

**19-21 Dundas Square and 252-258 Victoria Street
Rezoning Application - Preliminary Report**

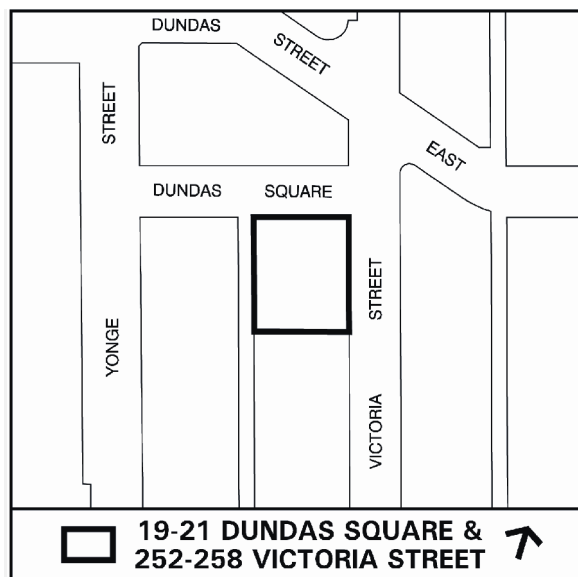
Date:	July 28, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	08 153950 STE 27 OZ

SUMMARY

This application was made after January 1, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to demolish 258 Victoria Street, a historical listed building, along with a commercial building at 252 Victoria Street. Two other buildings which form part of the site, 19 and 21 Dundas Square, which are listed in the City of Toronto Heritage Properties Inventory, will be retained. The applicant proposes to redevelop the site with a 35-storey mixed residential commercial building containing five-storées of commercial space, 245 residential units, and six levels of underground parking.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting 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 under the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The applicant, Fraser Milner Casgrain LLP, representing HNR Properties Limited, proposes to develop the site with a 35-storey mixed-use residential commercial building with five commercial storeys on floors one to five, indoor and outdoor amenity space on the sixth floor, and 29 floors of residential uses above, containing 245 residential units. These residential units are made up of 156 one-bedroom units and 89 two-bedroom units. Two of the three listed buildings (19 and 21 Dundas Square) are to be retained.

The proposal provides six levels of underground parking for total of 96 parking spaces. Access to the parking garage is located at the southeast corner of the site off Victoria Street. Access to the loading and service area will be via O'Keefe Lane, at the rear of the building.

The proposed redevelopment has a total gross floor area of 31,470 square metres, including the retained office building, comprised of 19,200 square metres of residential, 3,880 square metres of office and 240 square metres of retail, plus 8,150 square metres of office space in the retained buildings.

Site and Surrounding Area

The site is located at the southwest corner of Dundas Square and Victoria Street. The site is rectangular in shape and is approximately 1,670 square metres in area.

The property is currently occupied by a commercial office building at the north end of the site fronting onto Dundas Square. The western portion of the building at the southeast corner of Dundas Square and O'Keefe Lane is nine storeys and was constructed in 1913. The building component to the east, added in 1930, is 15 storeys and steps down to 14

storeys at the southwest corner of Dundas Square and Victoria Street. The buildings function as one, and both are to be retained with internal changes for a new office lobby and retail spaces.

The existing seven-storey brick building on the site to the south (Hermant Annex) fronts onto Victoria Street (258-260) and backs onto O'Keefe Lane and was built in 1930. Further south, within the same site, is a two-storey commercial building at 252-256 Victoria Street, which is to be redeveloped as part of the proposed 35-storey mixed-use building. The buildings at 21 Dundas Square (Hermant Building) and 258 Victoria Street (Hermant Annex) were listed in the City of Toronto Heritage Properties Inventory by City Council in 1990.

North of the site is the Yonge-Dundas Square, which is a unique urban space with granite surfaces, a raised stage and computer-programmed fountains that emerge from the surface of the square. The square sits upon an underground parking garage, operated by the Toronto Parking Authority, and contains 250 parking spaces. The square functions as an urban plaza and accommodates displays and cultural events and concerts throughout the year.

East of the site, across Victoria Street, are low to medium rise commercial buildings with some surface parking.

South of the site is the Canon Theatre at 244 Victoria Street, a designated heritage property, and is subject to a heritage conservation easement.

