



# STAFF REPORT ACTION REQUIRED

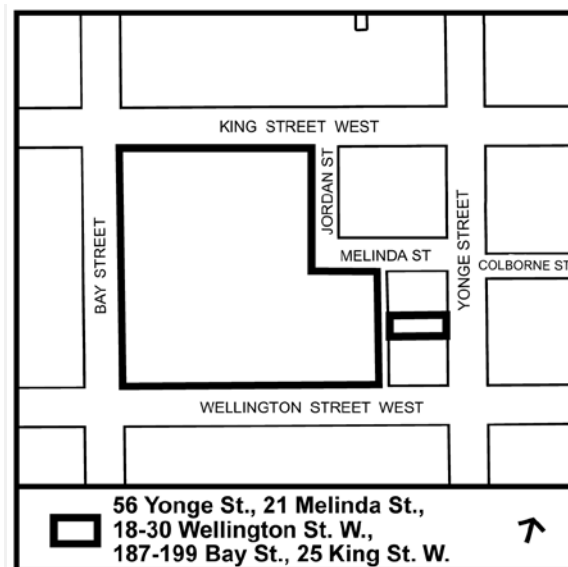
## 56 Yonge Street, 21 Melinda Street, 18 to 30 Wellington Street West, 187 to 199 Bay Street and 25 King Street West - Zoning Amendment Application - Preliminary Report

<b>Date:</b>	January 25, 2018
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Acting Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 28 – Toronto Centre-Rosedale
<b>Reference Number:</b>	17 277715 STE 28 OZ

### SUMMARY

A Zoning By-law Amendment application has been submitted to permit a 64-storey Class A office building and a 2 to 4 storey pavilion with a gross floor area of 180,259 square metres on lands forming the Commerce Court complex, with addresses at 21 Melinda Street, 18 to 30 Wellington Street West, 187 to 199 Bay Street and 25 King Street West. The proposal also includes an addition to the heritage listed Hotel Victoria building at 56 Yonge Street. The existing Commerce Court South and East buildings are proposed to be demolished.

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.



It is recommended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A Final Report and public meeting under the *Planning Act* to consider the application is targeted for the first quarter of 2019, provided that the issues raised in this report and through the review of the application are satisfactorily resolved and that any requested information is submitted by the applicant in a timely manner.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 56 Yonge Street, 21 Melinda Street, 18 to 30 Wellington Street West, 187 to 199 Bay Street and 25 King Street West 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**

The Commerce Court complex, a cluster of four office buildings forming the site of this application was completed in 1972.

In 1991, City Council and the Committee of Adjustment approved alterations to the Commerce Court complex that included new entrance vestibules and concourse areas.

### **Pre-Application Consultation**

On November 1, 2016, a preliminary meeting was held with the applicant and City staff on a proposed Class A office tower proposal on the southeast portion of the Commerce Court complex. The proposal required the demolition of the existing Commerce Court East and Commerce Court South buildings.

On October 16, 2017, a second preliminary meeting was held between the applicant and City staff on a revised Class A office tower proposal that includes the addition of a glass pavilion and the inclusion of the Hotel Victoria building at 56 Yonge Street. The proposal shown at the second preliminary meeting is generally consistent with the submitted application.

## ISSUE BACKGROUND

### Site and Surrounding Area

The site consists of the Commerce Court complex and Hotel Victoria building, with a total area of 1.67 hectares. The Commerce Court complex is bordered by King Street West, Jordan Street, Melinda Street, a north-south city-owned public laneway, Wellington Street West and Bay Street. The complex consists of four buildings:

- 25 King Street West (Commerce Court North) – the 34-storey Canadian Bank of Commerce office building;
- 199 Bay Street (Commerce Court West) – the 57-storey office building;
- 18 to 30 Wellington Street West and 187 Bay Street (Commerce Court South) – the 6-storey office building; and,
- 21 Melinda Street (Commerce Court East) – the 13-storey office building.

Within the Commerce Court complex is a privately-owned publicly accessible open space. All four buildings and the open space within the Commerce Court complex are designated under Part IV of the *Ontario Heritage Act* by By-laws 467-91 and 539-91 and included in the City's Heritage Register.

The Commerce Court complex consists of a below grade concourse level with various retail uses, connection to the Toronto Transit Commission (TTC) King subway station and the City's Downtown pedestrian walkway – PATH, which connects pedestrians to neighbouring buildings to the north, south, east and west.

East of the Commerce Court complex, across the north-south public laneway is the 8-storey Hotel Victoria building, which is included in the City's Heritage Register.

The surrounding uses are as follows:

North: Across King Street West is the Scotiabank Plaza complex consisting of the 25-storey office building at 44 King Street West and the 68-storey office building at 40 King Street West, both buildings designated under Part IV of the *Ontario Heritage Act* by By-laws 1036-2007 and 1035-2007 respectively and included in the City's Heritage Register. The 13-storey RBC office building at 20 King Street West and the 20-storey office building at 2 King Street West are further northwest of the subject site.

East: Across Jordan Street is the 20-storey office building that is included in the City's Heritage Register and the 51-storey hotel and residential building at 1 King Street West that is designated under Part IV of the *Ontario Heritage Act* by By-law 278-90 and included in the City's Heritage Register. Across the north-south city-owned public laneway are two 12-storey office buildings at 48 and 60 Yonge Street, flanking the Hotel Victoria building. The TTC King subway exit is located on the pedestrian sidewalk. Across

Yonge Street is a row of 4-storey commercial buildings at 49 to 53 Yonge Street, of which 49 and 51 Yonge Street are either designated under Part IV of the *Ontario Heritage Act* and/or included in the City's Heritage Register. Further north along the east side of Yonge Street is the 12-storey office building at 55 Yonge Street.

South: Across Wellington Street West is Brookfield Place, consisting of two office towers of 49 and 53 storeys, connected by the Allen Lambert Galleria. The entire Brookfield Place is designated under Part V of the *Ontario Heritage Act*, under By-law 634-2006 as part of the Union Station Heritage Conservation District (HCD) Plan, and is included in the City's Heritage Register.

West: Across Bay Street is the Toronto-Dominion Centre, consisting of six office towers ranging between 22 to 56 storeys and a central plaza. Three of the towers at 66 Wellington Street West, 77 King Street West and 222 Bay Street are designated under Part IV of the *Ontario Heritage Act* by By-laws 871-2003 and 570-78. Two of the towers at 79 and 95 Wellington Street West are designated under Part V of the *Ontario Heritage Act*, under By-law 634-2006 as part of the Union Station HCD Plan. The five aforementioned buildings are included in the City's Heritage Register.

