



# STAFF REPORT ACTION REQUIRED

## 363-391 Yonge Street and 3 Gerrard Street East - Zoning Amendment Application - Preliminary Report

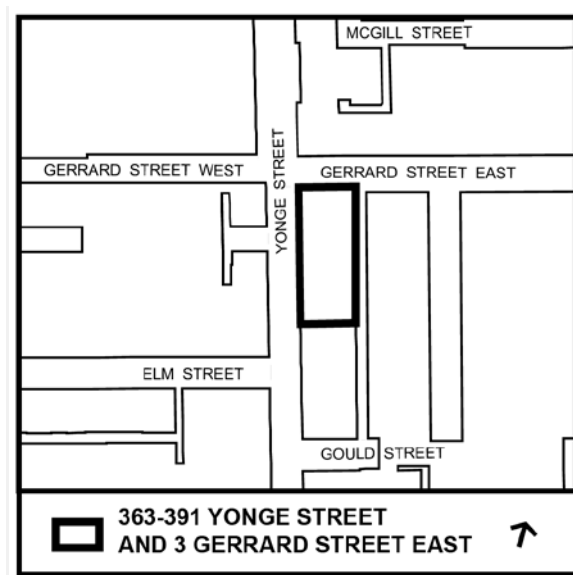
<b>Date:</b>	May 22, 2015
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 27 – Toronto Centre-Rosedale
<b>Reference Number:</b>	15 146478 STE 27 OZ

### SUMMARY

This application proposes to redevelop the site at 363-391 Yonge Street and 3 Gerrard Street East with a 73 and 62 storey tower inclusive of an 11-storey podium. The project is proposed to contain 1,106 dwelling units and 26,760 m<sup>2</sup> of office and retail space. The total gross floor area would be 109,235 m<sup>2</sup>. The proposal also includes 4 levels of underground parking containing 289 parking spaces and 2 additional below grade levels for retail/servicing uses.

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.

It is anticipated that a Community Consultation meeting will be held in the third quarter of 2015. Staff anticipate submitting a final report on the application to Community Council in the first quarter of 2016. This target date assumes that the applicant will provide all required information in a timely manner.



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 363-391 Yonge Street and 3 Gerrard Street East 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

### Pre-Application Consultation

A pre-application consultation meeting was held January 30, 2015 and March 26, 2015 with the applicant during which the applicant introduced their proposed development and staff itemized the required application submission documentation.

## ISSUE BACKGROUND

### Proposal

The applicant is proposing a tower-base form design entailing an 11-storey podium with 2 towers above connected by a 2 storey bridge at the 51<sup>st</sup> level. The two towers would be 73 stories (242.1 metres excluding mechanical penthouse, 257.11 metres including mechanical penthouse).and 62 stories (212.6 metres excluding mechanical penthouse, 224.64 metres including mechanical penthouse) in height. There would be 6 levels of below grade space for parking, retailing and servicing uses. The facades of two existing heritage listed buildings would be incorporated into the development. The podium would stepback at the 4<sup>th</sup>, 9<sup>th</sup> and 10<sup>th</sup> levels. Projecting balconies are proposed on the north side of the north tower and south side of the south tower.

The proposed development would include 1106 residential units, 82,475 m<sup>2</sup> of gross floor area. The residential space would be located on floors 10 and 11 of the podium, 12 to 50 of the towers and floors 53 to 72 (north tower) or 53 to 62 (south tower). Retail space, 9,389 m<sup>2</sup> of gross floor area, would be on the first 3 floors of the podium and on 2 additional below grade floors. Office space, 17,371 m<sup>2</sup> of gross floor area, would be located on 6 floors of the podium. Total gross floor area would be 109,235m<sup>2</sup> which is equivalent to a Floor Space Index of 29 under Zoning By-law 569-2013.

Parking and loading would be accessed from O'Keefe Lane along the east side of the property. Vehicular parking for 289 vehicles is proposed in 4 below grade levels, loading is proposed at grade within the building podium and bicycle parking on the first two below grade levels. The primary entrance for the north tower would be Gerrard Street East, for the south tower Yonge

Street and for the office use, O'Keefe Lane. Indoor and outdoor amenity space would be provided on floors 10, 51, 52 and 73.

