

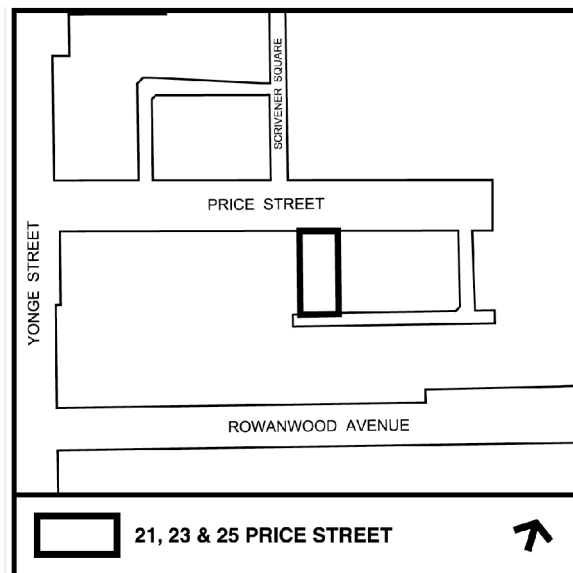
**21, 23 & 25 Price Street - Official Plan and Zoning
Amendment Applications - Preliminary Report**

Date:	October 7, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	11 257217 STE 27 OZ

SUMMARY

This application proposes to demolish the existing 2-storey building at 21 Price Street and a pair of 2 ½ semi-detached buildings at 23 and 25 Price Street used for existing office uses and construct a 5-storey office building with two levels below grade, for a total of building gross floor area of 1,428.55 square metres and 4 surface parking spaces at the rear of the lot. The overall height of the building would be 18.4 metres to the rooftop with an additional 2.15 metres for the exit stair enclosure for a total height of 20.55 metres.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process. Staff recommends that a community consultation meeting be scheduled for January of 2012. Staff anticipate submitting a final report on the application to Community Council in the second quarter of 2012. These target dates assumes that 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 21, 23 & 25 Price 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

Pre-application consultation meetings were held with the applicant to discuss preliminary design concepts on May 20 and June 21, 2011. The matters discussed included building height, massing, adjacency issues, access, parking and shadowing. In addition, staff worked with the applicant to identify complete application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant proposes the redevelopment of the lands to permit a 5-storey office use development of 1,428.55 square metres. Access to the site is proposed from a driveway located on the east side of the building. Four rear yard surface parking spaces are proposed. A total of 13 bicycle parking spaces are proposed: 7 for occupants and 6 for visitors.

The proposed height is 18.4 metres to the rooftop with an additional 2.15 metres for the exit stair enclosure for a total height of 20.55 metres. Refer to Attachment 8: Application Data Sheet.

Site and Surrounding Area

The site is located on the east side of Yonge Street on the south side of Price Street. The site is 426.8 square metres in area, generally rectangular in shape and has approximately 14.14 metres of frontage along Price Street. The site is occupied by a single 2-storey building at 21 Price Street and a pair of 2 ½ semi-detached house form buildings at 23 and 25 Price Street currently used as offices.

Surrounding uses include:

North: at the northeast corner of Yonge and Price Streets is a 3-storey mixed-use commercial building, adjacent on Price Street is a laneway running north/south, a 3 to 4-storey mixed-use retail building and a realty office building.

South: to the south are rear yards of residential 2 to 2 1/2-storey dwellings at 16 and 18 Rowanwood Avenue that are separated by a public laneway.

East: adjacent to the subject site is a 3-storey residential condominium building (formerly the Ontario Registered Nurses Association Building) with parking at the rear and flanking the east side, adjacent are a pair of 2-storey semi-detached dwellings, and at the end of the street is the Toronto Lawn Tennis Club courts, clubhouse and 2 to 3-storey enclosed parking facility sited along the north side of Price Street.

West: at the southeast corner of Yonge and Price Streets is a 1-storey retail showroom, adjacent is the 3-storey Serendipity Point Films production building, adjacent to the east is a Toronto Parking Authority (TPA) public surface parking lot that extends south to Rowanwood Avenue.

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.

Official Plan

The site is designated as an '*Apartment Neighbourhoods*' in the Official Plan on Map 17 - Land Use Plan and it abuts a '*Neighbourhoods*' designation to the south and west properties. The Apartment Neighbourhood Areas are made up of apartment buildings, parks, local institutions, cultural and recreational facilities and small-scale retail service and office uses that serve the needs of the area residents. (Policy 4.2.1).

The Official Plan also includes Development Criteria (Policy 4.2.2) to help guide new development in an Apartment Neighbourhood, including in particular:

- locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scaled *Neighbourhoods*;
- locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale Neighbourhoods, particularly during the spring and fall equinoxes;
- locating and massing new buildings to frame the edge of streets and parks with good proportions and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- including sufficient off-street motor vehicle and bicycle parking for residents and visitors; and
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences.

