

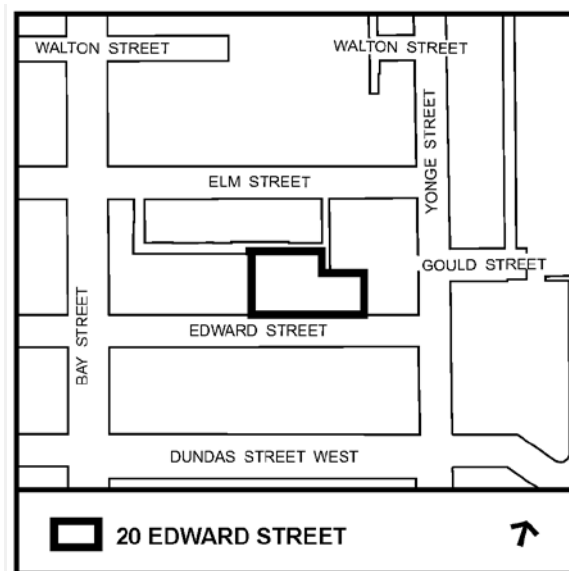
**20 Edward Street Zoning Amendment Application - Preliminary Report**

<b>Date:</b>	January 20, 2015
<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>	14 266298 STE 27 OZ

**SUMMARY**

The subject site was previously occupied by the "World's Biggest Book Store" retail store. The rezoning application proposes to redevelop the site at 20 Edward Street for a new mixed-use 35-storey (122.3 metres, including mechanical penthouse) building including a residential tower and a 3-storey commercial base. The rezoning application requests relief from the height restriction for the flight path for Sick Kids Hospital helipad. The applicant is proposing 629 residential units as well as 8,833 square metres of non-residential space comprised of retail space in the below grade concourse level, ground and second floors and office uses on the third floor. There are four levels of below grade parking (242 spaces) proposed with access from Edward Street and the rear lane to the north. Loading is proposed at grade from the rear lane. There are 610 bicycle parking spaces proposed.

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.



It is anticipated that a Community Consultation meeting will be held in the first quarter of 2015. Staff anticipate submitting a final report on the application to Community Council in the final quarter of 2015. This target date assumes that the applicant will provide 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 20 Edward 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 of the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

### **Pre-Application Consultation**

A pre-application consultation meeting was held on April 4, 2014 with the applicant to discuss complete application submission requirements. At the meeting the proponent outlined the proposal for 20 Edward Street. The proposal included a slab style building with a 6-storey (23 metre) base and a 35-storey tower. The uses included below grade parking, retail at grade, and potential office space on the 3<sup>rd</sup> to 6<sup>th</sup> floors with residential above. Access to the site would be from the rear lane.

During the meeting, staff raised concerns over: setbacks on the west, north and east side particularly; tower separation; massing; shadow impacts; height of the base building; vehicular access; laneway width; landscape; and streetscape.

## **ISSUE BACKGROUND**

### **Proposal**

The previous structure on the site has been demolished. The applicant is proposing to redevelop the subject site to construct a mixed use 35-storey (122 metre including mechanical penthouse) building including a 3-storey (18.5 metre high) commercial base and 1-storey mezzanine. The applicant has requested relief from the zoning provision that addresses height restrictions for the flight path for Sick Kids Hospital helipad. The development proposes a total of 629 residential condominium units consisting of: 317 one-bedroom units (50%); 219 two-bedroom units (39%);

and 90 three-bedroom units (16%). Protruding balconies are proposed along each face of the building. There are five levels proposed below grade, with four levels of vehicular parking and one level with a retail concourse.

The development is proposed to have a total gross floor area of 54,297 sq.m., with 8,832 sq.m. of commercial/retail space in the 3-storey base including the concourse level retail. The applicant is proposing a slab design of the building with a typical floorplate of 1,469 sq.m. The tower separation proposed to the west is 20 metres to the face of the building. The setback proposed from the property line to the face of the tower include: 5.15metres to the west side (3.4 metres to the balcony edge); 4.5 metres to the south side (2.7 metres to the balcony edge); 9.58 metres to the east side (7.7 to the balcony edge); 5.56 metres on the northeast side (3.7 metres to the balcony edge); and 7.67 metres at the closest point on the northwest side (5.8 metres to the balcony edge). The proposed density is 18 times the lot area.

