

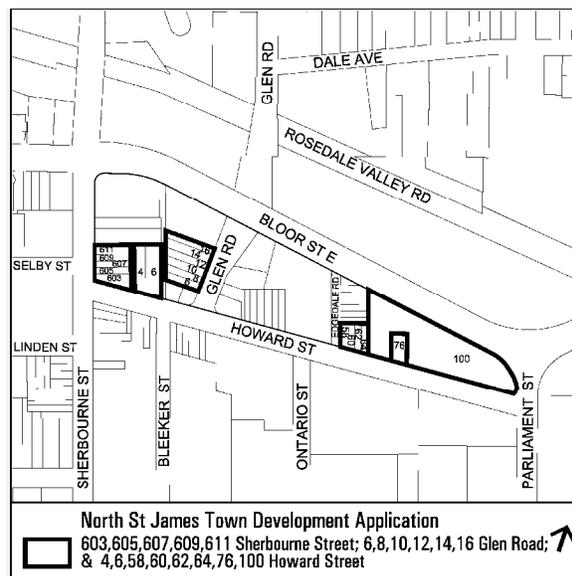
6, 8, 10, 12, 14 and 16 Glen Road; 4, 6, 58, 60, 62, 64, 76 and 100 Howard Street; and 603, 605, 607, 609 and 611 Sherbourne Street – Official Plan Amendment and Rezoning - Preliminary Report

Date:	December 8, 2010
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	10 247063 STE 28 OZ

SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

An application to amend the Official Plan and Zoning By-law has been submitted for a development proposal located at 6, 8, 10, 12, 14 and 16 Glen Road; 4, 6, 58, 60, 62, 64, 76 and 100 Howard Street; and 603, 605, 607, 609, and 611 Sherbourne Street. This proposal is to permit a development consisting of four residential towers with heights of 46, 50, 53 and 56 storeys, a mid-rise residential building with a height of 5 storeys, semi detached housing, a low-rise mixed use building, retail uses at grade along Howard Street at Sherbourne Street and an amenity and servicing building. The development is proposed to contain 1,840 units. The proposal includes retaining the heritage buildings at 603 Sherbourne Street and 6-16 Glen Road.



The application in its current form is not supportable. Among the issues of considerable concern to staff, are the appropriateness of the proposed land use redesignation, along with the proposal's significant scale, density, massing and transition towards the existing adjacent *Neighbourhoods* in the centre of the North St. James Town neighbourhood and *Apartment Neighbourhoods* to the south, as well as the provision of public open space. However, the further processing of the application and a public consultation process are recommended in order determine the nature and extent of the changes to the application.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 6, 8, 10, 12, 14 and 16 Glen Road; 4, 6, 58, 60, 62, 64, 76 and 100 Howard Street; and 603, 605, 607, 609, and 611 Sherbourne Street 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.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

North St. James Town is part of the St. James Town Community Improvement Plan (CIP) project area, approved by City Council in 2003. A new CIP, which will replace and expand an earlier CIP with some similar objectives, is now being developed. The intent is that the new CIP will encourage open space improvements for the area. The CIP project area now includes both the North St. James Town and the St. James Town neighbourhoods in order to acknowledge that North St. James Town is physically integrated with St. James Town and to take a comprehensive approach to community improvement in the two areas. The CIP can play an important role in implementing public realm objectives for the area. Background information on the CIP can be found at: <http://www.toronto.ca/legdocs/2003/agendas/committees/to/to030401/it023.pdf>

6 Howard Street was designated under Part IV of the *Ontario Heritage Act* by City Council, at its meeting of November 30, December 1 and 2, 2004. In March 2006, an emergency order necessitated demolition by the City of 6 Howard Street due to the unsafe condition of the building. The report recommending the designation can be found at: <http://www.toronto.ca/legdocs/2004/agendas/council/cc041130/ts9rpt/cl014.pdf>.

In response to concern for the continuing deterioration of the houses on Glen Road, City Council designated the properties at 6-16 Glen Road on November 19 and 20, 2007 under Part IV of the *Ontario Heritage Act*. The heritage designation was appealed by the owners and a Conservation Review Board hearing on the appeal was scheduled. In 2010, the owner withdrew their appeal with the understanding that the language in the Reasons for Designation was to be revised to specifically exclude the additions on the rear side of the heritage properties. The Council decision to amend the Reasons for Designation can be found under TE 36.30 at:

<http://www.toronto.ca/legdocs/mmis/2010/te/decisions/2010-08-17-te36-dd.htm>

Following research and evaluation, staff determined that additional properties in the North St. James Town area meet the provincial criteria prescribed for municipal designation under the Ontario Heritage Act. At its meeting of August 25 and 26, 2010, Council adopted a motion to designate these properties, many of which were already listed on the City's Inventory of Heritage Properties. The list of properties that were designated can be found under decision TE 36.31 at:

<http://www.toronto.ca/legdocs/mmis/2010/te/decisions/2010-08-17-te36-dd.htm>

When Council was approving the heritage designation for 6 Howard Street, at its meeting of November 30, December 1 and 2, 2004, Council also requested the Commissioner of Urban Development Services to undertake a review and prepare a planning framework report for the area commonly called North St. James Town. The purpose of the study was to study the existing planning controls in place for the area in order to determine whether they would permit desirable development as well as identify area public realm objectives. Staff provided an update to Council in 2006:

<http://www.toronto.ca/legdocs/2006/agendas/committees/te/te060913/it051.pdf>.

The North St. James Town Planning Framework objectives were adopted by Council at its meeting of August 25 and 26, 2010 and establish directions to assist with the evaluation of future development applications and work program initiatives, such as the St. James Town Community Improvement Plan. The planning framework and principles for North St. James Town set out a structure for future redevelopment. North St. James Town area residents and property owners were invited to the consultation meetings. The planning framework can be found at: <http://www.toronto.ca/planning/stjamestown-framework.htm>

A Municipal Class EA Study for a bikeway on Bloor Street and Danforth Avenue began in 2010. This study originated with a recommendation adopted by the Public Works Committee in October, 2007 (Clause 9.2) and is discussed in other Council reports and recommendations.

Pre-Application Consultation

Pre-application meetings were held in 2009 and early 2010. The applicant was advised that the North St. James Town Planning Framework was underway and attended one of the community meetings related to the Planning Framework.

Staff report for action – Preliminary Report - 6, 8, 10, 12, 14 and 16 Glen Rd; 4, 6, 58, 60, 62, 64, 76 and 100 Howard St; and 603, 605, 607, 609 and 611 Sherbourne St.

ISSUE BACKGROUND

Proposal

The application is divided into three development blocks (see Attachments 1 and 2- Site Plan and Master Block Plan and Attachment 7 – Application Data Sheet). Block 1 is located at Sherbourne Street and Howard Street. Block 2 includes the heritage buildings at 6-16 Glen Road. Block 3 is located at the eastern end of the neighbourhood, fronting onto Bloor Street East, Parliament Street and Howard Street.

The proposal for Block 1 removes the vacant heritage buildings at 605 and 607 Sherbourne Street, as well as 4 Howard Street (see Attachment 3A - Block 1 Elevations). The existing heritage designated building at 603 Sherbourne Street would remain and be renovated for adaptive re-use. The proposed development is a 50-storey tower adjacent to the existing heritage building, with a 7-storey podium that includes retail at grade along Sherbourne Street, and amenity and residential uses above. A 3-storey mixed-use building, to be located along Howard Street, will be linked to the tower at the 3rd storey. It proposes retail at grade along Howard Street and amenity on level 3. The southern half of Red Rocket Lane is also proposed to be widened to allow for two-way traffic to improve vehicular access to Block 1. The proposed combined GFA for Block 1 is 33,984 square metres, including 390 residential units and five levels of below grade parking containing 288 stalls.

The proposal for Block 2 includes the demolition of the rear portions of the semi-detached houses fronting onto Glen Road, with the remainder of the structures to be restored for residential use (see Attachments 3B and 3C- Block 2 Elevations). The proposed development in Block 2 is a 5-storey apartment building to be located along Red Rocket Lane, behind the Glen Road houses. This building proposes 41 residential units and a GFA of 2,495 sq m. When combined with the existing semi-detached buildings, Block 2 will have a total GFA of 3,321 square metres. Fifteen parking spaces are proposed to be provided at the rear of the apartment building with an additional 17 spaces located on Level P2 on Block 1, for a total of 32 parking spaces to serve this building.

