

11 Charlotte Street – Zoning Amendment and Site Plan Applications - Preliminary Report

Date:	February 28, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	10 317203 STE 20 OZ

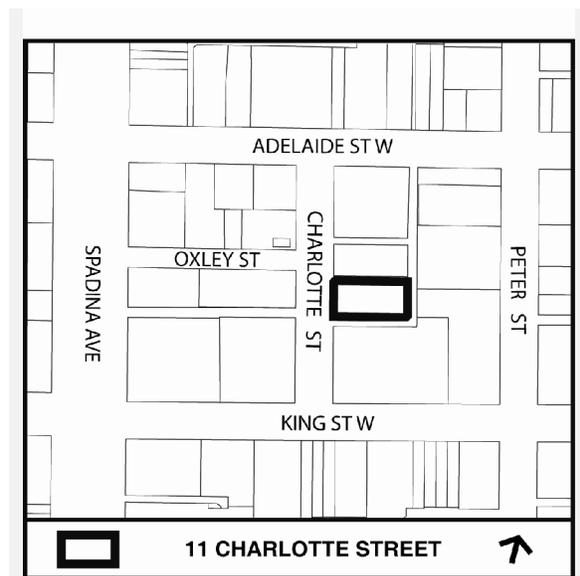
SUMMARY

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

This application proposes to construct a 32-storey residential building providing 232 residential units, 4 levels of below grade parking with 73 parking spaces (includes 1 car share parking space), and proposes an approximate building height of 114 metres at 11 Charlotte Street. A portion of the ground floor will be used for community space.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

A community consultation meeting is targeted for the second quarter of 2011. A Final Report is targeted for the third quarter of 2011. This date assumes the applicant will provide all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 11 Charlotte 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.

Pre-Application Consultation

A pre-application consultation meeting was not held with the applicant prior to the filing the application. However, after the applications were filed, a meeting was held on February 2, 2011, with City staff, where the applicant presented and discussed the proposal.

On January 10, 2011, the local Councillor held a constituency meeting at which the proposed development for 11 Charlotte was presented.

ISSUE BACKGROUND

Proposal

The application proposes to construct a 32-storey residential building, including a six-storey podium, having an approximate height of 114 metres. The building will have a gross floor area of 16,661 square metres, of which 322 square metres will be used for ground floor community space and a mezzanine level. The building will provide 232 residential units. Currently, 149 one-bedroom units, 57 two-bedroom units and 26 3-bedroom units are proposed. Parking will be provided in 4 levels of below grade parking with 73 parking spaces (includes 1 car share parking space) for the use of residents. Vehicular access to parking and loading will be from the abutting laneways to the south and east of the property.

Site and Surrounding Area

The site is located mid-block on the east side of Charlotte Street, north of King Street West, and south of Adelaide Street West. The site has a frontage of approximately 22 metres, and an approximate lot area of 895 square metres. There are public laneways abutting the east and south limits of the property. The site is currently occupied by a three-storey converted warehouse building, and used for office purposes.

The site is surrounded by the following uses.

North: To the immediate north of the site is a four-storey warehouse building which contains a billiard hall/restaurant on the ground floor, and a mix of office uses on the upper levels. Further north is an east-west laneway and a 7-storey warehouse building, fronting onto Adelaide Street West, known as the MacLean Building. The MacLean Building is listed on the City's Inventory of Heritage Properties.

South: A public laneway abuts the site to the south, and further south is a two-storey building which fronts onto King Street West. This building provides retail and commercial uses on the ground floor and office uses on the second floor.

East: To the east of the site is a public laneway. East of the laneway is a small surface parking lot, which has access from Peter Street. Along Peter Street there are warehouse buildings ranging in heights from five to 6 storeys, and a 16-storey hotel.

West: Directly across the street on the west side of Charlotte Street, is a recently constructed 16-storey residential building (25 Oxley Street). At the north-west corner of Charlotte Street and King Street West, a 36-storey building with a 4-6 storey podium is under construction. Further north at 36 Charlotte Street is a residential building at 13 storeys.