Other details of the proposal are shown in Table 1 below and in Attachment 4

**Table 1 – Summary of Application**

Category	Proposed
Tower setbacks	
- Yonge Street	7.5 m
- Gerrard Street East	7.5 m
- O'Keefe Lane	3.6 m north tower; 2.7m south tower
- South property line	10 m
- Between towers	25 m
Podium setback at grade	
- Yonge Street heritage façade	0.3 m (existing columns 0 m)
- Yonge Street new facade	2.3 m
- Gerrard Street East	0.75 m (existing columns 0 m)
- O'Keefe Lane	0.0 m
- South property line	0.0 m
Tower floorplates (approximate)	750 m <sup>2</sup>
Ground floor height (approximate)	4.2 m
Sidewalk width (approximate)	
- Existing Yonge Street	3.5 m
- Proposed Yonge Street	varying from 3.8m to 5.8 m
- Existing Gerrard Street East	3.2 m
- Proposed Gerrard Street East	3.95 m
Vehicular parking	
- Residential occupant	221
- Residential visitor	23
- Non-residential	45
Bicycle parking	
- Residential long term	996
- Residential short term (visitor)	111
- Non-residential	124
Loading spaces	
- Type G	1
- Type B	2
- Type C	2
Amenity space	
- Indoor	2,212 m <sup>2</sup>
- Outdoor	910 m <sup>2</sup>
- Non-Residential	911 m <sup>2</sup>
Total	4,033 m <sup>2</sup>

## Site and Surrounding Area

The site is rectangular consisting of 8 separate parcels which have been assembled with a total frontage of 93.9 metres on Yonge Street and 40.5 metres along Gerrard Street East. The total lot area is 3764.7 m<sup>2</sup>. The site is fully built on with eight separate 2 to 4-storey commercial buildings fronting Yonge Street.

The surrounding uses are as follows:

North: 2 and 3-storey commercial buildings (possibly including some residential uses) and 19-storey office building. North-west corner of Gerrard/Yonge street intersection, 78-storey 'Aura' tower

South: 2 to 3-storey commercial buildings with 9-storey Ryerson University building at south end of block

West: 2 to 3-storey commercial buildings (possibly including some residential uses)

East: Ryerson University with buildings heights ranging from 4 to 12-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

This application will be reviewed against the policies in the Official Plan. The Official Plan places the site within the Downtown and Central Waterfront urban structure area. The site is designated "*Mixed Use Areas*" on Map 18 – Land Use Plan in the Official Plan. This designation permits a range of residential, commercial and institutional uses. The Plan includes criteria that direct the form and quality of development in this land use designation. The criteria state that new buildings: provide a transition between areas of different intensity and scale, including a stepping down of heights towards lower scale neighbourhoods; minimize shadow impacts; and provide an attractive, safe and comfortable pedestrian environment.

This application will be reviewed against the policies in the Official Plan including those in the “Downtown”, “Public Realm”, and “Built Form” sections of the Plan. Compliance with other relevant policies of the Official Plan including environment and transportation will also need to be addressed. Policy 4.8.4 further states that buildings will be sited and massed to protect hospital helicopter flight paths.

The proposed development site includes 2 properties, 385-391 Yonge & 363-365 Yonge, which are listed on the City of Toronto's Inventory of Heritage Properties. Policy 3.1.5 of the Official Plan requires that significant heritage resources on the City of Toronto's Inventory of Heritage Properties will be conserved. Policy 3.1.5.2 further states that development adjacent to properties on the City's inventory of heritage properties will respect the scale, character and form of the heritage buildings and landscapes.

### **Site and Area Specific Policy 174 – Yonge Street Between Queen Street and North of Gerrard Street**

The site is subject to Site and Area Specific Policy 174, Yonge Street Between Queen Street and North of Gerrard Street (SASP 174). The general planning objective of SASP 174 is to provide an overall framework for continued revitalization in the area. The policy provides general planning objectives and built form principles for the area. Key objectives and principles are:

- changes will be consistent with and enhance the character of the area, including the low scale of built form, pedestrian comfort and the varied storefront appearance of building facades;
- retention, conservation, rehabilitation, re-use and restoration of heritage buildings will be encouraged;
- streetscape improvements that promote Yonge Street as a pedestrian oriented retail and entertainment area will be supported;
- certain retail and entertainment uses may be exempted from providing parking;
- locate buildings along property lines fronting Yonge Street in such a way that they define and form a continuous edge along the street;
- have a scale consistent with the height limits within the area and respect the existing transition in height and scale between buildings;
- site and organize lower levels of building to enhance the public nature of streets, open spaces and pedestrian routes;
- provide public uses which are directly accessible from grade;
- encourage servicing and vehicular parking to be accessed from rear lanes;

- encourage servicing and vehicular parking so as to minimize pedestrian/vehicular conflicts;
- ensure site and massing achieve adequate light, view and privacy standards;
- achieving a harmonious relationship to the built form context through such matters as: height, massing, scale, setbacks, stepbacks, roof line, profile and architectural character and expression;
- new buildings are articulated and massed in widths compatible with narrow lot patterns dominant on Yonge Street between Gerrard and Queen Streets; and
- minimize wind and shadow impacts on Yonge Street, flanking streets and open spaces.

