

**156 St. George Street – Zoning Amendment Application
– Final Report**

Date:	May 31, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	10 174712 STE 20 OZ

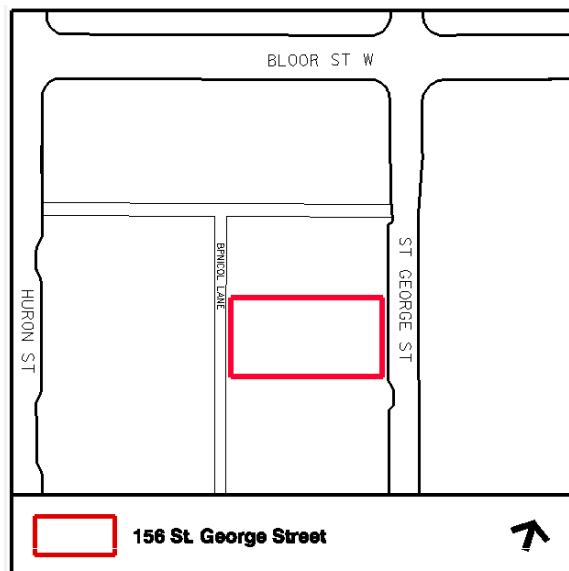
SUMMARY

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.

The applicant proposes to construct a 5 storey institutional and cultural learning centre with private academic space and college dormitory residences at 156 St George Street.

The applicant has revised their proposal since the time of writing of the Preliminary Report. The current proposal would have a gross floor area of 5,862 m², a height of 17 metres (22.0 metres including mechanical penthouse), and an overall density of approximately 3.3 times the lot area. The number of dormitory rooms has been decreased from 78 to 67, and the number of below grade parking spaces has been reduced from 8 to 7.

This report reviews and recommends approval of the application to amend the Zoning By-law.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 438-86, for the lands at 156 St. George Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to the May 31, 2011 report from the Director, Community Planning, Toronto and East York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, require the applicant to submit a revised Functional Servicing Report for review and acceptance by the Executive Director, Technical Services Division.

Financial Impact

The recommendations in this report have no financial impact.

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 space and college dormitory residences. The existing 3 storey building will be demolished.

The applicant's original proposal was to develop the site with a 5 storey building which would have had a gross floor area of approximately 5,505 square metres, a building height of approximately 17 metres (21 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.

The applicant has since revised their proposal. The current proposal would have a gross floor area of 5,862 m², a height of 17 metres (22 metres including mechanical penthouse), and an overall site density of approximately 3.3 times the lot area. The number of dormitory rooms has been decreased from 78 to 67, and the below grade parking spaces have been reduced to 7 spaces.

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 site is currently occupied by a 3-storey college and dormitory building which was built in the 1960's.

Development in the vicinity is as follows:

- North:* Development north of the site consists of institutional uses ranging in heights from 3 to 16 storeys. Development along Bloor Street includes mixed use development with retail uses at grade;
- East:* Development east of the site consists of institutional uses in lower scale buildings;
- South:* Development south of the site consists of institutional uses ranging in height from 3 to 10 storeys; and
- West:* Development west of the site consists of low density residential uses in house form 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 infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

City Council's planning decisions are required by the Planning Act, to conform, or not conflict, 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; and
- 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 has been evaluated for consistency 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 was submitted in November 2010, and is currently under review by the various City Divisions.

Reasons for Application

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

Community Consultation

A Community Consultation meeting was held on December 14, 2010. Approximately 4 members of the public were in attendance. Issues and comments that arose at that meeting included:

- Building setbacks from the laneway;
- Impact of the development on the function and traffic levels of the laneway;
- Building height;
- Reduction in the proposed number of parking spaces;

- Connectivity through the site;
- The provision of public open space on the site;
- Safety concerns with stairwells that are accessed from the laneway; and
- Greater articulation of the western façade of the building.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff have reviewed the proposal and determined that it is consistent with the Provincial Policy Statement, and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Land Use

The site is designated “*Institutional Areas*” in the Official Plan and zoned Q (Institutional) in the Zoning By-law. The use is permitted in both the Official Plan and Zoning By-law. The proposed use for the lands is both compatible with the adjacent institutional and residential uses and is in keeping with the policies and development criteria contained within the Official Plan.

