



**STAFF REPORT  
ACTION REQUIRED**

**587-599 Yonge Street, 2-4 Dundonald Street and 7-9  
Gloucester Street  
Zoning Amendment Application - Preliminary Report**

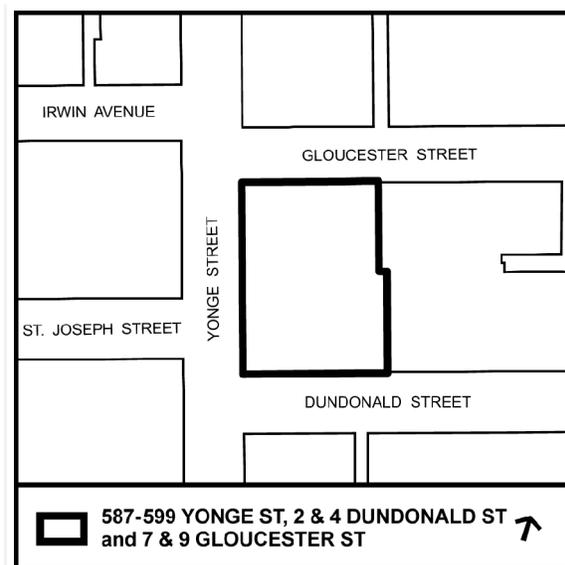
<b>Date:</b>	September 17, 2012
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 27 – Toronto Centre-Rosedale
<b>Reference Number:</b>	12 235622 STE 27 OZ

**SUMMARY**

This application proposes to redevelop the subject site with a mixed-use development including retail and office uses on the first two floors and residential above. The address of the site includes the properties between 587 to 599 Yonge Street, 2 to 4 Dundonald Street, and 7 to 9 Gloucester Street. The proposed building has a 4-storey L-shaped podium and a 45-storey tower (163.16 metres including mechanical penthouse) with a total of 513 dwelling units.

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

The next step is to conduct a community consultation meeting for the public to review the application and provide feedback. The subject site is also within the study area for the North Downtown Yonge Street Planning Framework which will be reported out in the fall of 2012. A Final Report on the application is targeted for the Spring of 2013 assuming the applicant has provided 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 587-599 Yonge Street, 2-4 Dundonald Street and 7-9 Gloucester 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 November 10, 2011 and March 28, 2012. At the meeting of November 10, 2011 the applicant outlined the general premise for the development noting that there would be a heritage component in the base, the podium would be 4 to 5 storeys with a modern interpretation, the tower would be approximately 45 storeys with a 750 to 790 sq.m. floorplate, the tower setback would be approximately 15 metres from Yonge Street and 10 metres to the easterly property boundary. During the meeting staff expressed concerns over the impact on the low-rise area to the east designated "Neighbourhoods" in the Official Plan, height, density, tower step-backs, shadow particularly on the parkland and adjacent low-rise neighbourhood area, integration with the heritage context on the site and in the area, interface and transition to the adjacent park.

At the pre-application meeting in March the applicant provided a detailed overview of their proposal. The proposal included one tower setback 10 metres from Yonge Street situated toward the south end of the site with a height of 50 storeys. The proposed podium was 4-storeys at the street (north, west and south side) stepping up to 6 storeys in the middle of the site. The proposed podium on the east side of the site adjacent to the park was 2-storeys. The applicant intended to retain the townhouse dwellings on Gloucester Street. Vehicular access and loading to the site was proposed to be from Gloucester Street between the retained townhouse dwellings and the new podium. The applicant was proposing to integrate the heritage buildings on the site. Retail was proposed along Yonge Street for 2-storeys. During these meetings staff expressed concerns similar to those expressed in the previous meeting including impact on adjacent low-rise designated "Neighbourhoods" area, integration of heritage on-site and in the area, need to animate all streetscapes, tower step-backs, built form and massing, height, shadow and density.

## ISSUE BACKGROUND

### Proposal

The applicant is proposing to construct a 49-storey (163.16 metres including mechanical penthouse, 155.26 metres excluding mechanical penthouse) residential condominium building with a 4-storey podium. Two 2½-storey townhouses known municipally as 7-9 Gloucester Street and located on the northeast corner of the site are to be retained; however, the rear extensions of these townhouses are proposed to be demolished for reasons relating to access, circulation, and bicycle parking.

Residential pedestrian access is proposed from a lobby on the southeast corner of the building, facing south onto Dundonald Street. Retail access is located from two entrances fronting onto Yonge Street; additional retail entrances associated with restaurant patios are proposed from Dundonald Street and Gloucester Street. The proposal contains a total of 513 residential units including 23 bachelor units (4.5%), 390 one bedroom units (76%), 78 two bedroom units (15.2%), and 22 three bedroom units (4.3%).

The proposal provides four levels of underground parking for a total of 202 parking spaces that includes 169 residential parking spaces and 33 visitor parking spaces. One Type G and one Type B loading spaces are to be located on the ground floor and accessed from a driveway off Gloucester Street. A total of 529 bicycle parking spaces are proposed, 133 spaces to be located at grade and 396 spaces to be located on the first underground parking level. The breakdown of the bicycle parking is as follows: 411 residential bicycle spaces and 103 visitor bicycle spaces, and 6 bicycle spaces for retail occupants and 9 bicycle spaces for retail visitors.

The applicant proposes a residential gross floor area of approximately 35,517 square metres, a retail gross floor area of 2,823 square metres, and an office gross floor area of 119 square metres. The gross floor area is 38,459 square metres on a site area of 3,164 square metres, which calculates to a floor space index of 12.15 times the area of the lot.

