

1-13 St Clair Avenue West – Zoning Amendment Application – Preliminary Report

Date: March 30, 2022

To: Toronto and East York Community Council

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

Ward: 12 - Toronto-St. Paul's

Planning Application Number: 21 249631 STE 12 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 1-13 St. Clair Avenue West for a 49-storey mixed-use building with 340 dwelling units, and incorporating the existing 12-storey office building.

Staff are currently reviewing the application, which have been circulated to all appropriate agencies and City divisions for comment. City Planning 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. City Planning staff schedule a Community Consultation Meeting for the development application located at 1-13 St. Clair Avenue West, 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 City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

THE SITE

Description: The site is located at the southwest corner of Yonge Street and St. Clair Avenue West. The site is approximately 1,298 square metres in size and rectangular in shape with a frontage of 26 metres on Yonge Street and 47 metres on St. Clair Avenue West.

Existing Uses: A 12-storey office building and two 3-storey commercial buildings.

Official Plan Designation: Mixed-Use Areas

Toronto Official Plan policies may be found here:

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

Yonge-St. Clair Secondary Plan: The site is part of Mixed Use Area 'A' which is a node of development at the intersection of Yonge Street and St. Clair Avenue at a higher density and scale. Mixed Use Area 'A' is the major office employment area of the Yonge-St. Clair Secondary Plan Area and may include residential and institutional uses.

The Yonge-St. Clair Secondary Plan can be found here: <https://www.toronto.ca/wp-content/uploads/2019/02/9411-CityPlanning-2019-da-cp-official-plan-SP-6-YongeStClair.pdf>

Zoning:

The east portion of the site (1 St. Clair Avenue West) is zoned CR 8.0 (C5.0; r3.0) (x2541) under Zoning By-law 569-2013. This zone permits a range of commercial and residential uses. The maximum permitted height is 57 metres, and the maximum permitted density is 8.0 times the area of the lot.

The west portion of the site (11-13 St. Clair Avenue West) is zoned CR 4.25 (C2.0; r3.0) SS2 (x2258) under Zoning By-law 569-2013. The maximum permitted height is 46 metres, and the maximum permitted density is 4.25 times the area of the lot.

THE APPLICATION

Complete Application Submission Date: December 17, 2021

Description: a 49-storey (165.6 metres, including 5.0-metre mechanical penthouse) mixed-use building, incorporating the existing 12-storey office building.

Density/Floor Space Index: 26.43 times the area of the lot.

Dwelling Units and Amenity Space: 340 dwelling units and 1,585 square metres of indoor amenity space (4.65 square metres per dwelling unit), and 568 square metres (1.67 square metres per unit) of outdoor amenity space.

Commercial Component: 7,923 square metres of commercial space including 7,041 square metres of office space.

Access, Parking, and Loading: Vehicle and loading access would be provided on St. Clair Avenue West at the west end of the site. A total of 24 parking spaces are provided in a 2-level below-grade parking garage, and a total of 381 bicycle parking spaces are provided at various locations throughout the building. One Type-G loading space is proposed.

Additional Information: See Attachment 2, 3, and 5 of this report, for a three dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet. Detailed project information, including all plans and reports submitted as part of the application, can be found on the City's Application Information Centre at: <https://www.toronto.ca/1StClairAveW>

Reasons for the Application: The Zoning By-law Amendment Application proposes to amend Zoning By-law 569-2013 to vary performance standards including: building height; building setbacks; floor space index; and parking space requirements. Additional amendments to the Zoning By-law may be identified as part of the application review.

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

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity to the Official Plan.

City Council has declared a Climate Emergency and set goals to achieve net zero greenhouse gas emissions by 2040 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

At this stage in the review, the following preliminary issues have been identified:

- Appropriate massing, including tower setbacks, step-backs, and separation distance in relation to the area's existing and planned context;
- Appropriate height of the tower;

- Pedestrian level wind conditions along Yonge Street, St. Clair Avenue, and surrounding properties;
- Appropriate public realm including sidewalk widths and pedestrian experience;
- Heritage Planning staff are reviewing the Heritage Impact Assessment and proposed drawings provided by the applicant, and will evaluate the heritage value of the existing buildings on the subject site;
- Shadow studies were prepared in support of the proposal which show the extent of the shadow from the proposed building on March 21 and September 21. Staff will continue to evaluate the potential shadow impacts of the proposed building;
- Staff will review the number and configuration of the vehicle parking supply and loading space as well as the access point;
- Staff will review the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.
- The applicant will be encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard; and
- In the event the applicant provides in-kind benefits pursuant to Section 37 of the *Planning Act*, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

Additional Issues

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

NEXT STEPS

City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the *Planning Act*, at a Toronto and East York Community Council meeting, when a Final Report is prepared.

