

**1000 Bay Street – Rezoning Application
Preliminary Report**

Date:	January 13, 2010
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	09 199659 STE 27 OZ

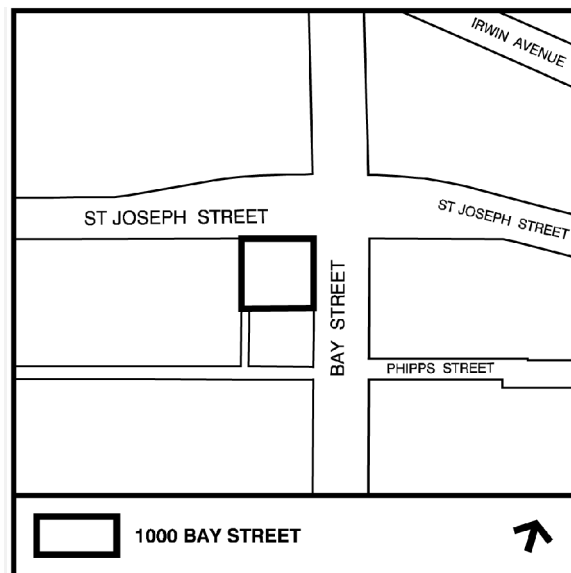
SUMMARY

This application was made on or before December 23, 2009 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

An application to amend Zoning By-law 438-86 has been submitted to permit a mixed-use development of 32 storeys consisting of 13 storeys for a hotel and 19 storeys (99 units) for a residential condominium at 1000 Bay Street.

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 engagement process, which will include an initial open house/community meeting enabling 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;

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

ISSUE BACKGROUND

Pre-Application Discussions

City Planning staff met with the applicant's team several times to review preliminary design concepts. In response to these discussions, the design concept evolved to strengthen the relationship between the three main built form components (podium, hotel middle and tower). Changes were also made to the proposals: massing; floor plate size; adjacency issues; access; as well as the arrangement of the ground floor uses.

Proposal

Mayfair Properties Ltd., the owner, is proposing to construct a 32-storey (98 metre plus 3.4 metre high mechanical) mixed use building including 13 stories dedicated to a hotel and 19 stories for residential uses for a total of 99 dwelling units with retail uses at grade. The proposal's massing consists of three parts:

1. A 3-storey, 23-metre high podium containing the hotel's amenity space, hotel rooms, hotel services, retail space with a ground floor area of 534 square metres;
2. A 10-storey, 29.5 metre high hotel (floors 4 to 13) with a 482.5 square metre floor plate; and
3. A 19-storey, 49.5 metre high residential condominium (floors 14 to 32) with a 372.9 square metre floor plate located on the easterly portion of the site adjacent to Bay Street.

The podium would occupy the majority of the lot with the exception of an open triangular area at the southwest corner of Bay Street and St. Joseph Street. The part of the proposed hotel on the fourth to 14th floors would have minimum setbacks from the podium of 1.5 metres on the south side, 5 metres on the north (St. Joseph Street) and east (Bay Street) sides, and 5.5 metres on the west side. The residential tower on floors 15 to 32 would have the same minimum setbacks to the south, north and west edges of the podium. The setback to the west edge of the podium would be a minimum of 12.5 metres.

The applicant proposes to have 115 hotel rooms. The unit mix proposed for the residential condominium is 8 bachelor units (8%), 62 one-bedroom units (63%), 19 two-bedroom units (19%) and 10 three-bedroom units (10%).

The applicant proposes to locate the residential condominium portion on the easterly side of the lot in order to reduce shadowing and impact on St. Michael's College (University of Toronto) and on St. Basil's church and existing open space (future city park) just north of this site.

A total of 93.7 square metres of gross floor area is proposed for the grade-related retail and service commercial space on the ground floor along Bay Street. The floor-to-ceiling height on the ground floor would be 4.8 metres.

The applicant proposes a 3 metre wide colonnade along the length of the Bay Street frontage and a 3 metre wide canopy along the length of the St. Joseph Street frontage.

Indoor and outdoor amenity space for the hotel is provided on the 3rd floor, including a health club, meeting rooms and a shared indoor pool with the residential condominium. Indoor and outdoor amenity space for the residential condominium is provided on the 14th floor including a health club, meeting rooms and the residential condominium management offices. A total of 214.87 square metres of indoor amenity space and 105.73 square metres of outdoor amenity space is proposed for the residential condominium.

The proposal provides a total of 106 parking spaces in a four-level underground garage including 53 spaces for the residential condominium, 10 spaces for visitors to the condominium and 43 spaces for the hotel. The proposal also provides 115 bicycle parking spaces for the hotel and residential condominium. A proposed driveway at the western end of the property at St. Joseph Street will provide direct vehicle access into the underground parking garage and entry into the hotel and condominiums. Additional vehicle access is proposed at the existing north/south laneway behind 990 Bay Street (Bistro 990 restaurant). Pedestrian access into the hotel will be provided at St. Joseph Street and Bay Street. Pedestrian access into the condominium will be provided at Bay Street. Two loading spaces are proposed on the ground floor.

