

**307 Sherbourne Street - Zoning Amendment Application
- Preliminary Report**

Date:	August 14, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	15 147462 STE 28 OZ

SUMMARY

This application proposes a 13-storey residential building containing 94 rental units, 43 vehicular parking spaces on 2 below-grade levels and 96 bicycle parking spaces. The overall proposed building height is 47.5 metres, including mechanical equipment. The development will have a total of 7,518.8 square metres of gross floor area.

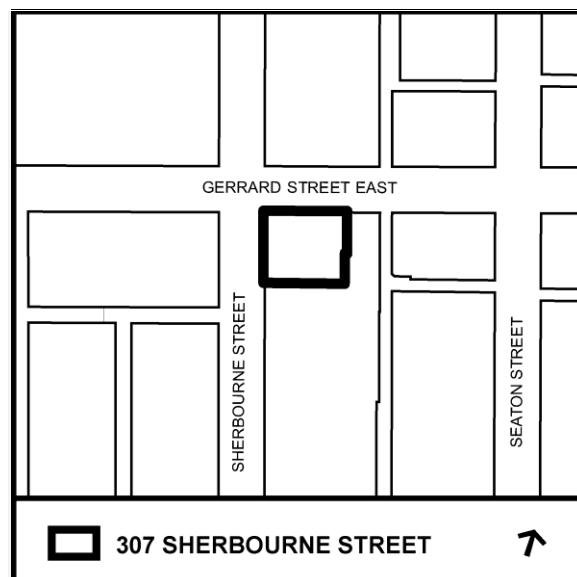
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

The next step is to conduct a community consultation meeting to allow the public to review the application and provide feedback.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 307 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 of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Pre-Application Consultation

A pre-application consultation meeting was held on March 19, 2015, with the applicant to discuss complete application submission requirements and to identify issues with the proposal.

ISSUE BACKGROUND

Proposal

The applicant proposes the redevelopment of the lands to permit a 13-storey residential building containing 94 rental units. The applicant proposes a total of 43 vehicular parking spaces including 37 residential and 6 visitor parking spaces on 2 levels below grade. The applicant is proposing 1 Type G loading space. Parking and loading will be accessible from Sherbourne Street. Also proposed are 96 bicycle parking spaces including 85 spaces for residents and 11 spaces for visitors. The resident spaces are located in a separate room at grade at the northeast corner of the building, while the visitor spaces are located outdoors at grade at the northwest portion of the site.

The proposed height is 43 metres excluding the mechanical equipment, and a total of 47.5 metres including the mechanical equipment. The residential gross floor area is proposed at 7,518.8 square metres, resulting in a density of 6.01 times the lot area. The residential lobby is accessible from Gerrard Street East.

The proposal includes 135 square metres of indoor amenity space and 90 square metres of outdoor amenity space. The applicant is proposing a total of 94 rental units. The proposed unit mix is as followed:

Unit Type	Total
1 Bedroom	57
2 Bedroom	32
3 Bedroom	5

The proposed typical tower floor plate size is 598.3 square metres. At the base of the tower is a 5-storey podium which is approximately 16.6 metres in height. The proposed at-grade setbacks of the base building are as follows:

Property Line	Proposed Setback	Proposed Sidewalk Width
Gerrard Street East Property Line	0.1 m – 2.3 m	3.6m -5.6m
Sherbourne Street Property Line	0 m – 3.7 m	4m - 7.2m
South Property Line	7.5 m	n/a
East Property Line	0 m	n/a

The proposed setbacks from the 2nd to the 5th storeys are as follows:

Property Line	2nd Storey	3rd -5th Storeys
Gerrard Street East Property Line	0.1 m – 2.6 m	0.1 m – 2.1 m
Sherbourne Street Property Line	0m - 3.7 m	0m - 3.7 m
South Property Line	7.5 m	7.5 m
East Property Line	0 m – 0.7 m	0 m – 0.7 m

The proposed tower setbacks above the 5-storey podium are as follows:

Property Line	6th - 7th Storeys	8th - 10th Storeys	11th -13th Storeys
Gerrard Street East Property Line	3.2 m	3.2 m	3.2 m
Sherbourne Street Property Line	3.3 m -7.8 m	3.3 m	6.6 m
South Property Line	10.5 m	10.5 m	10.5 m
East Property Line	4.3 m – 5.5 m	4.3 m – 5.5 m	4.3 - 5.5 m

Site and Surrounding Area

The site is located on the southeast corner of Sherbourne Street and Gerrard Street East. The rectangular shaped site is approximately 1,311.6 square metres in size with a frontage of 35.5 metres along Sherbourne Street and 39.6 metres along Gerrard Street East. The subject site is currently vacant but formerly operated as a gas station.