CONTACT

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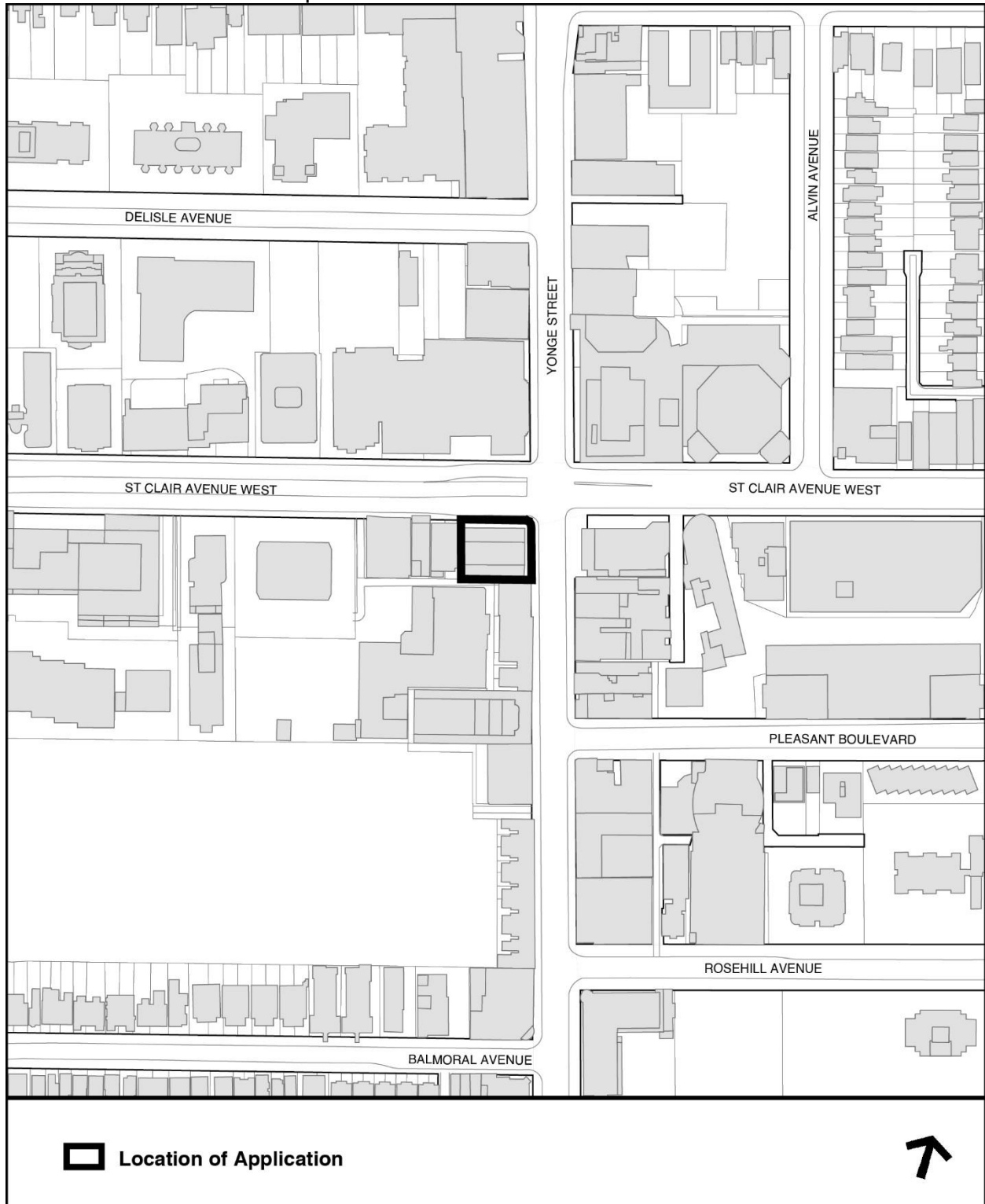
SIGNATURE

