

100 Devonshire Place – Zoning By-law Amendment Application – Preliminary Report

Date: January 25, 2019

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: Ward 11 - University-Rosedale

Planning Application Number: 18 218741 STE 20 OZ

Notice of Complete Application Issued: August 31, 2018

Anticipated City Council Meeting Date: July 16, 2019

Current Use on Site: Four-storey athletics facility that includes research and teaching laboratories called the Goldring Centre for High Performance Sport

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 100 Devonshire Place. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 100 Devonshire Place together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

A Minor Variance application for the site was approved on February 22, 2012 followed by approval of a Site Plan Control application on May 16, 2013 to permit the four-storey building that is currently located on the site.

The site is included in the University of Toronto Secondary Plan area, which is subject to an Official Plan Amendment application (File No.: 16 221931 STE 20 OZ) to establish a new University of Toronto St. George Campus Secondary Plan that would replace the existing Secondary Plan that was adopted in 1997. The purpose of the application is to provide an updated policy framework that would manage change and guide new development in the area. The subject site is identified in the proposed Secondary Plan as a location for a new tall building. Additional information about the application may be found here: www.toronto.ca/planning/UofTSecondaryPlan.

ISSUE BACKGROUND

Application Description

This application proposes to amend the zoning by-law provisions for the property at 100 Devonshire Place to maintain the existing building on the site and permit a new tower on the northern portion of the existing building where the common service bay is located. The proposed tower would have a height of 14 storeys and approximately 81 metres including the mechanical penthouse. The new building would have a gross floor area of approximately 11,965 square metres and a maximum floorplate size of 865 square metres. The tower would include offices, classrooms, labs and a dining and event facility for the building's tenants. The retained 5,515 square metre Goldring Centre for High Performance Sport would form the base of the new tower and the existing athletics facility uses in this component of the overall building would be maintained. The resulting overall gross floor area on the site would be 17,480 square metres. Of note, the tower is proposed to use mass timber construction, which produces a lower carbon footprint than traditional building materials as less energy is required to produce the material.

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 1 and 2 of this report for a three dimensional representation of the proposal in context and Attachment 4 of this report for the proposed Site Plan.

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy-led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2014) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: the Growth Plan for the Greater Golden Horseshoe (2017) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The current application is located on lands shown within the Downtown and Central Waterfront area on Map 2 of the Official Plan and Mixed Use Areas on Map 18, as shown on Attachment 5 of this report.

The application is located within the University of Toronto Secondary Plan area.

The application is subject to Site and Area Specific Policy 334 - Bloor Corridor Visioning Study.

Zoning By-laws

The northern portion of the site where the new building is proposed is zoned Commercial Residential (CR) in the former City of Toronto Zoning By-law 438-86, as amended. This zoning category permits a range of commercial, residential and institutional uses. The University has an area-specific zoning exception (12(2)310) in Zoning By-law 438-86, which establishes built form envelopes for sites identified in the Secondary Plan as having development potential. The envelope for the site has a maximum height limit of 28 metres.

The site is not subject to City of Toronto Zoning By-law 569-2013.

Design Guidelines

The following design guidelines will be used in the evaluation of this application:

- University of Toronto (Main Campus) Urban Design Guidelines
- City-Wide Tall Building Design Guidelines

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

COMMENTS

Reasons for the Application

The proposal requires an amendment to the former City of Toronto Zoning By-law 438-86, as the proposed building does not conform to the permitted building envelope described in the area-specific Zoning By-law, and the proposed height of approximately 75 metres (81 metres including the mechanical penthouse) exceeds the 28 metre height permission.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

Section 2 of the Planning Act requires municipalities to have regard for matters of provincial interest, including the conservation of features of significant architectural, cultural, historical, archeological or scientific interest, the adequate provision of employment opportunities, 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 PPS establishes that healthy, liveable and safe communities are sustained by, among other matters, promoting efficient development and land use patterns and accommodating an appropriate range and mix of residential, employment, institutional, parks and open spaces and other uses to meet long-term needs. Authorities shall promote economic development and competitiveness by, among other approaches, providing for an appropriate mix and range of employment and institutional uses to meet long-term needs and encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities. Planning authorities will identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account, among other things, the existing building stock or areas.