The Toronto Official Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/introduction.htm

Zoning

The site is zoned 'R4A' zone permitting a wide range of residential, institutional, parks, community services, and an office of a professional person/administrative office. The density allowed is 2.0 times the lot area. A maximum height of 11 metres is permitted with the addition of 5.0 metres for rooftop mechanical equipment. Attachment 6 provides an excerpt of the Zoning map for the site and immediate area.

Site Plan Control

The proposed development is subject to Site Plan Control. A site plan control application has been submitted and is being reviewed concurrently with the official plan and rezoning application (file # 11 257222 STE 28 SA).

Heritage Preservation

The site has been designated under Part V of the Ontario Heritage Act as being within the South Rosedale Conservation District Study. A Heritage Impact Assessment (HIA) prepared by E.R.A. Architects Inc. dated June 20, 2011 has been submitted for staff review. The purpose of the HIA is to provide information on the heritage resources that may be affected by the proposed redevelopment of the subject property.

Tree Preservation

An arborist report has been provided by Bostock Consulting Inc. dated July 13, 2011. It indicates that there are seventeen existing trees on site. This report is under review by City Forestry staff.

Reasons for the Application

The proposed building requires amendments to the Zoning By-law to permit the proposed density and height. The applicant is proposing a total gross floor area over 3.4 times the lot area where the By-law permits a maximum density of 2.0 times the lot area. The permitted building height is 11.0 metres exclusive of the 5.0 metres permitted for mechanical equipment. The applicant is proposing a height of 18.4 metres with 2.15 metres for an exit stair enclosure.

In addition, there are amendments proposed with the provision of vehicular parking, building setbacks from the property line, and the building depth. Additional areas of non-compliance with the zoning may be identified through the review of this application.

An amendment to the Official Plan is required in order to permit the office use at the proposed scale, and intensity because it serves the needs beyond the scope of the area residents. The Apartment Neighbourhoods land use designation only permits new small-scale offices that are incidental to and support apartment neighbourhoods.

The Official Plan does discuss re-designation and in Policy 5.3.1.3, it notes that amendments to the Official Plan that are not consistent with its general intent will be discouraged, however if a re-designation is being considered, Council must be satisfied that any development permitted under an amendment to this Plan is compatible with its physical context and will not affect the nearby *Neighbourhoods* in a manner contrary to the Apartment Neighbourhoods protection policies of this Plan.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rational Report
- Heritage Impact Statement
- Toronto Green Standards
- Noise Impact and Vibration Study
- Sun/Shadow Study
- Storm Water Management Plan Report
- Municipal Servicing Report
- Arborist Report/Tree Preservation Plan
- Parking and Loading Study
- Massing Model

A Notification of Complete Application was issued on September 20, 2011.

Issues to be Resolved

Issues identified in the review of the application include but are not limited to the following:

- consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- conformity with Official Plan policies and objectives particularly with respect to the section on built form and massing issues including but not limited to height, setbacks, setbacks, privacy and shadowing;
- the transitioning of the built form in relation to its location adjacent to the *Neighbourhoods* area of lower scale and density;
- the appropriateness and impact and character of the building in relation to its existing and planned context;
- treatment of the ground floor of the building and its relationship to the streetscape and the pedestrian realm surrounding the site;
- provision, location and access of vehicular parking and loading; and
- transportation issues that are related to traffic, access, parking and circulation.

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.