The residential lobby is proposed from the southeast corner of the site with access from Edward Street. The majority of the frontage along Edward Street is proposed to be retail. Amenity space is proposed on level four. There is 1,048 sq.m. of contiguous indoor amenity space with 696 sq.m. of outdoor terrace amenity space that wraps around the west and north side of the building.

There is an existing laneway on the west and north side of the site. Vehicular access to the below grade parking is proposed from both Edward Street and the rear lane on the north side of the building. The vehicular egress from the site is proposed only from the rear (north) lane. There are five loading spaces proposed on the north side of the building with direct access from the laneway to the north.

## **Site and Surrounding Area**

The site is located on the north side of Edward Street mid-way between Yonge Street and Bay Street, one block north of Dundas Street West. The site is bounded on the north side by a laneway which provides access to Elm Street in two locations. The subject site is 0.3 ha in size with frontage of 76.21 metres along on Edward Street with a depth of 39.17 metres along the west side property line and 30.3 metres on the east side property line. The site is located in the Yonge Street Community Improvement Plan Area and Downtown Yonge Business Improvement Area (BIA).

The site is currently vacant but was previously occupied by the "World's Biggest Bookstore" retail store. The site currently has a new site plan application for a surface commercial parking lot.

The surrounding uses are as follows:

South: directly across the street on the block bounded by Bay Street, Yonge Street, Dundas Street West and Edward Street is the Atrium on Bay office and retail complex. Further south on the south side of Dundas Street West is the Eaton Centre.

East: directly to the east are 2-3 storey retail commercial buildings fronting onto Yonge Street. On the east side of Yonge Street is the north part of the retail office complex of Dundas Square. To the northeast is Ryerson University.

North: directly north are 2-3 storey retail commercial buildings and a 16-storey Toronto Community Housing residential rental building fronting onto Elm Street. Further north is a mix of hotel, residential, retail and office buildings of various heights between 2 and 26 storeys.

West: directly to the west is the 26-storey Horizon on Bay residential condominium. On the west side of Bay Street is a parking lot and 2-storey commercial buildings. Further west is the Toronto Coach Terminal (regional bus terminal owned by the City of Toronto) medical and residential 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 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](http://www.toronto.ca/planning/official_plan/introduction.htm)).

Compliance with other relevant policies of the new Official Plan including the environment and transportation will also be addressed.

## **Site and Area Specific Policy 174**

Site Specific Policy 174 of the Official Plan provides an overall framework for continued revitalization in the area north and south of Dundas Square. The policy provides general planning objectives and built form principles for sites fronting Yonge Street and for surrounding buildings.

This application will be reviewed against the policies of Site and Area Specific Policy 174. ([http://www1.toronto.ca/static\\_files/CityPlanning/PDF/sas\\_policies\\_164\\_to\\_179\\_dec2010.pdf](http://www1.toronto.ca/static_files/CityPlanning/PDF/sas_policies_164_to_179_dec2010.pdf))

## **Zoning**

The site is zoned CR 6.0 (c2.0; r6.0) SS1 x2318 under By-law 569-2013. The CR zone permits a wide range of residential and non-residential uses including apartment buildings, retail stores, offices and hotels. The zoning permits a maximum non-residential density of 2.0 times the area of the lot and a maximum residential density of 6.0 times the area of the lot. Attachment 3 shows the zoning for the site and surrounding area.

## **Site Plan Control**

The subject site and proposed development are subject to Site Plan Control. An application for site plan for the tower proposal has not yet been submitted.

## **City-Wide Tall Building Design Guidelines**

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

## **Downtown Tall Buildings: Vision and Supplementary Design Guidelines**

This project is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies where tall buildings belong Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings. The Downtown Vision and Supplementary Design Guidelines should be used together with the city-wide Tall Building Design Guidelines to evaluate new and current Downtown tall building proposals. The Downtown Tall Buildings Guidelines are available at <http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>

## **TOcore**

On May 13, 2014, the Toronto and East York Community Council (TEYCC) considered a Staff Report regarding *TOcore: Planning Toronto's Downtown*, along with a related background document entitled *Trends and Issues in the Intensification of Downtown*. Both reports are available at:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=222101f2e9745410VgnVCM10000071d60f89RCRD>.