West of the site, across O'Keefe Lane is a two to four storey commercial and retail uses fronting along Yonge Street, opposite the Eaton Centre on the west side of Yonge Street.

For further statistical information refer to Attachment 4, the Application Data Sheet.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

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

Official Plan

This application will be reviewed against the policies in the Official Plan including those in the “Downtown”, “Public Realm”, and “Built Form” sections of the Plan.

The properties are located within the “Downtown and Central Waterfront” area on Map 2 – Urban Structure and are designated “Mixed Use Area” on Map 18 – Land Use Plan. This designation permits a range of residential, commercial and institutional uses and provides criteria to direct the form and quality of development. The Official Plan is available on the City’s website at:

www.toronto.ca/planning/offical_plan/introduction.htm

Zoning

Under the former City of Toronto Zoning By-law 438-86, as amended, the site is zoned CR T7.8 C4.5 R7.8, a mixed-use area district, which permits a number of residential uses, as well as other complementary non-residential uses. The site has a total density permission limit of 7.8 times the lot area, 4.5 times the lot area for commercial uses and 7.8 times the lot area for residential uses. The height permission is 61 metres. Attachment 3 provides an excerpt of the zoning map for the site and immediate area.

Site Plan Control

The proposed development is subject to site plan control. An application for Site Plan Approval has not been submitted.

Heritage Preservation

The applicant has submitted a Heritage Impact Statement, dated April 14, 2008, prepared by E.R.A. Architects Inc., which has been circulated to City staff for their review. The purpose of this Heritage Impact Statement (HIS) is to provide information on the heritage resources that may be affected by the proposed redevelopment of 252 and 258 Victoria Street and the rehabilitation of 19 and 21 Dundas Square.

Reasons for the Application

The applicant seeks to amend Zoning By-law 438-86, as amended, because the proposed building’s height of 112 metres to the top of the mechanical penthouse and density of 19 times coverage exceed the limits of the Zoning By-law.

By-law 438-86, as amended, permits a wide range of uses including the proposed residential, commercial and retail uses. Additional areas of non-compliance with the Zoning By-law may be identified through further review of the application.

COMMENTS

Issues to be Resolved

Staff will be encouraging the applicant to review further sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City

Council in July 2006. The City's Green Development Standards are available on the City's website at: www.toronto.ca/environment/greendevlopment.htm

The following issues identified by staff, and others which may be raised by the public, will need to be reviewed and addressed, and include:

- conformity with Official Plan policies and Design Criteria for the Review of Tall Building Proposals;
- mitigating/reducing shadow impacts upon Yonge-Dundas Square;
- appropriateness of the proposal's scale and massing in terms of the overall height and built form arrangement on the site, and compatibility and relationship with the surrounding context;
- treatment of the ground floor of the building and its relationship to streetscapes;
- compatibility of use within the surrounding context;
- contribution to (or detracting from) the local urban environment including the public realm;
- appropriate heritage preservation of the three on-site listed heritage buildings;
- pedestrian and vehicular access to, from and movement on the site;
- proposed unit sizes and mix of unit types;
- assessment of traffic and transportation impacts;
- incorporation of green development standards;
- identification and security of community benefits under Section 37 of the *Planning Act* should the proposed development, or some variation thereof advance; and
- ability to meet the intent and spirit of the Official Plan, Council policies and other applicable planning policies, including the Provisional Policy Statement, and to represent good planning and community building.