## Proposal

The proposal is to permit a 64-storey (298 metres including mechanical penthouse and parapet) Class A office building (Commerce Court 3) on the southeast portion of the Commerce Court complex. The office tower has a gross floor area of 167,929 square metres and a floor plate of 2,500 square metres. The 13-storey Commerce Court East building and the 7-storey Commerce Court South building are proposed to be demolished in order to allow for the construction of the 64-storey tower.

The proposal also includes the removal of the current entrance vestibules connecting the buildings along Wellington Street West and King Street West. A 2 to 4 storey glass pavilion with a gross floor area of up to 8,866 square metres is proposed to be located on the southwest portion of the Commerce Court complex fronting Bay Street and Wellington Street West (refer to Attachment 1: Site Plan, Attachments 2 to 5: Elevations and Attachment 6: Perspective).

The proposal breakdown of the gross floor area is summarized in the following table:

	Existing	Proposed
Commerce Court North	26,505 sq.m.	26,505 sq.m.
Commerce Court East	15,343 sq.m.	Demolished
Commerce Court South	9,940 sq.m.	Demolished
Commerce Court West	116,573 sq.m.	116,573 sq.m.
Commerce Court 3	N/A	167,929 sq.m.
Entrance Vestibules	444	Demolished
Pavilion	N/A	8,866 sq.m.
Concourse (below grade)	13,193	12,181
Hotel Victoria	2,561 sq.m.	3,463 sq.m.

TOTAL	171,366 sq.m. (173,927 sq.m. incl. concourse)	323,337 sq.m. (335,518 sq.m. incl. concourse)
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The existing heritage listed Hotel Victoria building is proposed to be retained with an 8-storey addition on top of the existing structure, with office and auxiliary uses.

Pedestrian accesses are proposed along the frontage of Wellington Street West, the north-south City-owned public laneway and Melinda Street to Commerce Court 3. Pedestrian accesses are also proposed along Bay Street to the pavilion which will serve as the main entrance to the Commerce Court complex. The pedestrian access on Yonge Street for the Hotel Victoria building will remain, where a rear door entrance is proposed on the north-south city-owned public laneway to align with the entrance to Commerce Court 3.

Vehicular access is proposed from Wellington Street West and Melinda Street. The existing 4-level underground garage serving the Commerce Court complex will also serve the proposed 64-storey tower, along with a proposed above-grade garage on the 2<sup>nd</sup> to 5<sup>th</sup> storeys, where a total of 600 commercial parking spaces are proposed. Loading access is also proposed from Wellington Street West, where all loading and servicing activity is to be accommodated within the existing below-grade level providing 11 Type 'B' spaces. A total of 660 long term and 62 short term bicycle parking spaces are proposed within the Hotel Victoria building (refer to Attachment 9: Application Data Sheet).

### **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 in carrying out its responsibilities. The matters include: the orderly development of safe and healthy communities; the conservation of features of significant architectural, cultural, historical and archaeological or scientific interest; the appropriate location of growth and development; and the promotion of a built form that is well designed, encourages a sense of place and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The Provincial Policy Statement (2014) provides policy direction Province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit;

- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character;
- Conserving significant built heritage resources and significant cultural heritage landscapes; and,
- Ensuring development and site alteration adjacent to protected heritage properties are evaluated to ensure that the heritage attributes are conserved.

In regards to the key issues on heritage conservation, Policy 2.6.1 of the PPS states that significant built heritage resources and significant cultural heritage landscapes shall be conserved. Policy 2.6.3 of the PPS states that planning authorities shall not permit development and site alteration on adjacent lands to protected heritage properties except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

The City of Toronto uses the PPS to guide its Official Plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council affecting land use planning matters "shall be consistent with" the PPS.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure;
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas; and,

- Requiring municipalities to work with stakeholders in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources to support the social, economic and cultural well-being of all communities.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. In particular, Policy 5.2.5.6 the Growth Plan recognize the importance of a high quality public realm and compact built form while achieving density targets, directing municipalities to implement urban design and site design direction through official plan policies and supporting documents such as design guidelines. Policy 4.2.7.1 directs cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

Staff will review the proposed development for consistency with the *Planning Act*, the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The Official Plan places the site within the *Downtown and Central Waterfront* on Map 2 – Urban Structure, and within the Financial District on Map 6 – Downtown and Central Waterfront Boundaries. The Financial District is Canada's premier business office centre where architecturally-significant landmark buildings are to be located within a cluster that are within walking distances of Union Station and *Downtown* subway stations.

**Section 4.5** – "Mixed Use Areas" provides the development criteria for *Mixed Use Areas*. The site is designated *Mixed Use Areas* on Map 18 – Land Use Plan. Policy 1 indicates *Mixed Use Areas* are to provide a broad range of commercial, residential and institutional uses in single-use or mixed-use buildings. Policy 2 directs that development shall: locate and mass new buildings to provide a transition between areas of different development intensity and scale; locate and mass buildings to frame the edges of streets with good proportion; maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets; provide good access and circulation for vehicular activity; and provide indoor and outdoor recreation space for residents. Development in *Mixed Use Areas* should also: provide new jobs and homes on underutilized lands; provide access to schools, parks and community centres; and take advantage of nearby transit services (refer to Attachment 7: Official Plan).

**Section 3.1.2** – "Built Form" directs that new development fit within the existing and/or the planned context of the neighbourhood. In particular, Policy 3 requires new development to be massed to fit harmoniously into its existing and/or planned context by creating appropriate transitions in scale to neighbouring buildings, providing for adequate light and privacy and framing adjacent streets and open spaces in a way that respects the street proportion. Policy 4

requires new development to be massed to define edges of streets, parks and open spaces at good proportion. Taller buildings will be located to ensure there is adequate access to sky view. Policy 5 requires new development to provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians.

**Section 3.1.3** – "Built Form – Tall Buildings" provides policy direction for tall buildings. Policy 2 requires tall building proposals to address key urban design considerations that include: demonstrating how the proposed building and site design will contribute to and reinforce the overall City structure; taking into account the relationship of the site to the topography and other tall buildings; and providing high quality, comfortable and usable publicly accessible open space areas.

**Section 3.1.5** – "Heritage Conservation" provides policy direction on the conservation of heritage properties in the City's Heritage Register and on development adjacent to heritage properties. The non-policy textual commentary recognizes cultural heritage is an important component of sustainable development and place making. As the City continues to grow and intensify this growth must recognize and be balanced with the ongoing conservation of our significant heritage properties, views, natural heritage system and landscapes. Policy 4 indicate that properties on the Heritage Register (listed and designated under the *Ontario Heritage Act*) will be conserved and maintained consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada* (adopted by Toronto City Council in 2008 as the official framework for planning, stewardship and conservation of heritage resources within the City). Policy 5 indicates any proposed development adjacent to designated heritage properties will ensure that the integrity of the heritage property's cultural heritage value and attributes is retained and is to the satisfaction of the City. Policy 6 indicates the adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Policy 26 identifies that new construction on, or adjacent (a defined term in the Official Plan) to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts with respect to the heritage property. Policy 27 encourages the conservation of whole or substantial portions of buildings, structure and landscapes on those properties, where it is supported by the cultural heritage values and attributes of the property on the Heritage Register. The retention of facades alone is discouraged.