North: At the northeast corner of Sherbourne and Gerrard Streets is a 3-storey office building, beyond is a mix of residential and institutional buildings on the east side of Sherbourne Street ranging from 3 to 7 storeys in height. Allan Gardens is located at the northwest corner of Sherbourne Street and Gerrard Street East. Allan Gardens is designated under Part IV of the Ontario Heritage Act

South: South of the site along Sherbourne Street are detached and semi-detached dwellings ranging from 2-3 storeys in height.

East: Directly east of the site is a three-storey semi-detached dwelling, beyond is a mixture of residential and commercial uses including an automotive repair shop and the Beer Store.

West: To the west of the site along Gerrard Street East are semi-detached dwellings that contain residential, commercial and institutional uses. Along the west side of Sherbourne Street there are 3-storey semi-detached dwellings.

Planning Act, Provincial Policy Statement and Provincial Plans

Section 2 of the *Planning Act* sets out matters of provincial interest which City Council shall have regard to carrying out its responsibilities, including: the orderly development of safe and healthy communities; the conservation of features of significant architectural, cultural and historical interest; the adequate provision of employment opportunities; and the appropriate location of growth and development.

The Provincial Policy Statement (PPS) 2014, provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and healthy communities. The PPS recognizes that local context and character is important. Policies are outcome-oriented and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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. This site is designated as *Mixed Use Areas* on Map 18 – Land Use Plan in the Official Plan.

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 services employment and new housing.

The Plan includes criteria that direct the form and quality of development for the *Mixed Use Areas* designation. The criteria state that new buildings must provide a transition between areas of different intensity and scale, including stepping down of heights towards lower scale neighbourhoods, minimize shadow impacts and provide an attractive, safe and comfortable pedestrian environment.

The application will be reviewed against policies in the Official Plan including those in the "Downtown", "Public Realm", and "Built Form" sections of the Plan. Compliance with the other relevant policies of the Official Plan will also be reviewed.

Official Plan Amendment 82 - Downtown East Planning Study

At its meeting on March 31, April 1, and 2, 2015, Toronto City Council adopted Official Plan Amendment 82, the Garden District Site and Area Specific Policy (GDSASP) 461. Official Plan Amendment 82 has been appealed to the Ontario Municipal Board. The purpose of OPA 82 is to set a framework for new growth and development that can support change, while protecting those areas that continue to remain stable. It is intended to protect and enhance the public realm, with shadow restrictions on Allan Gardens, Moss Park, and École Gabrielle Roy. OPA 82 also supports the provision of community benefits and a full range of housing opportunities including affordable housing and family sized units. While most of the Garden District is not intended to change, the GDSASP directs growth to where it can best be accommodated.

The subject site is within the Sherbourne Corridor Character Area. The Sherbourne Corridor Character Area is characterized by primarily residential uses designed *Apartment Neighbourhoods* in the Official Plan. The Sherbourne Corridor Character Area is not intended to change, and only permits infill as permitted by the *Apartment Neighbourhood* policies of the Official Plan, with the exception of the area identified as Block 1 which permits a tall building. The subject site is Block 1 within the Sherbourne Corridor Character Area, as such the development of a tall building is contemplated for the subject site.

Development performance standards include: a minimum of ten percent affordable housing to be secured through Section 37 of the *Planning Act*, ten percent of units to be three bedrooms or larger, no new net shadows on Allan Gardens (March 21 and September 21 at 10 a.m. and 6 p.m.), and no new net shadows on the conservatory buildings in Allan Gardens or any significant permanent structure (March 21, September 21, June 21 and December 21 at any time of the day). The development performance standards also indicate that tall buildings must be tower-base typology, and outline maximum permitted floor plate, required separation distance, setback from a *Neighbourhood*, and the height of base buildings.