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

CONTACT

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SIGNATURE

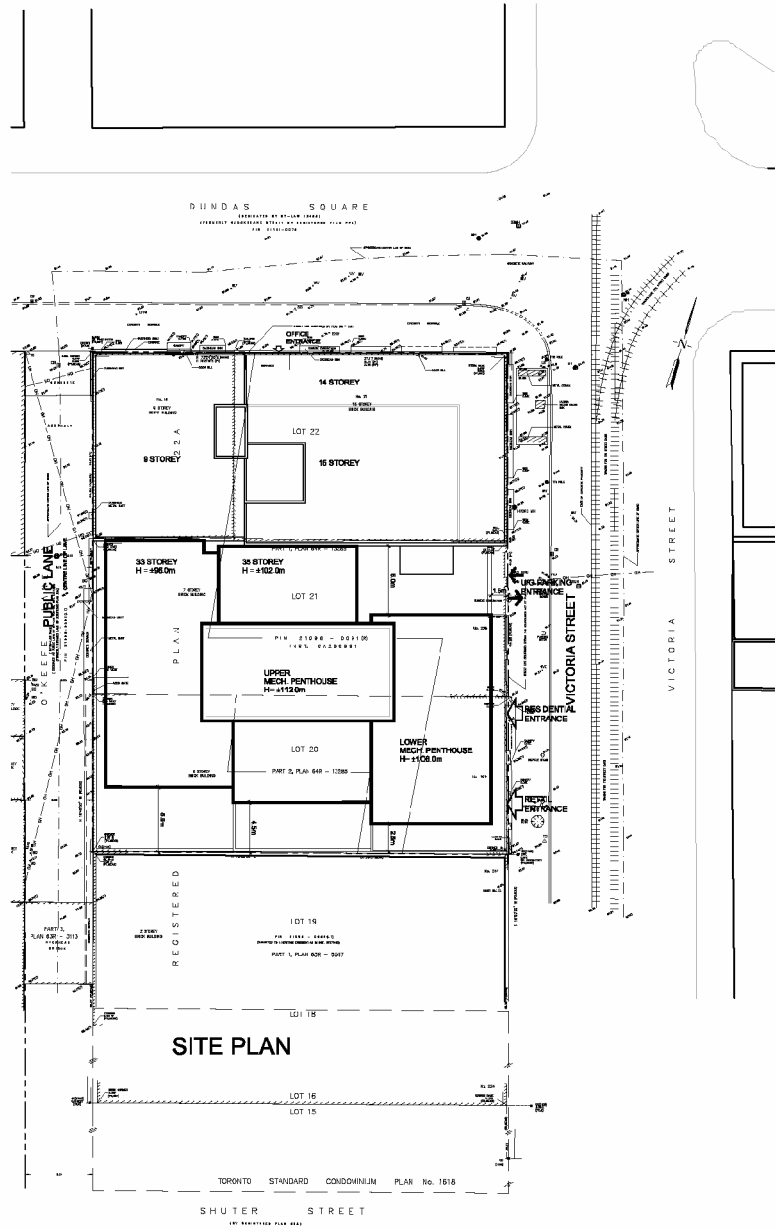
Raymond David, Acting Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning By-law 438-86, as amended, Map
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

