



STAFF REPORT ACTION REQUIRED

501 to 521 Yonge Street; 6 to 8 Alexander Street and 23 Maitland Street – Zoning Amendment Application - Preliminary Report

Date:	May 30, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	11 187996 STE 27 OZ

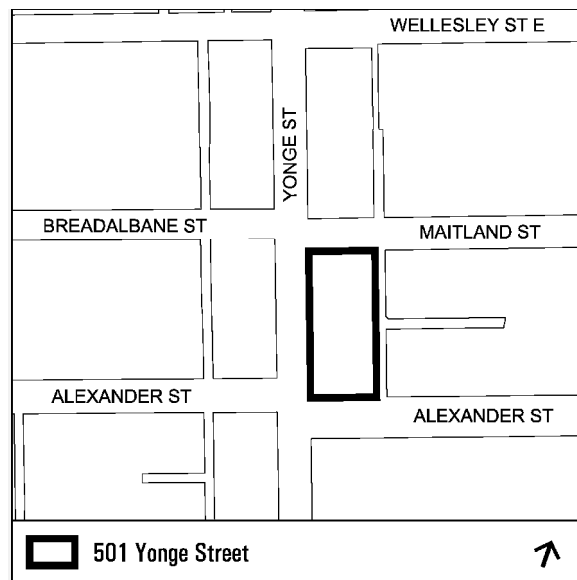
SUMMARY

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 redevelop the site with a mixed use development with two 58-storey towers (192 metres each including mechanical penthouse) containing 480 units each for a total of 960 residential units. The towers are proposed on a common 7-storey podium (23 metres) containing above grade parking and retail uses.

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 conduct a community consultation meeting to allow the public to review the application and provide feedback.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 501 to 521 Yonge Street; 6 to 8 Alexander Street and 23 Maitland 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.
4. Staff be directed to undertake the North Downtown Yonge Street Planning Framework process and community consultation as outlined in the Preliminary Report dated May 30, 2011.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

Pre-application consultation meetings were held with the applicant on January 4, 2011, January 12, 2011 and April 15, 2011. At the meetings in January the proponent outlined the proposal at 60 storeys. Discussions centred around the amount of parking that should be provided, the podium expression and streetscape. During these meetings staff expressed concerns over the height, density, tower step-backs, shadow, façade treatment of above grade parking, height of the podium and TTC tunnel issues.

At the pre-application meeting in April the applicant provided a detailed overview of their proposal. The proposal included two towers each with a height of 58 storeys on a common podium. The proposed podium was 7-storeys and contained above grade parking to accommodate the location of the TTC Yonge subway line. Vehicular access and loading to the site was proposed to be from Maitland Terrace approximately in the middle of the site. During these meetings staff expressed concerns over masking the above grade parking, need to animate all streetscapes, access, tower step-backs, built form and massing, height, shadow, density and phasing.

ISSUE BACKGROUND

Proposal

The applicant is proposing to redevelop the existing retail commercial site and parking lot and construct two 58-storey residential towers (182 metres excluding mechanical penthouse, 192 metres including mechanical penthouse) on a common 7-storey podium (23 metres). The applicant is proposing to develop the site in phases with the podium and the south tower in Phase 1 and the north tower in Phase 2. Each residential tower has a separate lobby for pedestrian access. The north tower lobby has access at Maitland Street and wraps around to Maitland Terrace in the north east corner of the site. The south tower lobby has access at Alexander Street at the south east corner of the site. The development Staff report for action – Preliminary Report – 501 to 521 Yonge Street, 6 to 8 Alexander Street and 23 Maitland Street

contains a total of 960 residential units with 480 units proposed for each building. The following is the unit breakdown:

Residential Unit Distribution:

	Phase 1 – South Tower	Phase 2 – North Tower
Studio Units	0	21 (4%)
One Bedroom Units	348 (72.5%)	327 (68.1%)
Two Bedroom Units	102 (21.3%)	102 (21.3%)
Three Bedroom Units	30 (6.3%)	30 (6.3%)

The building includes a residential gross floor area of 70,229 square metres with 35,755 square metres in the south tower and 34,474 square metres in the north tower. The applicant is proposing 768 square meters of interior and 826 square metres of exterior amenity space in the south tower. In the north tower the applicant is proposing 657 square metres of interior and 683 square metres of exterior amenity space. The exterior amenity space is proposed on the roof of the podium.