OPA 82 also gives direction for the priorities when determining community benefits to be secured through a Section 37 agreement, with the priorities being: the provision of a minimum of ten percent of units as affordable housing, improvements to community services and facilities space at 200 Dundas Street East, improvements to Moss Park, and the construction of a green linkage between Moss Park and Allan Gardens.

Zoning

The site is zoned MC T1.5 C1.0 R1.0 under Zoning By-law 438-86. This zoning designation permits a variety of uses including residential. The maximum permitted residential density is 1 times the lot area, with 1 times the lot area for commercial uses and a maximum combined density of 1.5 times the lot area. The maximum permitted height is 12 metres.

On May 9, 2013, Toronto City Council enacted City-wide Zoning By-law 569-2013, currently under appeal to the Ontario Municipal Board. Under the new Zoning By-law, the site is zoned CR1.5 (c1.0; r1.0) SS2 (x1906) with exception 1906.

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.

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Downtown Tall Buildings: Vision and Supplementary Design Guidelines

This project is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies where tall buildings belong Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings. The Downtown Vision and Supplementary Design Guidelines should be used together with the city-wide Tall Building Design Guidelines to evaluate new and current Downtown tall building proposals. The Downtown Tall Buildings Guidelines are available at <http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>

TOcore

On May 13, 2014, Toronto and East York Community Council considered a staff report regarding 'TOcore: Planning Toronto's Downtown', along with a related background document entitled 'Trends and Issues in the Intensification of Downtown'. These reports along with additional information are available on the study website at: www.toronto.ca/tocore

TOcore is looking at how Toronto's Downtown should grow, with both a renewed planning framework and the necessary infrastructure to remain a great place to live, work, learn and play. TOcore is in its initial 'taking stock' phase, which involves an analysis of existing conditions, growth trends and priority issues in the Downtown. The study team will be reporting back to TEYCC by the end of 2015 on the results of Phase One and the priorities for Phase Two, "Planning and Analysis". The review of this application will be informed by the issues being considered under TOcore.

Heritage

Allan Gardens is located directly northwest of the development site across the intersection of Gerrard Street East and Sherbourne Street. Allan Gardens is designated under the Ontario Heritage Act under City of Toronto by-law 481-86. The applicant has been requested to

undertake a Heritage Impact Statement that will evaluate the proposal and identify any heritage impacts to the adjacent heritage property. Heritage staff will review the application in the context of this evaluation.

On October 2, 3 and 4, 2012, City Council directed that the Chief Planner and Executive Director, City Planning initiate the Garden District Heritage Conservation District study. This study is currently in the plan phase. The development site is located within the boundaries of the study area.

Reasons for the Application

A rezoning application is required to permit the height and density proposed by the applicant. Additional areas of non-compliance with the Zoning By-law will be assessed as the review of the application advances.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Architectural Drawings Plans, Floor Plans, Elevations and Sections
- Shadow Impact Study
- Transportation Impact Study
- Planning and Urban Design Rationale
- Green Development Standard Checklist
- Stormwater Management Report
- Functional Servicing Report
- Ontario Ministry of Environment – Record of Site Conditions

A Notification of Complete Application was issued on May 15, 2015.

Issues to be Resolved

Prior to presenting a Final Report to Toronto and East York Community Council, the following issues, as well as any others identified by staff and the public, will need to be reviewed and addressed:

1. consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
2. conformity with the Official Plan policies, development criteria for *Mixed Use Areas* and policies within the Downtown East Planning Study/ Official Plan Amendment 82;
3. conformity with the Tall Building Design Guidelines and the Downtown Tall Buildings: Vision and Supplementary Design Guideline including the sections on adjacency issues, pedestrian realm and sustainable design;
4. height and density of the proposal;

5. built form and massing issues including, but not limited to: height, setbacks, stepbacks, sky views, light penetration, privacy, wind mitigation and pedestrian realm;
6. shadow impacts on neighbouring parks and open space in the area;
7. provision of parking, loading and bicycle parking;
8. provision of high-quality public realm, landscape design and appropriate sidewalk widths;
9. proposed mix of unit sizes and family-sized units;
10. heritage adjacency issues; and
11. adequacy of amenity areas proposed.

