

1 Front Street West and 141 Bay Street – Official Plan Amendment and Zoning Amendment Application – Preliminary Report

Date: January 29, 2018

To: Toronto and East York Community Council

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

Ward: Ward 10 - Spadina-Fort York

Planning Application Number: 18 199835 STE 28 OZ

Date Application Deemed Complete: November 9, 2018

Related Application: 17 125756 STE 28 OZ

Designated Heritage Building on Site: Yes - The Dominion Public Building

Current Use on Site: A 5-storey building containing approximately 31,031 square metres of office use, with surface parking at the rear at 1 Front Street West, and a GO Bus terminal at 141 Bay Street.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 1 Front Street West and 141 Bay Street. 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 in consultation with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 1 Front Street West in consultation 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

On July 29, 2006, City Council enacted By-law 634-2006 designating the Union Station Heritage Conservation District ("the HCD") under Part V of the Ontario Heritage Act. The HCD includes the Dominion Public Building at 1 Front Street West. The By-law can be found here: <http://www.toronto.ca/legdocs/bylaws/2006/law0634.pdf>

On February 3 and 4, 2016, City Council stated its intention to designate the Dominion Public Building under Part IV, Section 29 of the Ontario Heritage Act, to be effective upon the transfer of the property by the federal government and that notice of intention to designate be served on the new owner following the transfer of the property. The decision document can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE13.18>

On November 8, 2016, City Council approved the Zoning By-law amendment application to permit a 53-storey office building at 141 Bay Street. At the same meeting, City Council requested the Chief Planner and Executive Director, City Planning to report back to Toronto and East York Community Council early in 2017 on amendments to the approved zoning on 1 Front Street West to provide for a minimum 25 metres between the as-of-right tower forms and that the amendments be implemented through a City-initiated Zoning By-law Amendment and if necessary, a City-initiated Official Plan Amendment.

On January 10, 2017, the City issued the Notice of Intent to designate the Dominion Public Building. There were no objections and the property is now designated under Part IV of the Ontario Heritage Act by City of Toronto By-law 423-2017. The By-law can be found here: <https://www.toronto.ca/legdocs/bylaws/2017/law0423.pdf>

On September 6, 2017, Toronto and East York Community Council adopted a preliminary report on the City initiated Zoning By-law Amendment for 1 Front Street West. The decision document can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.58>

ISSUE BACKGROUND

This application proposes to amend the Official Plan and Zoning By-law for the properties at 1 Front Street West and 141 Bay Street to permit two residential towers of 45 and 49 storeys (156.9 and 168.7 metres respectively) containing 836 units on top of the 5-storey heritage designated Dominion Public Building. The Dominion Public Building is proposed to be altered to accommodate 8,986 square metres of retail space and 22,045 square metres for a hotel with 251 rooms. A 3-level underground garage is proposed to accommodate 199 vehicular parking spaces.

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 Attachment 1 for a three dimensional representation of the project in context, Attachment 2 for the location map, Attachment 3 for the proposed site plan, and Attachments 4 to 7 for the proposed elevations.

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). 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 conservation 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 application is located on lands shown as Downtown on Map 2, Financial District on Map 4, and designated Mixed Use Areas and Utility Corridors on Map 18 of the Official Plan. See Attachment 8 for the site's Official Plan designation.

The portion of the application that encompass 141 Bay Street is within the Railway Lands East Secondary Plan area, and is designated Mixed Use Areas 'A' on Map 17-2, and within Precinct 1 on Map 17-5 of the Secondary Plan. See Attachment 9 for the site's Secondary Plan designation.

Official Plan Amendment 231

Official Plan Amendment 231 ("OPA 231"), an amendment to the City's economic health and employment lands policies, was approved by City Council on December 18th, 2013, and subsequently approved, with minor modifications, by the Minister of Municipal Affairs and Housing ("MMAH") in July 2014. Various appeals have been submitted to the LPAT from MMAH's decision. OPA 231 amends Section 3.5.1 of the Official Plan by adding Policy 9, which requires office space in proposed residential redevelopment be

maintained or increased, where there is currently a minimum 1,000 square metres of office space on-site. *Planning Act* applications submitted after approval of OPA 231 by the Province shall meet the intent of both City Council's and the Province's direction. The owner of 1 Front Street West has not appealed OPA 231 and the property currently contains over 31,000 square metres of office space on-site.

TOcore: Planning Downtown

City Council adopted the Downtown Plan Official Plan Amendment ("OPA 406"), as amended, at its meeting of May 22-24, 2018. The decision document is available here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG29.4>

Further, City Council authorized the City Planning Division to seek provincial approval of the OPA under Section 26 of the *Planning Act*, and enacted By-law 1111-2018 on July 27, 2018. The By-law is available here: <https://www.toronto.ca/legdocs/bills/2018/bill1109.pdf>

OPA 406 includes amendments to Section 2.2.1 and Map 6 of the Official Plan, as well as a new Downtown Plan. Future amendments to existing Secondary Plans and Site and Area Specific Policies located within the Downtown area are recommended to be implemented once OPA 406 comes into force and effect.

On August 2, 2018, the City Clerk issued the Notice of Adoption for OPA 406. MMAH confirmed that the City's application is complete and now has 210 days from the date of receipt (August 9, 2018) to issue a decision. Council has directed Staff to use the policies contained within the Downtown Plan to inform evaluation of current and future development applications in the Downtown Plan area while the OPA is under consideration by the Minister.

The OPA – in conjunction with the associated infrastructure strategies that address water, energy, mobility, parks and public realm, and community services and facilities – is the result of a four-year study called TOcore: Planning Downtown. The TOcore study area is generally 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 to the east.

OPA 406 provides a comprehensive and integrated policy framework to shape growth in Toronto's fast-growing Downtown over the next 25 years. It provides the City with a blueprint to align growth management with the provision of infrastructure, sustain liveability, achieve complete communities and ensure there is space for the economy to grow.

As part of the City of Toronto's Five Year Official Plan Review under Section 26 of the *Planning Act*, OPA 406 is a component of the work program to bring the Official Plan into conformity with the Growth Plan for the Greater Golden Horseshoe (2017). City Council declared that OPA 406 is consistent with the Provincial Policy Statement (2014), conforms with the Growth Plan (2017) and has regard to matters of provincial interest under Section 2 of the *Planning Act*.

The portion of the application that encompass 1 Front Street West is designated Mixed Use Area 1 - Growth in Map 41-3, and the entire site is within the expanded Financial District in Map 41-2 of the Downtown Plan. Policy 6.2.3 requires development within the Financial District to only contain office and non-residential gross floor area for any increase in density above the existing as-of-right permissions contained within the in-force Zoning By-law.

Further background information can be found at www.toronto.ca/tocore.

Tower Separation

On October 5-7, 2016, City Council adopted Official Plan Amendment 352 – Downtown Tall Building Setback Area (currently under appeal) ("OPA 352"). 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. The owner of 1 Front Street West has not appealed OPA 352 and the associated amending Zoning By-laws.

