

**156 St George Street- Rezoning Application - Preliminary Report**

<b>Date:</b>	July 20, 2010
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 20 – Trinity-Spadina
<b>Reference Number:</b>	10 174712 STE 20 OZ

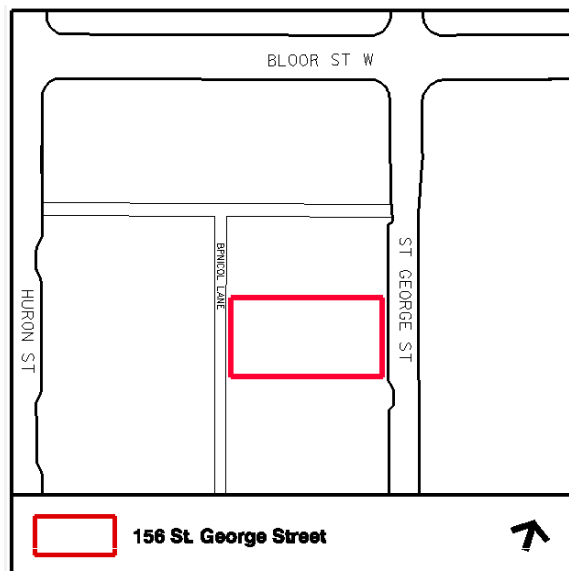
**SUMMARY**

This application was made on or 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 construct a 5-storey institutional and cultural learning centre with private academic and college dormitory residences at 156 St George Street.

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.

A Community Consultation meeting is anticipated to be held in late 2010 or early 2011. A final report is targeted for Spring 2011 assuming that applicant provides all required information in a timely manner.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 156 St. George Street 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.

### **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant. The applicant was advised that the proposal was not appropriate for Committee of Adjustment and that a Zoning By-law Amendment application would be required. The application requirements were reviewed with the applicant.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant proposes to redevelop the site at 156 St. George Street with a new 5-storey institutional learning and cultural centre with private academic and college dormitory residences. The existing 3-storey building will be demolished.

The proposed development is proposed to have a gross floor area of approximately 5,505 square metres, a building height of approximately 17 metres (21.0 meters including mechanical penthouse), and an overall site density of 3.1 times the lot area. A total of 78 dormitory rooms and 8 below grade parking spaces are proposed as part of this development.

### **Site and Surrounding Area**

The subject site is located on the west side of St. George Street, south of Bloor Street West. The site is within the University of Toronto (St. George) Campus area. The site is rectangular in shape and has a lot area of approximately 1,781 square metres. The subject site is currently occupied by a 3-storey college and dormitory building which was built in the 1960's. The subject site is abutted by commercial, institutional and residential uses in varied built forms.

## **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**

The site is designated "*Institutional Areas*" in the Official Plan. Institutional areas are made up of major educational, health and governmental uses with their ancillary uses; cultural, parks and recreational uses; religious, commercial and institutional residence facilities; and utility areas.

The subject site is also within the "University of Toronto (Main Campus) Secondary Plan" area. The Secondary Plan contains Built Form Policies which are intended to guide development and redevelopment in the University of Toronto Area. Some of the Built Form Policies included within the Secondary Plan are:

- New buildings will be sited in a manner that clearly defines and gives form to the edges of streets, open spaces and mid-block pedestrian routes;
- The height and mass of new buildings will achieve an appropriate relationship to the scale of adjacent streets and open spaces ensuring access to sunlight and skyview and shelter from prevailing winds;
- New buildings will achieve a harmonious relationship to their built form context through consideration of such matters as, but not limited to, the building massing and setbacks, roof line and profile, scale, texture, architectural detail and expression, including fenestration and materials;
- Special attention will be paid to the relationship between the lower level of buildings above ground and the pedestrian realm by:
  - (i) encouraging the provision of public uses which are directly accessible from grade level;
  - (ii) ensuring that the building organization and uses promote the public nature of the streets, open spaces and pedestrian routes; and

- (iii) encouraging the design and location of vehicular service and parking uses which minimize pedestrian/vehicular conflicts.

The proposal will be evaluated for compliance with the Policies contained within the “University of Toronto (Main Campus) Secondary Plan”.

## **Zoning**

The subject site is zoned Q T1.0 in the City of Toronto Zoning By-law 438-86, as amended. This zoning category permits a range of institutional uses, such as universities, educational, hospital and government uses, with a maximum density of 1.0 times the lot area. The maximum height permitted for this site is 12.0 metres.

## **Site Plan Control**

The site and development are subject to Site Plan Control. A Site Plan Control Application has not been submitted to date.

