

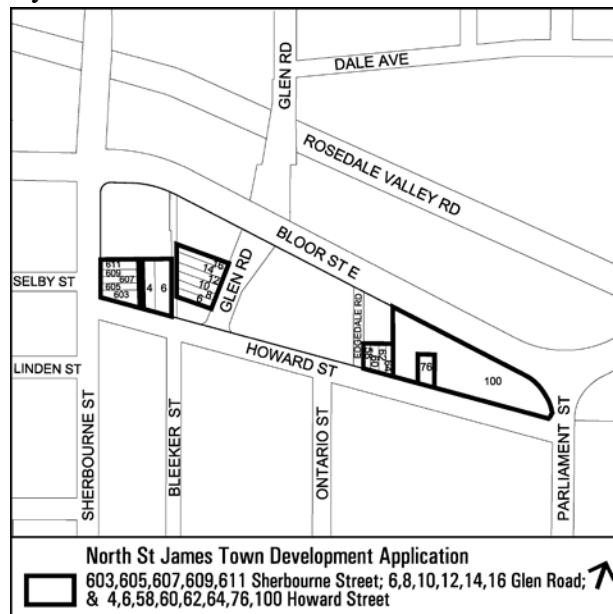
6, 8, 10, 12, 14 and 16 Glen Road, 4, 6, 58, 60, 62,64, 76 and 100 Howard Street, and 603, 605, 609 and 611 Sherbourne Street –Request for Direction Report

Date:	August 2, 2016
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	10 247063 STE 28 OZ

SUMMARY

At its meeting on December 16, 17 & 18, 2013, City Council approved the Official Plan and Zoning By-law Amendment applications relating to 6, 8, 10, 12, 14 and 16 Glen Road, 4, 6, 58, 60, 62, 64, 76 and 100 Howard Street, and 603, 605, 607, 609 and 611 Sherbourne Street. The applicant made a pre-emptive appeal of Council's approval to the Ontario Municipal Board (OMB) in anticipation of an appeal by a third party. The South Rosedale Resident's Association as well as St. Jamestown Family Literacy Services were parties to the proceedings in opposition. Following mediation sessions, Council approved a settlement at its meeting March 31, April 1 & 2, 2015.

The OMB accepted the settlement and issued its decision but has withheld its Order until the final form of by-laws were submitted and agreements securing specified matters had been entered into as between the owner and the City. Since the OMB approval, Block 3 (the easterly block) of the



development site has been purchased by a new owner and minor revisions to the OMB approval for that Block have been proposed. Staff are advised that the Board will be requested to amend its decision and approve the revisions in the context of finalizing the form of by-laws. The revisions are detailed in this report and generally include: residential unit count, parking ratios, non-residential gross floor area, and the height of the base building on Block 3. There are no changes to the proposed land use.

Staff have reviewed the revised proposal and are of the opinion that the most recent submission of plans for Block 3 dated April 25, 2016 and date stamped July 28, 2016 by City Planning are appropriate. The proposed revisions to the proposal are discussed further in the report. Staff is recommending that the revisions to the plans be supported by the City at the OMB.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council authorize the City Solicitor together with City Planning staff and other staff, as necessary, to attend at the Ontario Municipal Board and support the revised Block 3 proposal for the property 6, 8, 10, 12, 14 and 16 Glen Road, 4, 6, 58, 60, 62, 64, 76 and 100 Howard Street, and 603, 605, 607, 609 and 611 Sherbourne Street substantially in accordance with the plans dated April 25, 2016 by architectAlliance and date stamped July 28, 2016 by City Planning.
2. City Council authorize the City Solicitor and the Chief Planner and Executive Director, City Planning to continue to work with the applicant on the final form of the draft Zoning By-law and Official Plan Amendments, to be presented to the Ontario Municipal Board that includes the revisions to Block 3 referred to in Recommendation 1.
3. City Council instruct the City Solicitor to request the Ontario Municipal Board to to continue to withhold its final order for the lands at 6, 8, 10, 12, 14 and 16 Glen Road, 4, 6, 58, 60, 62, 64, 76 and 100 Howard Street, and 603, 605, 607, 609 and 611 Sherbourne Street until the Owner satisfies the terms of the Request for Direction Report dated April 1, 2015 set out in Item CC5.9 adopted by City Council at its meeting on April 2, 2015.
4. City Council authorize the City Solicitor to prepare or amend and appropriate City Officials to execute all contemplated agreements related to this development to reflect the revisions contemplated in this report.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Decision History

