

Western part of 18 York Street – Rezoning Application - Preliminary Report

Date:	May 31, 2010
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	10 176348 STE 20 OZ

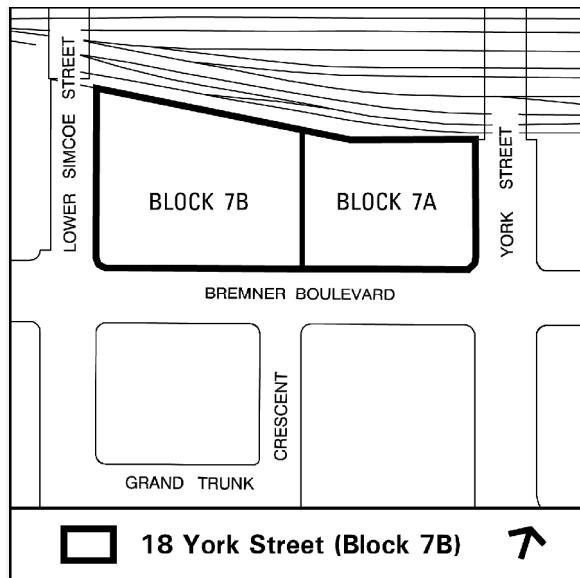
SUMMARY

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 add office use to the permitted use of the property located at the western part of 18 York Street (known as Block 7B, Railway Lands East, northeast corner of Lower Simcoe Street and Bremner Boulevard).

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 enable the public to review and provide input on the application. This meeting is expected to take place in June 2010.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at the western part of 18 York 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.

DECISION HISTORY

This site is part of the Railway Lands East and is subject to the Railway Lands East Secondary Plan, Railway Lands East Zoning By-law and related Precinct B Agreements.

This site was the subject of a rezoning application (File: 100021/TO ZBL 2000 0017) in 2002 related to the proposal of hotel or combined hotel and residential uses. The site specific by-law permits a gross floor area of 74,134 square metres and a height of 98 metres. This rezoning removed the permission for office use on this site.

Prior to the 2002 rezoning, the site was zoned Commercial Residential (CR) which permitted a range of commercial and residential uses, including office. The original intention for Block 7 was for an office tower on the eastern portion of the site and residential development on the western portion. This was reflected in the distribution of the gross floor area in the Railway Lands East By-law. The density permitted on Block 7 was 92,900 square metres (maximum non-residential) and 30,936 square metres (maximum residential). Up to 930 square metres of non-residential gross floor area was permitted on Block 7B. However, the maximum non-residential gross floor area for Block 7B could be increased by up to 1,858 square metres so long as the maximum non-residential gross floor area for Block 7A is reduced by an equal amount.

The former City of Toronto Official Plan Part II permitted predominantly residential uses, although it contemplated that due to the location of the site adjacent to the Metro Toronto Convention Centre, a hotel and convention centre use might be permitted. The Part II Plan set out some minimal conditions for the development of hotel uses if an amendment to the By-law were requested.

Major office development was not contemplated for this site in the Railway Lands East Zoning By-law, although the 2002 rezoning did allow for non-residential uses with the hotel permissions.

Pre-Application Consultation

A pre-application consultation meeting was held on May 5, 2010 with the applicant to discuss complete application submission requirements.

A pre-application community consultation meeting was held on January 25, 2010. The meeting was held to generally discuss a hotel proposal and possible second phase office building. There were questions about site access, parking supply, and loading access which relate to the office proposal.

ISSUE BACKGROUND

Proposal

The applicant proposes to add office use on Block 7B of Railway Lands East (refer to Application Data Sheet in Attachment 4).

This proposal would facilitate a future hotel and office proposal (refer to Attachment 1-Site Plan and Attachments 2A-D – Renderings) which would require future planning applications.

Site and Surrounding Area

Site

The subject property is located at the northeast corner of Lower Simcoe Street and Bremner Boulevard. The property is rectangular in shape, oriented in an east-west direction, and has frontage on Lower Simcoe Street and Bremner Boulevard. The site has an area of 7,522 square metres. The site is essentially flat with no trees. The site is currently a construction staging area.