## **Reasons for the Application**

A rezoning application is required to permit the height and density proposed for this site.

Provided that the proposal complies with the Policies contained within the “University of Toronto (Main Campus) Secondary Plan” an Official Plan Amendment will not be required.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale Report
- Sun/Shadow Study
- Loading and Parking Study
- Servicing Report
- Stage 1 Archaeological Assessment
- Arborist Report and Tree Preservation Plan

A Notification of Complete Application was issued on June 25, 2010.

### **Issues to be Resolved**

On a preliminary basis, the following issues have been identified. Other issues may be identified through the community consultation process and the processing of this application.

### **Appropriateness of Amendment**

The appropriateness of the proposed amendment will be considered within the existing context and character of the surrounding area and will be evaluated against the relevant Official Plan policies.

### **Height and Density**

The applicant proposes to construct a 5-storey building with an overall height of approximately 21.0 metres (including mechanical penthouse) and a density of approximately 3.10 times the lot area. The appropriateness of the proposed height and density needs to be evaluated in terms of the surrounding context and impacts on adjacent properties and land uses.

### **Building Siting and Massing**

The proposed building siting and massing will be reviewed in terms of the proposed building's proximity to the buildings directly to the north and south as well as the site's relationship to the low density residential development west of the subject site.

### **Parking and Vehicular Access**

The amount of parking provided and the location of the parking, in addition to the design of the parking access must be reviewed in relation to the demand generated by the proposal and in the context of the development's access to public transit. The adequacy of the proposed parking access and parking supply will be reviewed as part of this development application.

### **Amenity Space**

The proposal includes indoor and outdoor amenity space for the residential component of the development. The adequacy of the amenity space proposed will be considered through the review of the application.

### **Toronto Green Standard**

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

## **CONTACT**

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## **SIGNATURE**

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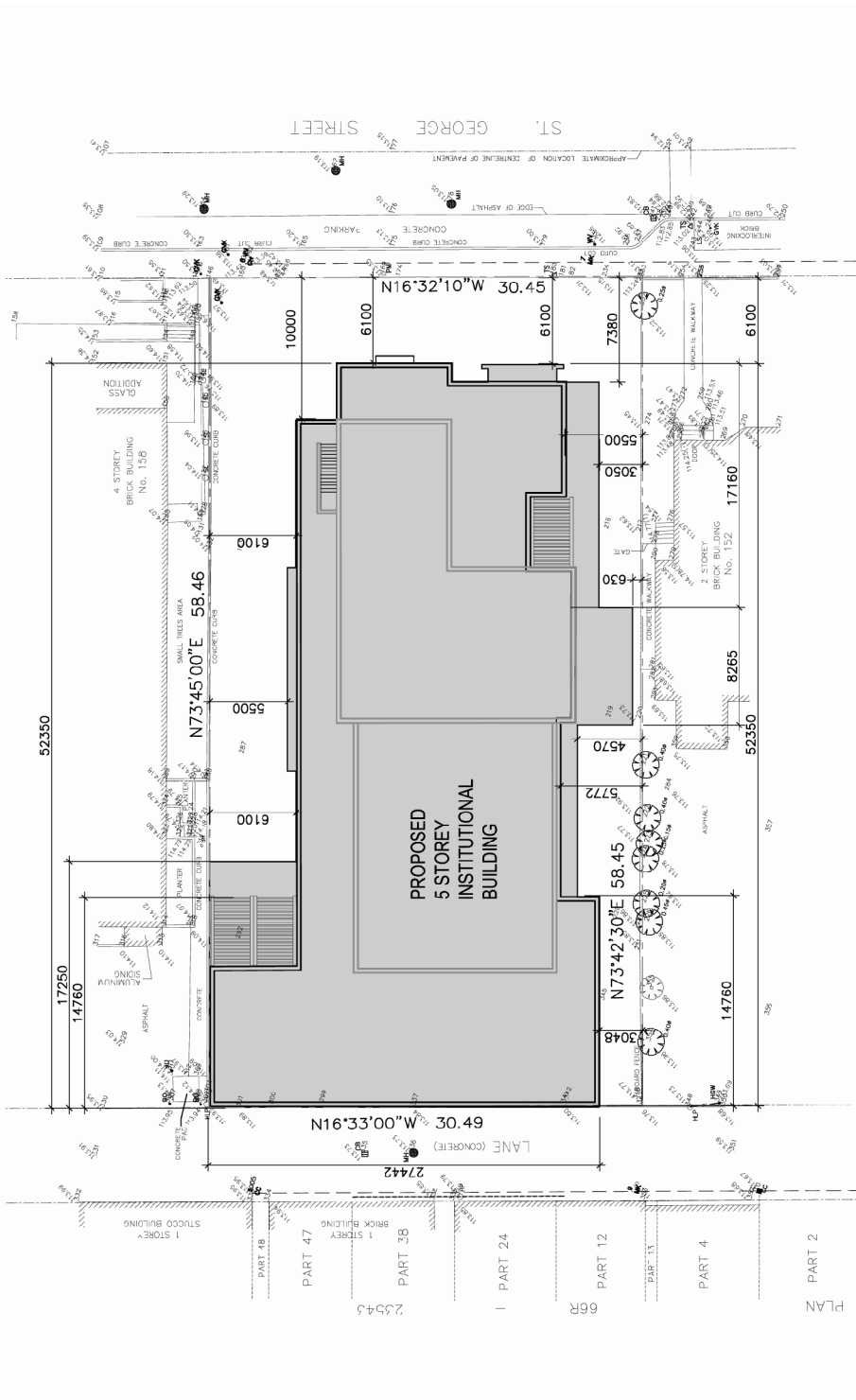
Raymond David, Director  
Community Planning, Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations (1)  
Attachment 3: Elevations (2)  
Attachment 4: Zoning  
Attachment 5: Application Data Sheet