By adoption of Item TE28.7, City Council approved the Official Plan and Zoning By-law Amendment applications relating to 6, 8, 10, 12, 14 and 16 Glen Road, 4, 6, 58, 60, 62, 64, 76 and 100 Howard Street, and 603, 605, 607, 609 and 611 Sherbourne Street at its meeting on December 16, 17 & 18, 2013. The applicant made a pre-emptive appeal of Council's approval to the Ontario Municipal Board in anticipation of an appeal by the South Rosedale Residents' Association. Link to Item TE28.7

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE28.7>

Ontario Municipal Board assisted mediation discussions were initiated in January 2015. An alternative proposal for the combined Blocks 1, 2 and 3 was put forward by the appellant which proposed eliminating the third tower on Block 3; enlarging the public park; increasing the amount of retail space fronting onto Bloor Street East; and adding an additional 5-storeys of height to the towers on both Block 1 and 3. A Confidential Report outlining the proposed revisions was before City Council on April 2, 2015 as Item CC 5.9. City Council adopted the recommendations contained in the Confidential Attachment authorizing settlement of the matters before the OMB. Link to Item CC5.9

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.CC5.9>

On May 12, 2015, the OMB approved the Official Plan and Zoning By-law Amendments reflecting the changes supported by City Council in April 2015 and issued its decision on May 27, 2015. The OMB Order is being held pending finalization of the form of Official Plan Amendment and Site Specific Zoning By-law, execution of the contemplated Section 37 Agreement, s111 Agreement and appropriate Heritage Easement Agreements and site servicing issues being addressed.

Since that time, the lands that comprise Block 3 of the development site were purchased by a new owner. In the spring of 2016, collectively the owners of the Blocks approached City Planning staff with revisions to the approved built form of Block 3.

A resubmission was made on May 19, 2016 to include the proposed revisions and was circulated to all commenting divisions. It was proposed that the Board could be spoken to and the revisions incorporated into the Site-Specific Zoning By-law when it is being finalized prior to issuance of the Board Order.

Proposal

In the early fall of 2015, Staff were advised that Block 3 of the development site was proposed to be purchased by a new owner. In the spring of 2016, the owners collectively met with City Planning and Legal staff to discuss changes to the previous proposal that was approved by the OMB.

The proposed revisions to Block 3 included:

- number of residential units has increased from 806 to 838;
- top two levels of each tower have been revised to reduce the amount of the mechanical area to allow for new two-storey penthouse units;
- building height in storeys has increased from 37 and 45 to 38 and 46 storeys, respectively;
- height of the base building has increased from 11 metres to approximately 17 metres;
- additional residential units have been added to the perimeter of the base building;
- third and fourth floors have been revised to consist of residential units and indoor amenity space;
- outdoor amenity space has been relocated to the top of the 5th storey;
- non-residential GFA increased from 1,379 square metres to 1,738 square metres;
- balconies have been redesigned;
- the roof of the one-storey retail building has been revised to accommodate the standard mechanical equipment required for the retail building, as well as the emergency generators required for the two towers; and
- parking ratios have been revised to accommodate the additional residential units.

Although the height of each tower on Block 3 has increased by one additional storey, the overall building heights of 116.5 meters and 138.5 metres have not changed. The number of storeys has increased because the applicant is proposing to wrap the mechanical area with residential units. No mechanical equipment is permitted beyond the 38th and 46th storeys. The approved density and floor plate sizes have not changed.

The applicant had initially revised the proposal to relocate the majority of the towers' mechanical equipment to the roof of the one-storey retail building, which is adjacent to the new public park and the *Neighbourhoods* designation. After careful consideration and review, staff were not able to support this particular revision due to the potential impacts on the surrounding sensitive land uses. The roof of the one-storey retail building has since been revised to only accommodate the emergency generators required for the towers, as well as the standard mechanical equipment required for the retail building. Staff are of the opinion that this revision has minimal impacts on the adjacent properties.