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.

Official Plan

The site is designated *Regeneration Area* in the Official Plan, and is subject to the King-Spadina Secondary Plan Area. The site is also located in the *Downtown and Central Waterfront* as identified in the City's Urban Structure map. The *Downtown* will continue to evolve as a healthy and attractive place to live and work as new development that

supports the urbanization strategy and the goals for *Downtown* is attracted to the area. Sites located within the *Downtown* offer opportunities for substantial employment and residential growth. The King-Spadina Secondary Plan emphasizes the reinforcement of the characteristics and qualities of the area through special attention to built form and the public realm. New buildings will achieve a compatible relationship with their built form context through consideration of matters such as building height, massing scale, setbacks, stepbacks, roof line and profile, architectural character and expression.

King-Spadina Built Form Review

In 2005, the King-Spadina Secondary Plan review was initiated by Council to evaluate development issues in King-Spadina related to entertainment uses, community facilities, public realm and built form. In September 2006, Council enacted amendments to the Secondary Plan and Zoning By-law for the area. The amendments were appealed to the Ontario Municipal Board (OMB) and many of these appeals have since been withdrawn or resolved. A further prehearing on the outstanding appeals has not yet been scheduled by the OMB.

King-Spadina East Precinct Built Form Study (2008)

The findings of the King-Spadina East Precinct Built Form Study include a Two-Tier approach towards height permissions. The First Tier approach conforms to the recommendations of the 2006 King-Spadina Secondary Plan Review Study, which limits the height of buildings to 30 metres plus 5 metres for mechanical, and that applications for taller buildings would proceed through a rezoning process. The Second Tier height limit approach, identified to be permitted in certain areas only, is based on the immediate context of the site within the general downward height transitions from east to west, and south to north. Achievement of Second Tier heights would require development proposals to meet the policy objectives of the Secondary Plan, as well as, but not limited to, conformity with the King-Spadina Built Form Guidelines, respect for heritage in the immediate context, including podium scale, materiality, proportion and architectural rhythm, and achieving a 25 metre tower separation and a maximum floor plate of 750 square metres.

King-Spadina Urban Design Guidelines

The King-Spadina Urban Design Guidelines (2004) support the implementation of the King-Spadina Secondary Plan with detailed guidelines for areas of special identity and special streets. The guidelines seek to ensure that new development respects the massing, height, setback, orientation and character of the industrial buildings prevalent on the street. Building articulation and fenestration should be based on the articulation of the historic building facades.

Updated King-Spadina Urban Design Guidelines were endorsed by City Council in September 2006. The updated Guidelines encourage buildings with podiums that relate to nearby historic buildings, and evaluate tall buildings in terms of massing and height and impacts on light, view, privacy, sunlight access and wind conditions, as well as ensuring that the potential for other sites appropriate for tall buildings to develop in a similar manner is maintained. Stepbacks between 3 and 9m are encouraged for tall

portions of buildings so as to not overwhelm the street wall. The updated guidelines do not identify the subject site as a terminus location.

The Urban Design Guidelines also state that tall buildings are to be assessed in accordance with the City's Tall Building Design Guidelines, including guidelines for tower separation, floor plate and sky view and shadow impacts.

City of Toronto Tall Building Guidelines

The Tall Building Guidelines provide direction on matters related to the scale of buildings, building floor plates and spatial separation. Key criteria in the Guidelines are minimum facing distances of 25 metres between towers in order to achieve appropriate light and privacy, minimum side and rear yard tower setbacks of 12.5 m, and articulation of tower floor plates that are larger than 743 sq. m. to break down the massing of the building.

Zoning

The new City of Toronto Zoning By-law 1156-2010 was adopted by City Council at its meeting on August 25-26, 2010.

Zoning By-law 2010-1106

The site is zoned CRE (x74) with a maximum height of 30 metres. The purpose of the CRE (Commercial Residential Employment) Zone is to provide a range of retail, service commercial, office, residential and limited industrial uses in single use buildings and mixed use buildings.