Overall the proposal has a gross floor area of 14,050 square metres with a density of 12.2 times the area of the lot. The Application Data Sheet in Attachment 4 provides additional information on the proposal.

Site and Surrounding Area

The development site is located on the southwest corner of Bay Street and St. Joseph Street. The land is currently being used as a commercial parking lot. Within the St. Joseph Street right-of-way the owner has permission for seven commercial parking spaces.

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

North: St. Joseph Street and beyond is St. Basil's Church and further north are proposed 55-storey and 45-storey residential towers; a public park is proposed at the northwest corner of Bay Street and St. Joseph Street and further west is the 5 storey Sorbana Hall Student Residence of St. Michael's College, University of Toronto;

South: abutting the site is the three-storey Bistro 990 restaurant and a 4.0 metre wide public lane and further south is 984 Bay Street, a seven-storey office building. A north/south public lane abuts these properties on the west side and will be used to access the proposed development at 1000 Bay Street;

East: across Bay Street on the northeast corner of Bay Street and St. Joseph Street is a 28-storey (80.9 metres high) residential condominium building (44 St. Joseph and 1033 Bay Street), on the southeast corner is a 35-storey (104.9 metre high) residential building (1001 Bay Street), further south is Sutton Place Hotel with 32 stories (100 metres high); and

West: abutting the site is a four-storey St. Michael's College, University of Toronto, Faculty of Theology building.

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 Official Plan places the site within the Downtown and Central Waterfront urban structure area. The site is designated "Mixed Use Area" 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 directs 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 neighbourhood; shadow impacts be minimized and an attractive, safe and comfortable pedestrian environment be provided.

The property is also located adjacent to the University of Toronto Secondary Plan. The wide St. Joseph Street right-of-way abutting the north limit of the property is designated Parks and Open Space on Map 20-3 within this Secondary Plan (See Attachment 5). The southwest corner of St. Joseph Street and Bay Street is shown as an existing or potential gateway entrance to the University.

The City's Design Criteria for Review of Tall Buildings Proposals which outlines built form principles that are applied to the location and design of such buildings. The criteria seeks to reduce impacts with the adjacent development and encourage excellence in design.

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

The Toronto Official Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/introduction.htm

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

Zoning

Under the former City of Toronto Zoning By-law 438-86, as amended, the site is zoned CR T6.0 C1.0 R6.0, a mixed-use area district, which permits residential uses, as well as non-residential uses. The site has a total density permission limit of 6.0 times the lot area, 1.0 times the lot area for commercial uses and 6.0 times the lot area for residential uses. The height permission is 46 metres. Attachment 3 provides an excerpt of the zoning map for the site and immediate area.

Site Plan Control

The proposed development is subject to Site Plan Approval. An application for site plan approval has not yet been submitted.

Reasons for the Application

The applicant seeks to amend Zoning By-law 438-86, as amended, because the proposed building's height of 102 metres to the top of the mechanical penthouse and density of 12.2 times coverage exceed the 46 metre height limit and 6 times density in the Zoning By-law. Whereas the Zoning By-law requires a minimum of 198 square metres of both indoor and outdoor residential amenity space.

By-law 438-86, as amended, permits a wide range of uses including the proposed residential, commercial and retail uses. Additional areas of non-compliance with the Zoning By-law may be identified through further review of the application.

COMMENTS

Application Submission

The following reports/studies were submitted with the application: Green Development Checklist, Sun/Shadow Study, Traffic Impact Study, Functional Servicing and Stormwater Management Report and Planning Justification Report.

Planning staff have deemed this application complete.

Issues to be Resolved

The following issues, as well as any other issues that may be identified by staff and the public, will need to be address by the applicant and reviewed:

- (a) appropriateness of the proposal's scale, massing and compatibility and interface with St. Basil's Church, the proposed city park to the north, the St. Michael's College campus and surrounding mixed use context;
- (b) appropriate setback of the residential tower and hotel and mitigation of physical and visual impacts on the surrounding buildings, open space, and uses including, but not limited to light, privacy, shadow, skyview, weather and wind protection;
- (c) servicing components on the ground floor of the building and their relationship to the streetscape and the pedestrian realm surrounding the site;
- (d) assessment of pedestrian and vehicular access to and movement on and through the site;
- (e) location and suitability of the proposed amenity space dedicated to the hotel and residential condominium component;
- (f) suitability of the proposed unit sizes and mix of unit types;
- (g) bicycle parking and a bike share program given the site's proximity to the Wellesley Street bike lanes and Bay Street Urban Clearway;
- (h) community benefits under Section 37 of the *Planning Act*;
- (i) implementation of the gateway entrance to the University of Toronto at the intersection of St. Joseph Street and Bay Street; and
- (j) provision of an adequate on-site taxi-stand for the hotel as required by City Council direction for hotels;

Preceding text assumes compliance with all applicable policies will need to be reviewed.

Staff will review sustainable development opportunities by utilizing the Toronto Green Standard, adopted by City Council in July 2006.