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

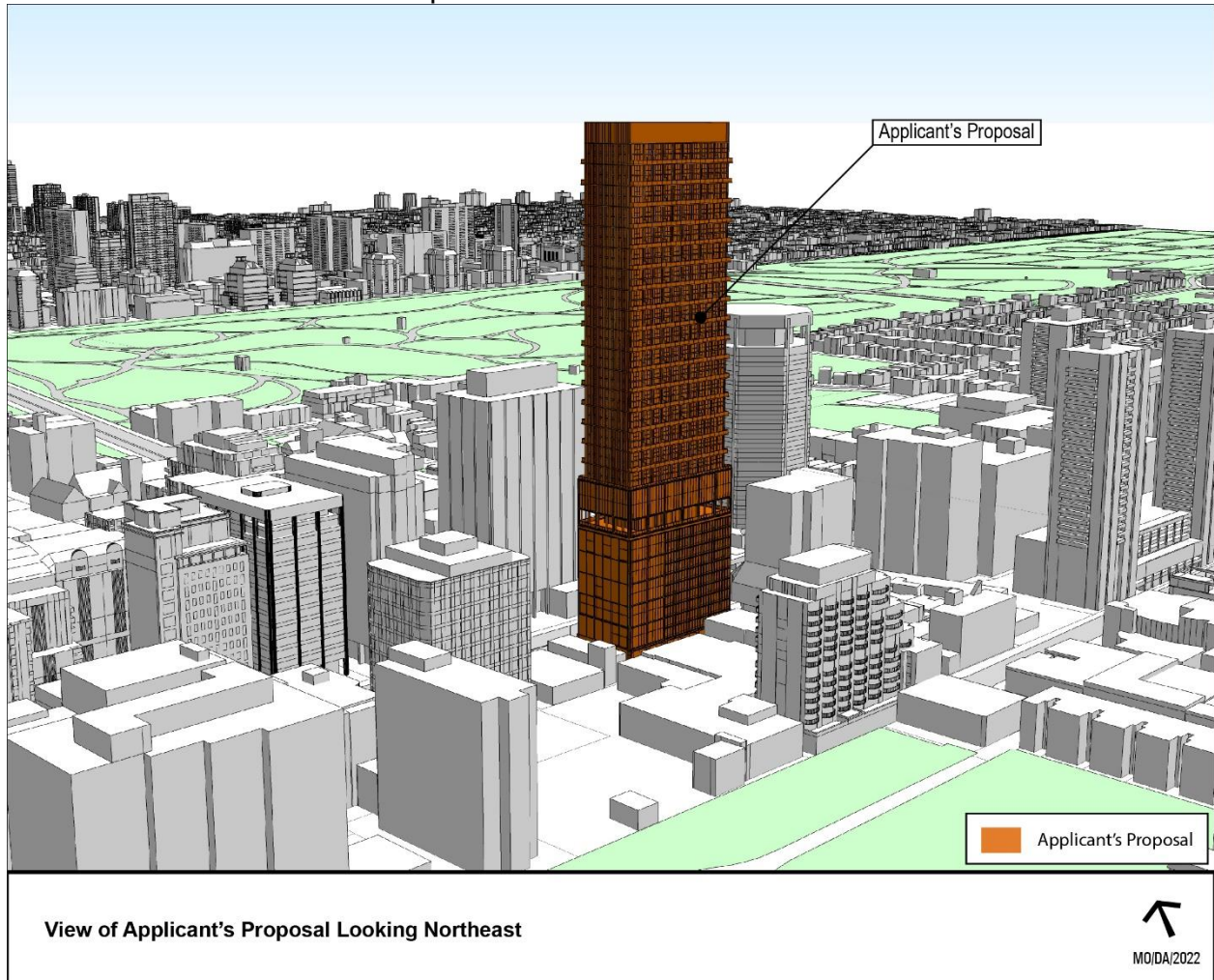
ATTACHMENTS