19 - 21 Dundas Square & 252 - 258 Victoria Street

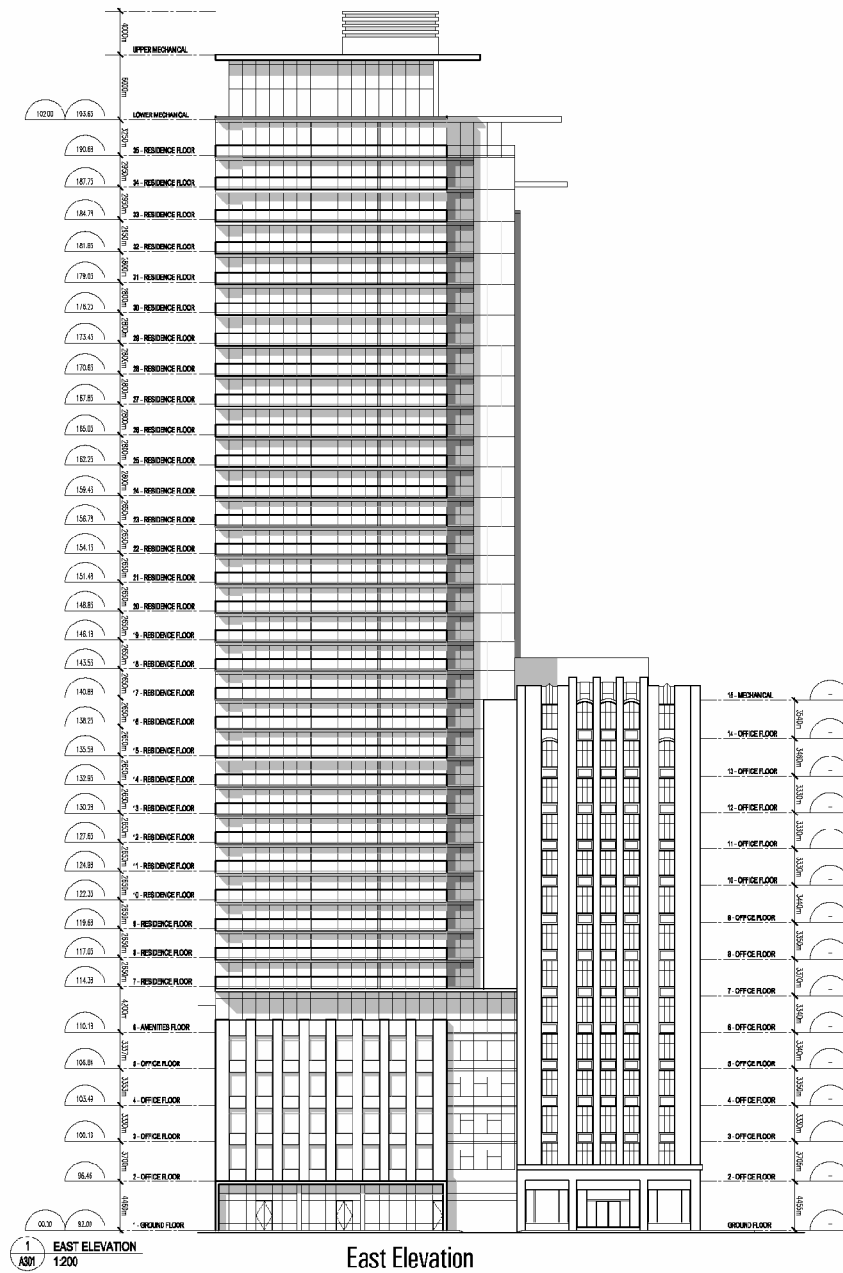
Applicant's Submitted Drawing

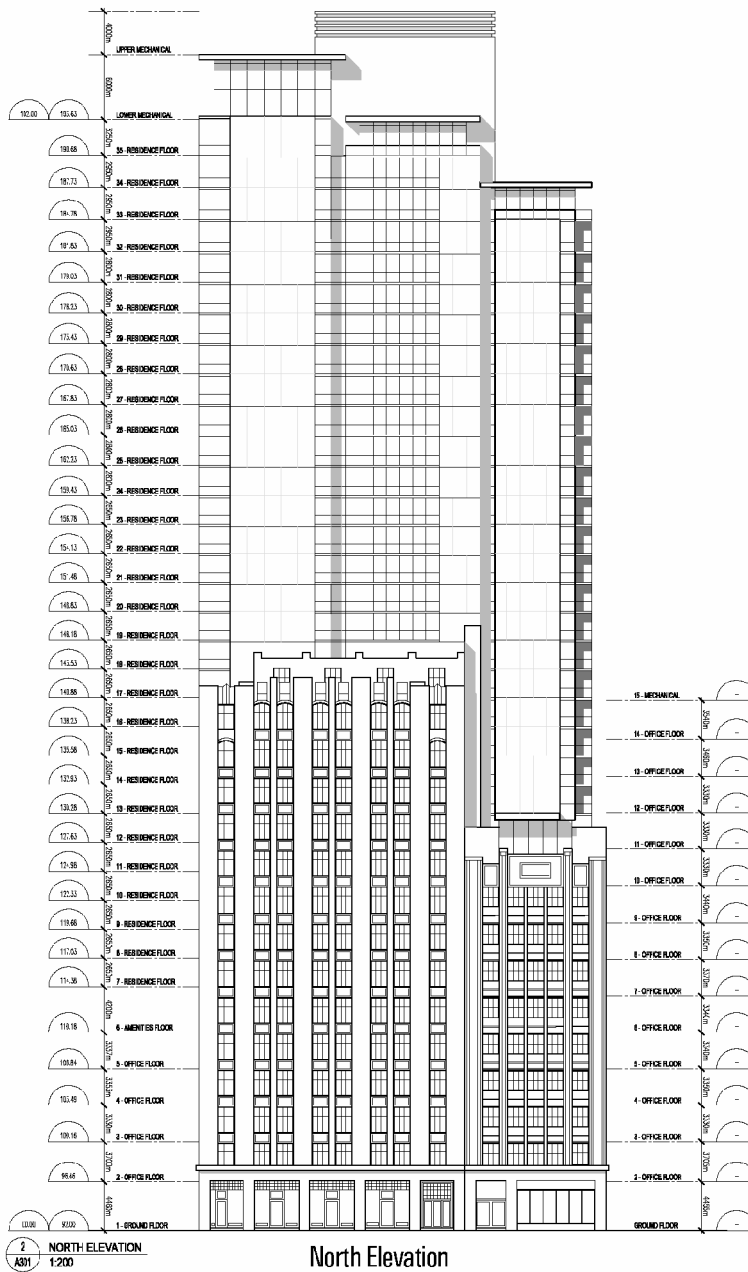
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Attachment 2: Elevations