Density and Massing

The University of Toronto Secondary Plan identifies that 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 sky view and shelter from prevailing winds. In addition to specific policies contained within the Secondary Plan, the built form policies contained within Section 3.1.2.1 of the Official Plan reinforce the specific policies by stating that new developments will be organized to fit within its existing and/or planned context. They will frame and support adjacent streets, parks and open spaces while improving their safety, pedestrian interest and casual views. This is done by locating buildings parallel to the street or along the edge of a park or open space; by locating building entrances so that they are clearly visible and directly accessible from the public sidewalk; and by providing ground floor uses that have views into, and where possible, access to adjacent streets, parks and open spaces.

The subject site is within the University of Toronto's main campus and is bordered by institutional uses along St. George Street, and a mix of uses in house form buildings to the west. Although the building is not setback from the laneway, as is traditional for mid-rise developments on *Avenues* and within *Mixed Use Areas*, the proposed building is stepped back at the 5th storey at the western edge of the site. The step back is sensitive to the adjacent properties lower scale, and ensures access to light and views. Based on the

location of the site , the surrounding context and land uses, the proposed buildings siting and massing is consistent with the built form of the surrounding area and is appropriate for this site.

The applicant is proposing a building with a density of approximately 3.3 times the lot area. The current Zoning By-law allows a density of 1.0 times the lot area. The subject site is located within the Downtown in the Official Plan, which is an area identified for growth in the context of its immediate surroundings on the university campus. The proposed increase in density is appropriate for this site, and is compatible with the height and massing of buildings in immediate area.

Height

The applicant proposed to develop the site with a 5-storey cultural and institutional building. The current Zoning By-law allows for a building with a height of 12-metres (approximately 4 storeys) plus mechanical penthouse on this site. The applicant's proposal is for a building that would have a height of 17 metres (22.0 metres to the top of mechanical penthouse).

The site is located south of Bloor Street and is adjacent to a number of university and academic buildings which range in height from 3 to 20 storeys in height. As such, the proposed height of the building is appropriate for this particular site, is consistent with the immediate context, and is in keeping with the built form and development criteria contained within the Official Plan.

Sun and Shadow

The applicant submitted shadow studies for the proposed development. The shadow studies submitted by the applicant have been reviewed by staff and are acceptable. The studies demonstrate that any shadow generated by the proposed development will not unduly impact upon the surrounding lands.

Parking

As per Zoning By-law 438-86, 7 parking spaces are required for a private academic, philanthropic or religious school. The applicant proposes to provide 7 parking spaces which will be located below grade and accessed via a car elevator. The entrance to the parking area is located at the western limit of the building, abutting BP Nichol Lane. A parking study was prepared in support of the proposed development, and has been accepted by the City's Technical Services Division.

Bicycle Parking

The Official Plan contains policies which encourage reduced automobile dependency as well as promoting alternative modes of transportation. The policies contained within the Plan attempt to increase the opportunities for better walking and cycling conditions for residents of the City. Policy 2.4.7 states, "Policies, programs and infrastructure will be introduced to create a safe, comfortable, and bicycle friendly environment that encourages people of all ages to cycle for everyday transportation and enjoyment

including... the provision of bicycle parking facilities in new developments”. The development proposes to provide 64 bicycle parking spaces, below grade, on site. The proposed provision of 64 bicycle parking spaces exceeds the Zoning By-law requirement of 12 spaces, and is supported by staff.

Servicing

As part of the application review, the Technical Services Division has requested that a revised Functional Servicing Report be submitted for review and acceptance by the Executive Director, Technical Services Division. Staff have recommended that the Bills not be enacted until such time as the Functional Servicing Report has been accepted by the Executive Director, Technical Services Division.

In addition, the applicant will be required to provide for any improvements to the municipal infrastructure in connection with the accepted functional servicing report, should it be determined that upgrades to municipal infrastructure are required.

Parkland

The proposed development is exempt from the parks levy requirement under Chapter 165-7 of the former City of Toronto Municipal Code.

