

# TORONTO STAFF REPORT

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June 16, 2004

To: Toronto North Community Council

From: Director, Community Planning, North

Subject: Preliminary Report  
OPA & Rezoning Application 04 109551 NNY 23 OZ  
Proponent: Rosedale Development Inc.  
Architect: E.I. Richmond Architects & Kohn Shnier Architects  
4917-4995 Yonge St, 11-27 Hollywood Ave., 8-18 & 50 Spring Garden Avenue  
Ward 23 - Willowdale

Purpose:

To provide preliminary information on the above-noted revised applications and to seek Community Council's directions on further processing of the applications and on the community consultation process. To seek Council direction respecting the appeals of the original applications to the Ontario Municipal Board. To seek Council direction respecting the appeals of the original applications to the Ontario Municipal Board.

Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting 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 under the Planning Act.
- (4) the City Solicitor be directed to advise the Ontario Municipal Board that the applications made in December 2002 were incomplete, should not be approved in that form, and have been superceded by the application received in February 2004;
- (5) the City Solicitor request the Ontario Municipal Board not to schedule a hearing respecting either the original or revised applications until there has been adequate time provided for the community planning process and for Council to formulate a position respecting the February 2004 applications.

Background:

The western half of the block has been the subject of a number of development applications, most recently an official plan, re-zoning, and site plan applications (File: UDZ 99 41) which culminated in an Ontario Municipal Board decision in August 2001. The Board approved an 18 storey office building with retail use along the Yonge Street frontage and two residential buildings fronting on to Hollywood and Spring Garden Avenues containing a total of 660 units linked by a two storey recreational building. This development also included a density transfer from lands owned by the Canadian Legion hall to the development site. Subsequently, site plan approval was obtained in December 2003 on the basis of the 18 storey commercial office building and two residential buildings of 36 and 30 storeys joined by a two storey recreational facility. The residential building of 36 storeys located at 23 Hollywood Avenue is currently being constructed.

Appeal to Ontario Municipal Board

In December 2002 two separate but related rezoning applications were made by the Toronto District School Board and Rosedale Developments Inc. to transfer unused density on the school site to the Rosedale site. However, these applications were incomplete and not processed by the City. In December 2003, the applicant made applications for rezoning and official plan amendments incorporating the entire block but these were deemed incomplete until February 2004.

The applicant has recently sent a Notice of Appeal to the Ontario Municipal Board on the basis that the City has not acted in a timely fashion to the rezoning applications submitted to the City on December 5, 2002. The position of City staff is that the applications submitted in December 2002 did not meet the requirements of the Planning Act and therefore were deemed incomplete

and not processed. Moreover, the December 2002 applications have been superceded by the applicant's submission of the February 2004 revisions.

Comments:

Revised Proposal

The applicant proposes to revise the previously approved project as noted above with additional lands owned by the Toronto District School Board and currently occupied by the Claude Watson School of Arts. The proposal for the block will consist of a new Claude Watson School of Arts located at Hollywood and Doris Avenues, two new 24 storey condominium buildings with 580 units, the 36 storey condominium building currently under construction, a second 36 storey condominium building, and a 35 storey mixed use building with two floors of commercial use and 440 residential units above. The applicant is proposing to amend the already approved 30 storey condominium building with a 36 storey building and to change the 18 storey commercial building with the proposed 35 storey mixed use building.

The total number of units in the 5 buildings is proposed to be 1704. The proposal relies on utilizing the already approved density transfer from the Canadian Legion Hall as well as existing density incentives permitted by the site specific zoning for indoor recreational space, retail space, and below grade bicycle storage. The applicant is also proposing density incentives for the school along with indoor recreational space and below grade bicycle storage for the new buildings. These incentives total 11,980 square metres. The breakdown of gross floor area (including exemptions) is as follows:

residential	150,517 m <sup>2</sup>
retail commercial	5,590 m <sup>2</sup>
school	3716 m <sup>2</sup>

The total gross floor area 159,823 m<sup>2</sup> which would result in an overall density for the block of 5.6 fsi.

The applicant is proposing fifty-eight parking spaces for the commercial component in Building C, 1899 parking spaces for the residential component, and 39 spaces for the school. Vehicular access to drop-off and pick-up areas as well as service areas and ramps to the five separate underground garages will be from either Spring Garden or Hollywood Avenues.