Surrounding Area

The site is located in Railway Lands East and the Financial District, an area characterized by a vibrant mix of commercial, office, residential and recreational uses in a predominantly high-rise built form setting. Within the immediate context, the following uses surround the site:

North: the GO and CN rail corridor, and beyond which are office buildings;

East: a 26 storey office building under construction with an address of 18 York Street (Block 7A, Railway Lands East);

South: Bremner Boulevard, beyond which is a mixed use building with a 16 storey and 35 storey tower; to the southeast is an approved development with a 31 storey office building, and 55 and 65 storey residential towers under construction; and

West: Lower Simcoe Street, beyond which is the Metro Toronto Convention Centre and parkland.

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 subject property is located within the *Downtown and Central Waterfront* area on Map 2 – Urban Structure in the Official Plan and at the south-western edge of the *Financial District* on Map 6 - Downtown and Central Waterfront Boundaries. The Railway Lands East Secondary Plan designates the site *Mixed Use Area 'I'* and it is designated as *Mixed Use Areas* on Map 18 – Land Use Plan. The property is surrounded by properties designated *Mixed Use Areas* to the west, south and east, and *Utility Corridors* to the north.

The site is located in Precinct B of the Railway Lands East Secondary Plan. Each precinct has a corresponding precinct agreement to secure a range of matters including road pattern, servicing, and open space.

Downtown and the *Financial District* are considered prime areas for job growth. The Official Plan references the concentration of jobs within walking distance of Union Station. It also promotes the opportunity to extend *Financial District* south of the rail corridor, which would add to the supply of premier office space.

In the Railway Lands East Secondary Plan, *Mixed Use Areas* are viewed as a commercial extension of the Financial District north of Front Street and as an appropriate location for the primary concentration of office uses within the Railway Lands East. The Railway Lands East Secondary Plan sets out general policy objectives, including direction for the public realm and transportation. For the subject site, the lands designated *Mixed Use Area 'I'*, the Official Plan permits mixed-use development with residential uses located at the western portion of the site (Policy 10.3.6). Other site-specific Secondary Plan (Policy 10.7) policies refer to development criteria and conditions for this site, including the following requirements to be addressed:

- servicing arrangements;
- the construction of the Simcoe Street tunnel;

- that the height and massing of the buildings are appropriate and have regard for the impacts of wind, calm, sun and shade;
- that there be sufficient non-residential gross floor area to accommodate street-related retail and service uses; and
- the satisfactory separation of cars and trucks from areas of pedestrian activity.

Mixed Use Areas are made up of a broad array of residential uses, offices, retail and services as well as institutional, entertainment, recreational and cultural activities, in addition to parks and open spaces. These areas are intended to absorb future growth for new employment and housing. The Official Plan provides Development Criteria for *Mixed Use Areas*, which include:

- creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- locating and mass new buildings to provide a transition between areas of different development intensity and scale; and
- providing an attractive, comfortable and safe pedestrian environment.

The City of Toronto's Official Plan and the Railway Lands East Secondary Plan are available on the City's website at:

http://www.toronto.ca/planning/official_plan/introduction.htm

Zoning

The property is currently zoned CR Block 7B under the Railway Lands East Zoning Bylaw 168-93.

Site Specific Zoning By-law 549-2002 permits a hotel and/or mixed hotel and residential development, with a maximum gross floor area of 74,134 square metres and a height of 98 metres.

Attachment 3 provides an excerpt of the zoning for the site and immediate area.

Site Plan Control

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

Reasons for the Application

The Railway Lands East Zoning By-law 168-93, as amended, does not permit office use at this location.

COMMENTS

Application Submission

The following reports and studies were submitted with the application: planning rationale report and transportation impact and parking assessment study. City staff are reviewing the application for completeness.

Issues to be Resolved

Prior to presenting a Final Report to Toronto and East York Community Council, the following issues, as well as any others identified by staff and the public, will need to be reviewed and addressed:

1. consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
2. conformity with Official Plan policies;
3. conformity with the Design Criteria for Review of Tall Building Proposals;
4. other built form and massing issues including, but not limited to: setbacks, stepbacks and sky view;
5. evaluation of the traffic impacts of the proposed office use compared to the existing hotel and residential uses permitted on the property;
6. analysis of any compatibility issues with the new office use; and
7. identification of any possible required amendments to the Railway Lands Precinct B Agreement.