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

Section 37

Section 37 of the Planning Act allows the City to enter into an agreement with an applicant to grant a height and/or density increase for a particular project that is greater than what the zoning by-law would otherwise permit in return for community benefits. Details of a Section 37 Agreement between the applicant and the City will be worked out, in consultation with the Ward Councillor, if the project is ultimately considered to be good planning and recommended for approval.

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

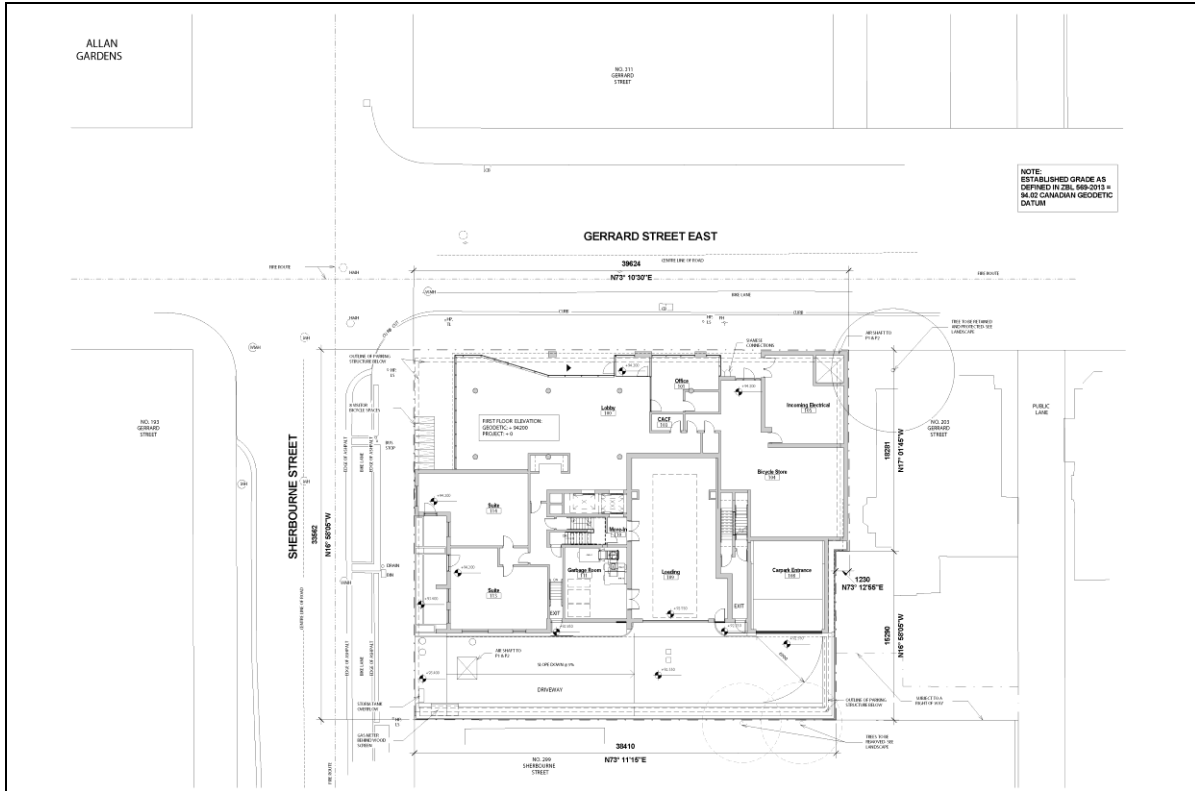
Attachment 4: West Elevation

Attachment 5: East Elevation

Attachment 6: Zoning

Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale 

07/16/2015

307 Sherbourne Street

File # 15 147462 STE 28 OZ

Attachment 2: North Elevation



Elevations

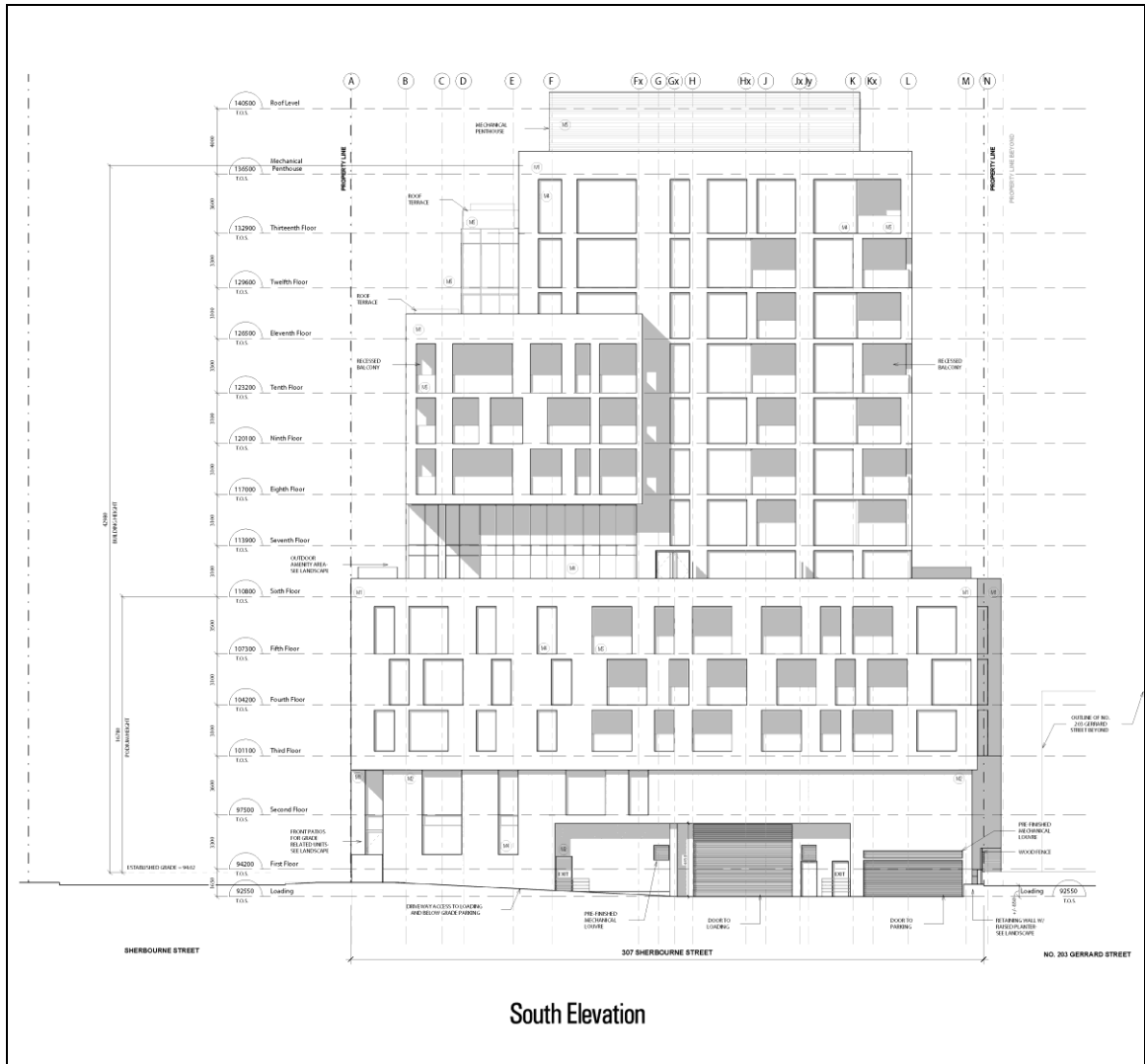
Applicant's Submitted Drawing

Not to Scale
07/16/2015

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Attachment 3: South Elevation