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

CONTACT

Michael Hynes, Senior Planner

Tel. No. 416-397-1761

Fax No. 416-392-1330

E-mail: mhynes@toronto.ca

SIGNATURE

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

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ATTACHMENTS

Attachment 1: Site Plan

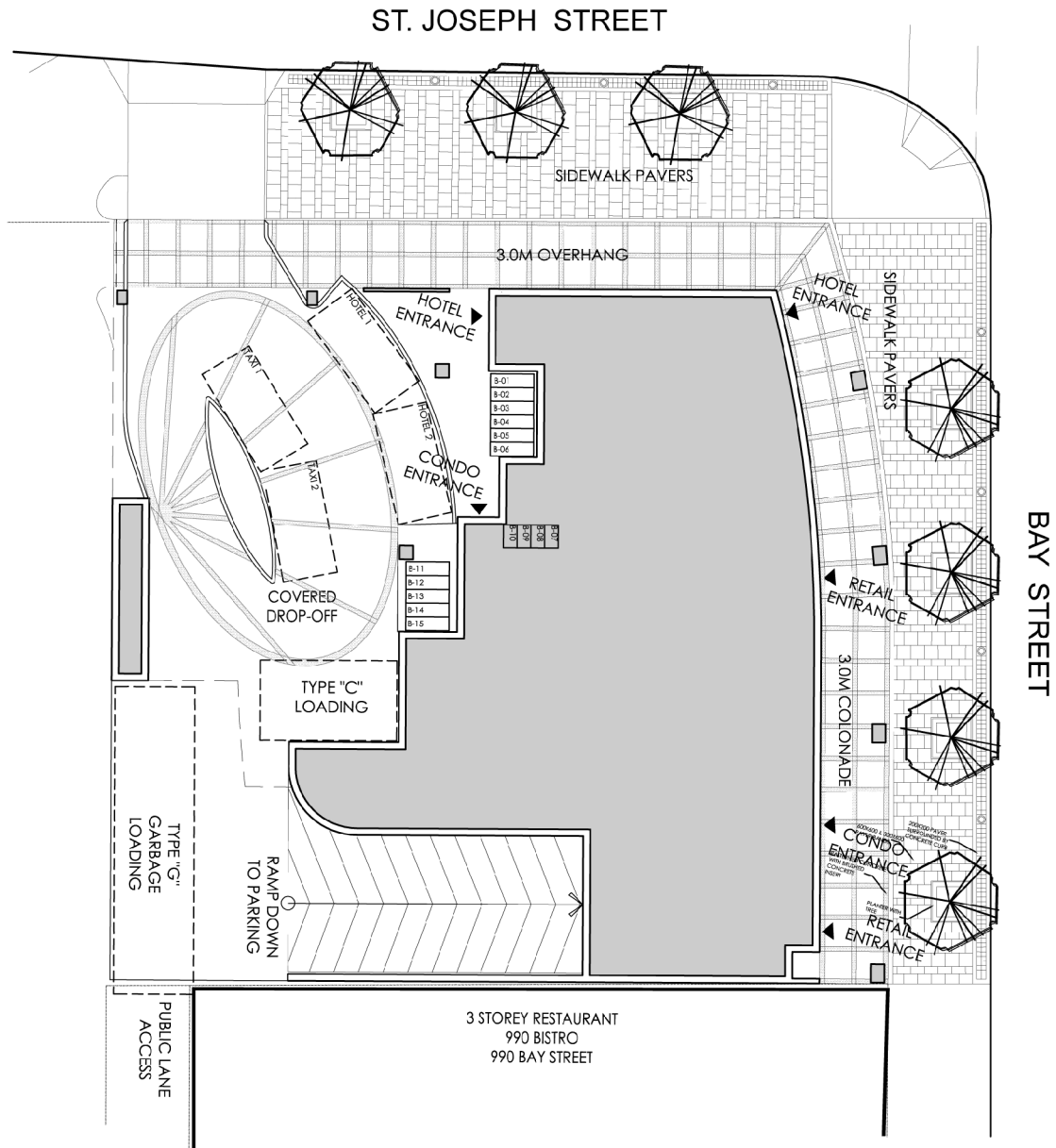
Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 5: Map 20-3 University of Toronto Secondary Plan

