

# **TORONTO** STAFF REPORT

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August 10, 2005

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Subject: Preliminary Report  
Application to amend the Official Plan and Zoning By-law 438-86, as amended  
Westbank Projects Corp. (James KM Cheng Architect Inc.)  
180-188 University Avenue and 192-194 Adelaide Street West  
05 152737 STE 20 OZ  
Trinity-Spadina, Ward 20

Purpose:

To provide preliminary information on the above-noted applications and to seek Community Council's directions on further processing of the application and on the community consultation process.

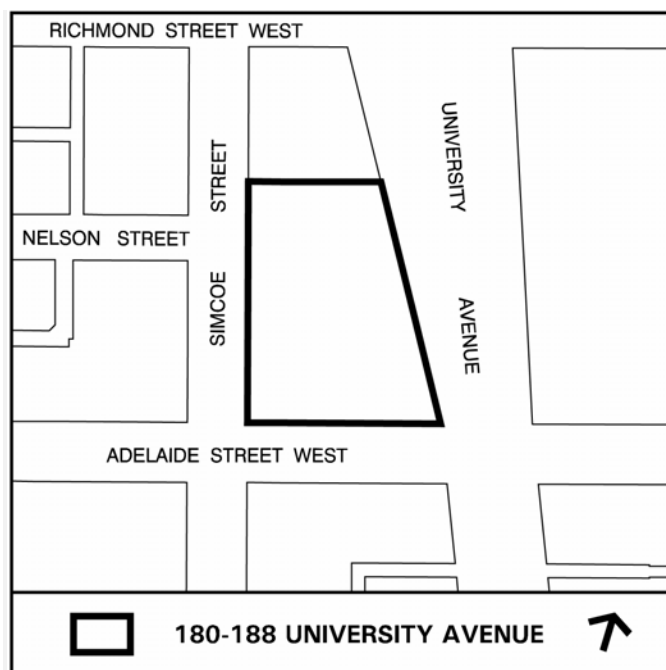
Financial Implications and Impact Statement:

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; and



- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

Background:

The site is the subject of an existing Site Specific By-law 287-90 that permits a 24-storey commercial office building with retail uses at grade, parking and retail at the concourse level and 3 levels of parking below the concourse. A density transfer with the Toronto District Steam Heating Plant at 120 Pearl Street formed a part of the application. The transfer was to allow all the commercial density of both sites to be consolidated on the University Avenue property and all residential density on the Pearl Street property. Consequently, the By-law prohibits the use of the subject lands for residential purposes. The approved density was 12 times the area of the lot.

The development included the preservation and incorporation of the historically designated Bishop's Block or Pretzel Bell building into the proposed office building. The building is designated by By-law No. 163-80 as a building of historic and architectural value. Although boarded up for the last few decades, it is one of the oldest remaining heritage buildings in the City, built by John Bishop in 1829. A Heritage Easement Agreement for this building is registered on title.

Comments:

Proposal

The proposal is for a sixty-three storey (209m) mixed use building including a five-star hotel, residential condominium, restaurant and retail uses. Five levels of below grade parking containing 486 parking spaces will be provided. The podium height is designed to reflect the podium height of the new Opera House under construction on the east side of University Avenue.

Description	Hotel	Condominium
No. of Rooms/Units	174 rooms	319 dwelling units

Floor	Use
Floor 1	Residential and hotel lobbies, restaurant, retail uses and atrium
Floor 2	Mezzanine
Floor 3	Common function rooms, a ballroom, theatre, business centre, meeting rooms
Floor 4	Fitness facility, indoor pool, spa
Floors 5-15	Hotel rooms
Floors 16-63	Residential Condominium Units

The heritage building is intended to function as an integral part of proposal. To this end, the west and south facades of the heritage building will be restored and the remainder of the building will be rebuilt in its current location. The building will be separated from the main building at street level in order to present it in its full historic significance.

An open space plaza will be located at the University Avenue/Adelaide Street corner as the building angles away from the intersection.

### Site Description

The site is located at the north-west intersection of University Avenue and Adelaide Street in the heart of the former City of Toronto just south of Queen Street West. It has frontage on Adelaide Street, University Avenue and Simcoe Street to the west. The majority of the site is currently occupied by a surface parking lot. The Bishop's Block occupies the southwest corner of the site.

The site is surrounded by the following uses:

North: 20-storey office building

South: 12-storey office building and a 1-storey building

West: a 6-storey and a 16 storey building in residential, office and commercial use

East: 8-storey Opera House under construction, 30-storey office building and 32- storey hotel

### Official Plan

The former City of Toronto Official Plan designates the site as a *Mixed Use Commercial-Residential Area, Financial District* within the *Central Core* of the *Central Area*. This designation permits a total gross floor area of 12 times the area of the lot with a maximum non-residential gross floor area of 8 times the area of the lot. The proposed total gross floor area of the project is 17.6 times the area of the lot.