The Growth Plan establishes minimum density targets within strategic growth 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.

The application proposes a compact built form on a site that is appropriate for further intensification, within a built-up area, that would take advantage of existing infrastructure, provide new institutional uses, and contribute to the vitality of the campus and surrounding neighbourhoods.

Official Plan Conformity

The Official Plan identifies the site as an appropriate location for intensification that is contextually appropriate and the designation permits a broad range of commercial, residential and institutional uses, in single use or mixed use buildings.

The subject site is subject to the University of Toronto Secondary Plan, which identifies the property as a potential development site and establishes a built form envelope for the site. The Secondary Plan permits increases to the height and density of the potential development sites provided that the proposal fulfills the objectives of the Plan and Section 3 in particular, through the review of a Zoning By-law Amendment application. While this policy direction exists in the current Secondary Plan, the Plan is under review and the emerging policy direction for the site contemplates a tall building where one is now proposed. Staff anticipate preparing a Final Report with a new Secondary Plan and Urban Design Guidelines for the area in the second quarter of 2019.

The site is located within the Institutional Precinct established through Site and Area Specific Policy 334. Development within the Institutional Precinct will contribute to a cohesive and pedestrian-oriented public realm, with a consistent street wall, active uses at grade, and will fill in gaps in the streetscape. Nodes of development are to be concentrated at key intersections adjacent to transit hubs.

Staff have determined that an amendment to the Official Plan is not required for the proposal.

Built Form - Planned and Built Context

The proposal will be assessed to determine the suitability of the proposed height, massing and other built form issues based on the Official Plan policies, including the existing University of Toronto Secondary Plan, University of Toronto (Main Campus) Urban Design Guidelines, the City-Wide Tall Building Design Guidelines and the emerging direction of the new University of Toronto St. George Campus Secondary Plan. An evaluation will be made to determine whether the application is contextually appropriate and whether it fits with the existing and planned context. The height, position, stepbacks and floorplate of the proposed institutional tower, as well as its impact on and separation from adjacent properties and other tall buildings, will be evaluated. The impact on the public realm and protected views from King's College Road and King's College Circle will also be assessed.

Heritage Impact and Conservation

The subject site is adjacent to the Munk School of Global Affairs and Public Policy at 315 Bloor Street West to the north, which is designated under Part IV of the Ontario Heritage Act, and Woodsworth College at 117 St. George Street to the west, which is listed on the City's Heritage Register. The policies in section 3.1.5 of the Official Plan require development that is adjacent to heritage resources to ensure the integrity of the cultural heritage values and attributes are retained. The Heritage Impact Assessment submitted with the application is currently under review by staff to determine if the proposal will have an impact on the adjacent cultural heritage resources.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The Arborist Report and Tree Preservation Plan submitted in support of the application indicate there are 11 trees both on the site and within the Devonshire Place right-of-way. All trees are proposed to be protected.

The existing east-west mid-block connection that runs from St. George Street through the existing building to Devonshire Place is proposed to be enhanced through the development of the proposed tower. Currently, the applicant proposes to remove the existing trees within the mid-block connection west of the site. The appropriateness of the proposed tree removal and details of the enhancement to the mid-block connection will be reviewed and secured through the Site Plan Approval process.

Infrastructure/Service Capacity

The application will be reviewed to determine if there is sufficient infrastructure capacity to accommodate the proposed development. Engineering and Construction Services staff have reviewed the Servicing Report and Stormwater Management Brief submitted in support of the application, which seek to build on the underlying approval for the existing Goldring Centre for High Performance Sport, and have requested revisions to the details of the servicing and stormwater management strategies to demonstrate that sufficient capacity exists to service the overall proposal.

The proposed tower would use the existing common service bay that was constructed as part of the Goldring Centre for High Performance Sport, which is accessed from Devonshire Place. No parking spaces are currently provided at the site and none are proposed to be added through the subject application, and no notable transportation impacts to the area transportation network are anticipated. Transportation Services staff have reviewed the proposal and found it to be acceptable.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision. Staff are reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures.