The applicant proposes 1,048 square metres of indoor amenity space and 1,060 square metres of outdoor amenity space. The indoor amenity space is located on the second, third, and fifth floors. The outdoor amenity space is located on the third and fifth floors.

The 4-storey podium is L-shaped and steps down to 2-storeys towards the east where it abuts the existing parkland, James Canning Gardens. Along Yonge Street, the podium has a street wall of 3 storeys and then steps back by approximately 3.3 metres. Along the frontages of Dundonald Street and Gloucester Street, the podium steps back 6.8 metres at the height of three storeys.

The tower is setback from the north property line by 26.2 metres; from the south property line by 5 metres; from the east property line by 12.5 metres; and from the west property line by 11.5 metres. The tower is separated by 14 metres from the townhouses to be retained at 7-9 Gloucester Street and approximately 8.7 metres from the southerly lot line of 7-9 Gloucester Street. The tower setback to the existing low-rise area to the east, designated as *Neighbourhoods* in the Official Plan, is 30.6 metres.

The tower floorplate proposed is 796 square metres. The applicant proposes outdoor patio space on Dundonald Street and Gloucester Street with a width of 6 metres. The applicant also proposes to extend the Yonge Street sidewalk from a width of 3.23 metres to 5 metres.

## **Site and Surrounding Area**

The site is located on the east side of Yonge Street, occupying the entire block between Dundonald Street and Gloucester Street. The subject site is 3,164 square metres in size with frontage of 66 metres on Yonge Street, 49 metres on Dundonald Street and 47 metres on Gloucester Street. The site is located within the North Downtown Yonge Street Planning Framework area, the Historic Yonge Business Improvement Area (BIA), and the area under consideration of a potential Yonge Street Heritage Conservation District (College/Carlton Streets to Davenport Road or part thereof).

The site currently contains six buildings ranging in heights from one to 3-storeys and a mix of uses including residential, retail, and office. Some of the buildings were built in the late 1800s and early 1900s while two of the buildings were built in the 1970s. None of the buildings are designated or listed on the City of Toronto's Heritage Inventory.

The surrounding uses are as follows:

South: 2- and 4-storey commercial buildings, and a 10-storey mixed use building at the northeast corner of Yonge Street and Wellesley Street East.

East: James Canning Gardens and further east is a mix of low-rise detached, semi-detached and row houses that are designated *Neighbourhoods* in the City of Toronto Official Plan.

North: a 4-storey designated heritage building, the former Masonic Hall. The site is part of a rezoning application (File No. 11 216486 STE 27 OZ) to permit a 35-storey tower on the northeast portion of the site and intends to incorporate the Masonic Hall building into the redevelopment.

West: a row of 2½-storey converted house-form commercial buildings.

## **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**

This application will be reviewed against the policies in the Official Plan. The Official Plan places the site within the Downtown and Central Waterfront urban structure area. The site is designated “Mixed Use Areas” on Map 18 – Land Use Plan in the Official Plan. This designation permits a range of residential, commercial and institutional uses. The Plan includes criteria that direct the form and quality of development in this land use designation. The criteria state that new buildings provide a transition between areas of different intensity and scale, including a stepping down of heights towards lower scale neighbourhoods; minimize shadow impacts and provision of an attractive, safe and comfortable pedestrian environment.

This application will be reviewed against the policies in the Official Plan including those in the “Downtown”, “Public Realm”, and “Built Form” sections of the Plan.

([www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)).

Compliance with other relevant policies of the new Official Plan including the environment and transportation will also be addressed.

## **Downtown Tall Buildings Vision and Performance Standards Design Guidelines**

In July of 2012, Toronto City Council adopted the Downtown Tall Buildings Vision and Performance Standards Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development proposals falling within the Guideline boundaries. The Guidelines identify where tall buildings belong Downtown and establish a framework to regulate their height, form and relationship to their surroundings. They focus on enhancing the pedestrian environment; minimizing shadowing of sidewalks, parks and public squares; protecting landmark views and heritage resources and improving the quality of life (access to natural light, sky views and privacy) for people living and working Downtown. The Guidelines include a vision statement for downtown tall buildings; maps which identify "High Street" and "Secondary High Street" locations, recommended heights and building typologies for these streets; and twenty-three Performance Standards relating to the base conditions or tower portions of tall buildings or to their contextual fit within the Guideline area. Guideline details are available at: <http://www.toronto.ca/planning/tallbuildingstudy.htm>.

The subject property is located on Yonge Street, between Gloucester Street and Dundonald Street and is located within the Downtown Tall Buildings Vision and Performance Standards Design Guideline boundaries. The Guidelines will therefore be used to evaluate this proposal.

Yonge Street is identified as a "Special Character Street" through Maps 1 to 3, and is identified as a "Priority Retail Street" on Map 4. As a Special Character Street, Yonge Street is recognized for its overall heritage value and iconic stature but also its accommodation for differing redevelopment potential along specific segments of the street. Specific heights of the tower portion of a tall building proposal on Yonge Street will be determined on a site-by-site basis, taking into account the heights of adjacent buildings; heights proposed along adjacent High Streets and Secondary High Streets; and the possible negative impacts of tall building development on adjacent open space and parks, landmark views and heritage resources. A tower set back of 20 metres (when heritage resources are present) and 10 metres (where there are no heritage resources) should apply for all tall building development sites or blocks located within the Yonge Street Special Character Street.