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 the hearing has commenced.

Once the Plan comes into full force and effect, it will designate the property as a '*Mixed Use Area*' within the *Financial District* that is in the *Downtown*. All the uses contemplated for this site are permitted in this designation. This Plan does not contain density maximums.

### Zoning

The former City of Toronto By-law 438-86 zones the site CR T12.0 C8.0 R11.7 with a maximum height of 76 m. While all the uses contemplated for this site are permitted, the proposed height (209m) exceeds the permitted 76m by 133m.

### Site Plan Control

An application for Site Plan Approval will be submitted at a later date.

## Other By-laws

By-law 13409, the University Avenue by-law, establishes a number of detailed development standards for projects fronting on University Avenue including building materials.

Site Specific By-law 287-90 permits a commercial building but specifically prohibits residential uses. Should the current application be approved, this by-law will be repealed.

The Heritage Easement Agreement will remain on title although it may require some modification in light of this application.

## Reasons for the Application

An Official Plan Amendment related to the former City of Toronto Official Plan and a Zoning By-law Amendment are required to amend the density permission from a total permitted density of twelve (12) times the area of the lot to 17.7 times the area of the lot. The new Official Plan does not require an amendment.

A Zoning By-law amendment is also required to permit the height variance from 76m to 209m as well as any other variances that may be identified in the review process.

## Planning Considerations

Planning staff has received the application and are reviewing it with respect to the following details:

- built form with respect to urban design objectives, views, wind and shadow impacts, particularly as they may impact Campbell House, Osgoode Hall and Nathan Phillips Square;
- parking and loading requirements;
- access and circulation; and
- any other details identified during the review and community consultation processes.

## Section 37

Section 37 of the Planning Act permits the City to seek public benefits in exchange for both height and density increases. A Section 37 agreement will be negotiated during the course of the application process.

The proposal is subject to a public art contribution that will be reviewed by the Public Art Commission and secured under the proposed Section 37 agreement.

Conclusions:

Should the recommendations of this report be approved, an information meeting could be scheduled for the fourth quarter of the year.

Contact:

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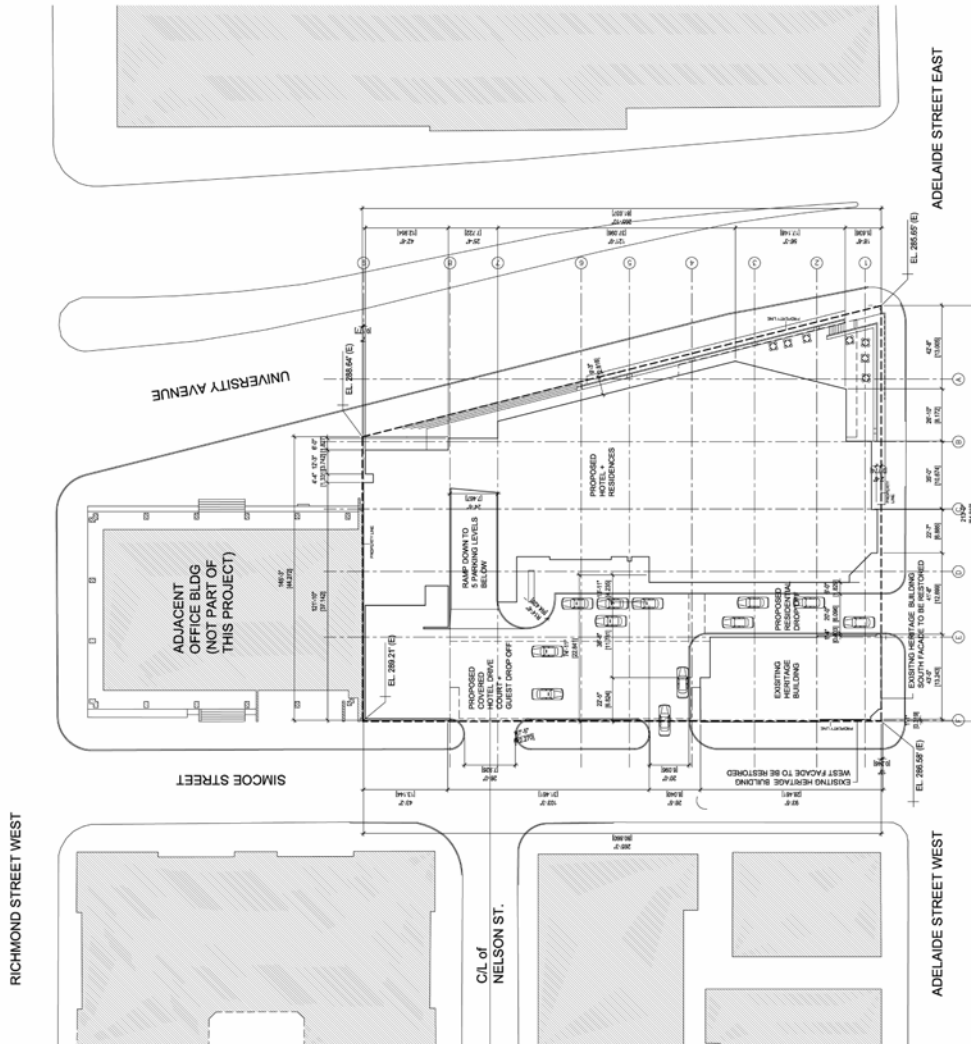
Gary Wright  
Director  
Community Planning, Toronto and East York District