Approximately 1,255 square meters of retail space is proposed within the podium of the development. The retail space is proposed to front along Yonge Street and wrap around the north and south end of the podium along Maitland Street and Alexander Street. The Yonge Street façade is proposed to contain retail display area from the mezzanine to the 7th floor. A public art space is provided at the south west corner of the site.

The applicant is proposing five levels of above grade parking within the podium that includes both vehicular and bicycle parking. One level of below grade bicycle parking is proposed. Above grade parking is required because the TTC subway tunnel runs diagonally through the length of the property. The following provides an overview of the parking statistics.

Parking Statistics:

	Required South Tower	Proposed South Tower	Required North Tower	Proposed North Tower
Vehicular Parking:				
Resident	287	141	282	161
Visitor	29	29	29	29
Bicycle Parking:				
Resident	384	232	384	536
Visitor	96	96	96	96
Totals:				
Vehicular	316	170	311	190
Bicycle	480	328	480	632

Vehicular access to the site is proposed to be mid-block from Maitland Terrace. There are two loading spaces proposed immediately adjacent to the parking garage entrance to the south with one Type G space and one Type B space to accommodate the garbage/recycling, loading and moving requirements for the site.

The design of the proposed development is rectangular in shape with two point towers on a rectangular podium base. The proposed at grade setbacks to the podium are zero around the majority of the site. There would be setbacks at the southwest corner for the public art space, the southeast corner to accommodate the proposed TTC exhaust grate and the north east corner to address the lobby area for the north tower.

The separation distance between the towers would be 23.0 metres. The north tower is setback 3.0 metres from the north property line, 8.0 metres from the west property line and 9.0 metres from the east property line. The south tower is setback 3.0 metres from the south property line, 10.0 metres from the west property line and 7.0 metres from the east property line. All setbacks are measured from the property line to the building face.

Site and Surrounding Area

The site is located on the east side of Yonge Street and bounded by Maitland Street to the north, Maitland Terrace to the east and Alexander Street to the south. The subject site is 0.34 ha in size with frontage of 88.0 metres along Yonge Street and depth of 39.66 metres.

The site contains a 2-storey commercial building that includes restaurants and small retail vendors on the ground level and a mix of office and retail on the second floor. The easterly portion of the site is currently being used as surface parking and car share spaces.

The surrounding land uses:

South: Marriott Hotel, and to the southeast, Maple Leaf Gardens, a mix of residential buildings.

East: several residential buildings between 17 and 26 storeys, Buddies in Bad Times theatre, parkette.

North: low rise retail commercial uses along Yonge Street, a Toronto Parking Authority parking lot, mix of residential uses to the north east along Maitland Street.

West: on the west side of Yonge Street is low rise retail commercial, further west is the YMCA, and a mix of residential and office buildings.

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

Staff report for action – Preliminary Report – 501 to 521 Yonge Street, 6 to 8 Alexander Street and 23 Maitland Street

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. The Official Plan places the site within the Downtown and Central Waterfront urban structure area. The site is designated "Mixed Use Areas" on Map 18 – Land Use Plan in the 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. The criteria state that new buildings provide a transition between areas of different intensity and scale, including a stepping down of heights towards lower scale neighbourhoods; minimize shadow impacts and provision of an attractive, safe and comfortable pedestrian environment.

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.

(www.toronto.ca/planning/official_plan/introduction.htm).

North Downtown Yonge Street Planning Framework

The area of Yonge Street between College Street/Carlton Street to Bloor Street has changed and evolved over time. Contrary to several other areas within the Downtown and Central Waterfront Area, this part of Yonge Street is not subject to a Secondary Plan or Special Policy Area. A better understanding of the evolving neighbourhood and planned context of this area of Yonge Street is required prior to making any decisions on this and other recently received development applications. Planning staff recommend a North Downtown Yonge Street Planning Framework process which would involve community consultations and a charette. The North Downtown Yonge Street Planning Framework would include in the study process a review of the built form of the area, special places and streets, pedestrian improvements, open space, heritage, terminus/views and the Green Development Standards among other considerations. The review provided through this process will take into consideration other ongoing work that is currently underway within the City and particularly the downtown area including the Tall Buildings Downtown Project.