Attachment 1: Site Plan



Site Plan

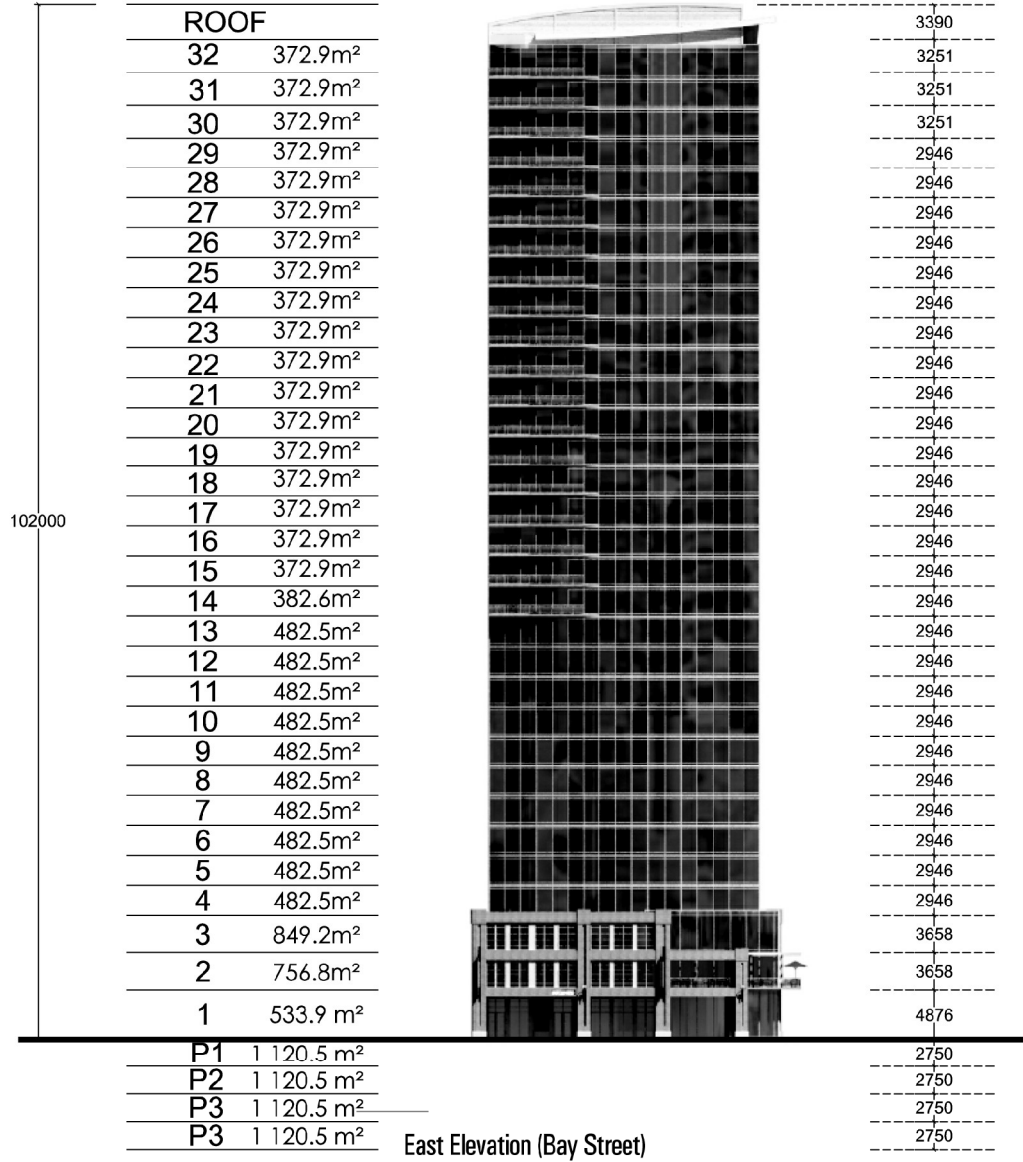
1000 Bay Street

Applicant's Submitted Drawing

Not to Scale 

File # 099659