This list of issues and the focus of the review of this application relates to the proposal to add office uses to this site. This requires an analysis of the potential impacts from a change of use, which include the potential massing of an office building and changes to traffic impacts and parking requirements. Future applications to amend permitted height, density and building envelopes will be subject to further detailed review. Additional

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

CONTACT

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SIGNATURE

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

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2a: Rendering – North West View

Attachment 2b: Rendering – South West View Down Bremner

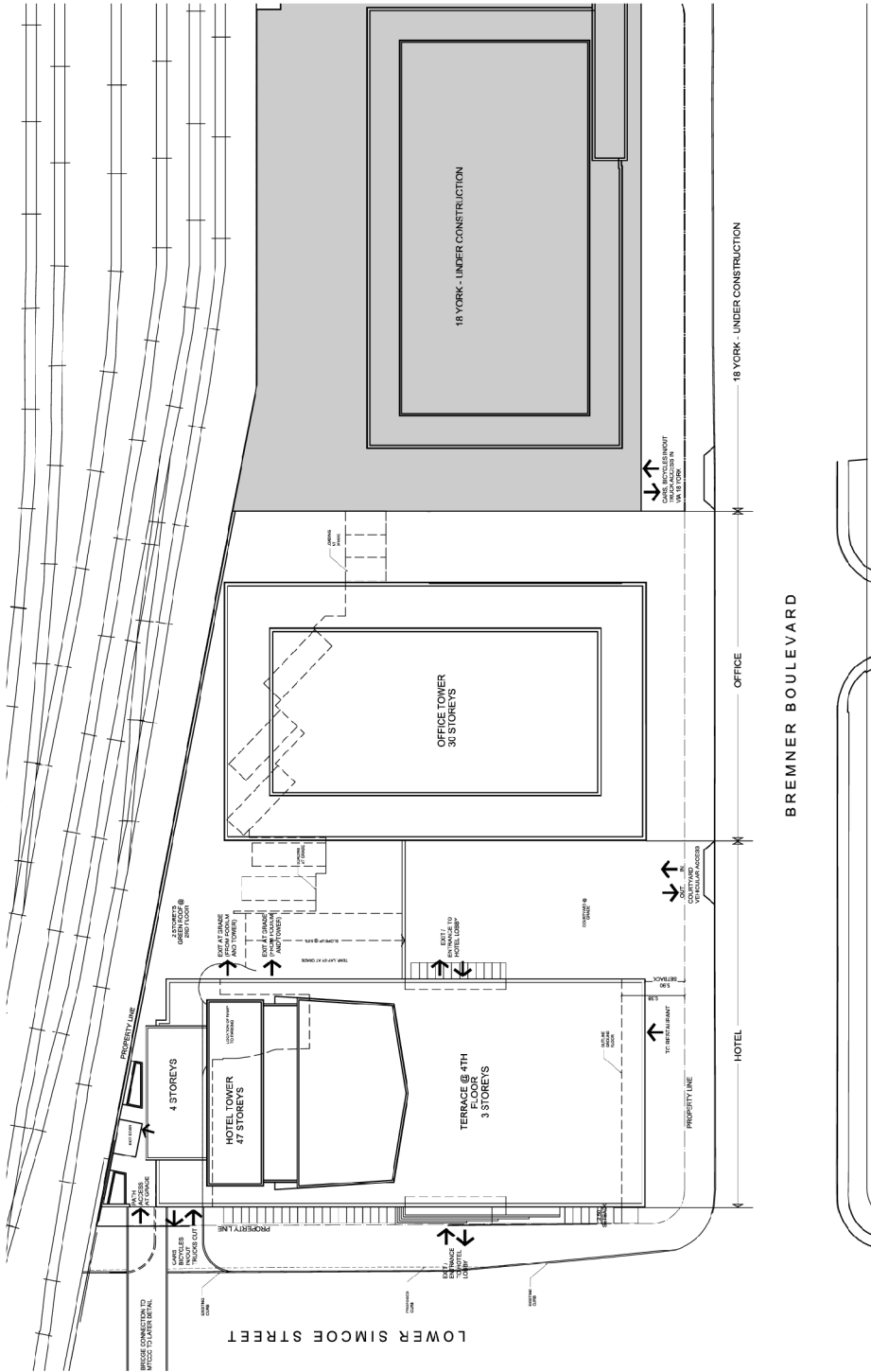
Attachment 2c: Rendering – South East View at York Street

