

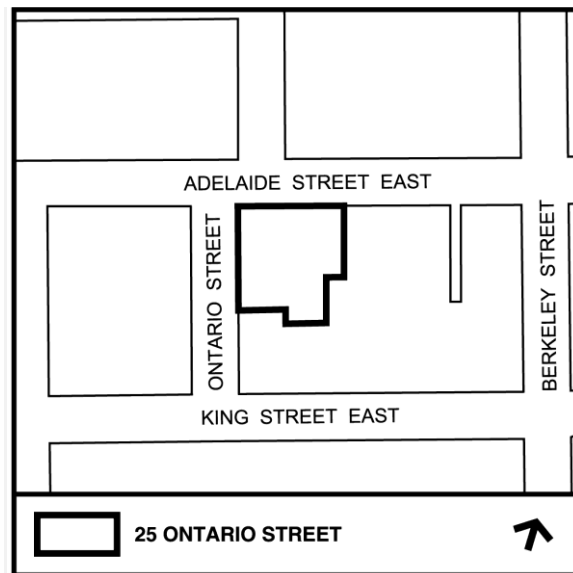
**25 Ontario Street – Zoning Amendment Application –
Supplementary Report**

Date:	August 11, 2014
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	P:\2014\Cluster B\PLN\City Council\CC14136

SUMMARY

The purpose of this report is to advise City Council about a revised rezoning proposal submitted for the property at 25 Ontario Street, and to recommend that the Final Report dated December 18, 2012, TE21.14 for the previous rezoning proposal be received for information. The December 18, 2012, report was last deferred by City Council at its meeting on March 20, 2014, in order to allow the applicant time to address potential noise and air emission impacts from the neighbouring office building to the south at 280 King Street East. The noise and air emission impacts have yet to be resolved.

Since the consideration of the previous proposal at the January 22, 2013, meeting of the Toronto and East York Community Council, the site was acquired by First Gulf Ontario Street Corporation, the new applicant to the rezoning proposal. In order to address the noise and air emission impacts, the current applicant submitted a revised proposal with a reconfigured building mass, among other revisions. City Planning staff is of the opinion that the revised proposal requires reconsideration at a future Toronto and East York Community Council meeting, where a Final Report is targeted for the second quarter of 2015.



This target date assumes the applicant will provide all the required information in a timely manner, including the submission of noise and air emission impact studies.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council refer Item TE21.14 titled "25 Ontario Street – Zoning Amendment Application – Final Report" back to the Chief Planner; and
 - a) Request the Director, Community Planning, Toronto and East York District to report back to the Toronto and East York Community Council on the revised Zoning By-Law Amendment application for the property at 25 Ontario Street; and
 - b) Direct that the notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On February 14, 2012, Toronto and East York Community Council (TEYCC) considered a Preliminary Report on the application. TEYCC directed staff to hold a community consultation meeting with landowners and residents within 120 metres of the site and additional residents as determined in consultation with the Ward Councillor. The Preliminary Report can be accessed at:

<http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-44608.pdf>

On January 22, 2013, TEYCC considered a Final Report on the rezoning application for the site. TEYCC recommended that City Council approve the application, subject to various conditions, including the resolution of noise and air emission impacts from the office building at 280 King Street East (SAS Building) prior to the introduction of bills to City Council for enactment. The consideration of the Final Report was deferred by City Council at its meetings on February 20, March 21, July 16, October 8 2013, and March 20, 2014, as noise and air emission impacts remained unresolved. The recommendations, previous proposal details for the site, and analysis are detailed in the Final Report dated December 18, 2012. The Final Report can be accessed at:

<http://www.toronto.ca/legdocs/mmis/2013/te/bgrd/backgroundfile-53903.pdf>

On February 20, 2013, City Council adopted the “Alterations to a Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, and Authority to Enter into a Heritage Easement Agreement – 25 Ontario Street” Report dated November 7, 2012. The property was subsequently designated by the City of

Toronto By-law 1339-2013 on October 8, 2013. The report can be accessed at: <http://www.toronto.ca/legdocs/mmis/2012/pb/bgrd/backgroundfile-52268.pdf>

ISSUE BACKGROUND

Previous Proposal

The previous proposal identified in the December 12, 2012, Final Report recommended approval of a 21-storey building, consisting of commercial uses on the ground floor and residential condominium above. The proposal included the retention of the north and west walls of the Drug Trading Company Administrative Office building in situ and the partial reconstruction of the east return wall.