COMMENTS

Provincial Policy Statement and Provincial Plans

The 2014 PPS promotes new development through intensification in keeping with municipal Official Plans, where such intensification recognizes the development's local context and has a well-designed built form. The minor revisions are consistent with the 2014 PPS.

The Growth Plan for the Greater Golden Horseshoe designates the site within the urban growth centre. The Growth Plan recognizes urban growth centres as areas for development to accommodate intensification, to provide for a range of housing options and to provide for appropriate transition of built form to adjacent areas. This application accommodates intensification and provides an acceptable transition of built form to adjacent areas. Staff consider the changes to be minor in the context of the PPS and Growth Plan.

Built Form

Staff have reviewed the revised plans and have no concerns as the proposed revisions are minor in nature. The revised proposal continues to achieve the main objectives Planning staff as well as the Design Review Panel had identified as important principles for this development application, such as: appropriate transition to the adjacent *Neighbourhoods*; a tower separation distance of 25 metres as recommended in the City Wide Tall Guidelines; providing visual interest and the need for the built form to respond to the design opportunities of the eastern end of the site; and the introduction of retail space along Bloor Street East. The increase in an additional storey of height to the Block 3 towers is acceptable and is not expected to set an unwarranted precedent for height in the area as the overall approved building height has not changed.

Residential Units

The applicant has increased the number of residential units from 806 to 838 units. The unit breakdown has been revised (Refer to Table 1):

Table 1 – Revised Residential Unit Breakdown

Unit Type	Approved Plans		Revised Plans	
	# of units	% of units	# of units	% of units
Bachelor	188	23.3	109	13
1-Bedroom	231	28.7	405	48
1-Bedroom + Den	222	27.5		
2-Bedroom	37	4.6	246	29
2-Bedroom + Den	78	9.7		
3-Bedroom	50	6.2	81	10
Convertible 3-Bedroom	25	3.7		

The increase in the percentage of 2 and 3 bedroom units help achieve the general objective of the creation of family-sized units in the downtown.

Parking

The applicant submitted a revised Parking Study which concluded that the revised parking proposal is adequate for the proposed development and the downtown area. Transportation Services staff have indicated that they are in support of the revised parking ratios, as shown below (Refer to Table 2).

Table 2 – Revised Parking Ratios

Unit	Space per unit
Bachelor	0.24
1-Bedroom	0.40
2-Bedroom	.60
3-Bedroom	.96
Visitor	0.06

There are no non-residential parking spaces being proposed. By-law 438-86 only requires parking for non-residential uses if the retail or commercial area is greater than 1 times the area of the site. The proposed non-residential gross floor area is less than 1 times the area of Block 3, therefore this is considered to be appropriate for the site

Other Related Matters

The revised proposal does not affect the retention and conservation of the heritage resources, park land acquisition, the proposed rental housing components or the community contributions as previously supported by City Council and approved at the OMB.

Conclusion

The applicant's revised proposal dated April 25, 2016 and date stamped July 28, 2016 by City Planning for Official Plan and Zoning By-law Amendments for 6, 8, 10, 12, 14 and 16 Glen Road, 4, 6, 58, 60, 62, 64, 76 and 100 Howard Street, and 603, 605, 607, 609 and 611 Sherbourne Street has been carefully considered and reviewed by staff. The revisions are minor in nature and the proposal is consistent with the main objectives and key themes that had emerged throughout the application review process for the subject development application. The proposal reinforces and respects the physical character of the existing neighbourhood. Planning staff recommend that City Council authorize and direct the City Solicitor and City staff to attend at the OMB and support the revised Block 3 proposal dated April 25, 2016 and date stamped July 28, 2016 by City Planning.

