

22-32 Scollard Street and 21-25 Davenport Road – Zoning Amendment Application – Preliminary Report

Date: March 25, 2022

To: Toronto and East York Community Council

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

Ward: 11 - University-Rosedale

Planning Application Number: 21 252450 STE 11 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 22-32 Scollard Street and 21-25 Davenport Road for a 61-storey mixed-use building with 79 dwelling units. The proposal is not acceptable in its current form, the tower does not respond appropriately to the existing and planned context including setbacks, separation distances, and height.

Staff are currently reviewing the applications, 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 applications, 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 22-32 Scollard Street and 21-25 Davenport Road, 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 to the west of Yonge Street between Davenport Road and Scollard Street. The site is approximately 1,058 square metres in size and irregular in shape with a frontage of 26 metres on Davenport Road and 30 metres on Scollard Street.

Existing Uses: A series of two and three-storey house form buildings containing commercial and residential uses.

Official Plan Designation: Mixed-Use Areas

The Downtown Plan: The site is designated Mixed Use Areas 2 - Intermediate. Development in Mixed Use Areas 2 will include building typologies that respond to their site context, including midrise and some tall buildings.

Site and Area Specific Policy (SASP) 211 – Bloor Yorkville / North Midtown Area: The tallest buildings in the Bloor-Yorkville/North Midtown Area will be located in the Height Peak in the vicinity of the intersection of Yonge and Bloor Streets. Buildings will step down from the Yonge and Bloor Street intersection in descending ridges of height along Yonge Street, Bloor Street and along portions of Avenue Road, Bay and Church Streets called Height Ridges. The site is not located in a Height Ridge or Height Peak.

Toronto Official Plan policies may be found here:

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

Zoning:

The site is zoned CR 3.0 (c1.75; r3.0) SS1 (x1943) under Zoning By-law 569-2013. This zone permits a range of commercial and residential uses. The maximum permitted height is 18.0 metres, and the maximum permitted density is 3.0 times the area of the lot.

THE APPLICATION

Complete Application Submission Date: This application has not been deemed complete. An Incomplete Notice of Application was sent to the Applicant on January 31, 2022. A Pedestrian Level Wind Study (including wind tunnel testing) and a Block Context Plan are required before the application can be considered complete.

Description: A 61-storey (230.9 metres, including mechanical penthouse) mixed-use building.

Density/Floor Space Index: 18.12 times the area of the lot.

Dwelling Units and Amenity Space: 79 dwelling units and 1,351 square metres of indoor amenity space (17.1 square metres per dwelling unit), and 468 square metres of outdoor amenity space (5.92 square metres per dwelling unit).

Commercial Component: 830 square metres of commercial space.

Access, Parking, and Loading: Vehicle access would be provided on Scollard Street with vehicle exits on Scollard Street and Davenport Road. A Type-B loading space is provided with access on Scollard Street. A total of 100 parking spaces are provided in a below-grade parking garage, and a total of 88 bicycle parking spaces provided at various locations throughout the building.

Additional Information: See Attachment 2, 3, and 6 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:

<http://app.toronto.ca/AIC/index.do?folderRsn=PJRSkk4rBG8nQTImaALjiQ%3D%3D>

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 standards. 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.

The proposal is not acceptable in its current form, the tower does not respond appropriately to the existing and planned context including setbacks, separation distances, and height.

