

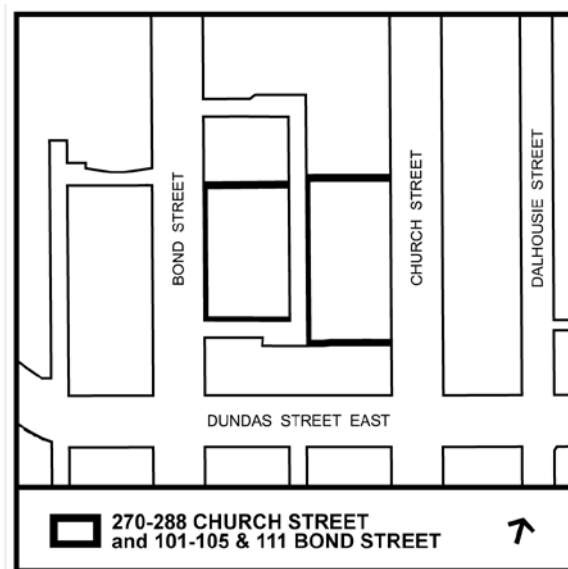
**270 - 288 Church Street, 101-105 and 111 Bond Street -  
Zoning Amendment Application – Final Report**

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| <b>Date:</b>             | August 20, 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> | 14 157484 STE 27 OZ  |

**SUMMARY**

The applicant is proposing a 27-storey mixed-use building (plus a 2-storey mechanical penthouse) with a total height of 104 metres at 270-288 Church Street. 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. The proposed base building contains approximately 15,050 square metres of academic, administration and retail space. The tower includes 100 student residence units with 332 beds in total. The proposal also includes 4 levels of underground parking containing 155 parking spaces for university and public use. The proposed building would share the loading facilities at 101-105 Bond Street and includes the creation of a publicly accessible mid-block pedestrian connection through 111 Bond Street.

This proposal is consistent with the policies of the Official Plan, expands the city's post secondary education infrastructure, meets the intent of the Tall Building Design Guidelines and offers public realm improvements including a widening of the sidewalk zone along Church Street, a mid block pedestrian connection from Church Street to Bond Street, and an improved public realm in the adjacent north-south laneway.



This report reviews and recommends approval of the application to amend the Zoning By-laws.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council amend Zoning By-law 438-86 for the lands at 270-288 Church Street substantially in accordance with the draft Zoning By-law Amendment to be provided at the September 8, 2015 Toronto and East York Community Council Meeting.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 270-288 Church Street substantially in accordance with the draft Zoning By-law Amendment to be provided at the September 8, 2015 Toronto and East York Community Council Meeting.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.
4. Before introducing the necessary Bills to City Council for enactment, City Council require the Owner to enter into an Agreement pursuant to Section 37 of the Planning Act as follows:
  - a. The community benefits recommended to be secured in the Section 37 Agreement are as follows:
    - i. the Owner shall provide and maintain to the satisfaction of the Chief Planner and Executive Director, City Planning, a publicly accessible pedestrian clearway across private property abutting those portions of Church Street that do not contain adequate sidewalk widths to accommodate pedestrian activity and/or street trees or landscaping, with the specific location, configuration and design to be determined in the context of a site plan approval for the development pursuant to Section 114 of the City of Toronto Act, 2006, as amended and, as applicable, Section 41 of the Planning Act, as amended, and secured in a Site Plan Agreement with the City;
    - ii. the Owner shall maintain non-standard boulevard improvements in the portion of Church Street abutting the development, with the details secured in the context of site plan approval for the development pursuant to Section 114 of the City of Toronto Act, 2006, as amended and, as applicable, Section 41 of the Planning Act, as amended, and secured in a Site Plan Agreement with the City;

- iii. the Owner shall provide and maintain to the satisfaction of the Chief Planner and Executive Director, City Planning, a publicly accessible pedestrian walkway across private property at 111 Bond Street, with the specific location, configuration and design to be determined in the context of a site plan approval pursuant to Section 114 of the City of Toronto Act, 2006, as amended and, as applicable, Section 41 of the Planning Act, as amended, and secured in a Site Plan Agreement with the City, which may be relocated to the satisfaction of the Chief Planner and Executive Director, City Planning;
  - iv. the Owner shall provide and maintain to the satisfaction of the Chief Planner and Executive Director, City Planning, improvements to the public laneway adjacent to the site including pavers and lighting with the specific location, configuration and design to be determined in the context of a site plan approval pursuant to Section 114 of the City of Toronto Act, 2006, as amended and, as applicable, Section 41 of the Planning Act, as amended, and secured in a Site Plan Agreement with the City;
  - v. the Owner shall have completed construction of the publicly accessible walkway, clearway and laneway improvements referred to in i, ii, iii, and iv above and shall convey the publicly accessible clearway easement referred to in i above to the City for nominal consideration, at no cost to the City and free and clear of encumbrances to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, including rights of support as applicable, on such terms and conditions as set out in the section 37 agreement, including provision for deposit of reference plans, environmental obligations as well as insurance and indemnification associated with public access easements and the timing related to the completion of the various matters; and
  - vi. in support of development, the Owner shall pay for and construct any improvements to the existing municipal infrastructure determined to be necessary as set out in a Functional Servicing Report accepted by the Executive Director Engineering and Construction Services.
5. City Council authorize the appropriate City Officials to take such actions as are necessary to implement the foregoing, including the implementation of the Section 37 agreement.

### **Financial Impact**

The recommendations in this report have no financial impact.

## ISSUE BACKGROUND

### Proposal

The applicant is proposing a 27-storey mixed-use building (plus a 2-storey mechanical penthouse) with a total height of 104 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 five floors above are cantilevered over the 3 metre setback. On the northern portion of the site, the first four floors are set back 3 metres from the Church Street property line with four floors cantilevered above, extending out to the Church Street property line. The applicant is proposing 5 street trees in the sidewalk area along Church Street. The first two 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 property line range from 0 metres to approximately 2 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 15,052 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 faculty offices and 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 two floors of the tower occupied by a mechanical penthouse. The proposed tower has a floor-plate of 625 metres. It is set back: 6 metres from the west (rear) lot line; approximately 2.5 metres from the north (side) property line; 10 metres from the Church Street (front) property line; and 30 metres from the southern edge (side) of the site.