The previous proposal contemplated a ‘hybrid’ building, consisting of: a 2-storey building with the preservation of the north and west walls of the heritage building; an 8-storey ‘shoulder’ building; and the 11-storey tower. Of significance was the 4.5 metre and 6 metre stepbacks after the 2nd and 8th storeys achieved based on the comments from City Planning and the Design Review Panel.

The previous proposal also contemplated a separation distance of 12.7 metres between the proposed tower and the SAS building. The outdoor amenity space was proposed to be situated on the 9th storey on the south portion of the site, adjacent to the noise and air emission sources from the SAS building. The configuration of the building mass and the location of the outdoor amenity area posed a challenge in resolving the potential noise and air emission impacts.

Noise and Air Emission Impacts

The site is immediately north of the SAS building. Concerns of potential noise and air emission impacts from the operations of the SAS building was raised by representatives of the building during the review of the previous proposal. Specifically, the chilling equipment, back-up generator and exhaust vents on the roof of the SAS building may pose noise and air quality concerns for future residents of the proposal. A Noise Impact Study, and an Air Emissions Report were submitted in 2013 to address these concerns, but lacked detailed analysis on the sources of the noise and air emissions from the SAS building. Further, some of the recommended mitigation measures required retrofitting existing equipment within the SAS building that its owners did not agree to implement. Due to potential implementation concerns, the peer review of the studies never commenced.

Change of Ownership and Applicant Status

In October 2013, First Gulf Ontario Street Corporation (First Gulf) acquired the site from Torli Office Limited Partnership, the previous owner of the site. As part of the transfer in ownership, First Gulf also assumed control of the rezoning application on the site.

Current Proposal

On July 14, 2014, First Gulf submitted a revised proposal to City Planning. The revised proposal contemplates a 27-storey mixed-use building, consisting of commercial uses on the ground floor and apartment rental units above. The massing of the building is revised with the following characteristics:

- a tower-base built form compared to the previous ‘hybrid’ built form;
- a rectangular tower floorplate of 750 square metres that is located on the north portion of the site, compared to the previous square tower floorplate of 760 square metres situated in the middle of the site; and
- an increased tower separation distance from the SAS building to the south.

The location of the outdoor amenity area is also relocated from the 9th storey on the south portion of the site to the 11th storey on the east portion of the site in order to mitigate noise and air emission impacts from the SAS building. A summary of the revisions are identified in the table below:

	Proposal Recommended for Approval on January 22, 2013	Resubmission Dated July 14, 2014
Height (m.)	69.1 (74.6 including mechanical penthouse)	78 (84 including mechanical penthouse)
Density (FSI)	10.0	11.8
Number of Storeys	21	27
‘Shoulder’ & Tower Stepbacks (m.)		
- North	4.5 after 2 nd floor, and 6 after 8 th floor	4 after 2 nd floor
- South	12.7 after 8 th floor	17.6 after 9 th floor
- East	9.2 after 8 th floor	7.2 after 11 th floor
- West	3 after 2 nd floor, and 6 after 8 th floor	3.5 to 3.8 after 2 nd floor
Residential Tenure	Condominium	Rental Tenancy
Gross Floor Area Breakdown (sq.m.)		
- Residential	19,390	22,905
- Retail	600	630
- Total	19,990	23,535
Residential Unit Breakdown		
- Bachelor	7	26
- 1 Bedroom	125	112
- 2 Bedroom	77	163
- 3 Bedroom	10	23
- Total	219	324

Amenity Area (sq.m.)		
- Indoor	569	486
- Outdoor	491	142
Vehicular Parking Space Breakdown		
- Residents	185	113
- Visitors	13	20
- Retail	0	0
- Total	198	133
Bicycle Parking Space Breakdown		
- Residents	188	413
- Visitors	51	49
- Retail	8	8
- Total	247	470

Please refer to Attachment Nos. 1 to 3 for the revised site plan, elevations, and application data sheet.