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

CONTACT

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SIGNATURE

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

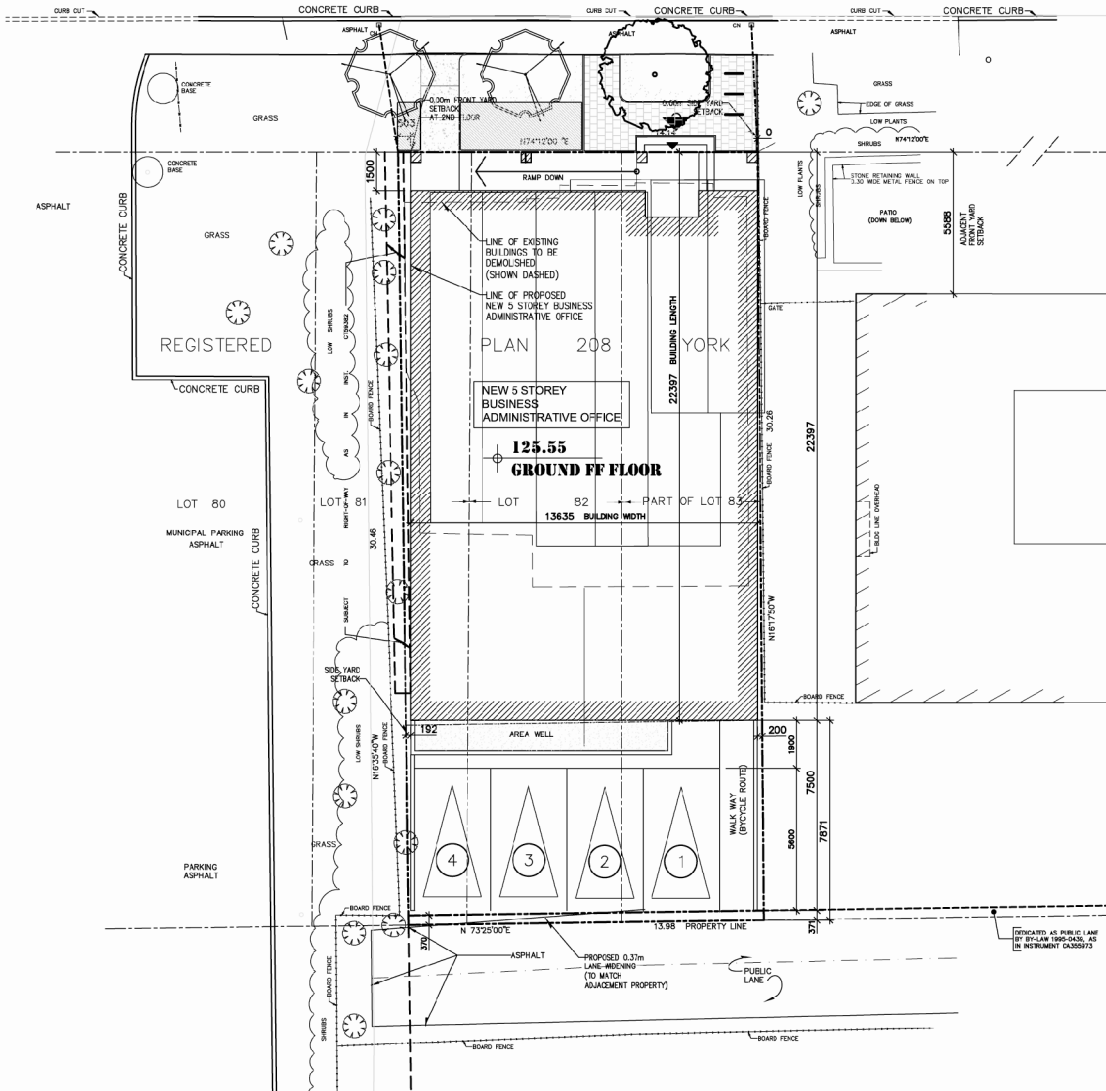
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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North Elevation
Attachment 3: South Elevation
Attachment 4: East Elevation
Attachment 5: West Elevation
Attachment 6: Zoning
Attachment 7: Official Plan
Attachment 8: Application Data Sheet

Attachment 1: Site Plan

PRICE STREET (BY REGISTERED PLAN 208Y)
PIN 21119 - 0335 (LT)