**Section 5.6** – "Interpretation" provides guidance on the understanding and interpretation of the Official Plan. Policy 1 indicates the Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. Further, Section 1.5 – 'How to Read the Plan' indicates the Official Plan is a comprehensive and cohesive whole. The Official Plan can be accessed at: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>



## **Zoning**

Under Zoning By-law 438-86, the site is zoned CR T12.0 C8.0 R11.7. A density of 12 times the lot area is permitted, where the maximum commercial and residential densities of 8 and 11.7 times the lot area are permitted respectively. There are no building height restrictions for the Commerce Court complex lands. The site of the Hotel Victoria building has a height limit of 76 metres. The CR designation permits a mixture of land uses. Permissions and exceptions applicable to the site include: the prohibition of commercial parking garages and private commercial garages; the prohibition for a single non-residential use unless there are street-related retail and service uses; and a minimum 60 percent of the Yonge Street frontage be used for street-related retail and service uses.

On May 9, 2013, City Council enacted city-wide Zoning By-law 569-2013. *Planning Act* applications submitted after May 9<sup>th</sup>, 2013 are subject to the new Zoning By-law. The site is zoned CR 12.0 (c8.0; r11.7) SS1 (x2336) and (x2325). The land use standards, maximum height standard, and site specific permissions and exceptions that are applicable in By-law 438-86 for the site are carried over to By-law 569-2013 (refer to Attachment 8: Zoning).

## **Site Plan Control**

The proposed redevelopment is subject to Site Plan Control. An application for Site Plan approval has not been submitted.

## **TOcore**

TOcore: Planning Downtown is an inter-divisional study, led by City Planning, which is updating the planning framework for Downtown and developing a series of infrastructure strategies to support implementation. TOcore is a response to the rapid intensification of Downtown that is placing pressure on physical and social infrastructure assets and occurring in a pattern and at an intensity that threatens to jeopardize the quality of life in the city centre and the economic role that the Downtown plays for the entire city. TOcore's purpose is to ensure growth positively contributes to Toronto's Downtown as a great place to live, work, learn, play and invest by determining: a) how future growth will be accommodated and shaped, and b) what physical and social infrastructure will be needed, where it will go and how it will be secured. The study area is bounded by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north, and the Don River the east.

Building on Downtown's existing planning framework and drawing on best practices within City Planning Division, the Downtown Plan is being developed to serve as a blueprint for future growth and infrastructure in the heart of Toronto over the next 25 years. It will provide detailed direction on the appropriate scale and location of future growth. It will also link this growth with infrastructure provision to ensure the creation of 'Complete Communities', addressing the requirements under the Provincial Policy Statement (2014) and the Growth Plan for the Greater Golden Horseshoe (2017). A series of infrastructure strategies for transportation, parks and public realm, community services and facilities, water and energy are in development as part of this review.

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area (currently under appeal). The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of tall buildings Downtown. At the same meeting, City Council adopted area-specific Zoning By-laws 1106-2016 and 1107-2016 (also under appeal), which provide the detailed performance standards for portions of buildings above 24 metres in height.

At its meeting on October 2-4, 2017, City Council considered the Proposed Downtown Plan and directed Staff to undertake stakeholder and public consultation on that document and its proposed policies, leading to a recommendations report and an amendment to Toronto's Official Plan in the second quarter of 2018. Additionally, Council directed Staff to consider the policies contained within the Proposed Downtown Plan in the review of all development applications within the Downtown going forward:

6. City Council request City Planning staff to consider the Proposed Downtown Plan policies, in Attachment 1 to the report (August 18, 2017) from the Chief Planner and Executive Director, City Planning, during the evaluation of current and future development applications in the Downtown Plan area and continue to refine the policies in consultation with stakeholders and the community.

More information on Council direction pertaining to TOcore can be accessed at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG22.1>. Further background information can be accessed at [www.toronto.ca/tocore](http://www.toronto.ca/tocore).

## **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.

Policy 1 in Section 5.3.2 – ‘Implementation Plans and Strategies for City-Building’ of the Official Plan states Guidelines will be adopted to advance the vision, objectives, and policies of the Plan. Urban design guidelines specifically are intended to provide a more detailed framework for built form and public improvements in growth areas. The Tall Building Design Guidelines serve this policy intent, helping to implement Chapter 3.1 – ‘The Built Environment’ and other policies within the Official Plan related to the design and development of tall buildings in Toronto.

This application will be reviewed against the city-wide Tall Building Design Guidelines, including sections on: context analysis; master planning; fit and transition in scale; sunlight and sky view; views from the public realm; heritage properties and HCDs; floor plate size and shape; tower placement; tower top; separation distance; building entrance; site servicing and access; pedestrian realm and publicly accessible open space; and sustainable design. The city-wide Guidelines can be accessed at:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/tall-buildings/>

## **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.

Bay Street, Wellington Street West and King Street West are identified as High Streets, Yonge Street is identified as a Special Character Street and Melinda Street is identified as a Secondary High Street. There are no height limits for buildings fronting on this section of Bay Street, Wellington Street West, King Street West and Melinda Street. Tall buildings along this section of Yonge Street are to be reviewed on a site-by-site basis. Despite the heights assigned to High Streets, Section 1.3 of the Guidelines identify mitigating factors that take precedence over height permissions, including: no new net shadows on St. James Park and Berzcy Park between 10:00 am to 4:00 pm during the spring/fall equinoxes; and the conservation of heritage properties on-site and adjacent to the site.

Tall building development is to follow a tower-base form typology along Bay Street and a canyon form typology along Wellington Street West and King Street West. Yonge Street is identified as a Special Character Street where tall buildings are to provide a setback of 20 metres from the street frontage where heritage properties are present. Further, Yonge Street is also identified as a Priority Retail Street. The Downtown Tall Buildings Guidelines can be retrieved by contacting [tallbuildings@toronto.ca](mailto:tallbuildings@toronto.ca).

## **Heritage Conservation**

The application proposes the demolition of the 13-storey Commerce Court East building and the 7-storey Commerce Court South building, both of which are designated under Part IV of the *Ontario Heritage Act* and under By-laws 1991-0467 and 1991-0539. These buildings date to 1968-72 and represent a collaboration between the local firm of Page and Steele and internationally renowned architect I.M. Pei. The Commerce Court buildings are the only Canadian work by I.M. Pei. The buildings are described as heritage attributes in the by-laws and are fundamental to the overall site design of the Commerce Court complex. Furthermore, the tower proposal is adjacent to the Hotel Victoria building, a listed building in the City's Heritage Register. The application includes façade retention of the Hotel Victoria building. Heritage Preservation Services' staff is reviewing the submitted documentation to determine the impact of the proposal on the cultural heritage value and heritage attributes of the Commerce Court complex, the Hotel Victoria building and adjacent heritage properties.