Of particular relevance is General Planning Objective a) ii) d) and Built Form Principle b) i) b) which refer to the low scale of built form on this part of Yonge Street and the scale of new buildings being consistent with the height limits within the area.

## **Zoning**

The site is currently subject to City-wide Zoning By-laws 438-86 and 569-2013. The site is zoned CR T4.0 C4.0 R1.5 under By-law 438-86 and zoned CR 4.0 (c4.0; r1.5) SS1 (x2553) under By-law 569-2013. Both By-laws permit a variety of commercial and residential uses with a maximum density of 4.0 times the site area and a maximum building height of 20.0 metres. By-law 569-2013 also includes site specific exception 2553 which references a number of prevailing By-laws and Prevailing Sections from By-law 438-86. Key provisions include required street related retail and service uses and angular plane setback provisions.

## **Site Plan Control**

The subject site and proposed development are subject to Site Plan Control. An application has not yet been submitted.

## **City-Wide 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>

## **Downtown Tall Buildings: Vision and Supplementary Design Guidelines**

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. Yonge Street is designated as a *Special Character*

*Street* requiring a site-by-site typology and height assessment. 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>

## **Yonge Street Planning and Design Framework (2011)**

In 2011 Greenberg Consultants and KPMB Architects completed a design study of Yonge Street between Gerrard Street and Dundas Street. The study made a number of public realm, built form, program and land-use recommendations. Toronto and East York Community Council received a City report which commented on the study's recommendations <http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-49619.pdf>. To date, there has been no further action with respect to the studies land-use and built form recommendations.

## **TOcore**

On May 13, 2014, the Toronto and East York Community Council (TEYCC) considered a Staff Report regarding *TOcore: Planning Toronto's Downtown*, along with a related background document entitled *Trends and Issues in the Intensification of Downtown*. Both reports are available at:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=222101f2e9745410VgnVCM10000071d60f89RCRD>.

TOcore is looking at how Toronto's Downtown should grow, with both a renewed planning framework and the necessary infrastructure to remain a great place to live, work, learn and play. TOcore is in its initial 'taking stock' phase, which involves an analysis of existing conditions, growth trends and priority issues in the Downtown. The review of this application will be informed by the issues being considered under TOcore.

## **Reasons for the Application**

The proposal requires an amendment to the Zoning By-law for an increase in density and height. Additional areas of non-compliance may be identified through the circulation and review process.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Rationale Report including a Community Services and Facilities Study;
- Urban Design Brief
- Functional Servicing Report
- Transportation Study
- Pedestrian Level Wind Assessment
- Shadow Study
- Helicopter Noise Impact assessment
- Heritage Impact Assessment

- Stage 1 Archaeological Resource Assessment
- Draft Zoning By-law Amendments (438-86 and 569-2013)
- Toronto Green Standard Checklist
- Arborist Report
- Housing Issues Report

A Notification of Incomplete Application issued on May 26, 2015 identifies the outstanding material required for a complete application submission as follows: Vibration Study. The notice also indicates that an Official Plan Amendment may be required.

### **Issues to be Resolved**

The following issues will need further review and will need to be addressed by the applicant:

- Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- Conformity with Official Plan policies particularly with respect to built form, setbacks and shadowing of nearby *Neighbourhoods* and *Parks* designated lands, impacts on heritage listed properties;
- Confirmation as to whether an Official Plan Amendment to Site and Area Specific Policy 174 is required to address issues of height and massing;
- Conformity with Site and Area Specific Policy 174, particularly with respect to the existing character and built form of Yonge Street as a pedestrian and retail oriented area;
- Conformity with the city-wide Tall Buildings Design Guidelines and the Downtown Tall Buildings: Vision and Supplementary Design Guidelines, including the sections on transition in scale, tower floorplate and separation distances, step backs and pedestrian realm;
- Confirmation that the building height does not interfere with the Hospital for Sick Kids and St. Michael's Hospital helicopter flight paths;
- Podium compatibility and relationship to both adjacent properties and to heritage listed buildings that would be incorporated into the development;
- Treatment of the ground floor of the building and its relationship to the streetscape, the width of the sidewalk and the provision of continuous pedestrian realm and weather protection including assessment for a potential PATH connection;
- Appropriateness of the proposed reduced on-site parking provision;