## **North Downtown Yonge Street Planning Framework**

The area of Yonge Street between College Street/Carlton Street to Bloor Street is changing. Contrary to several other areas within the Downtown and Central Waterfront Area, this part of Yonge Street is not subject to a Secondary Plan or Special Policy Area. A better understanding of the evolving neighbourhood and planned context of this area of Yonge Street is required prior to making any decisions on this and other recently received development applications. Planning staff have started the North Downtown Yonge Street Planning Framework process which has involved extensive community and stakeholder consultation and a charrette. The North Downtown Yonge Street Planning Framework includes in the study process a review of the built form of the area, special places and streets, pedestrian improvements, open space, heritage, view terminus and the Green Development Standards among other considerations. The review provided through this process will take into consideration other ongoing work that is currently underway within the City and particularly the downtown area including the Tall Buildings Downtown Study.

The study process will result in the preparation of an area specific Official Plan Amendment and urban design guidelines for the North Downtown Yonge Street neighbourhood generally bounded by Charles Street, Bay Street, Church Street and College/Carlton Street. Consultation has included the Downtown Yonge Neighbourhood Business Improvement Area, and representatives from the Bloor East Neighbourhood Association, Greater Yorkville Residents Association, Bay Cloverhill Community Association and Church Wellesley Neighbourhood Association. Where possible these guidelines should compliment and be coordinated with other City and community heritage, economic and social development/revitalization initiatives. A final report on the study process and the Official Plan Amendment is anticipated in the fall of 2012. Further updates to the North Downtown Yonge Street Planning Framework may be found on the City's website at: <http://www.toronto.ca/planning/northyongepanningframework.htm>

## **Zoning**

The site is zoned CR T3.0 C2.0 R3.0 under By-law 438-86, with a height limit of 18 metres. There is an angular plane of 16 metres and then 44 degrees along Yonge Street. The CR zone permits a wide range of residential and non-residential uses including apartment buildings, retail stores, offices and hotels. The zoning permits a maximum non-residential density of 2.0 times the area of the lot and a maximum residential density of 3.0 times the area of the lot. Attachment 3 shows the zoning for the site and surrounding area.

## **Site Plan Control**

The proposed development is subject to site plan control. An application for Site Plan Approval has not been submitted but will be required.

## **Tree Preservation**

There are twenty-one trees on this site subject to the City's Private Tree By-law or Public Street Tree By-law. Fourteen trees must be removed in order to facilitate construction of the proposed development. The applicant has submitted a Tree Inventory and Preservation Plan Report and a Landscape Plan which will be reviewed by Urban Forestry Staff.

## **Reasons for the Application**

The proposal requires an amendment to the Zoning By-law for an increase in density and height, a reduction and refinement to the residential parking, and other development standards that will be tailored on a site-specific basis.

Additional areas of non-compliance may be identified through the circulation and review process.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Stage 1 Archaeological Background Study
- Draft Zoning Bylaw Amendment
- Architectural Plans
- Phase I Environmental Site Assessment
- Toronto Green Standards Checklist and Template
- Heritage Impact Assessment
- Landscape Plans and Details
- Planning and Urban Design Rationale
- Shadow Impact Study
- Site Servicing Assessment
- Subway Vibration Analysis
- Survey
- Urban Transportation Consideration Report
- Tree Inventory, Plan and Preservation Plan Report
- Pedestrian Wind Assessment

City staff are reviewing the application for completeness.

### **Issues to be Resolved**

The following issues will need further review and will need to be addressed by the applicant:

1. Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
2. Conformity with the Official Plan policies, particularly with respect to the sections on built form, heritage and housing;
3. Integration with the surrounding area particularly the existing low-rise area to the east designated "Neighbourhoods" in the City of Toronto Official Plan;
4. Conformity with Design Criteria for Review of Tall Building Proposals and the Downtown Tall Buildings Vision and Performance Standards Design Guidelines. Built form concerns including: height and density of the proposal, separation distance from surrounding buildings, shadow impacts on surrounding properties, open space and massing issues including, but not limited to:

setbacks, stepbacks, views, sky view, light penetration, privacy, wind mitigation and pedestrian realm weather protection;

5. Interface with the existing parkland to the east;
6. Integration with the existing heritage context both on the site and in the area;
7. Retail unit size and ability to animate Yonge Street;
8. Provision of replacement commercial floor area as the property is located on the Yonge Street in a commercial/retail area;
9. Implementation of Yonge Street streetscaping initiatives;
10. Appropriate servicing to accommodate the proposed development;
11. Mix of unit sizes particularly the provision of family sized units;
12. Assessment of traffic generation, access and transportation impacts;
13. Commitment to providing resident and visitor bicycle parking and a bike share program given the site's proximity to the Wellesley Street and College Street bike lanes and proposed Bay Street bike lanes;
14. Treatment of the ground floor of the building and its relationship to the streetscape, the width of the sidewalk and the provision of continuous pedestrian realm weather protection;
15. Adequacy of community services and parkland in the area;
16. Determination of the appropriate design review panel process for the project; and
17. Identification and securing of public benefits pursuant to Section 37 of the *Planning Act* should the proposal be recommended for approval.

Additional issues may be identified through the 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.

The Toronto Green Standard guidelines and checklist can be found on the City's website at:  
<http://www.toronto.ca/planning/environment/greendevlopment.htm>.