Zoning By-laws

The 1 Front Street West property is zoned CR T6.0 C6.0 R6.0 by the former City of Toronto Zoning By-law 438-86, which permits a wide range of commercial and residential uses with a maximum density of 6.0 times the lot area with a maximum height of 46 metres. Site specific permission 12(1)403 allows for the continued use of the total floor area of the existing Dominion Public Building plus an addition of a tower form with a specific building envelope that ranges between 74 and 137 metres above the heritage building. The permitted tower form may contain a maximum residential or non-residential density of 32,600 square metres, of which a maximum of 3,000 square metres can be for retail and services uses, and requires the provision of a minimum of 60 parking spaces.

The 1 Front Street West property is also zoned CR 6.0 (c6.0; r6.0) SS1 (x2116) with a height of 46 metres by the City of Toronto Zoning By-law 569-2013, which is currently under appeal and is not in-effect for the subject lands. The permissions and exceptions in Zoning By-law 569-2013 are largely the same as those in Zoning By-law 438-86, as amended, including the site specific permission. See Attachments 10 and 11 for the site's zoning category.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

The 141 Bay Street property is zoned CR Block 1 by the Railway Lands East Area 'A' Zoning By-law no. 168-93, which permits a wide range of uses including office, retail and residential uses. The 141 Bay Street property is also subject to site specific by-law 1104-2016 that permits the construction of the 53-storey office building at the western portion of the lands with a maximum height of 243 metres.

City-initiated Zoning By-law Amendment

As indicated in the Decision History section of this report, City Council approved the Zoning By-law amendment to permit a 53-storey office tower at 141 Bay Street. The 53-storey office tower is part of a larger development that includes the lands at 45 Bay Street for a 48-storey office building generally bounded by Bay Street, Lake Shore Boulevard West, Yonge Street and the southern property line of the 1 Front Street West property. The Decision document can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE19.6>

If both the 53-storey tower at 141 Bay Street and the as-of-right tower permission of 1 Front Street West are built, it would result in a tower separation of 12 metres, which is less than the minimum 25 metres required by the City's Tall Building Guidelines, OPA 352 and associated Zoning By-laws 1106-2016 and 1107-2016.

As part of Council's decision on the 141 Bay Street Zoning By-law amendment application, Recommendation 4 directed City Planning to report back on amendments to the zoning on 1 Front Street West to provide for a minimum 25 metres between towers and that the amendments be implemented through a City-initiated Zoning By-law Amendment and if necessary, a City-initiated Official Plan Amendment. As such, City Planning is undertaking a Zoning By-law amendment to shift the permitted tower form in the middle of the 1 Front Street West property to the eastern portion of the site to provide for a minimum 25 metre separation distance between towers, and to better conserve the heritage values and character defining elements of the addition to the Dominion Public Building.

Union Station Heritage Conservation District Plan

The Union Station HCD Plan was approved by City Council on July 27, 2006 as By-law 634-2006. The Union Station HCD study was a component of the broader Union Station District Urban Design study, which was initiated by the City Planning Division as part of the Union Station Master Plan. The resulting Union Station HCD Plan includes an examination of heritage character, provides district guidelines and identifies those properties that contribute to the heritage value of the Plan area. It is used by the City and property owners as a tool to strengthen and protect the significant heritage character of the Union Station Precinct.

The subject site is within the Union Station HCD Plan. Both the Dominion Public Building and the existing GO Transit Bus terminal are identified as "contributing buildings". The HCD Plan can be found here: https://www.toronto.ca/wp-content/uploads/2018/01/8dfc-CityPlanning_Union-Station-HCD.pdf

Heritage Adjacencies

The development site is adjacent to a number of properties that are included on the City's Heritage Register.

Within the Union Station HCD Plan, the following properties are identified as contributing properties:

- Union Station at 71 Front Street West, designated under the *Ontario Heritage Act* by By-law 948-2005 and recognized as a National Historic site of Canada under the *Historic Sites and Monuments Act*;
- The Royal Bank Plaza at 200 Bay Street;
- The Brookfield Place complex consisting of the properties at 181 Bay Street, 30 Yonge Street (Bank of Montreal Building), 42 Yonge Street (the William Cawthra Building), and 36 Yonge Street (the Argyle Hotel) designated under Part IV the *Ontario Heritage Act* by By-laws 524-76 and 256-76;
- The Gowans Kent Building at 20 Front Street West, designated under Part IV of the Ontario Heritage Act by By-law 108-83; and
- The O'Keefe Centre (now the Sony Centre for the Performing Arts) at 6 Scott Street, designated under Part IV of the Ontario Heritage Act by By-law 1156-2008.

The subject site is also adjacent to the St. Lawrence Neighbourhood HCD Plan. The aforementioned Sony Centre at 6 Scott Street is also identified as a contributing property in the HCD Plan. The St. Lawrence Neighbourhood HCD Plan can be found here: <https://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-84943.pdf>

Design Guidelines

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

- City-wide Tall Building Design Guidelines;
- Downtown Tall Buildings Vision and Supplementary Design Guidelines;
- PATH Design Guidelines;
- St. Lawrence Neighbourhood Focused Area Urban Design Guidelines; and
- Growing Up Draft Urban 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 applicant submitted a Zoning By-law amendment at 1 Front Street West in order to permit the following: increase in overall density; a revised building mass and height from the site specific permission; and reduction in tall building setback requirements, among others.

The applicant submitted an Official Plan amendment that would apply to 1 Front Street West and 141 Bay Street in order to create a site and area specific policy that would specify only minimum, no maximum densities for those lands.

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 policy considerations have been identified with respect to the proposed application:

Provincial Policies and Plans Consistency/Conformity

Planning Act

Section 2 of the *Planning Act* established a list of provincial interests that approval authorities, including the City of Toronto, shall have regard for when carrying out their responsibilities under the Planning Act. The sections that are relevant in the context of this application include: 2 d), 2 k) and 2 r) which speak to: the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; the adequate provision of employment opportunities; and the promotion of 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.

Provincial Policy Statement, 2014

Key policies of the PPS that are relevant in the context of this application include:

Policy 1.1.1 of the PPS indicates healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; and
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs.

Policy 1.1.3.3 of the PPS indicates Planning authorities shall identify appropriate locations for intensification and redevelopment. The Policy states intensification and redevelopment shall be directed in accordance with the Section 2: Wise Use and Management of Resources, which include cultural heritage resources.

Policy 1.3.1 of the PPS indicates Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; and

c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities.

Policy 1.7.1 of the PPS indicates long-term economic prosperity should be supported by:

a) promoting opportunities for economic development and community investment-readiness;

c) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;

d) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

Policy 2.6.1 of the PPS indicates significant heritage resources and significant cultural heritage landscapes shall be conserved.

Policy 2.6.3 of the PPS indicates Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property 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.

Policy 4.7 of the PPS indicates the official plan is the most important vehicle for implementation of this document. Comprehensive, integrated and long-term planning is best achieved through official plans.

Policy 4.8 of the PPS indicates Zoning and development by-laws are important for implementation of this document.

Policy 4.9 of the PPS indicates the policies of the Plan represent minimum standards, and does not prevent planning authorities and decision-makers from going beyond the minimum standards established in specific policies, unless it would conflict with the Plan.

Key policies of the Growth Plan that are relevant in the context of this application include:

Policy 2.2.1.4 of the Growth Plan indicates the policies of the Plan will support the achievement of complete communities that:

a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities; and

e) ensure the development of a high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards.