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

- Appropriateness of the site to accommodate a tall building;
- Appropriate massing, including setbacks and step-backs in relation to the area's existing and planned context;
- Appropriate height of the building;
- Appropriate separation distance from the adjacent tall buildings to the east and west;
- Pedestrian level wind conditions along Davenport Road and Scollard Street, and surrounding properties;
- Appropriate sidewalk widths and public realm;
- 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;
- Staff will review the number and configuration of the vehicle parking supply and loading space;
- Staff will review the application to determine if there is sufficient infrastructure capacity 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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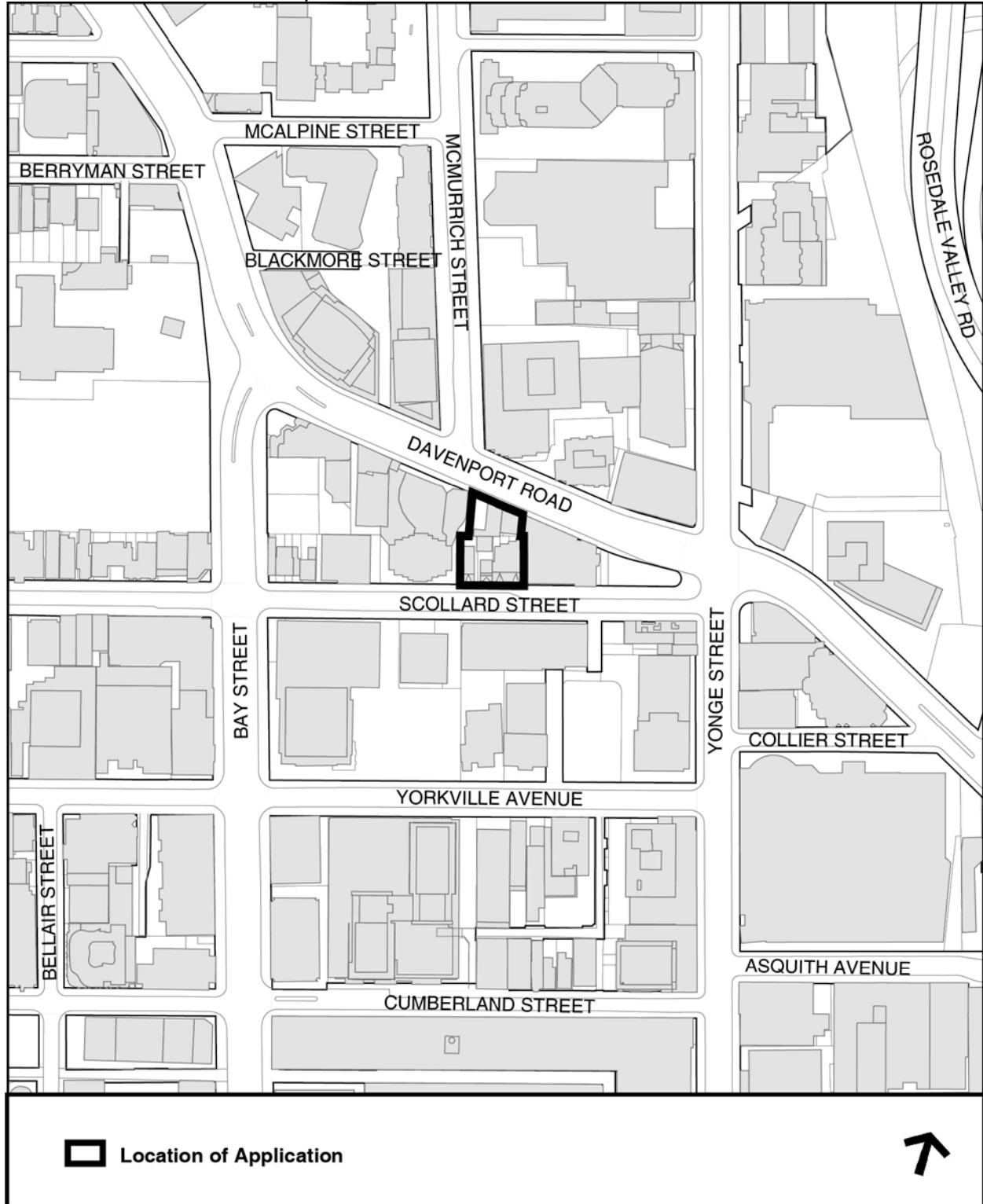
SIGNATURE