## **CONTACT**

Sarah Henstock, Senior Planner  
Tel. No. 416-392-7196  
Fax No. 416-392-1330  
E-mail: shensto@toronto.ca

## **SIGNATURE**

---

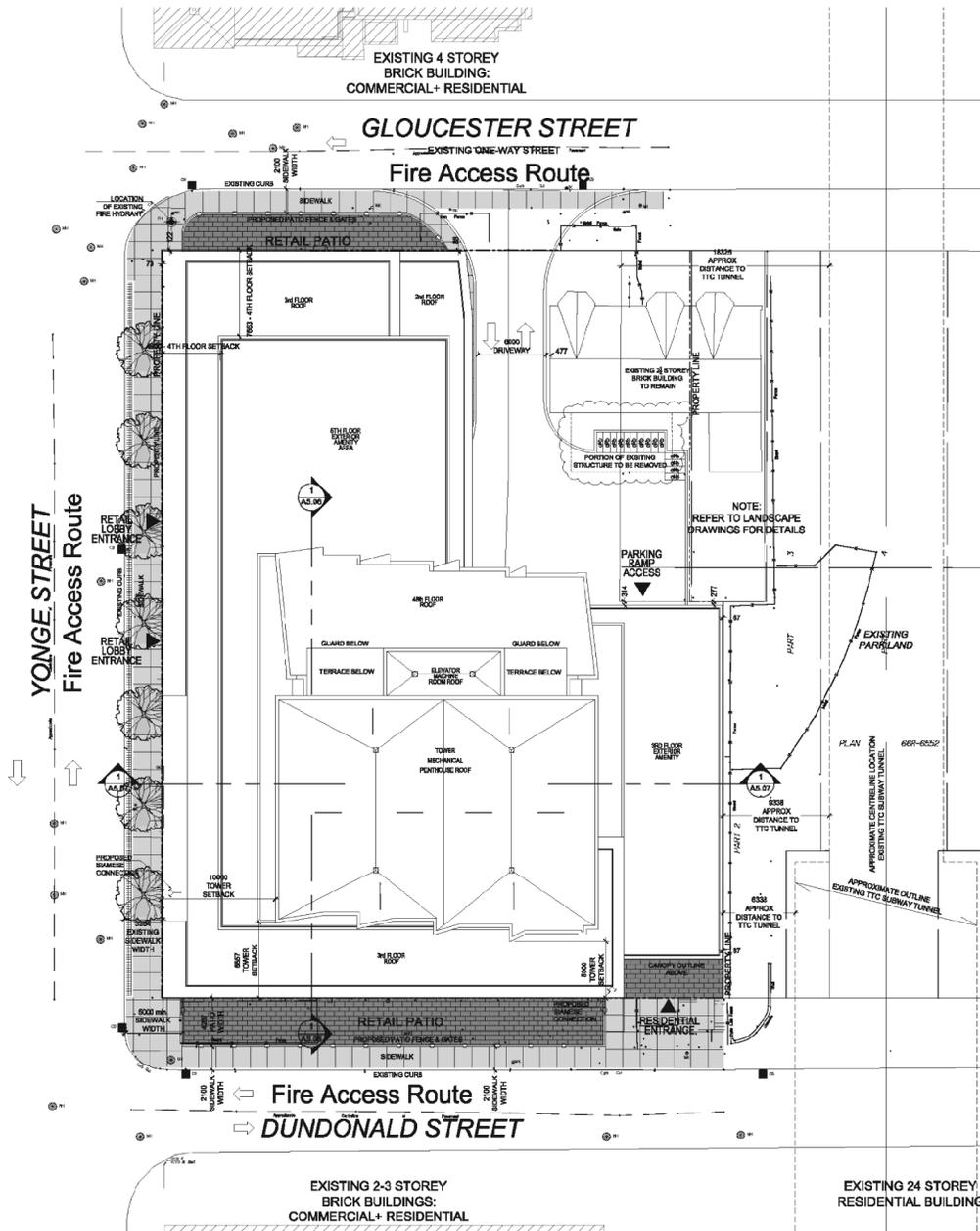
Gregg Lintern, Director, MCIP, RPP  
Community Planning, Toronto and East York District

(p:\2012\Cluster B\pin\teycc24517739078) - vc

## **ATTACHMENTS**

Attachment 1:	Site Plan
Attachment 2a:	North Elevation
Attachment 2b:	South Elevation
Attachment 2c:	East Elevation
Attachment 2d:	West Elevation
Attachment 3:	Zoning
Attachment 4:	Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