The Block 3 proposal contains three connected high-rise buildings, as well as an amenity and service building (see Attachment 3D- Block 3 Elevations). The 2-storey amenity and service building is located on the west end of the block, at the corner of Edgedale Road and Howard Street, and includes amenity space to be shared by the three towers. Building 3-B, located east of the two storey building, is 56-storeys tall, containing 630 residential units with a total GFA of 38,974 square metres. Building 3-C, a 46-storey tower, is located 25 metres east of Building 3-B and contains 425 residential units with a total GFA of 28,236 square metres. The third tower, Building 3-D, is situated at the eastern edge of the site, at the Parliament Street, Howard Street and Bloor Street East intersection. This tower is 53-storeys tall, and contains 348 residential units with a total GFA of 24,912 square meters. The Block 3 proposal has five levels of underground

parking, containing a total of 869 parking stalls. The listed heritage building at 76 Howard Street is proposed to be demolished.

Site and Surrounding Area

The site is located within the North St. James Town neighbourhood, bound by Bloor Street East to the north, Howard Street to the south, Sherbourne Street to the west and Parliament Street to the east. The development site consists of several properties throughout the neighbourhood, and is identified as three separate development blocks. Block 1 is located at the northeast corner of Howard Street and Sherbourne Street, and has an overall area of 2,717 square metres. This block contains a vacant, heritage designated building on the corner of Sherbourne Street and Howard Street, as well as three vacant lots and three listed heritage buildings.

Block 2 fronts onto Glen Road, just north of Howard Street, and is bound on the west by Red Rocket Lane, a one-way southbound city lane. It has an overall area of 1,932 square metres. This block contains six semi-detached houses, which are all vacant, heritage designated buildings.

Block 3 is bound by Edgedale Road to the west, Parliament Street to the east, Bloor Street East to the north and Howard Street to the south. It has an overall area of 7,172 square metres. This block consists mostly of vacant lots, with the exception of 76 Howard Street, which is listed on the City of Toronto's Inventory of Heritage Properties. There are mature trees on this block, and the area is used as passive open space. There are also two billboard signs currently on these lands.

Outside the above described development blocks, the remaining land uses within the North St. James Town neighbourhood are predominately residential with some commercial and institutional uses. With the exception of the commercial building on the corner of Sherbourne Street and Bloor Street East and a 5-storey apartment building at 451 Bloor Street East, North St. James Town is primarily low rise in character. It is a mixture of single detached houses, semi-detached and row houses with two 4-storey residential walk up rental buildings. In addition, there are two churches, a municipal fire station and daycare in the neighbourhood. There are also small commercial uses on Howard Street, an office use at Bloor Street East and Edgedale Road as well as open space in front of St. Simon's the Apostle church (currently leased by the City of Toronto as a city park) which fronts onto Howard Street. The Sherbourne subway station has two entrances/exits on this block, one on Sherbourne Street and one on Glen Road.

There are a number of vacant and boarded up residential properties on Sherbourne Street, Howard Street and Glen Road that are of heritage value. Attachment 6 shows the heritage listed and designated buildings in North St. James Town.

The surrounding land uses of the St. James Town Neighbourhood are as follows:

North: The Rosedale Valley Ravine and the Rosedale neighbourhood. A pedestrian bridge at Glen Road across the ravine connects Rosedale with the North St. James Town area.

South: St. James Town neighbourhood, consisting of eighteen buildings containing roughly 7,000 residential units, and occupying about 32 acres of land. Building heights range from 14 to 32 storeys.

East: St. James Cemetery, which backs onto the Rosedale Valley Ravine to the north and east.

West: The neighbourhood to the west of Sherbourne Street is comprised mostly of low-rise buildings with some high-rise residential towers.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. 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.

Staff will review the proposed development for consistency with the PPS and for conformity 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. Attachment 5 shows the Official Plan designation for the site and surrounding area.

In the City of Toronto's Official Plan, the lands including 603-611 Sherbourne Street and 4 Howard Street are designated *Mixed Use Areas*. The *Mixed Use Areas* designation reflects the mixed retail, office, institutional and residential development along Sherbourne Street and Bloor Street East. *Mixed Use Areas* are made up of a broad array of residential uses, offices, retail and services as well as institutional, entertainment, recreational and cultural activities in addition to parks and open spaces. *Mixed Use Areas* are intended to be areas for new retail, office, and service employment and new housing.

The Official Plan provides development criteria in *Mixed Use Areas* which include: providing a transition between areas of different development intensity and scale; locating and massing new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*; and providing an attractive, comfortable and safe pedestrian environment. The Official Plan notes that not all *Mixed Use Areas* are intended to experience the same scale or intensity of development, noting that the *Financial District* and the *Centres* may support a higher level of intensification than other areas.

The balance of the subject lands are designated *Neighbourhoods*. This designation is intended to be stable and the Official Plan does not anticipate major changes in *Neighbourhoods*. To reinforce this, the policies address how new development will respect and reinforce the existing physical character of the neighbourhood including conservation of heritage buildings, structures and landscapes.

In addition to land use designations and development criteria, the Official Plan policies address significant intensification, redesignation and compatibility with adjacent *Apartment Neighbourhoods* and *Neighbourhoods*. In Chapter 2 of the Official Plan, Policy 2.3.1.3 sets out considerations for intensification, including determination, at the earliest point in the process, whether or not a Secondary Plan, area specific zoning by-law or area specific policy will be created in consultation with the local community following an *Avenue Study*, or area based study.

In addition to the above, the proposed application will be reviewed within the context of Policy 3 of Section 5.3.1 of the Official Plan, which discourages amendments to this Official Plan that are not consistent with its general intent. Any development permitted under an amendment to this Plan is to be compatible with its physical context and will not affect nearby *Neighbourhoods* or *Apartment Neighbourhoods* in a manner contrary to the neighbourhood protection policies of this Plan. When considering a site specific amendment to this Plan, at the earliest point in the process the planning review will examine whether the application should be considered within the immediate planning context or whether a broader review and possible area specific policy or general policy change are appropriate.

As well, the Built Form policies of Section 3.1.2 in the Official Plan requires proposed developments to be located, massed and organized in a manner that preserves views and vistas from ravine valleys thereby protecting the enjoyment of ravines and other local natural features.

The Official Plan policies regarding heritage resources set out directions for conserving our heritage through listing properties, designating them and entering into conservation agreements. Once a property is listed on the City's *Inventory of Heritage Properties* it is to be conserved and any development proposal on a heritage property requires a Heritage Impact Statement. Development adjacent to properties on the City's *Inventory of Heritage Properties* will respect the scale, character and form of heritage buildings and landscapes.

Section 3.2.1 of the Plan includes housing policies that encourage the provision of a full range of housing, in terms of form, tenure and affordability, and the protection of rental housing units. Policy 6 indicates that new development that would result in the loss of six or more rental housing units will not be approved unless:

- (a) all the rental housing units have rents that exceed mid-range rents; or
- (b) the following are secured:
 - (i) at least the same number, size and type of rental housing units are replaced and maintained with rents similar to those at the time the redevelopment application is made;
 - (ii) for at least 10 years, rents for replacement units will be the rent at first occupancy with annual increases subject to specific limits; and
 - (iii) an acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship; or
- (c) in Council's opinion, the supply and availability of rental housing in the City has returned to a healthy state.

Section 3.2.2 of the Official Plan addresses the provision community services and facilities in areas experiencing major or incremental growth. Strategies for providing new infrastructure or improving existing facilities will be developed for areas that are inadequately served or experiencing major growth.

The proposed application will also be reviewed within the context of the Bloor-Yorkville/North Midtown (BYNM) Urban Design Guidelines, which recommend height transitions a peak, at Yonge Street and Bloor Street, to height ridges which extend east from the Yonge Bloor intersection. While not within the guidelines boundary, the North St. James Town area is immediately adjacent to the area subject to the guidelines and many of the conclusions on heights, transitions and protection of the Rosedale Valley Ravine from shadow impacts are relevant for the North St. James Town Planning Framework.