Attachment 2d: Rendering – North East View

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 1: Site Plan



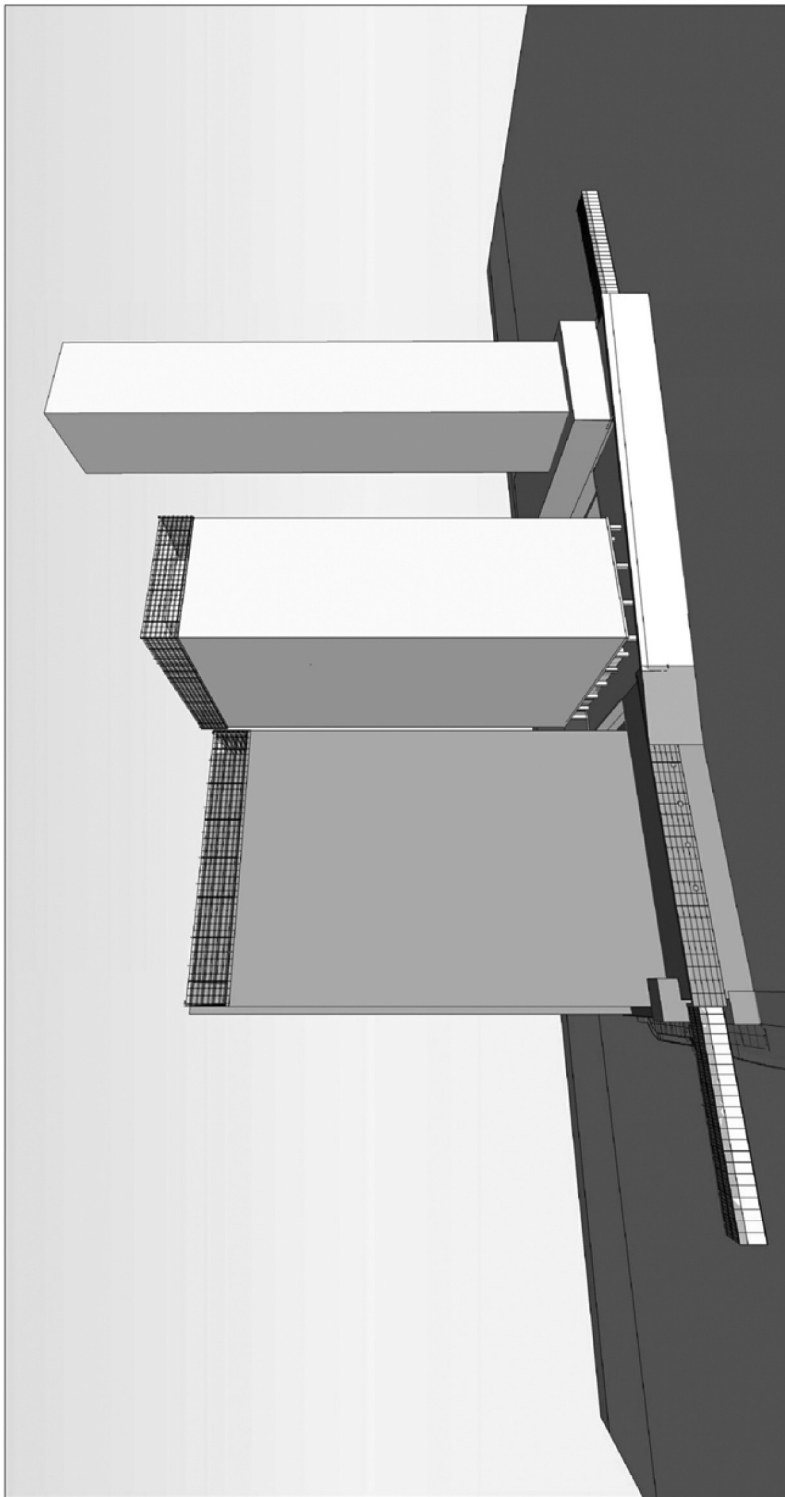
18 York Street (Block 7B)