Noise and Air Emission Impacts

A new Noise Impact Study and Air Emissions Report has not been submitted as part of First Gulf's July 14, 2014 resubmission. City Planning staff were advised by First Gulf the reports are forthcoming and that they will address the noise and air quality concerns. As identified in the previous proposal, the analysis and recommendations of the reports will be peer reviewed. The appropriate mitigation measures will be secured through this rezoning process and the associated Site Plan Control process.

Heritage Alterations

Heritage Preservation Services is currently reviewing the application for conformity with the City's heritage policies. Following this review City staff will be required to report to the Toronto Preservation Board, TEYCC, and City Council with recommendations on the proposed alterations under the Ontario Heritage Act.

Site Plan Control

The associated application for Site Plan Control, file no. 11 327912 STE 28 SA was submitted in conjunction with the rezoning application in 2011. First Gulf has assumed control of the Site Plan Control application. It is anticipated a revised Site Plan Control application will be submitted to City Planning upon further processing of the rezoning application.

CONCLUSION

This application was originally recommended to be approved by City Council for a 21-storey condominium building with retail at-grade in 2013. The site has been acquired by First Gulf, and the application has now been revised to propose a 27-storey apartment rental building with retail at-grade. In order to address outstanding noise and air emission impacts from the neighbouring office use, substantial changes have been made from the previous staff supported proposal. The latest proposal will require a comprehensive review, along with appropriate notification to the public.

City Planning staff is recommending City Council to receive the Final Report dated December 20, 2012 on the previous proposal for information. A subsequent Final Report to the Toronto and East York Community Council on the revised proposal is targeted for the second quarter of 2015, provided the applicant address the outstanding items identified in the previous proposal, and new issues arising out of the review of this proposal in a timely manner.