Attachment 2: Elevations



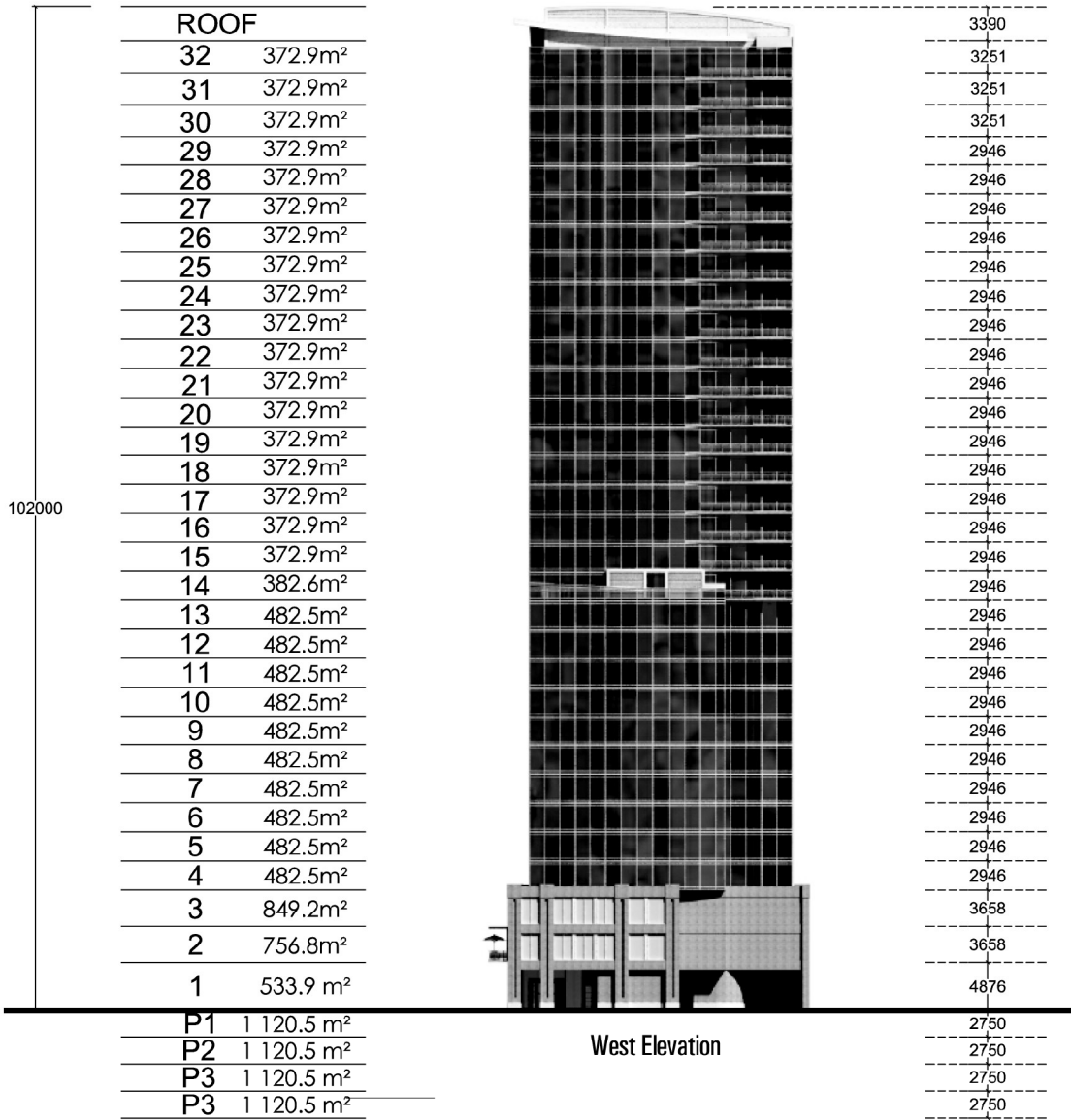
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Applicant's Submitted Drawing

