

**45 Charles Street East  
Zoning Application 06 198326 STE 27 OZ  
Preliminary Report**

<b>Date:</b>	January 26, 2007
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 27 – Toronto Centre-Rosedale
<b>Reference Number:</b>	File No. 06 198326 STE 27 OZ

**SUMMARY**

An application has been submitted to permit a 33-storey residential building at 45 Charles Street East. The existing eight-storey office building would be demolished.

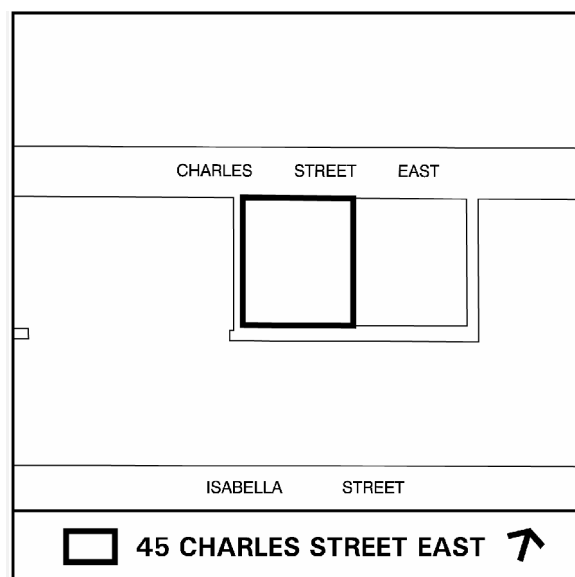
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

The next step is to undertake a community consultation meeting to enable the public to review the applicant's submission, and ask questions of City staff and the applicant.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor; and



2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **ISSUE BACKGROUND**

### **Proposal**

45 Charles Ltd, the owner, is proposing to demolish the existing eight-storey office building and construct a 33-storey, 100-metre residential condominium building containing 325 units. The proposal's massing consists of three built form components:

- (i) base: a five-storey podium to a height of 16.5 metres;
- (ii) middle: Floors 6 – 30 with a 795 square metre floor plate and corners oriented at 45 degrees to a height of 88 metres;
- (iii) top: Floors 31 – 33 with each floor setback at different corners, and a mechanical penthouse integrated into the overall design concept, to a height of 106 metres.

The residential entrance and lobby are proposed at the northwest corner of the building, and indoor and outdoor amenity spaces are provided on the first and second floors. The outdoor amenity space on the second floor is provided by the extension of the second floor at the southeast portion of the site. A coordinated on-site landscaping treatment is proposed including in the 6.5 metre building setback area along Charles Street East.

The proposal provides a total of 213 parking spaces in a four-level underground garage. The on-site drop-off/pick-up area and underground garage are accessed from the public lane abutting the west property line. The servicing area is at the southeast corner of the site, and a one-way service lane along the east property line enables service vehicles to exit onto Charles Street East.

Attachments 2 – 5 show the proposal's site plan, building elevations and a model of the neighbourhood context.

Overall, the proposal has a residential gross floor area of 24,122 square metres resulting in a density of 11.5 times the area of the lot. The Application Data Sheet in Attachment 1 provides additional information on the proposal.

### **Site and Surrounding Area**

The site is located on the south side of Charles Street East between Yonge Street and Church Street. An eight-storey, 27-metre office building currently occupies the site. A public lane runs along the site's west and south boundaries. The existing and planned context within the area encompasses low scale, mid-rise and high-rise built form.

Within the immediate context, the following uses surround the site:

North: across Charles Street East, is a mix of uses including a 26-storey residential condominium development under construction, a nine-storey building owned by the YMCA, a post office building and low-rise apartment buildings towards Church Street;

South: across the public lane, are low-rise apartment buildings and a 25-storey apartment building towards Church Street, all fronting Isabella Street;

East: abutting the site, is a nine-storey apartment building and further east, are a three-storey apartment building and a 25-storey apartment building at Church Street;

West: across the public lane, is an approved mixed commercial-residential project by The Children's Aid Society of Toronto (CAST) and Cresford Development Inc. on a through-block site. The project includes a seven-storey office building for CAST fronting Isabella Street and a 46-storey residential condominium building fronting Charles Street East.