The Claude Watson School for the Arts building is proposed to be relocated from its current location facing Spring Garden Avenue to a building flanking Doris Avenue on the north half of its site with the playground on the south half. The building is proposed to have 3,716 m<sup>2</sup> gfa on 3 levels. The main entrance will be on Doris Avenue, and a service entrance will be from a shared driveway with the condominium building to the west (Building D), off Doris Avenue.

Further information can be found on the Application Data Sheet in Attachment 7.

## Site Description

The net site area is 2.6 hectares and incorporates the entire block bounded by Yonge Street and Doris Avenue, and Spring Garden and Hollywood Avenues, with the exception of the Canadian Legion hall site located at 6 Spring Garden Avenue. In addition to the Legion Hall, the block is currently occupied by the Claude Watson School for the Arts and 4 retail stores fronting on Yonge Street. The previously approved 36 storey building at 23 Hollywood Avenue is currently under construction.

North: 19 storey office building on north side of Hollywood Avenue at Yonge Street, and two apartment buildings at 18 and 28 Hollywood Avenue, and row of 3 storey townhouses

South: two 24 storey apartment buildings with 2 storey retail base on south side of Spring Garden Avenue

East: across Doris Avenue, Willowdale Park and three storey townhouse block

West: across Yonge Street, 24 storey office building (Madison Centre).

## North York Official Plan

The block is within the Downtown of the North York Centre Secondary Plan. The area flanking Yonge Street is designated Downtown Mixed Use 1 which permits only commercial uses. The area where Buildings A and B are located is designated Downtown Mixed Use 3 permitting a maximum residential component of 100%, while the eastern part of the block where Buildings D and E and the school will be located is designated Downtown Residential 1 permitting 100% residential use. The maximum permitted density for the entire block is 4.5 fsi plus incentives up to 33% of the permitted fsi. The maximum building height ranges from west to east: 100 metres, 65 metres, then 11 metres in the north east corner of the block.

The secondary plan allows density incentives for ground floor retail uses, indoor residential amenity space, bicycle parking, and school/social facilities. The Secondary Plan also has policies with respect to built form and urban design. The Claude Watson school site is identified in Map D.1.7 : North York Centre Conceptual Parks and Open Space Plan as Schools, Cemetary, and Ancillary Open Spaces.

## Toronto Official Plan

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board and prehearing conferences are now taking place.

These properties are designated in the new Toronto Official Plan to reflect the uses, building heights, and densities permitted by the North York Centre Secondary Plan. The area flanking Yonge Street, designated Mixed Use Area A permits only commercial use while the remaining portion of the block is designated Mixed Use Area C and D which permit 100% residential use.

## Zoning

The portion of the site fronting Yonge Street is subject to C1(99) and the two residential buildings at 23 Hollywood Avenue and 18 Spring Garden Avenue are subject to RM6(107) enacted by the OMB in August 2001. The C1(99) zone permits an 18 storey commercial office building while the RM6(107) permits 2 residential buildings having a maximum height of 100 metres and 660 units as well as an adjoining recreational building. A Section 37 Agreement is also registered on title specifying the use of the Canadian Legion Hall for use by non-profit community groups.

As a result of a previous plan by the Toronto District School Board to relocate the existing school on the block, the eastern half of the block is zoned R4(44) which contains provisions limiting the gross floor area, building envelope, building height and ensuring a specific parking standard for a future school. This site specific zone permits only day nurseries, live theatres, schools, education resource centres, underground parking structures and accessory uses.

## Site Plan Control

A site plan application has not yet been filed by the applicant. There is a previously approved site plan (File UDSP 99 154) for the western portion of the site which was approved by the Acting Director of Community Planning for the North District on December 9, 2003.

## Reasons for the Application

Both the Official Plan for the former City of North York and the new Official Plan for the City of Toronto permits only non-residential use for the building flanking Yonge Street (Building C) whereas the applicant is proposing a residential building with a two storey commercial base.

The OMB approved site specific zoning RM6(107), for the western portion of the block which permits a maximum 660 units whereas residential Buildings A and B now propose a total of 684 units. RM6(107) also permits a maximum gross floor area of 43,744 m<sup>2</sup> not including exemptions for all uses whereas Buildings A and B alone are now proposed to contain 63,944 m<sup>2</sup> gross floor area not including exemptions.

The site specific zoning, R4(44) applicable to the eastern half of the site does not permit residential uses and establishes a maximum building height, envelope, and gross floor area that would require amendment to permit the proposed buildings.