- Assessment of traffic generation, proposed driveway locations and impacts on O'Keefe Lane;
- Adequacy of the proposed amenity space and more specifically the reduced provision for outdoor amenity space;
- Appropriate servicing to accommodate the development;
- Confirmation that there are less than 6 rental housing units and that the City's Rental Housing Demolition and Conversion By-law does not apply;
- The impact on the existing rooming house;
- Adequacy of community services and parkland in the area including the impact on Yonge Street Mission; and
- Identification and securing of public benefits pursuant to Section 37 of the *Planning Act* should the proposal be recommended for approval.

The Toronto Green Standards Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

## **CONTACT**

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## **SIGNATURE**

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

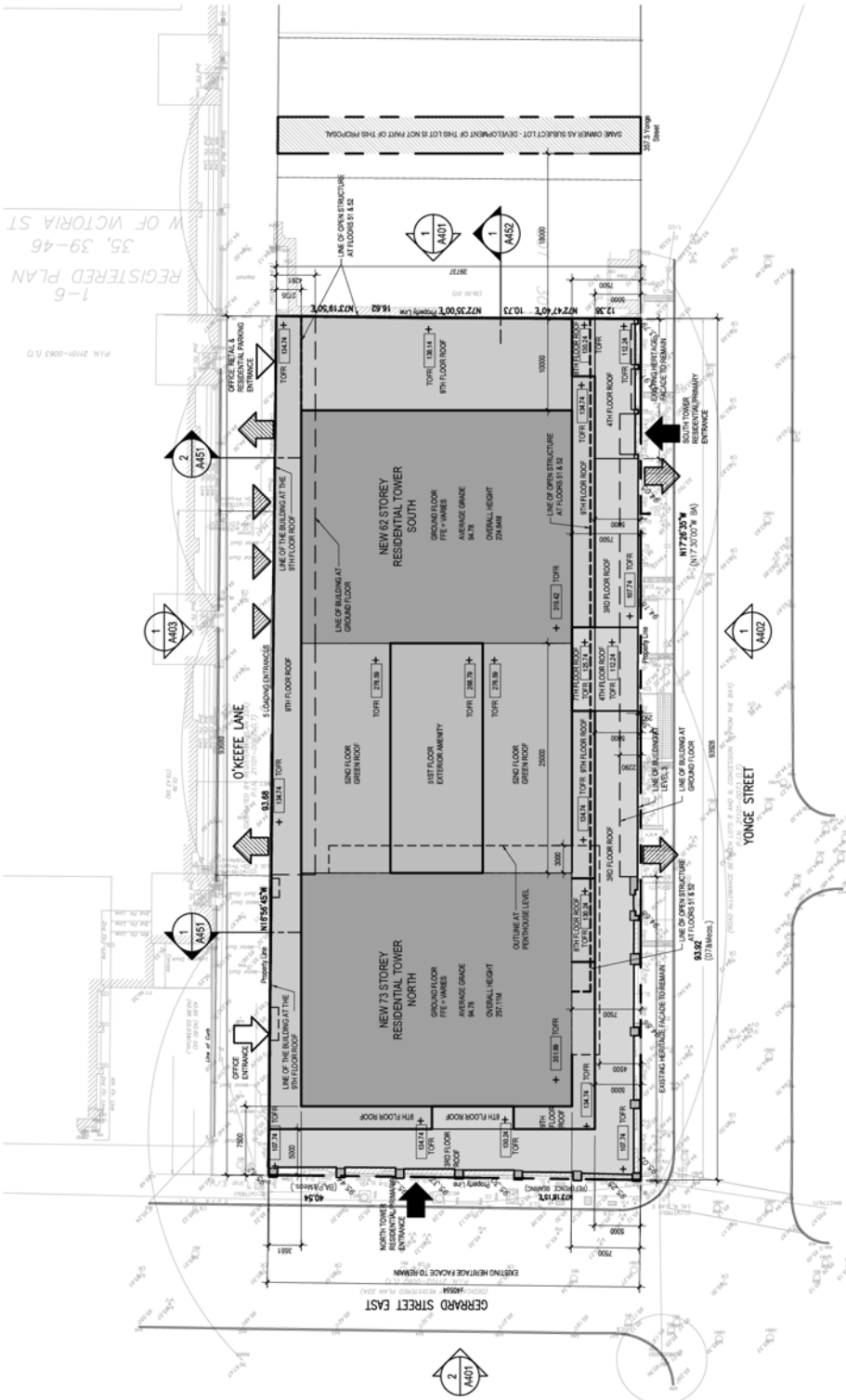
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## **ATTACHMENTS**