## **Official Plan**

The new Toronto Official Plan is now in force. This application will be reviewed against the policies in the Plan.

The site is designated "Mixed Use Area" on Map 18 - Land Use Plan in the Toronto Official Plan. This designation permits a range of residential, commercial and institutional uses. The Plan includes criteria that direct the form and quality of development in this land use designation. Attachment 6 provides an excerpt of Map 18 - Land Use Plan for the site and immediate area.

Other important policies include those in the "Downtown", "Public Realm", and "Built Form" sections of the Plan. This includes the built form policies for tall buildings. To assist with the implementation of these policies, the City has prepared guidelines, Design Criteria for Review of Tall Building Proposals. The guidelines provide key urban design site specific criteria that should be considered in the evaluation of tall building applications. The City will review the proposed development for compliance with the guidelines. It is also expected that the applicant's team will demonstrate how the proposal addresses the guidelines' criteria.

The Toronto Official Plan is available on the City's website at:  
[www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)

The City's Design Criteria for Review of Tall Building Proposals is also available on the City's website at: [www.toronto.ca/planning/urbdesign/index.htm](http://www.toronto.ca/planning/urbdesign/index.htm)

## **Zoning**

The site is zoned CR T2.0 C1.0 R2.0 which permits a mix of residential and commercial uses to a maximum density of 2.0 times the area of the lot area, and a height limit of 30 metres. Attachment 7 provides an excerpt of the zoning map for the site and immediate area.

## **Site Plan Control**

The applicant has filed a Site Plan Approval application (No. 06 198325 STE 27 SA), which is being considered concurrently with the Zoning By-law Amendment application.

## **Pre-application Discussions**

At the request of the applicant, City Planning staff met with the applicant's architects regarding preliminary development concepts in November 2005 and March 2006. City staff raised a number of concerns including the vehicular drop-off / pick-up functions, building scale, massing and height. The existing and approved built form context of the area was also discussed.

In response to pre-application discussions, the applicant revised the ground floor layout and made changes to the proposal's height and massing. The formal application considered in this Preliminary Report reflects the development concept presented to City staff at the March 2006 meeting.

## **Reasons for the Application**

The proposal's 100-metre height and 11.5 times density exceeds the height and density permissions set out in Zoning By-law 438-86, as amended. Additional areas of non-compliance with the Zoning By-law will be assessed as the review of the application advances.

## **COMMENTS**

### **Issues to be Resolved**

Prior to presenting a Final Report to Community Council, the following issues must be addressed. These issues were discussed during pre-application meetings with the applicant's architects.

- proposed scale and massing in terms of setbacks, floor plate size, and compatibility and interface with the surrounding context;
- tower separation from existing and approved multi-storey buildings in the vicinity, and impact on the development potential of adjacent properties;
- impacts on adjacent properties, including shadow, overlook and privacy;
- suitability of the proposed unit sizes and mix of unit types;

- pedestrian and vehicular access to and movement on and through the site;
- ground floor layout including servicing areas;
- location and suitability of the proposed amenity space;
- contribution to (or detraction from) the local urban environment including the public realm;
- community benefits under Section 37 of the *Planning Act* should this application, or some variation thereof, proceed; and
- ability to meet the intent and spirit of the Official Plan, Council policies and other applicable planning policies including the Provincial Policy Statement, and to represent good planning and community building.