Elevations

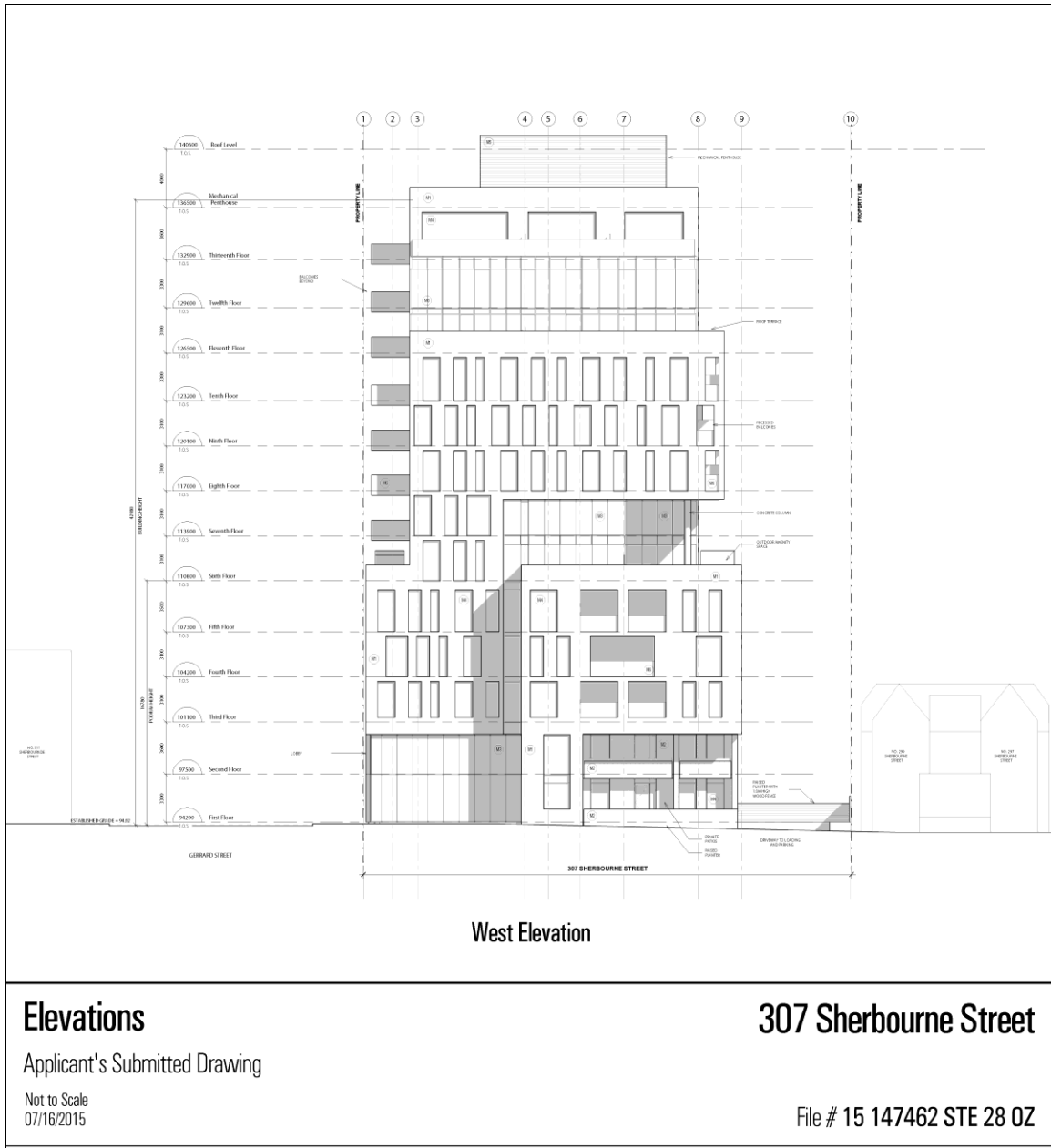
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