Zoning

At its meeting of August 25-27, 2010, City Council adopted a new, harmonized Zoning By-law for the City of Toronto. Zoning By-law No. 1156-2010 has been appealed in its entirety and is now before the Ontario Municipal Board. No hearing dates have been set. While the By-law is under appeal, the provisions of both the former zoning by-laws and the new zoning by-law are in effect for sites that are subject to Zoning By-law No. 1156-2010.

The provisions of the new zoning by-law do apply to the site. Under the new By-law, the subject lands with the exception of 603-611 Sherbourne Street are zoned R (d1.0) with a height limit of 12 metres. The buildings at 603-611 Sherbourne Street are zoned R (d2.0) with a height limit of 12 metres. The R zone permits variety of residential building types, including detached houses, semi-detached houses, townhouses, duplexes, triplexes, fourplexes and apartment buildings, as well as a limited set of other uses suited to the residential setting.

The subject lands, with the exception of 603-611 Sherbourne Street, are zoned R4 Z1.0 under the former City of Toronto Zoning By-law 438-86 with a height limit of 12 metres. The buildings at 603-611 Sherbourne Street are zoned R4 Z2.0 with a height limit of 12 metres. The R4 zone permits a wide variety of residential forms ranging from detached houses to apartment buildings. Attachment 4 shows the zoning for the site and surrounding area. No site-specific by-laws apply to the subject site.

Tall Building Guidelines

Toronto City Council approved the use of the document, “Design Criteria for Review of Tall Building Proposals” (Tall Buildings Guidelines) in June, 2006 on a pilot basis, and it was endorsed by Council in May, 2010. A tall building is generally defined as a building that is taller than the road right-of-way adjacent to the site. The right-of-ways for Bloor Street East, Howard Street and Sherbourne Street are 27, 20 and 20 metres respectively, and the proposed buildings at 140, 159, 133 and 151 metres are considered tall buildings. The Tall Buildings Guidelines provide policy recommendations for tall buildings on issues of transition, building placement and orientation, entrances, heritage conservation, massing of base buildings, tower floorplates, separation distances, pedestrian realm considerations and sustainable design.

The City’s “Design Criteria for Review of Tall Buildings Proposals” can be found on the City’s website at <http://www.toronto.ca/planning/urbdesign/index.htm>.

City Council on January 29 and 30, 2008 (PG 12.3) authorized the continued use and testing of the Tall Buildings Guidelines and coordination with the Living Downtown study to address site selection for tall buildings. The consultant report “Tall Buildings, Inviting Change in Downtown Toronto” proposes a vision for how tall buildings should fit into downtown Toronto: <http://www.toronto.ca/planning/tallbuildingstudy.htm>. It provides a vision and a set of performance standards for tall buildings in Downtown Toronto. This study contemplates heights ranging from 47 m to 77 m (15 to 25 storeys) along Bloor Street East, east of Sherbourne Street. The recommendations in the report are conceptual and would need to take into account heritage and other development issues on the sites. The consultant report will be brought forward for community and development industry consultation in spring 2011; it does not have Council status.

North St. James Town Planning Framework

The purpose of the North St. James Town Planning Framework study was to assess whether the existing planning controls are appropriate and permit desirable development

in the North St. James Town neighbourhood. The study identified public objectives for the area and will be used help to determine appropriate and desirable land uses and forms of development. Through the planning framework study process three key precincts were identified and which help frame the neighbourhood structure: West, Central and East Precincts.

The West Precinct includes the current *Mixed Use Areas* and it was discussed that future development in this area should respect its scale, character and form of the area's heritage buildings and that it is also an area which would benefit from additional retail.

The Central Precinct is appropriately designated *Neighbourhoods* and future development in this area should be sensitive infill in accordance with the Official Plan polices for *Neighbourhoods*. There are opportunities in the Central Precinct for new or enhanced open spaces. Small local commercial and community arts and cultural facilities could be contemplated in this precinct.

The framework study discussed the potential for more intense redevelopment and parkland acquisition in the East Precinct. Depending on the scale of any proposed redevelopment, a rezoning and/or Official Plan redesignation may be required.

The following broad public objectives for North St. James Town were identified through the planning framework process: protection of heritage resources; increased parks and open space; enhancement of the public realm, and high quality urban design. The framework objectives are to be used in conjunction with existing Official Plan policies and guidelines in the evaluation of development applications and work program initiatives. The planning framework can be found at:
<http://www.toronto.ca/planning/stjamestown-framework.htm>

Site Plan Control

The subject site and proposed development are subject to Site Plan Control. A Site Plan Control application has not been submitted.

Tree Preservation

Currently, the proposal requires the removal of trees on site, as the majority of trees are in conflict with the proposed development. The number of trees proposed to be removed has not been provided. Tree survey information has been submitted and is being reviewed by Forestry staff. However, there is conflicting information on the plans and reports about the building locations and existing and proposed trees. For healthy City and private trees to be removed there is an application and process to be completed prior to zoning approval.

Rental Housing

The Rental Housing Demolition and Conversion By-law No. 885-2007 implements the City's Official Plan rental housing protection policies. The By-law forms Chapter 667 of the Municipal Code and was approved by City Council on July 19, 2007.

A Rental Housing Demolition and Conversion application has not been filed under Section 111 of the City of Toronto Act (Chapter 667 of the Municipal Code) by the applicant. This application is required as this redevelopment proposes the demolition of residential units, of which at least 5 are rental. The applicant has stated there are a total of 5 rental units on the subject property, however City records demonstrate a significantly greater number of rental units have existed on the lands for a longer period of time.

The By-law prohibits the demolition of rental housing where there are six or more residential dwelling units and at least one of the units is rental housing, unless approval has been granted by the City for a Section 111 permit. In addition, it requires that an application under the By-law be submitted without delay when a related planning application, such as a zoning or Official Plan amendment, has been submitted. Any planning approval in such matters should be conditional upon, amongst other matters, the applicant obtaining a Section 111 permit. City Council may impose conditions on the approval of a Section 111 permit, which typically involve the replacement of the rental housing and assistance to any tenants affected by the proposed demolition. City Council's decisions on the refusal or approval of a Section 111 permit are not subject to appeal to the Ontario Municipal Board.

Community Improvement Plan

Council adopted By-law 213-2003 on April 16, 2003 designating the area known as St. James Town (bounded by Bloor Street East, Parliament Street, Wellesley Street East, and Sherbourne Street) as a Community Improvement Project Area pursuant to Section 28 of the Planning Act. The site is located within the Project Area. The Community Improvement Plan will be building on some of the priorities identified in the North St. James Town Planning Framework, including public realm improvements, and this work on developing the details of the CIP will continue in winter 2010/2011.

Heritage

The predominant low rise character of the North St. Jamestown Neighbourhood is defined almost entirely by the existing heritage buildings (see Attachment 6). Some of these are in very good condition, such as the row of residential properties along Edgedale Road. Others have suffered from years of neglect and subsequent deterioration. Following the adoption by City Council of the Heritage Property Standards By-law 1027-2007 in March 2007, City Council proceeded to designate the properties at 6-16 Glen Road to allow for the enforcement of the by-law by City staff. This by-law prescribes minimum standards for maintenance and preservation of the heritage attributes of properties designated under Parts IV and V of the *Ontario Heritage Act*.

Staff worked to ensure necessary temporary stabilization of the properties at 6-16 Glen Road following their designation under Part IV of the Ontario Heritage Act and will continue to monitor their condition. Heritage Preservation Services staff will be reviewing the Heritage Impact Assessments for these and the other heritage properties impacted by the proposed development in accordance with Official Plan policies, the PPS and the Standards and Guidelines for the Conservation of Historic Places, adopted by City Council.

Alternate Parkland Dedication

The site is in a parkland priority area, as per Alternative Parkland Dedication By-law 1420-2007. 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 Official Plan shows local parkland provisions across the City. The development site is in an area with 0-0.42 hectares of local parkland per 1,000 people which is the lowest quintile of parkland provision. In areas of parkland priority, there is an alternate rate for parkland dedication of 0.4 hectares per 300 units with a cap of 10%. Parks, Forestry and Recreation will be looking at the opportunities for an onsite parkland dedication.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Reasons for the Application

The proposed development requires an amendment to the City of Toronto Official Plan for the proposed redesignation of Blocks 2 and 3 from *Neighbourhoods* to *Mixed Use Areas*. An area-specific amendment to the Official Plan may also be required.