The application has been circulated to City Divisions for review. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## **CONTACT**

Corwin Cambra, Planner

Telephone: 416-392-0459

Fax: 416-392-1330

E-mail: ccambra@toronto.ca

## **SIGNATURE**

---

Gary Wright, Director  
Community Planning, Toronto and East York District

(p:\2007\Cluster B\pln\teycc4788546048.doc) – tm

## **ATTACHMENTS**

Attachment 1: Application Data Sheet

Attachment 2: Site Plan

Attachment 3: North and West Elevations

Attachment 4: South and East Elevations

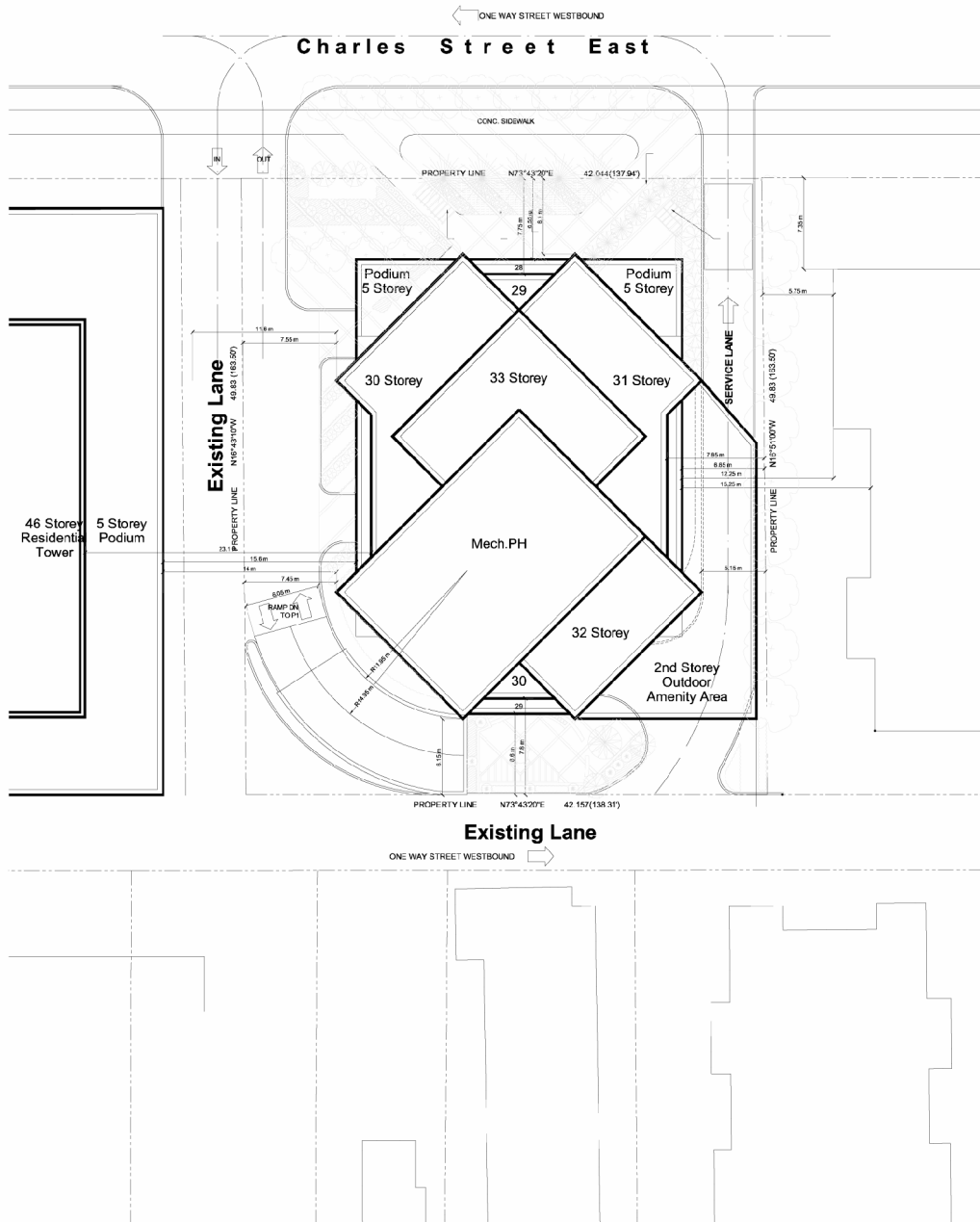
Attachment 5: Neighbourhood Context Model