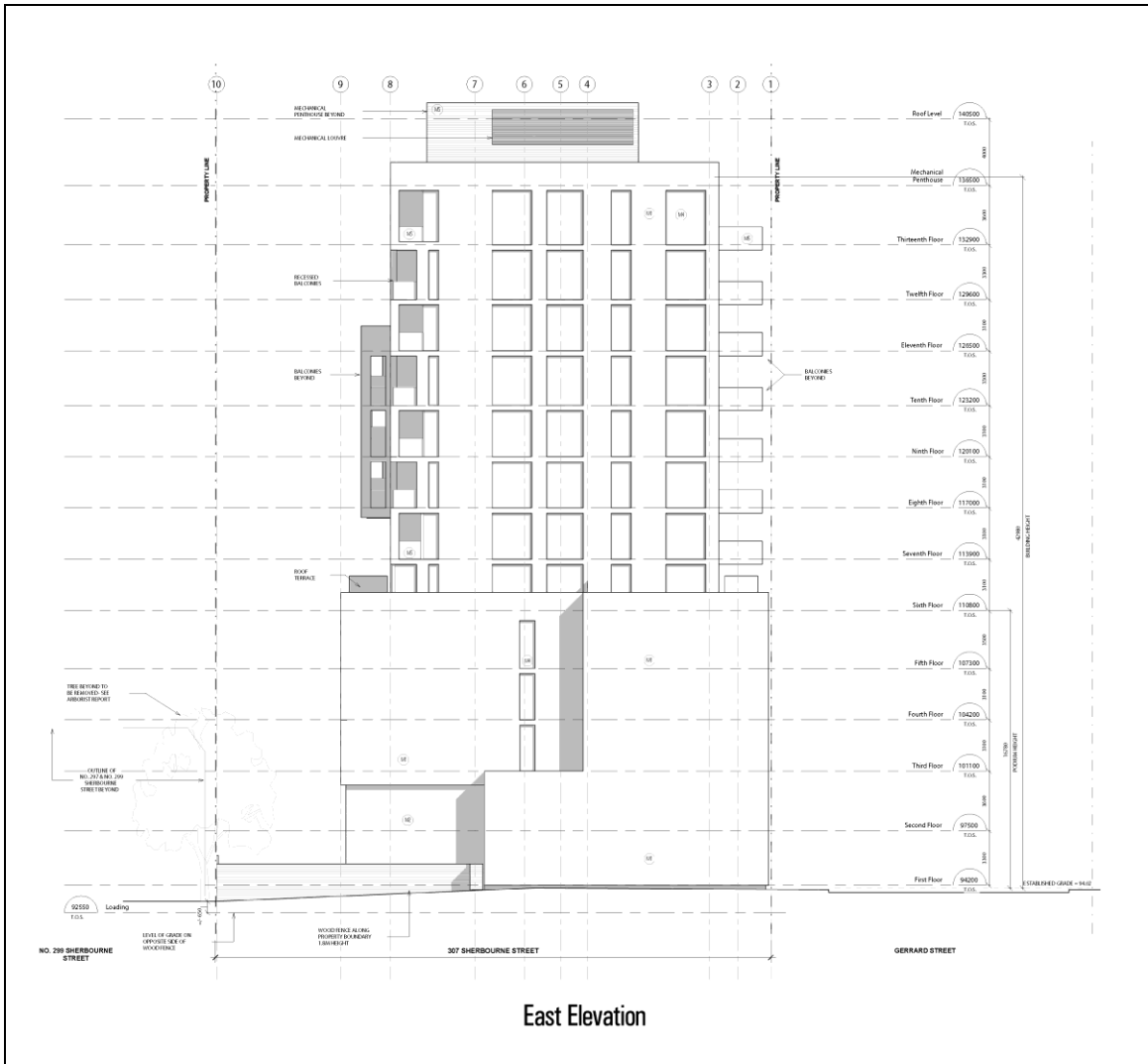
307 Sherbourne Street