Green Roof By-law

By-law 583-2009 adopts Chapter 492 of the Toronto Municipal Code which deals with Green Roofs. The By-law is applicable to applications for residential, commercial and institutional developments made after January 31, 2010 which have a Gross Floor Area greater than 2,000m².

The proposed development is subject to the requirements of the Green Roof By-law. As per the By-law, a green roof which covers a minimum of 30% of available roof space will be required as part of this development. It appears that the applicant is complying with the requirement to provide 30% of the available roof space to a green roof. Compliance with the Green Roof By-law will be determined at building permit stage by the Building Division.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant complies with Tier 1 of the TGS.

Development Charges

This proposal is not subject to development charges. The Building Division will confirm the exemption from development charges upon issuance of the building permit.

CONTACT

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E-mail: mprejel@toronto.ca

SIGNATURE

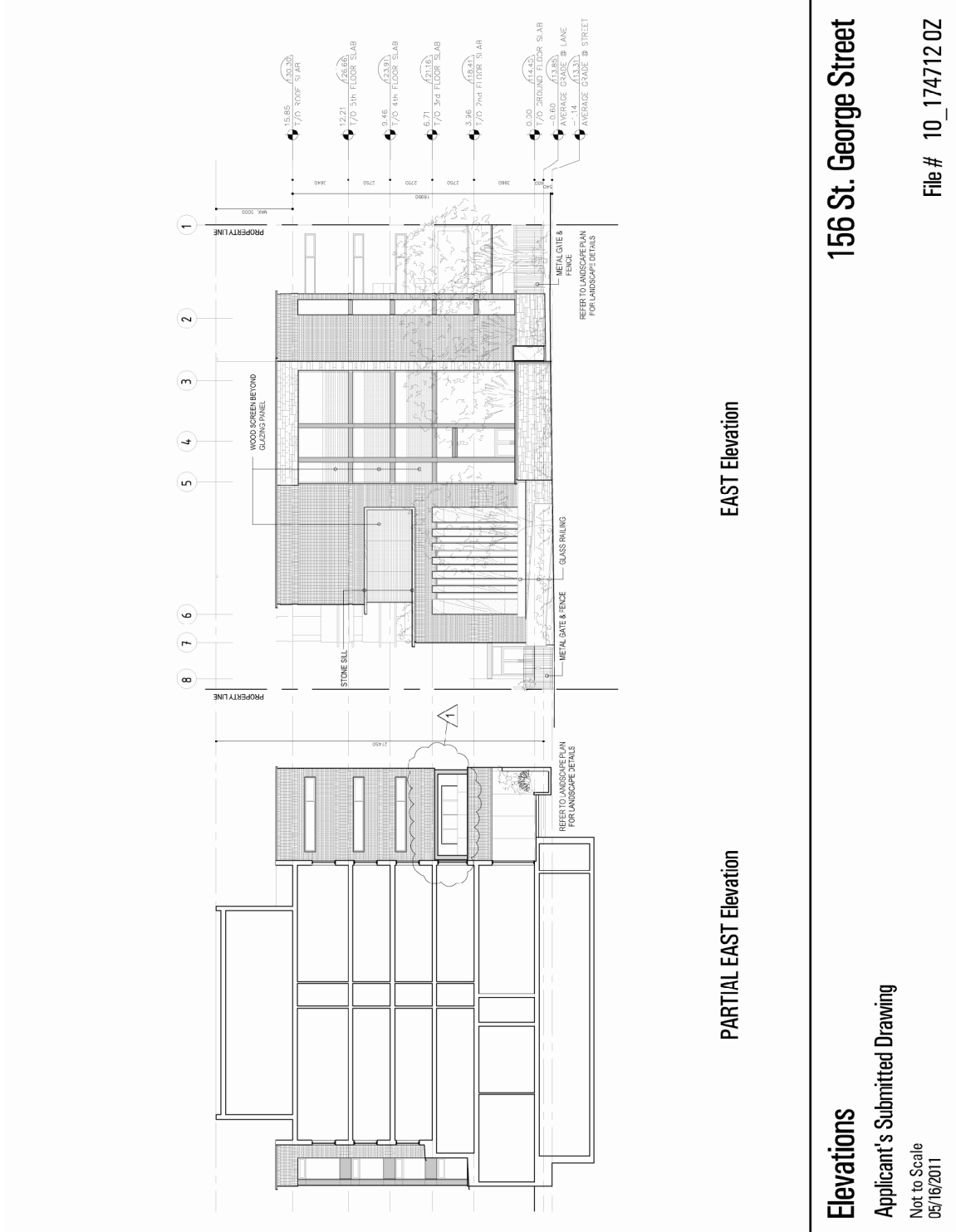
Gregg Lintern, Director, MCIP, RPP
Community Planning, Toronto and East York District