Attachment 6: Official Plan Excerpt

Attachment 7: Zoning By-law Excerpt



# Attachment 2: Site Plan



## Site Plan

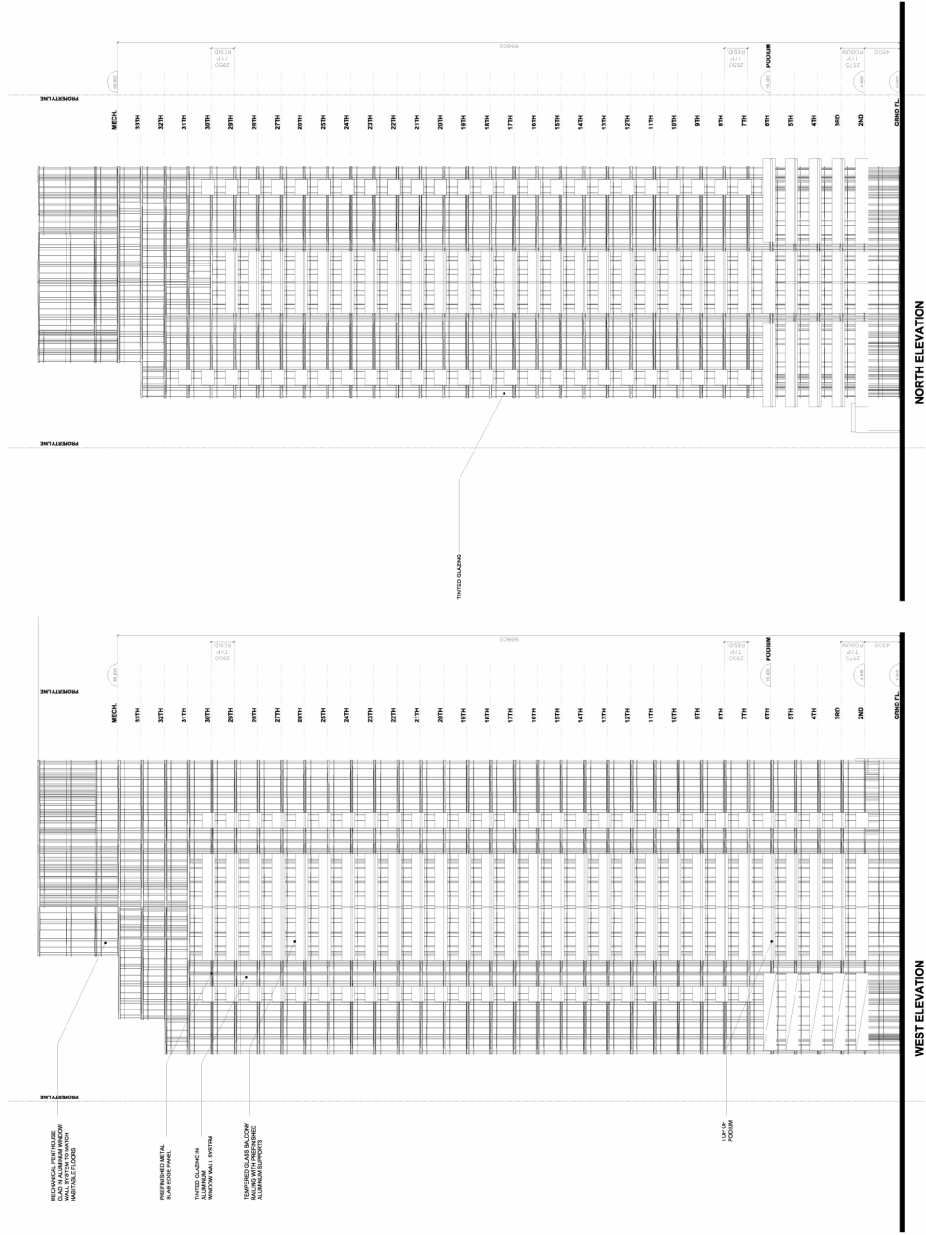
45 Charles Street East

Applicant's Submitted Drawing

Not to Scale 

File # 06\_198326