The study process will result in the preparation of urban design guidelines for the North Downtown Yonge Street neighbourhood generally bounded by Charles Street, Bay Street, Church Street and College/Carlton Street and environs. Consultation will include the Downtown Yonge Neighbourhood Business Improvement Area, and representatives from the Bay Cloverhill Community Association and Church Wellesley Neighbourhood Association. Staff will report back in the fourth quarter of 2011. Where possible these guidelines should compliment and be coordinated with other City and community heritage, economic and social development/revitalization initiatives.

Zoning

The site is zoned CR T3.0 C2.0 R3.0 under Zoning By-law 438-86. This zoning designation permits a variety of mixed uses including residential. The maximum permitted density is 3 times the lot area, with

2 times the lot area for commercial uses and 3 times the lot area for residential uses. The maximum height permitted is 18 metres.

Tall Building Guidelines

Toronto City Council approved the use of the document, “Design Criteria for Review of Tall Building Proposals” in June, 2006 and in April, 2010 extended authorization of its use. A tall building is generally defined as a building that is taller than the road right-of-way adjacent to the site. In this case, the right-of-way for Yonge Street is 20 metres wide and as such, the proposed building at 192 metres in height is considered a tall building. The Design Criteria provide policy recommendations for tall buildings on issues of building placement and orientation, entrances, heritage conservation, massing of base buildings, tower floorplates, separation distances, pedestrian realm considerations, sustainable design and transition. This document will be used to assess the proposed building.

The City’s “Design Criteria for Review of Tall Building Proposals” can be found on the City’s website at: <http://www.toronto.ca/planning/urbdesign/index.htm>.

Site Plan Control

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

Tree Preservation

There are six trees on this site subject to the City’s Private Tree By-law or Public Street Tree By-law. One tree has been identified for removal according to the study submitted by the applicant in order to accommodate the proposed development. The applicant has submitted a Tree Preservation Report which will be reviewed by Urban Forestry staff.

Reasons for the Application

The proposed height and density do not comply with Zoning By-law 438-86.

Variances to the Zoning By-law include but are not limited to the following:

- a total parking of 360 spaces is being provided while the by-law requires 626 spaces;
- the total permitted residential density of 3 times the area of the lot is exceeded as the applicant is proposing a density of 20 times the area of the lot;
- the building height of 182 metres (not including mechanical penthouse) significantly exceeds the permitted height of 18 metres;
- a proposed outdoor amenity space of 2,928 square metres is provided while the by-law requires 3,840 square metres.

Additional areas of non-compliance may be identified through the circulation and review process.

COMMENTS

Application Submission

The following reports/studies were submitted with the application: Pedestrian Wind Preliminary Assessment, Sun/Shadow Study, Tree Preservation Report, and Computer Massing Model.

City staff are reviewing the application for completeness.

Issues to be Resolved

In addition to the pre-requisite North Downtown Yonge Street Planning Framework process outlined above, the following issues will require resolution:

1. consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
2. conformity with Official Plan policies, particularly with respect to the sections on built form, heritage and housing;
3. conformity with the Design Criteria for Review of Tall Building Proposals, including the sections on transition in scale, adjacency issues, pedestrian realm and sustainable design;
4. height and density of proposal;
5. other built form and massing issues including, but not limited to: sky view, light penetration, shadowing, adjacent residential privacy and wind mitigation;
6. provision for reduced on-site resident and visitor parking including impacts on the supply of on-street parking in the area;
7. mix of unit sizes;
8. appropriate servicing to accommodate the proposed development;
9. assessment of traffic generation, access and transportation impacts;
10. masking of above grade parking;
11. treatment of the ground floor of the building and its relationship to the streetscape, the width of the sidewalk along the Yonge Street and the provision of pedestrian realm weather protection;
12. the application's adherence to the City's Toronto Green Standard and Green Roof By-law that came into affect January 31, 2010; and
13. identification and securing of public benefits pursuant to Section 37 of the *Planning Act* should the proposal be recommended for approval.

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

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.