## Issues to be Resolved

The applications will be reviewed with regard to the applicable Official Plan policies and zoning standards. In order to determine the appropriateness of this form of development, the following matters will also be addressed:

- 1) change in use for Building C (the Yonge Street fronting building) from commercial office to primarily residential

- 2) parking, circulation, access and site servicing for entire site with particular attention to provision of student drop-off and pick-up area
- 3) ensuring that the siting, massing, and form of the new buildings are appropriate and meet the built form policies of the North York Centre Secondary Plan
- 4) ensuring an animated and attractive street frontage, particularly on Yonge Street
- 5) traffic certification, shadow and wind impacts;
- 7) other issues identified through community consultation and in the processing of these applications.

Conclusions:

Staff will proceed to schedule a community consultation meeting. It is expected that a Final Report will be completed by the end of this year, as long as all relevant material is submitted in a timely manner.

Contact:

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Email:nfaulkn@toronto.ca

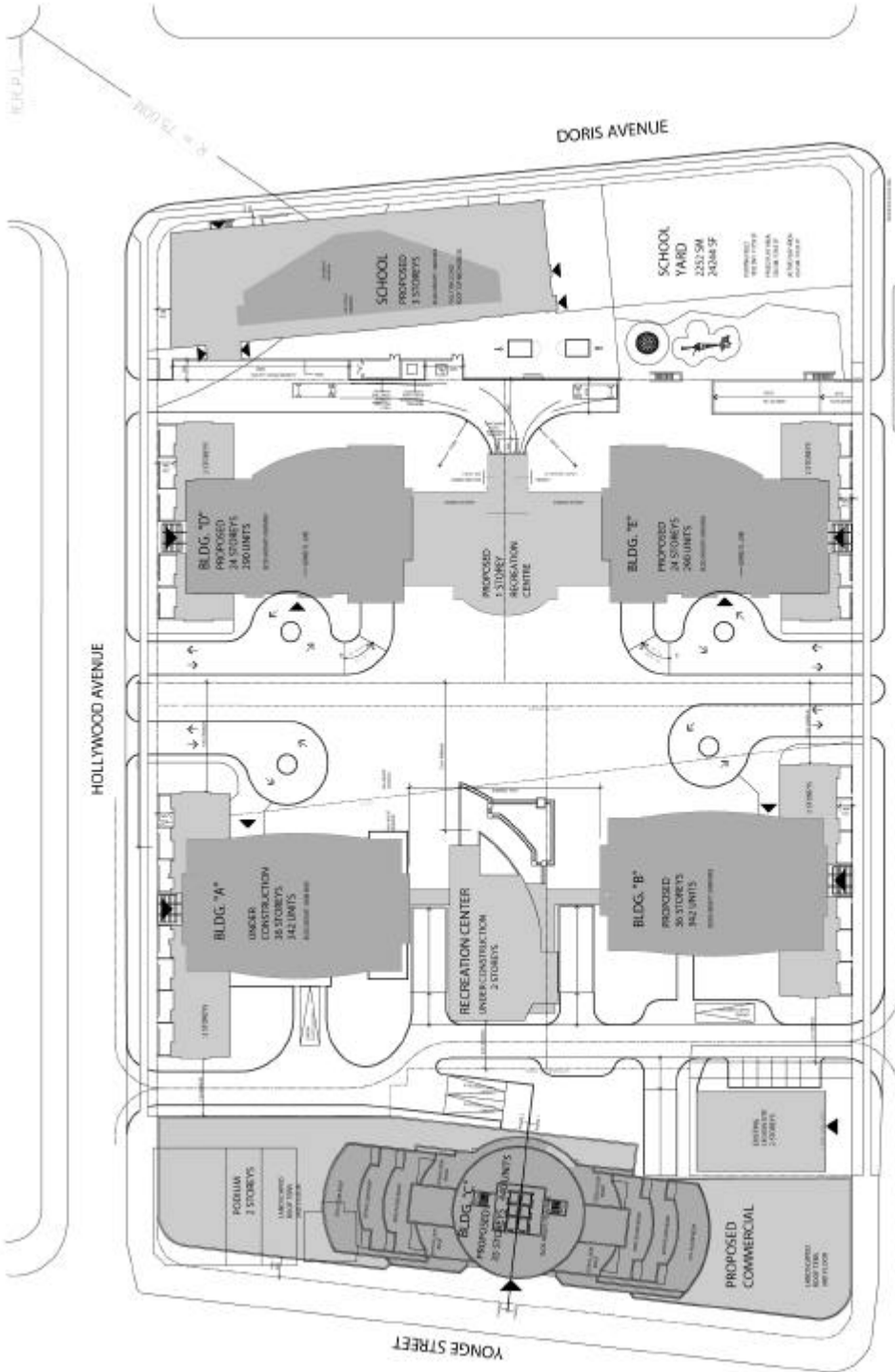
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Thomas C. Keefe  
Director, Community Planning, North District