Exception 74 (x74) indicates that certain site-specific zoning by-laws will prevail on individual sites within the exception area. The site is not subject to any prevailing site-specific zoning by-laws.

Zoning By-law 438-86

The site is zoned Reinvestment Area (RA) by Zoning By-law 438-86, as amended. The RA zoning permits a range of uses and a maximum building height of 30 metres for this site. An additional 5 metres is permitted for rooftop mechanical elements. The Zoning By-law also contains requirements related to building setbacks from the side and rear lot lines, parking for residents and visitors, as well as bicycle parking for residents and visitors.

By-law 922-2006, implementing the zoning by-law amendments arising from the 2006 King-Spadina Secondary Plan review, added provisions that included requirements for windows of dwelling units to maintain a separation of 15 m, and 7.5 m to a lot line that is not a public street. By-law 922-2006 is under appeal to the Ontario Municipal Board.

Site Plan Control

This proposal is subject to Site Plan Control. An application was submitted in conjunction with the zoning amendment application.

Reasons for the Application

The applicant has submitted a Zoning By-law Amendment application to permit a building that exceeds the maximum zoning height as permitted in the by-law, and minimum required residential and visitor parking. Additional areas of non-compliance with the Zoning By-law may be identified through further review of the application.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning rationale
- Sun/Shadow study
- Traffic Impact Study
- Servicing and Storm Water Management Report
- Tree Declaration
- Green Development Standard Checklist
- Wind Study

The Wind Study was submitted on February 2, 2011 and a Notification of Complete Application was issued on February 2, 2011.

Issues to be Resolved

One of the main design criteria in the Tall Building's Guidelines, and the consideration of tall buildings, is the appropriate spacing and siting of towers. The guidelines recommend 25 metres between towers, or the shaft of the tower to be located 12.5 metres from a property line. In this case, the proposed tower is setback approximately 3.77 metres from the north lot line and approximately 1.0 metre from the south lot line. Staff will have to review this issue in terms of this same separation distance being requested on similar sites in the area, resulting in conditions that will affect light and privacy, sky views, and the overall quality and character of the neighbourhood. Land consolidation may provide the opportunity for the site to accommodate a tall building with adequate setbacks and separation distances.

The review of tall buildings placement on a block basis will be done collaboratively with other owners, taking into account heritage resources and other objectives. This approach can help achieve better building relationships while allowing redevelopment to occur. An Urban Design Charrette has been scheduled for March 30, 2011. This design workshop will provide the opportunity to examine and explore the design criteria contained within the Tall Building's guidelines, as well as the built form policies of the King-Spadina Secondary Plan, in relation to the subject site and abutting properties, within and around the block.

Other issues to be resolved through the development review process include:

1. Conformity with the existing Urban Structure and Built Form policies of the King-Spadina Secondary Plan.
2. Compliance with the Tall Building Design guidelines.
3. Adequacy of vehicular and bicycle parking spaces for residents, and visitors.
4. Identification and securing of community benefits under Section 37 of the Planning Act should the proposed development, or some version thereof be advance.

Additional issues may be identified through further review of the application, agency comments and the community consultation process.

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.