Policy 2.2.2.4 b) of the Growth Plan indicates municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:

b) identify the appropriate type and scale of development and transition of built form to adjacent areas;

d) ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities.

Policy 2.2.3.1 of the Growth Plan indicates urban growth centres will be planned:

c) to serve as high-density major employment centres that will attract provincially, nationally, or internationally significant employment uses; and

d) to accommodate significant population and employment growth.

Policy 4.2.7.1 of the Growth Plan indicates cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

Policy 5.2.5.6 of the Growth Plan indicates municipalities are to develop and implement urban design and site design official plan policies that direct the development of a compact built form in order to achieve the minimum intensification and density targets in the Plan.

In addressing the direction of the PPS and the Growth Plan (2006), the City has adopted the Official Plan, OPA 231, OPA 352 (Tall Buildings) and the most recent OPA 406 (TOcore) that address such matters as:

- providing direction on office uses within the Financial District;
- providing direction on how development is to be massed to ensure it is appropriate based on the existing and planned context, including surrounding streets and open space areas;
- including housing policies that speak to providing a full of range of housing types; and
- the provision for new parks and open space as being necessary for growth areas.

These policies are to work together with the City's Zoning By-law and other supporting documents like the Tall Building Guidelines, the Downtown Tall Building Guidelines and the draft Growing Up Guidelines.

Review on the application's consistency to the PPS and conformity to the Growth Plan, including the identification of additional policies are continued to be reviewed by City staff.

Land Use

The proposal contemplates the removal of the existing office uses at 1 Front Street West and convert the property into a mixture of retail and hotel uses, along with residential uses within the two tower additions.

The site is within the Financial District of the Official Plan, recognized as the country's premier business office centre. Jobs are concentrated in large office buildings tightly clustered within walking distance of Union Station and the Downtown subway stations. Policy 2.2.1.1 d) states the Downtown will continue to evolve as a healthy and attractive place to live and work. In particular, the Downtown policies of this Plan will shape the City's future by accommodating development that:

b) builds on the strength of Downtown as the premier employment centre in the Greater Toronto Area;

d) focuses on the Financial District as the prime location for the development of prestige commercial office buildings and landmark buildings that shape the skyline.

Policy 6.2.3 of OPA 406 require development within the Financial District to only contain office and non-residential gross floor area for any increase in density above the existing as-of-right permissions contained within the in-force Zoning By-law. This proposal does not provide office and non-residential gross floor area for the proposed increase in density above the as-of-right permissions.

Policy 3.5.1.9 of OPA 231 require residential development on sites currently containing 1,000 square metres or more of office space to increase the amount of office space as part of redevelopment. This proposal will eliminate the existing 31,020 square metres of office space.

Given the existing and emerging policy framework, City staff do not support the elimination of office use on 1 Front Street West within the Financial District of Downtown.

A Planning Rationale report, including a Complete Community Assessment has been submitted and is currently under review by City staff.

Built Form, Planned and Built Context

The proposal currently does not conform to OPA 352 and associated Zoning By-laws 1106-2016 and 1107-2016 that require tall building developments to provide adequate setbacks from side and rear property lines. The proposed 45-storey tower provides a 0 metre tower setback from the rear property line, whereas a minimum of 12.5 metres is required. Also, the tall building separation between the two proposed towers range

between 22.78 to 27.25 metres, whereas a minimum 25 metres is required. See Attachment 3 for the Site Plan.

The Architectural Plans and a Sun/Shadow Study were submitted and are under review.

Housing

The proposal includes 836 residential dwelling units within the two towers, consisting of: 120 (14%) bachelor units; 424 (51%) one-bedroom units; 208 (25%) two-bedroom units; and 84 (10%) three-bedroom units. The proposed two-bedroom units range in size between 62.55 sq.m. to 76.35 sq.m. and the three-bedroom units range in size between 79.75 sq.m. to 107.14 sq.m. City Planning staff will work with the applicant to comply with emerging policy direction of OPA 406 and the Growing Up Guidelines.

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). There are 7 trees within 6 metres of the subject property. An Arborist report and a Tree Preservation plan were submitted and are under review.

Archaeological Assessment

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. An Archaeological Assessment has been submitted and is under review.

Heritage Impact & Conservation

The Dominion Public Building is a landmark building in the City of Toronto. Any proposal to add tall buildings to the site needs to be carefully considered to ensure that the cultural heritage value and attributes of the subject property, the adjacent heritage properties, and the Union Station HCD Plan are conserved.

The proposal contemplates the removal and alteration of some interior floor plates. The interior of the Dominion Public Building contains heritage attributes. Should the interior floors be altered these attributes must be conserved. The proposal to modify the interior floorplates will need to be studied and it will need to be demonstrated that once modified they will not negatively impact any interior or exterior attributes. As part of this review staff are specifically considering the impact that constructing two new tall buildings on the property will have on the scale, form and massing of the Dominion Public Building as viewed from the public realm as well on the cultural heritage value of the Union Station HCD Plan.

Given the importance of this building, City Planning staff expect any rehabilitation of the Dominion Public Building would employ a minimal intervention approach, particularly as it pertains to the street facing elevations.

A Heritage Impact Assessment has been submitted and is currently under review by City staff. As part of this review staff are specifically considering the impact that constructing two new tall buildings on the property will have on the stylistic cohesion of the Beaux-Arts architecture in the HCD Plan and on the scale, form and massing of the Dominion Public Building as viewed from the public realm. Staff are also considering the proposal in the context of the HCD Plan including the guidelines that speak to additions on contributing heritage buildings.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc.

The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

A CS&F Study has been submitted and is under review.

Infrastructure/Servicing Capacity

Connections to the existing watermain and sanitary sewer on Front Street East are proposed to service the development. The proposed development will also need to meet the requirements of the City of Toronto's Wet Weather Flow Management Guidelines.

The proposed development will also need to ensure the discharging of groundwater to the City's sewer system can be adequately supported.

A Functional Servicing and Stormwater Management Report and Preliminary Geotechnical Investigation were submitted.

Transportation Impacts

A three level underground garage that provides 199 vehicular parking spaces for the development, to be accessed from a shared entrance off of Yonge Street located at 141 Bay Street is proposed. Loading requirements for the proposed development are to be shared with the development at 141 Bay Street.

A Transportation Impact Study has been submitted and is under review.

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, Draft Plans of Subdivision 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.

The applicant is required to meet Tier 1 of the TGS. Performance measures for the Tier 1 development features to be secured through the zoning by-law process include: automobile infrastructure; cycling infrastructure; and storage and collection of recycling and organic waste.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the Planning Act to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

The proposal at its current height and density will be subject to Section 37 contributions under the Planning Act. Section 37 benefits have not yet been discussed. City staff intends to apply Section 37 provisions of the Planning Act should it be approved in some form. Potential benefits may include: provision for affordable housing units; local streetscape and parkland improvements; child care facilities; and recreation facility improvements.