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

CONTACT

SIGNATURE

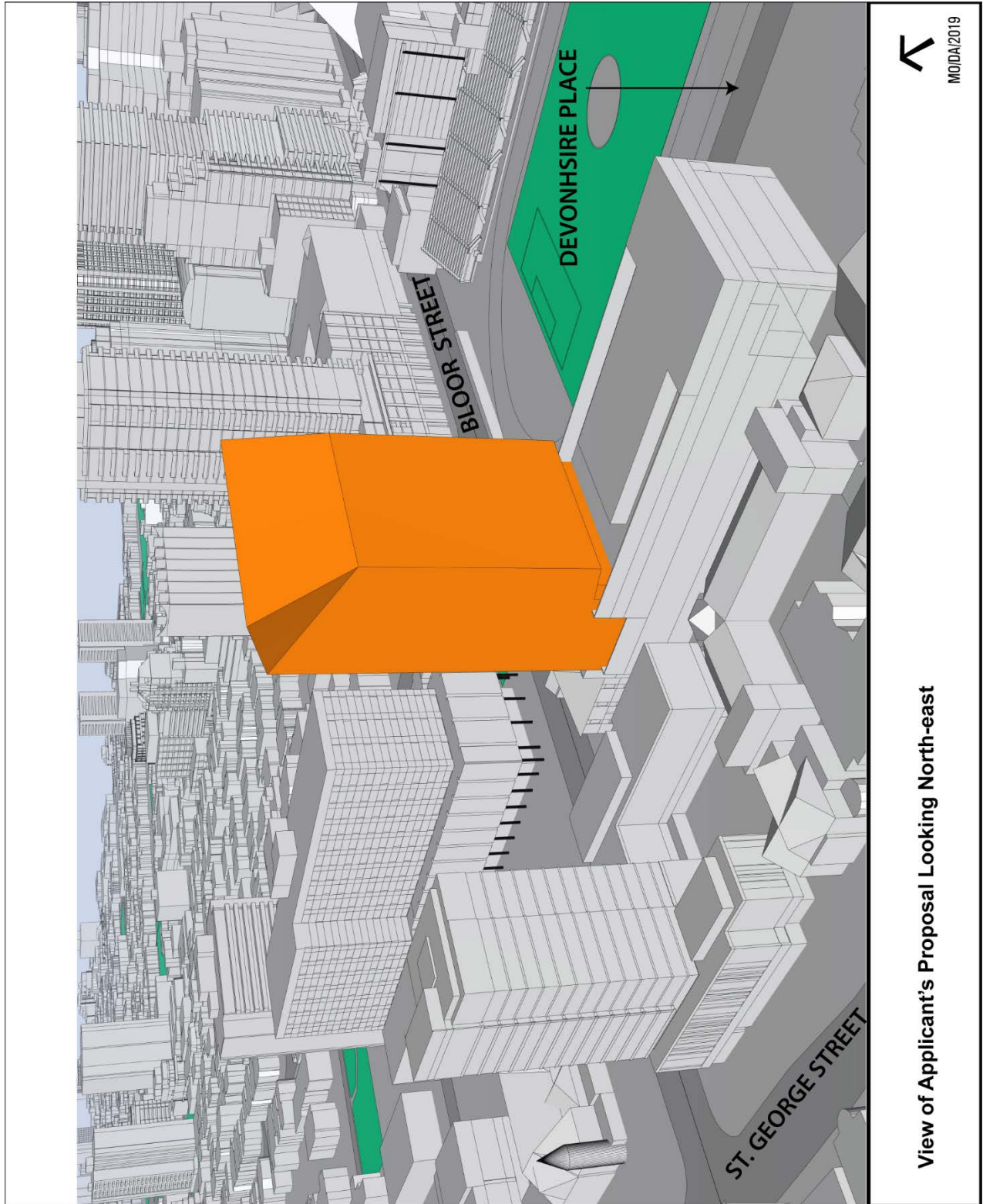
Lynda H. Macdonald, MCIP, RPP, OALA
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Drawings