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Attachment 4: West Elevation



Attachment 5: East Elevation



Elevations

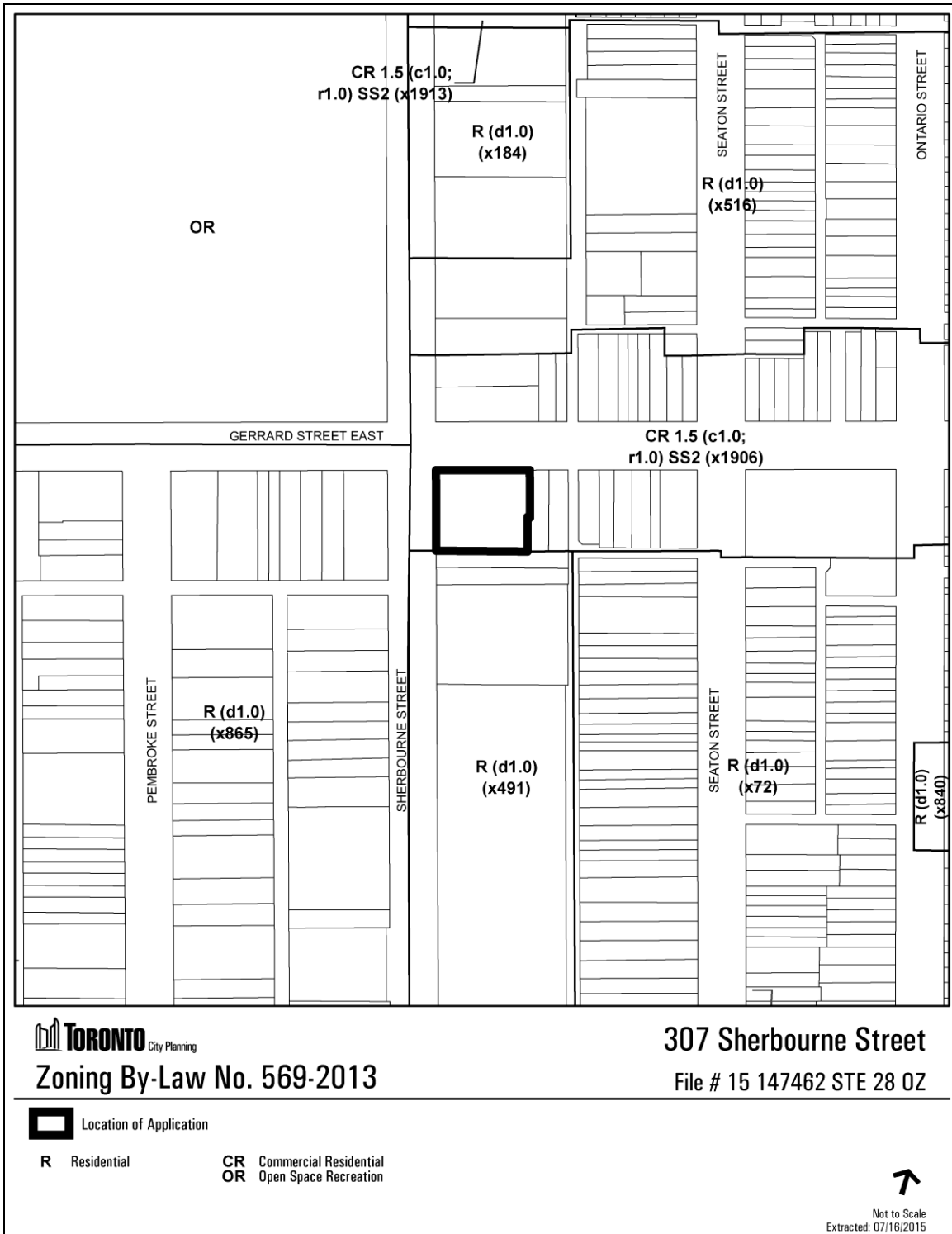
Applicant's Submitted Drawing

Not to Scale
07/16/2015

307 Sherbourne Street

File # 15 147462 STE 28 0Z

Attachment 6: Zoning



Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	15 147462 STE 28 OZ
Details	Rezoning, Standard	Application Date:	April 27, 2015
Municipal Address:	307 SHERBOURNE ST		
Location Description:	PLAN 132 PT LOTS 18 & 19 19 **GRID S2804		
Project Description:	Proposed 13-storey residential rental apartment building with 94 dwelling units and 43 parking spaces. The proposed density has an FSI of 5.7.		

Applicant:	Agent:	Architect:	Owner:
Walker, Nott, Dragicevic Associates Limited			Oben Flats Sherbourne GP Limited

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR 1.5 (c1.0; r1.0) SS2 (x1906)	Historical Status:
Height Limit (m):	12	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	1311.6	Height:	Storeys:	13
Frontage (m):	39.62		Metres:	47.5
Depth (m):	33.56			
Total Ground Floor Area (sq. m):	878.7			Total
Total Residential GFA (sq. m):	7518.8		Parking Spaces:	43
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	7518.8			
Lot Coverage Ratio (%):	67			
Floor Space Index:	5.73			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	7518.8	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	57	Office GFA (sq. m):	0	0
2 Bedroom:	32	Industrial GFA (sq. m):	0	0
3 + Bedroom:	5	Institutional/Other GFA (sq. m):	0	0
Total Units:	94			

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