The proposal includes a total of 509 square metres of indoor amenity space located on the eighth floor and in lounges located on every second floor in the tower portion of the building. The proposal also includes 1,258 square metres of outdoor amenity space 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 two 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 allow for a mid-block pedestrian connection from Church Street to Bond Street accessible to residents, students, and the public. Pedestrians would enter the building at the north entrance along Church Street, travel through the building, across the north-south public laneway, and through a new walkway created in the existing building at 111 Bond Street. The north-south laneway west of the proposed development is also proposed to undergo significant improvements by the applicant in order to make the area safer and more inviting for pedestrians.

The applicant is proposing a parking garage with 155 automobile parking spaces located in four 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.

One loading space is proposed 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 materials between the two sites.

A total of 237 bicycle parking spaces are proposed including 60 spaces for users of the academic building and 177 spaces for student residents and visitors. Forty-one of the bicycle parking spaces will be located outside the building within the subject site and 26 spaces within the public boulevard along Church Street. The applicant is proposing 81 bicycle parking spaces on the P1 level of the underground garage, 36 bicycle parking spaces on P2, 26 spaces on P3 and 26 spaces on P4.

Refer to Attachment No. 7 for project data.

### **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 17-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 four-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 three Ryerson University buildings housing various administrative offices, academic programs and most of Ryerson's shipping and receiving functions. St. Georges Greek Orthodox Church of Toronto is located just north of these buildings at 115 Bond Street. The buildings located on Bond Street range in height from two to four 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.

## **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 two 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) under By-law 569-2013 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.

From 270-280 Church Street the site 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 portion of the site located at 288 Church Street is designated Q T4.0 under By-law 438-86. This is a mixed-use district that permits a variety of institutional and commercial used but limit residential permissions. 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 buildings along Bond Street, including at 101-105 Bond Street which contains the shared loading area and 111 Bond Street where the mid block pedestrian connection with Bond Street will be made, is zoned CR T4.0 C0.5 R4.0 under City-wide Zoning By-law 438-86 and CR 4.0 (c0.5, r4.0) SS1 (x1390) under by-law 569 2013. Both designations allow for institutional uses.

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 was submitted on November 13, 2014 and is currently under review.

## **Reasons for Application**

The Zoning By-law Amendment application is required to permit the proposed 27-storey mixed use building and establish the appropriate development standards. Increases in height from 14 and 30 metres to 105 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.

## **Community Consultation**

A community consultation meeting was held on November 25, 2014. The meeting was attended by approximately 65 people. A number of emails and letters regarding this proposal were also submitted to City Planning. Issues raised/comments included:

- the shadowing of the stained glass windows on St. George's Orthodox Church;
- impacts of construction vibration on the overall structure of St. Georges Orthodox Church as well as on the iconography painted directly on the interior plaster walls of the Church;
- shadowing of the private amenity space at 155 Dalhousie St (Merchandise Lofts);
- blocking views from Merchandise Lofts;
- need for improvements to laneway to address the additional pedestrian traffic generated by this development, direct students away from using the Church's property as a walkway;
- how to manage student behaviour so they do not disturb local residents;
- privacy and light trespass issues on the building to the south at 80 Dundas Street E (John Frank Place); and
- increase in vehicle traffic in the laneway adjacent to John Frank Place's outdoor amenity area.

As a result of the community consultation meeting, the Ward Councillor organized a working group to further explore possible resolutions to the issues and concerns of the community. The working group included representatives from the St. George's Greek Orthodox Church, the Merchandise Lofts, and the John Frank Building. The working group met on February 26<sup>th</sup>, 2015 and on April 22<sup>nd</sup>, 2015. A working group will also be established for the site plan process.

### **Agency Circulation**

The application was circulated to all 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 Provincial Policy Statement provides direction on land use planning and development within the Province of Ontario, primarily directing growth to urban and settlement areas. Policy 1.1.1 (g) states that infrastructure such as public service facilities (educational programs) are needed to achieve healthy, livable and safe communities. Policy 1.6 requires the provision of infrastructure and educational programs to be coordinated and integrated with land use planning and policy 1.7.1 (b) states that long-term economic prosperity should be supported by optimizing the long-term availability and use of land, resources, and infrastructure for public service facilities (among other matters).



Furthermore, the PPS states, in Section 4.7, that the Official Plan is the most important vehicle for implementing the Provincial Policy Statement. This application represents an intensification of an underutilized piece of land, provides a mix of uses and meets the intent of the Official Plan and provides infrastructure and educational programs that meets current and projected needs. The proposal is consistent with the PPS.

The City of Toronto is designated as a growth area in the Growth Plan for the Greater Golden Horseshoe. The vision provided by the growth plan aims to create vibrant, complete communities. The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

## **Land Use**

The site is designated as *Mixed Use Areas* and *Institution Areas* in the Official Plan. The *Mixed Use Areas* designation allows for a broad range of commercial, residential and institutional uses in single or mixed use buildings. The *Institutional Areas* designation permits educational and ancillary uses as well as institutional residential uses. The proposed educational, retail and student residence uses are consistent with the Official Plan.

## **Height, Massing**

The site is located within the *Downtown and Central Waterfront* and is designated *Mixed Use Areas* and *Institutional Areas* in the City of Toronto Official Plan. All of these Official Plan designations are identified as areas that will accommodate growth.

The proposed base building is seven-storeys with a height of 36 metres on the southern portion of the site and rises to eight storeys or 48.5 metres at the north end of the site. Planning would typically require a base building for a tower to be no taller than the adjacent street is wide. In this case, Church Street is 20 metres. However, while the proposal is a base-tower typology, it is not a typical development. The base building is serving an institutional use and is designed to accommodate lecture halls, class rooms, labs, and faculty and administrative offices which require higher floor-to-ceiling heights than a typical residential development. It is also located on a part of Church Street that is occupied primarily with other Ryerson University buildings containing institutional uses. The base building is also well articulated which helps break up the height and massing, create visual interest, and visually diminish the overall scale of the base building on Church Street.

The base building also includes frosted windows on the south side in order to mitigate privacy concerns expressed at the community consultation meeting by residents of the adjacent John Frank Place building.

The tower portion of the building is at a height that is consistent with the existing and planned context of the area. The surrounding area includes the 19-storey Bond Place Hotel at Dundas Street East and Bond Street, the 17-storey residential John Frank Place on the adjacent site to the south and a 28-storey residential building at Church and Shuter Streets. In addition, the City, through the Downtown Tall Building Vision and

Supplementary Guidelines, has identified this stretch of Church Street as appropriate for tall buildings of 15-25 storeys, and Dundas Street East at Church for buildings of up to 35 storeys.