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List of Attachments:

Attachment 1: Site Plan  
Attachment 2: East Elevation (as provided by applicant)  
Attachment 3: North Elevation (as provided by applicant)  
Attachment 4: South Elevation (as provided by applicant)  
Attachment 5: West Elevation (as provided by applicant)  
Attachment 6: Official Plan  
Attachment 7: Zoning  
Data Sheet

## Attachment 1: Site Plan



# Site Plan

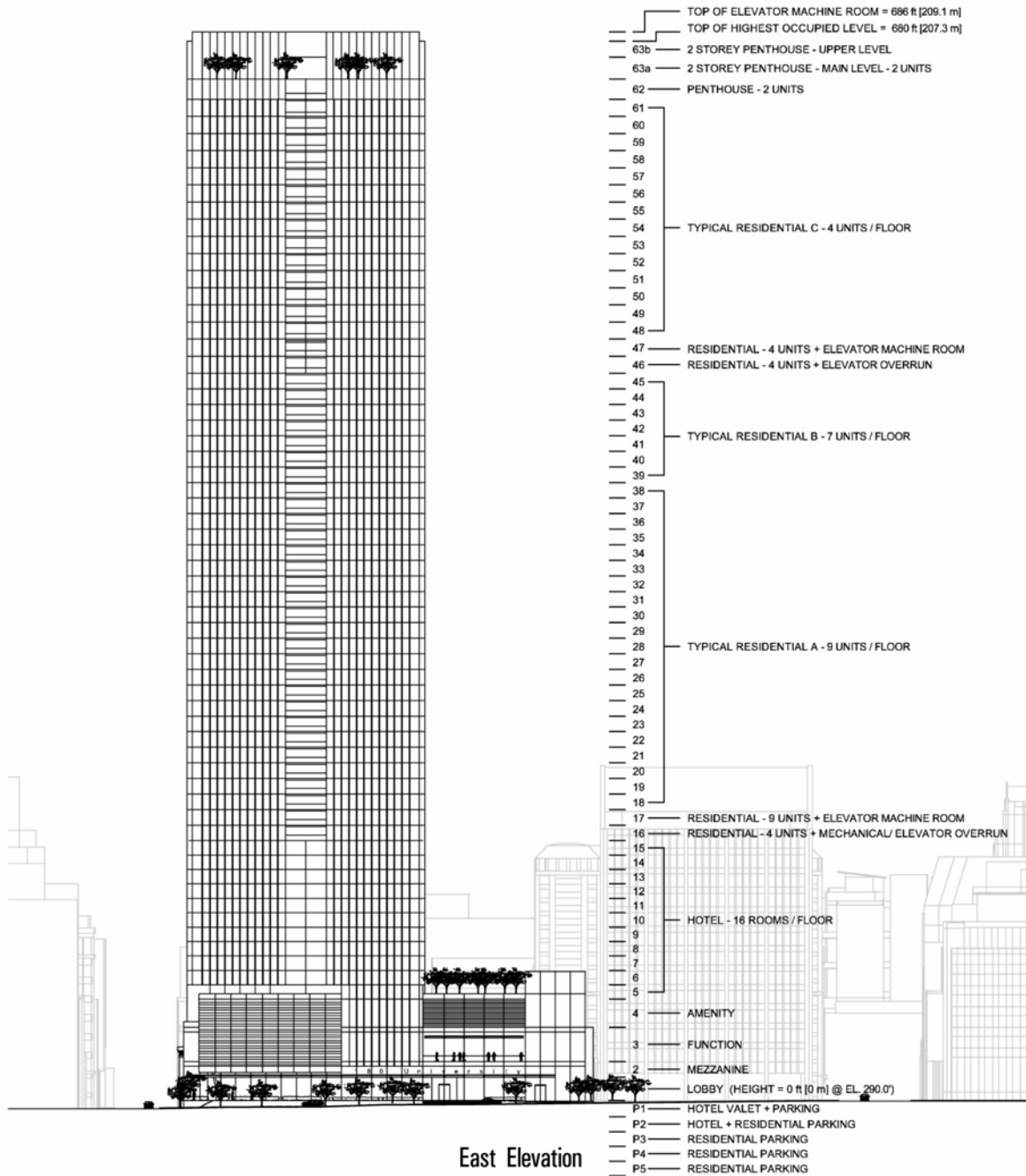