CONTACT

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SIGNATURE

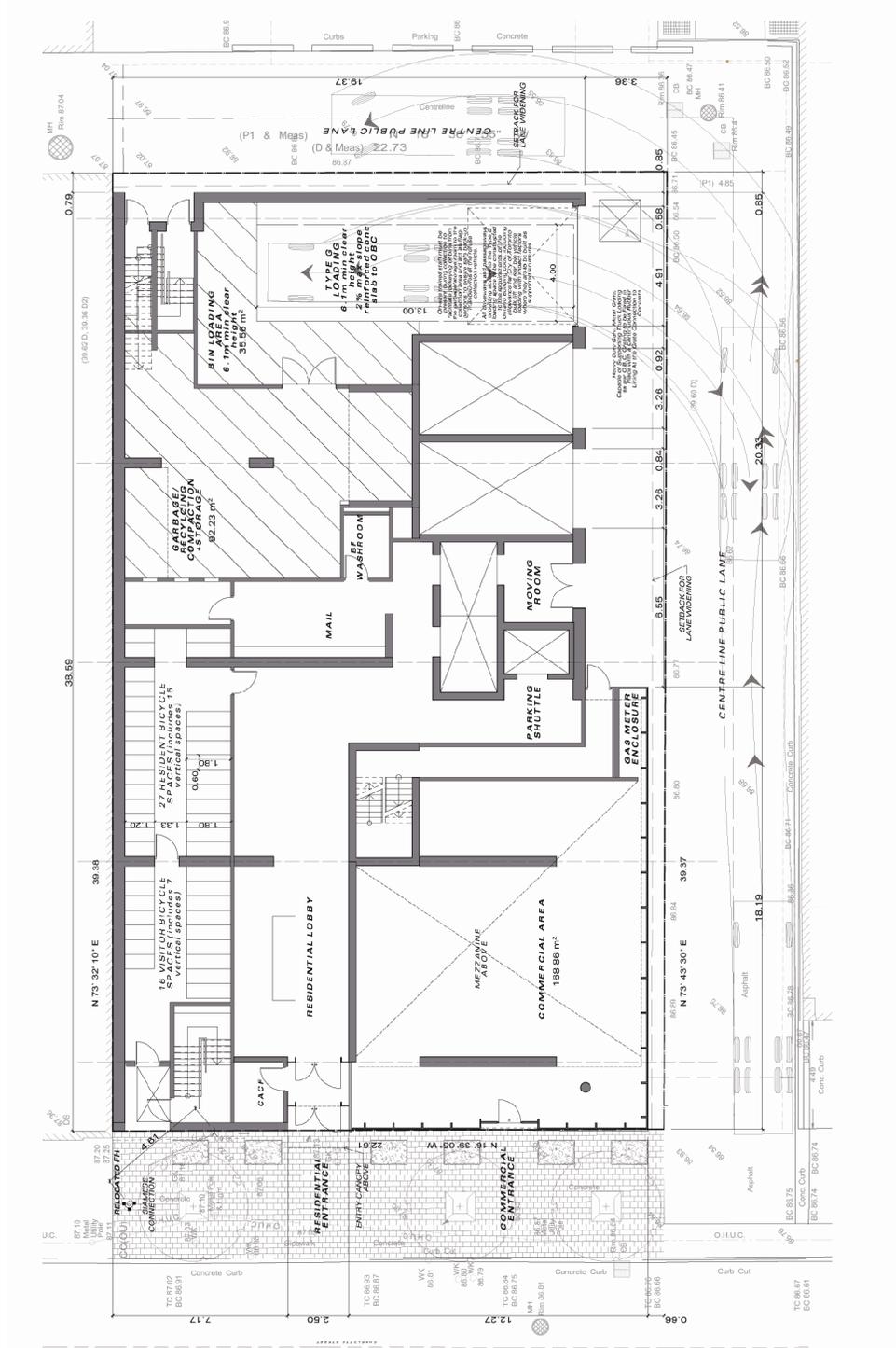
Gregg Lintern, Director MCIP, RPP
Community Planning, Toronto and East York District

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ATTACHMENTS

- Attachment 1: Site Plan [as provided by applicant]
- Attachment 2: Elevations (North)
- Attachment 3: Elevations (East)
- Attachment 4: Elevations (South)
- Attachment 5: Elevations (West)
- Attachment 6: Zoning (By-law 438-86)