Site Plan

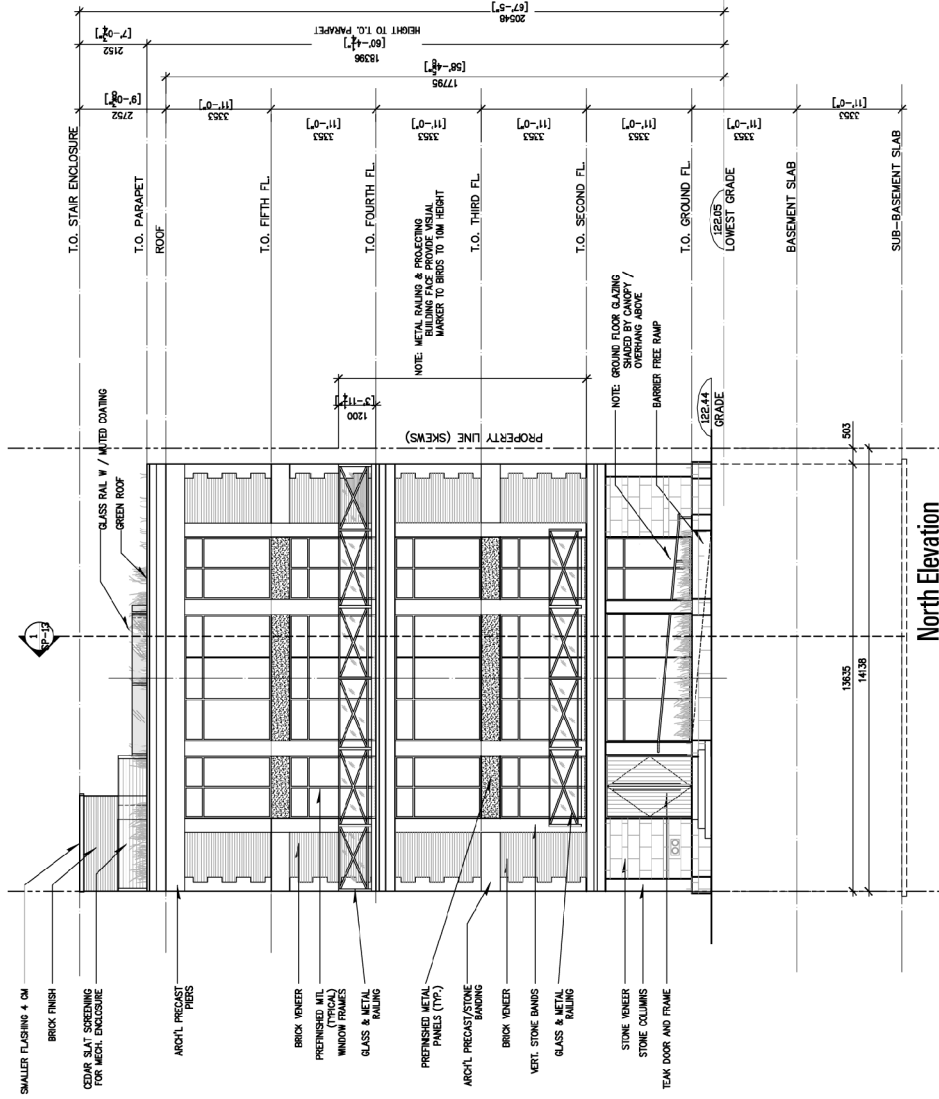
21, 23 & 25 Price Street

Applicant's Submitted Drawing

Not to Scale 
09/21/2011

File # 11 257217 0Z

Attachment 2: North Elevation



21, 23 & 25 Price Street

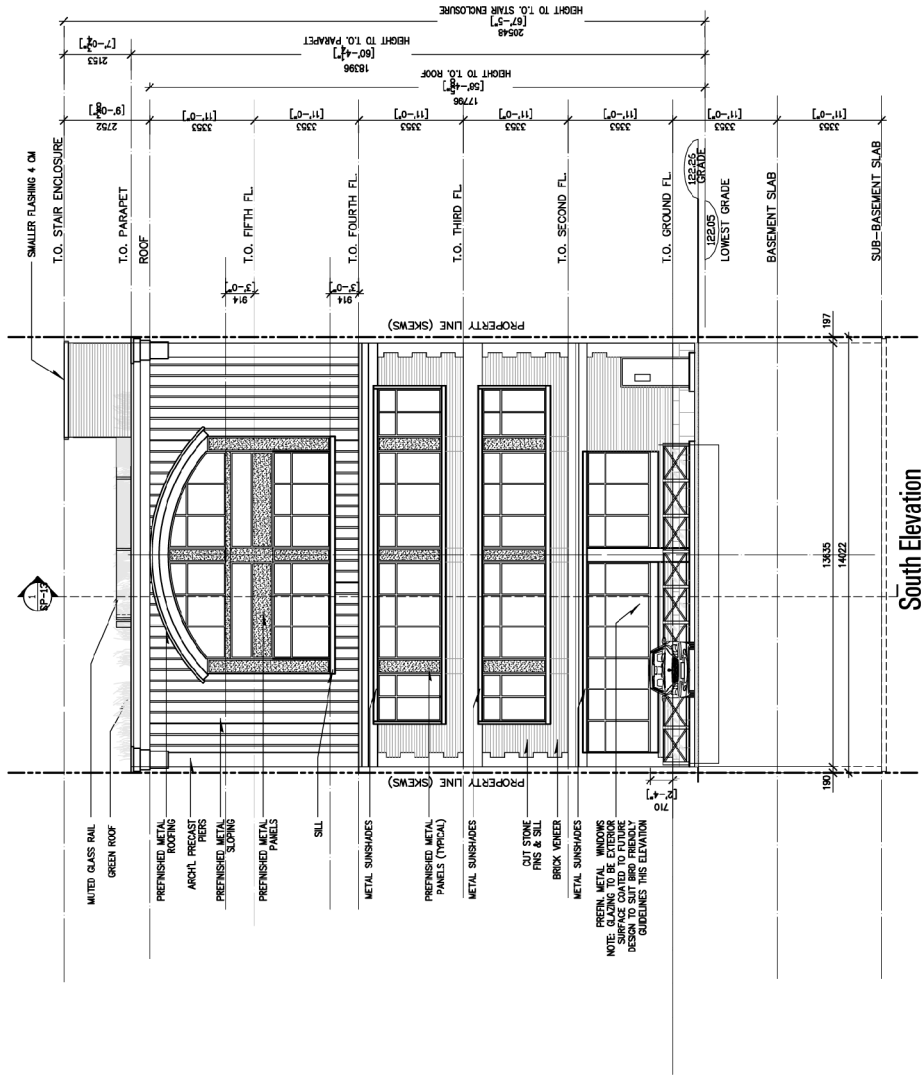
Elevations

Applicant's Submitted Drawing

Not to Scale
09/21/2011

File # 11 257217

Attachment 3: South Elevation



21, 23 & 25 Price Street

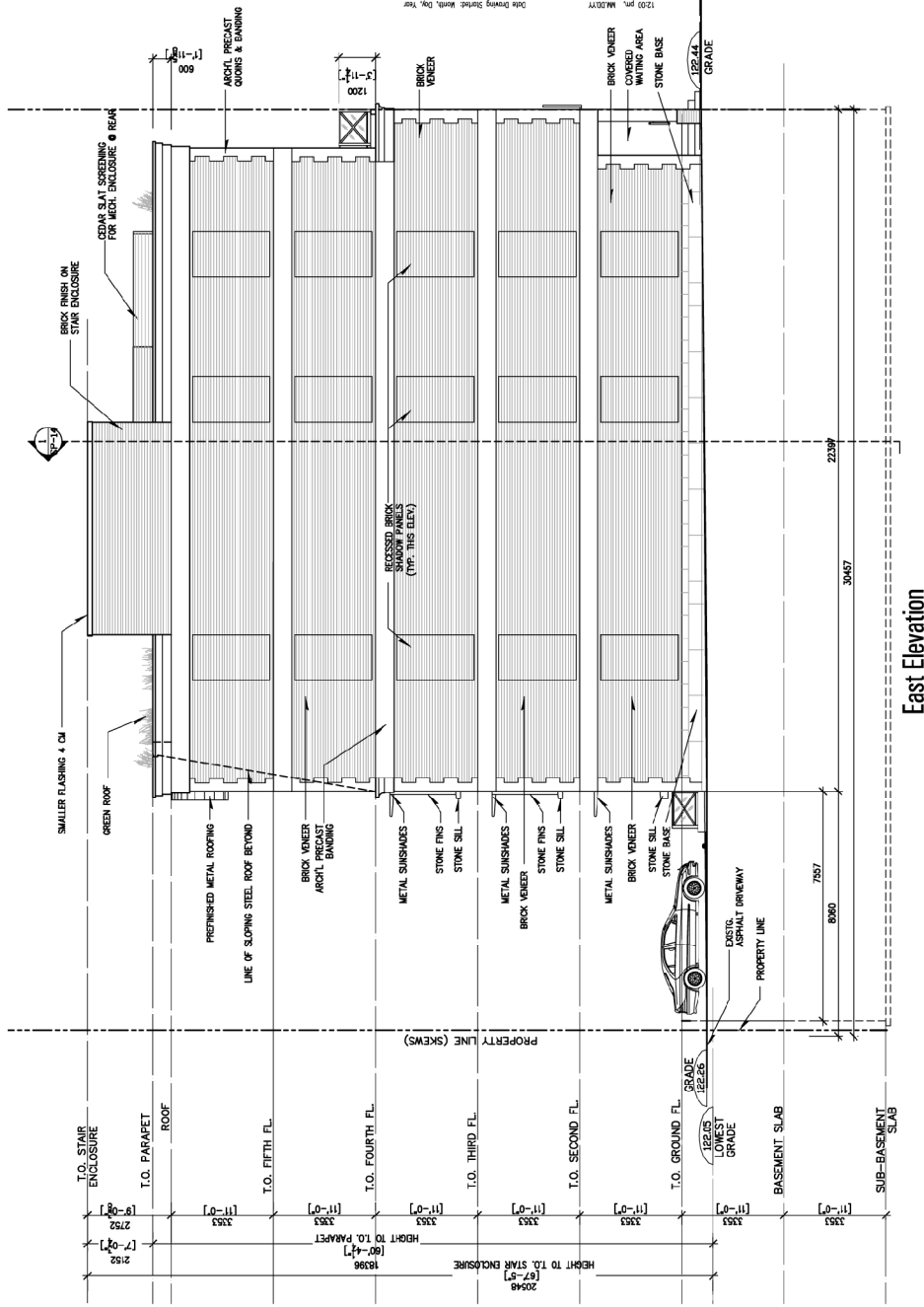
Elevations

Applicant's Submitted Drawing

Not to Scale
09/21/2011

File # 11 257217

Attachment 4: East Elevation



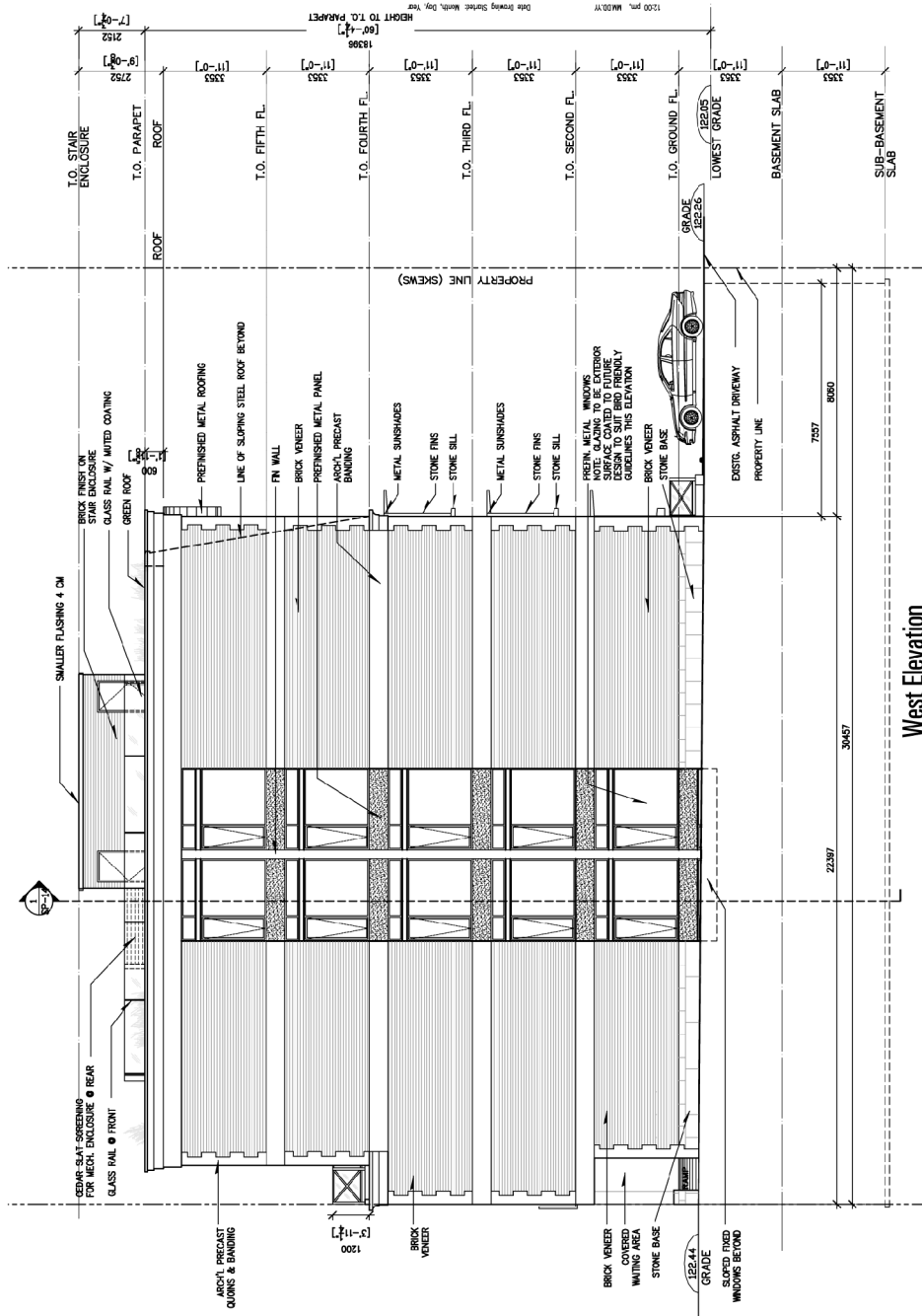