Site Plan
Applicant's Submitted Drawing

File # 10_1776348

Not to Scale
05/23/2010

Attachment 2a: Rendering – North West View



NORTH WEST VIEW

18 York Street (Block 7B)

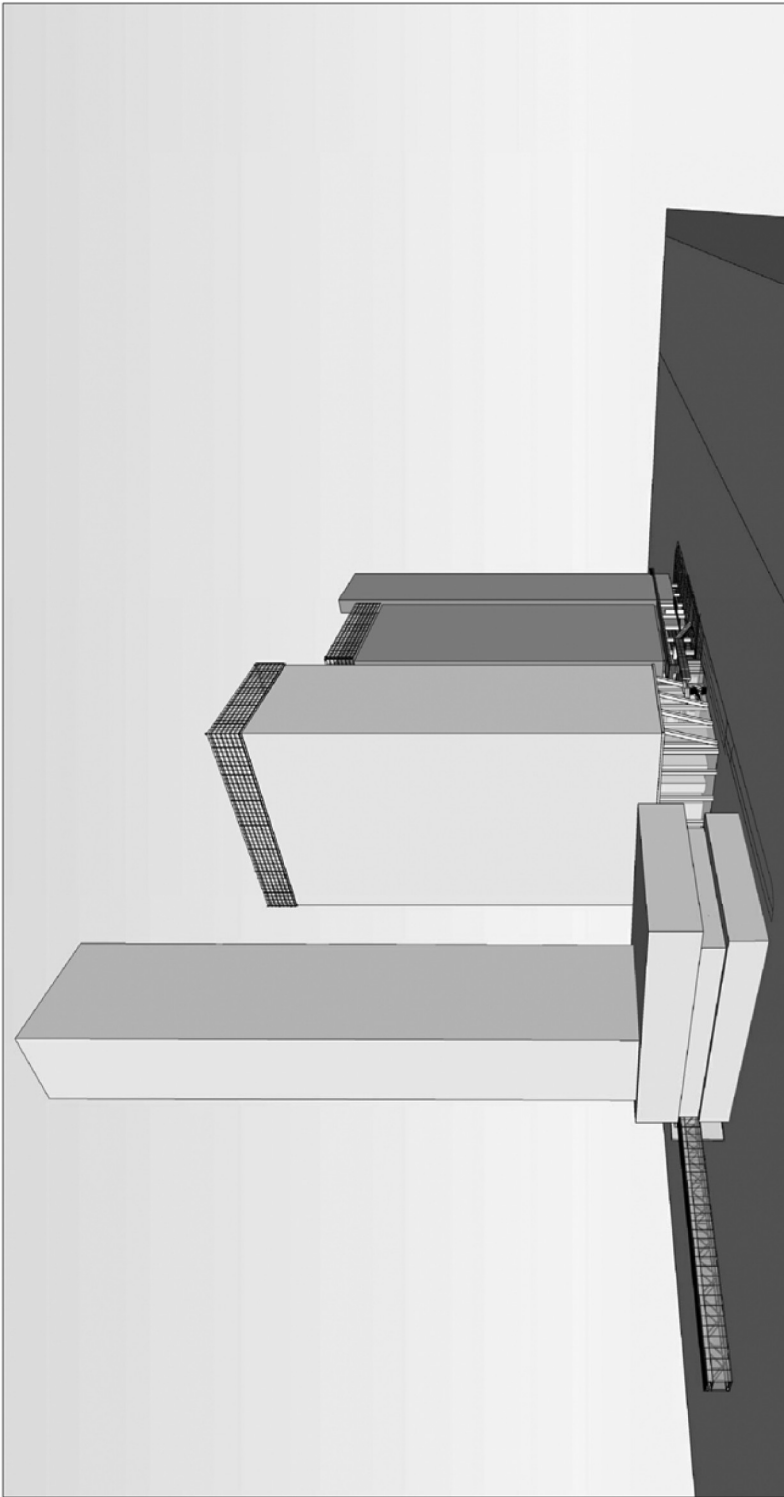
North West View

Applicant's Submitted Drawing