CONTACT

Henry Tang
Tel. No. 416-392-7572
Fax No. 416-392-1330
E-mail: htang2@toronto.ca

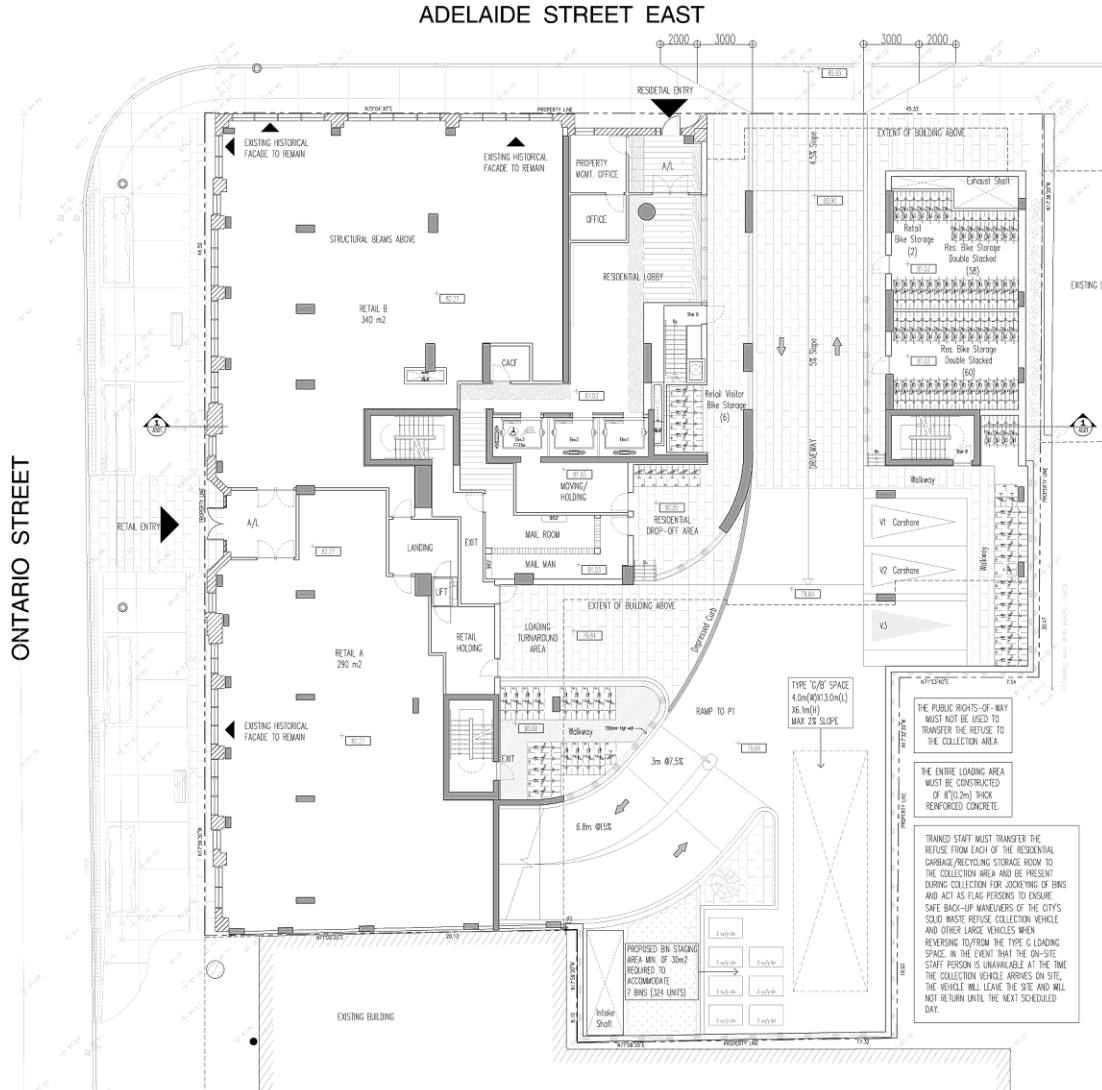
SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2a-d: Elevations
Attachment 3: Application Data Sheet

Attachment 1: Site Plan



Site Plan (Ground Floor Plan)