## **Tree Preservation**

There are 13 trees on and within 6 metres of the site. Urban Forestry staff is reviewing the submitted documentation to determine the impact of the proposal to the existing trees and opportunities to increase tree cover in the Financial District of *Downtown*. The applicant will be required to comply with the City's Tree By-laws.

## **Development Agreement**

As part of the 1991 alterations to the Commerce Court complex, a development agreement was registered on title to secure the layout and area of the privately accessible open spaces in the complex for public use, among other requirements. Should the proposal be approved in some form, the development agreement will need to be amended.

## **Reasons for the Application**

The proposal requires an amendment to the Zoning By-law to amend the current standards on maximum density and building setbacks.

Additional areas of non-conformity to the Zoning By-law may be identified through the circulation and review process.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Boundary Plan and Topographical Survey
- Context Plan
- Site Plan
- Architectural Plans
- Elevations and Sections
- Perspectives
- Landscape Plans
- Tree Preservation Plans
- Computer Generated Building Mass Model
- Planning Rationale and Urban Design Analysis
- Community Services and Facilities Study
- Shadow Impact Study
- Archaeological Assessment
- Heritage Impact Statement
- Arborist/Tree Preservation Report and Plan
- Site Servicing and Grading Plans
- Servicing & Stormwater Management Report

- Geotechnical Study
- Hydrogeological Study
- Transportation Impact Study
- Pedestrian Level Wind Study
- Noise and Vibration Feasibility Study
- Air Quality Report
- Energy Strategy
- Toronto Green Standards Checklist
- Public Consultation Plan
- Draft Zoning By-law Amendments

A Notification of Complete Application was issued on January 19, 2018.

### **Issues to be Resolved**

The following are issues to be addressed:

- Consistency with the PPS and the Growth Plan for the Greater Golden Horseshoe;
- Conformity with the Official Plan policies;
- Compliance with the intent of the city-wide Tall Building Design Guidelines and the Downtown Tall Buildings: Vision and Supplementary Design Guidelines;
- Appropriate heritage conservation measures to conserve the heritage attributes of the designated Commerce Court complex, Hotel Victoria and adjacent heritage properties;
- Appropriate tower setbacks from neighbouring towers;
- Any net new shadows on the surrounding public realm;
- The number and location of vehicular parking spaces;
- Assessment of traffic generation and flow and their impacts to the existing transportation network;
- Appropriate servicing to accommodate the proposed development;
- The location of bicycle parking spaces;
- The provision and location of street-related retail uses; and
- The provision of community services and other services to support the proposed development.

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

### **Section 37 Benefits**

The Official Plan includes policies pertaining to the exchange of public benefits for increased density for new developments pursuant to Section 37 of the *Planning Act*. The City intends to apply the Section 37 provisions of the Planning Act to this application should it be approved in some form.

## **CONCLUSION**

This proposal for a significant increase of Class A office space in the Financial District will continue the Official Plan direction for the *Downtown* to serve as the premier employment centre of the Greater Toronto Area. However, careful assessment of the proposal will be undertaken to determine the impact of the proposal to the existing established built context including, but not limited to: the cultural heritage values of the buildings to be demolished; tower separation distances; architectural design; net new shadow impacts to the public realm; provision for open spaces and other services to accommodate the employment density; and vehicular and pedestrian traffic flow, among other matters.

## **CONTACT**

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## **SIGNATURE**

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Lynda H. Macdonald,  
Acting Director, Community Planning,  
Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: North Elevation