The proposal requires amendments to Zoning By-law Nos. 1156-2010 and 438-86 for changes to the permitted height, density, setbacks and parking requirements. The application's conformity with other by-law standards is under review.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Architectural plans and drawings including Site Plan, Block Plan, Landscape Plans, Floor Plans, Elevations and Sections;
- Planning Rationale Report;
- Transportation Considerations Report;
- Functional Servicing and Stormwater Management Report;
- Arborist Report;
- Pedestrian Level Wind Study;
- Sun/Shadow Study;
- Stage 1 Archaeological Assessment;
- Community Services and Facilities Report;
- Heritage Impact Assessment;
- Rental Housing Screening Form; and
- Green Development Standards Checklist.

A Notification of Incomplete Application issued on September 28, 2010 identified the outstanding material required for a complete application submission as follows:

- Draft Official Plan and Zoning By-law Amendments;
- Heritage Impact Assessments for 605 and 607 Sherbourne Street, 4 and 8 Howard Street, and 2 Glen Road; and
- A Rental Housing Demolition and Conversion application under Section 111 of the *City of Toronto Act* (Chapter 667 of the Municipal Code) to permit the demolition of the 7 residential units, of which at least 5 are rental.

Additional materials were submitted on November 1, 2010 and were under reviewed for completeness. The application was deemed complete on December 1, 2010. While the Rental Housing Demolition and Conversion Application is not a complete application requirement, it is still outstanding as it is required when related planning application, such as a zoning or Official Plan amendment, has been submitted.

Issues to be Resolved

The application in its current form is not supportable. Of considerable concern to staff is the appropriateness of the proposed land use redesignation, along with the proposal's significant scale, density, massing and transition towards the existing adjacent *Neighbourhoods* in the centre of the North St. James Town neighbourhood and *Apartment Neighbourhoods* to the south, as well as the provision of open space. The following issues identified by staff to date will need to be reviewed and addressed:

1. conformity with Official Plan policies and development criteria for *Neighbourhoods* and *Mixed Use Areas*;

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2. proposed mix of land uses and the appropriate land use designation;
3. determination of the need for an area-specific study as per the Official Plan policies and within the context of the North St. James Town Planning Framework with respect to the proposed redesignation of the majority of the subject lands from *Neighbourhoods* to *Mixed Use Areas*;
4. implementation of the North St. James Town Planning Framework Objectives;
5. implementation of the Design Criteria for the Review of Tall Building Proposals and the appropriateness of the proposal's significant scale and massing in terms of the overall height and built form arrangement, grade relationships, as well as the compatibility and relationship with the surrounding neighbourhood context;
6. necessity for review by the Design Review Panel and integration of comments into the design;
7. shadow impact on the Rosedale Valley Ravine, public streets and neighbourhoods;
8. impacts on existing on site and adjacent heritage buildings, including transition, shadow, overlook and privacy;
9. the proposed demolition of four listed heritage buildings;
10. provision and location of on site park land dedication;
11. provision of private and public open space;
12. location and suitability of proposed amenity space;
13. assessment of traffic and transportation impacts including appropriateness of traffic signal on Bloor Street East for sole purpose of serving new development on Block 3;
14. pedestrian and vehicular access to and from the site, as well as movement on the site;
15. review of the provision of parking, loading and bicycle parking;
16. impact of the development on the Bloor Street/Danforth Avenue bikeway EA;
17. consideration for future tree planting and provision of adequate space and soil volume on both public and private property;
18. number of existing rental units on the lands, as well the bedroom type and sizes of the existing units;
19. replacement of existing rental housing units;
20. Tenant Assistance and Relocation Plan;
21. proposed mix of unit sizes and lack of family-sized units;
22. review and assessment of community services and facilities needs;

23. identification and securing of community benefits under Section 37 of the *Planning Act* should the proposed development, or some variation thereof, be recommended for approval;
24. sustainability components of the building and the opportunities to pursue Tier 2 TGS targets;
25. consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe; and
26. ability to meet the intent and spirit of the Official Plan, Council policies and other applicable planning policies, including the Provincial Policy Statement, and to represent good planning and community building.

Additional issues may be identified through the review of the application, agency comments and the community consultation process. Should the applicant fail to address these issues in a revised proposal, Planning staff will recommend refusal of the application.

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Tel. No. (416) 392-7215
Fax No. (416) 392-1330
E-mail: astea@toronto.ca

SIGNATURE

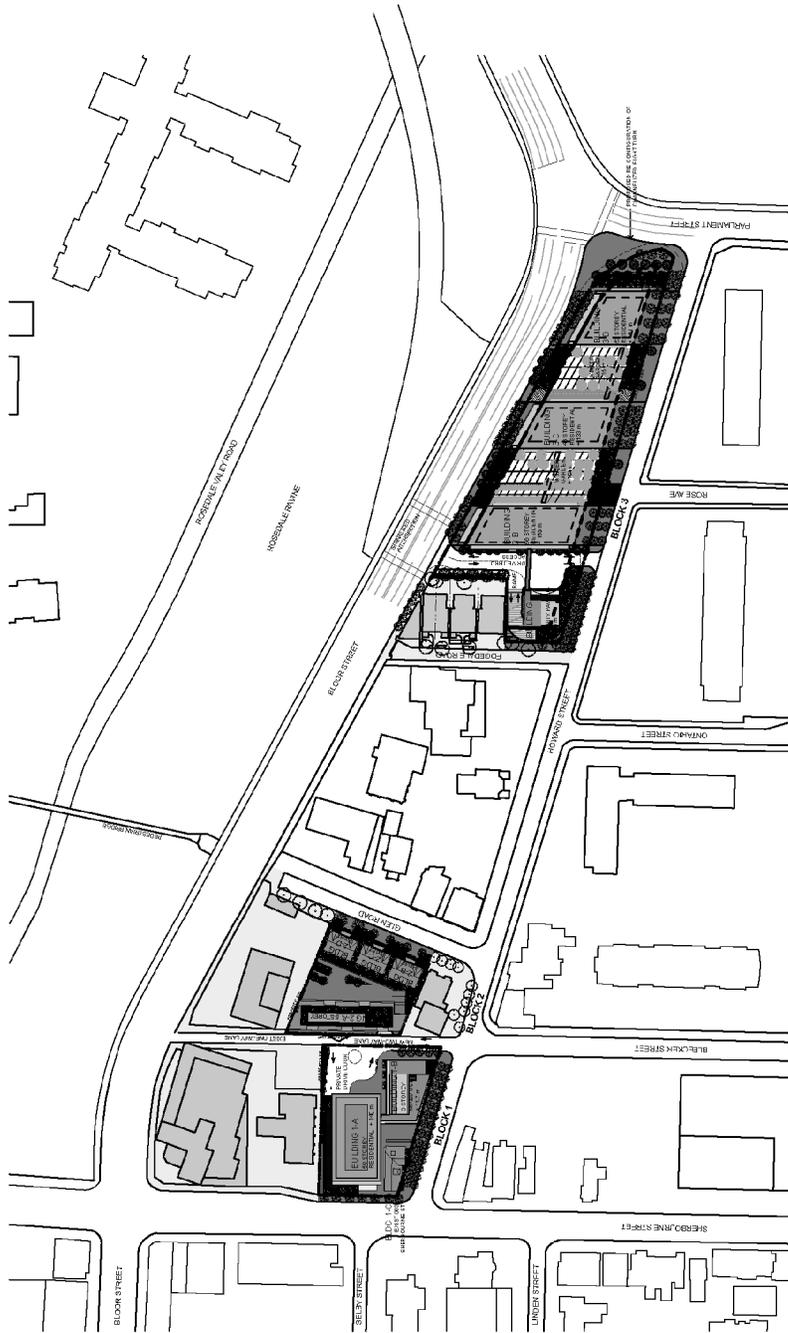
Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2: Master Block Plan
- Attachment 3A: Block 1 Elevations
- Attachment 3B: Block 2 Elevations
- Attachment 3C: Block 2 Elevations
- Attachment 3D: Block 3 Elevations
- Attachment 4A: Zoning By-law 438-86
- Attachment 4B: Zoning By-law 1156-2010
- Attachment 5: Official Plan
- Attachment 6: Heritage Map
- Attachment 7: Application Data Sheet