# Attachment 1: Site Plan



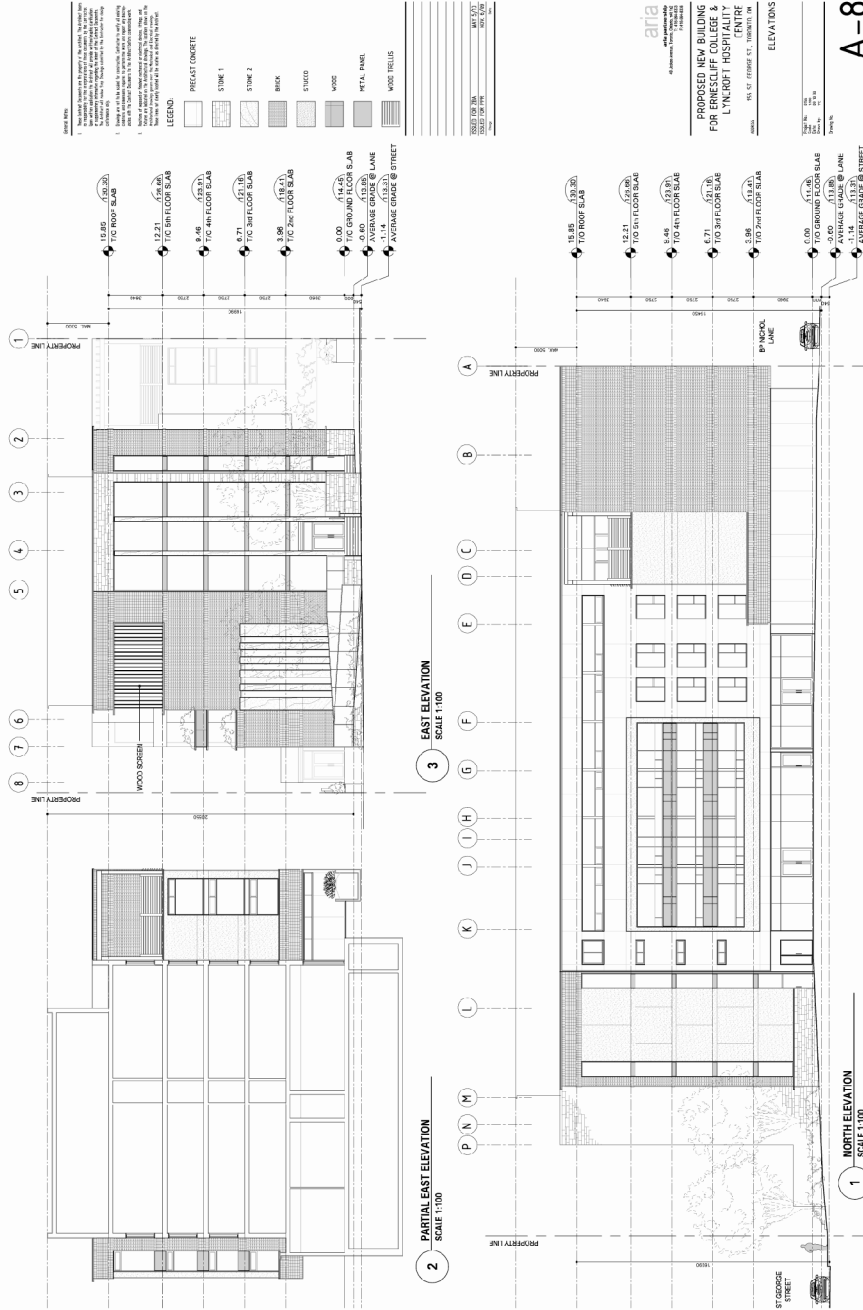
156 St. George Street

Site Plan  
 Applicant's Submitted Drawing

NotoScale  
 07/08/2010