Attachment 1: Site Plan

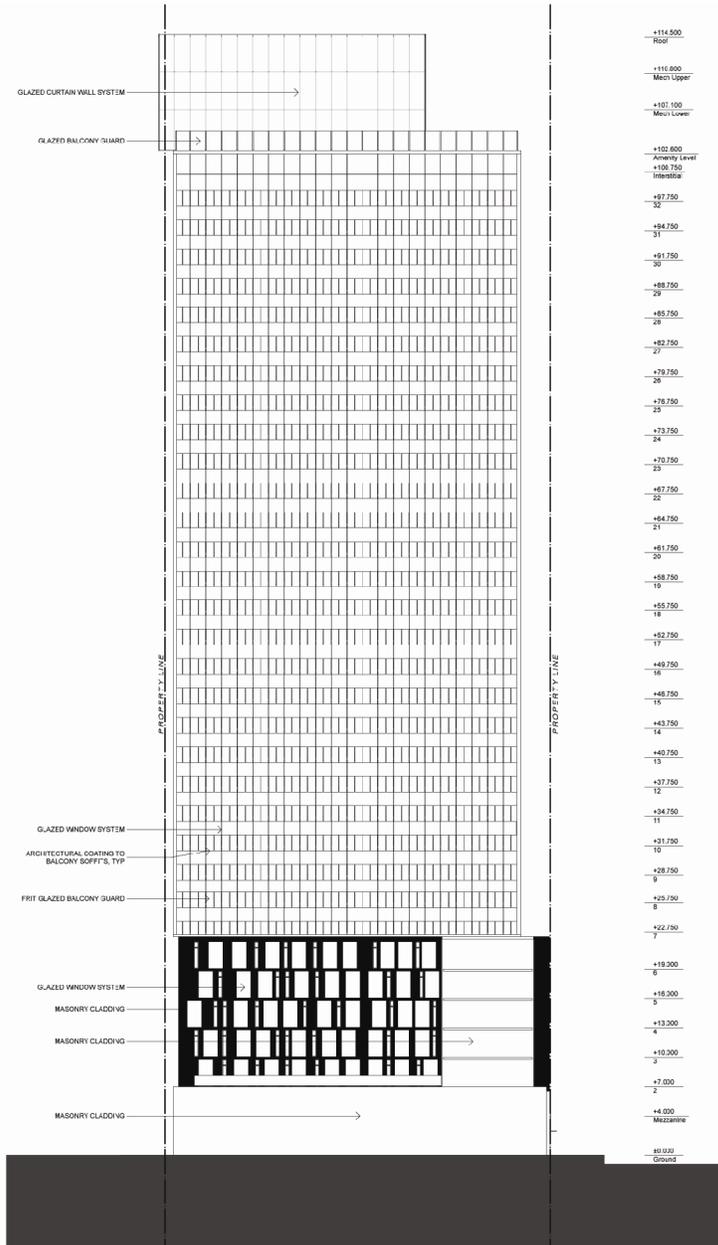


11 Charlotte Street

Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 02/08/11

File # 10_317203

Attachment 2: Elevations (North)