CONTACT

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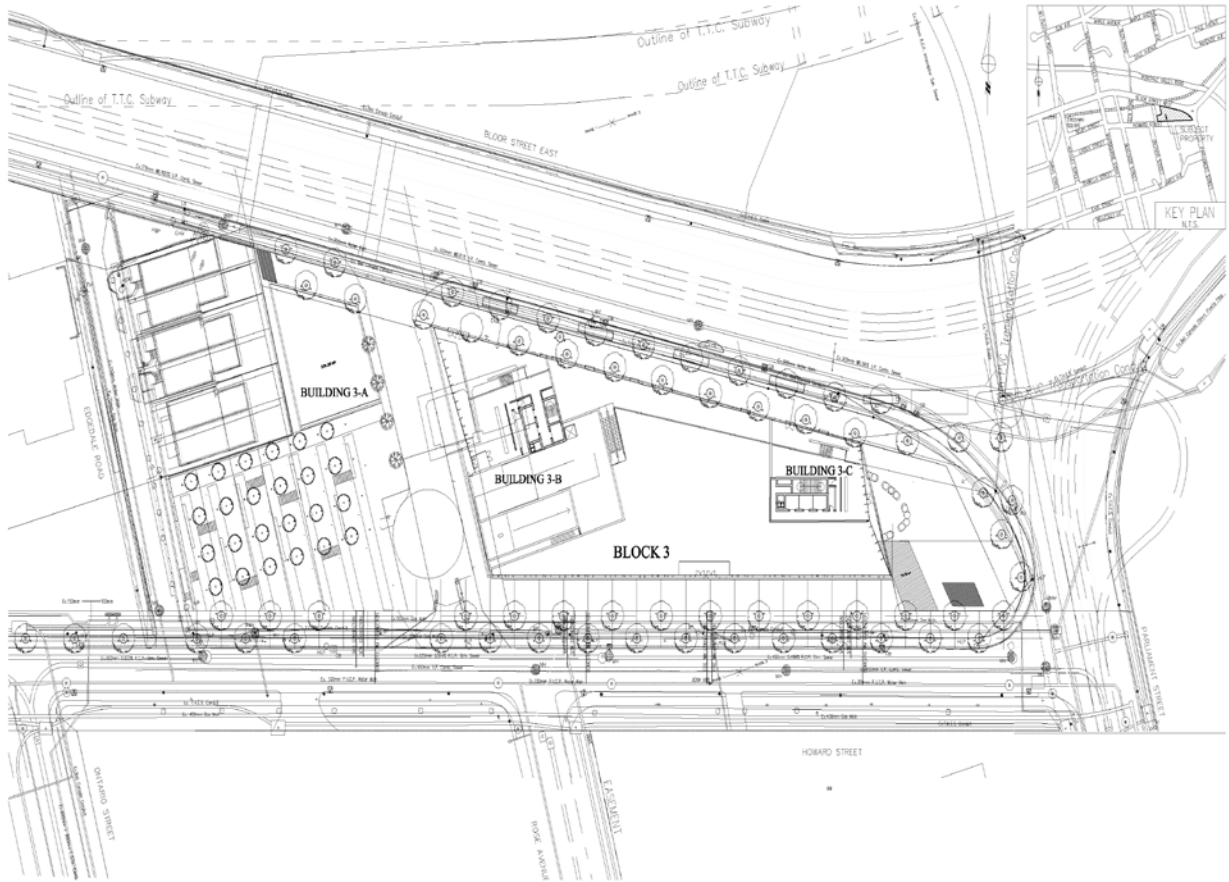
Gregg Lintern MCIP RPP,
Director Community Planning,
Toronto and East York District

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ATTACHMENTS

Attachment 1: Revised Block 3 Site Plan
Attachment 2: Revised Block 3 North Elevation
Attachment 3: Revised Block 3 South Elevation
Attachment 4: Revised Block 3 West Elevation
Attachment 5: Revised Block 3 East Elevation