The tower is relatively slender at 625 square metres in area. This is below the 750 square metre maximum floor plate area identified in the City's Tall Building Guidelines. The purpose of limiting the size of a tower floor plate includes minimizing negative shadow and wind impacts on adjacent streets, parks, open spaces, and properties, and minimizing the loss of skyview from the public realm.

### **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 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, 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.

In accordance with the Tall Building Guidelines, the proposed building frames the street in a manner that fits the existing context and is set back from Church Street in order to provide space for high quality landscaping. The ground floor includes multiple entrances and a high level of transparency along Church Street to improve the animation of the space. Loading, garbage, and access to the underground parking garage are located at the rear of the building, away from Church Street. The proposal provides high quality private and shared outdoor amenity areas and offers improvements to the public realm on Church Street, the adjacent north-south laneway, and through a proposed mid-block connection from Church Street to Bond Street.

The base building is taller than the height recommended by the City-Wide Tall Building Guidelines. However, in this case, the taller base building is acceptable given that the space is needed for institutional purposes which require a greater flexibility in the interior layout of the building than a typical residential development. In addition, the base building is well articulated which helps break up the height and massing, create visual interest, and visually diminish the overall scale of the base building on Church Street.

The tower floor plate is 625 metres which is well below the maximum floor plate size of 750 square metres identified in the Tall Building guidelines. In order to reduce its' visual impact on the public realm, the tower is set back 10 metres from Church Street which exceeds the 3 metre minimum in the Guidelines.

The Tall Building Guidelines require a 12.5 metre setback of the tower from the side and rear lot lines. The proposed tower is set back 6 metres from the west (rear) lot line, approximately 2.5 metres from the north property line, and 30 metres from the southern edge of the site. The proposed tower setbacks from the rear (west) and side (north) property lines are below the 12.5 metres in the Guidelines. In response to Planning staff's concerns about inadequate tower setbacks from the west and north property lines, Ryerson conducted an analysis of the entire block to assess future development potential. Ryerson, which owns the adjacent buildings to both the west and north has acknowledged that the placement of the tower will limit the development potential on both of their adjacent properties for future tower development.

This proposal meets the overall intent and purpose of the City-wide Tall Building Guidelines under these circumstances.

### **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 specific Downtown streets that are most suitable for tall building development, establishes a height range along these streets and provides a set of supplementary Downtown specific design guidelines which address Downtown built form and context. The Downtown Vision and Supplementary Design Guidelines were used together with the city-wide Tall Building Design Guidelines in the evaluation of this tall building proposal. The Downtown Guidelines are available at <http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>

The proposed building is 94 metres in height or 27-storeys plus the mechanical penthouse. This is consistent with the intent of the City document titled Downtown Tall Buildings Vision and Supplementary Design Guidelines. They identify this stretch of Church Street as able to accommodate buildings in the range of 15-25 storeys or up to 77 metres in height provided other key elements of the City's guidelines for tall building can be met.

This proposal meets the overall intent and purpose of the Tall Buildings Downtown Vision and Supplementary Design Guidelines.

### **Sun, Shadow**

The applicant has submitted a shadow study to demonstrate the shadow impacts of the revised proposal during the spring and fall equinoxes (March 21 and September 21). There are no *Neighbourhoods, Parks or Open Spaces* that will be shadowed by this

proposal. The shadows will move relatively quickly and primarily impact the rear and side lots of the non-residential buildings on Bond and Church Streets between 9 am and 12 pm. They move across the front of Ryerson University's George Vari Engineering and Computing Centre between 2 pm and 5 pm.

The applicant also produced detailed 3D shadow studies in response to concerns raised at the community consultation and working group meetings that the proposal would shadow the stained glass window of St. Georges Greek Orthodox Church and the private outdoor amenity area of the Merchandise Lofts residential Building.

A detailed 3D shadow study was produced to show the shadow impact of the proposed development on the 11 stained glass windows located at the side and rear of St. Georges Greek Orthodox Church adjacent to the laneway. The shadow study reviewed the impact on March/September 21<sup>st</sup>, April 21<sup>st</sup>, June 21<sup>st</sup> and December 21<sup>st</sup>. The shadow study also included the shadow impact of the as-of-right development permissions on the subject and adjacent sites. The as-of-right development permissions refer to building heights and setbacks that are already permitted by the zoning by-laws.

The study showed that in March/September, the proposed development would not shadow the stained glass windows any more than the as-of-right zoning permissions in the area. In April, the proposed development shadows are not significantly greater than the as-of-right shadow. Two upper-level dome windows of the 11 stained glass windows will be shadowed beyond the as-of-right permissions at 10 am and 11 am. The greatest impact of the proposal would be in June when shadows beyond the as-of-right permissions shadow the 5 upper windows between 9 am and 12 pm. The proposed development casts no additional shadows beyond the as-of-right zoning permissions on the stained glass windows on December 21<sup>st</sup>.

A 3D shadow study showing the shadowing on the proposed building on the Merchandise Lofts private amenity area was presented to the working group. It showed there would be no shadow impact from the proposed building on the outdoor amenity area of the Merchandise Lofts.

Staff have considered the as-of-right zoning, the programming proposed, and the shadow impact issues raised by the Church. While the proposed massing doesn't fully mitigate the shadow impact, it represents a balanced response to competing objectives.

## **Wind**

A pedestrian level wind study was submitted with the application. It found that wind conditions met or surpassed suitable conditions and safety criterion at locations at grade on and off-site. Uncomfortable and in some areas, unsafe wind conditions are expected on the eighth-storey outdoor amenity space. The study concludes that satisfactory wind conditions on the outdoor amenity space can be achieved through the addition of architectural elements, such as a canopy and wind screen. It recommends that further wind tunnel testing to evaluate and refine the effectiveness of these measures be completed as part of the site plan process.

## **Flight Paths**

The subject site is located in the vicinity of the flight paths for the Hospital for Sick Children and St. Michael's Hospital. Official Plan *Institutional Areas* policy 4.8.4 – requires new buildings and structures in the vicinity of hospital heliports to be sited and massed in order to protect the continued use of flight paths to hospital heliports. Both hospitals have reviewed the proposal and confirmed that they have no objection to the proposed development.