Attachment 1: Site Plan

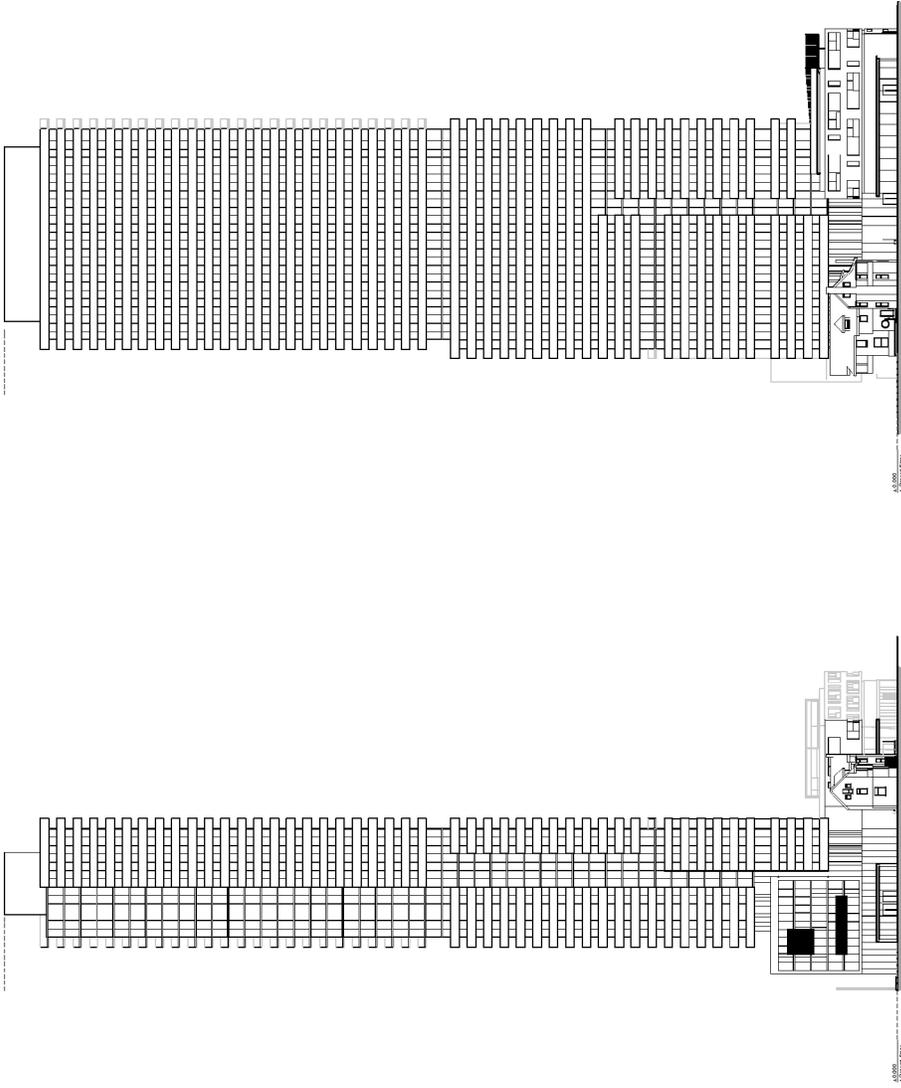


Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 12/01/2010

603,605,607,609,611 Sherbourne Street; 6,8,10,12,14,16 Glen Road;
 & 4,6,58,60,62,64,76,100 Howard Street

File # 10_247063 0Z

Attachment 3a: Elevations



South Elevation

West Elevation

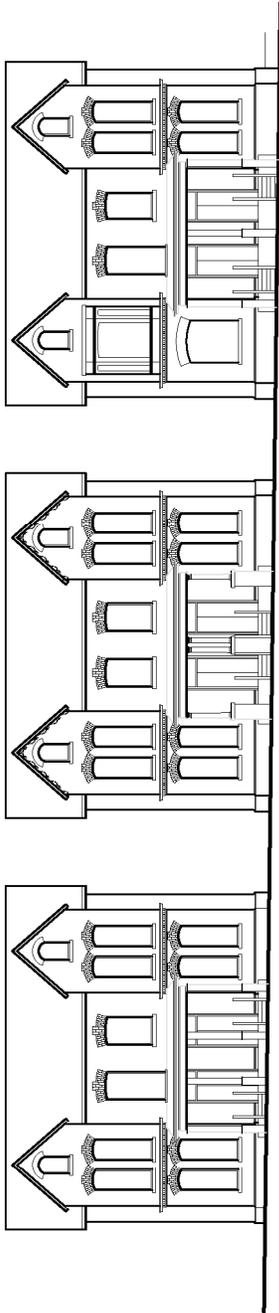
Block 1 Elevations
Applicant's Submitted Drawing

**603,605,607,609,611 Sherbourne Street; 6,8,10,12,14,16 Glen Road;
& 4,6,58,60,62,64,76,100 Howard Street**

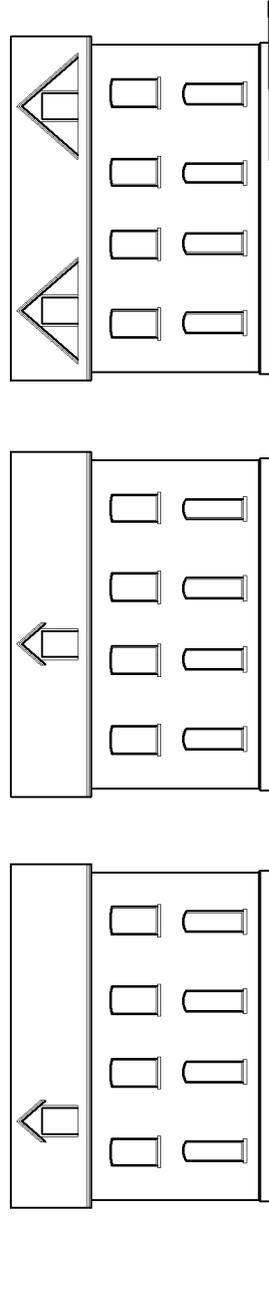
Not to Scale
12/01/2010

File # 10_247063 0Z

Attachment 3b: Elevations



Glen Road Elevation



Courtyard Elevation

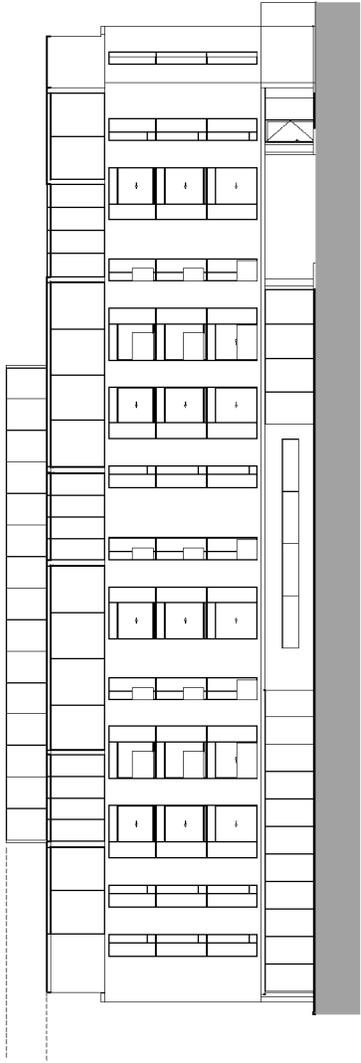
Block 2 Elevations
Applicant's Submitted Drawing

603,605,607,609,611 Sherbourne Street; 6,8,10,12,14,16 Glen Road;
& 4,6,58,60,62,64,76,100 Howard Street

