



STAFF REPORT INFORMATION ONLY

874-878 Yonge Street and 3-11 Scollard Street Official Plan Amendment and Zoning Amendment Applications - Supplementary Report

Date:	October 5, 2016
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 27 – Toronto Centre- Rosedale
Reference Number:	P:/2016/Cluster B/PLN/City Council/CC16129 16 173154 STE 27 OZ

SUMMARY

This supplementary report provides City Council with further information regarding the community consultation meeting held on September 26, 2016.

DECISION HISTORY

The Toronto and East York Community Council, at its meeting on September 7, 2016, adopted the Refusal Report (August 12, 2016) from the Director, Community Planning, Toronto and East York District and directed Planning staff to hold a community consultation meeting for the lands at 874-878 Yonge Street and 3-11 Scollard Street and to report directly to City Council on any further recommendations arising from the community consultation meeting.

Link to agenda item:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE18.13>

COMMENTS

A summary of the community consultation meeting held on September 26, 2016 is provided below. Concerns and comments expressed by members of the public at the community consultation meeting reaffirm the recommendations from City Planning staff in the Refusal Report (August 12, 2016).

Community Consultation Meeting

On September 26, 2016, City Planning staff, in consultation with the Ward Councillor, hosted a community consultation meeting at the Stone Church (45 Davenport Road). Planning staff presented the policy framework and an overview of the application. The applicant provided further details with respect to its proposal. Following the presentations, City staff facilitated break-out sessions where attendees shared comments and asked questions. The meeting concluded with a question-and-answer period moderated by City Planning staff.

During the break-out sessions, attendees raised the following concerns and comments:

Relating to Built Form:

- lack of rationale to increase density from 3 to 37.5 times the area of the lot
- precedent of the proposed density
- no downward transition in the Height Ridge going north as called for in Official Plan Site and Area Specific Policy 211
- limited separation distance (6 metres) to 21 Scollard Street
- why applicant expects OMB will approve the proposed height
- why the proposal represents a gateway
- questions about the cladding of the tower
- proposal breaks the mould and brings a breadth of excellence to the corner
- concerns about shadows cast by the proposal

Relating to Transportation:.

- congestion and pick-up/drop-off on Scollard Street- need to accommodate on-site
- congestion on the public lane
- potential conflicts between pedestrians and traffic
- manoeuvring onto the public lane would require flag-person
- queuing on lane if automated garage fails to work
- sight lines/visibility

Relating to Public Realm:

- proposed redesign of Frank Stollery Parkette- dimensions of the bowl; reflection of the bowl and its effect at night (i.e. traffic lights); views to the park; design is too stark and elitist; need more colour and animation such as flowers, planter and trees at ground level; greenery on top of the "bowl" is not accessible to public and wildlife; maintenance access to the bowl; no seating or heritage plaques
- existing Frank Stollery Parkette is beautiful
- concerns with pigeons in the existing park
- the busy corner at Yonge Street and Scollard Street can be improved by adding more trees and shrubs to the existing parkette to reduce noise

Relating to other matters:

- wind impacts on Yorkville Avenue
- crowding on sidewalks on Yonge Street
- overshadowing of the area
- need for dog relief station
- cumulative effect of all proposed and approved buildings
- construction impacts
- preservation of the two potential heritage buildings on the site

During the question-and-answer portion of the meeting, residents also asked questions, made comments and expressed concerns as follows:

- current capacity of local schools
- lack of separation distance from proposed tower to 21 Scollard Street
- blocking of views to Frank Stollery Parkette
- vehicular conflicts and safety concerns regarding manoeuvring over the public lane
- proposed density of the project
- architecture is not a rationale for such high density on a small site
- previous OMB decision suggests 8 storeys is the appropriate context for the site
- need for planning policy to limit development in the area
- this is not the context for such a tall building
- concerns about pedestrian and vehicular conflicts
- proposed redesign of Frank Stollery Parkette eliminates benches and plaques-
existing park is an example of great urbanization.

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SIGNATURE

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