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

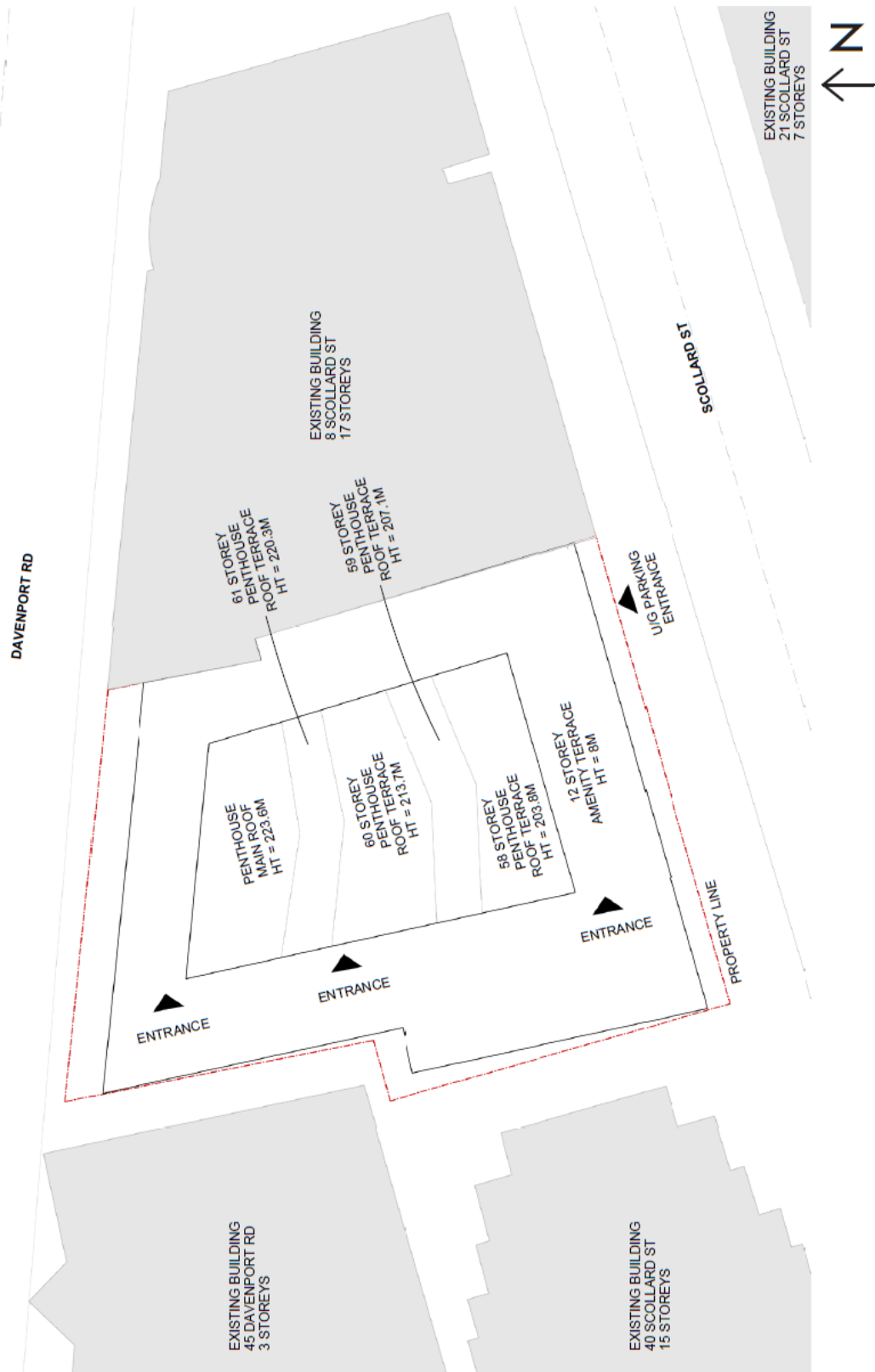
Attachment 1: Location Map



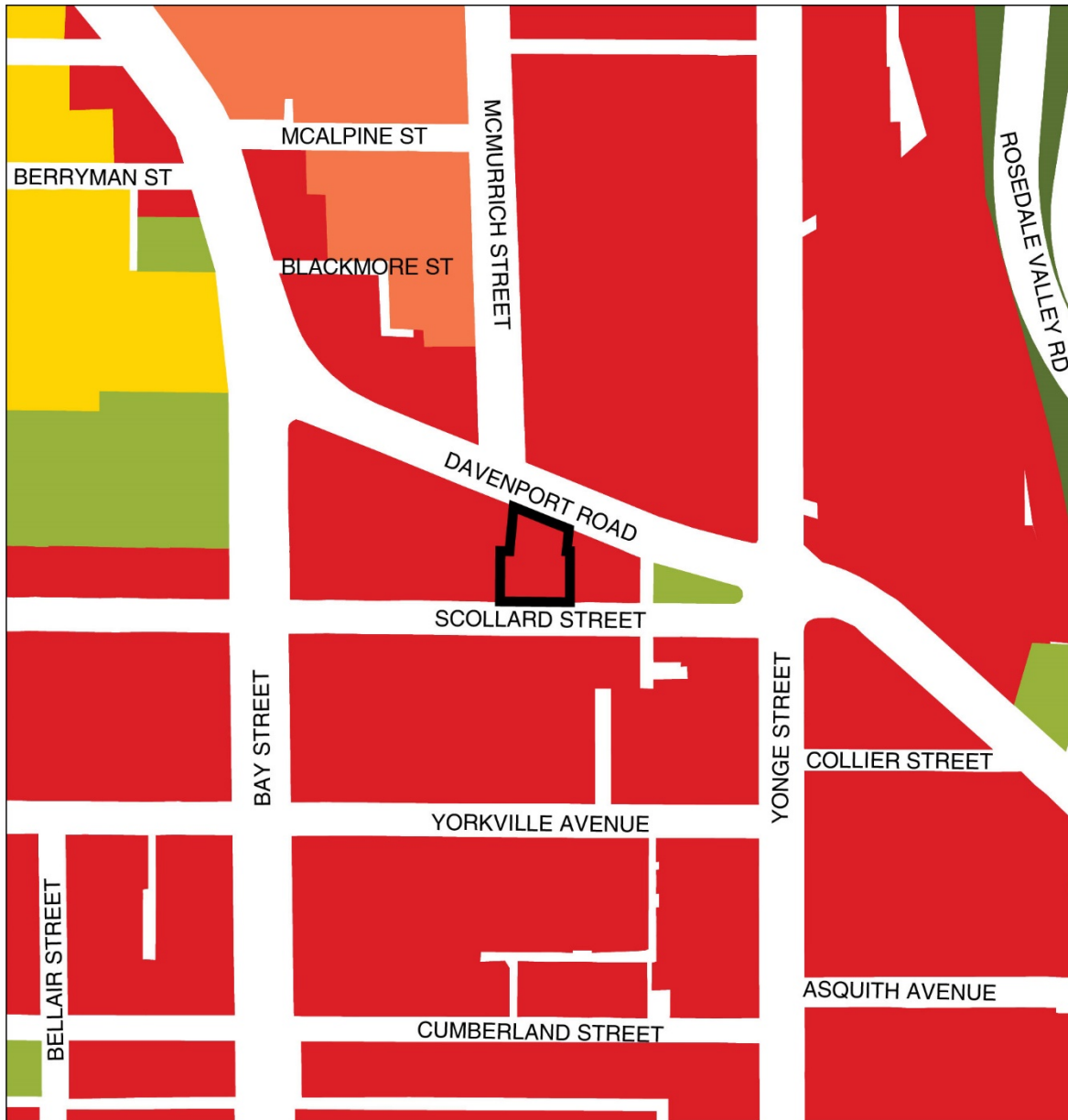
Attachment 2: 3D Model of Proposal in Context



Attachment 3: Site Plan



Attachment 4: Official Plan Map



Official Plan Land Use Map 17

22-32 Scollard Street and
21-25 Davenport Road

File # 21 252450 STE 11 0Z



↑
Not to Scale
Extracted: 01/04/2022

Attachment 5: Application Data Sheet

Municipal Address: 22-32 Scollard St **Date Received:** December 31, 2021

Application Number: 21 252450 STE 11 OZ

Application Type: Rezoning

Project Description: a 61-storey mixed-use building

Applicant	Agent	Architect	Owner
SGL Planning & Design, 1547 Bloor Street W, Toronto, ON, M6P 1A5	SGL Planning & Design, 1547 Bloor Street W, Toronto, ON, M6P 1A5	Zeidler Architecture, 158 Sterling Road, Unit 600, Toronto, ON, M6R 2B7	Constatine Scollard Inc., 1235 Bay Street, Unit 7FL, Toronto, ON, M5R 3K4

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: SASP 599, 600

Zoning: CR 3.0 (c1.75; r3.0) SS1 (x1943) Heritage Designation:

Height Limit (m): 18 Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq m): 1,058 Frontage (m): 26 Depth (m): 42

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	649		462	462
Residential GFA (sq m):	339		10,534	10,534
Non-Residential GFA (sq m):	838		8,642	8,642
Total GFA (sq m):	1,177		19,176	19,176
Height - Storeys:	3		61	61
Height - Metres:	10		224	224

Lot Coverage Ratio (%): 43.67 Floor Space Index: 18.12

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	10,534	
Retail GFA:	830	

Office GFA: 3,581
 Industrial GFA:
 Institutional/Other GFA: 4,231

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	4			
Freehold:				
Condominium:			79	79
Other:				
Total Units:	4		79	79

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			37	24	18
Total Units:			37	24	18

Parking and Loading

Parking Spaces: 100 Bicycle Parking Spaces: 107 Loading Docks: 1

CONTACT:

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