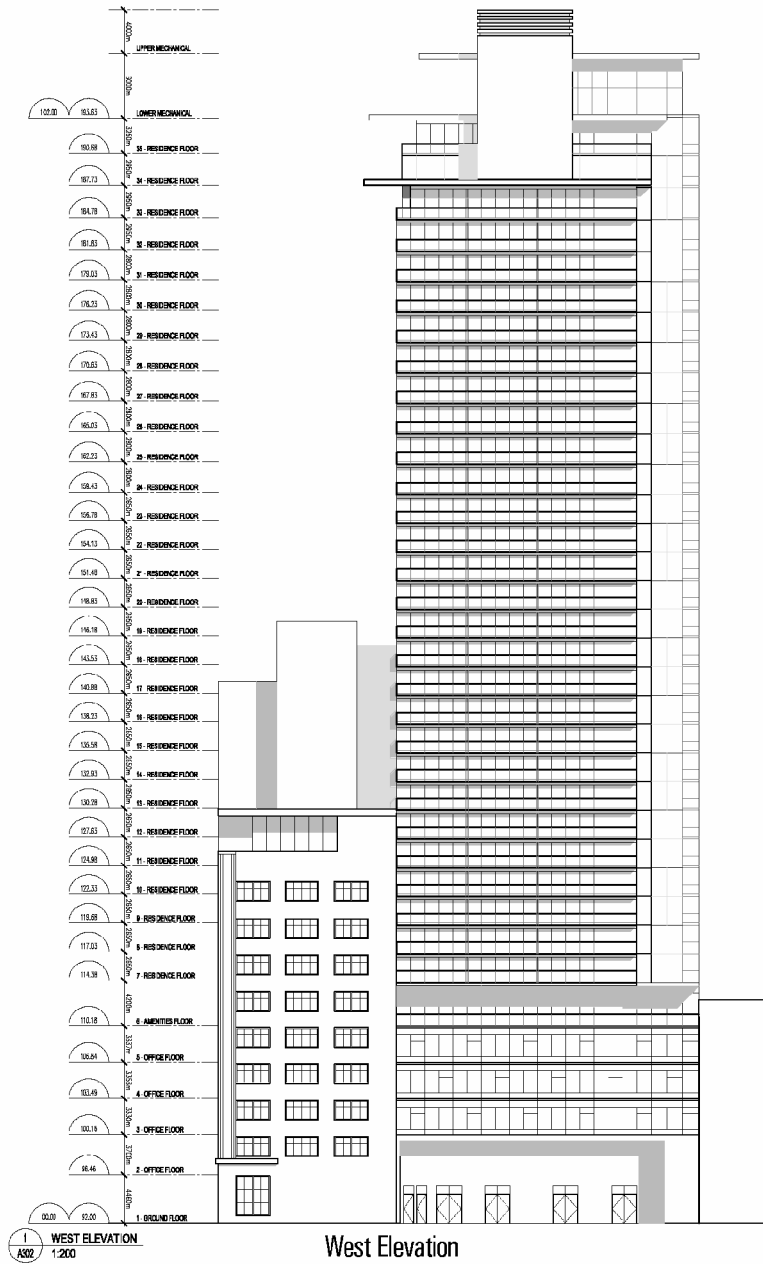
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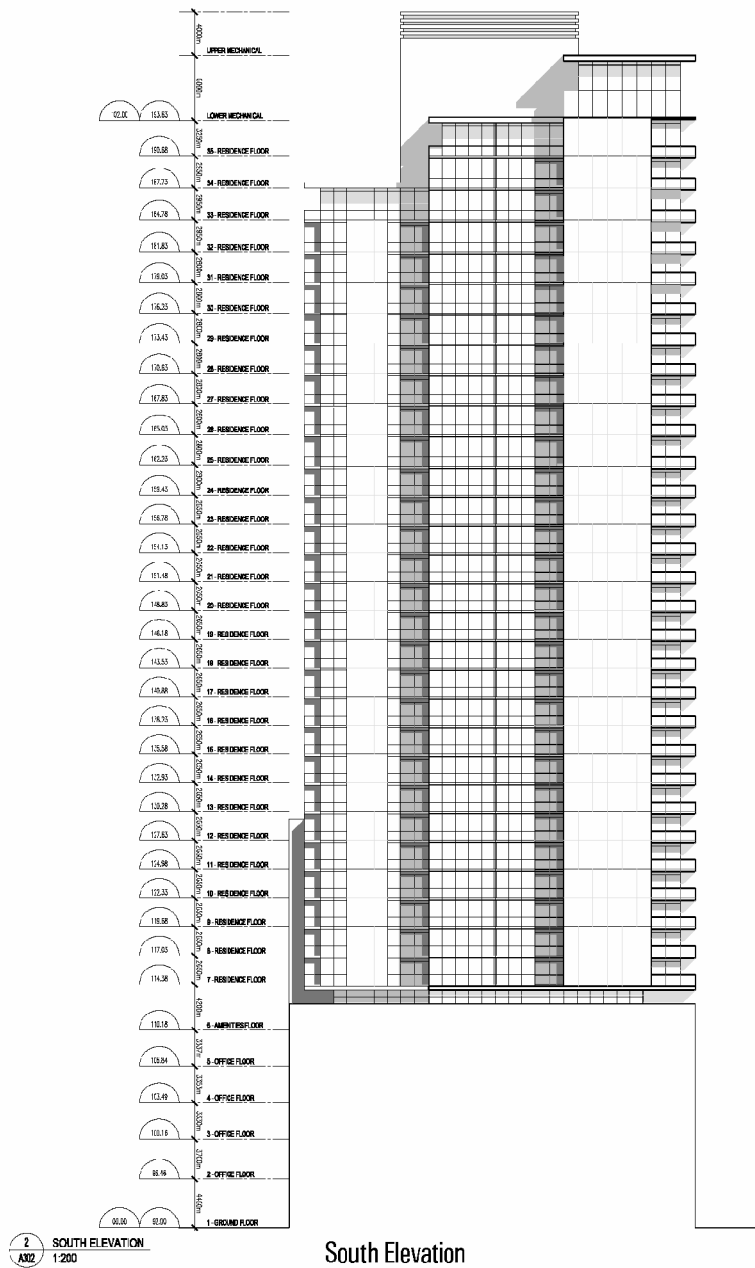
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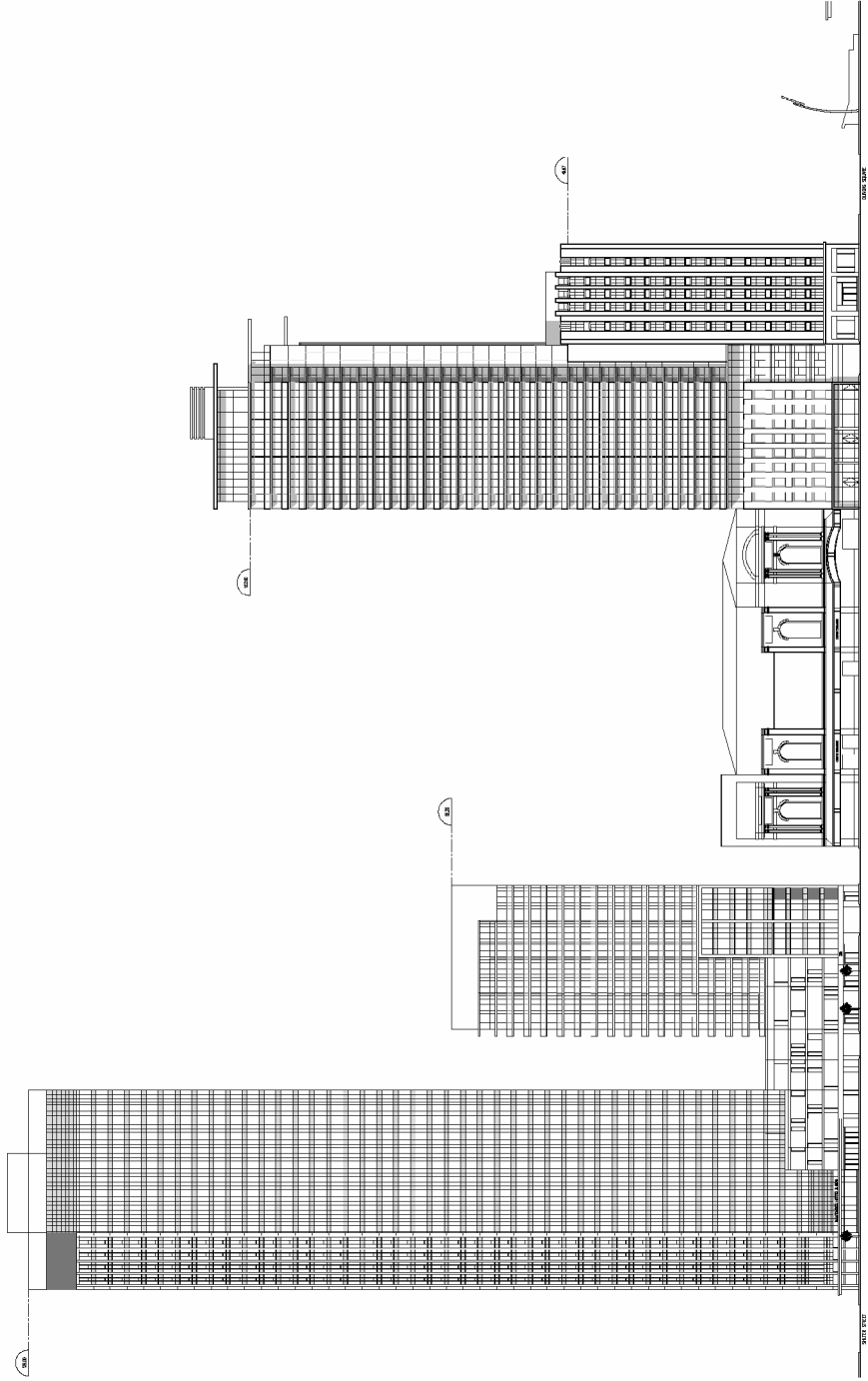
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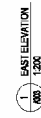
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East Elevations - Street Context