Attachment 3: East Elevation

Attachment 4: South Elevation

Attachment 5: West Elevation

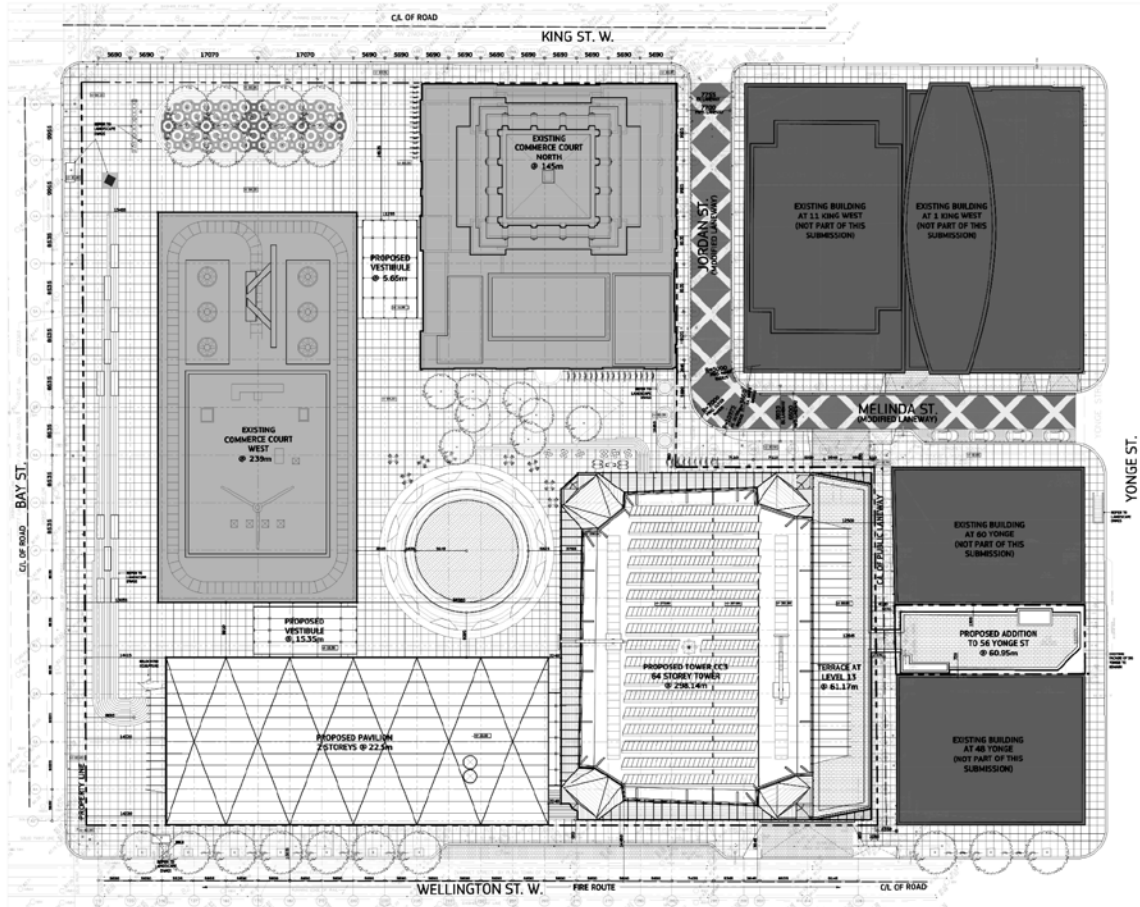
Attachment 6: Perspective

Attachment 7: Official Plan

Attachment 8: Zoning By-law

Attachment 9: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

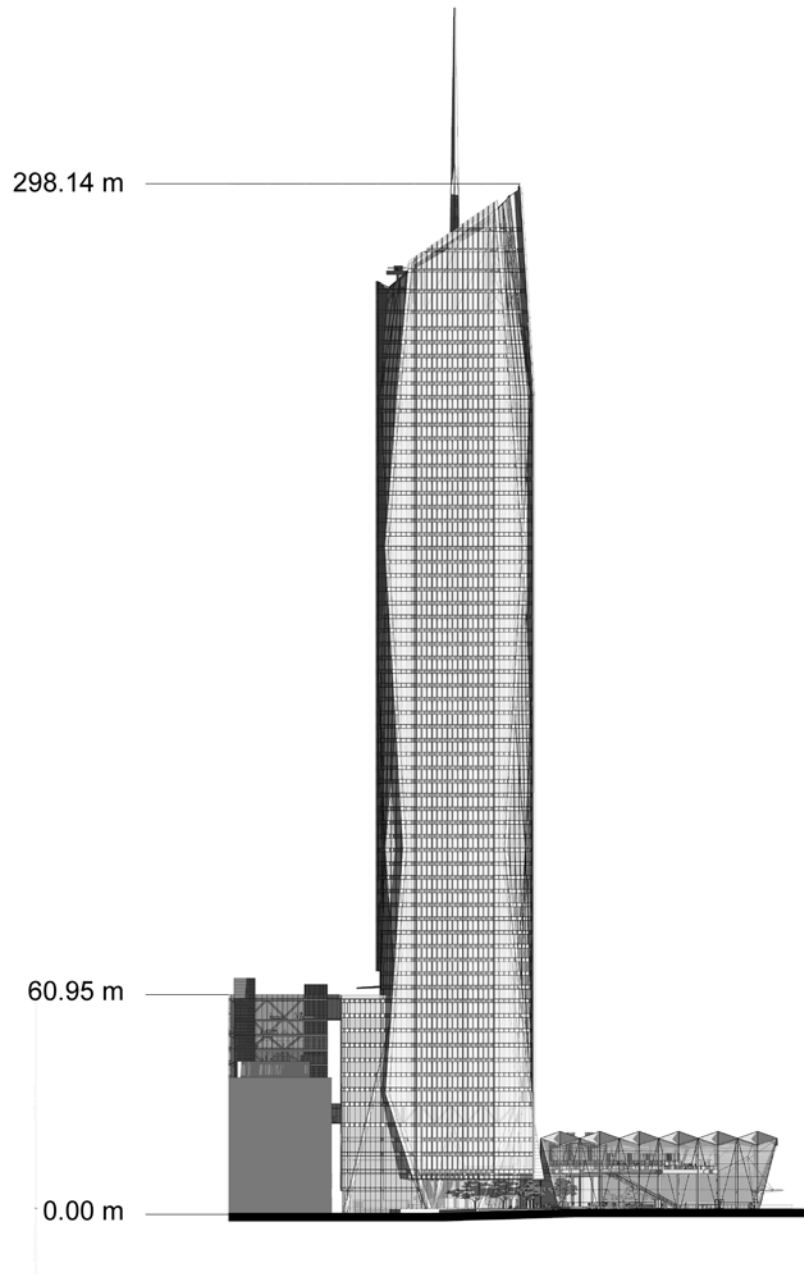
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56 Yonge St., 21 Melinda St., 18-30 Wellington St. W.  
187-199 Bay St. and 25 King St. W.

File # 17 277715 STE 28 0Z

## Attachment 2: North Elevation



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### North Elevation

Applicant's Submitted Drawing

Not to Scale  
01/04/2018

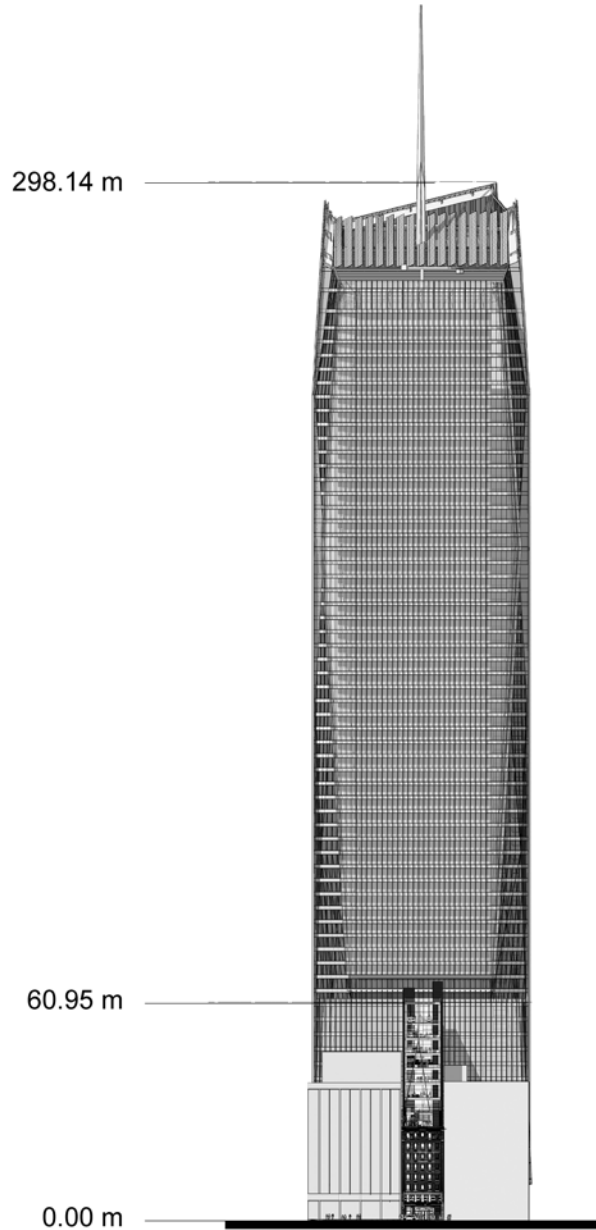
56 Yonge St., 21 Melinda St.,  
18-30 Wellington St. W., 187-199 Bay St. & 25 King St. W.