21, 23 & 25 Price Street

Elevations
Applicant's Submitted Drawing

Not to Scale
09/21/2011

File # 11 257217

Attachment 5: West Elevation



21, 23 & 25 Price Street

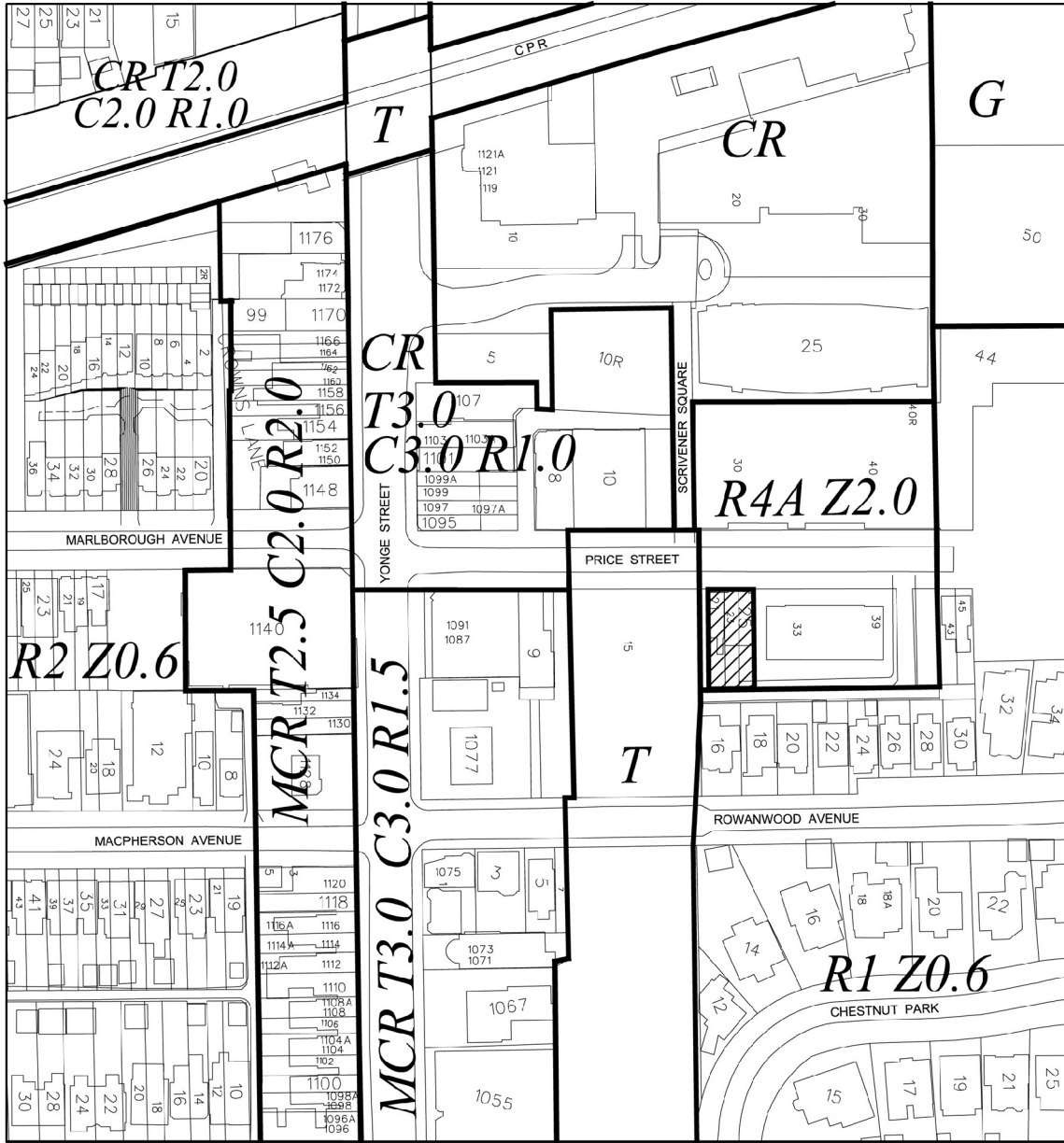
Elevations

Applicant's Submitted Drawing

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09/21/2011

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Attachment 6: Zoning



21, 23 & 25 Price Street

File # 11 257217 0Z

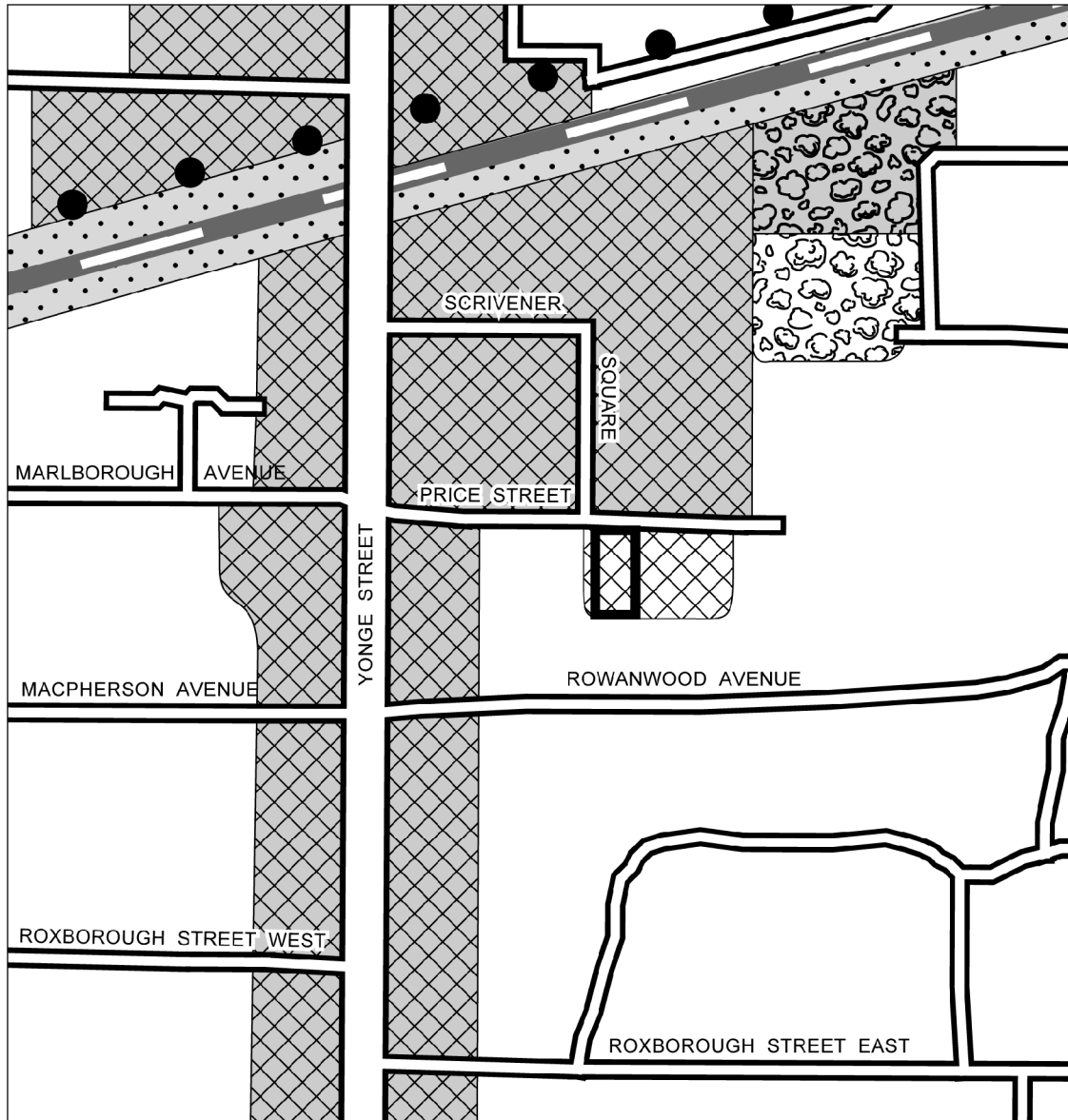
- R1 Residential District
- R2 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District

- T Industrial District