## **Parking, Access, and Traffic Impact**

The applicant submitted a traffic impact study addressing parking, site access and traffic impact.

There are currently 90 parking spaces on the subject site. The portion of the Ryerson University campus located between Church Street, Gerrard Street East, Victoria Street and Gould Street is subject to By-law 97-80, as amended by By-law 527-89. This by-law regulates parking and requires a minimum of 583 parking spaces in the area. The removal of 90 spaces from the existing Church Street lot would result in a shortfall of 78 spaces. However, with the addition of 155 parking spaces located in the underground garage of the proposed building, Ryerson's overall parking supply in the area will increase to 660 parking spaces and meet the minimum by-law requirement.

The proposal will generate 97 vehicle trips in the a.m. peak period and 187 vehicle trips in the p.m. peak period. The report concludes that the road network has adequate capacity to accommodate the predicted traffic volumes generated by the development and that the proposed site driveway onto Church Street has adequate capacity to serve the proposed development.

One loading space is proposed 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. The 3 loading spaces located off-site in the adjacent Ryerson owned buildings at 101-105 Bond Street are underutilized and are proposed to service this building through a tunnel connection under the north-south laneway. The Bond Street loading dock will continue to operate from 8:00 am to 4:00 pm on weekdays only. The traffic impact study concludes that the proposed development is not expected to contribute a significant amount of additional traffic to either the laneways or Bond Street and will not create operational or safety issues.

The traffic impact study also reviewed the traffic in the laneways serving the development and surrounding areas and concludes that pedestrians will be able to freely cross the north-south laneway between the proposed development and the new walkway through Ryerson's property at 111 Bond Street with minimal vehicular conflicts. Furthermore, the study concludes that given the low number of vehicular movements in the laneways and on Bond Street, there will be virtually no corresponding traffic impact on the Greek Orthodox Church resulting from the construction of the proposed development. The addition of the pedestrian walkway through 111 Bond Street will also enable any pedestrians that currently use the narrow walkway on the south side of the

church to utilize the new walkway instead, since it will be wider, more direct and purpose-built to accommodate pedestrians moving between Church Street and Bond Street.

Transportation Services staff have reviewed this report and agree with its conclusions.

### **Servicing**

Engineering and Construction Services is generally satisfied with the functional servicing report prepared by the applicant. Some revisions to the report will be required as part of site plan approval. The applicant is required to pay for and construct any improvements to the municipal infrastructure in connection with the accepted functional servicing report needed to support this development.

### **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.

By-law 1020-2010 exempts the academic, administration and student residence portion of the development from parkland dedication if they are owned and operated by Ryerson University. The non-residential uses are subject to a 2% parkland dedication.

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

### **Streetscape and Public Realm**

The applicant is proposing a 5.5 metre wide sidewalk zone consisting of landscaping, street furniture, bicycle parking, and a pedestrian clearway. The applicant has also proposed to install upgraded landscape elements such as pavers and pedestrian lighting along Church Street. Ryerson has agreed to enter into a sidewalk easement with the City to guarantee pedestrian use of the privately owned sidewalk area and to maintain any non-standard landscaping elements on the City-owned right-of-way.

The applicant has proposed to plant 5 street trees along Church Street adjacent to the site. There are currently no trees in this area. Through the review of this application it has been determined that there is a Bell conduit under the sidewalk that may prevent the planting of street trees. Staff will continue working with Bell to resolve this issue through the site plan process.

The proposed improvements to the public north-south laneway and the creation of a mid-block connection from Church Street to Bond Street help make the area safer and more attractive for pedestrians and improve the network of pedestrian routes within the campus

in accordance with Official Plan policies. The applicant has agreed to secure the streetscape and laneway improvements as well as the mid-block pedestrian connection through the building at 111 Bond Street in an agreement with the City under Section 37 of the Planning Act.

### **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. TGS performance measures will be secured through the Site Plan Approval process.

### **Section 37**

The Official Plan contains policies pertaining to the provision of community benefits for increases in height and/or density pursuant to Section 37 of the *Planning Act*.

Before introducing the necessary Bills to City Council for enactment, City Council requires the Owner to enter into an Agreement pursuant to Section 37 of the Planning Act as follows:

- a. The community benefits recommended to be secured in the Section 37 Agreement are as follows:
  - i. the Owner shall provide and maintain to the satisfaction of the Chief Planner and Executive Director, City Planning, a publicly accessible pedestrian clearway across private property abutting those portions of Church Street that do not contain adequate sidewalk widths to accommodate pedestrian activity and/or street trees or landscaping, with the specific location, configuration and design to be determined in the context of a site plan approval for the development pursuant to Section 114 of the City of Toronto Act, 2006, as amended and, as applicable, Section 41 of the Planning Act, as amended, and secured in a Site Plan Agreement with the City;
  - ii. the Owner shall maintain non-standard boulevard improvements in the portion of Church Street abutting the development, with the details secured in the context of site plan approval for the development pursuant to Section 114 of the City of Toronto Act, 2006, as amended and, as applicable, Section 41 of the Planning Act, as amended, and secured in a Site Plan Agreement with the City;
  - iii. the Owner shall provide and maintain to the satisfaction of the Chief Planner and Executive Director, City Planning, a publicly accessible

pedestrian walkway across private property at 111 Bond Street, with the specific location, configuration and design to be determined in the context of a site plan approval pursuant to Section 114 of the City of Toronto Act, 2006, as amended and, as applicable, Section 41 of the Planning Act, as amended, and secured in a Site Plan Agreement with the City, which may be relocated to the satisfaction of the Chief Planner and Executive Director, City Planning;

- iv. the Owner shall provide and maintain to the satisfaction of the Chief Planner and Executive Director, City Planning, improvements to the public laneway adjacent to the site including pavers and lighting with the specific location, configuration and design to be determined in the context of a site plan approval pursuant to Section 114 of the City of Toronto Act, 2006, as amended and, as applicable, Section 41 of the Planning Act, as amended, and secured in a Site Plan Agreement with the City;
- v. the Owner shall have completed construction of the publicly accessible walkway, clearway and laneway improvements referred to in i, ii, iii, and iv above and shall convey the publicly accessible clearway easement referred to in i above to the City for nominal consideration, at no cost to the City and free and clear of encumbrances to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, including rights of support as applicable, on such terms and conditions as set out in the section 37 agreement, including provision for deposit of reference plans, environmental obligations as well as insurance and indemnification associated with public access easements and the timing related to the completion of the various matters; and
- vi. in support of development, the Owner shall pay for and construct any improvements to the existing municipal infrastructure determined to be necessary as set out in a Functional Servicing Report accepted by the Executive Director Engineering and Construction Services.