CONTACT

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SIGNATURE

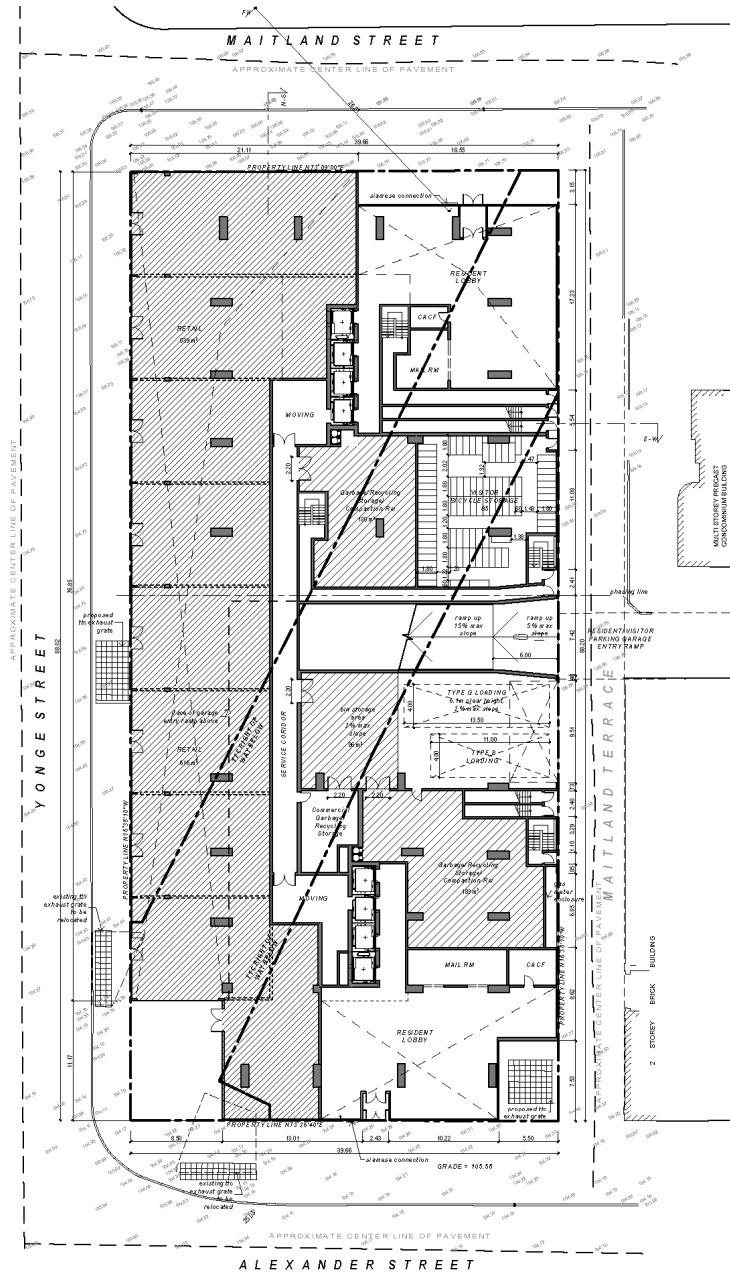
Gregg Lintern, MCIP RPP
Director, Community Planning, Toronto and East York District

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ATTACHMENTS


Attachment 1: Site Plan
Attachment 2a: North Elevation
Attachment 2b: West Elevation
Attachment 2c: East Elevation
Attachment 2d: South Elevation
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