Attachment 1: Site Plan/Subdivision Plan  
 Attachment 2: Elevations

Attachment 3: Zoning  
Attachment4: Application Data Sheet

# Attachment 1: Site Plan



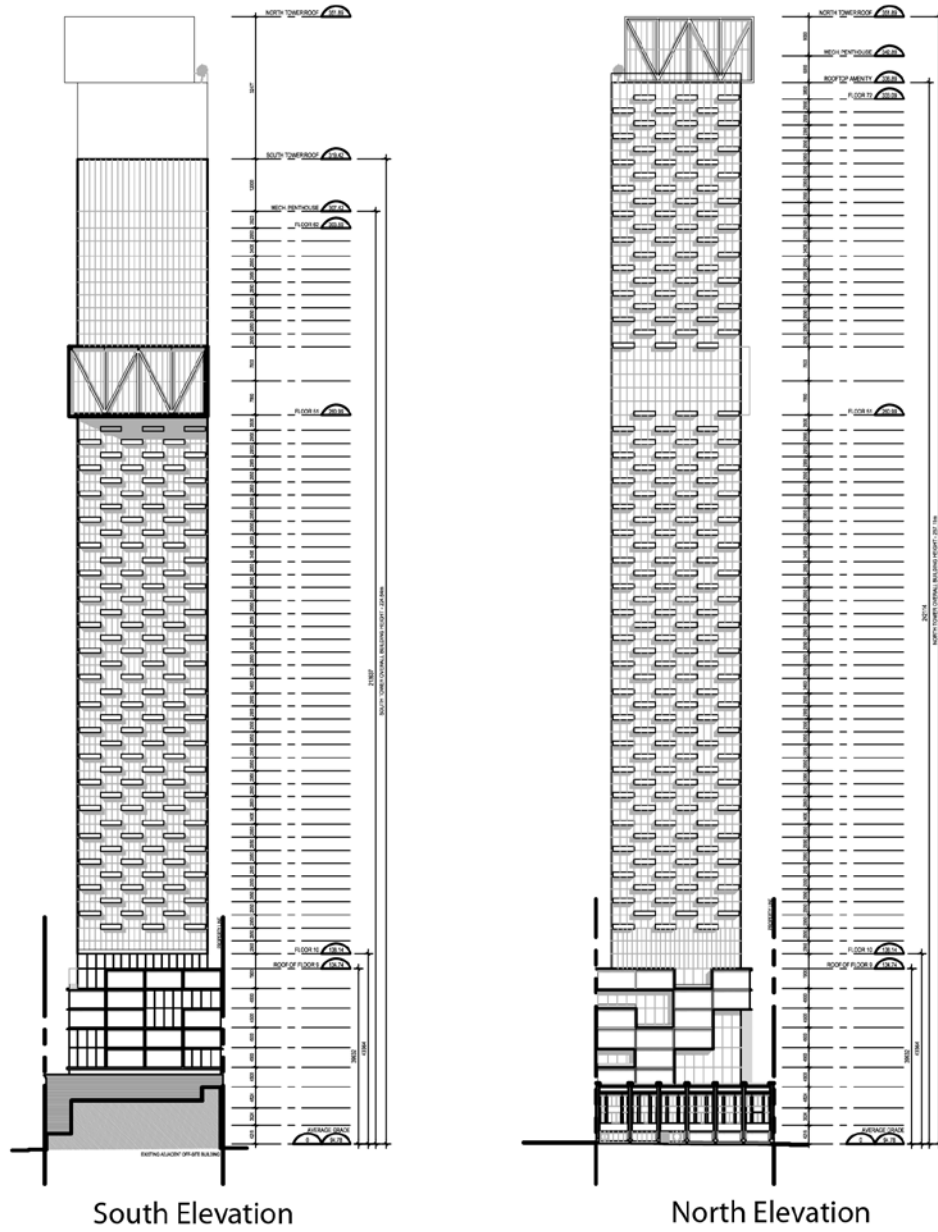
**363-391 Yonge Street  
and 3 Gerrard Street East**