List of Attachments:

Attachment 1: Site Plan  
Attachment 2: North Site Elevations  
Attachment 3: West Elevation  
Attachment 4: School Elevations  
Attachment 5: Official Plan  
Attachment 6: Zoning  
Application 7: Application Data Sheet

### Attachment 1: Site Plan



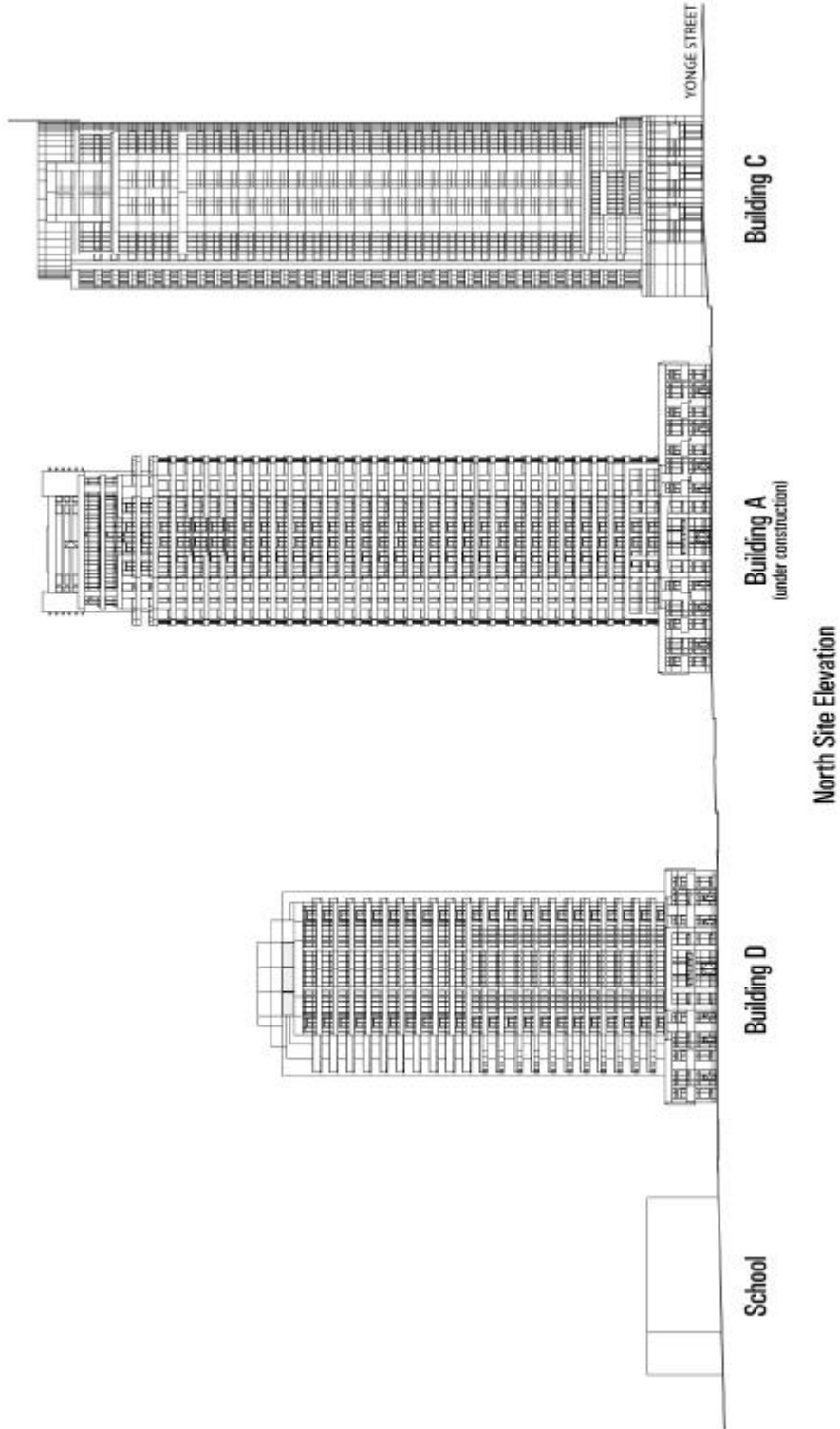
**Site Plan**  
Applicant's Submitted Drawing  
Not to Scale  
06/08/04