Attachment 1: Revised Block 3 Site Plan



Block 3 Site Plan

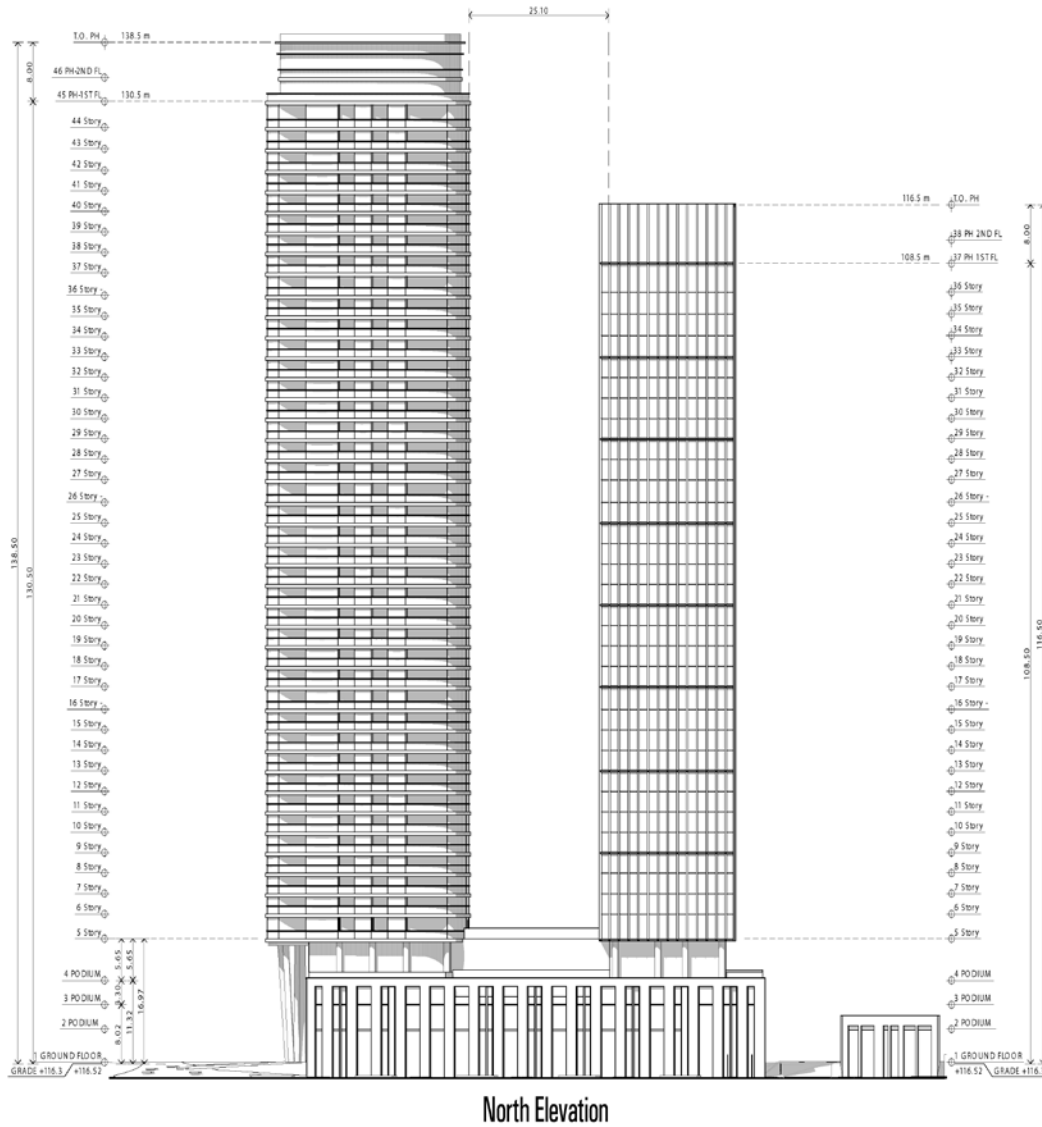
Applicant's Submitted Drawing

Not to Scale 
07/20/2016

**6,8,10,12,14,16 Glen Road; 603,605,609,611 Sherbourne Street;
& 4,6,58,60,62,64,76,100 Howard Street**

File # 10 247063 STE 28 0Z

Attachment 2: Revised Block 3 North Elevation



Elevations

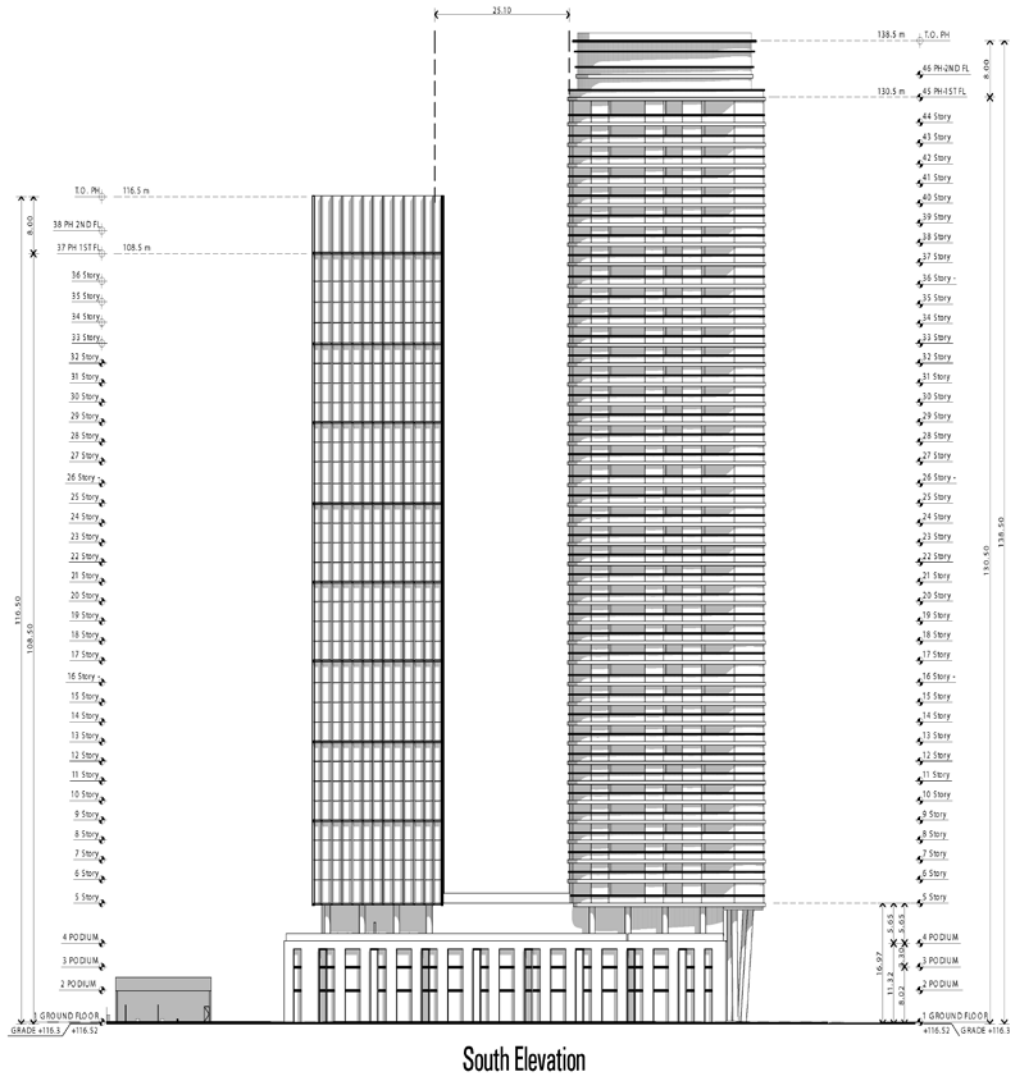
Applicant's Submitted Drawing

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07/20/2016