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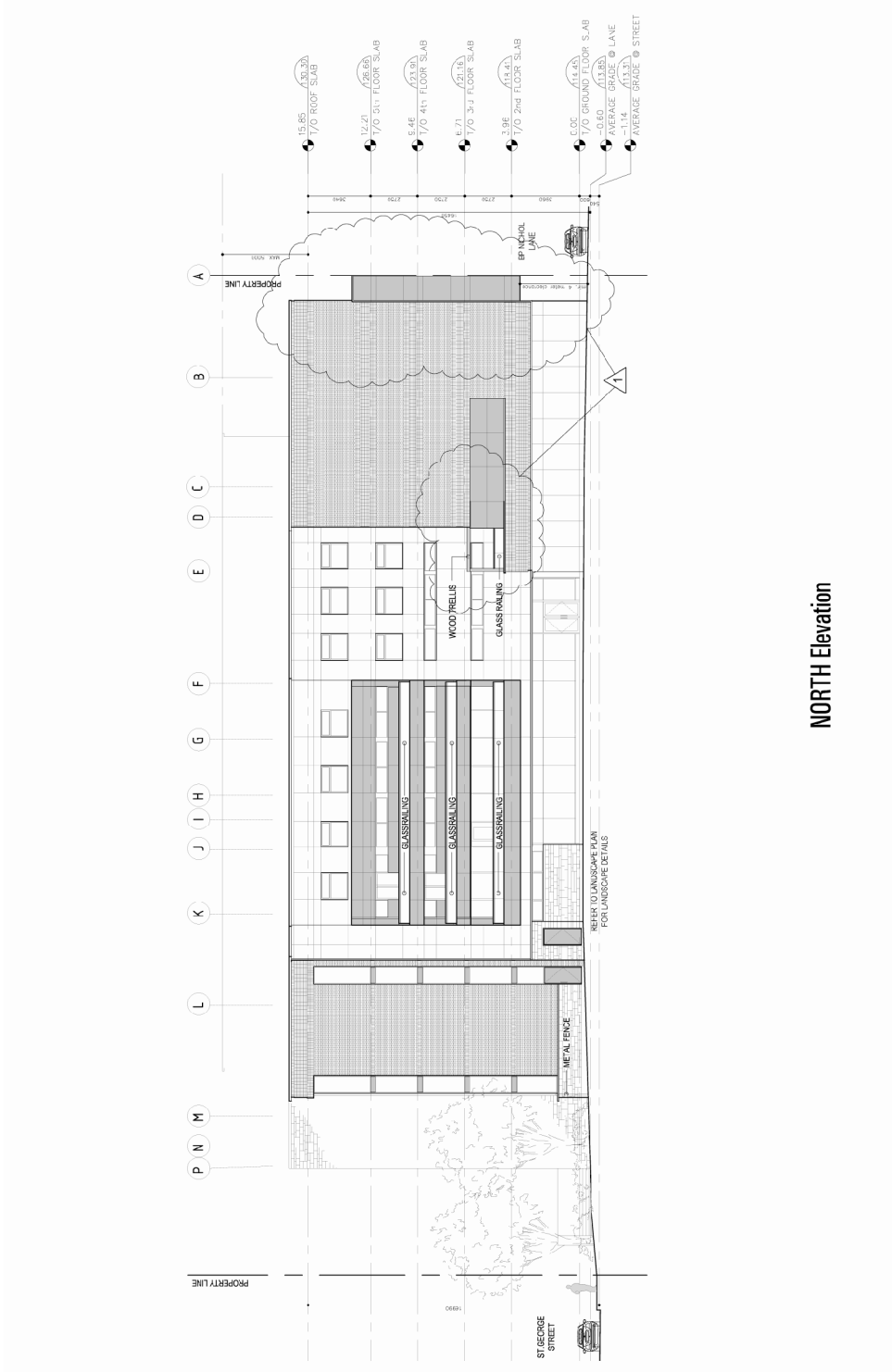
ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: East Elevation
Attachment 3: North Elevation
Attachment 4: West Elevation
Attachment 5: South Elevation
Attachment 6: Zoning
Attachment 7: Application Data Sheet
Attachment 8: Draft Zoning By-law Amendment

