

TORONTO STAFF REPORT

June 17, 2002

To: Toronto East York Community Council

From: Director, Community Planning, South District

Subject: Final Report
Application to amend Zoning By-law 436-86
Context Development Inc.
637 Lake Shore Boulevard West (Tip Top Tailor Building)
102004, TE ZBL 2002 0001
Trinity-Spadina, Ward 20

Purpose:

This report reviews and recommends approval of an application to amend the Zoning By-law for the (former) City of Toronto for the conversion of the existing Tip Top Tailor building, and a six storey rooftop addition for a total of 243 residential units on the north half of 637 Lake Shore Boulevard West.

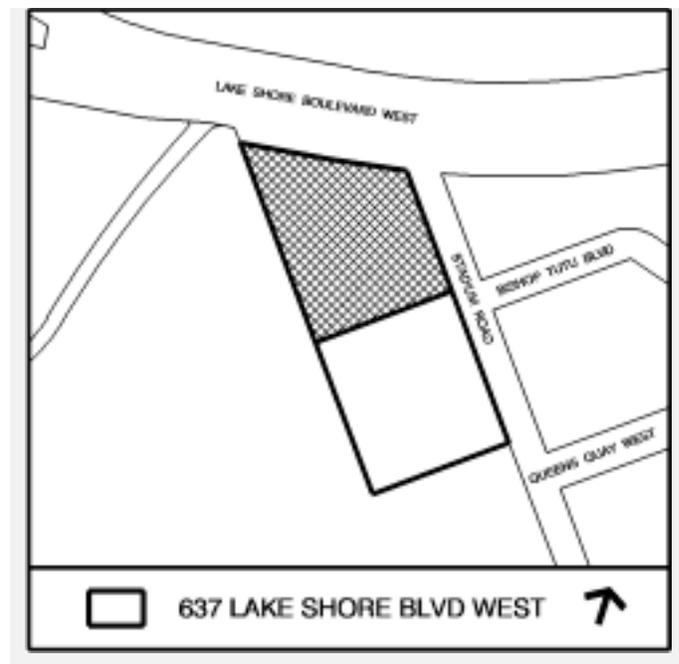
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that City Council:

- (1) approve a site specific amendment to Zoning By-law 438-86 to permit:
 - a) residential uses in the converted Tip Top Tailor Building and proposed rooftop addition;
 - b) a total residential density for the site of 24,763 m² including a six storey rooftop addition



and the floor area retained in the historic Tip Top Building;

- c) includes an amended parking standard as described in this report (Harbourfront Zoning By-law 289-93); and
 - d) requires the owner to enter into an agreement with the City to secure the retention, maintenance and use of the significant portions of the existing Tip Top Tailor Building.
- (2) direct the City Solicitor to prepare a Zoning By-law Amendment for City Council at its meeting of July 16, 17, 18, 2002;

Background:

Proposal

The applicant requests Council's permission for a rezoning to permit residential uses on the north half of 637 Lake Shore Boulevard West. The proposal includes the conversion of the existing Tip Top Tailor building, and a six-storey rooftop addition for a total of 243 residential units. This application constitutes the first phase of a two-phase proposal. Phase II involves the southern half of the property.

The property contains the former headquarters of Tip Top Tailor, originally built in 1929. The building has been listed in the City of Toronto Inventory of Heritage Properties and therefore, this application is subject to the "Heritage Fast-Track" process.

Site and Surrounding Area

This 13,321 square metre (3.27 acre) site which is located at the south west corner of Lake Shore Boulevard West and Stadium Road is currently occupied by a vacant six storey industrial building and ancillary parking. Immediately north of the site is the former Molson's property, which has been zoned for residential purposes. West of the site is H.M.C.S. York and Coronation Park. East of the site is the Bathurst Quay Neighbourhood and immediately south of the site is parkland and 30 Stadium Road, which has recently been built as a 6-storey stacked townhouse development. The Phase I application is only for the north half of the site.