TOcore is looking at how Toronto's Downtown should grow, with both a renewed planning framework and the necessary infrastructure to remain a great place to live, work, learn and play. TOcore is in its initial 'taking stock' phase, which involves an analysis of existing conditions, growth trends and priority issues in the Downtown. The review of this application will be informed by the issues being considered under TOcore.

## **Reasons for the Application**

The proposal requires an amendment to the Zoning By-law for an increase in density and height, breaching the height restriction for Sick Kids Hospital, reduction in parking, reduced amenity space and other development standards that will require site-specific zoning provisions.

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:

- Reductions of Survey, Site Plan, Statistics, Architectural Plans and Landscape Site Plan Reductions
- Planning Rationale Report
- Tree Declaration
- Shadow Studies
- Draft Zoning By-law Amendments
- Transportation Impact Study
- Functional Servicing Report
- Stormwater Management Report
- Aeronautical Assessment Letter
- TTC Vibration and Noise Assessment Letter
- Qualitative Pedestrian Wind Assessment
- Toronto Green Development Standard Checklist

A Notice of Incomplete Application was issued on January 23, 2015 which identified the outstanding material required for a complete application submission as:

- Full size plans including Topographic/Boundary Survey, Site Plan, Architectural Plans, Landscape Plans, all to scale as outlined in the Toronto Development Guide;
- Tree Protection Plan;
- Grading Plan; and
- Servicing Plan.

### **Issues to be Resolved**

The following issues will need further review and will need to be addressed by the applicant:

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 and housing;
3. Conformity with Site and Area Specific Policy 174;
4. Conformity with the city-wide Tall Buildings Design Guidelines and the Downtown Tall Buildings: Vision and Supplementary Design Guidelines, including the sections on transition in scale, adjacency issues to heritage buildings, tower floorplate and separation distance, pedestrian realm and sustainable design;
5. Height and density of proposal, including the impact on the Sick Kids Flight Path;
6. Other built form and massing issues including, but not limited to: sky view, light penetration, shadow, privacy and wind mitigation and continuous weather protection around the site;
7. Implementation of Downtown Yonge BIA's Public Realm Strategy and their Streetscape Guidelines;
8. Provision for reduced on-site parking including impacts on the supply of on-street parking in the area;
9. Unit size and mix;
10. Adequacy of indoor and outdoor amenity space;
11. Appropriate servicing to accommodate the proposed development;
12. Assessment of traffic generation, access, transportation impacts and potential road/lane widening;

13. Consideration of incorporating an entrance from the development into the north end of the Dundas Subway Station;
14. Commitment to providing resident and visitor bicycle parking given the site's proximity to the Gerrard Street and College Street bike lanes and proposed Bay Street bike lanes;
15. Treatment of the ground floor of the building and its relationship to the streetscape, the width of the sidewalk and the provision of continuous pedestrian realm weather protection;
16. Adequacy of community services and parkland in the area;
17. Consideration of the comments from the City's design review panel; and
18. 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.

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

## **CONTACT**

Sarah Henstock, Senior Planner  
Tel. No. 416-392-7196  
Fax No. 416-392-1330  
E-mail: shensto@toronto.ca

## **SIGNATURE**

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

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## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: North Elevations