## **CONCLUSION**

City staff have reviewed the proposed development and find that it is suitable for the site. The proposal implements the PPS, complies with the policies of the Official Plan, and meets the intent of the Tall Building Design Guidelines and the Downtown Tall Buildings: Vision and Supplementary Design Guidelines. The proposal offers substantial improvements to the public realm and will support employment and education objectives. Planning staff recommend approval of the proposed zoning by-law amendment.

## **CONTACT**

Alex Teixeira, Planner  
Tel. No. 416-392-0481  
E-mail: [ateixei@toronto.ca](mailto:ateixei@toronto.ca)

## **SIGNATURE**

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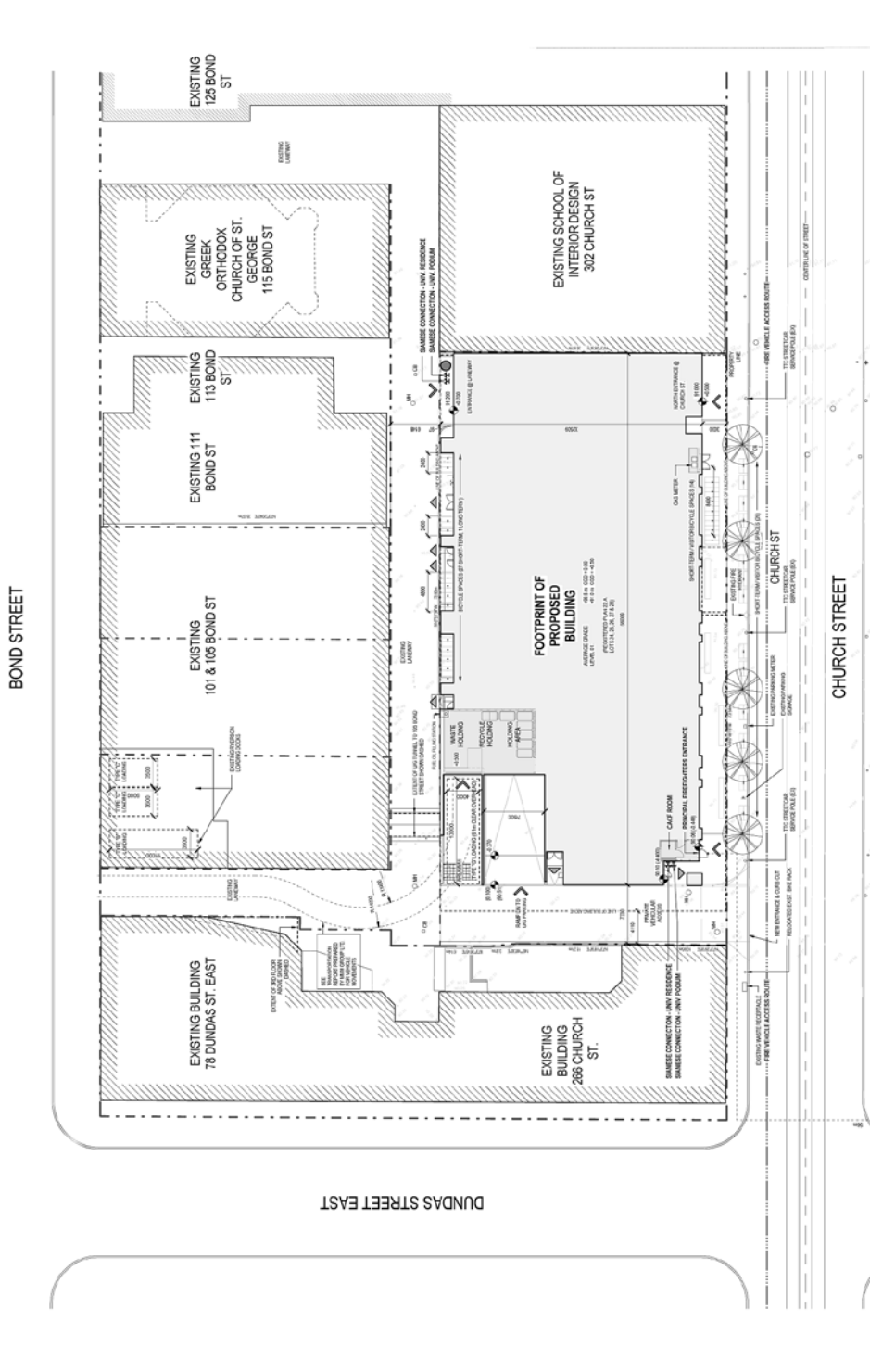
Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: North Elevation  
Attachment 3: South Elevation  
Attachment 4: East Elevation  
Attachment 5: West Elevation  
Attachment 6: Zoning  
Attachment 7: Application Data Sheet  
Attachment 8: Draft Zoning By-law Amendment 438-86  
Attachment 9: Draft Zoning By-law Amendment 569-2013