Not to Scale
05/25/2010

File # 10_176348

Attachment 2b: Rendering – South West View Down Bremner



SOUTH WEST VIEW DOWN BREMNER

South West View down Bremner Boulevard

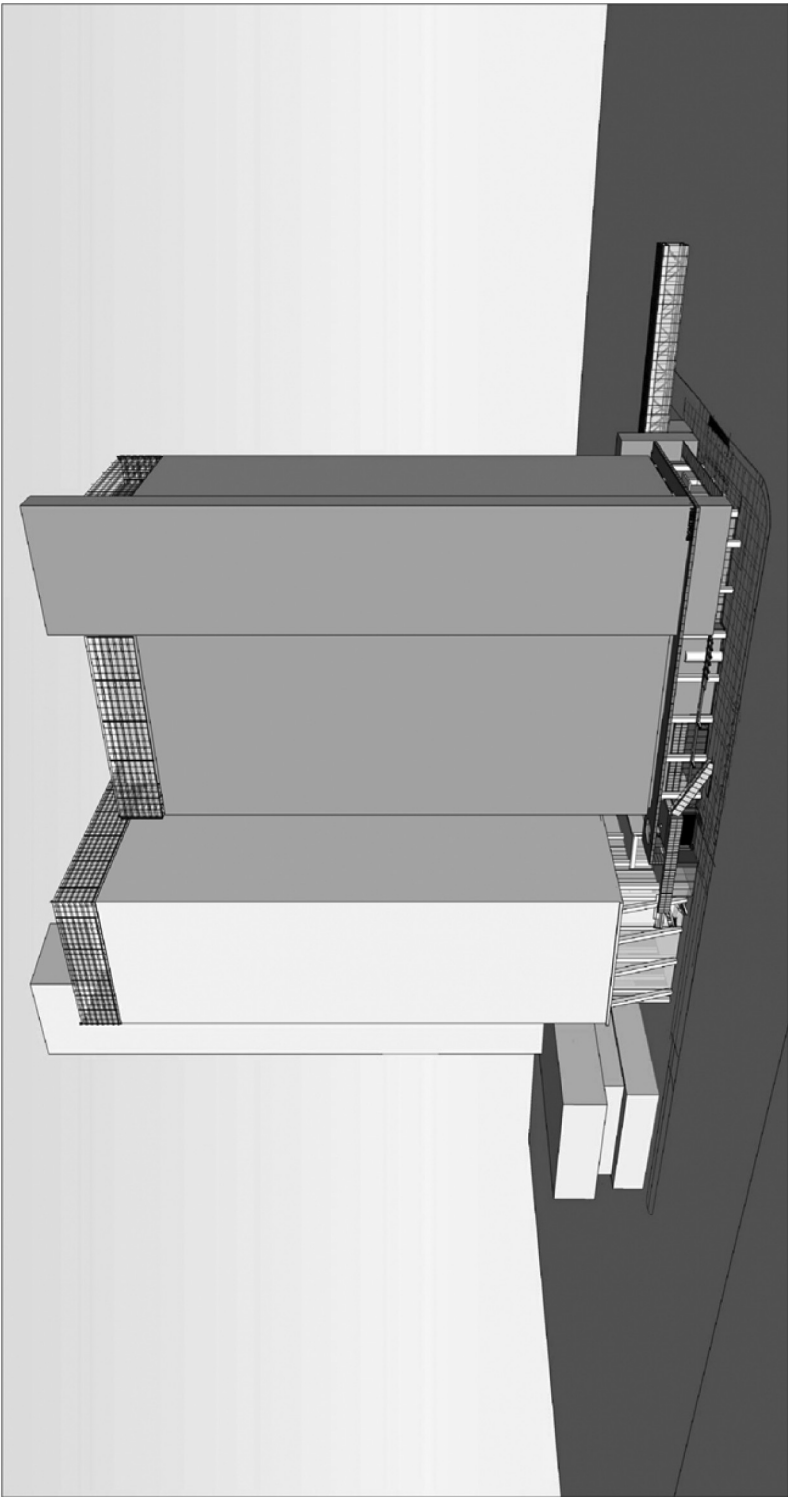
18 York Street (Block 7B)