NORTH Elevation

Elevations

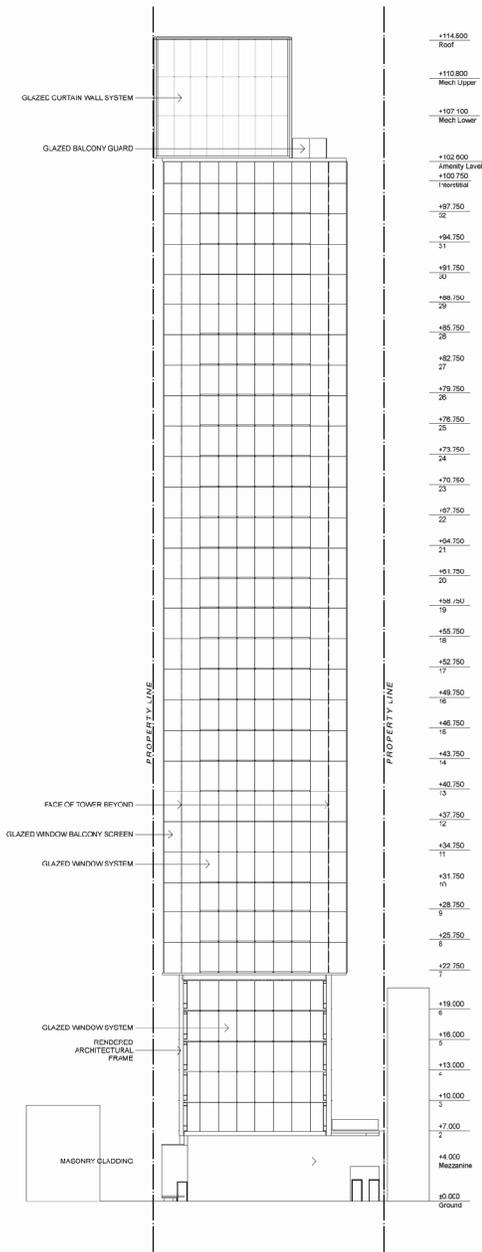
Applicant's Submitted Drawing

Not to Scale
02/08/11

11 Charlotte Street

File # 10_317203

Attachment 3: Elevations (East)



EAST Elevation

Elevations

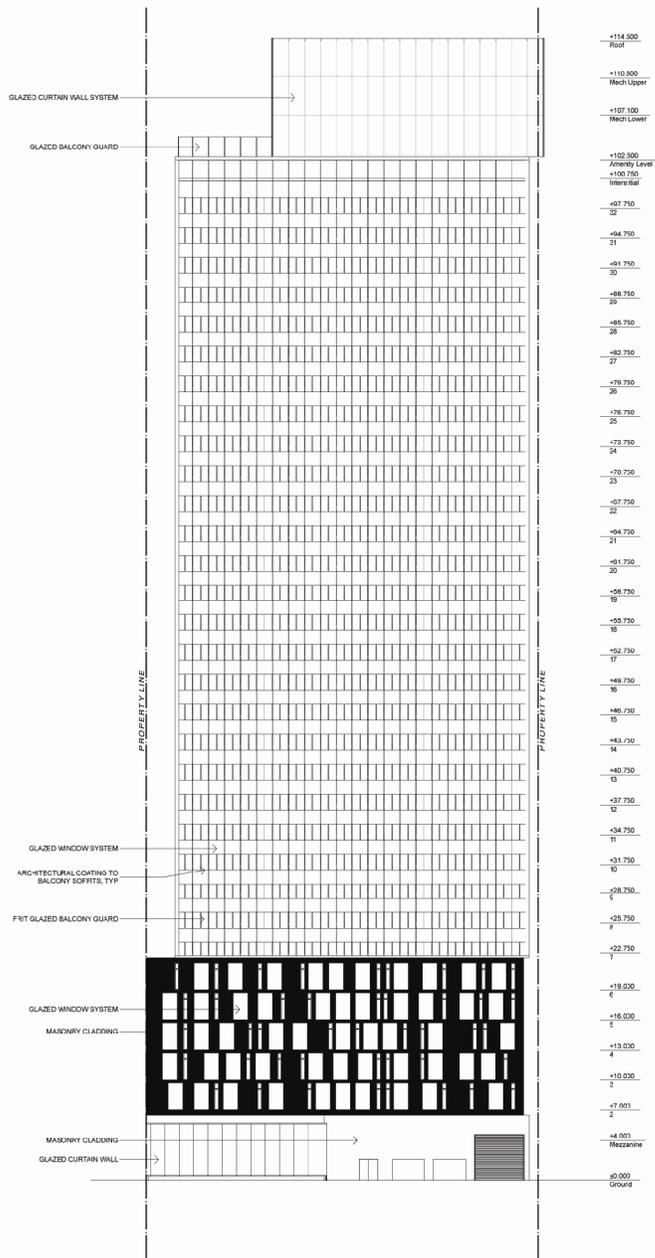
Applicant's Submitted Drawing

Not to Scale
02/08/11

11 Charlotte Street

File # 10_317203

Attachment 4: Elevations (South)