Elevations

19 - 21 Dundas Square & 252 - 258 Victoria Street

Applicant's Submitted Drawing

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Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	08 153950 STE 27 OZ
Details	Rezoning, Standard	Application Date:	May 1, 2008
Municipal Address:	19-21 Dundas Square, and 252-258 Victoria Street		
Project Description:	Rezoning application - includes demolition of one and retention of two historically listed buildings and demolition of 2 storey commercial building. Proposal for - 35 storey mixed-use building with commercial on floors 1-5, and residential above - 245 residential units with 6 levels of underground parking.		
Applicant:	Architect:	Owner:	
Fraser Milner, Attn. Patrick Devine	Diamond and Schmitt Architects, Attn. David Dow, and Page + Steele Architects, Attn. Vlad Losner	HNR Properties Ltd.	

PLANNING CONTROLS

Official Plan Designation:	Mixed-Use	Site Specific Provision:	
Zoning:	CR T7.8 C4.5 R7.8	Historical Status:	Yes
Height Limit (m):	61 metres	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	1670	Height:	Storeys:	35
Frontage (m):	37		Metres:	112 metres (to top of mechanical penthouse)
Depth (m):	45			
Total Ground Floor Area (sq. m):	1356			Total
Total Residential GFA (sq. m):	19200	Vehicle Parking Spaces:		96
Total Non-Residential GFA (sq. m):	12270	Bicycle Parking Spaces:		184
		Loading Docks		1 Type "G" (B)
Total GFA (sq. m):	31470			
Lot Coverage Ratio (%):	81			
Floor Space Index:	18.8			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	19200	0
Bachelor:	0	Retail GFA (sq. m):	240	0
1 Bedroom:	156	Office GFA (sq. m):	12030	0
2 Bedroom:	89	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	245			

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