Other Matters

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

CONTACT

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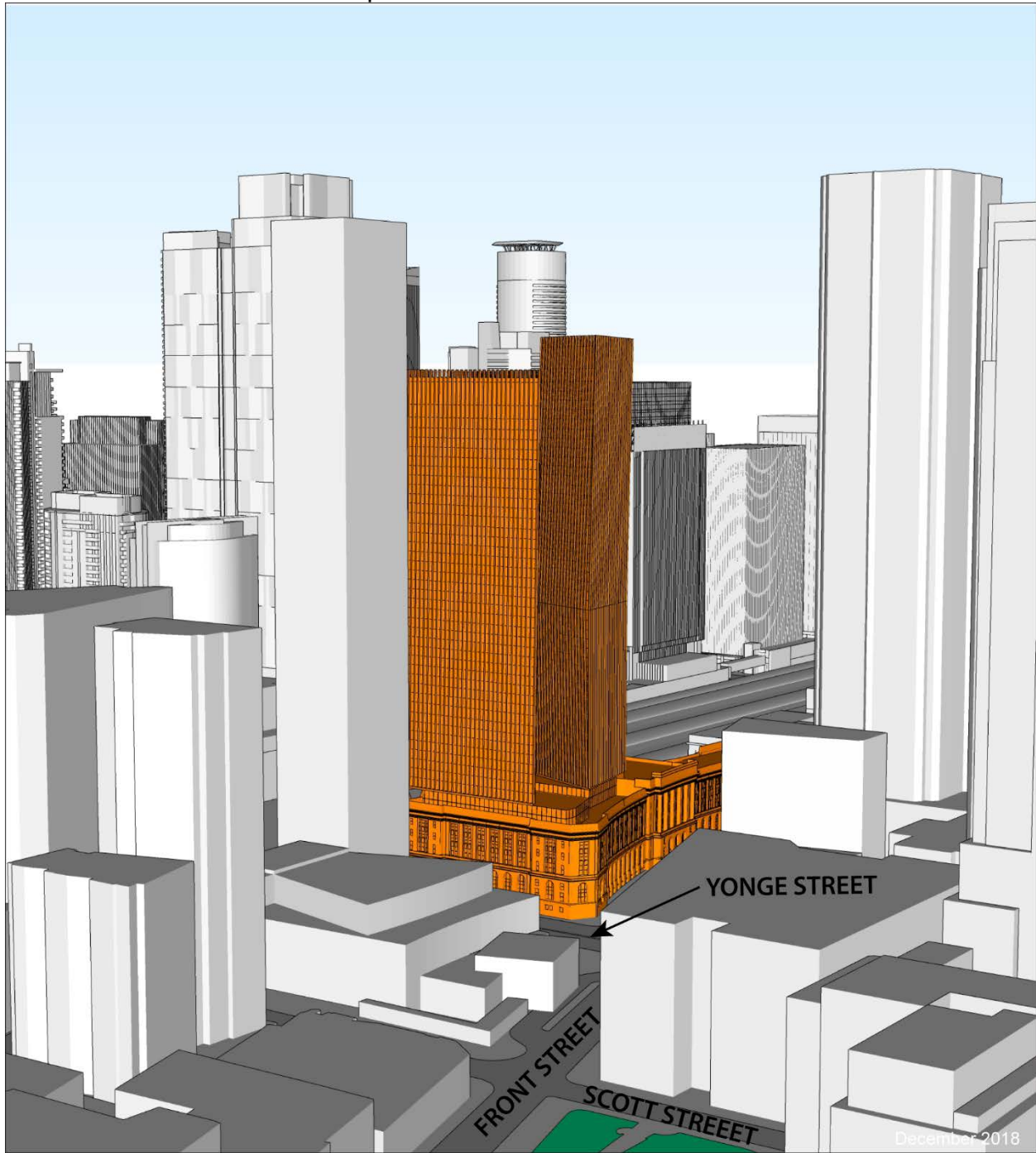
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Lynda H. Macdonald, MCIP, RPP, OALA,
Director, Community Planning,
Toronto and East York District

ATTACHMENTS

- Attachment 1: 3D Model of Proposal in Context
- Attachment 2: Location Map
- Attachment 3: Site Plan
- Attachment 4: North Elevation
- Attachment 5: East Elevation
- Attachment 6: South Elevation
- Attachment 7: West Elevation
- Attachment 8: Official Plan Map
- Attachment 9: Railway Lands East Secondary Plan Map
- Attachment 10: Zoning
- Attachment 11: Site Specific Zoning

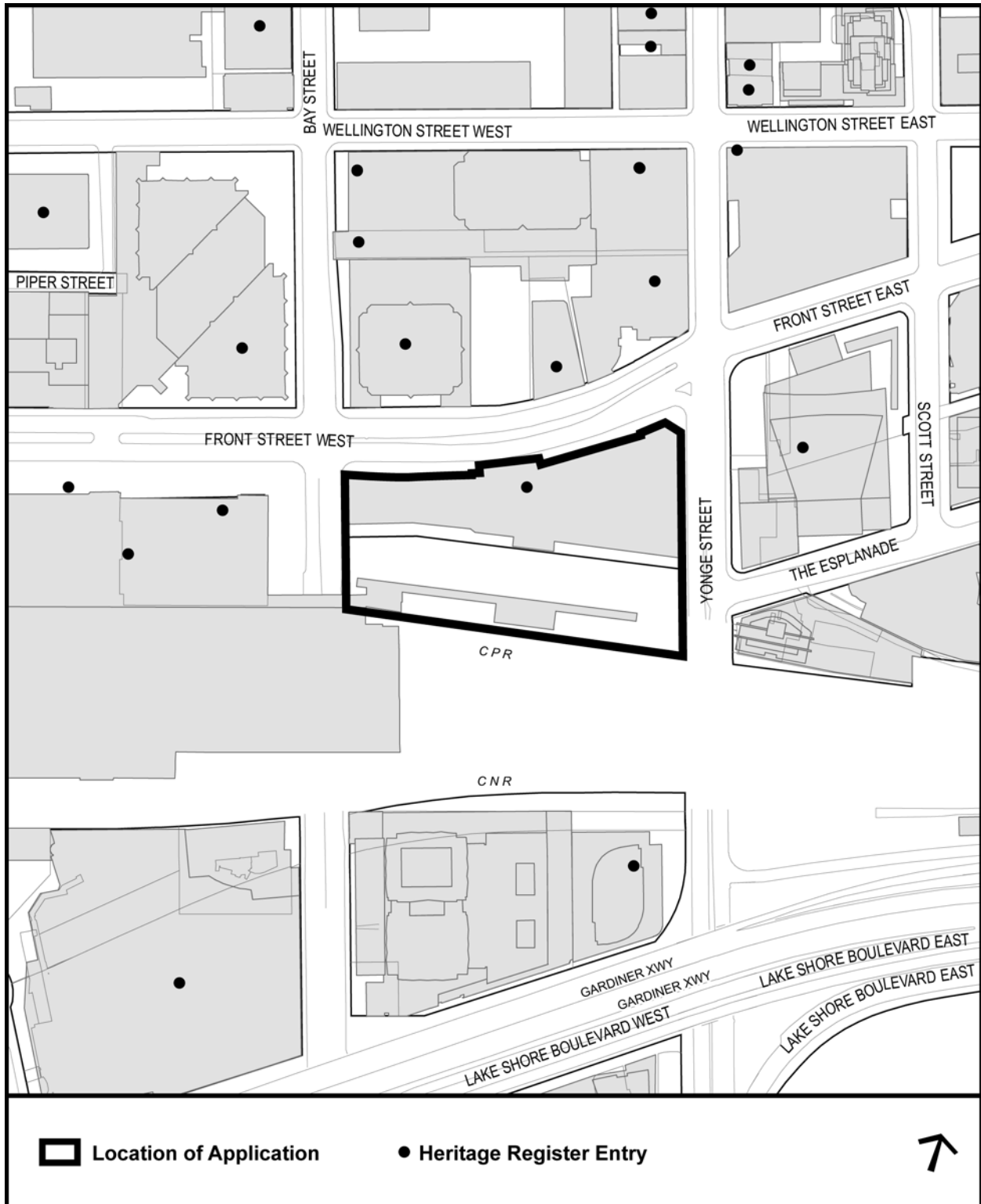
Attachment 1: 3D Model of Proposal in Context