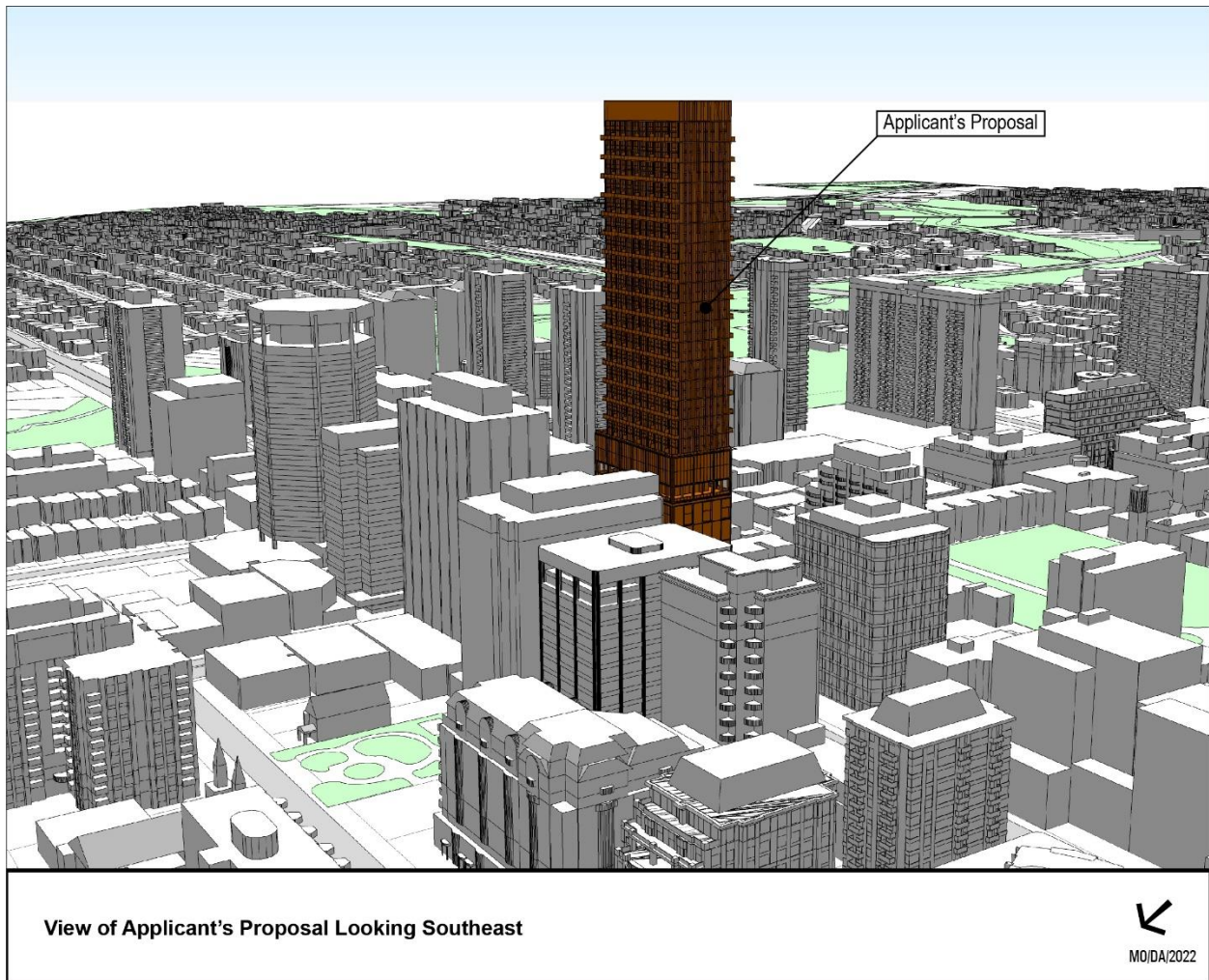
Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Application Data Sheet