**Site Plan**  
Applicant's Submitted Drawing  
Not to Scale  
06/08/04

File # 04\_109551



Attachment 2: Elevation 1



**Elevations**

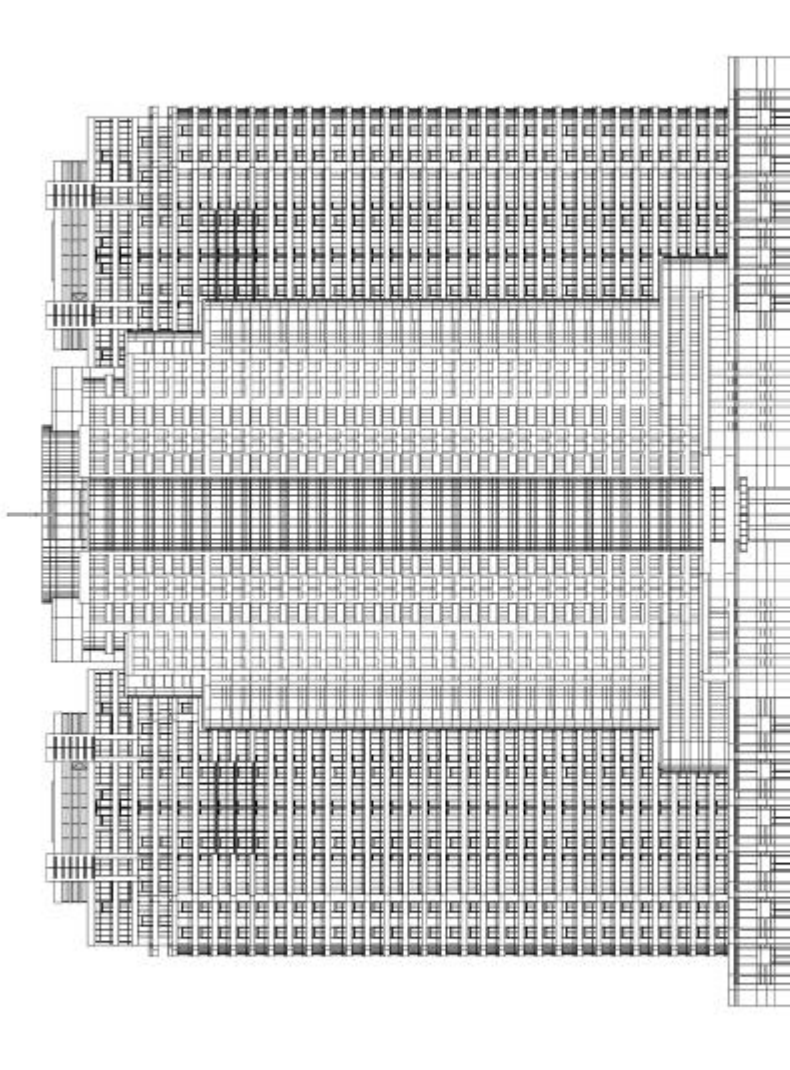
Applicant's Submitted Drawing

Not to Scale  
06/07/04

4917 - 4973 Yonge Street, 8 - 18 & 50 Spring Garden Avenue  
and 11 - 27 Hollywood Avenue

File # 04\_109551

Attachment 3: Elevation 2



Building C - West Elevation (Yonge Street)