**6,8,10,12,14,16 Glen Road; 603,605,609,611 Sherbourne Street;
& 4,6,58,60,62,64,76,100 Howard Street**

File # 10 247063 STE 28 02

Attachment 3: Revised Block 3 South Elevation



Elevations

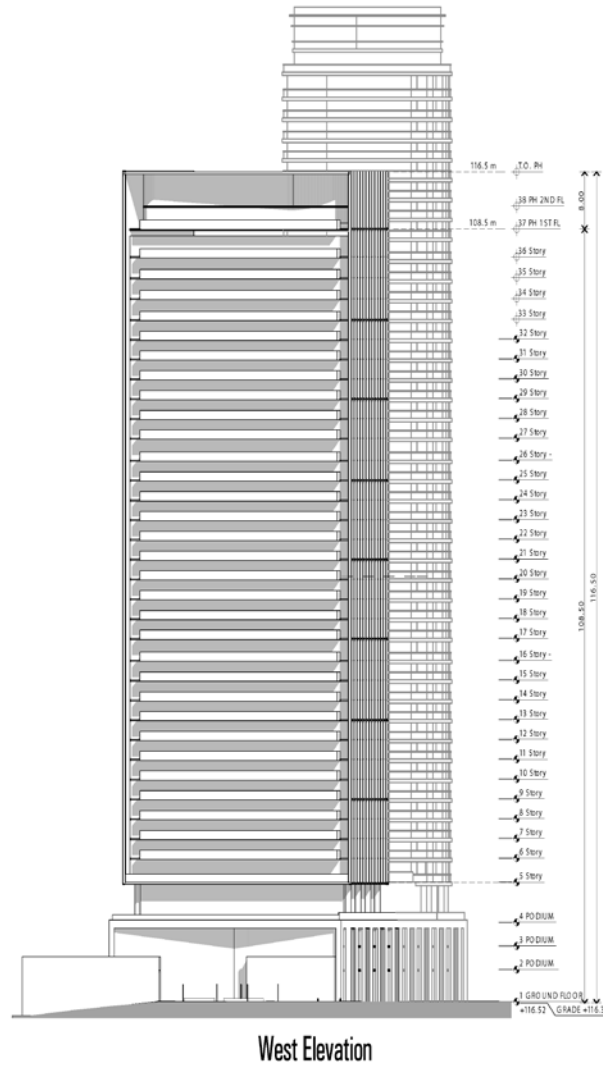
Applicant's Submitted Drawing

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07/20/2016

6,8,10,12,14,16 Glen Road; 603,605,609,611 Sherbourne Street;
& 4,6,58,60,62,64,76,100 Howard Street

File # 10 247063 STE 28 0Z