Attachment 2: East Elevation



Attachment 3: North Elevation



NORTH Elevation

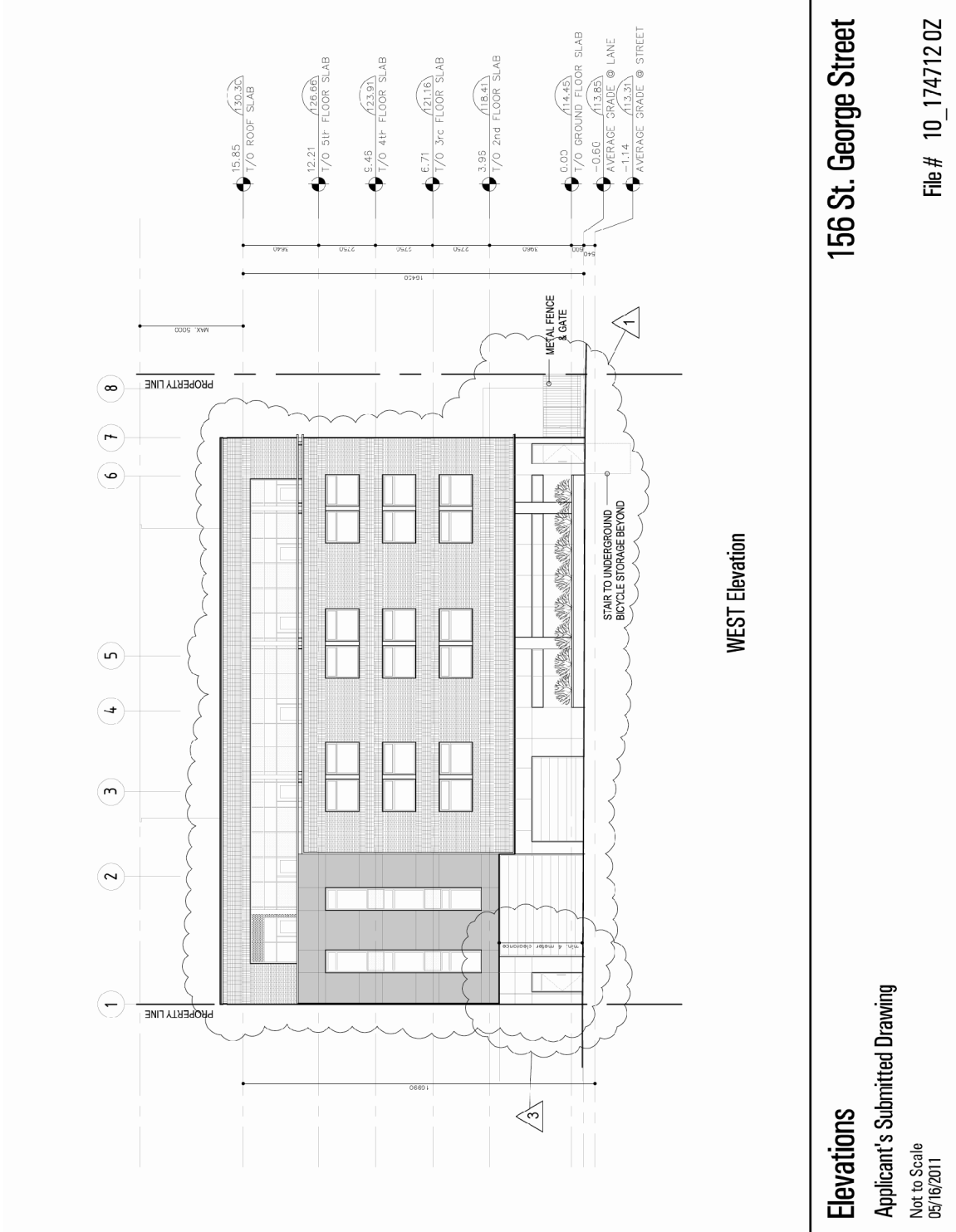
156 St. George Street