File # 15\_146478 STE 27 0Z

**Site Plan**  
Applicant's Submitted Drawing

Not to Scale  
05/08/2015

## Attachment 2: Elevations



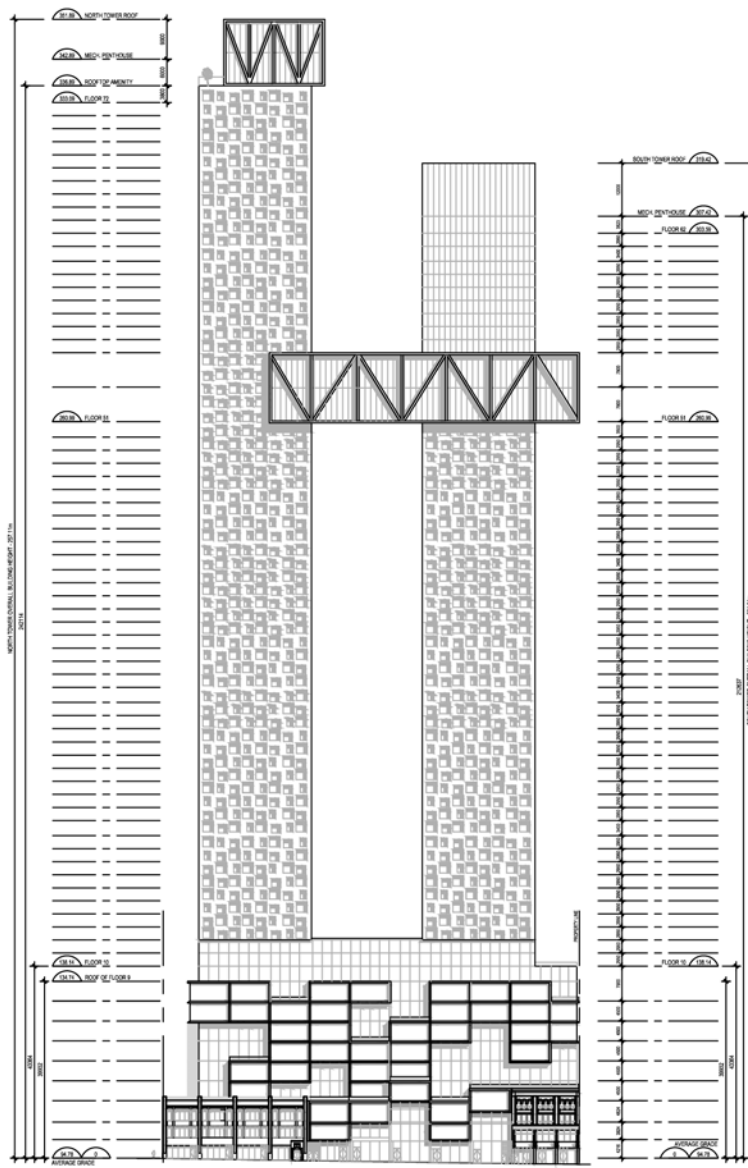
### Elevations

Applicant's Submitted Drawing

Not to Scale  
05/08/2015

**363-391 Yonge Street  
and 3 Gerrard Street East**

File # 15 146478 STE 27 OZ