# Attachment 1: Site Plan

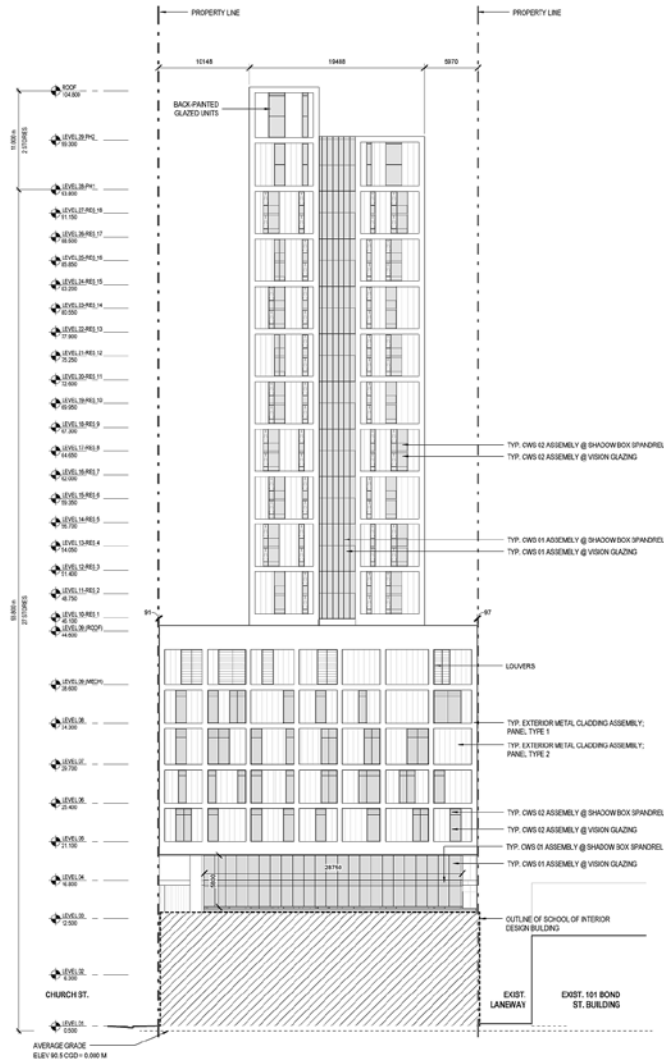


**Site Plan**  
 Applicant's Submitted Drawing  
 Not to Scale  
 08/05/2015

**270-280 Church Street and 101-105 & 111 Bond Street**

File # 14 157484 STE 27 0Z

## Attachment 2: North Elevation



North Elevation

### Elevations

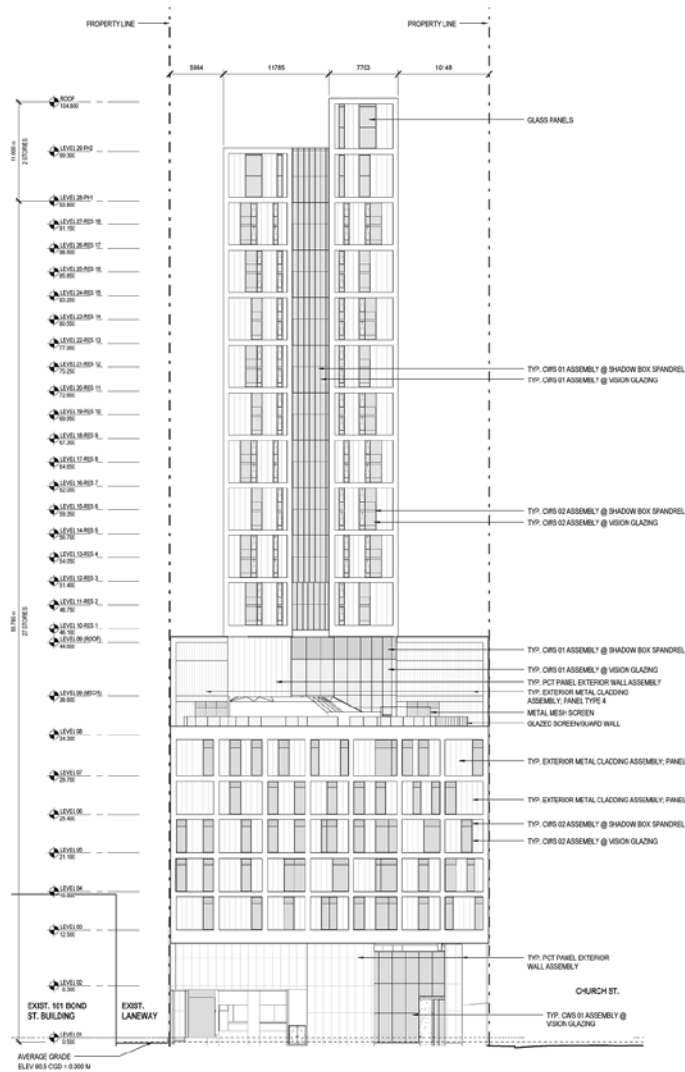
### 270-280 Church Street and 101-105 & 111 Bond Street

Applicant's Submitted Drawing

Not to Scale  
08/05/2015

File # 14 157484 STE 27 OZ

# Attachment 3: South Elevation



South Elevation

## Elevations

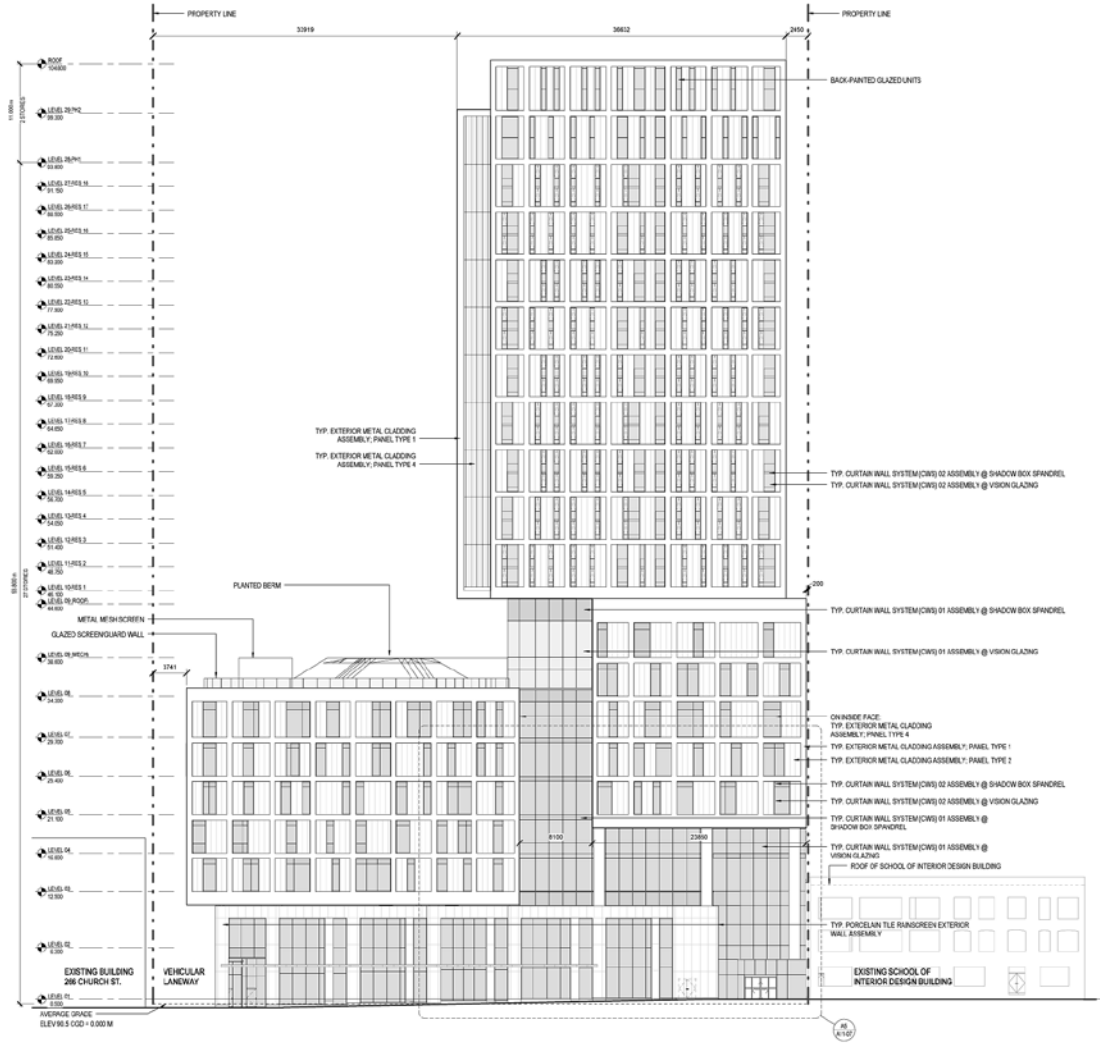
## 270-280 Church Street and 101-105 & 111 Bond Street