Elevations
 Applicant's Submitted Drawing

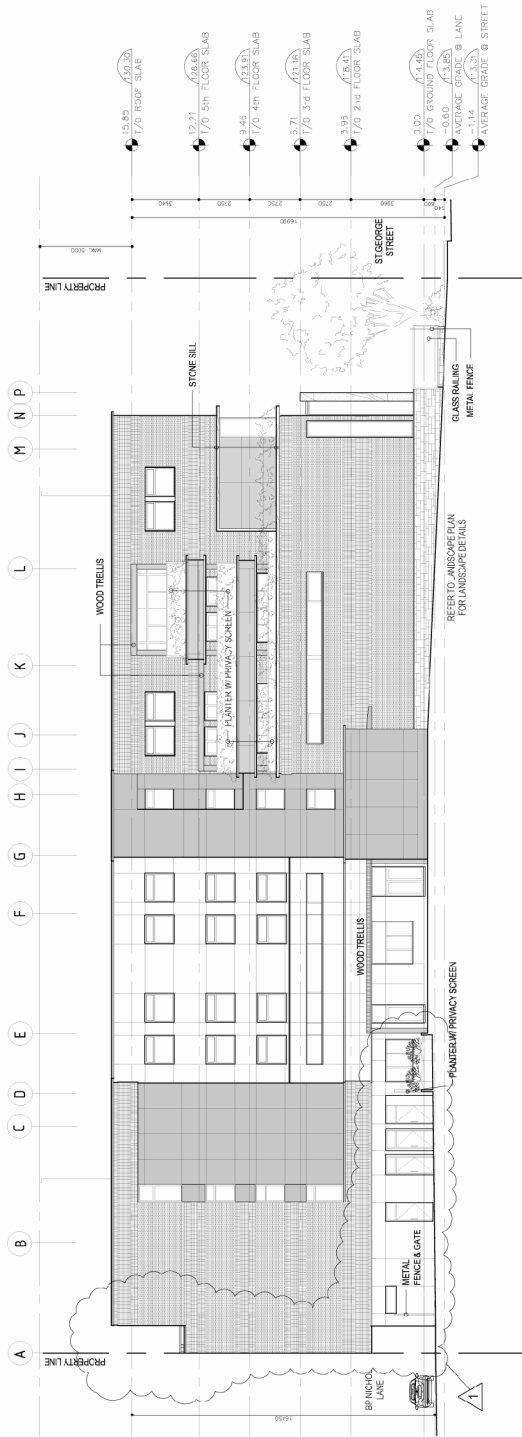
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 05/16/2011