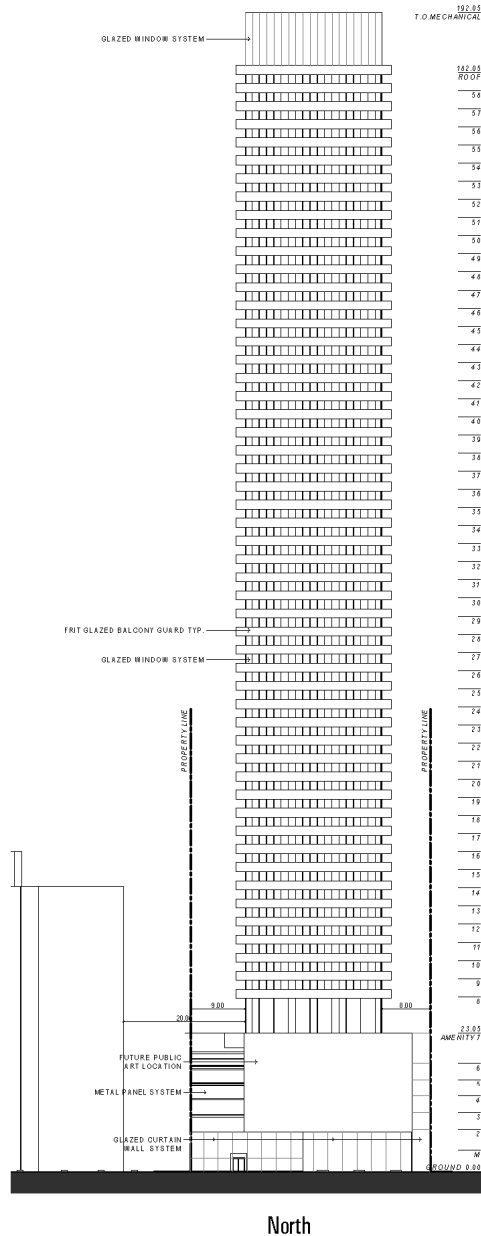
Applicant's Submitted Drawing

Not to Scale 
05/25/2011

501 Yonge Street

File # 11 187996 02

Attachment 2a: North Elevation



Elevations

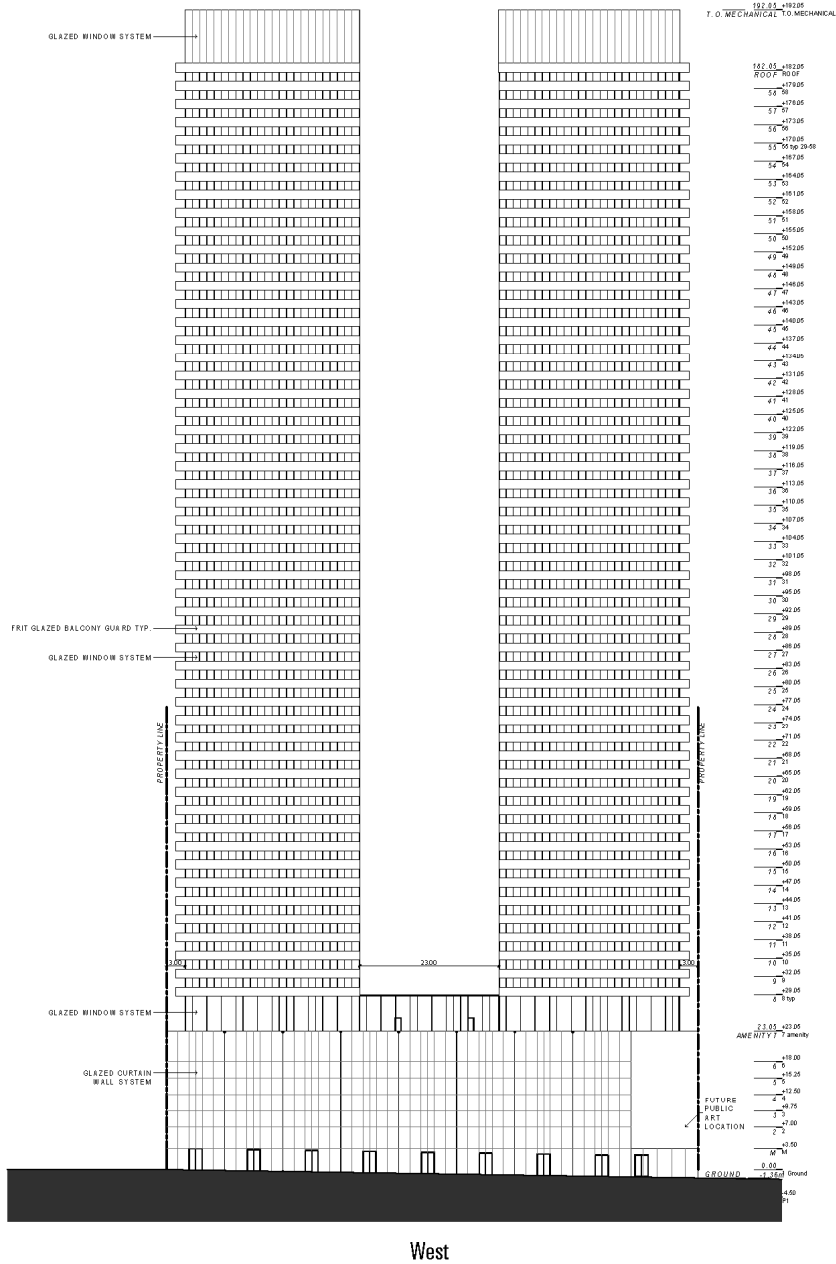
Applicant's Submitted Drawing

Not to Scale
05/25/2011

501 Yonge Street

File # 11 187996 02

Attachment 2b: West Elevation



Elevations

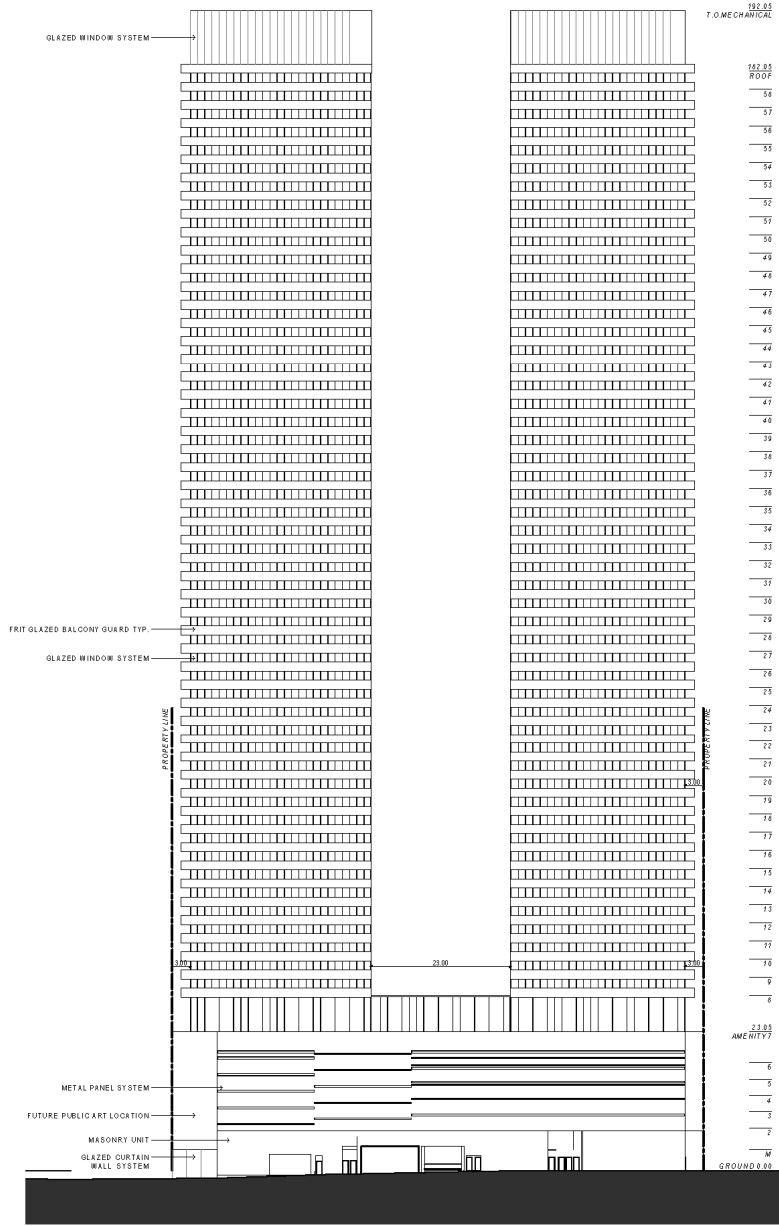
Applicant's Submitted Drawing

Not to Scale
05/25/2011

501 Yonge Street

File # 11 187996 02

Attachment 2c: East Elevation



East

Elevations

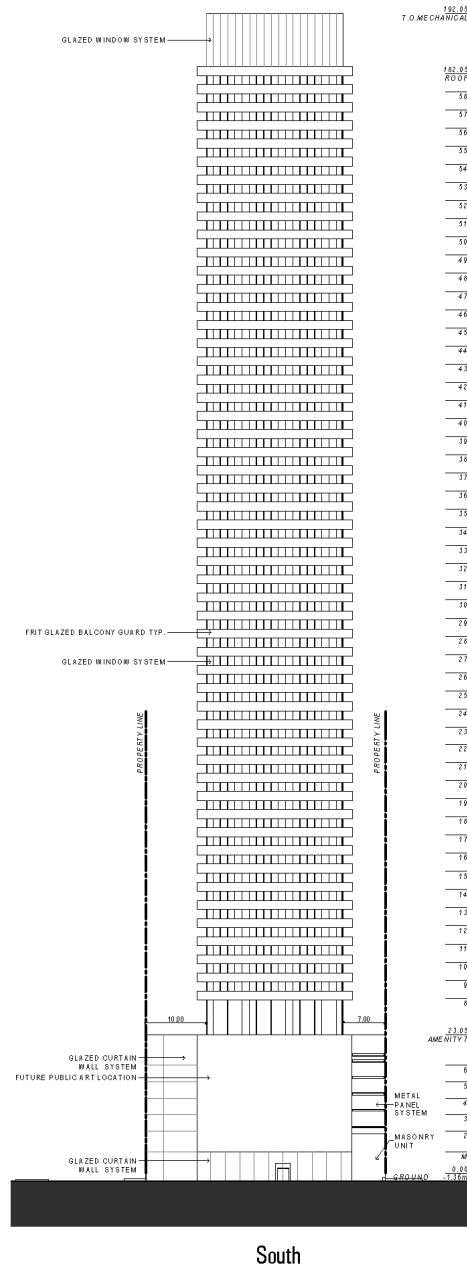
501 Yonge Street

Applicant's Submitted Drawing

Not to Scale
05/25/2011

File # 11 187996 02

Attachment 2d: South Elevation



Elevations

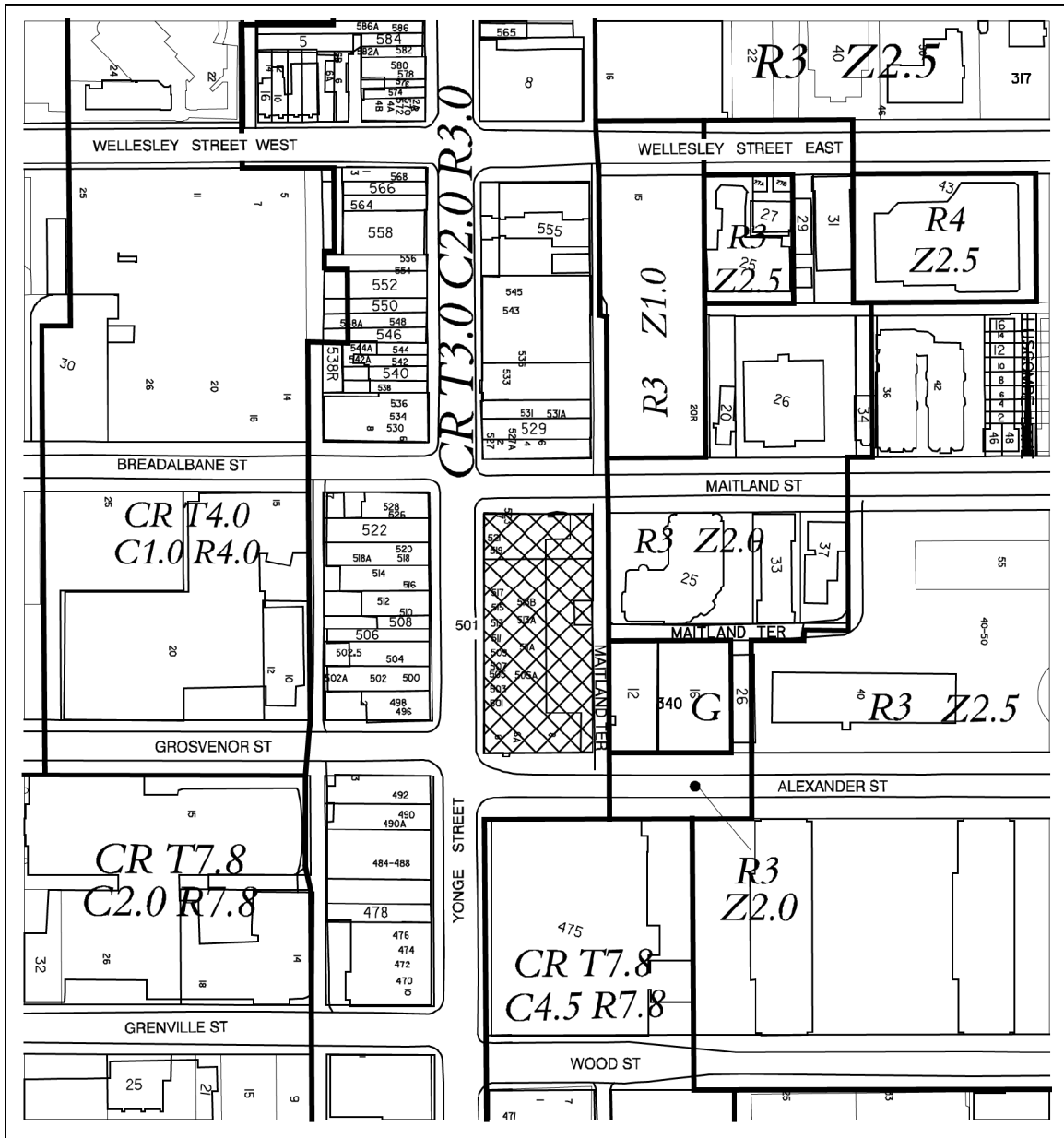
Applicant's Submitted Drawing