File # 17 277715 STE 28 OZ

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### Attachment 3: East Elevation



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#### East Elevation

Applicant's Submitted Drawing

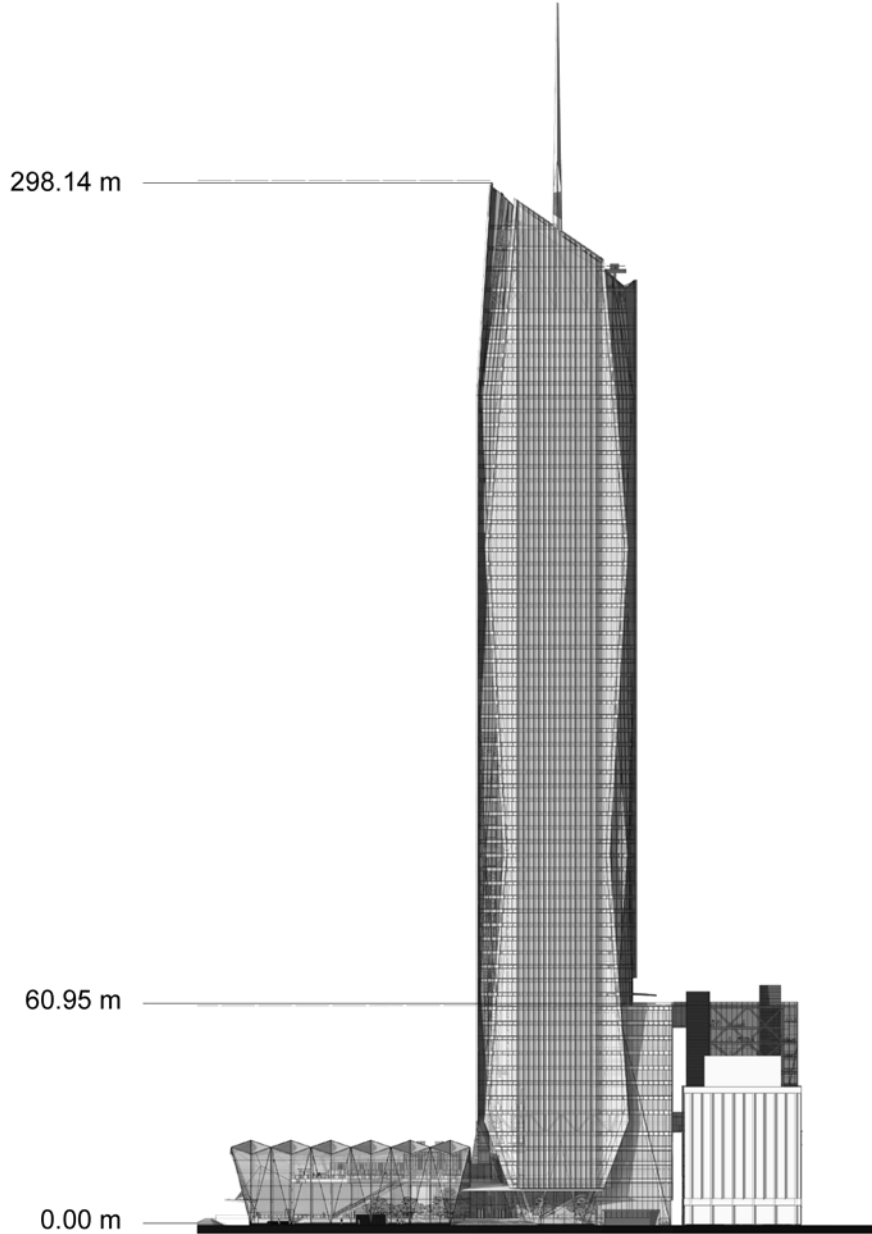
Not to Scale  
01/04/2018

56 Yonge St., 21 Melinda St.,  
18-30 Wellington St. W., 187-199 Bay St. & 25 King St. W.

File # 17 277715 STE 28 OZ

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**Attachment 4: South Elevation**



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**South Elevation**

Applicant's Submitted Drawing

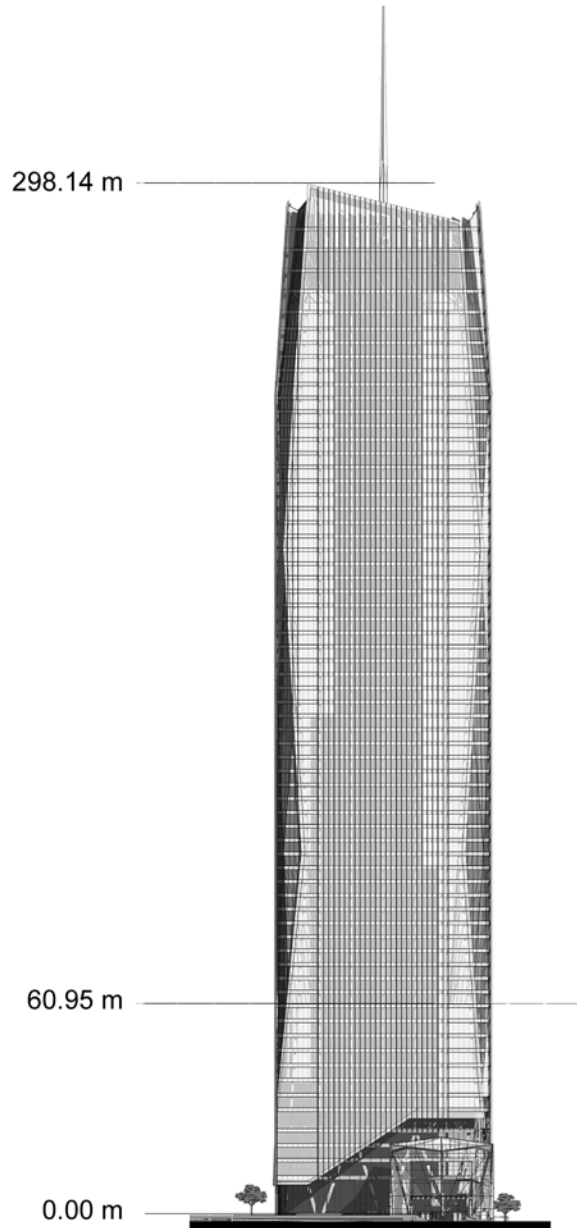
Not to Scale  
01/04/2018

56 Yonge St., 21 Melinda St.,  
18-30 Wellington St. W., 187-199 Bay St. & 25 King St. W.

File # 17 277715 STE 28 OZ

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## Attachment 5: West Elevation