File # 10\_174712

# Attachment 2: Elevations (1)



156 St. George Street

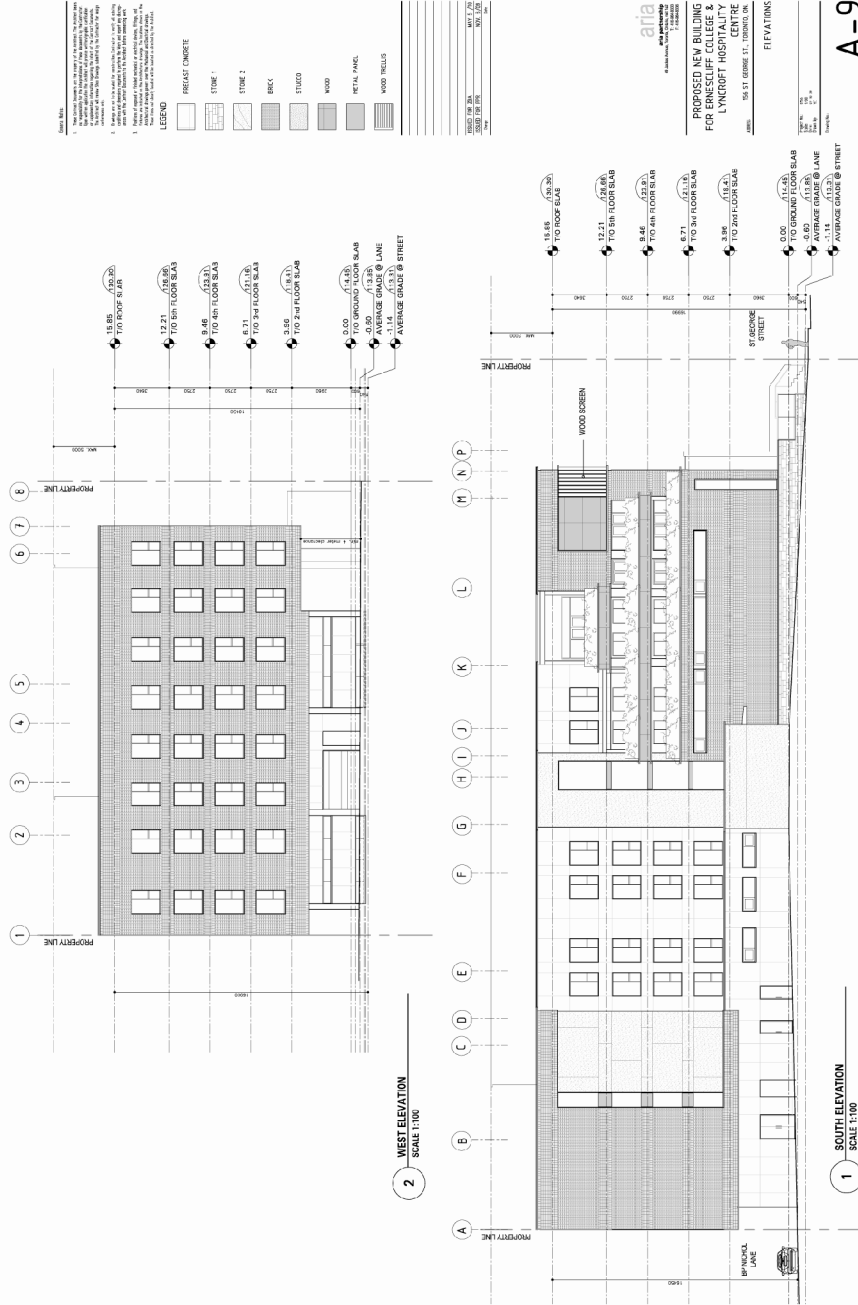
Elevations sheet #1  
Applicant's Submitted Drawing