**Elevations**

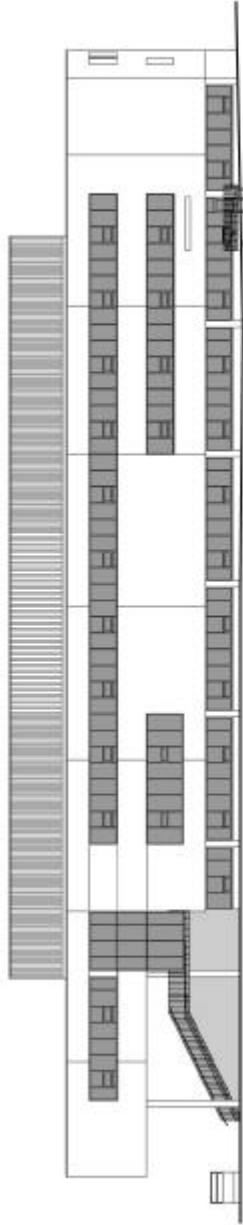
Applicant's Submitted Drawing

Not to Scale  
06/07/04

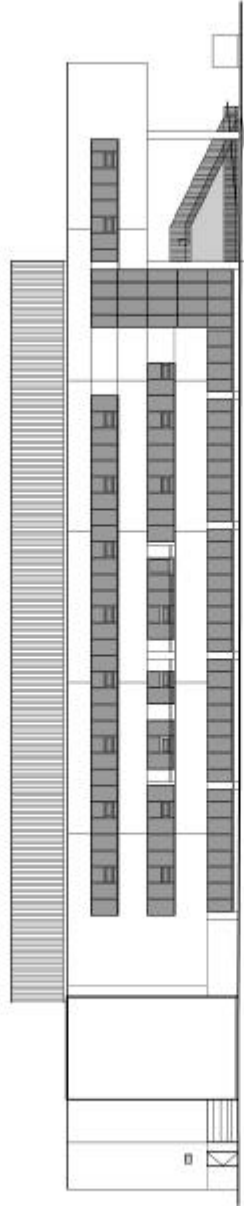
4917 - 4973 Yonge Street, 8 - 18 & 50 Spring Garden Avenue  
and 11 - 27 Hollywood Avenue

File # 04\_109551

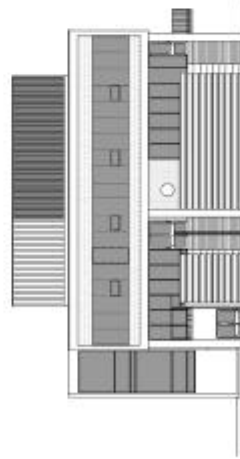
**Attachment 4: Elevation 3**



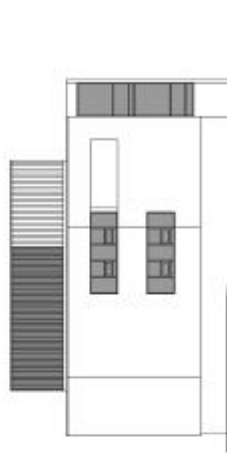
School East Elevation (Doris Avenue)