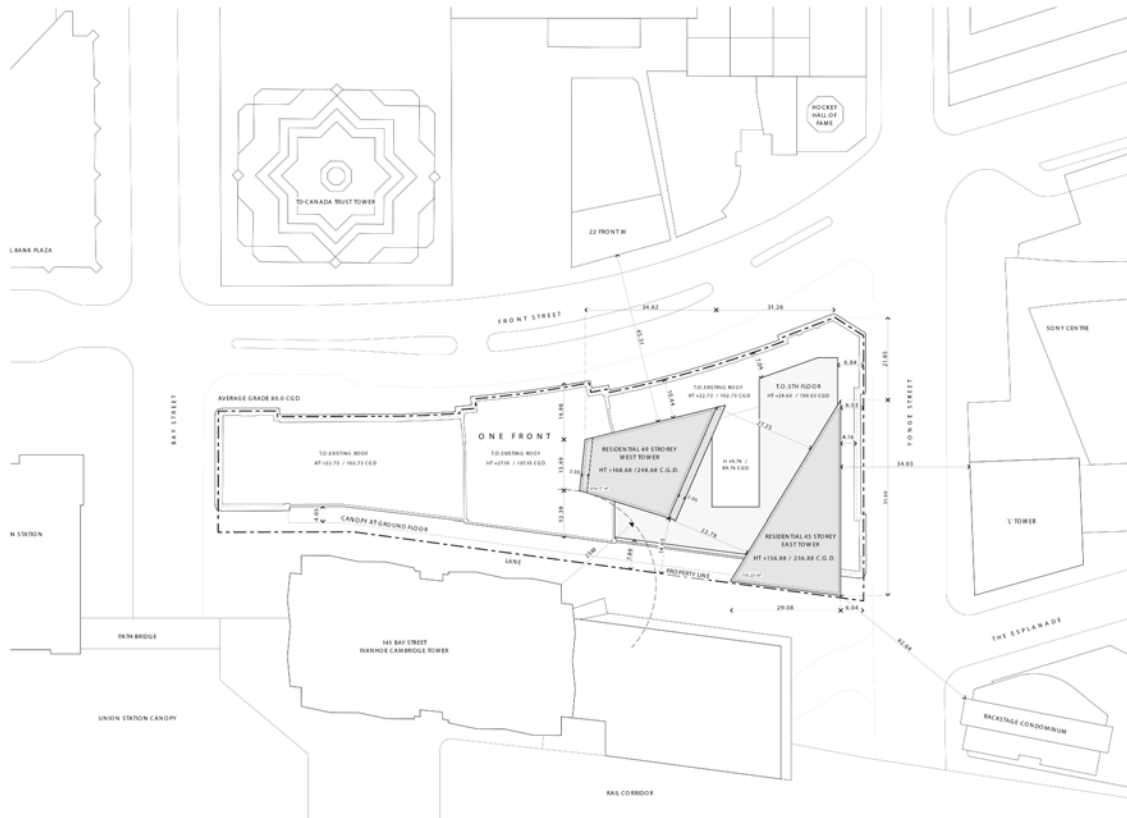
 Applicants Proposal. View looking south-west



Attachment 2: Location Map



Attachment 3: Site Plan



Site Plan

Applicant's Submitted Drawing

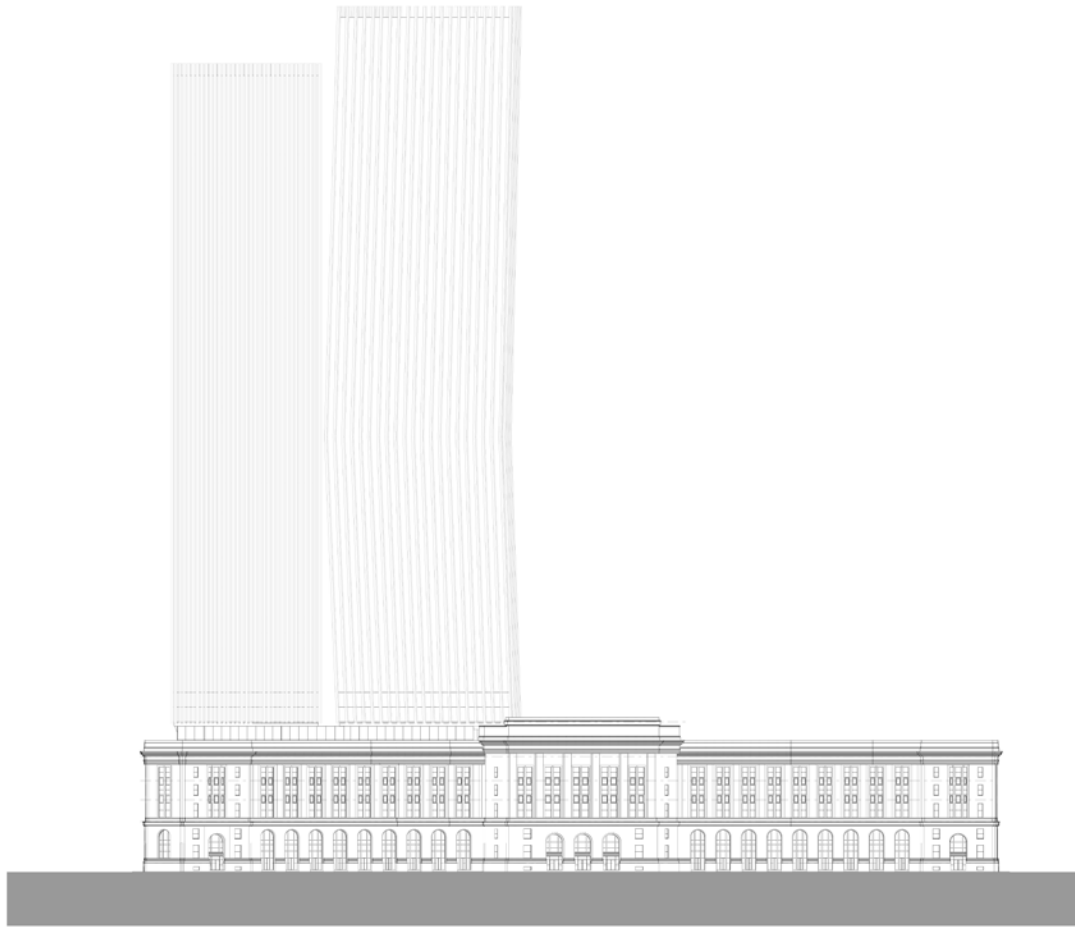
Not to Scale
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1 Front Street West