Attachment 3: West Elevations

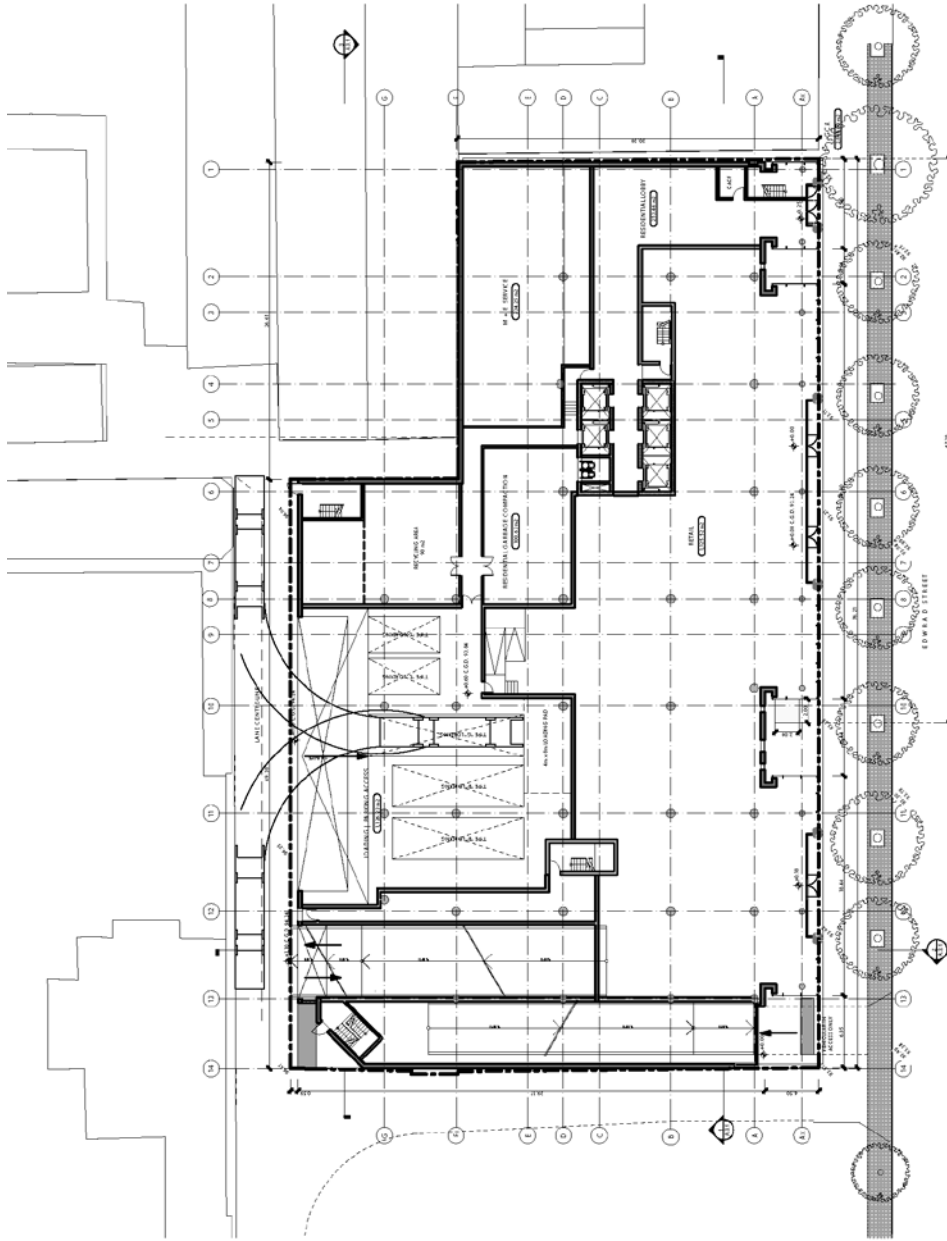
Attachment 4: East Elevations

Attachment 5: South Elevations

Attachment 6: Zoning

Attachment 7: Application Data Sheet

Attachment 1: Site Plan

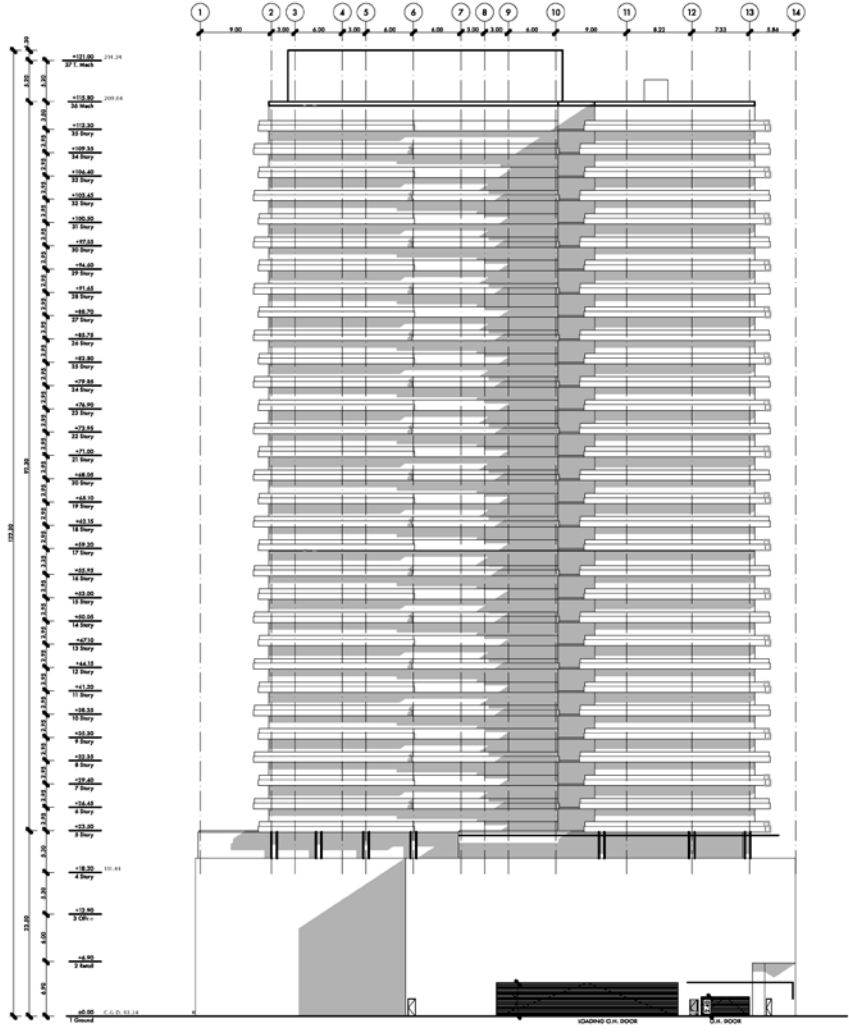


**Site Plan**  
 Applicant's Submitted Drawing  
 Not to Scale  
 14/01/2015

**20 Edward Street**

File # 14 266298

# Attachment 2: North Elevations



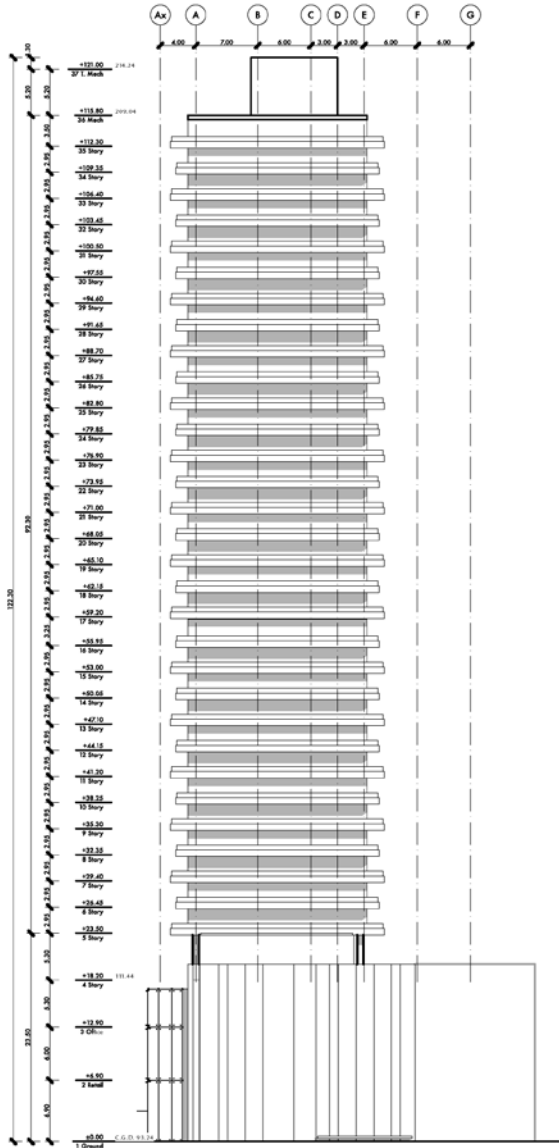
1 NORTH ELEVATION  
A.2.2

**North Elevation**  
 Applicant's Submitted Drawing  
 Not to Scale  
 04/30/2014

**20 Edward Street**

File # 14 266298

# Attachment 3: East Elevations



2 EAST ELEVATION  
A.2.2