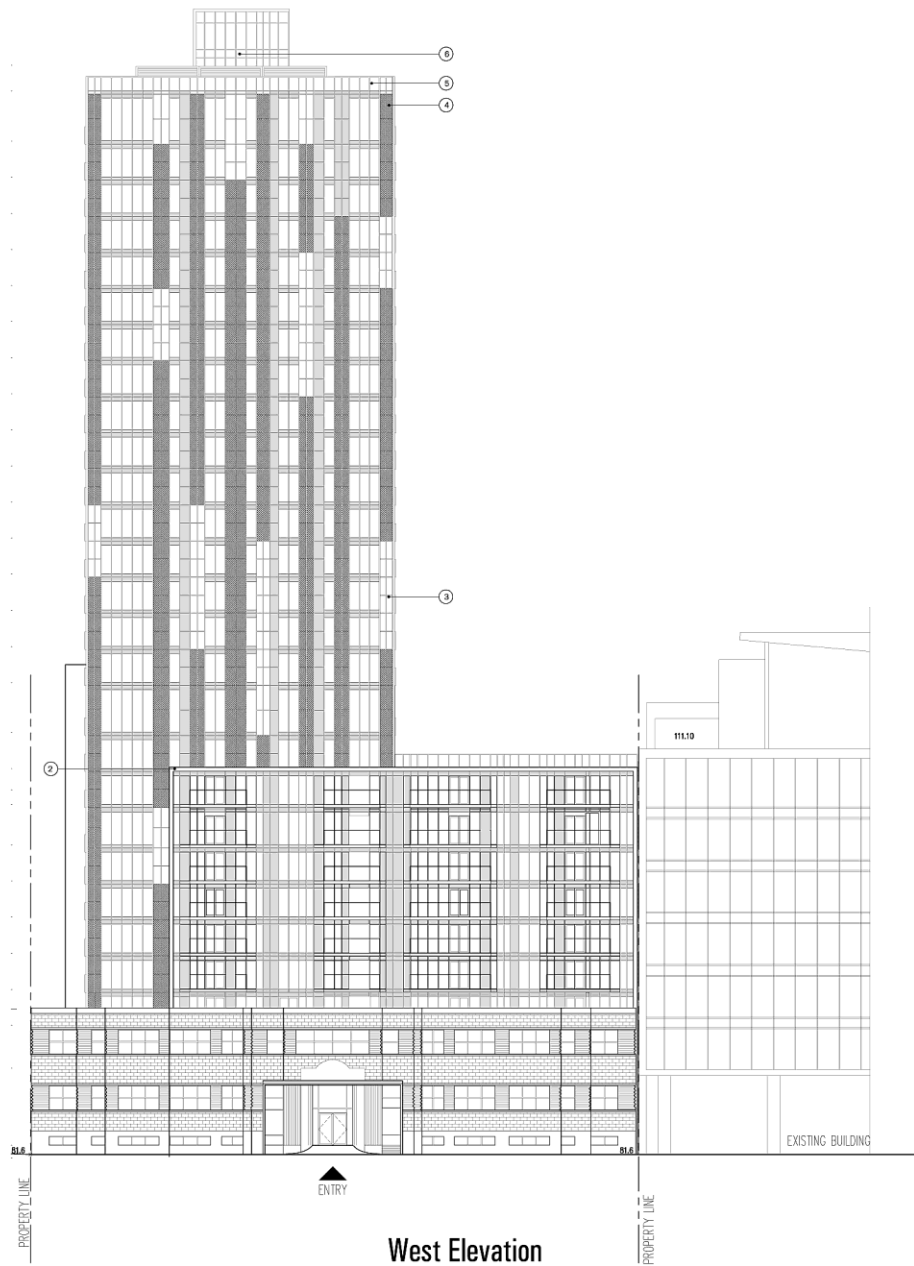
25 Ontario Street

Applicant's Submitted Drawing

Not to Scale 07/28/2014

File # 11 327900 OZ

Attachment 2a: West Elevation



Elevations

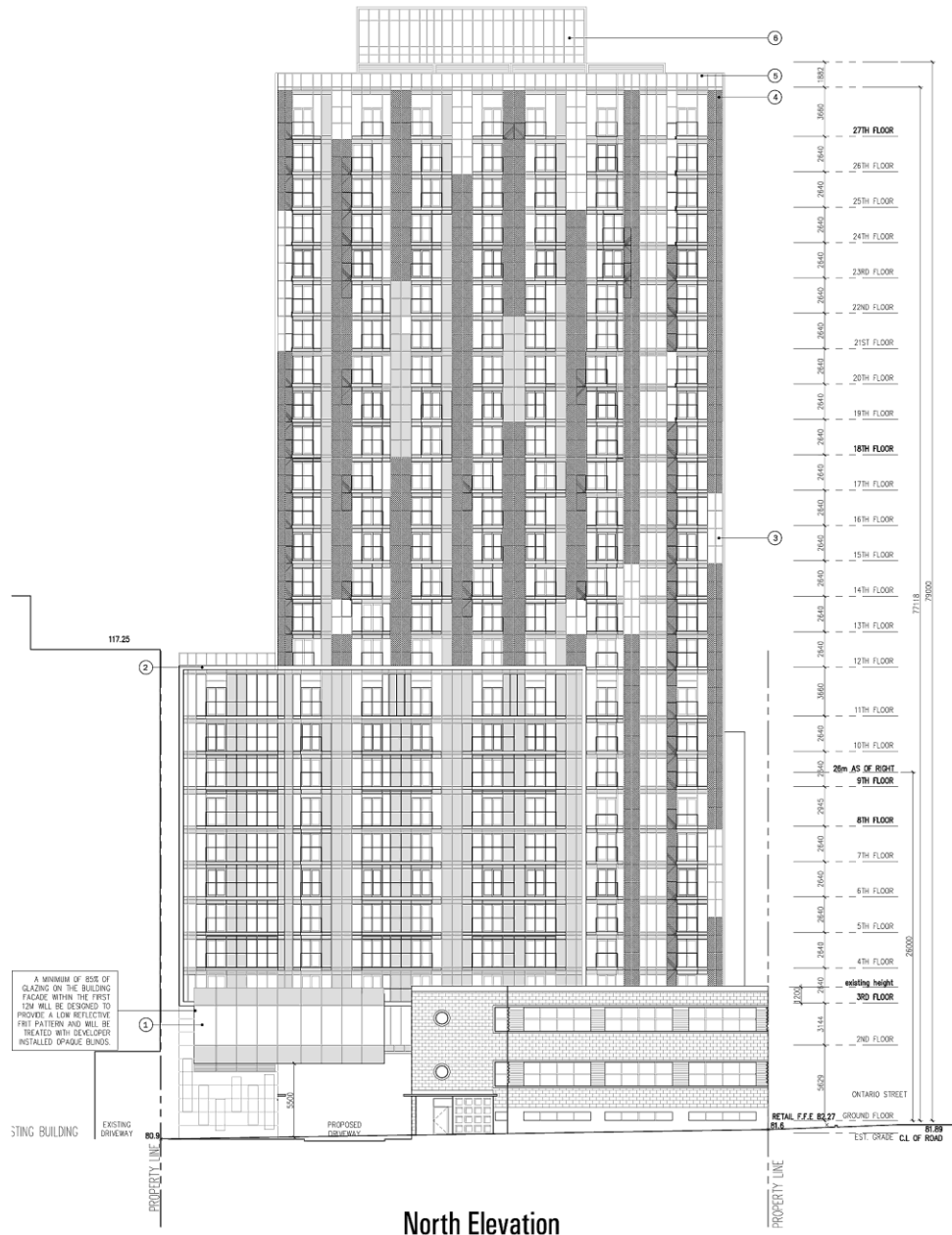
Applicant's Submitted Drawing

Not to Scale
07/28/2014

25 Ontario Street

File # 11 327900 OZ

Attachment 2b: North Elevation



Elevations

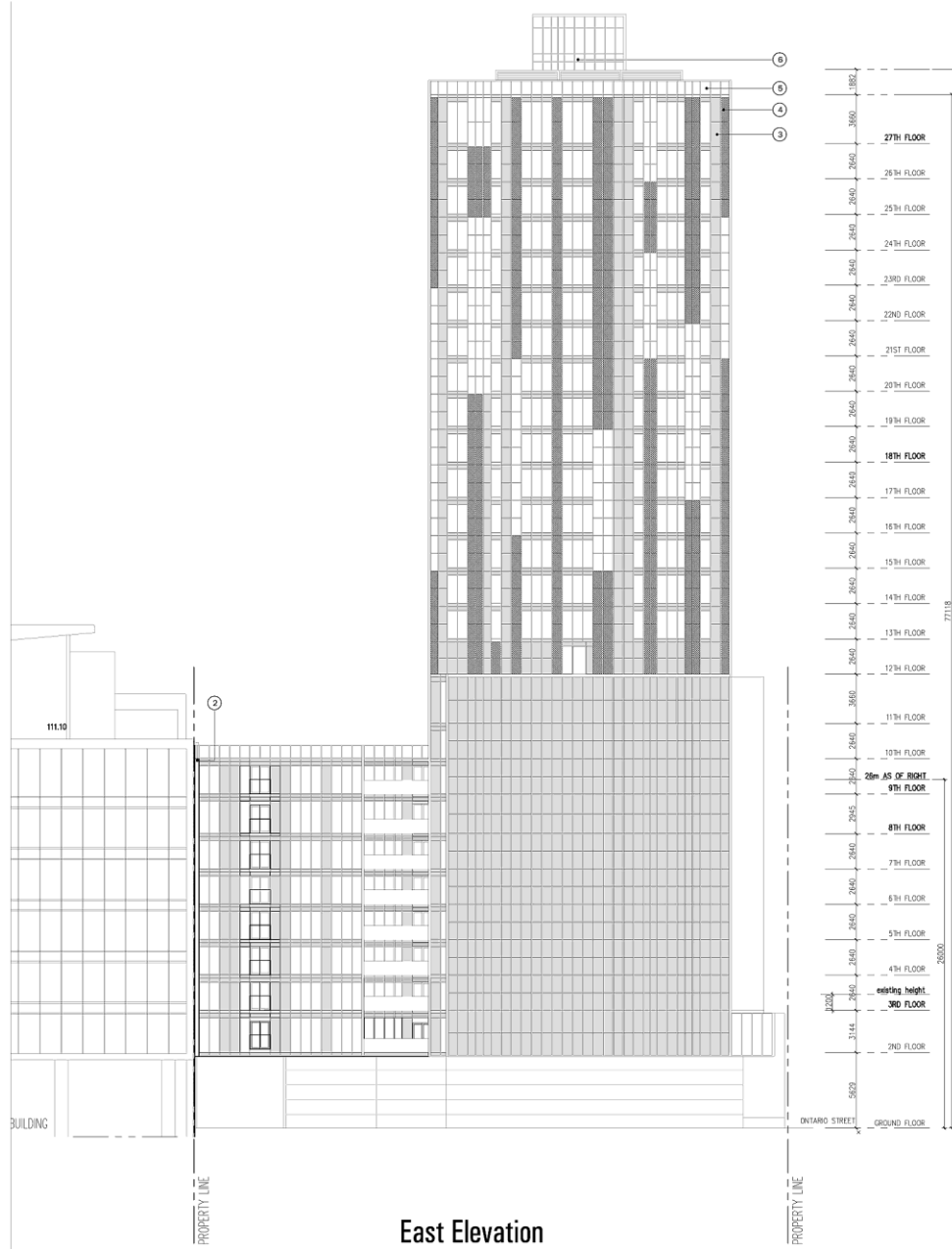
25 Ontario Street

Applicant's Submitted Drawing

Not to Scale
07/28/2014

File # 11 327900 OZ

Attachment 2c: East Elevation



Elevations

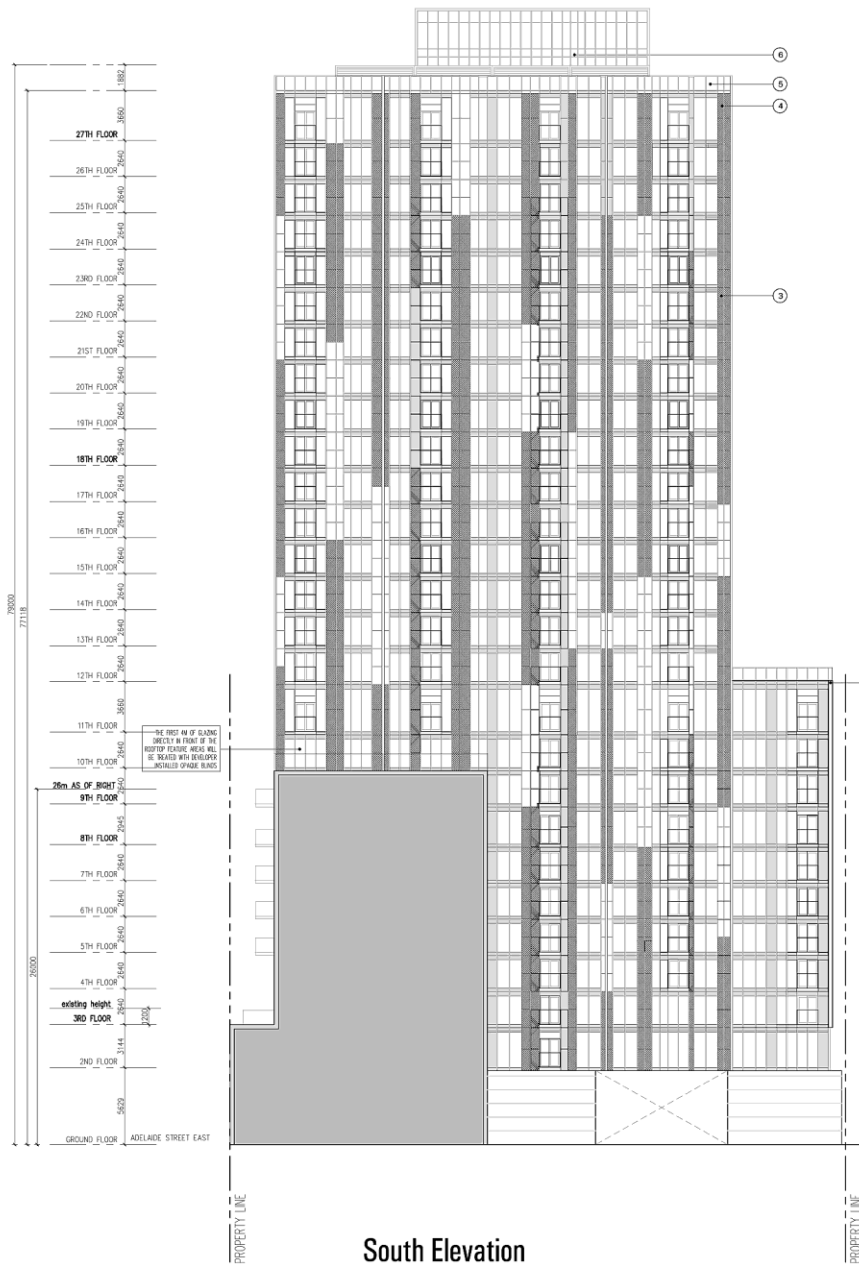
25 Ontario Street

Applicant's Submitted Drawing

Not to Scale
07/28/2014

File # 11 327900 OZ

Attachment 2d: South Elevation