Applicant's Submitted Drawing

Not to Scale  
08/05/2015

File # 14 157484 STE 27 OZ

## Attachment 4: East Elevation



### Elevations

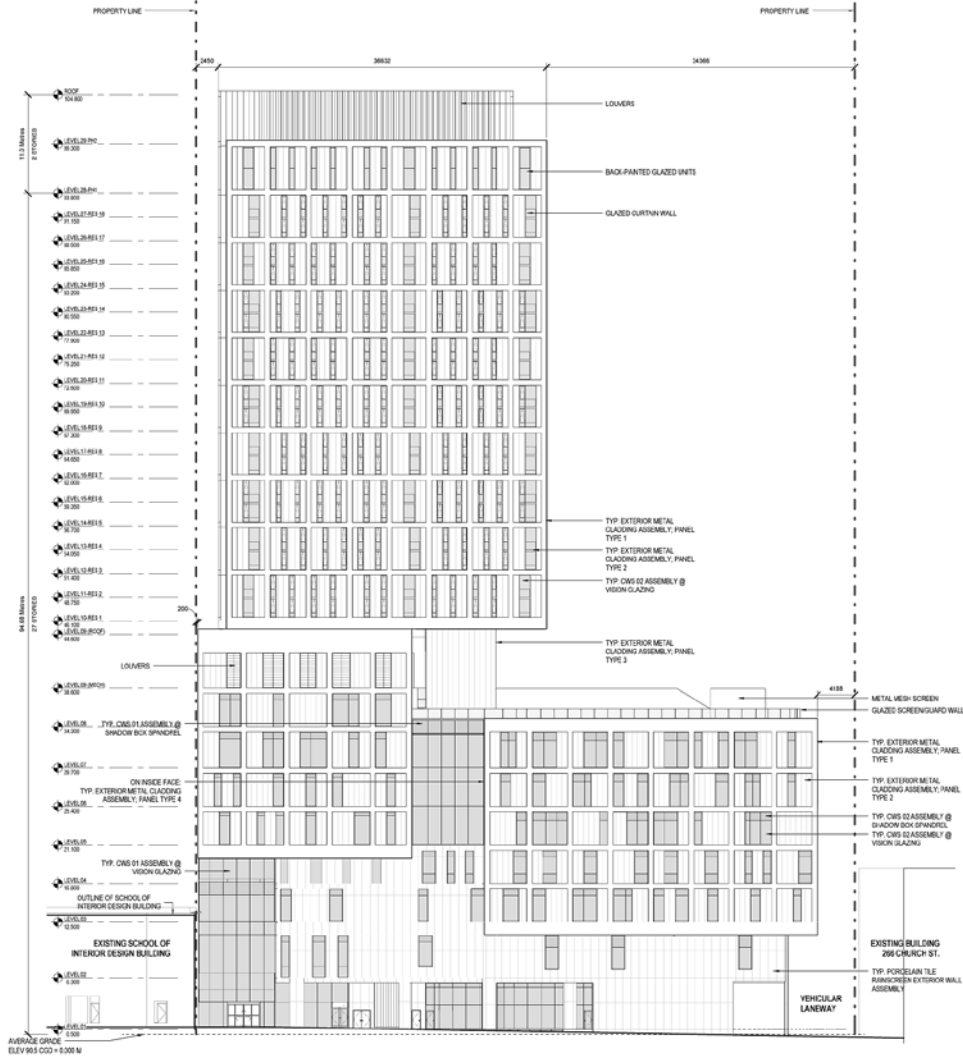
### 270-280 Church Street and 101-105 & 111 Bond Street