Applicant's Submitted Drawing

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08/18/05

File # 05\_152737

180 - 188 University Avenue

## Attachment 2: East Elevation



### Elevation

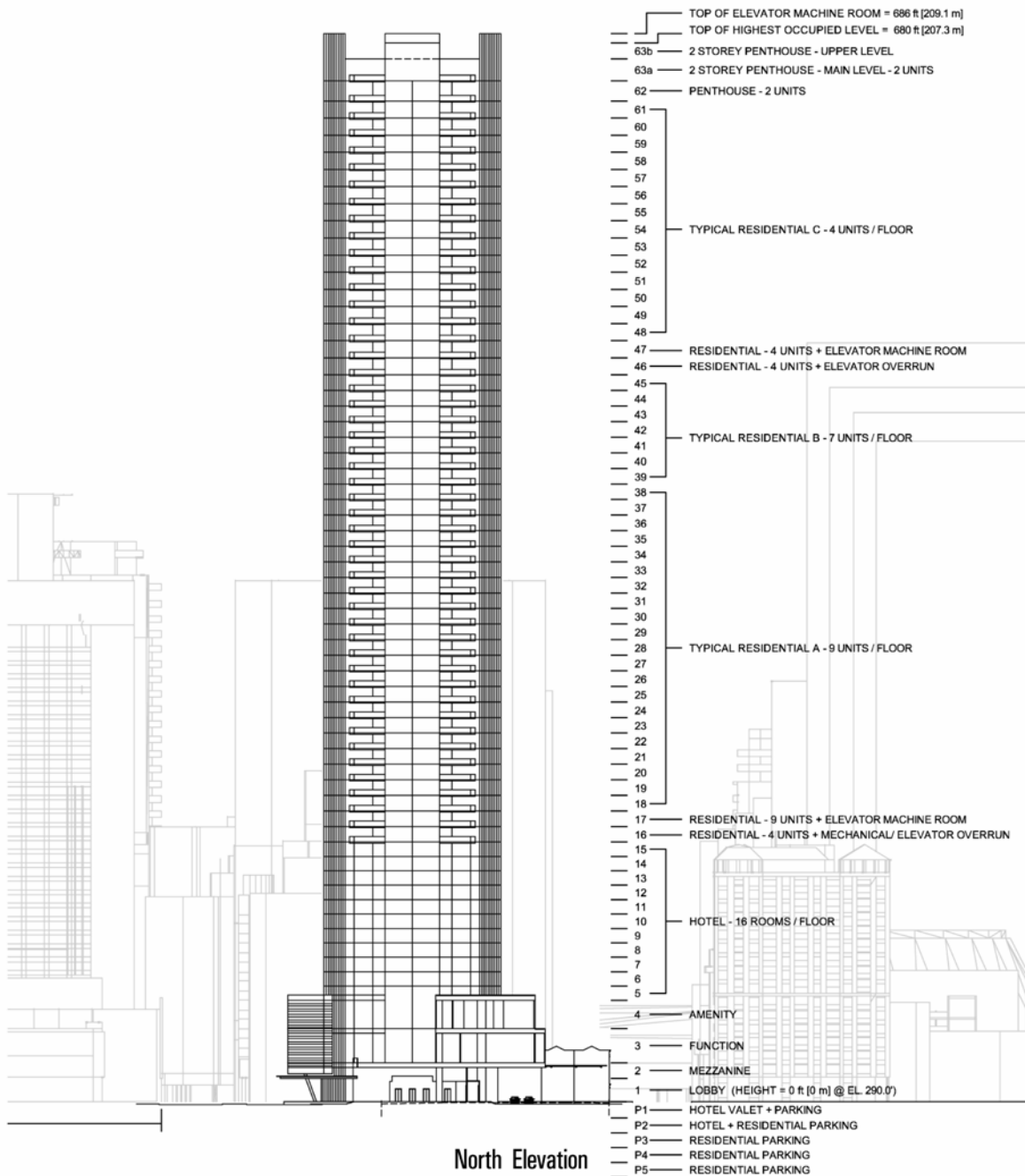
Applicant's Submitted Drawing

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180 - 188 University Avenue

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### Attachment 3: North Elevation