# Attachment 3: North and West Elevations



## Elevations

Applicant's Submitted Drawing

Not to Scale  
01/19/07

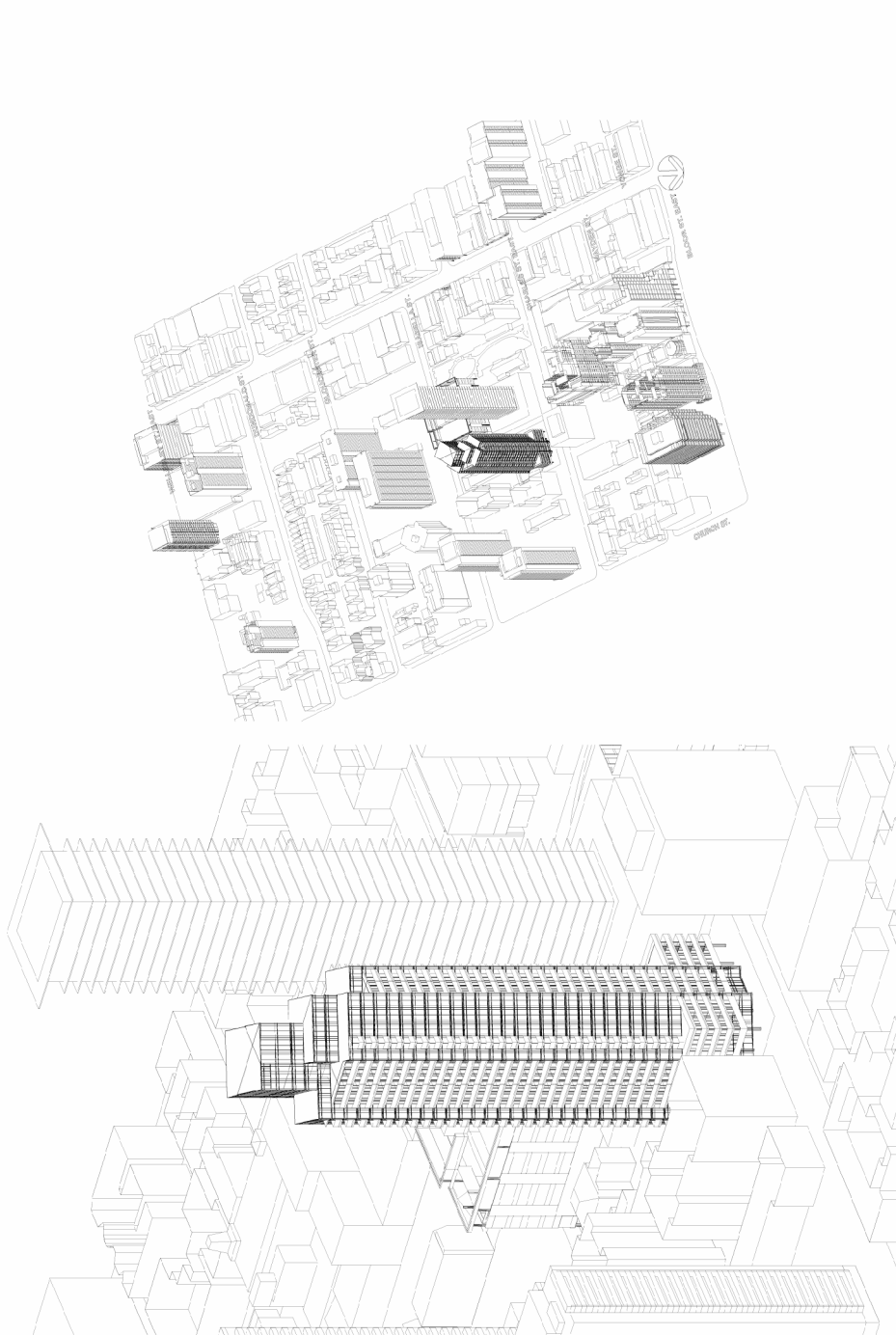
## 45 Charles Street East

File # 06 - 198326





## Attachment 5: Neighbourhood Context Model



45 Charles Street East