- G Parks District



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Zoning By-law 438-86 (as amended)
Extracted 09/21/2011

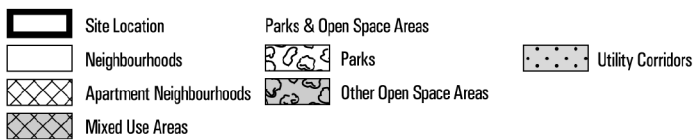
Attachment 7: Official Plan



TORONTO City Planning
Official Plan

21, 23 & 25 Price Street

File # 11 257217 0Z



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 09/21/2011

Attachment 8: Application Data Sheet

Application Type Official Plan Amendment, Application 11 257217 STE 27 oz
 Rezoning & Site Plan Number:
 Details OPA & Rezoning, Standard Application Date: August 15, 2011
 Municipal Address: 21, 23 & 25 PRICE STREET
 Location Description: PLAN 208 PT LOTS 81 & 82 **GRID S2704
 Project Description: To demolish the existing two storey structure at 21 Price Street and a pair of semi-detached buildings, and to construct a new five storey office building complete with one storey below grade and four surface parking spaces.

Applicant:	Agent:	Architect:	Owner:
1402319 Ontario Inc. 1000 Yonge Street, Suite 500 Toronto, Ontario, M4W 2K2	Young + Wright/IBI Group, Architects 230 Richmond St. W., 5th Floor Toronto, ON, M5V 1V6	Same as agent	Same as applicant

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:
Zoning:	R4A Z2.0	Historical Status:
Height Limit (m):	11.0	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	426.8	Height:	Storeys:	5	
Frontage (m):	14.14		Metres:	17.796	
Depth (m):	30.26				
Total Ground Floor Area (sq. m):	275.96				Total
Total Residential GFA (sq. m):	0		Parking Spaces:	4	
Total Non-Residential GFA (sq. m):	1428.55		Loading Docks	0	
Total GFA (sq. m):	1428.55				
Lot Coverage Ratio (%):	64.7				
Floor Space Index:	3.35				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	1428.55	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

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