Attachment 4: Revised Block 3 West Elevation



Elevations

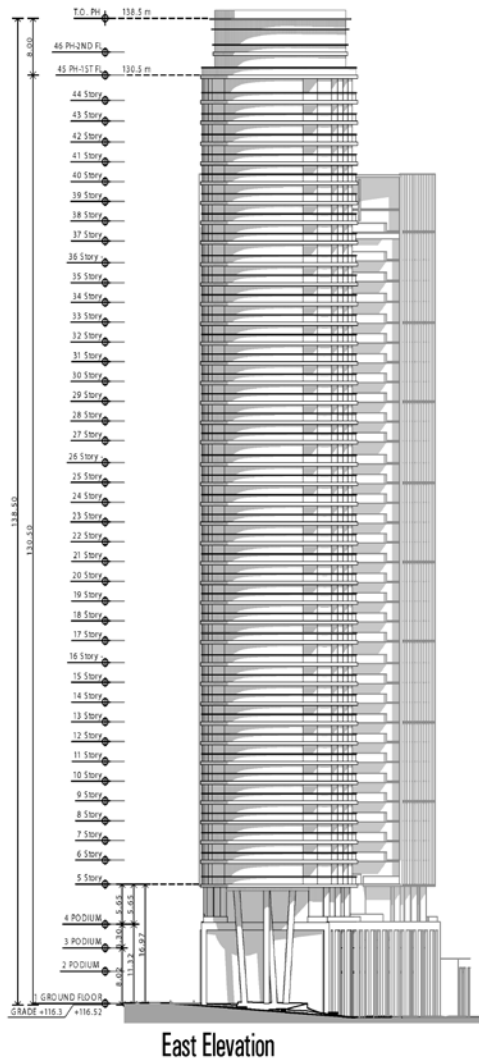
Applicant's Submitted Drawing

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& 4,6,58,60,62,64,76,100 Howard Street

File # 10 247063 STE 28 02

Attachment 5: Block 3 East Elevation



Elevations

Applicant's Submitted Drawing

Not to Scale
07/20/2016

6,8,10,12,14,16 Glen Road; 603,605,609,611 Sherbourne Street;
& 4,6,58,60,62,64,76,100 Howard Street

File # 10 247063 STE 28 QZ