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### West Elevation

Applicant's Submitted Drawing

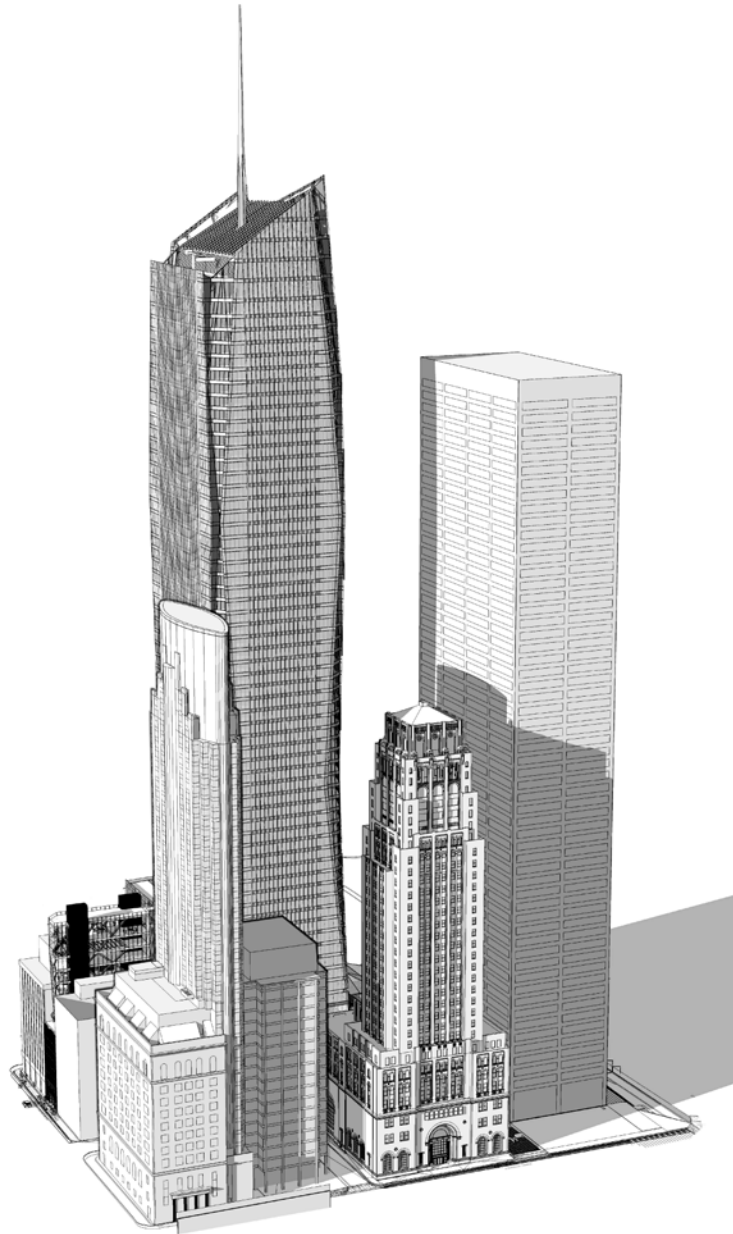
Not to Scale  
01/04/2018

56 Yonge St., 21 Melinda St.,  
18-30 Wellington St. W., 187-199 Bay St. & 25 King St. W.

File # 17 277715 STE 28 OZ

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**Attachment 6: Perspective**



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**Perspective - North-East Corner**

Applicant's Submitted Drawing

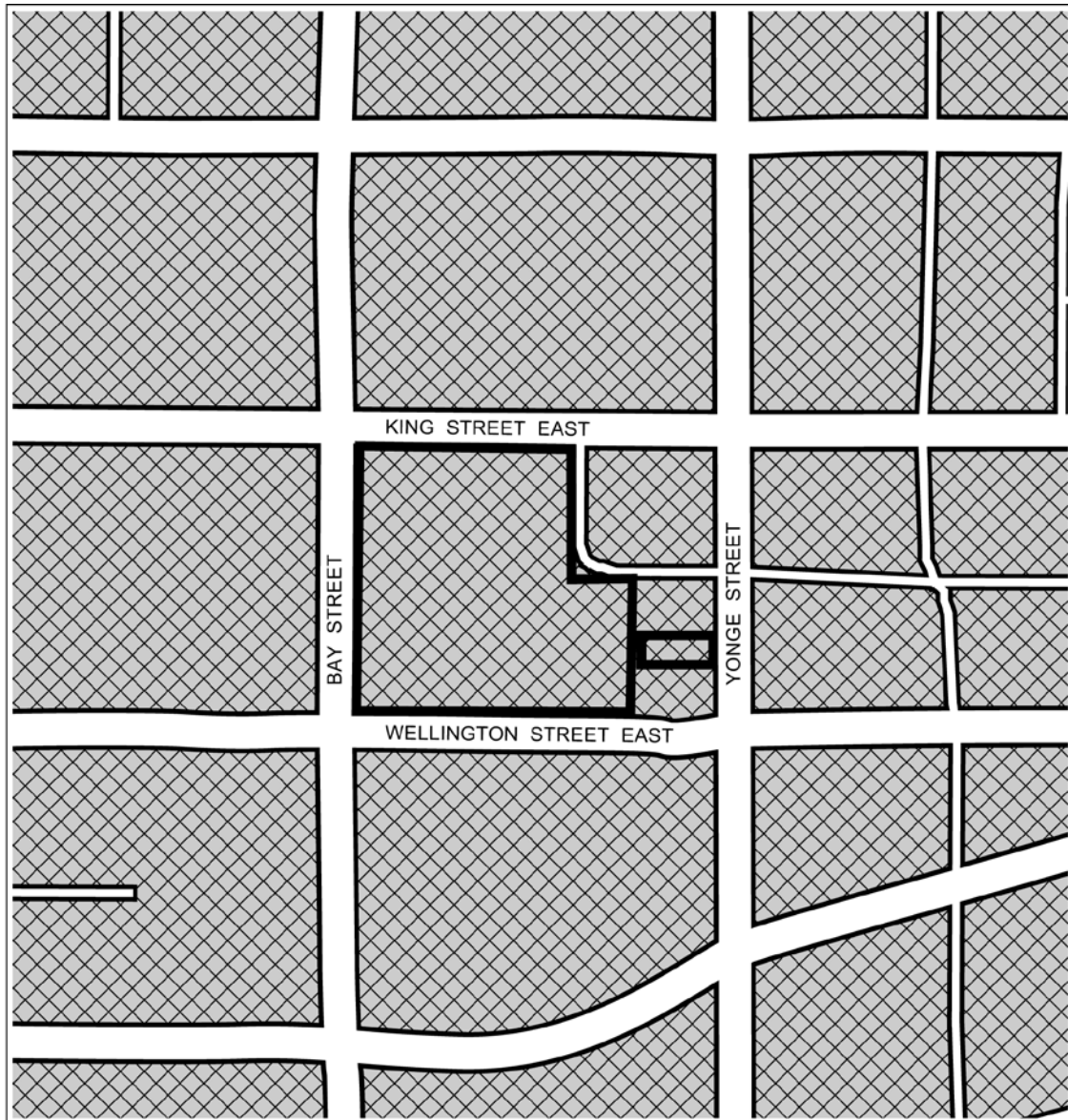
Not to Scale  
01/04/2018

**56 Yonge St., 21 Melinda St.,  
18-30 Wellington St. W., 187-199 Bay St. & 25 King St. W.**

File # 17 277715 STE 28 OZ

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## Attachment 7: Official Plan