SOUTH Elevation

Elevations

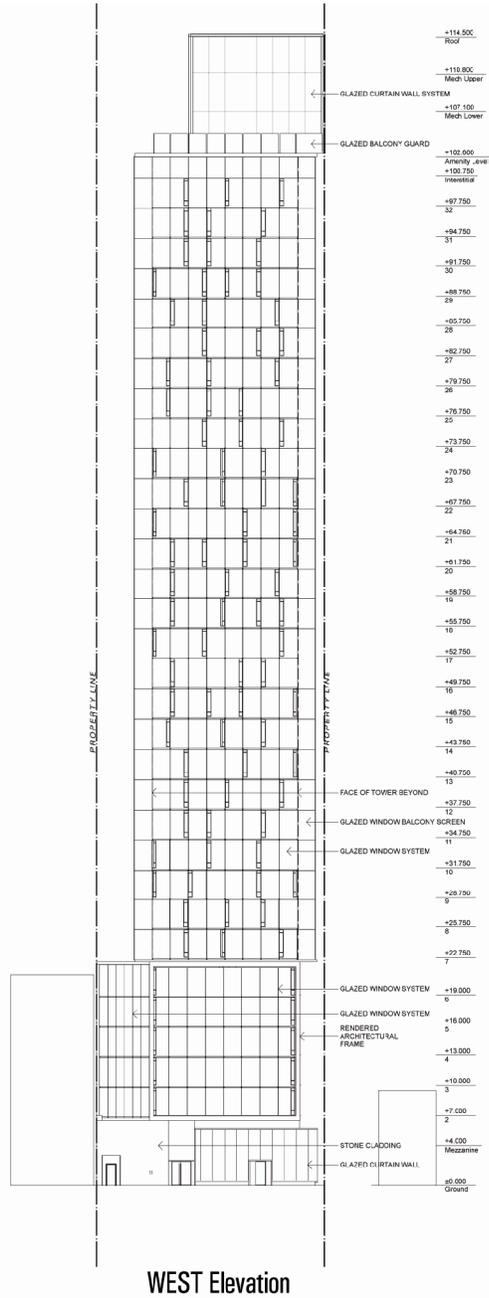
Applicant's Submitted Drawing

Not to Scale
02/08/11

11 Charlotte Street

File # 10_317203

Attachment 5: Elevations (West)



Elevations

Applicant's Submitted Drawing

Not to Scale
02/08/11

11 Charlotte Street

File # 10_317203

Attachment 6: Zoning By-law 438-86



TORONTO City Planning
Zoning

401, 407 - 409 and 415 King Street

File # 10_317203

 Site Location
 RA Mixed-Use District


 Not to Scale
 Zoning By-law 438-86 as amended
 02/08/11 - MH

Attachment 7: Zoning By-law 1156-2010



Zoning City of Toronto By-law 1156-2010

11 Charlotte Street

File # 10 317203

- Location of Application
- Not Part of Zoning By-law 1156-2010
- CR Commercial Residential Zone
- CRE Commercial Residential Employment Zone



Not to Scale

02/04/2011

Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number:	10 317203 STE 20 OZ
Details	Rezoning, Standard	Application Date:	December 20, 2010
Municipal Address:	11 CHARLOTTE ST		
Location Description:	RESERVE MILITARY PT BLK H **GRID S2015		
Project Description:	Rezoning application for a 32 storey building with a rooftop amenity area, and community space on the ground floor. Proposal comprises of 232 residential units, 4 levels below grade parking with 73 parking spaces (includes 1 car share parking space), and an approximate height of 114 metres.		

Applicant:	Agent:	Architect:	Owner:
AIRD AND BERLIS		CORE ARCHITECTS	KING CHARLOTTE CORP

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:
Zoning:	CRE (x74)	Historical Status:
Height Limit (m):	30	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	892.7	Height:	Storeys:	32
Frontage (m):	22.61		Metres:	114.5
Depth (m):	39.38			
Total Ground Floor Area (sq. m):	793.73			Total
Total Residential GFA (sq. m):	16611		Parking Spaces:	73
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	16611			
Lot Coverage Ratio (%):	88.91			
Floor Space Index:	18.6			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	149
2 Bedroom:	57
3 + Bedroom:	26
Total Units:	232

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	16611	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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