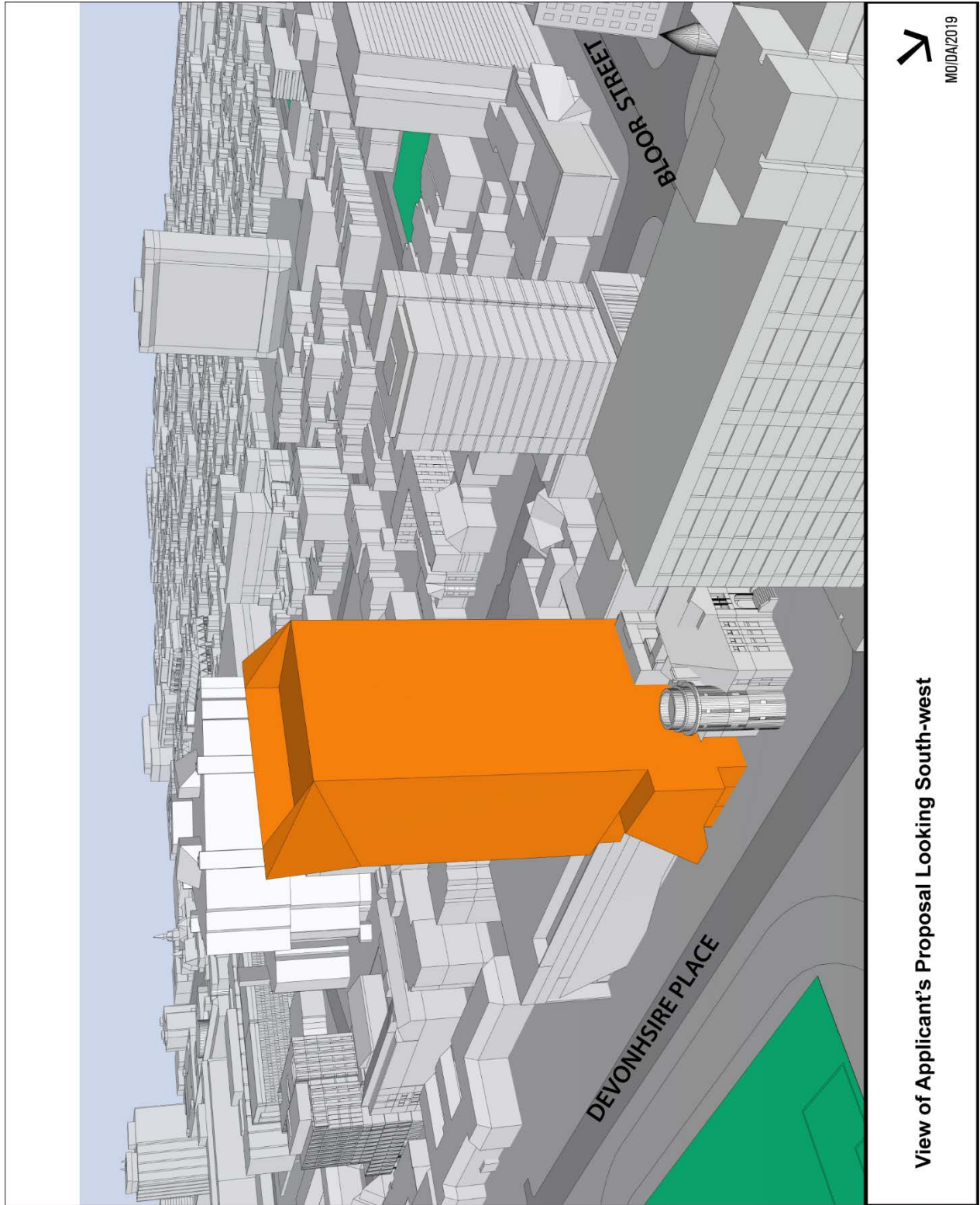
- Attachment 1: 3D Model of Proposal in Context - Northeast
- Attachment 2: 3D Model of Proposal in Context - Southwest
- Attachment 3: Location Map
- Attachment 4: Site Plan
- Attachment 5: Official Plan Map