File # 18 199835 STE 28 0Z

Attachment 4: North Elevation



North Elevation

Elevations

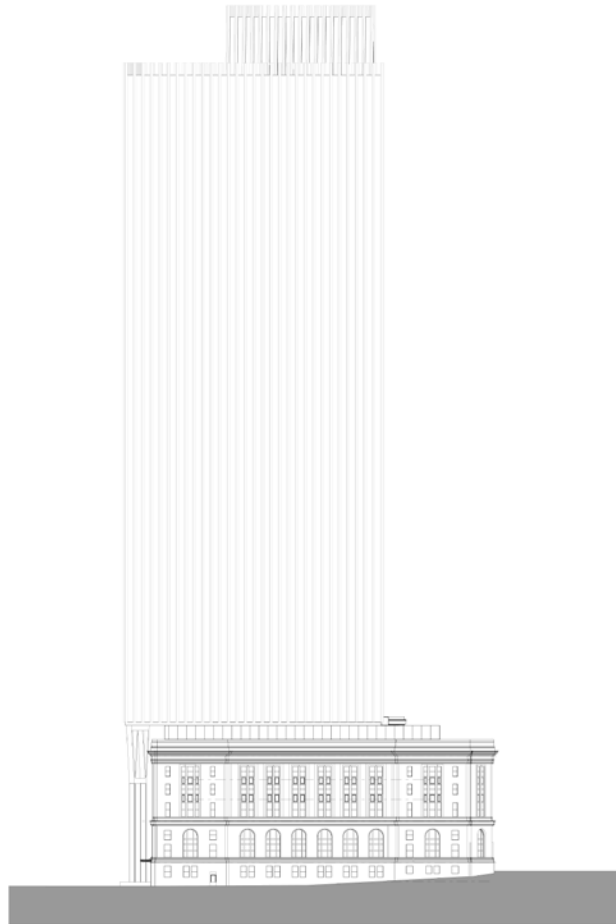
Applicant's Submitted Drawing

Not to Scale
12/10/2018

1 Front Street West

File # 18 199835 STE 28 0Z

Attachment 5: East Elevation



East Elevation

Elevations

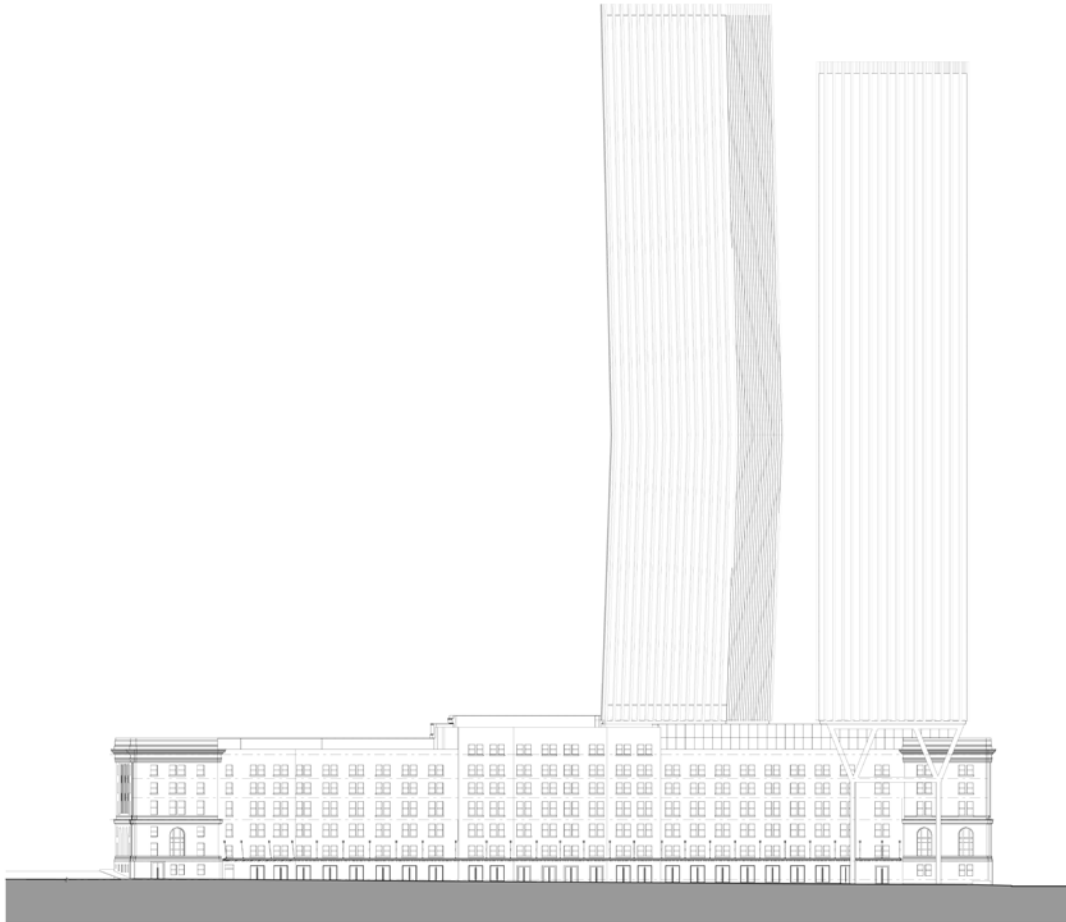
Applicant's Submitted Drawing

Not to Scale
12/10/2018

1 Front Street West

File # 18 199835 STE 28 0Z

Attachment 6: South Elevation



South Elevation