Official Plan

Site Specific Policy 14.25 of the Official Plan of the former City of Toronto for this site states that Council "...may pass by-laws to permit, on the application therefore by the owner of the lot, buildings containing residential uses, alone or in combination with commercial or institutional uses or both, up to an aggregate density of 3.0 times the area of the lot".

In addition, Section 14.26 states that in order to encourage the historic preservation of the building, "...Council may...pass by-laws to permit the exclusion of the gross floor area of the designated building or portion thereof which is retained in the new development from the

calculation of the maximum permissible density of the new development...” this section also adds the condition that “...the total gross floor area on the lot does not exceed an amount determined by Council on the basis of site-specific study”.

Zoning By-law 438-86

Zoning By-law 438-86 of the former City of Toronto designates this property as Industrial Commercial (IC D3 N3) which permits a variety of industrial and commercial uses up to 3 times the area of the lot. Residential uses are not currently permitted.

Site Plan Control

A site plan control application has not yet been submitted.

Reasons for Application

This re-zoning application is required because the current zoning does not permit residential uses.

Community Consultation

A community consultation meeting was held on June 4th, 2002, in the Bathurst Quay Neighbourhood. The Ward Councillor, representatives of the developer and sixteen residents attended this meeting. Reaction to the Phase I application was, for the most part, positive, however a number of issues were raised including the traffic this proposal would generate, parking standards for condominiums and the provision of adequate visitor parking.

The residents also commented on the Phase II development. Although no application has been submitted for Phase II, residents were concerned about how the project would fit into the neighbourhood. Residents were concerned that the 3 times coverage contemplated by the Official Plan and a possible density exemption for the historic Tip Top Tailor Building could result in a very tall building or too much density. Other concerns related to traffic, parking and the effect of the project on open space.

An additional community consultation meeting will be held at the end of June to discuss the second phase of the project, and to further discuss traffic and parking concerns.

Agency Circulation

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

Comments:

Planning

Planning staff is in support of the Phase I application. Great efforts will be made to preserve and restore the historic building and landscape elements and the proposed residential use fits in well with the existing and emerging residential communities surrounding the site. The applicant is intending to develop a total of 24,763 m² of residential use on the Phase I site.

Heritage Preservation

The Tip Top Tailor Building was completed in 1929 as the firm's head office and warehouse and displays the decorative motifs, stylised elements and use of colour epitomising Art Deco design. Staff from the City's Heritage Preservation Services Division is in favour of the overall approach to the conservation of the Tip Top Tailor Building as proposed by the applicant, and has recommended that Council state its intention to designate the property at 637 Lake Shore Boulevard West under Part IV of the *Ontario Heritage Act*. Further, the owner has agreed to enter into a Heritage Easement Agreement with the City.

A detailed Conservation Plan will be required to address the protection of the heritage fabric during selective removal of identified portions and to specify the materials, methods, and implementation procedure for the overall rehabilitation work. The implementation of the Conservation Plan will be secured by a Letter of Credit.

Open Space/Parkland

To the south of 637 Lakeshore Boulevard is North Park, a City-owned park. Parks and Recreation Division staff requested a combined land dedication and cash-in-lieu of payment for this project. Details will have to be determined between the applicant and Parks and Recreation Division staff as part of the Phase II discussions.

Traffic Impact, Access, Parking

Traffic generated by the Phase I development is expected to have a negligible effect on the operations of the area road network, and therefore there are no traffic concerns at this time. The applicant has indicated that the parking supply has been determined by utilizing the parking ratios identified in the Harbourfront Zoning By-law 289-93, and therefore, the proposed parking supply for the Phase I development is acceptable.

Additional Studies

The applicant is expected to submit a Stormwater Management Report as well as a Noise Impact Statement for this development.