Attachment 4: West Elevation



Attachment 5: South Elevation



SOUTH Elevation

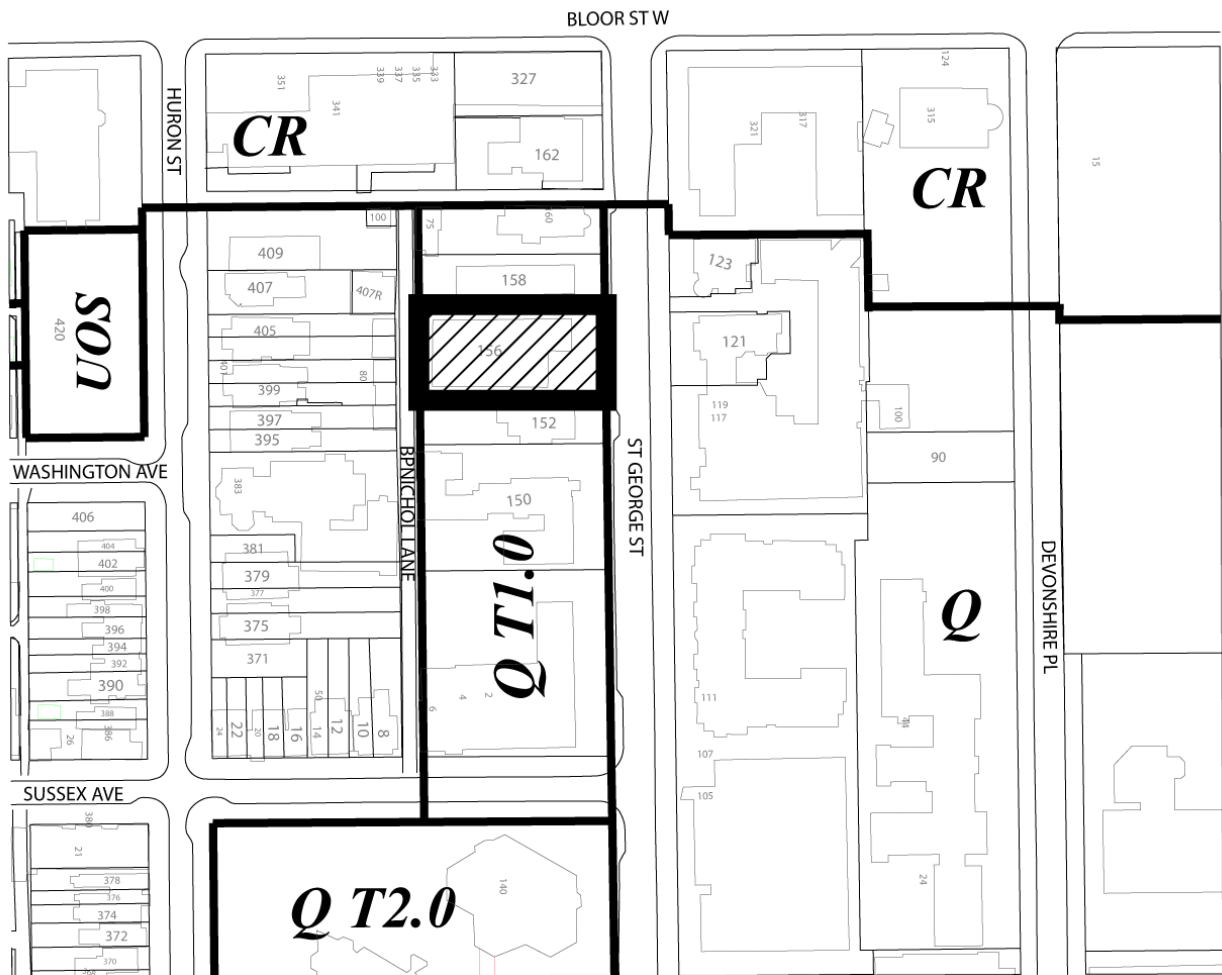
156 St. George Street

Elevations
 Applicant's Submitted Drawing

Not to Scale
 05/16/2011

File # 10_174712.0Z

Attachment 6: Zoning



Zoning City of Toronto By-law 438-86

156 St. George Street

File # 10_174712_0Z

- UOS Parks District
- G Parks District
- CR Mixed Use District
- MCR Mixed Use District
- Q Mixed Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 05/16/2011

Attachment 7: 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.		

Applicant:	Agent:	Architect:	Owner:
JASON PARK	Jason Park, FCM LAW	Aria Partnership	Wellspring Foundation

PLANNING CONTROLS

Official Plan Designation:	Institutional Areas	Site Specific Provision:	University of Toronto (Main Campus) Secondary Plan
Zoning:	Q T1.0	Historical Status:	
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:	16.99
Depth (m):	58.5			
Total Ground Floor Area (sq. m):	1031			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	7
Total Non-Residential GFA (sq. m):	5826		Loading Docks:	1
Total GFA (sq. m):	5826			
Lot Coverage Ratio (%):	57.9			
Floor Space Index:	3.28			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:		Above Grade	Below Grade
Rooms:	67	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	5826
Total Units:	0		381