Attachment 1: 3D Model of Proposal in Context - Northeast



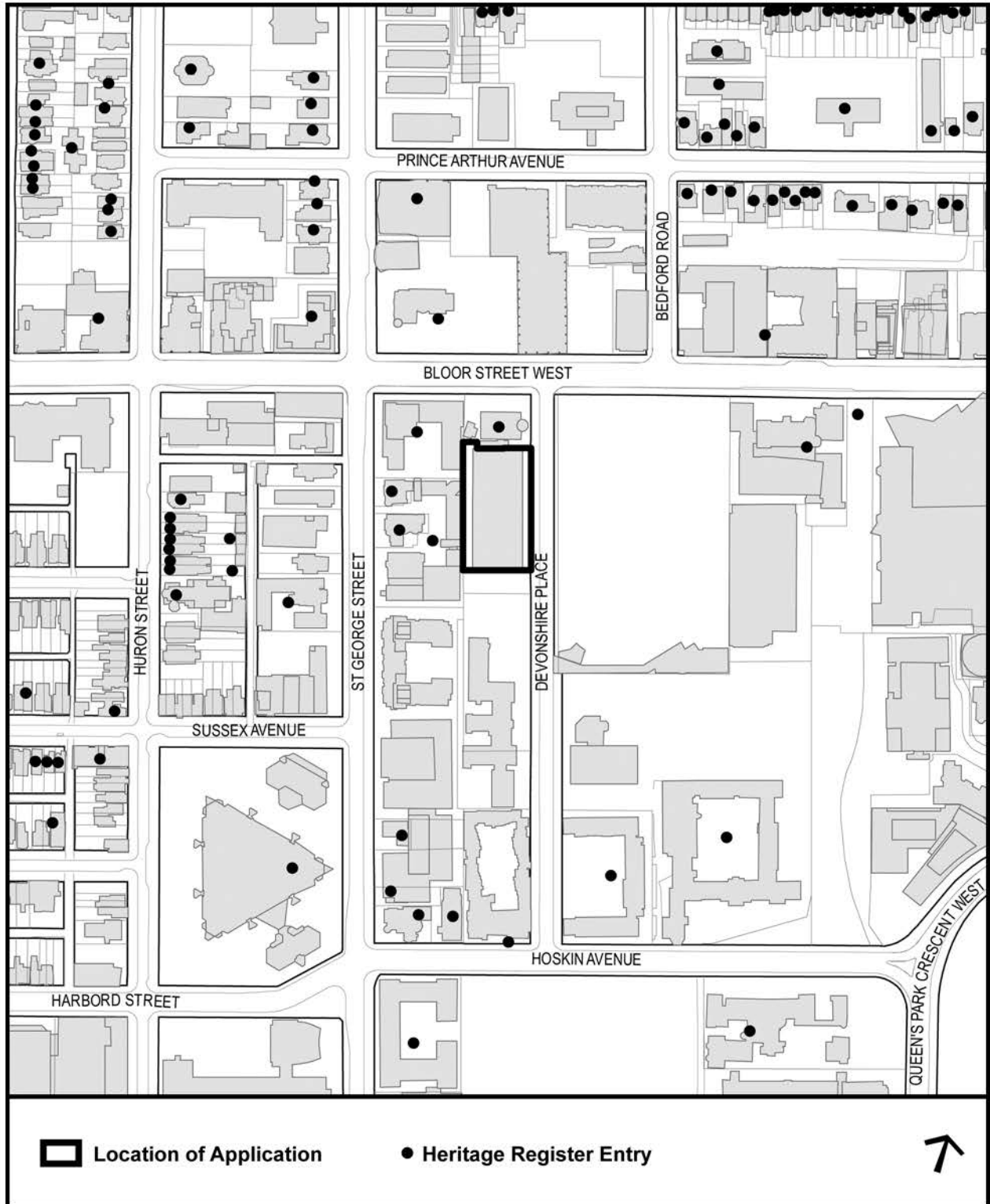
View of Applicant's Proposal Looking North-east

Attachment 2: 3D Model of Proposal in Context - Southwest



View of Applicant's Proposal Looking South-west

Attachment 3: Location Map



Attachment 4: Site Plan



Site Plan

100 Devonshire Place

Applicant's Submitted Drawing

Not to Scale
01/17/2019



File # 18 218741 STE 20 0Z







Attachment 5: Official Plan Map



TORONTO
 Extract from Official Plan

100 Devonshire Place

File # 18 218741 STE 20 0Z

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|---|-------------------------|---|--------------------------|
|  | Location of Application |  | Parks & Open Space Areas |
|  | Neighbourhoods |  | Parks |
|  | Mixed Use Areas | | |
|  | Institutional Areas | | |


 Not to Scale
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