Not to Scale
05/25/2011

501 Yonge Street

File # 11 187996 0Z

Attachment 3: Zoning



501 Yonge Street
File # 11_187996_02

- G Parks District
- R3 Residential District
- CR Mixed-Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 05/26/11

Attachment: Application Data Sheet

Application Type	Rezoning	Application Number:	11 187996 STE 27 OZ
Details	Rezoning, Standard	Application Date:	May 5, 2011
Municipal Address:	501 to 521 YONGE STREET, 6 TO 8 ALEXANDER STREET AND 23 MAITLAND STREET		
Location Description:	PLAN 34 LOTS 16 TO 24 **GRID S2710		
Project Description:	Rezoning application to permit a mixed use development with two 58-storey towers containing 960 residential condominium units on a shared 7-storey podium. The podium would contain retail uses at grade and five storeys of above grade parking with 302 parking spaces for residents and 58 parking spaces for visitors. Above grade parking is required because the TTC subway tunnel runs the length of the property. The height of the towers would be 192 metres (including mechanical). Driveway access and servicing would be from Maitland Place. The lobbies for the residential condominiums would be on Alexander Street and Maitland Street.		

Applicant:	Agent:	Architect:	Owner:
AIRD AND BERLIS 181 Bay Street, Suite 1600 Toronto, Ontario, M5J 2T9		ARCHITECTS ALLIANCE 205-317 Adelaide St. W. Toronto, Ontario M5V 1P9	LANTERRA 501 YONGE DEVELOPMENTS LTD. 3625 Dufferin Street, Suite 500 Toronto, Ontario M3K 1N4

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	No
Zoning:	CR T3.0 C2.0 R3.0	Historical Status:	No
Height Limit (m):	18	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	3,492	Height:	Storeys:	58
Frontage (m):	88.02		Metres:	182.05 (excluding mechanical)
Depth (m):	39.66			
Total Ground Floor Area (sq. m):	2,885			Total
Total Residential GFA (sq. m):	70,230		Parking Spaces:	360
Total Non-Residential GFA (sq. m):	1,255		Loading Docks	2
Total GFA (sq. m):	71,485			
Lot Coverage Ratio (%):	82.6			
Floor Space Index:	20.47			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Condo		Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	70,230	0
Bachelor:	21 (2.2%)	Retail GFA (sq. m):	1,255	0
1 Bedroom:	675 (70.3 %)	Office GFA (sq. m):	0	0
2 Bedroom:	204 (21.25%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	60 (6.25%)	Institutional/Other GFA (sq. m):	0	0
Total Units:	960			

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