Elevations

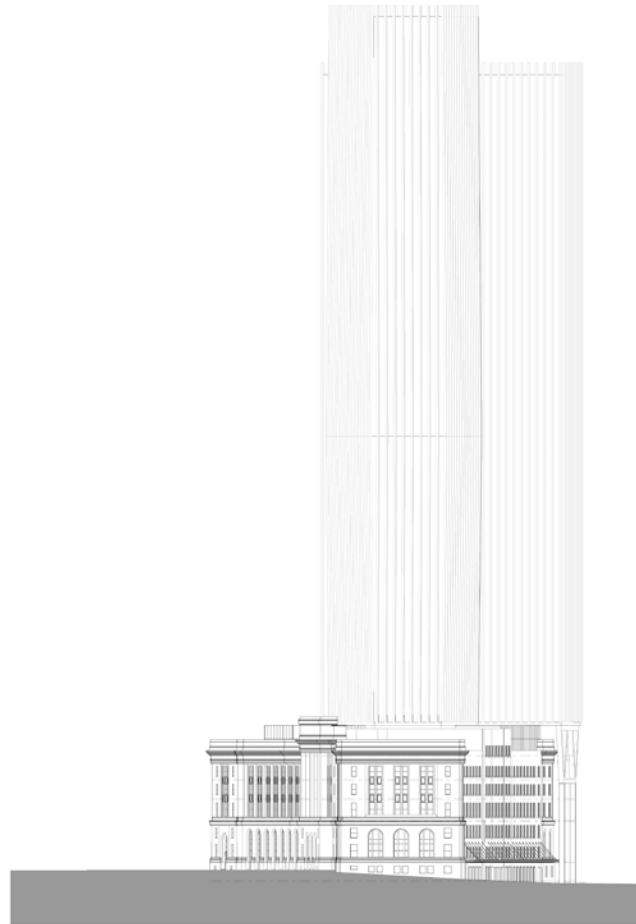
Applicant's Submitted Drawing

Not to Scale
12/10/2018

1 Front Street West

File # 18 199835 STE 28 OZ

Attachment 7: West Elevation



West Elevation

Elevations

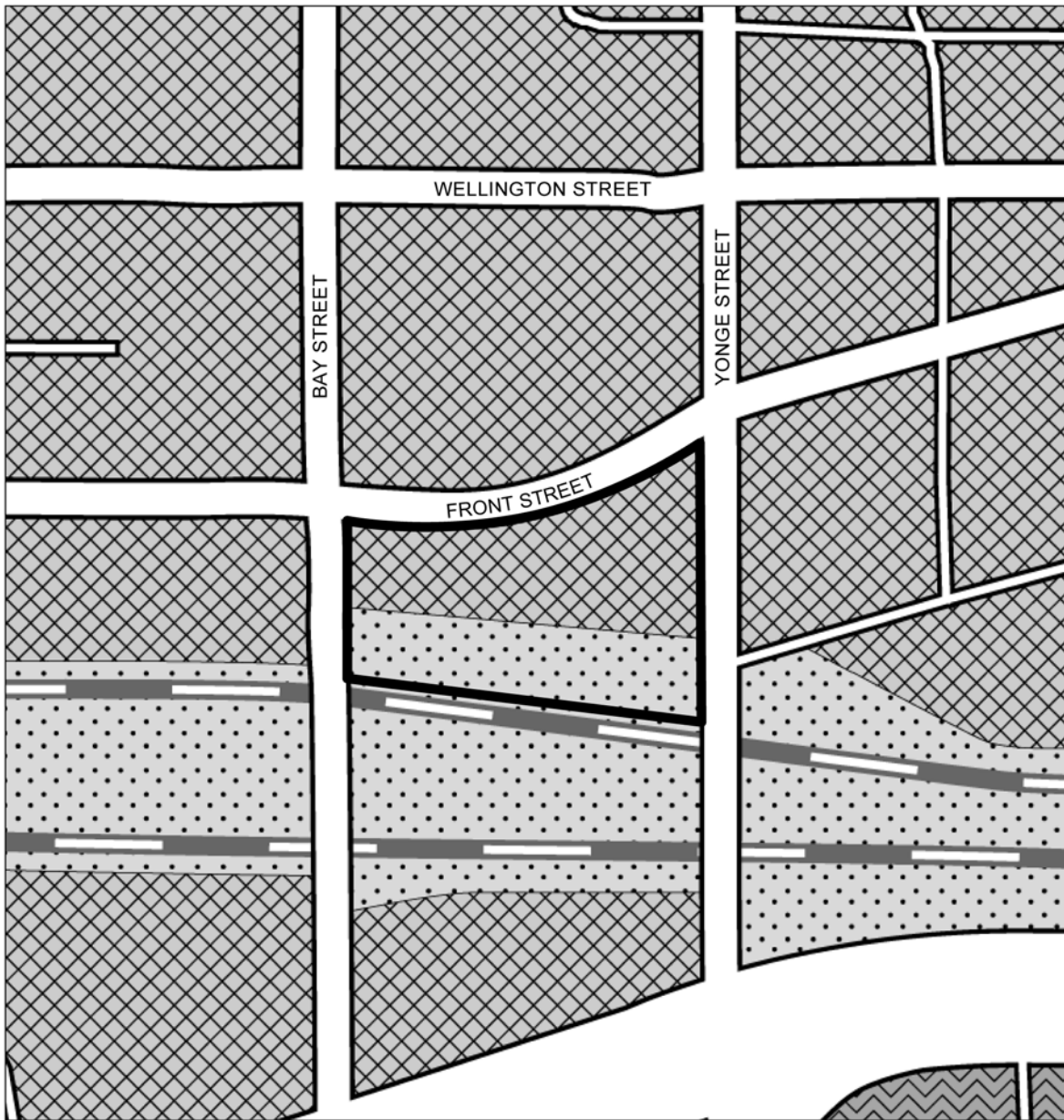
Applicant's Submitted Drawing

Not to Scale
12/10/2018

1 Front Street West

File # 18 199835 STE 28 0Z

Attachment 8: Official Plan



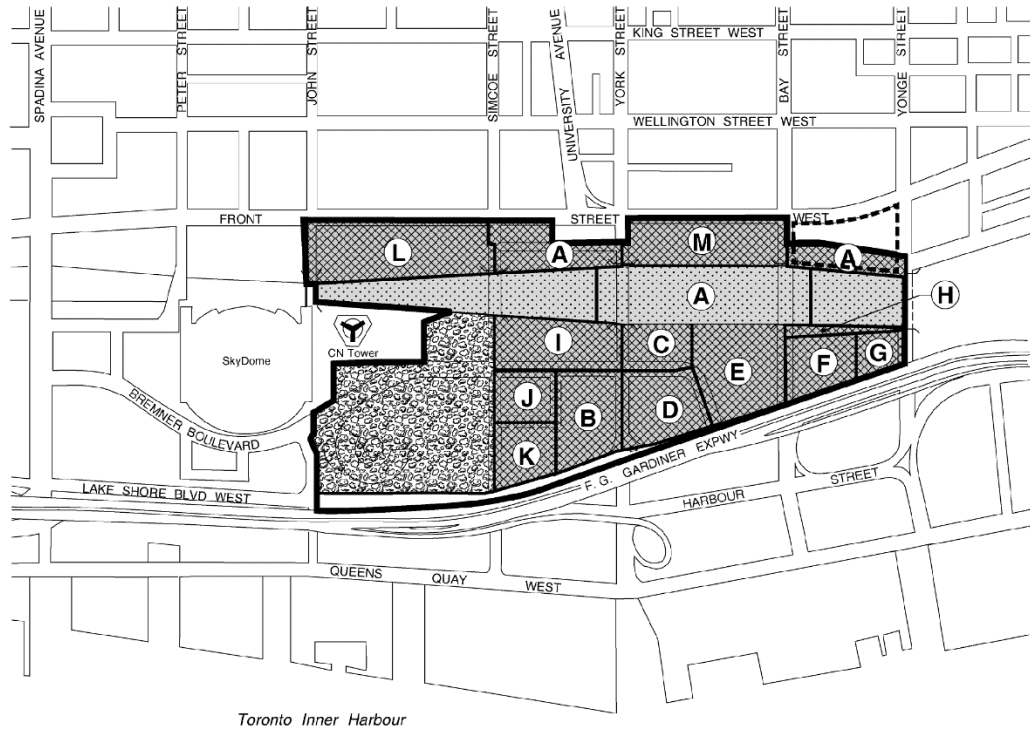
TORONTO City Planning
Extract from Official Plan