West Elevation

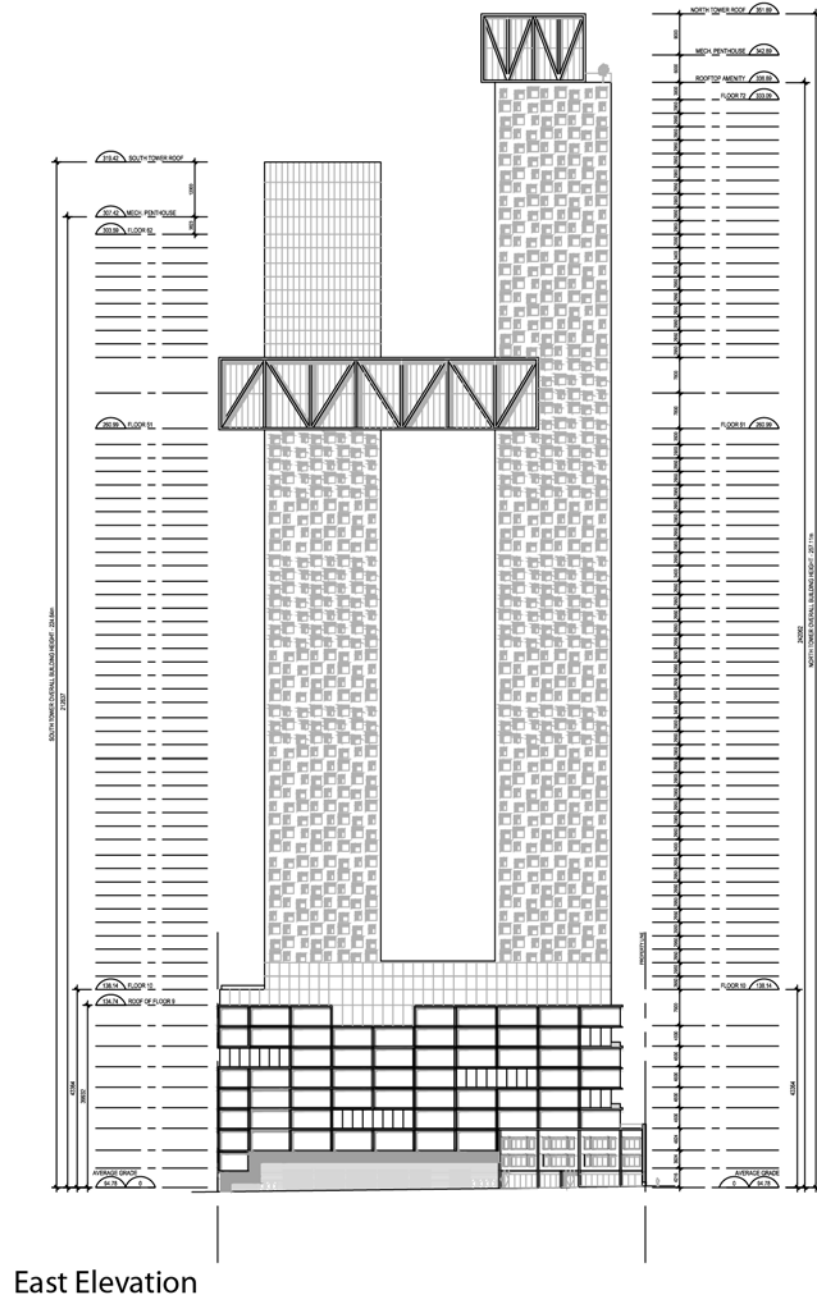
**Elevations**

Applicant's Submitted Drawing

Not to Scale  
05/08/2015

**363-391 Yonge Street  
and 3 Gerrard Street East**

File # 15 146478 STE 27 0Z




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**Elevations**  
 Applicant's Submitted Drawing