Phase II

The review of Phase I of this project has focussed on the appropriateness of the development and retention of the historic building. Phase I does not use the density of up to 3 times the area of the lot contemplated by the Official Plan, nor does it use the potential heritage density exemption. The applicant has expressed the desire to use any residential density to the maximum possible density of 3 times coverage and the heritage exemption as part of Phase II of this project. Planning staff have raised concerns that this may result in height and built form of the Phase II proposal which does not fit in the context of the Bathurst Quay Neighbourhood, and the waterfront.

It should be emphasized that the “up to an aggregate density of 3.0 times the area of the lot” is not the as-of-right density permitted by the Official Plan, rather, Section 14.26 (d) of the Plan states “...the total gross floor area on the lot does not exceed an amount determined by Council on the basis of site-specific study”.

In preparation for submission of their Phase II proposal, the applicant formulated a list of “Development Principles” in an effort to develop a comprehensive approach to integrating this development within the overall Bathurst Quay neighbourhood. While UDS staff do not object to these principles in theory, it should be noted that they do not specifically address the impact that a substantial Phase II building would have with respect to the historic Phase I building, the Bathurst Quay Neighbourhood, or to this area of the Central Waterfront.

In addition, the applicant has held a series of “Community Workshops” with members of the Bathurst Quay Neighbourhood Association to discuss the Phase II development. UDS staff were in attendance at the initial meetings, but have recommended that the applicant hold off on any future meetings until such time as staff have had an opportunity to discuss the built form, height, massing/density of the second phase directly with the applicant’s “development team”.

Traffic and parking issues attributable to Phase II will be dealt with as part of the Phase II re-zoning.

Conclusions:

Phase I of this application has been dealt with in accordance with Council’s Heritage Fast Track process, and is supported by Urban Development Services as a good example of an adaptive re-use of a heritage structure.

The approval of Phase I will not prejudice the City’s review of Phase II in a comprehensive site context, or guarantee a particular level of density permissions on Phase II. The Phase II application will be reviewed through an independent process in conformity with the existing Official Plan policies when it is received.

Contact:

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Beate Bowron

Director, Community Planning, South District

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List of Attachments:

Application Data Sheet

Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Draft Zoning By-law Amendment

Application Data Sheet

Zoning By-law Amendment

Site Plan Approval:	No	File Number:	102004
Rezoning:	Yes	Application Number:	TE ZBL 2002 0001
O.P.A.:	No	Application Date:	04/08/2002

Municipal Address: 637 Lakeshore Boulevard West

Nearest Intersection: Lake Shore Boulevard West and Stadium Road

Project Description: 243 residential units. Includes heritage property - fast-track circulation.

Owner:

Context Development
229 Yonge Street
(416) 863-0202

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Harbourfront and adjacent area	Site Specific Provision:	Section 14.25, 14.26
Zoning District:	1C D3 N3	Historical Status:	Yes
Height Limit (m):	0	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area:	13231	Height:	Storeys:	11
Frontage:	88		Metres:	47.5
Depth:	0			
Ground Floor GFA:	3904	Parking Spaces:	155	15
Residential GFA:	24763	Loading Docks:	0	0
Non-Residential GFA:	0			
Total GFA:	24763			

DWELLING UNITS

Tenure Type:	Condominium
Rooms:	0
1 Bedroom:	114
2 Bedroom:	127
3+ Bedroom:	2
Total Units:	243
Total Proposed Density:	193

FLOOR AREA BREAKDOWN

	Above Grade
Residential GFA:	24763
Retail GFA:	0
Office GFA:	0
Industrial GFA:	0
Industrial/Other GFA:	0

COMMENTS Heritage property - eligible for fast track circulation. Carlo Bonanni is staff planner: 397-4648. Applicant notified that he will require sign by-law variance to permit roof sign.

Current Status:	Open	<u>Latest Event</u>	<u>Actual Date</u>
		Received	04/08/2002
Data Valid:	April 18, 2002	Planner: Carlo Bonanni	Phone: 416-397-4648
Area:	District - C	Planning Office:	Toronto - South (TE)