1 Front Street West & 141 Bay Street

File # 18 199835 STE 28 0Z

-  Site Location
-  Utility Corridors
-  Regeneration Areas
-  Mixed Use Areas


 Not to Scale
 12/10/2018



Not to Scale 



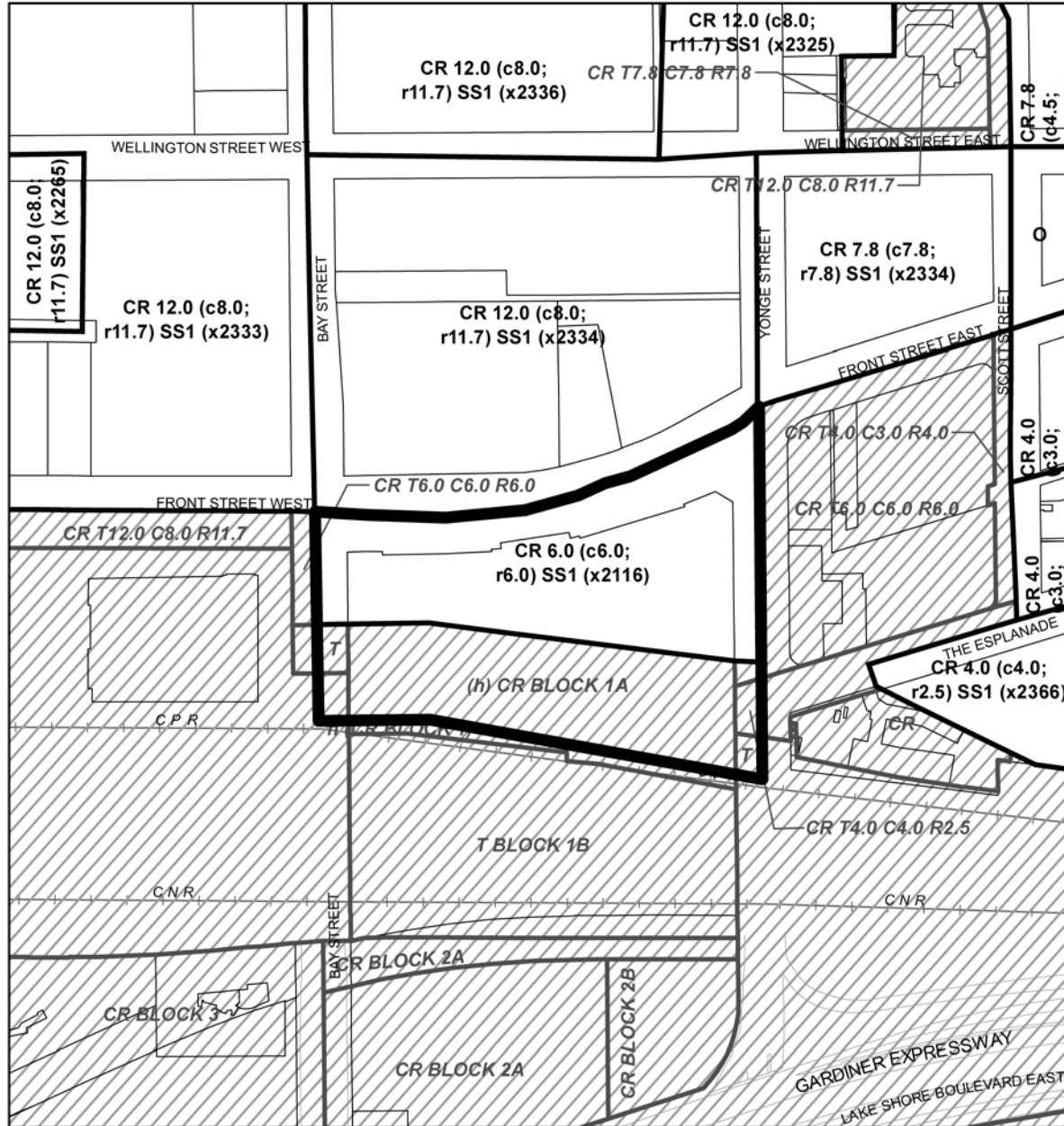
Railway Lands East Secondary Plan

MAP 17-2 Land Use Plan

-  Secondary Plan Boundary
-  Subject Site
-  Mixed Use Areas
-  Utility Corridors
-  Parks and Open Space Areas

October 2009

Attachment 10: Zoning



1 Front Street West & 141 Bay Street

Zoning By-Law No. 569-2013

File # 18 199835 STE 28 0Z



Location of Application



See Former City of Toronto By-Law No. 438-86

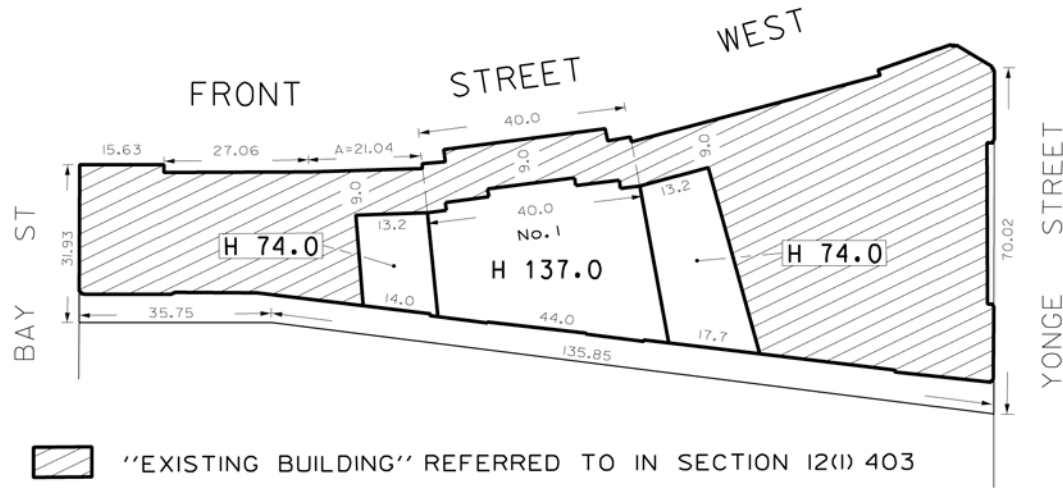
CR Commercial Residential O Open Space



CR Mixed-Use District
T Industrial District



Not to Scale
Extracted: 12/07/2018

(425-93, as amended by OMB Order No. 1996-4 Folio No. 231 dated July 17, 1996)



-  "EXISTING BUILDING" REFERRED TO IN SECTION 12(I) 403
-  "ADDITION" REFERRED TO IN SECTION 12(I) 403

H: DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE

PUBLIC WORKS AND THE ENVIRONMENT
 ENGINEERING AND SURVEYS SECTION
 TORONTO APRIL, 1996
 SECTION/S121403.DGN
 FILES: 1304 & 2402.53-3
 MAP No. 506-323 DRAWN: M.J.K.

12(1).126

AMENDED DECEMBER, 2000

Site Specific Zoning

1 Front Street West

Zoning By-Law 438-86, 12(1) 126

Not to Scale 

File # 18 199835 STE 28 OZ