School West Elevation



School South Elevation



School North Elevation

**Elevations**

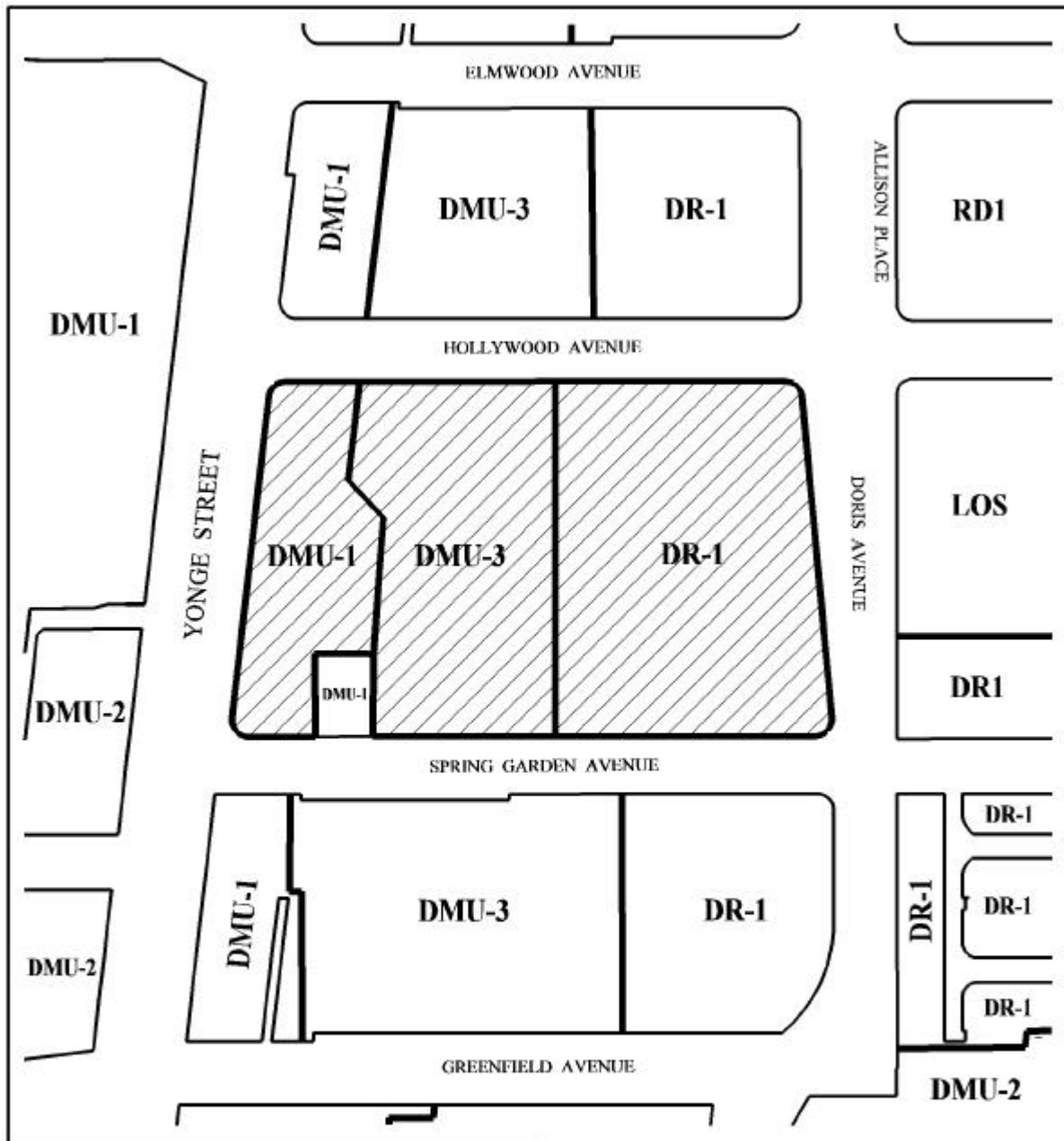
Applicant's Submitted Drawing

Not to Scale  
06/07/04

**4917 - 4973 Yonge Street, 8 - 18 & 50 Spring Garden Avenue  
and 11 - 27 Hollywood Avenue**

File # 04\_109551

Attachment 5: Official Plan (Map)




**TORONTO** Urban Development Services  
**Official Plan**

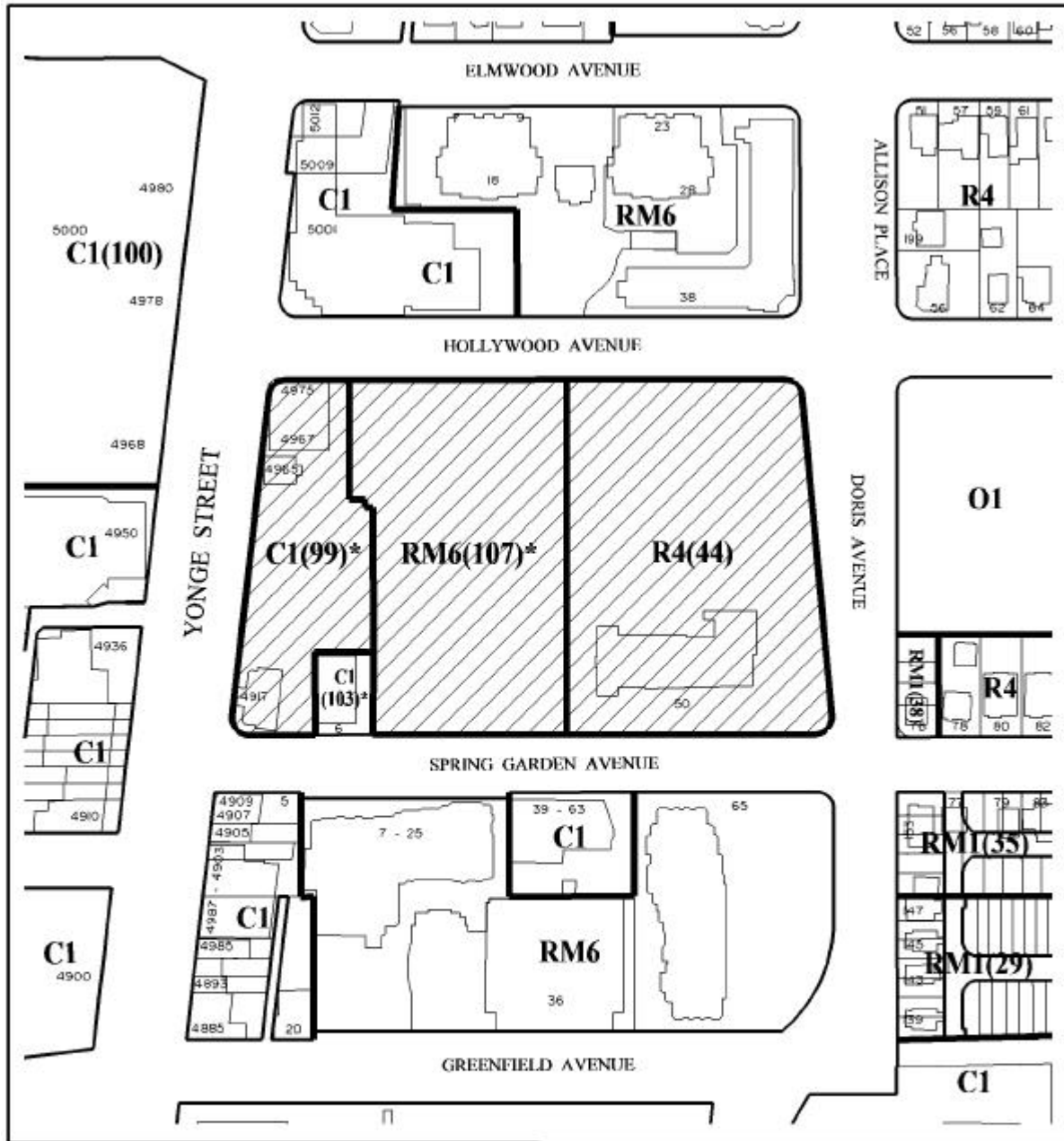
4917 - 4973 Yonge Street,  
8 - 18 & 50 Spring Garden Avenue,  
and 11-27 Hollywood Avenue