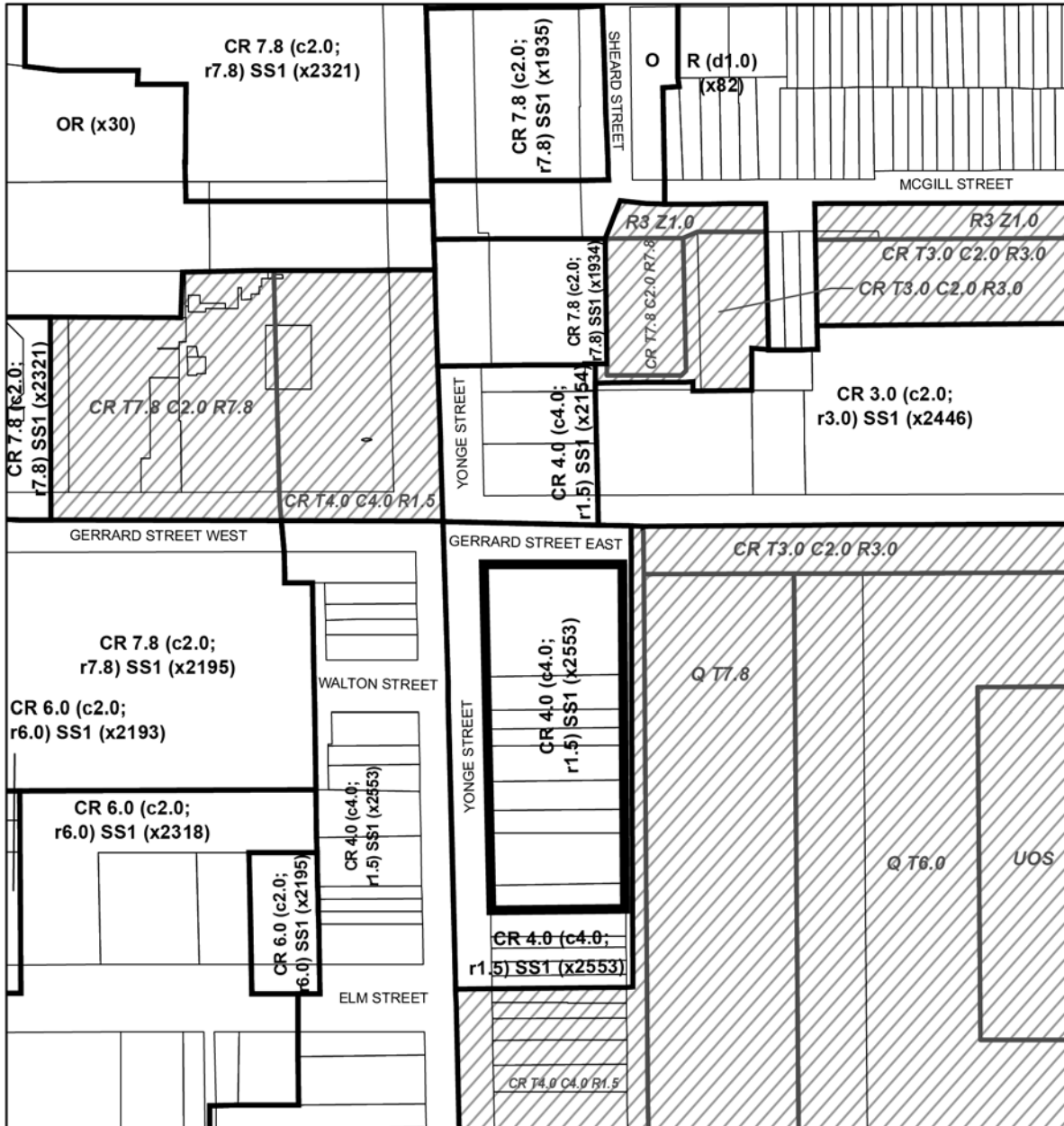
**363-391 Yonge Street  
 and 3 Gerrard Street East**

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 05/08/2015

File # 15 146478 STE 27 OZ

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### Attachment 3: Zoning




363-391 Yonge and 3 Gerrard Street East

Zoning By-Law No. 569-2013

File # 15 146478 STE 27 0Z

-  Location of Application
- R** Residential
- CR** Commercial Residential
- O** Open Space
- OR** Open Space Recreation

-  See Former City of Toronto By-Law No. 438-86
- R3** Residential District
- CR** Mixed-Use District
- Q** Mixed-Use District
- UOS** Parks District



Not to Scale  
Extracted: 05/08/2015

## Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	15 146478 STE 27 OZ
Details	Rezoning, Standard	Application Date:	April 24, 2015
Municipal Address:	363-391 YONGE ST & 3 GERRARD ST EAST		
Location Description:	PLAN 22A PT LOT 31 **GRID S2712		
Project Description:	Application for a Zoning By-law Amendment to permit the construction of a two tower mixed-use development with heights of 73-storeys to the north and 62-storeys to the south, inclusive of a 9 storey podium containing retail and office uses.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
ADAM BROWN		Quadrangle Architects	2364624 ONTARIO INC

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 174
Zoning:	CR 4.0 (c4.0; r1.5) SS1 (x2553)	Historical Status:	385-391 Yonge & 363-365 Yonge Listed
Height Limit (m):	20	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	3764.7	Height:	Storeys:	73
Frontage (m):	93.9		Metres:	257.1
Depth (m):	40.5			
Total Ground Floor Area (sq. m):	3311.8			<b>Total</b>
Total Residential GFA (sq. m):	82474.9		Parking Spaces:	289
Total Non-Residential GFA (sq. m):	26759.8		Loading Docks	5
Total GFA (sq. m):	109234.7			
Lot Coverage Ratio (%):	88			
Floor Space Index:	29			

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	107
1 Bedroom:	648
2 Bedroom:	241
3 + Bedroom:	110
Total Units:	1106

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	82474.9	0
Retail GFA (sq. m):	7696	1693
Office GFA (sq. m):	17370.8	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Derek Waltho, Planner</b>
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