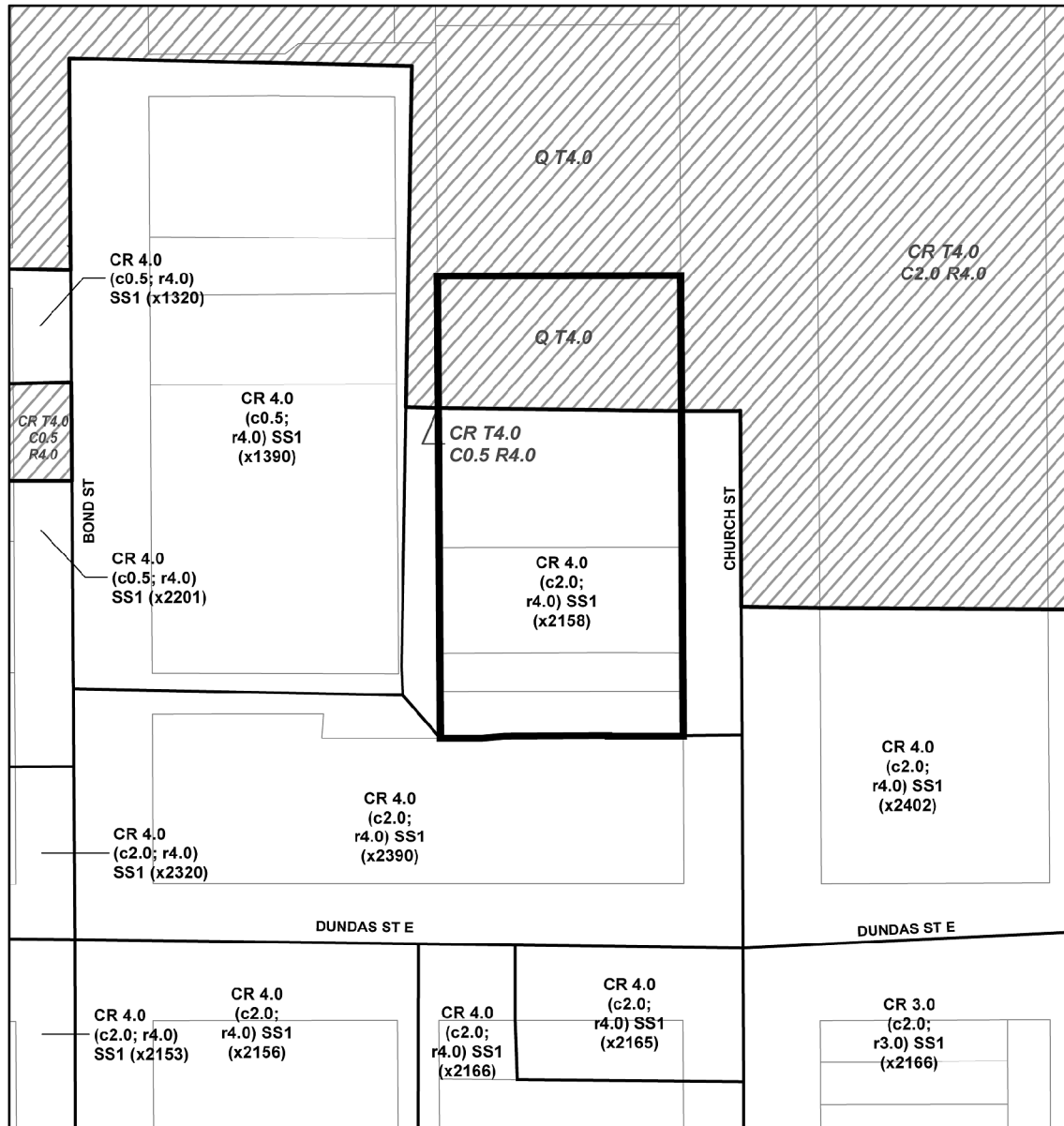
Applicant's Submitted Drawing

Not to Scale
07/11/2014

270-288 Church Street

File # 14 157484 STE 27 0Z

Attachment 3: Zoning



Zoning By-law 569-2013

270-288 Church Street

File # 14 157484 STE 27 02



CR Commercial Residential



See Former City of Toronto Bylaw No. 438-86

CR Mixed-Use District

Q Mixed-Use District



Not to Scale
Extracted: 07/11/2014

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	14 157484 STE 27 OZ
Details	Rezoning, Standard	Application Date:	May 15, 2014
Municipal Address:	270-288 CHURCH STREET		
Location Description:	PLAN 22A PT LOTS 24 AND 25 **GRID S2712		
Project Description:	Application to permit a 29-storey building with a height of 112.1 metres including the mechanical penthouse. The building will contain 15,490 square metres of academic, administration and retail space in the base building and an additional 10,796 square metres of space in the tower for 100 student residence units with 332 beds in total. The proposal also includes four levels of underground parking containing 167 commercial public parking spaces.		

Applicant:	Agent:	Architect:	Owner:
Ryerson University	Ryerson University	Perkins and Will	Ryerson University

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	No
Zoning:	CR T4.0 C2.0 R4.0	Historical Status:	No
Height Limit (m):	14, 30	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	26,23.3	Height:	Storeys:	27
Frontage (m):	73.5		Metres:	112.1
Depth (m):	35.6			
Total Ground Floor Area (sq. m):	1,582			Total
Total Residential GFA (sq. m):	10,796		Parking Spaces:	167
Total Non-Residential GFA (sq. m):	1,5490		Loading Docks	4
Total GFA (sq. m):	26,286			
Lot Coverage Ratio (%):	60.3			
Floor Space Index:	10.1			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Other		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	10796	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	10	Office GFA (sq. m):	0	0
2 Bedroom:	19	Industrial GFA (sq. m):	0	0
3 + Bedroom:	71	Institutional/Other GFA (sq. m):	14,366	1,124
Total Units:	100			

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