## Elevation

Applicant's Submitted Drawing

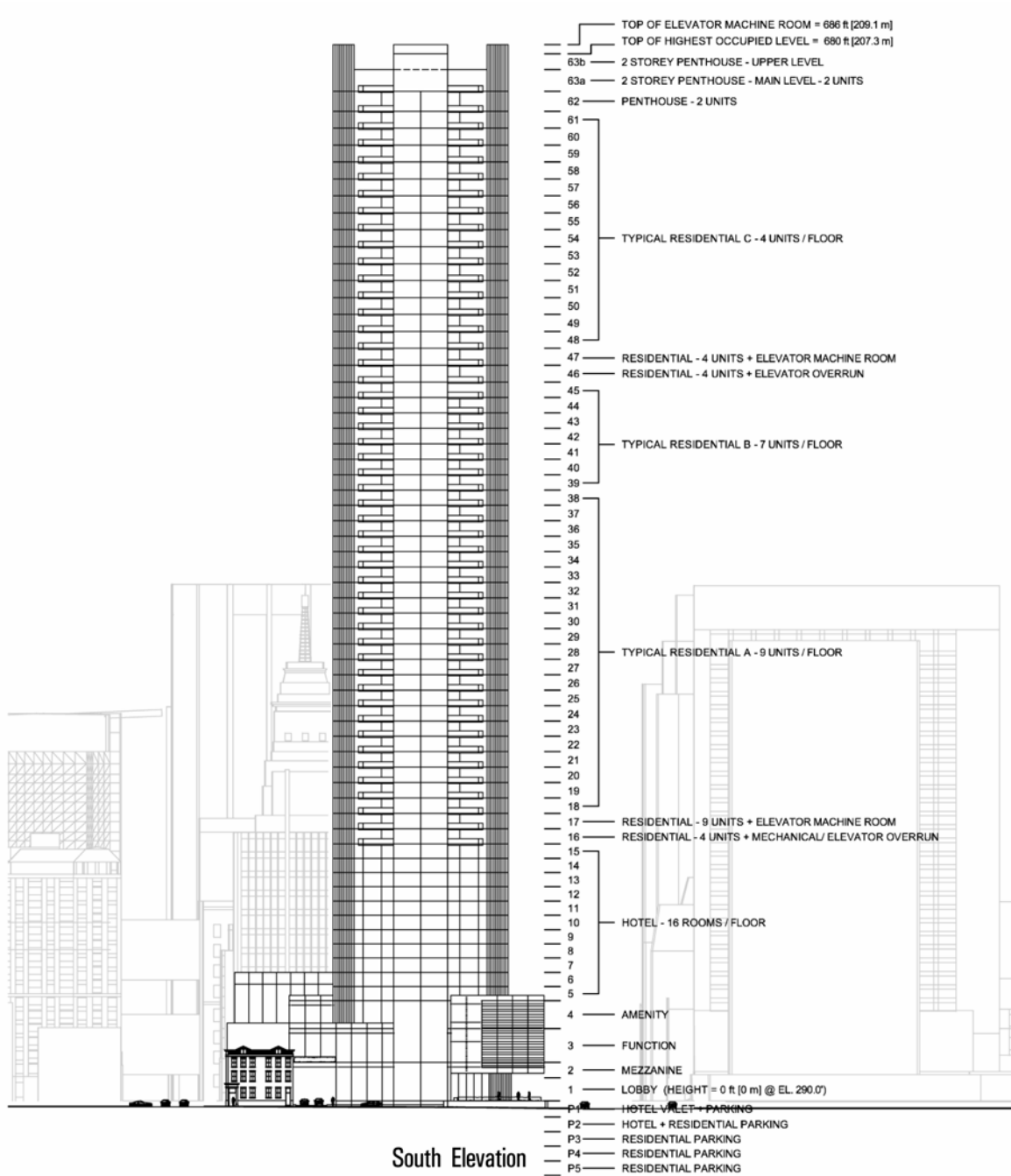
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180 - 188 University Avenue

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## Attachment 4: South Elevation