**TORONTO**  
Official Plan

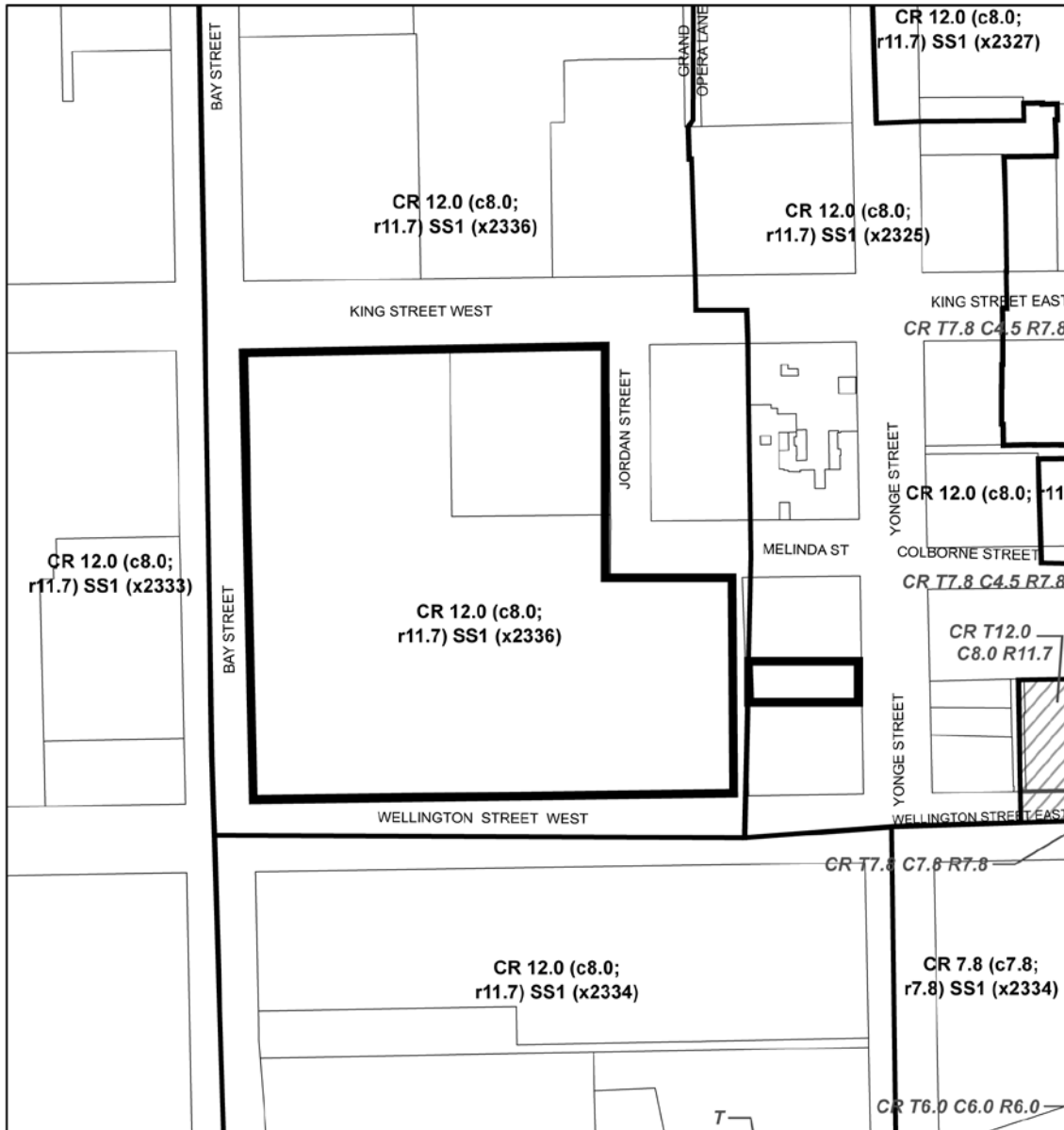
**56 Yonge St., 21 Melinda St., 18-30 Wellington St. W.  
187-199 Bay St. and 25 King St. W.**

File # 17 277715 STE 28 02



Not to Scale  
 01/04/2018

## Attachment 8: Zoning



**Zoning By-Law No. 569-2013**

**56 Yonge St., 21 Melinda St., 18-30 Wellington St. W.,  
187-199 Bay St. and 25 King St. W.**

File # 17 277715 STE 28 0Z

Location of Application  
CR Commercial Residential

See Former City of Toronto By-Law No. 438-86  
CR Mixed-Use District

↑  
Not to Scale  
Extracted: 01/04/2018

### Attachment 9: Application Data Sheet

Application Type	Rezoning	Application Number:	17 277715 STE 28 OZ
Details	Rezoning, Standard	Application Date:	December 20, 2017
Municipal Address:	56 Yonge St., 21 Melinda St., 18-30 Wellington St. W., 187-199 Bay St. and 25 King St. W.		
Location Description:	**GRID S2809		
Project Description:	Zoning By-law Amendment to permit the construction of a 64-storey office-retail building with a height of 298.14 m., and a gross floor area of 180,259 sq.m. on the existing Commerce Court site. The proposal includes an addition to the Hotel Victoria building. The existing Commerce Court South and East buildings are proposed to be demolished.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
QUADREAL PROPERTY GROUP		HARIRI PONTARINI ARCHITECTS	BCIMC REALTY CORPORATION

#### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR 12.0 (c8.0; r11.7) SS1 (x2336)	Historical Status:	Y
Height Limit (m):		Site Plan Control Area:	Y

#### PROJECT INFORMATION

Site Area (sq. m):	16,739.6	Height:	Storeys:	64
Frontage (m):	0		Metres:	298
Depth (m):	134			
Total Ground Floor Area (sq. m):	9,570			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	600
Total Non-Residential GFA (sq. m):	323,337		Loading Docks	11
Total GFA (sq. m):	323,337			
Lot Coverage Ratio (%):	57.2			
Floor Space Index:	19.32			

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	3,332
1 Bedroom:	0	Office GFA (sq. m):	163,505
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	13,422
Total Units:	0		

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Henry Tang, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 392-7572</b>