## East Elevations

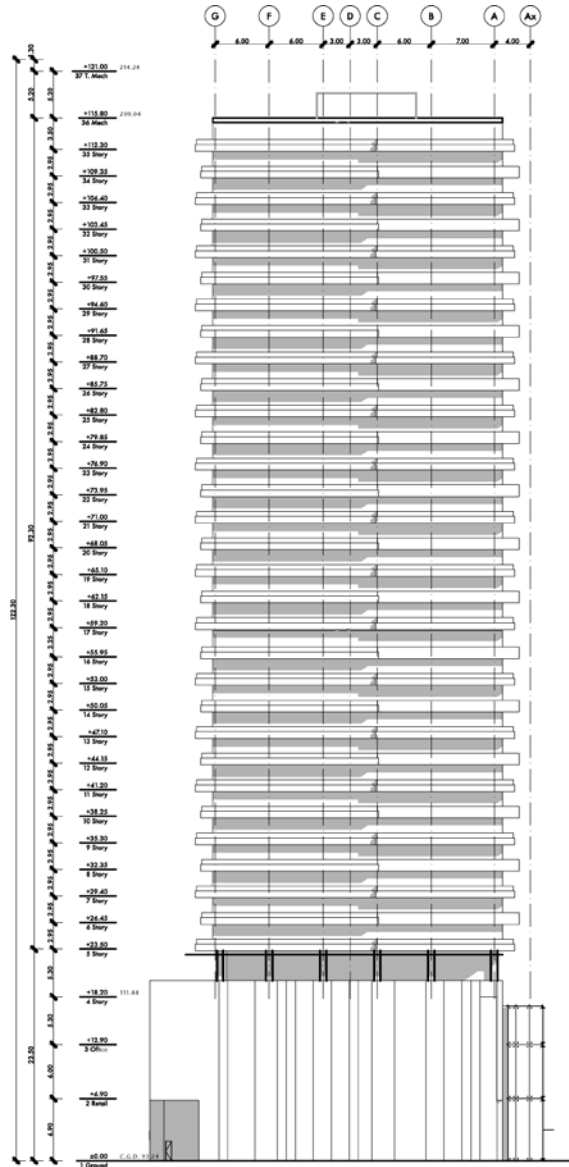
Applicant's Submitted Drawing

Not to Scale  
01/14/2015

20 Edward Street

File # 14 266298

# Attachment 4: West Elevations



2 WEST ELEVATION  
A.2.1

## West Elevations

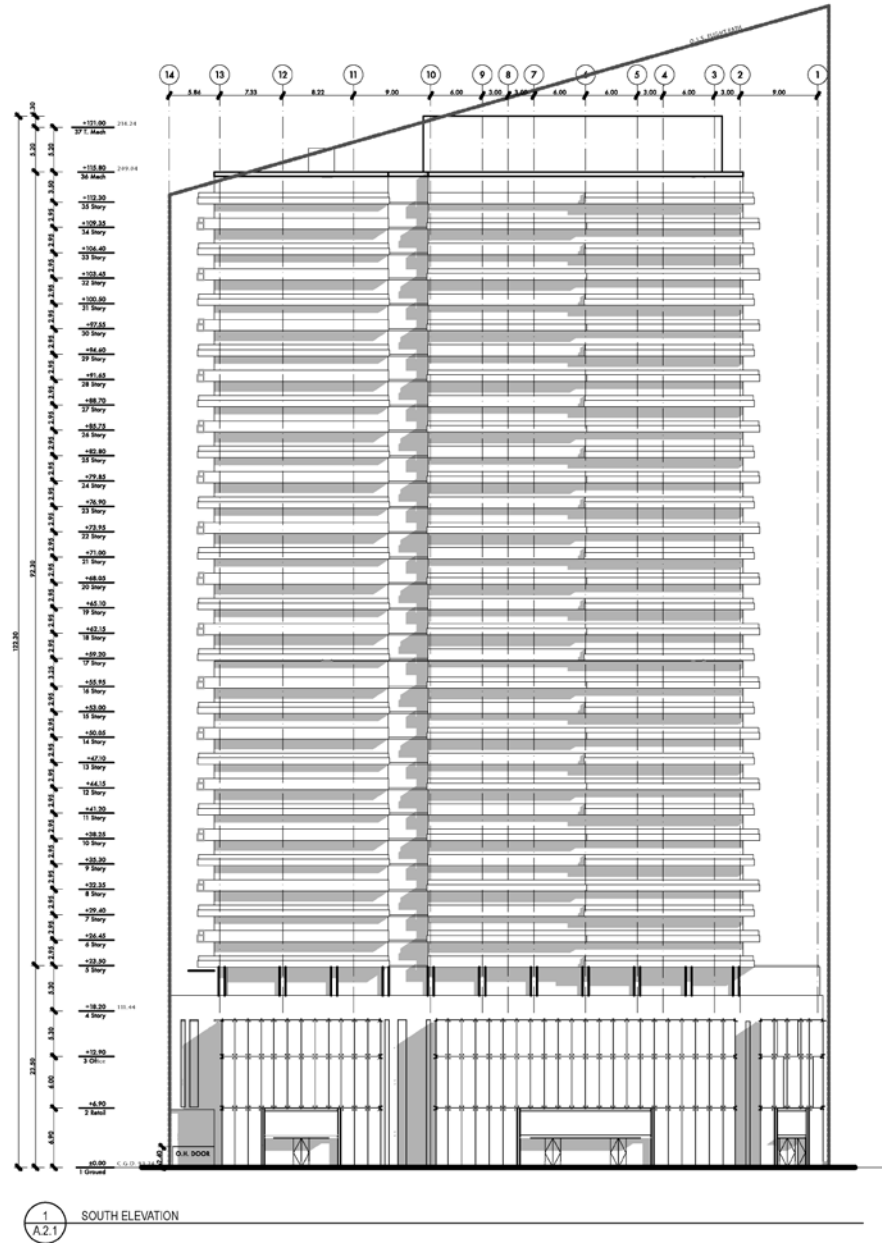
Applicant's Submitted Drawing

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01/14/2015

## 20 Edward Street

File # 14 266298

# Attachment 5: South Elevations



## South Elevation

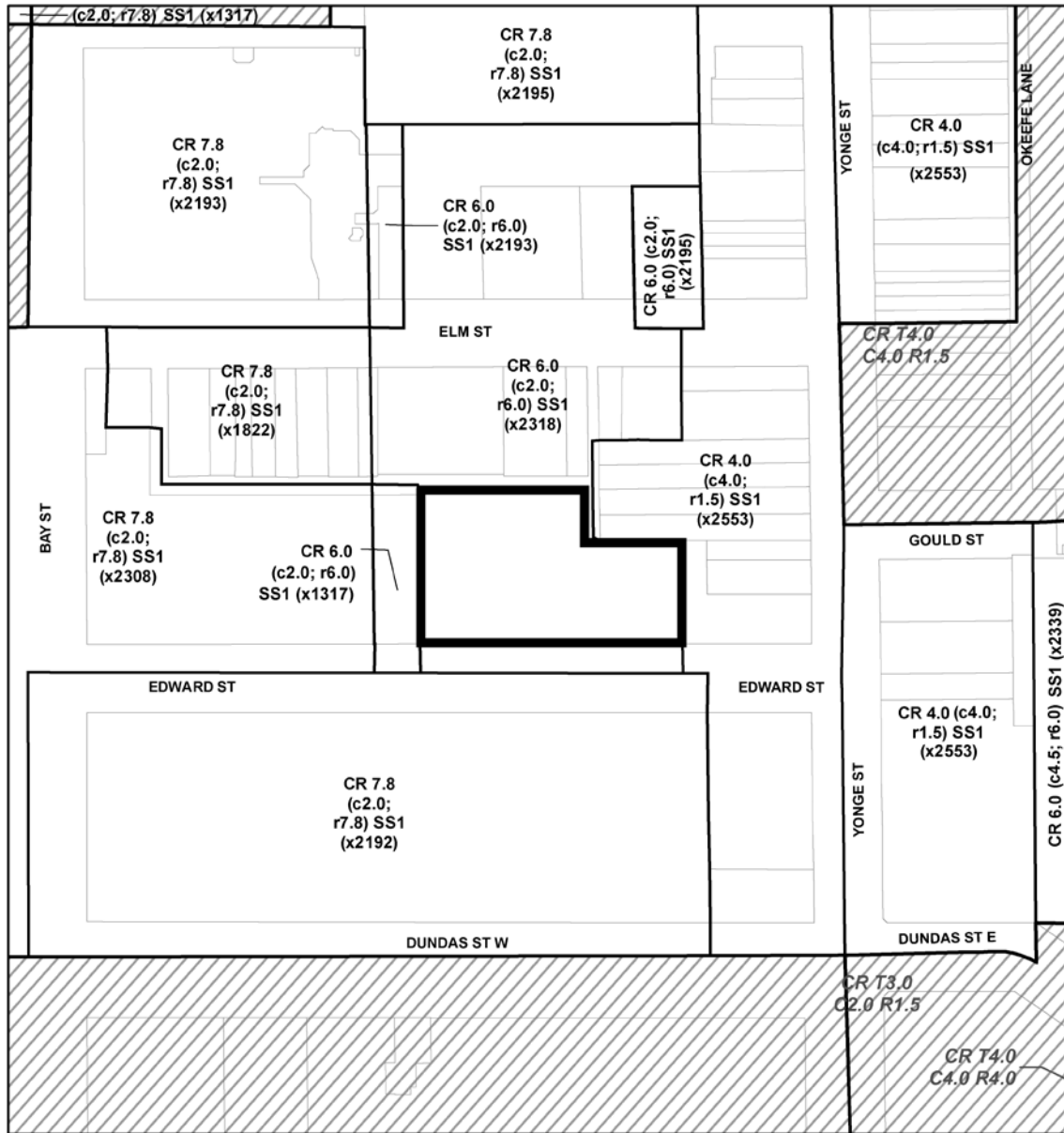
Applicant's Submitted Drawing

Not to Scale  
01/14/2015

20 Edward Street

File # 14 266298

## Attachment 6: Zoning





**Zoning By-law 569-2013**

**20 Edward Street**

File # 14 266298