Elevation

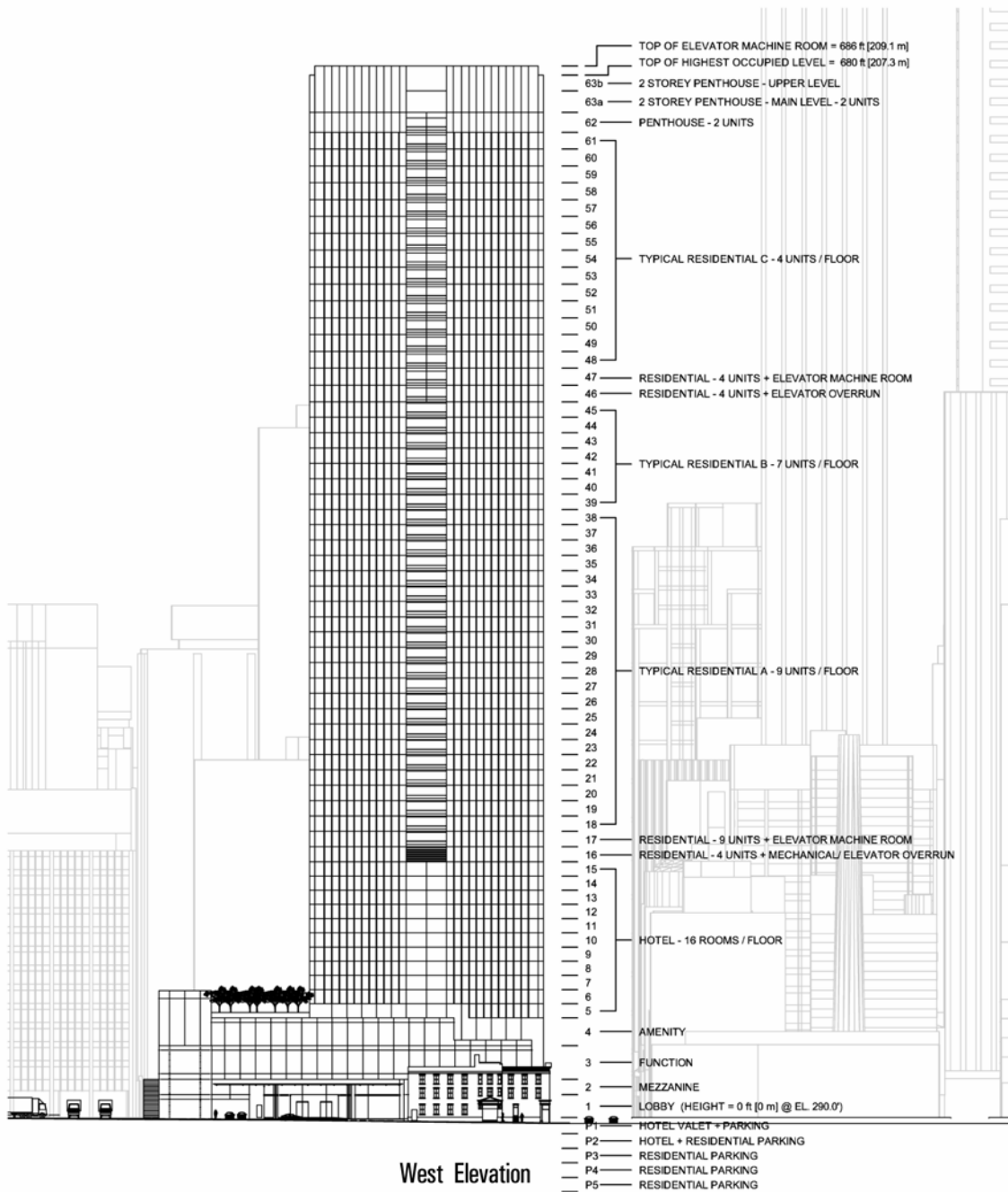
Applicant's Submitted Drawing

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180 - 188 University Avenue

File # 05\_152737

## Attachment 5: West Elevation



### Elevation

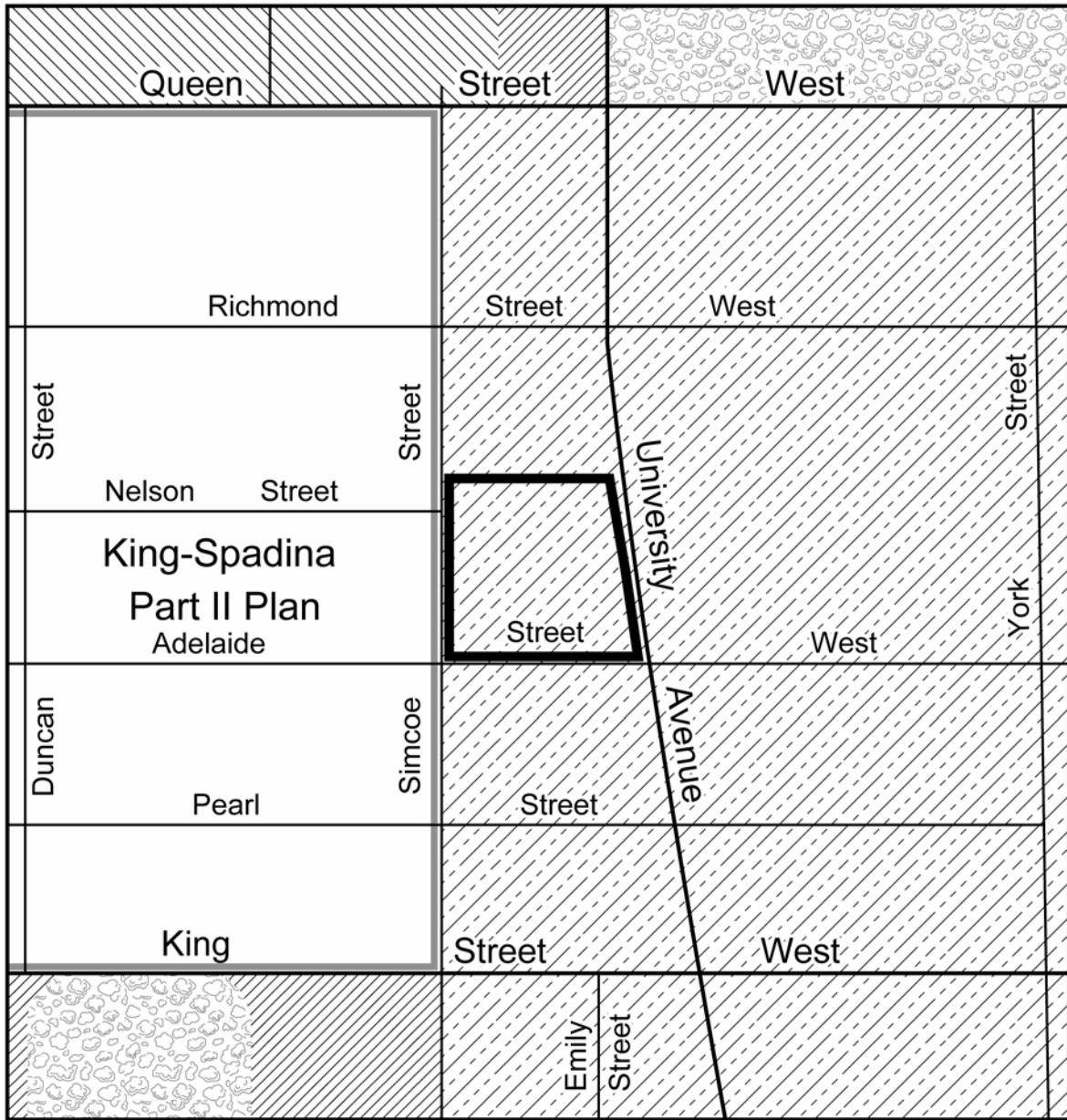
Applicant's Submitted Drawing

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180 - 188 University Avenue

File # 05\_152737

Attachment 6: Official Plan



**TORONTO** City Planning  
Official Plan

180 - 188 University Avenue

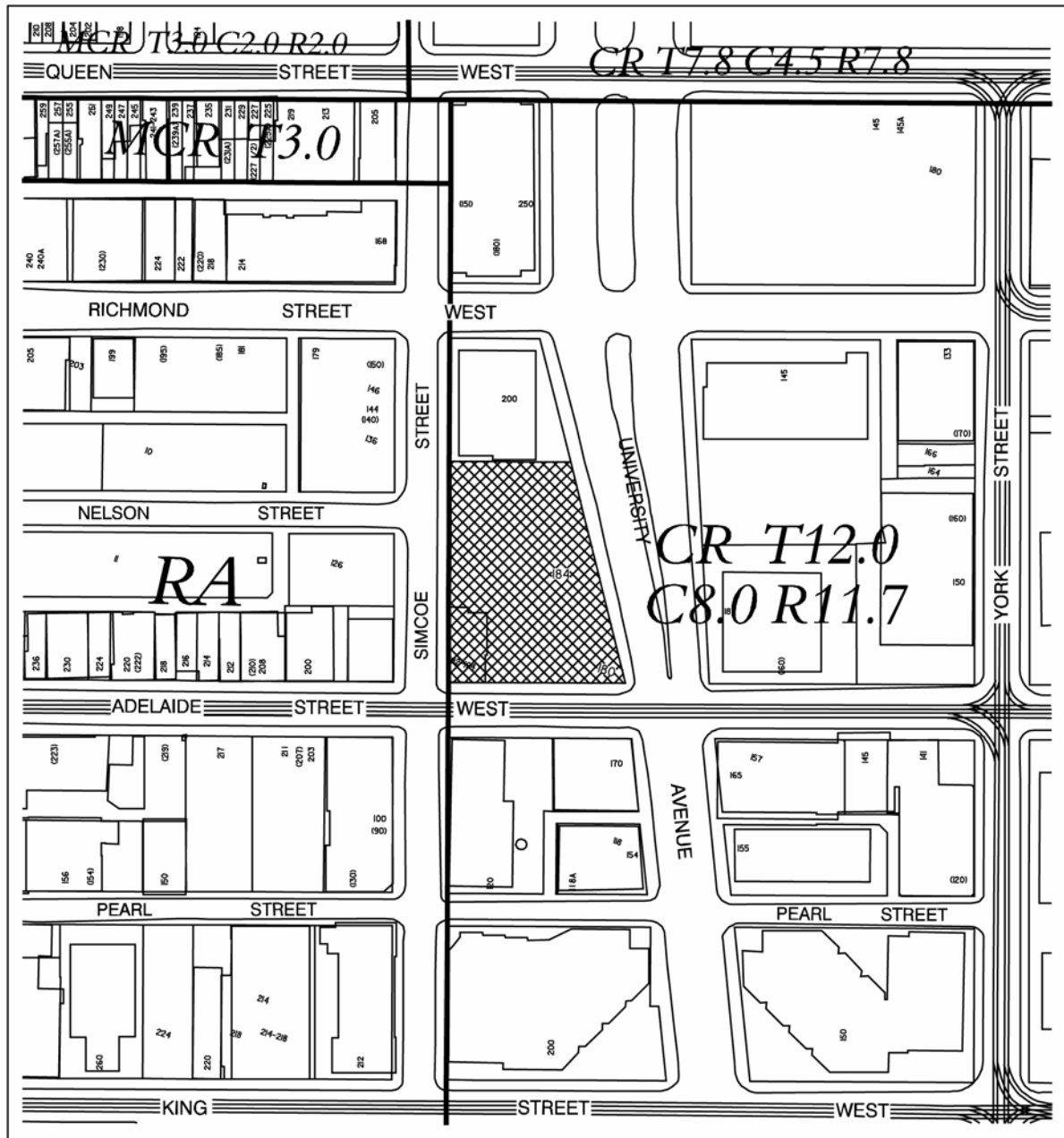
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- Site
- Low Density Mixed Commercial - Residential Areas
- High Density Mixed Commercial - Residential Areas 'B'
- Financial Districts

Open Space

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08/16/05