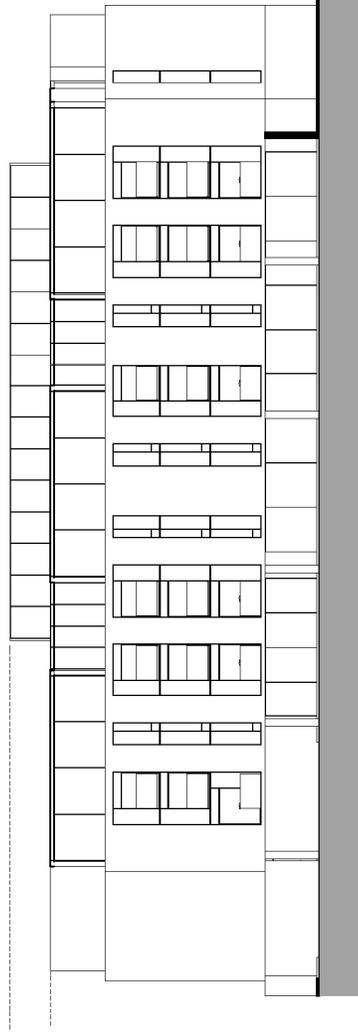
Not to Scale
12/01/2010

File # 10_247063 0Z

Attachment 3c: Elevations



Laneway Elevation



Courtyard Elevation

Block 2 Elevations

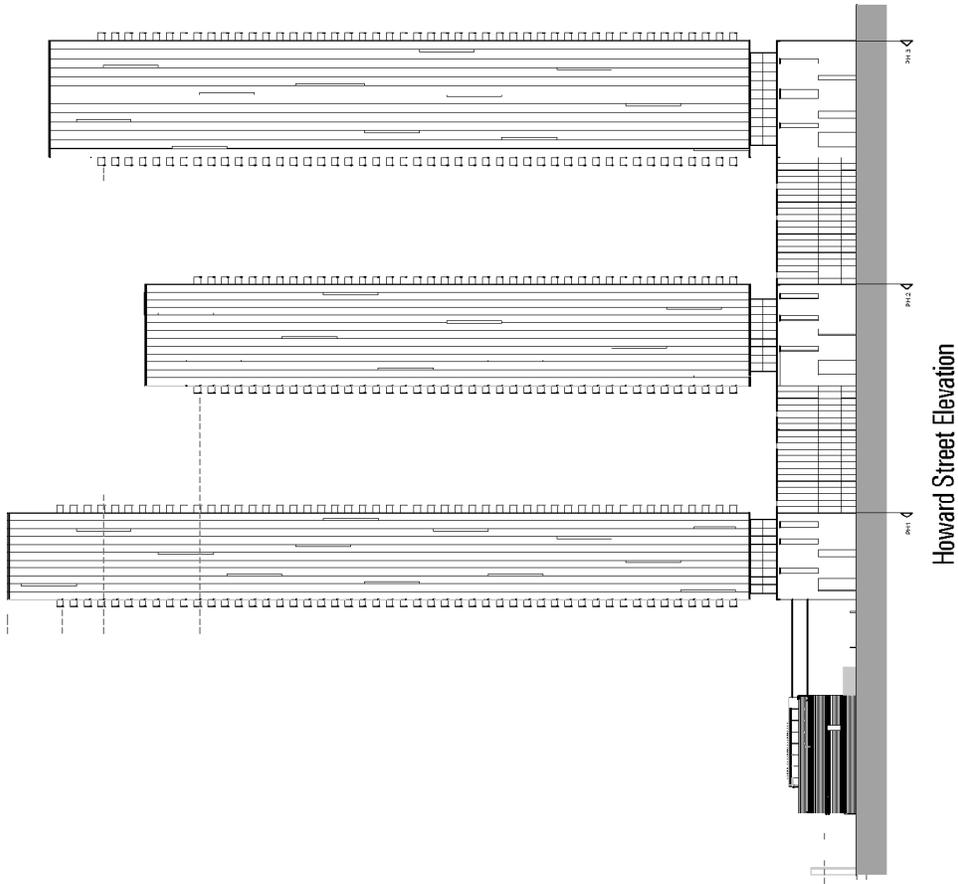
**603,605,607,609,611 Sherbourne Street; 6,8,10,12,14,16 Glen Road;
& 4,6,58,60,62,64,76,100 Howard Street**