Attachment 1: Location Map



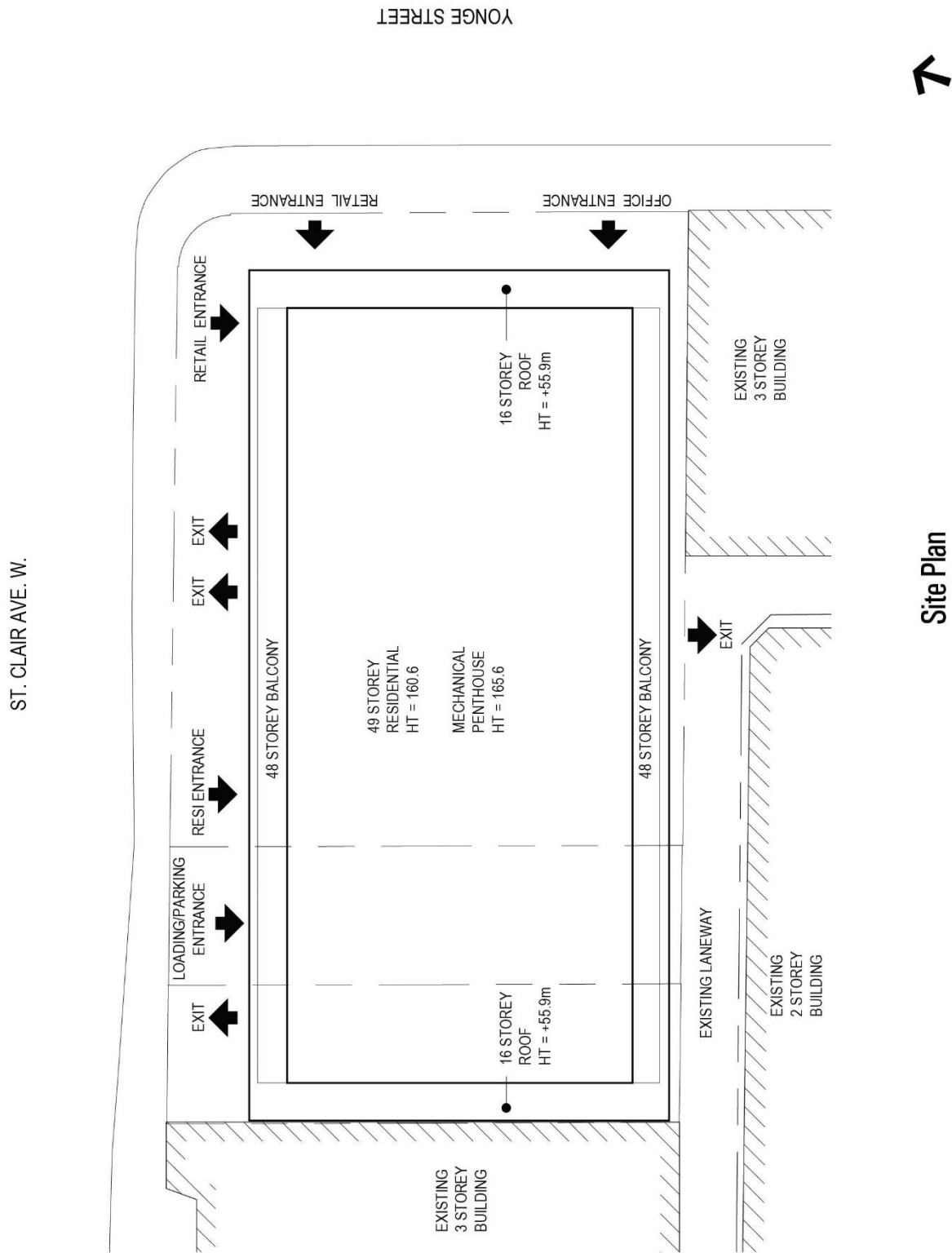
Attachment 2: 3D Model of Proposal in Context





View of Applicant's Proposal Looking Southeast





Attachment 4: Official Plan Map



Official Plan Land Use Map #17

1 St Clair Avenue West

File # 21 249631 STE 12 0Z




 Not to Scale
 Extracted: 12/20/2021

Attachment 5: Application Data Sheet

Municipal Address: 1-13 St Clair Ave. West
Date Received: December 17, 2021
Application Number: 21 249631 STE 12 OZ
Application Type: Rezoning
Project Description: a 49-storey mixed-use building, incorporating the existing 12-storey office building.

Applicant	Agent	Architect	Owner
Urban Strategies, 197 Spadina Avenue, Suite 600, Toronto, ON, M5T 2C8	Urban Strategies, 197 Spadina Avenue, Suite 600, Toronto, ON, M5T 2C8	Gensler Architect, 150 King Street West, Suite 1400, Toronto, ON, M5H 1J9	Midtown-Yonge Properties L.P., 181 Bay Street, Unit 1400, Toronto, ON, M5J 2V1

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:
 Zoning: CR Heritage Designation:
 Height Limit (m): 57 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 1,298 Frontage (m): 47 Depth (m): 26

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	741	597		597
Residential GFA (sq m):			26,270	26,270
Non-Residential GFA (sq m):	7,661	7,529	394	7,923
Total GFA (sq m):	7,661	7,529	26,664	34,193
Height - Storeys:	12		37	37
Height - Metres:			165	165

Lot Coverage Ratio (%): 45.99 Floor Space Index: 26.34

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	26,270	
Retail GFA:	882	

Office GFA: 7,041
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			340	340
Other:				
Total Units:			340	340

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			238	68	34
Total Units:			238	68	34

Parking and Loading

Parking Spaces: 24 Bicycle Parking Spaces: Loading Docks:

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