DMU-1 Downtown Mixed Use-One  
DMU-2 Downtown Mixed Use-Two  
DMU-3 Downtown Mixed Use-Three  
DR-1 Downtown Residential-One

RD1 Residential Density One  
LOS Local Open Space

File # 04\_109551   
Not to Scale  
North York Official Plan  
Extracted 03/22/04


### Attachment 6: Zoning (Map)



**4917 - 4973 Yonge Street,  
8 - 18 & 50 Spring Garden Avenue,  
and 11-27 Hollywood Avenue**

R4 One-Family Detached Dwelling Fourth Density Zone  
RM6 Multiple-Family Dwellings Sixth Density Zone  
C1 General Commercial Zone  
O1 Open Space Zone  
NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

\* Approved by Order 1340 of OMB

File # 04\_109551   
Not to Scale  
Zoning By-law 7625  
Extracted 03/22/04

### Attachment 7: Application Data Sheet

Application Type: Official Plan Amendment & Rezoning      Application Number: 04 109551 NNY 23 OZ  
Details: OPA & Rezoning, Standard      Application Date: February 16, 2004

Municipal Address: 4917-4995 Yonge St, 11-27 Hollywood Avenue, 8-18 & 50 Spring Garden Avenue  
Toronto ON

Location Description: CON 1 EY PT LOT 16 RP 66R16423 PART 20      \*\* GRID N2304

Project Description: Proposed 35 storey residential apartment building with two storey commercial component, two 36 storey residential apartment buildings, two 24 storey residential apartment buildings, and a three storey school..

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Davies Howe Partners		EI Richmond Architects Inc. & Kohn Shnier Architects	Rosedale Developments Inc. & TDSB

#### Planning Controls

Official Plan Designation:	DMU-1; DMU-3; DR-1	Site Specific Provision:	BL 32537
Zoning:	C1(99) / RM6 (107) /R4(44)	Historical Status:	
Height Limit (m):	11 – 100 metres	Site Plan Control Area:	Y

#### Project Information

Site Area (sq. m):	28322.5	Height:	Storeys:	3 - 36
Frontage (m):	140		Metres:	12 - 100
Depth (m):	190			
Ground Floor GFA (sq. m):	11667		<b>Total</b>	
Residential GFA (sq. m):	150517	Parking Spaces:	1996	
Non-Residential GFA (sq. m):	9706	Loading Docks	6 (condo)	
Total GFA (sq. m):	160223	Loading Bays	2 (school)	
Lot Coverage Ratio (%):	44.3			
Floor Space Index:	5.6			

#### DWELLING UNITS

Tenure Type:	Condo
1 Bedroom:	673
2 Bedroom:	1008
3 + Bedroom:	23
Total Units:	1704

#### FLOOR AREA BREAKDOWN

	Above Grade	Below Grade
Residential GFA (sq. m):	147452	3065
Retail GFA (sq. m):	2643	0
Office GFA (sq. m):	3347	0
Industrial GFA (sq. m):	0	0
Institutional GFA (sq. m):	3716	0

**CONTACT:**      **PLANNER NAME:**      **Naomi Faulkner, Senior Planner**  
**TELEPHONE:**      **(416) 395-7137**