Applicant's Submitted Drawing

Not to Scale
12/01/2010

File # 10_247063.0Z

Attachment 3d: Elevations



Block 3 Elevations

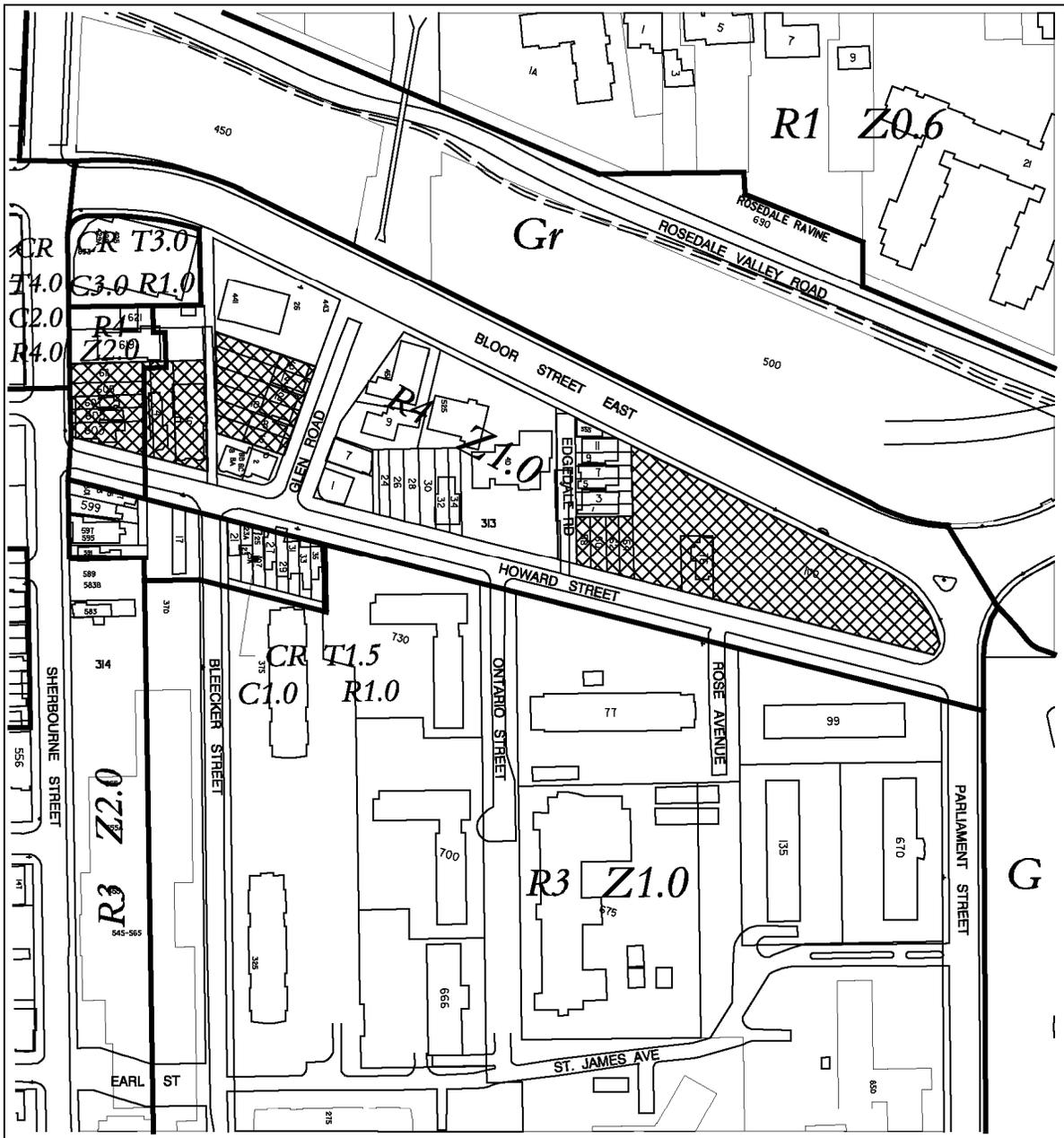
Applicant's Submitted Drawing

Not to Scale
12/01/2010

**603,605,607,609,611 Sherbourne Street; 6,8,10,12,14,16 Glen Road;
& 4,6,58,60,62,64,76,100 Howard Street**

File# 10_247063.0Z

Attachment 4a: Zoning



Toronto City Planning
Zoning

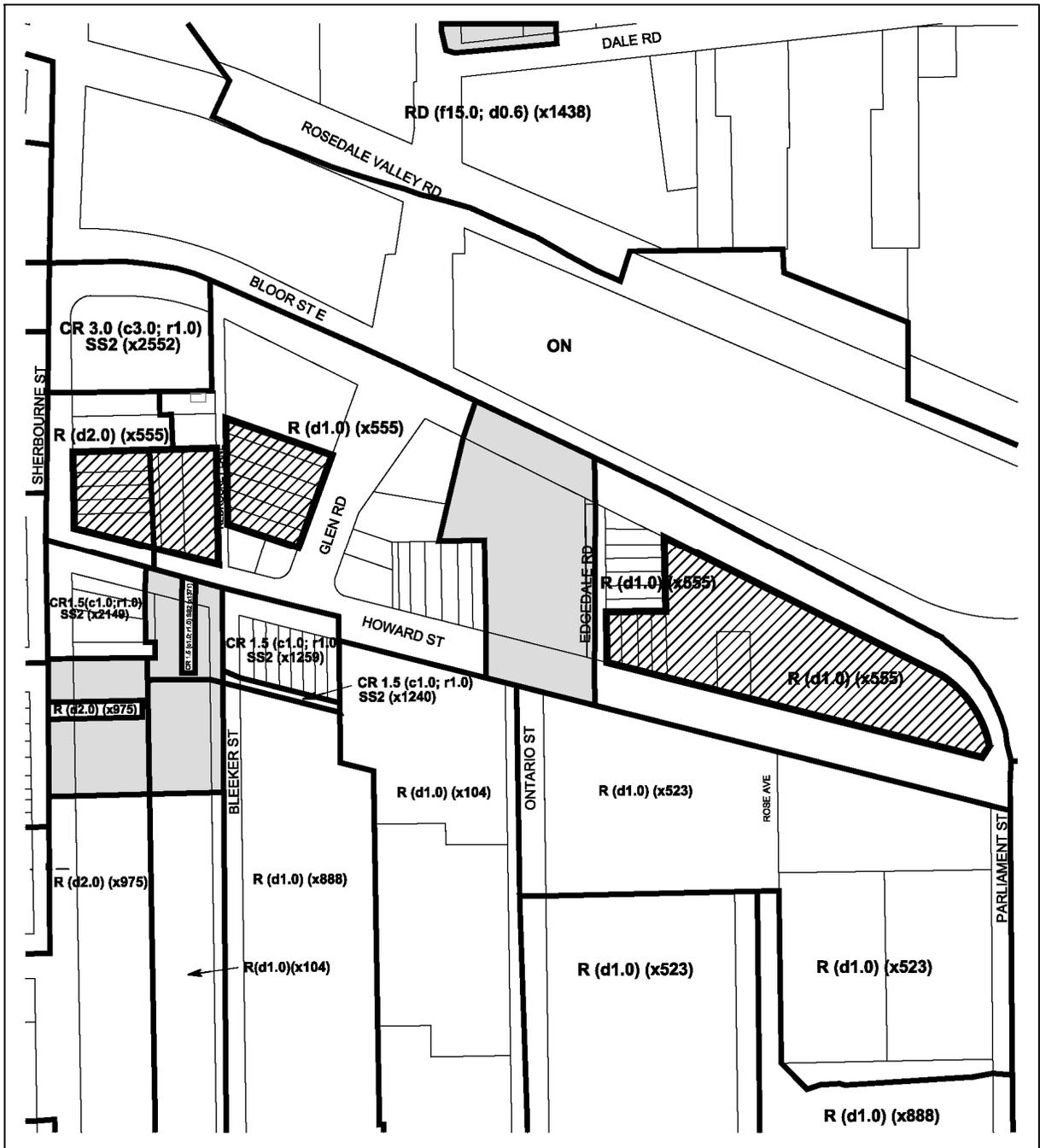
603, 605, 607, 609, 611 Sherbourne Street,
 6, 8, 10, 12, 14, 16 Glen Road, 4, 6, 58, 60, 62, 64, 76, 100 Howard Street
 File # 10_247063

- G Parks District
- Gr Parks District
- R1 Residential District
- R3 Residential District
- R4 Residential District
- CR Mixed-Use District

↑
 Not to Scale
 Zoning By-law 438-86 as amended
 Extracted 12/06/10

Staff report for action – Preliminary Report - 6, 8, 10, 12, 14 and 16 Glen Rd; 4, 6, 58, 60, 62, 64, 76 and 100 Howard St; and 603, 605, 607, 609 and 611 Sherbourne St.

Attachment 4b: Zoning



603,605,607,609,611 Sherbourne St., 6,8,10,12,14,16 Glen Rd & 4,6,58,60,62,64,76,100 Howard St.

Zoning-City of Toronto By-Law 1156-2010

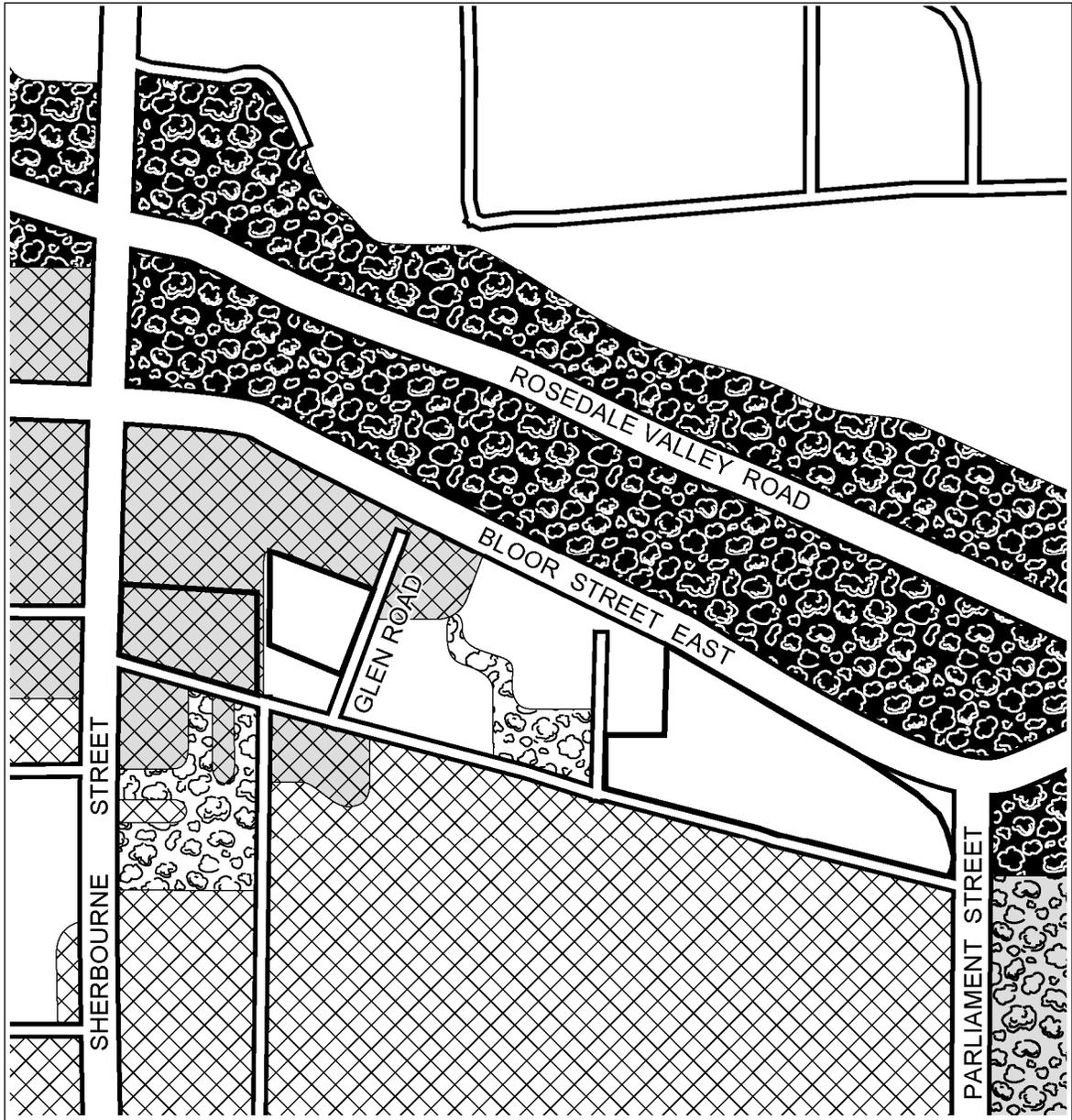
File # 10 247063 0Z

-  Not Part of By-Law 1156-2010
- R** Residential
- RD** Residential Detached
- ON** Open Space Natural Area
- CR** Commercial Residential

↑ Not to Scale
12/03/10

Staff report for action – Preliminary Report - 6, 8, 10, 12, 14 and 16 Glen Rd; 4, 6, 58, 60, 62, 64, 76 and 100 Howard St; and 603, 605, 607, 609 and 611 Sherbourne St.