CONTACT:	PLANNER NAME:	Marian Prejel, Senior Planner
	TELEPHONE:	(416) 392-9337

Attachment 8: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 2011
Enacted by Council: ~, 2011

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2011

To amend the former City of Toronto Zoning By-law No. 438-86, as amended, with respect to the lands municipally known as 156 St. George Street

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. None of the provisions of Sections 4(2)(a)(i) and (ii), 8(3) PART 1(1), and 12(2)246 of By-law 438-86, being "A By-law to regulate the use of land and the erection, use, bulk, height, spacing and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto" as amended, shall apply to prevent the erection and uses of a *private academic, philanthropic or religious school* and *accessory* uses thereto, including an underground *parking garage* on the lands municipally known in the year 2011 as 156 St. George Street, hereafter referred to as the *lot*, and more particularly identified on Map 1 of this By-law, provided only:
 - a. The *lot* is comprised of those lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
 - b. The total combined *residential gross floor area* and *non-residential gross floor area* of the building shall not exceed 5,870 square metres;
 - c. No portion of the building or structure above *grade* shall be located above finished ground level, other than within the area delineated by heavy lines on Map 2 attached to and forming part of this By-law, except for the following:
 - i. Cornices, lighting fixtures, window washing equipment,

- awnings, canopies, ornamental or architectural elements, parapets, trellises, balconies, eaves, lighting features, window sills, bay windows, guardrails, balustrades, railings, wind mitigation screens and features, monuments, arbours, patios, decorative features, stairs, stair enclosures, wheel chair ramps, vents, underground garage ramps and their associated structures, underground garage stair enclosures, retaining walls, fences, screens, and landscape and public art features, which may extend beyond the heavy lines shown on attached Map 2;
- ii. Structures used for outside or open air recreation, safety or wind protection, provided that the maximum *height* of the structure is not higher than the sum of three metres and the *height* applicable to the lot;
- d. The maximum *height* for any building or structure on the *lot* shall not exceed the *height* specified by the number following the symbol "H" as shown on Map 2, including any elements otherwise permitted in section 4(2)(a)(i) and (ii) of By-law 438-86, provided that this paragraph does not prevent the erection and use of:
- i. A railing or railings located at each of the roof levels of the building provided the maximum vertical distance of any such railing does not exceed 1.1 metres;
 - ii. A parapet, including roof drainage, thermal insulation and roof ballast, at each of the roof levels of the building provided the maximum vertical dimension of any such parapet does not exceed 0.7 metres, and having a maximum combined vertical dimension with (i) above of 1.8 metres above the *height* of each of the roof levels of the building;
 - iii. Spires, ornamental elements, safety railings, parapets, stair tower, chimney stack or other heating, cooling or ventilating equipment, a structure on the roof of the building used for outside open air recreation, safety or wind protection purposes, window washing equipment, stair towers, partitions dividing outdoor recreation areas, trellises or a fence, wall or structure enclosing such elements located above the *height* of each of the roof levels of the building provide the maximum vertical dimension of any such element does not exceed 5.0 metres; and
 - iv. Window washing equipment, lightening rods and exhaust flues located above the mechanical penthouse roof level

provided the maximum vertical dimensions of any such element does not exceed 1.2 metres;

- e. A minimum of 7 *parking spaces* shall be provided and maintained within the *lot*.
 - f. A minimum of 50 *bicycle parking spaces* shall be provided and maintained within the *lot*.
2. For the purposes of this By-law:
- a. *grade* shall mean 114.45 metres Canadian Geodetic Datum;
 - b. *height* shall mean the vertical distance between grade and the highest point of the roof, except for those elements described in 1(d); and
 - c. all terms appearing in italics shall have the same meaning as those terms have for the purpose of the aforesaid By-law No. 438-86, except as hereinbefore provided.
3. Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- a. all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - b. all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
4. Notwithstanding any severance, partition or division of the *lot*, the provisions of this By-law shall apply to the whole of the *lot* as if no severance, partition or division had occurred.

ENACTED AND PASSED this ~ day of ~, A.D. 2011.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