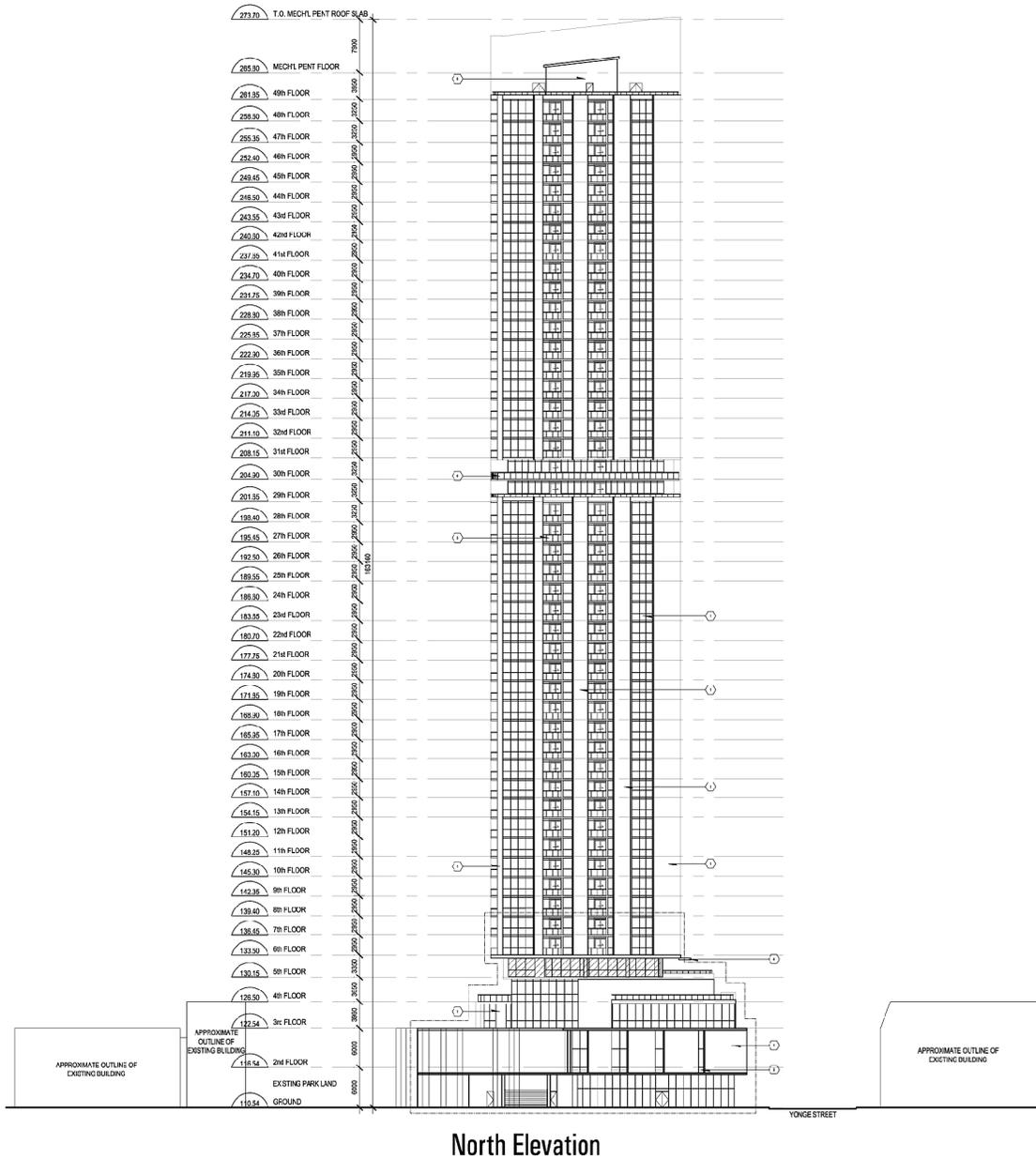
Applicant's Submitted Drawing

Not to Scale  
09/13/2012

587-599 Yonge Street, 2 & 4 Dundonald Street  
and 7 & 9 Gloucester Street

File # 12 235622 0Z

## Attachment 2a: North Elevation



### Elevations

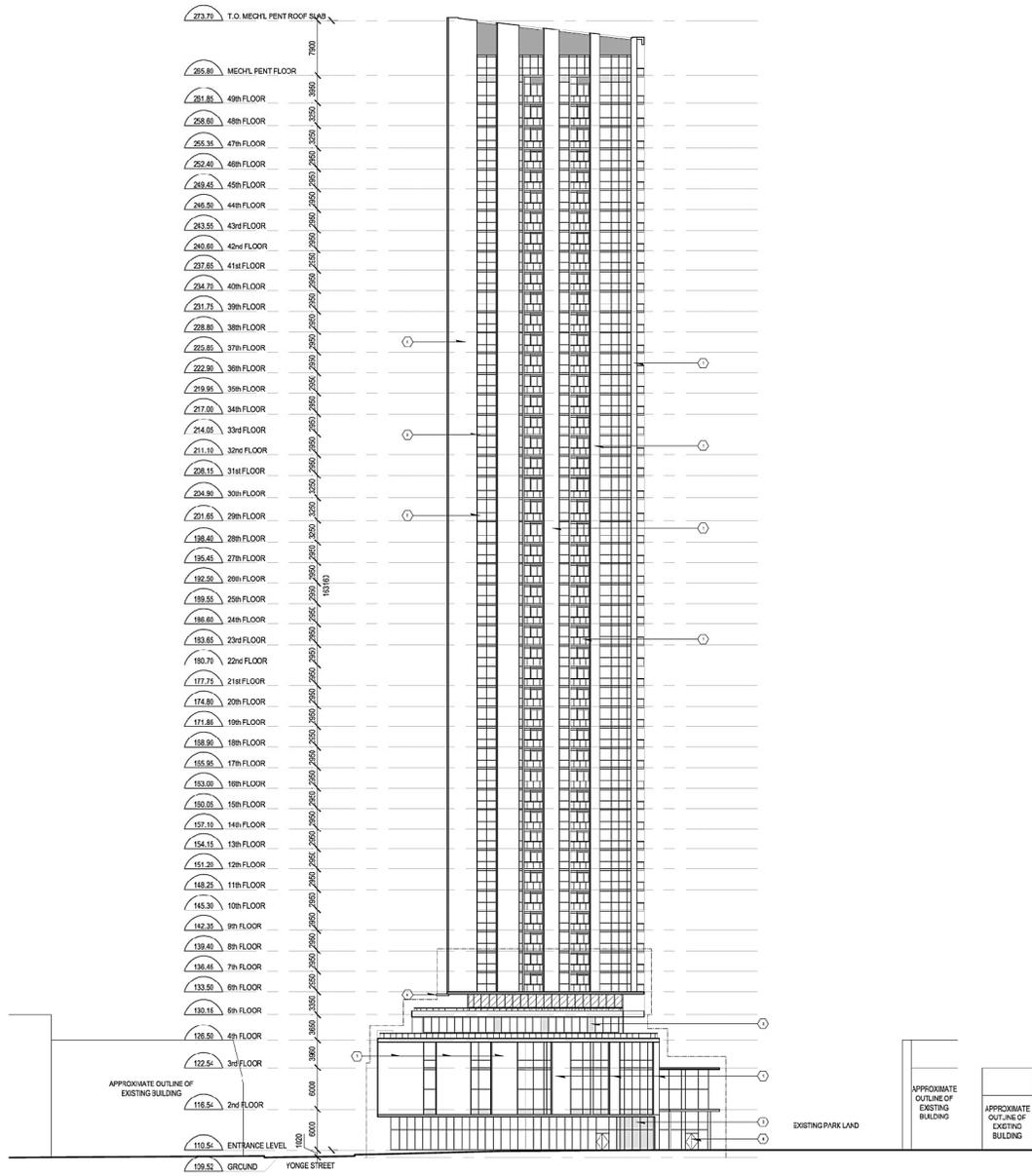
Applicant's Submitted Drawing

Not to Scale  
09/13/2012

**587-599 Yonge Street, 2 & 4 Dundonald Street  
and 7 & 9 Gloucester Street**

File # 12 235622 OZ

## Attachment 2b: South Elevation



### Elevations

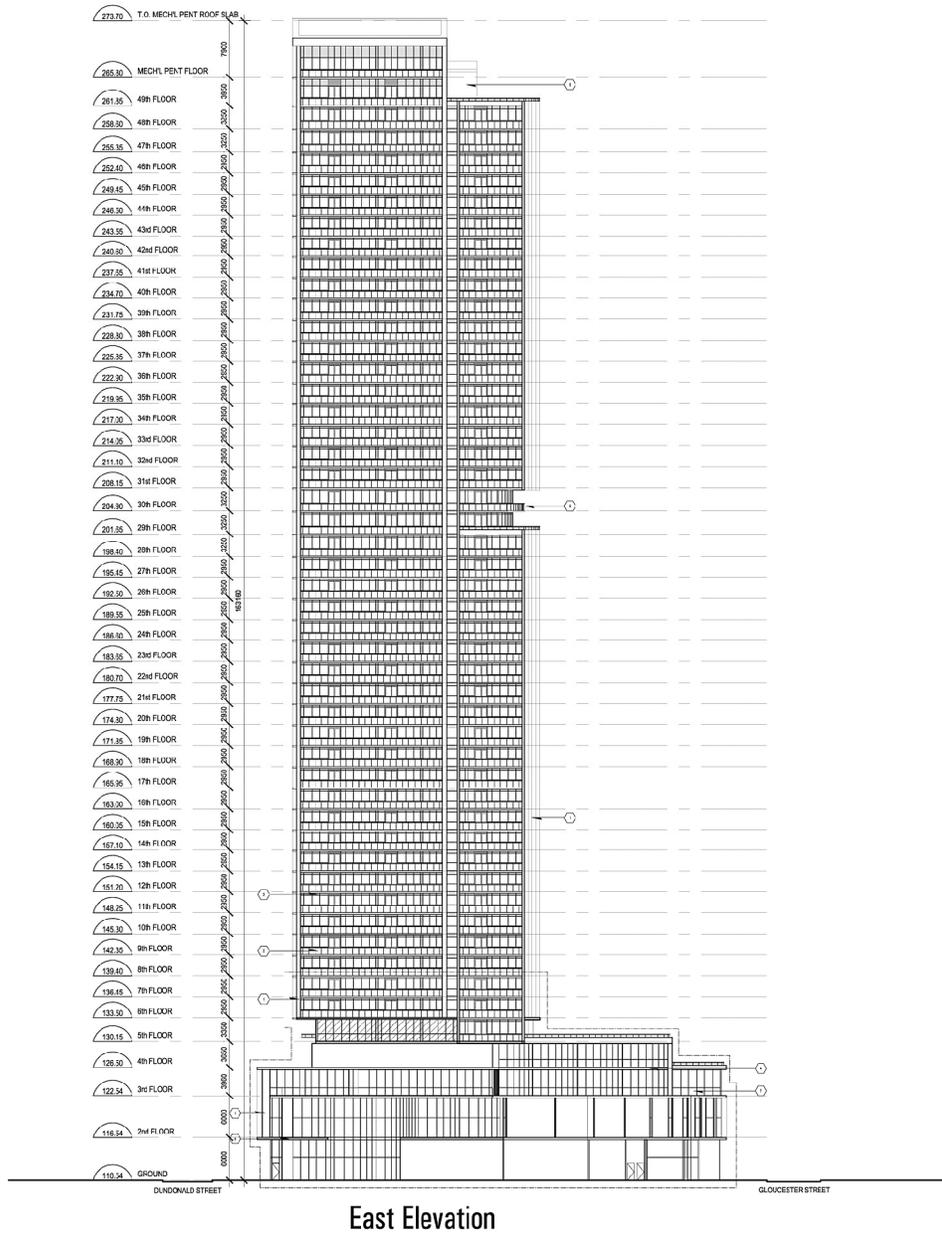
Applicant's Submitted Drawing

Not to Scale  
09/13/2012

**587-599 Yonge Street, 2 & 4 Dundonald Street  
and 7 & 9 Gloucester Street**

File # 12 235622 0Z

## Attachment 2c: East Elevation



### Elevations

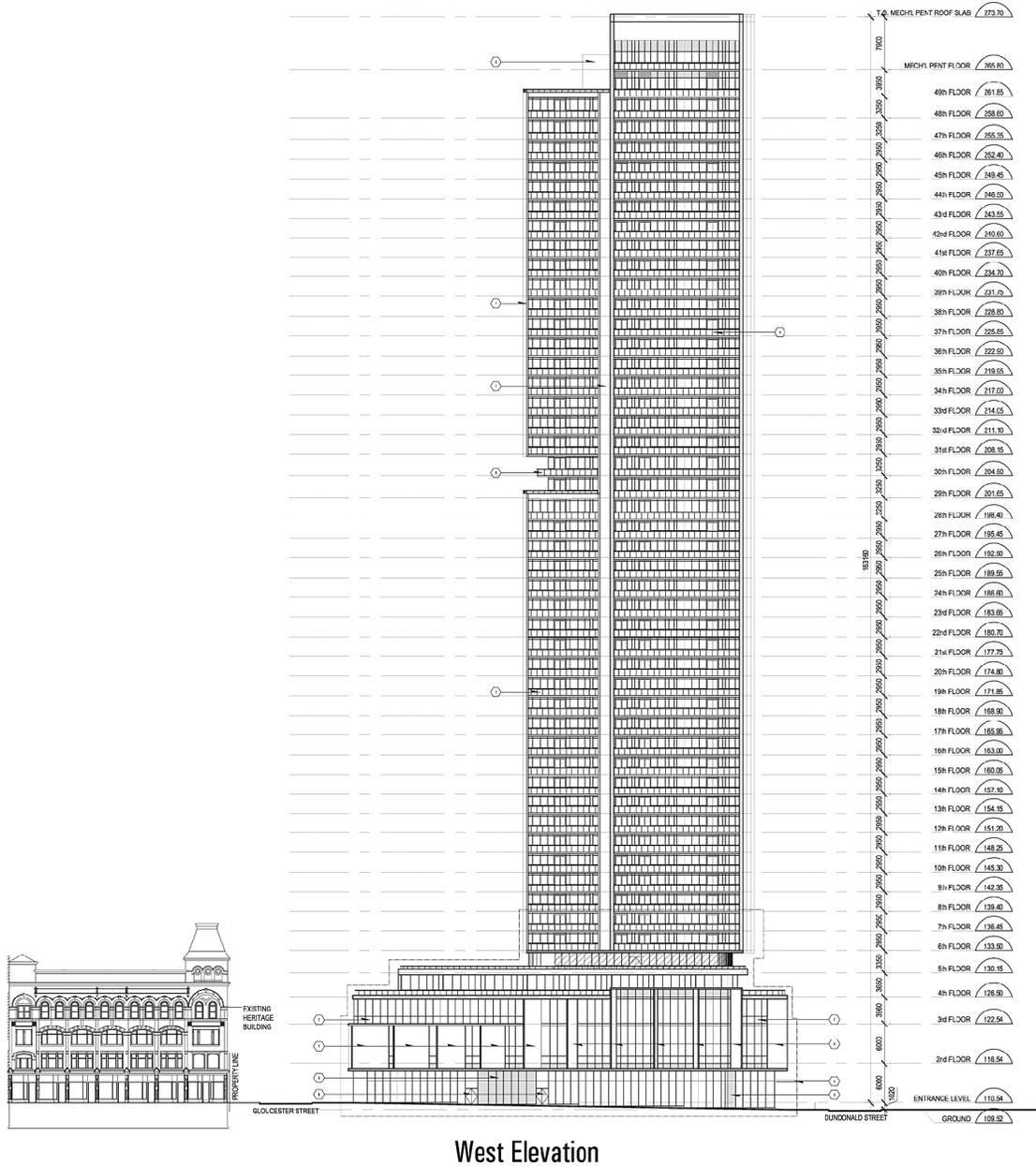
Applicant's Submitted Drawing