Attachment 5: Official Plan



TORONTO City Planning
Official Plan

603,605,607,609,611 Sherbourne Street; 6,8,10,12,14,16 Glen Road;
& 4,6,58,60,62,64,76,100 Howard Street

File # 10_247063

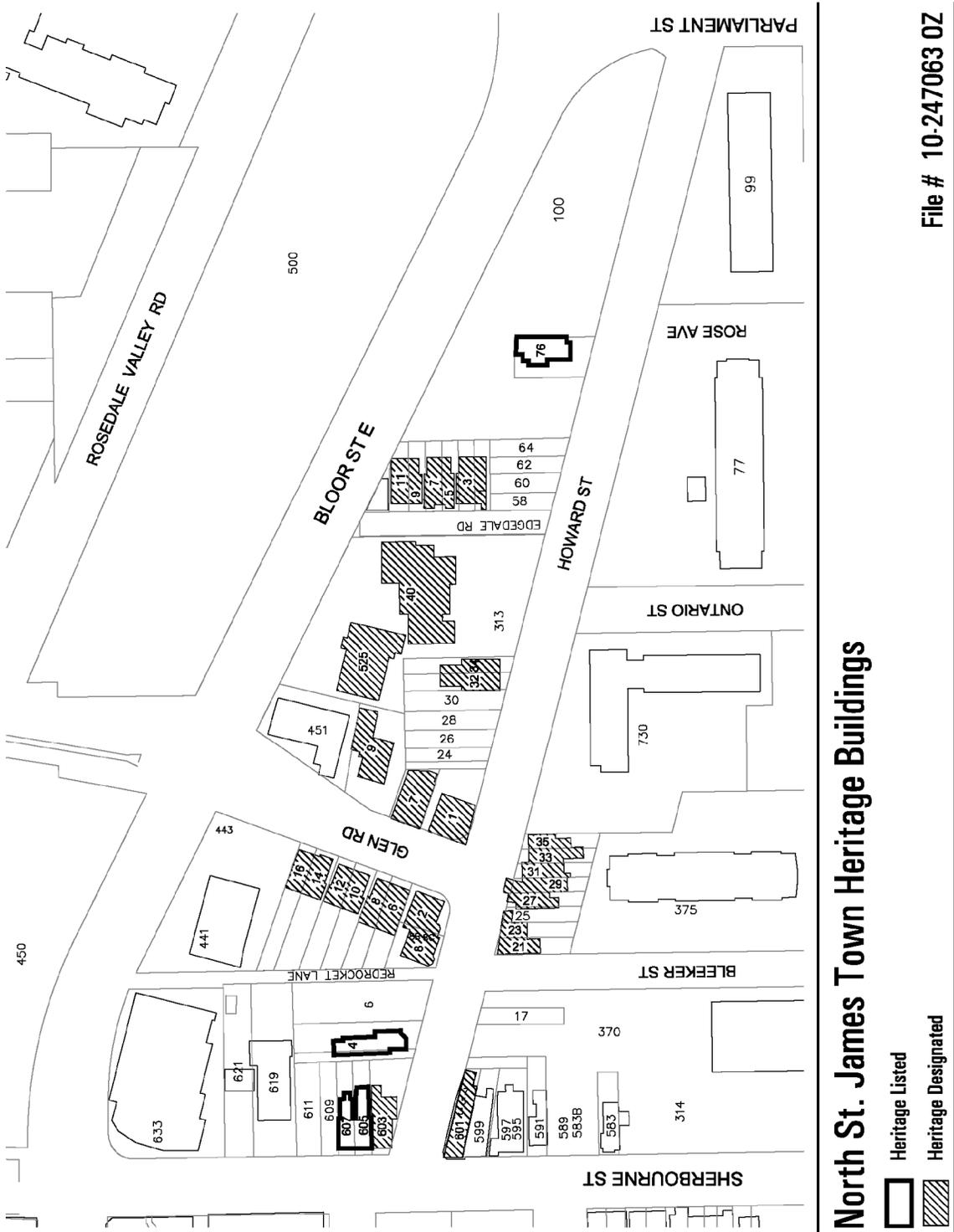
 Site Location	Parks & Open Space Areas
 Neighbourhoods	 Natural Areas
 Apartment Neighbourhoods	 Parks
 Mixed Use Areas	 Other Open Space Areas



Not to Scale
12/03/10

Staff report for action – Preliminary Report - 6, 8, 10, 12, 14 and 16 Glen Rd; 4, 6, 58, 60, 62, 64, 76 and 100 Howard St; and 603, 605, 607, 609 and 611 Sherbourne St.

Attachment 6: Heritage Map



Not to Scale
12/01/10

Staff report for action – Preliminary Report - 6, 8, 10, 12, 14 and 16 Glen Rd; 4, 6, 58, 60, 62, 64, 76 and 100 Howard St; and 603, 605, 607, 609 and 611 Sherbourne St.

Attachment 7: Application Data Sheet

Application Type: Official Plan Amendment & Rezoning Application Number: 10 247063 STE 28 OZ
 Details: OPA & Rezoning, Standard Application Date: August 25, 2010
 Municipal Address: 6, 8, 10, 12, 14 and 16 Glen Rd, 4, 6, 58, 60, 62, 64, 76 and 100 Howard St, and 603, 605, 607, 609 and 611 Sherbourne St.
 Location Description: PLAN 360 PT LOT 7 PT LOT 8 **GRID S2801
 Project Description: Application to Amend the Official Plan and Zoning By-law to permit a development consisting of four residential towers with heights of 46, 50, 53 and 56 storeys, a mid-rise residential building with a height of 5 storeys, semi detached housing, a low-rise mixed use building, retail uses at grade along Howard Street at Sherbourne Street and an amenity and servicing building. The proposal includes retaining the heritage buildings at the 603 Sherbourne Street, at the corner of Sherbourne Street and Howard Street, and 6-16 Glen Road.

Applicant:	Agent:	Architect:	Owner:
Aird and Berlis 181 Bay Street Suite 1800 Toronto, ON M5J 2T9	Lanterra Developments Ltd 3625 Dufferin St Suite 230 Toronto, ON M3K 1N4	architects Alliance 205-317 Adelaide Street W Toronto, ON M5V 1P9	Bloor Parliament Investments Ltd 3625 Dufferin St Suite 230 Toronto, ON M3K 1N4

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods, Mixed Use Areas	Site Specific Provision:	N/A
Zoning:	R d1.0 and R d 2.0 under Zoning By-Law 1159-2010 R4 Z1.0 and R4 Z.20 under Zoning By-Law 438-86	Historical Status:	Y
Height Limit (m):	12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	11821	Height:	Storeys:	56	
Frontage (m):	0		Metres:	159	
Depth (m):	0				
Total Ground Floor Area (sq. m):	6671				Total
Total Residential GFA (sq. m):	128529		Parking Spaces:	1189	
Total Non-Residential GFA (sq. m):	898		Loading Docks	2	
Total GFA (sq. m):	129427				
Lot Coverage Ratio (%):	56.4				
Floor Space Index:	10.95				

DWELLING UNITS

Tenure Type:	Condo		
	Block 1	Block 2	Block 3
Bachelor:	0	0	188
1 Bedroom:	206	32	913
2 Bedroom:	178	15	237
3 + Bedroom:	6	0	65
Units per Block:	390	47	1403
Total Units	1840		

FLOOR AREA BREAKDOWN

(upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	128529	0
Retail GFA (sq. m):	898	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT: PLANNER: **Allison Meistrich, Senior Planner** ameistric@toronto.ca (416) 392-7363
Angela Stea, Planner astea@toronto.ca (416) 392-7215