Elevations

25 Ontario Street

Applicant's Submitted Drawing

Not to Scale
07/28/2014

File # 11 327900 OZ

Attachment 3: Application Data Sheet

Application Type	Rezoning	Application Number:	11 327900 STE 28 OZ
Details	Rezoning, Standard	Application Date:	December 19, 2011
Municipal Address:	25 ONTARIO STREET		
Location Description:	PLAN 136E PT LOTS B TO D TOWN LOT 5 PT TOWN LOTS 3 & 4 S/S ADELAIDE ST PT TOWN LOTS 4 & 5 RP 63R3762 PART 2 **GRID S2808		
Project Description:	Revised rezoning application submitted on July 14, 2014 to permit a residential rental building of 27 storeys. The application proposes 630 sq.m. of retail at grade, and 324 residential rental units. 133 Vehicular parking spaces are proposed within a 3 level below grade garage and at-grade, and 470 bicycle parking spaces are proposed below grade, and within the first two floors of the building.		

Applicant:	Agent:	Architect:	Owner:
Same as Owner Att: Steve Nightingale		Graziani + Corazza Architects Inc. 1320 Shawson Dr., Ste 100, Mississauga, ON L4W 1C3	First Gulf Ontario Street Corporation 3751 Victoria Park Ave. Toronto, ON M1W 3Z4

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	No
Zoning:	RA	Historical Status:	Designated, By-law 1339-2013
Height Limit (m):	26	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	1,999	Height:	Storeys:	27
Frontage (m):	44.5		Metres:	84 (incl. mech. penthouse)
Depth (m):	44.3			
Total Ground Floor Area (sq. m):	1,100			Total
Total Residential GFA (sq. m):	22,905		Vehicular Parking Spaces:	133
Total Non-Residential GFA (sq. m):	630		Loading Docks:	1
Total GFA (sq. m):	23,535		Bicycle Parking Spaces:	470
Lot Coverage Ratio (%):	55.03			
Floor Space Index:	11.8			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	22,905	0
Bachelor:	26 (8.0%)	Retail GFA (sq. m):	630	0
1 Bedroom:	112 (34.6%)	Office GFA (sq. m):	0	0
2 Bedroom:	163 (50.3%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	23 (7.1%)	Institutional/Other GFA (sq. m):	0	0
Total Units:	324 (100%)			

CONTACT:	PLANNER NAME:	Henry Tang, Planner
	TELEPHONE:	(416) 392-7572
	E-MAIL:	htang2@toronto.ca