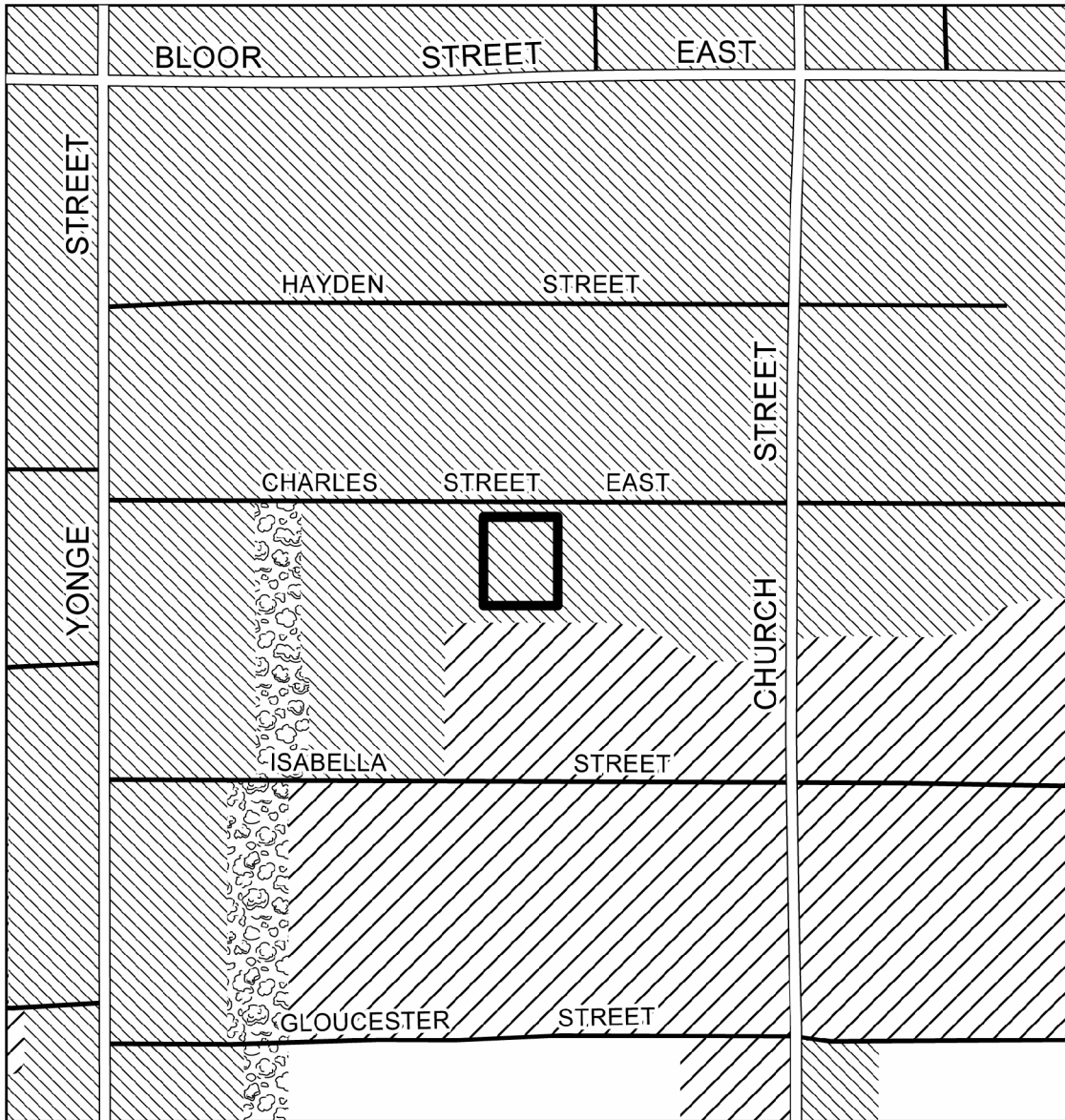
Neighbourhood Context Model

Applicant's Submitted Drawing

Not to Scale  
01/19/07

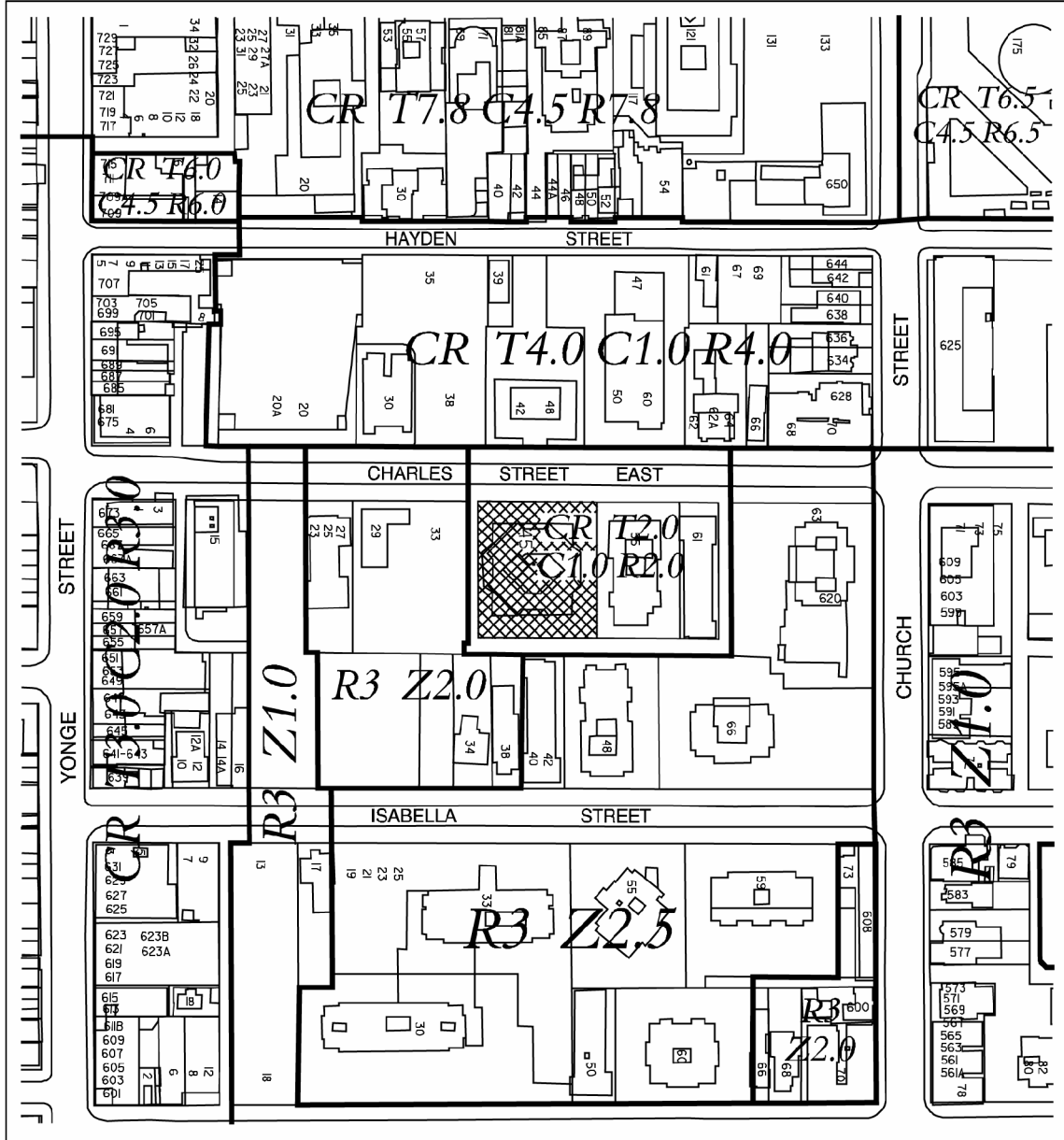
File # 06\_198326

## Attachment 6: Official Plan Excerpt



-  Site Location
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks

Attachment 7: Zoning By-law Excerpt



45 Charles Street East

File # 06\_198326

- R3 Residential District
- CR Mixed-Use District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 01/09/07 - TA