Not to Scale
01/11/2010

1000 Bay Street

File # 099659



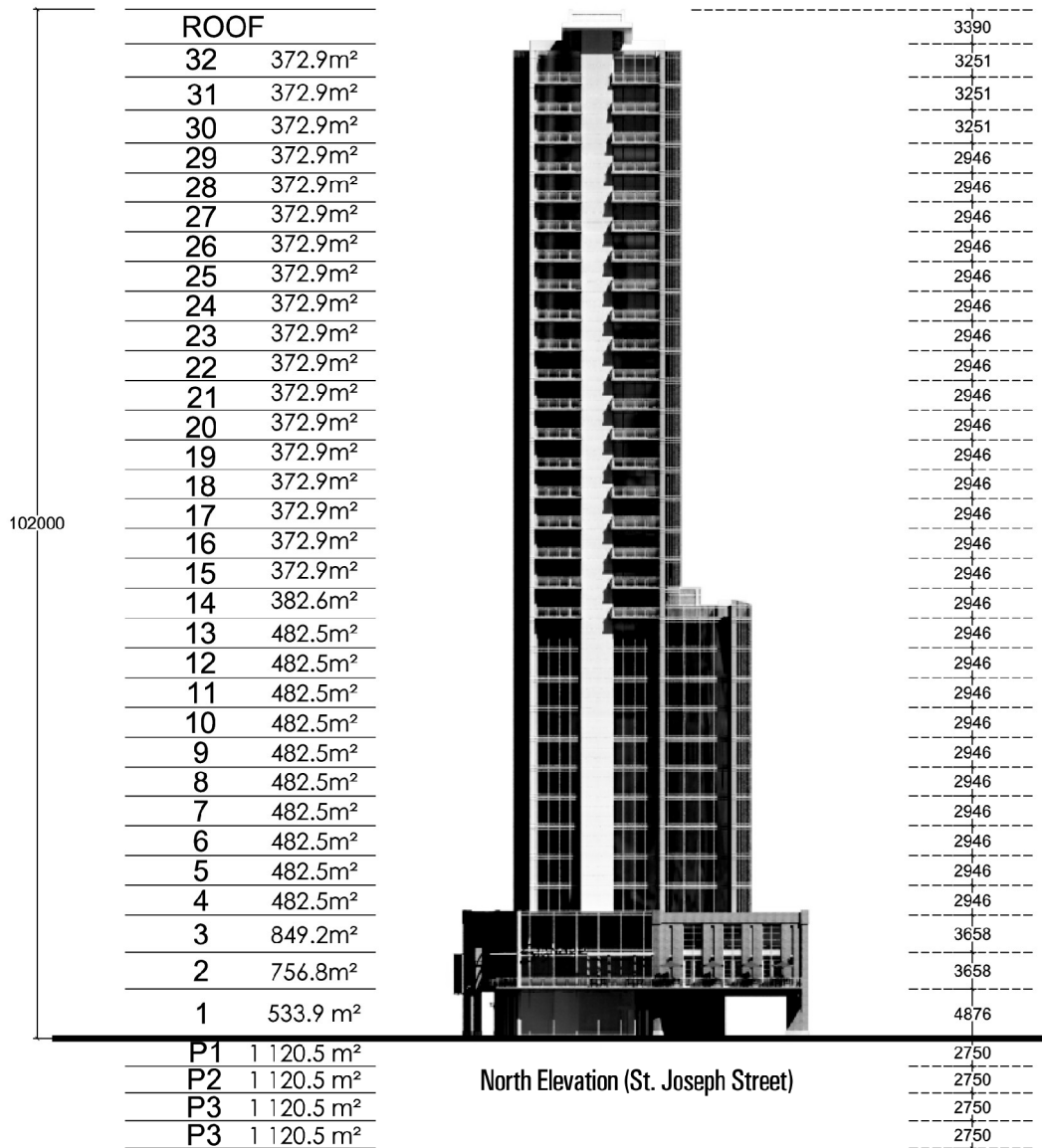
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