Not to Scale  
09/13/2012

**587-599 Yonge Street, 2 & 4 Dundonald Street  
and 7 & 9 Gloucester Street**

File # 12 235622 OZ

## Attachment 2d: West Elevation



### Elevations

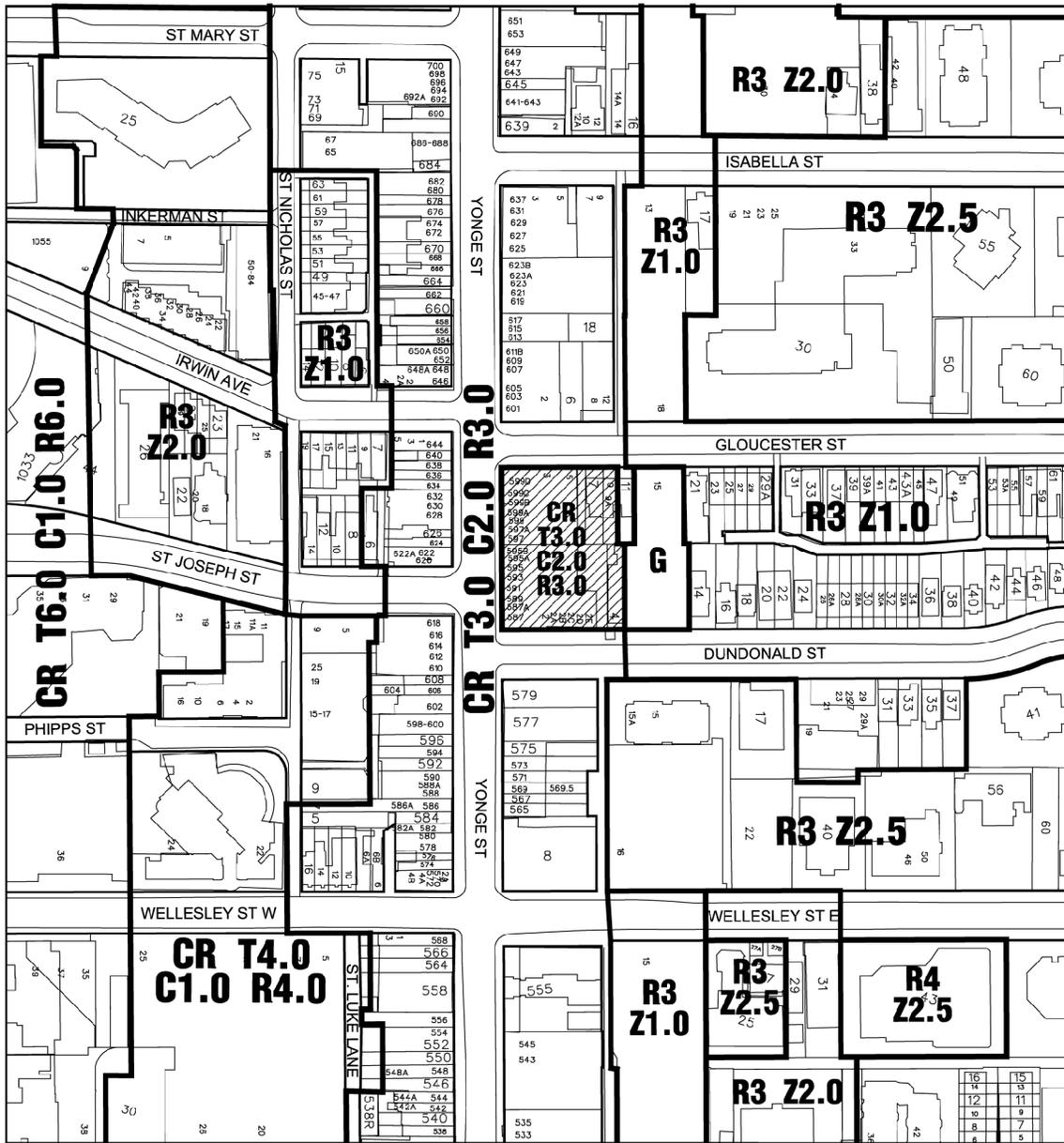
Applicant's Submitted Drawing

Not to Scale  
09/13/2012

587-599 Yonge Street, 2 & 4 Dundonald Street  
and 7 & 9 Gloucester Street

File # 12 235622 0Z

### Attachment 3: Zoning



587-599 Yonge Street, 2 & 4 Dundonald Street  
and 7 & 9 Gloucester Street  
File # 12 235622 02

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

  
 Not to Scale  
 Zoning By-law 438-86 (as amended)  
 Extracted 09/13/2012

## Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	12 235622 STE 27 OZ
Details	Rezoning, Standard	Application Date:	August 24, 2012