Attachment 7: Zoning



### APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	05 152737 STE 20 OZ
Details	OPA & Rezoning, Standard	Application Date:	June 29, 2005
Municipal Address:	180-188 University Avenue, Toronto ON		
Location Description:	PL 737E PT LT5 PL D57 LTS 3 TO 10 RP 66R15536 PTS 2 & 4 RP 63R4390 PTS 1 3 & 5 **GRID S2013		
Project Description:	Proposed mix-use 63 storey condo, 5-star hotel (174 hotel rooms), and condo unit (319 units) and amenities space. Currently zone for CR district T12, C8.0, R11.7		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
McCarthy Tetraault, LLP Stephen Diamond			Sun Life Assurance Company

### PLANNING CONTROLS

Official Plan Designation:		Site Specific Provision:	287-90
Zoning:	CR T12.0 C8.0 R11.7	Historical Status:	
Height Limit (m):	76	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	4431	Height:	Storeys:	63
Frontage (m):	64.92		Metres:	209.1
Depth (m):	81.01			
Total Ground Floor Area (sq. m):	2406.7			<b>Total</b>
Total Residential GFA (sq. m):	57336.1		Parking Spaces:	486
Total Non-Residential GFA (sq. m):	20823.6		Loading Docks	3
Total GFA (sq. m):	78159.7			
Lot Coverage Ratio (%):	54			
Floor Space Index:	17.74			

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	74
2 Bedroom:	241
3 + Bedroom:	4
Total Units:	319

### FLOOR AREA BREAKDOWN (upon project completion)

	<b>Above Grade</b>	<b>Below Grade</b>
Residential GFA (sq. m):	57336.1	0
Retail GFA (sq. m):	361.8	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	20461.8	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Helen Coombs, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 392-7613</b>