 Location of Application  
**CR** Commercial Residential

 See Former City of Toronto Bylaw No. 438-86  
**CR** Mixed-Use District  
**Q** Mixed-Use District  
**UOS** Parks District

  
 Not to Scale  
 Extracted: 01/13/2015

## Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	14 266298 STE 27 OZ
Details	Rezoning, Standard	Application Date:	December 19, 2014
Municipal Address:	20 EDWARD ST		
Location Description:	PLAN 243 PT LOTS 23 TO 28 **GRID S2711		
Project Description:	The proposed rezoning would permit a 35-storey residential condominium tower (with a height of 122.3 metres, including mechanical penthouse), containing 629 units as well as 8,833 square metres of non-residential space comprised of retail space on the below grade concourse level and the ground and second floors and office uses on the third floor.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
MATHEW LAING		architectsAlliance	LIFETIME EDWARD
Lifetime Developments		317 Adelaide Street West	STREET INC
49 Jackes Avenue, Suite 200		Floor 2	
Toronto, ON M4T 1E2		Toronto ON M5V 1P9	

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR 6.0 (c2.0; r6.0) SS1 (x2318)	Historical Status:
Height Limit (m):	46	Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq. m):	3,003.18	Height:	Storeys:	35
Frontage (m):	76.2		Metres:	122.3
Depth (m):	44.8			
Total Ground Floor Area (sq. m):	3,000			<b>Total</b>
Total Residential GFA (sq. m):	45,464		Parking Spaces:	242
Total Non-Residential GFA (sq. m):	8,833		Loading Docks	5
Total GFA (sq. m):	54,297			
Lot Coverage Ratio (%):	100			
Floor Space Index:	18.1			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	45,464	0
Bachelor:	0	Retail GFA (sq. m):	4,012	1933
1 Bedroom:	317 (50%)	Office GFA (sq. m):	2,887	0
2 Bedroom:	219 (35%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	93 (15%)	Institutional/Other GFA (sq. m):	0	0
Total Units:	629 (100%)			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Sarah Henstock, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>416-392-7196</b>