Applicant's Submitted Drawing

Not to Scale  
08/05/2015

File # 14 157484 STE 27 OZ

# Attachment 5: West Elevation



West Elevation

## Elevations

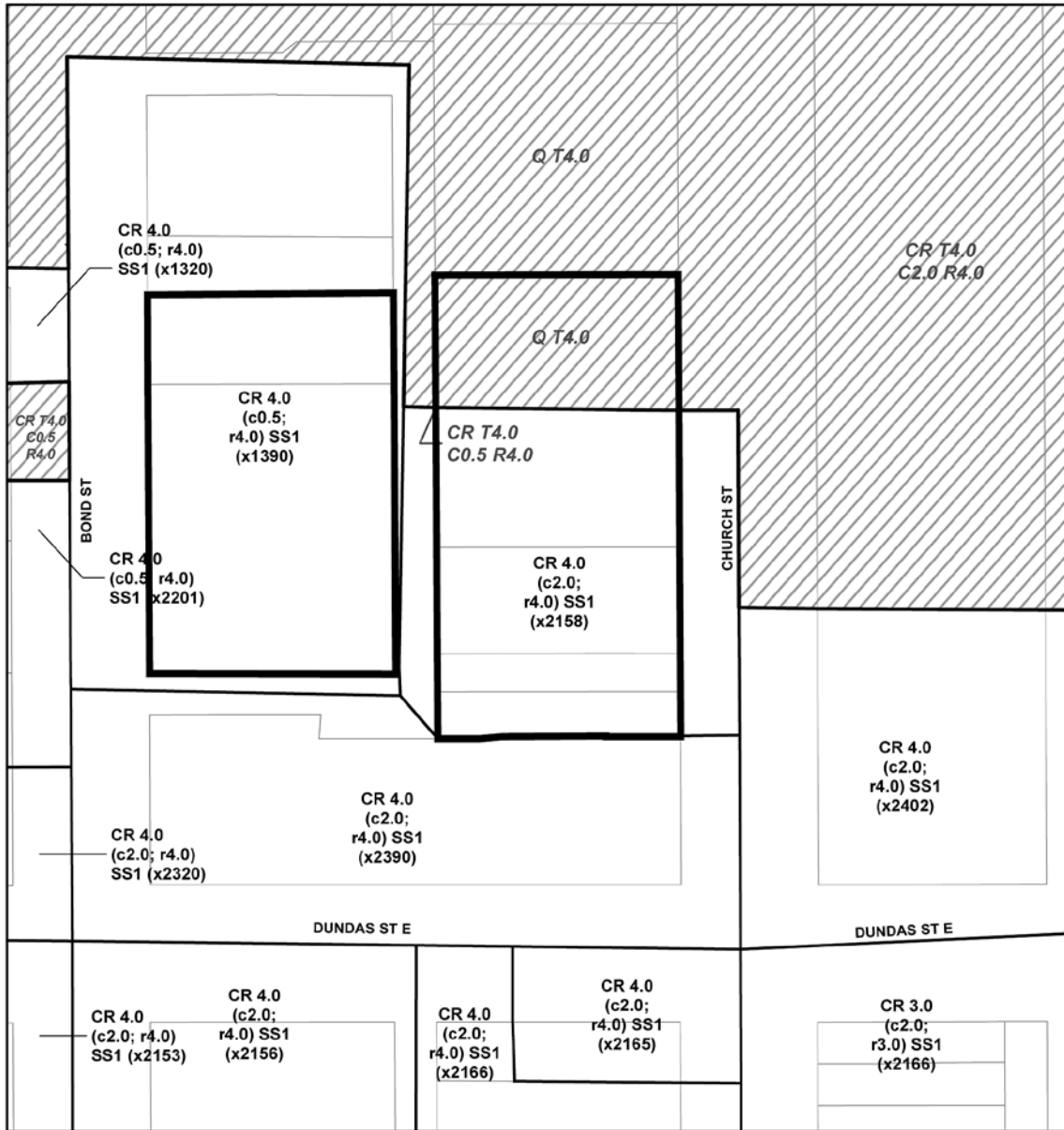
## 270-280 Church Street and 101-105 & 111 Bond Street

Applicant's Submitted Drawing

Not to Scale  
08/05/2015

File # 14 157484 STE 27 0Z

## Attachment 6: Zoning



**270-288 Church St. and 101-105 & 111 Bond St.**

**Zoning By-law 569-2013**

File # 14 157484 STE 27 0Z



CR Commercial Residential



CR Mixed-Use District  
Q Mixed-Use District



Not to Scale  
08/05/2015

## Attachment 7: 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:  | Rezoning application by Ryerson University to permit a 27-storey building with a height of 105 metres including the mechanical penthouse. The building will contain academic, administration and retail space in the base building and 100 student residence units with 332 beds in total located in the tower portion of the development. The proposal also includes four levels of underground parking containing 155 parking spaces. |                     |                     |

|                    |                   |                          |                    |
|--------------------|-------------------|--------------------------|--------------------|
| <b>Applicant:</b>  | <b>Agent:</b>     | <b>Architect:</b>        | <b>Owner:</b>      |
| RYERSON UNIVERSITY | MCCARTHY TETRAULT | PERKINS + WILL<br>CANADA | RYERSON UNIVERSITY |

### PLANNING CONTROLS

|                            |                                      |                          |   |
|----------------------------|--------------------------------------|--------------------------|---|
| Official Plan Designation: | Mixed Use Areas, Institutional Areas | Site Specific Provision: |   |
| Zoning:                    | CR, Q                                | Historical Status:       |   |
| Height Limit (m):          | 30                                   | Site Plan Control Area:  | Y |

### PROJECT INFORMATION

|                                    |        |         |                 |              |
|------------------------------------|--------|---------|-----------------|--------------|
| Site Area (sq. m):                 | 2623.3 | Height: | Storeys:        | 27           |
| Frontage (m):                      | 73.5   |         | Metres:         | 104.8        |
| Depth (m):                         | 35.6   |         |                 |              |
| Total Ground Floor Area (sq. m):   | 1550   |         |                 | <b>Total</b> |
| Total Residential GFA (sq. m):     | 10675  |         | Parking Spaces: | 155          |
| Total Non-Residential GFA (sq. m): | 15052  |         | Loading Docks   | 4            |
| Total GFA (sq. m):                 | 25727  |         |                 |              |
| Lot Coverage Ratio (%):            | 59.1   |         |                 |              |
| Floor Space Index:                 | 9.81   |         |                 |              |

### DWELLING UNITS

|              |       |
|--------------|-------|
| Tenure Type: | Other |
| Rooms:       | 0     |
| Bachelor:    | 0     |
| 1 Bedroom:   | 10    |
| 2 Bedroom:   | 19    |
| 3 + Bedroom: | 71    |
| Total Units: | 100   |

### FLOOR AREA BREAKDOWN (upon project completion)

|                                  | Above Grade | Below Grade |
|----------------------------------|-------------|-------------|
| Residential GFA (sq. m):         | 10,675      | 0           |
| Retail GFA (sq. m):              | 0           | 0           |
| Office GFA (sq. m):              | 0           | 0           |
| Industrial GFA (sq. m):          | 0           | 0           |
| Institutional/Other GFA (sq. m): | 13,944      | 1,108       |

**CONTACT: PLANNER NAME: Alex Teixeira, Planner**  
**TELEPHONE/EMAIL: 416-392-0481/ateixei@toronto.ca**



**Attachment 8: Draft Zoning By-law Amendment 438-86**

***\*\* To be provided on or before the September 8, 2015  
Toronto & East York Community Council Meeting \*\****

**Attachment 9: Draft Zoning By-law Amendment 569-2013**

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Toronto & East York Community Council Meeting \*\****