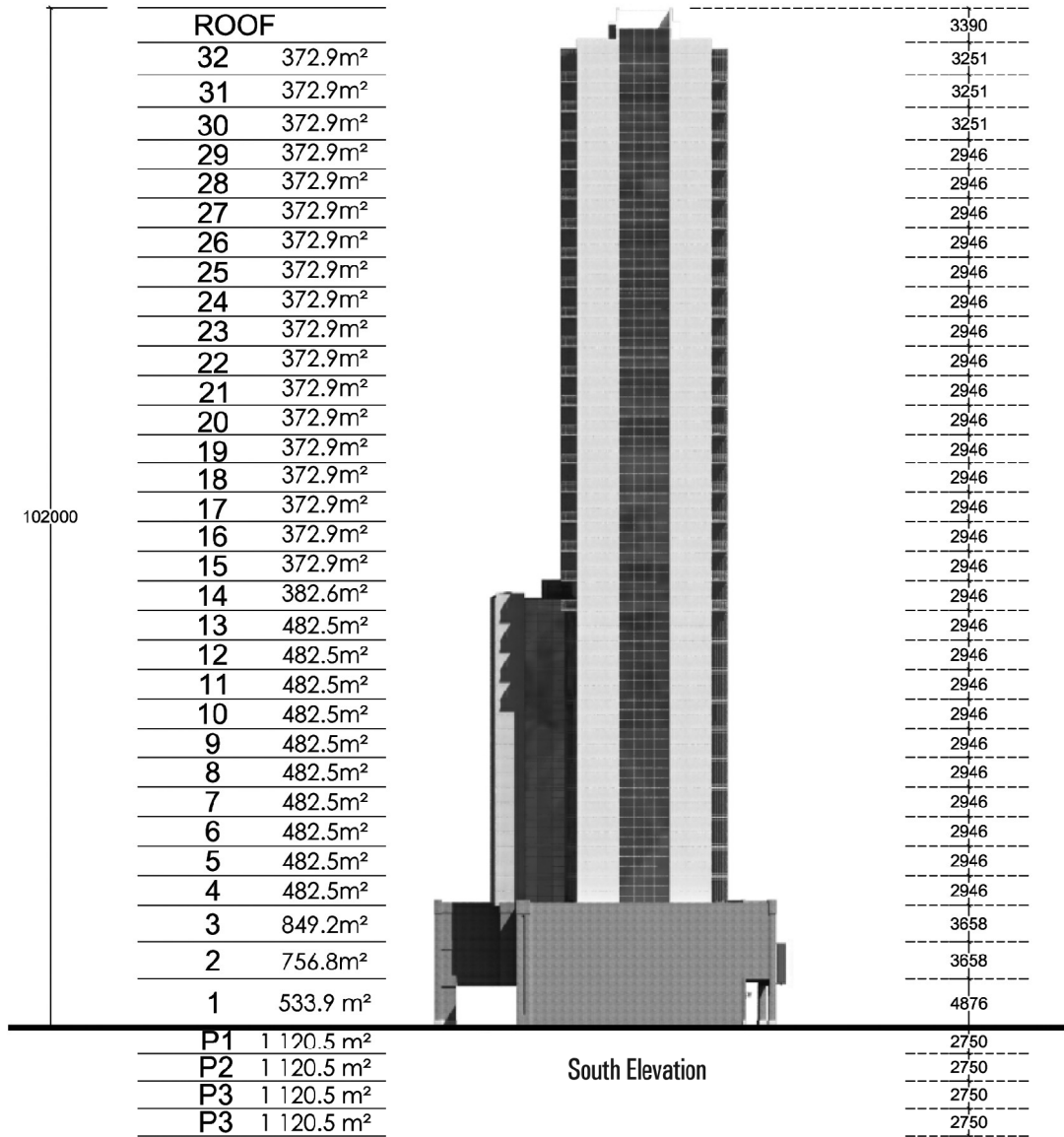
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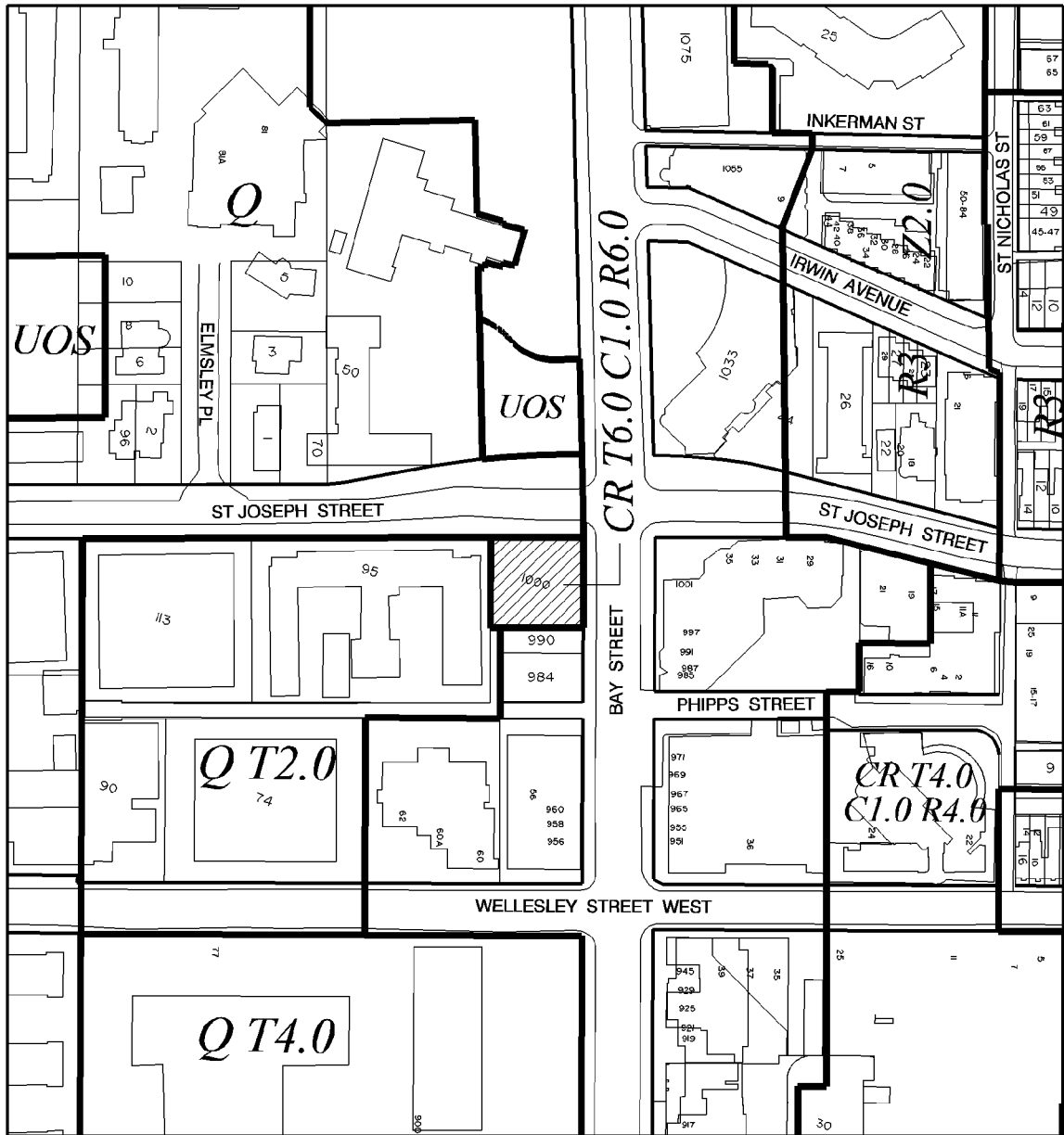
1000 Bay Street