NotoScale  
07/08/2010

File # 10\_174712



# Attachment 3: Elevations (2)



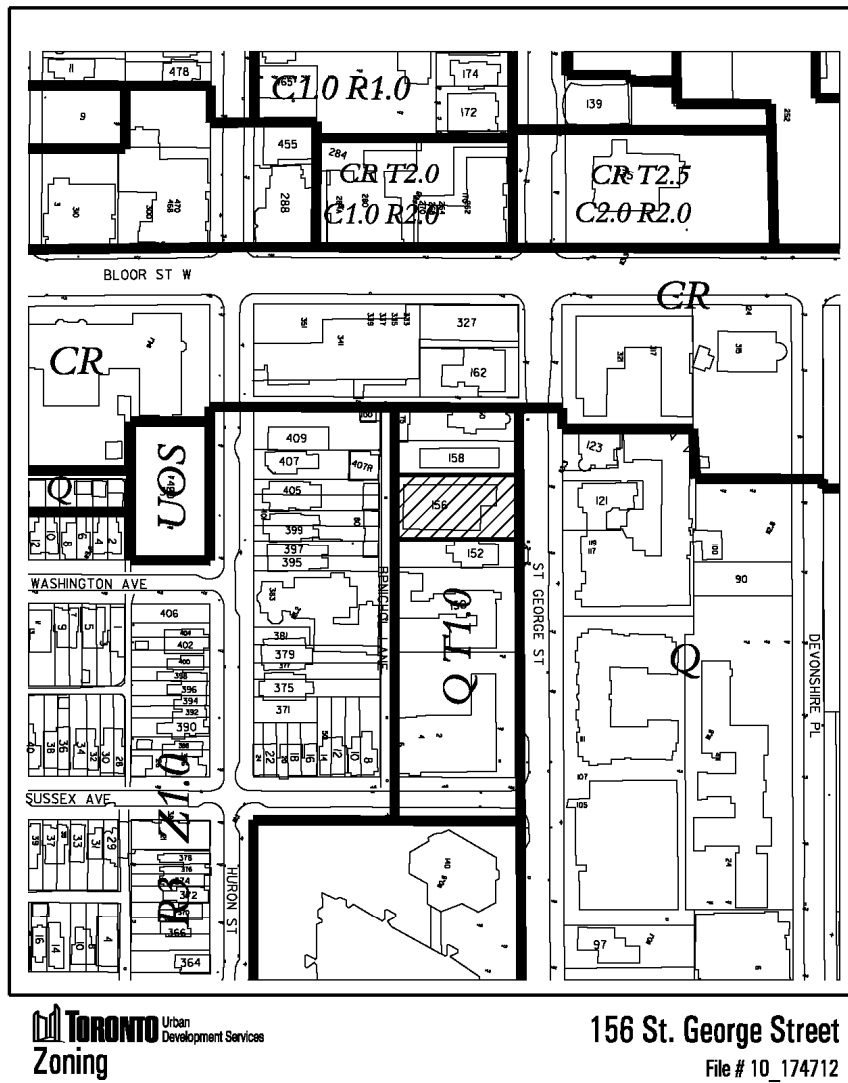
156 St. George Street

**Elevations sheet #2**  
Applicant's Submitted Drawing

NotoScale  
07/08/2010

File # 10\_174712

## Attachment 4: Zoning



**Toronto** Urban  
Development Services  
**Zoning**

**156 St. George Street**  
File # 10\_174712

- UOS Parks District
- R3 Residential District
- CR Mixed-Use District
- Q Mixed-Use District



Not to Scale  
Zoning By-law 438-88 as amended  
Extracted MD/DAYR - JC

## Attachment 5: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	10 174712 STE 20 OZ
Details	Rezoning, Standard	Application Date:	May 13, 2010

Municipal Address: 156 ST GEORGE ST

Location Description: PLAN D207 LOTS 28 27 \*\*GRID S2005

Project Description: Rezoning application to permit the re-development of the site for a new five storey building generally in place of the existing building of which foundations and basement level would remain. Refer to related PA folder re background info. Ernscliff College

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
FRASER MILNER CASGRAIN LLP – FIRST CANADIAN PLACE			ERNSCLIFFE COLLEGE

#### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	Q T1.0	Historical Status:	N
Height Limit (m):	12	Site Plan Control Area:	Y

#### PROJECT INFORMATION

Site Area (sq. m):	1781.2	Height:	Storeys:	5	
Frontage (m):	30.51		Metres:	15.85	
Depth (m):	58.5				
Total Ground Floor Area (sq. m):	1011				<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	8	
Total Non-Residential GFA (sq. m):	5505.5		Loading Docks	1	
Total GFA (sq. m):	5505.5				
Lot Coverage Ratio (%):	56.8				
Floor Space Index:	3.09				

#### DWELLING UNITS

Tenure Type:

Rooms:	78
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	78

#### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	0	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	5505.5	0

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