

8 Elm Street and 348-356 Yonge Street - Zoning Amendment Application - Supplementary Report

Date: June 10, 2019

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: Ward 11 - University-Rosedale

SUMMARY

At its meeting on May 22, 2019, Toronto and East York Community Council requested the Chief Planner and Executive Director, City Planning to work with the applicant to finalize the dimensions of the 67 storey tower and its separation distance to the north property line and to report directly to the June 18, 2019 meeting of City Council on any changes, if necessary.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division recommends that:

1. City Council delete Recommendation 1 from Toronto and East York Community Council and replace with the following:

City Council authorize the City Solicitor, together with City Planning staff and any other appropriate staff, to attend before the Local Planning Appeal Tribunal (LPAT) in support of a settlement of the 8 Elm Street appeals as amended by the inclusion of 348-356 Yonge Street, and in accordance with the plans prepared by IBI and dated June 3, 2019.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

On May 22, 2019, Toronto and East York Community Council requested the Chief Planner and Executive Director, City Planning to work with the applicant to finalize the dimensions of the 67 storey tower and its separation distance to the north property line and to report directly to the June 18, 2019 meeting of City Council on any changes, if necessary.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE6.5>

COMMENTS

It was brought to the City's attention as part of the May 22, 2019 Toronto and East York Community Council meeting that the applicant's submitted plans did not reflect City staff's understanding of what was discussed at LPAT led mediation. The intent was that there would be a 10 metre setback from the north property line which would be consistent with the correspondence submitted from the applicant's lawyer (dated April 6, 2019 and April 8, 2019) and reflected in the City's staff report. In a letter to Toronto and East York Community Council dated May 16, 2019, the solicitors for the adjacent Chelsea hotel site expressed a concern with the proposed 8 Elm Street tower setback and more specifically made the recommendation that as a condition of zoning approval, that 8 Elm's tower be setbacks 10 metres from the south property line of the Chelsea hotel site (north property line of 8 Elm).

City Planning staff subsequently worked with the applicant to address the tower separation issue between the subject site and the Chelsea site to the north and north-west. Generally, the proposed 8 Elm tower was setback 10 metres from its north lot line. However, where the north lot line jogs, the setback was reduced resulting in a notch (that part of the proposed tower that was less than 10 metres from the north property line). The 8 Elm applicants have subsequently deleted this notch and alternatively proposed a 215 metre height to the top of the tower with an allowance for a 3.2 metre mechanical penthouse above. The net effect is the proposed tower would have a potential maximum height of 68-storeys compared to the original 67-storeys within the same 215 metre height considered at Toronto and East York Community Council, with an allowance for an additional 3.2 metres for the mechanical penthouse.

City Planning staff has reviewed and assessed this relatively minor modification to the massing. The change results in an improvement to the tower separation distances between the proposed tower at 8 Elm Street and the proposed tower at the Chelsea site and maintains the 10 metre setback. The proposed change would have no discernible shadow impacts. The proposed changes will also have no impact on the proposed Gross Floor Area and the number of dwelling units in the 8 Elm project which remains the same.

The proposed change is consistent with the Provincial Policy Statement (2014), conforms with the Growth Plan (2019) and conforms with the City of Toronto Official Plan.

Planning staff recommend that the Zoning By-law amendment application, as amended by the plans dated June 3, 2019 which illustrate a 10 metre north tower setback over the entirety of the north property line and a 3.2 metre mechanical penthouse projection above 215 metres, be approved.

CONTACT

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SIGNATURE

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