Municipal Address: 587-599 Yonge Street, 2-4 Dundonald Street and 7-9 Gloucester Street

Location Description: PLAN 250E LOTS 9 TO 12 \*\*GRID S2708

Project Description: Proposal to construct a 49 storey mixed use condominium tower with 513 residential units, retail at grade and on the second storey, and 202 underground parking spaces.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
AIRD & BERLIS LLP 181 Bay Street, Suite 1800, Box 754, Toronto On M5J 2T9	AIRD & BERLIS LLP 181 Bay Street, Suite 1800, Box 754, Toronto On M5J 2T9	HARIRI PONTARINI ARCHITECTS 602 King Street West, Toronto On M5V 1M6	STANCORP PROPERTIES INC. Suite 300, 717 Pape Avenue Toronto On M4K 3S9

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	CR T3.0 C2.0 R3.0	Historical Status:	N
Height Limit (m):	18	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	3164.4	Height:	Storeys:	49
Frontage (m):	46.4		Metres:	163.16
Depth (m):	66			
Total Ground Floor Area (sq. m):	1820.3			<b>Total</b>
Total Residential GFA (sq. m):	35517.4		Parking Spaces:	202
Total Non-Residential GFA (sq. m):	2942		Loading Docks	2
Total GFA (sq. m):	38459.4			
Lot Coverage Ratio (%):	58.52			
Floor Space Index:	12.15			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo, Freehold	<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	35517.4
Bachelor:	23 (4.5%)	Retail GFA (sq. m):	2822.8
1 Bedroom:	390 (76%)	Office GFA (sq. m):	119.2
2 Bedroom:	78 (15.2%)	Industrial GFA (sq. m):	0
3 + Bedroom:	22 (4.3%)	Institutional/Other GFA (sq. m):	0
Total Units:	513		

**CONTACT: PLANNER NAME:** Sarah Henstock, Senior Planner

**TELEPHONE:** 416-392-7196

**EMAIL:** shensto@toronto.ca