Applicant's Submitted Drawing

Not to Scale
01/11/2010

File # 099659

Attachment 3: Zoning



1000 Bay Street
File # 09_199659

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



Not to Scale
Zoning By-law 438-86 as amended
Extracted 01/11/2010

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	09 199659 STE 27 OZ
Details	Rezoning, Standard	Application Date:	December 23, 2009
Municipal Address:	1000 BAY STREET		
Location Description:	PL 891 LTS B C & PT LT A **GRID S2707		
Project Description:	Proposal for condo/hotel complex having a height of 32 storeys – 13 storeys for hotel and 19 storeys for residential condominium, 99 residential units, 115 hotel suites and 4 levels (106 parking spaces) of below grade parking.		

Applicant:	Agent:	Architect:	Owner:
Chamberlain Architect Services Ltd. 5096 South Service Road, Suite 103 Burlington, ON L7L 5H4	Same as Applicant	Same as Applicant	Mayfair Properties Ltd. 111 Robson Street Vancouver, BC, V6B-2A8

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	CR T6.0 C1.0 R6.0	Historical Status:	N
Height Limit (m):	46	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1149.82	Height:	Storeys:	32
Frontage (m):	33.52		Metres:	98.6 with a 3.4 m mechanical
Depth (m):	34.32			
Total Ground Floor Area (sq. m):	524.8			Total
Total Residential GFA (sq. m):	7279.6		Parking Spaces:	106
Total Non-Residential GFA (sq. m):	6771		Loading Bays	2
Total GFA (sq. m):	14050.6			
Lot Coverage Ratio (%):	74.0			
Floor Space Index:	12.22			

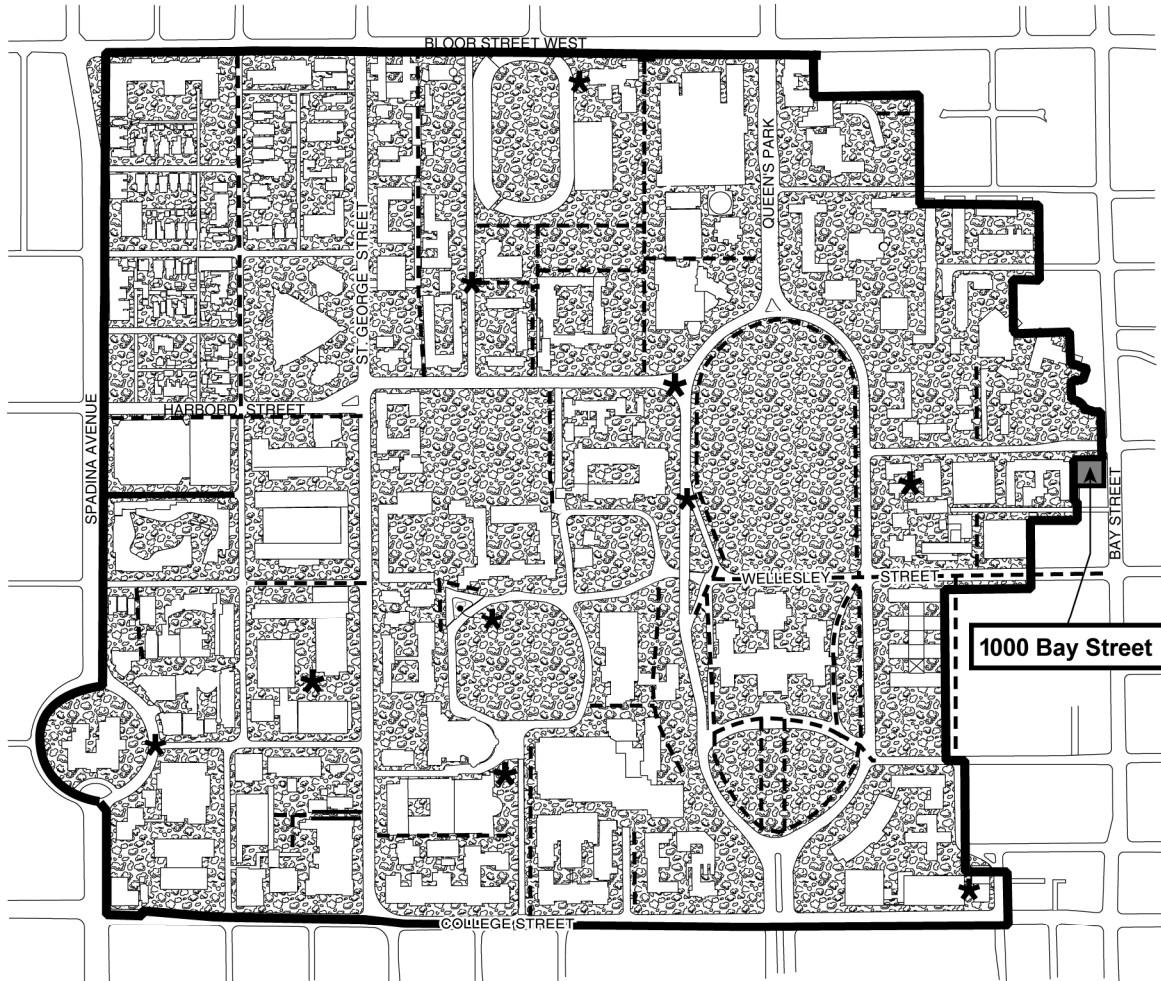
DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	7279.6	0
Bachelor:	8	Retail GFA (sq. m):	93.7	0
1 Bedroom:	62	Office GFA (sq. m):	0	0
2 Bedroom:	19	Industrial GFA (sq. m):	0	0
3 + Bedroom:	10	Hotel GFA (sq. m):	6677.3	0
Total Units:	99			

CONTACT:	PLANNER NAME:	Michael Hynes, Senior Planner – mhynes@toronto.ca
	TELEPHONE:	416-397-1761

Attachment 5: Map 20-3 University of Toronto Secondary Plan



Not to Scale 



University of Toronto Secondary Plan

MAP 20-3 Proposed Open Space Network Structure Plan

-  Secondary Plan Boundary
-  Area to be Improved
-  Parks and Open Space Area
-  Proposed Pedestrian Improvements

June 2006