Applicant's Submitted Drawing

Not to Scale
05/25/2010

File # 10-176348

Attachment 2c: Rendering – South East View at York Street



SOUTH EAST VIEW AT YORK

South East View at York Street

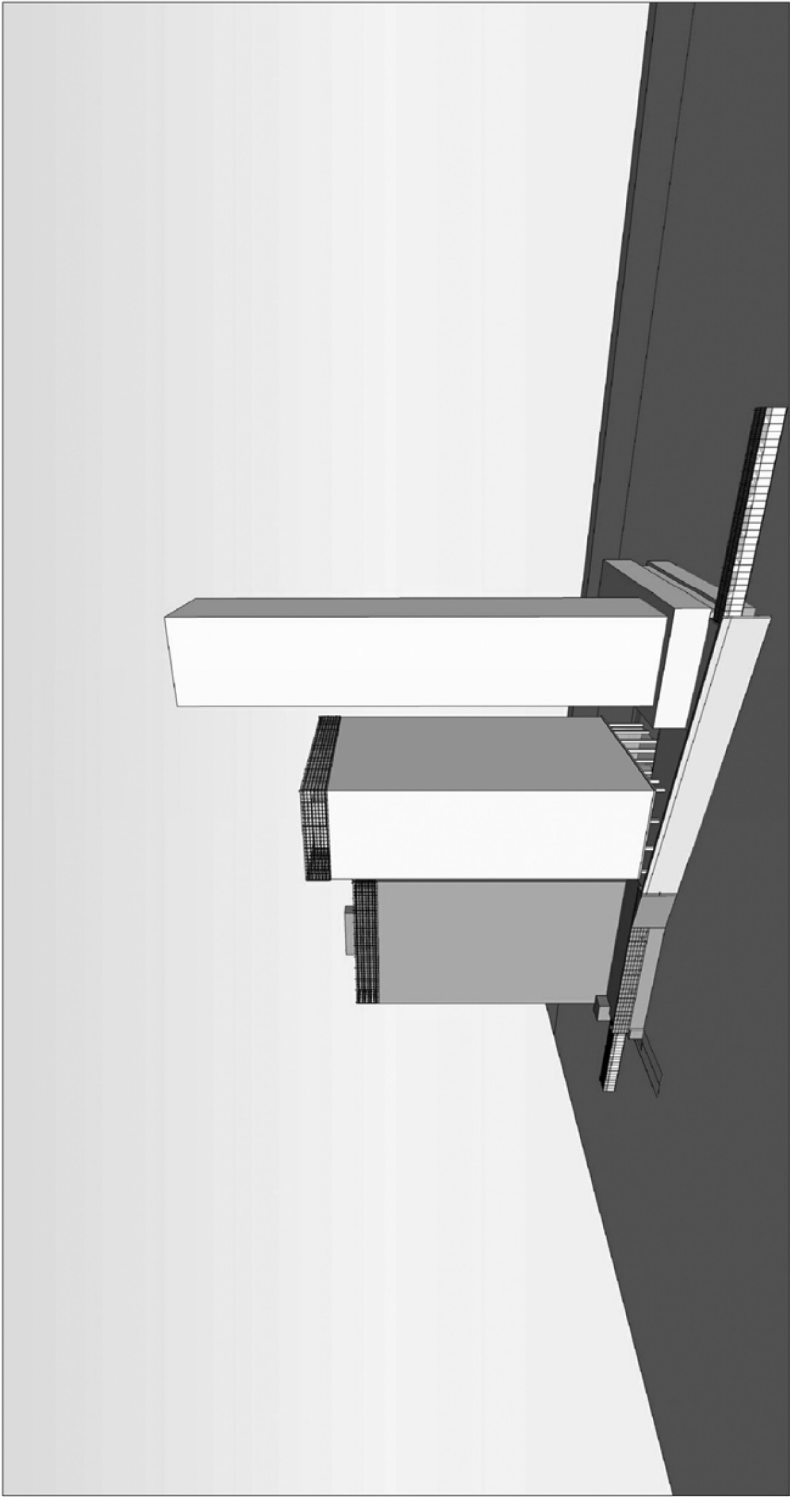
Applicant's Submitted Drawing

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18 York Street (Block 7B)

File # 10_176348

Attachment 2d: Rendering – North East View



NORTH EAST VIEW

18 York Street (Block 7B)

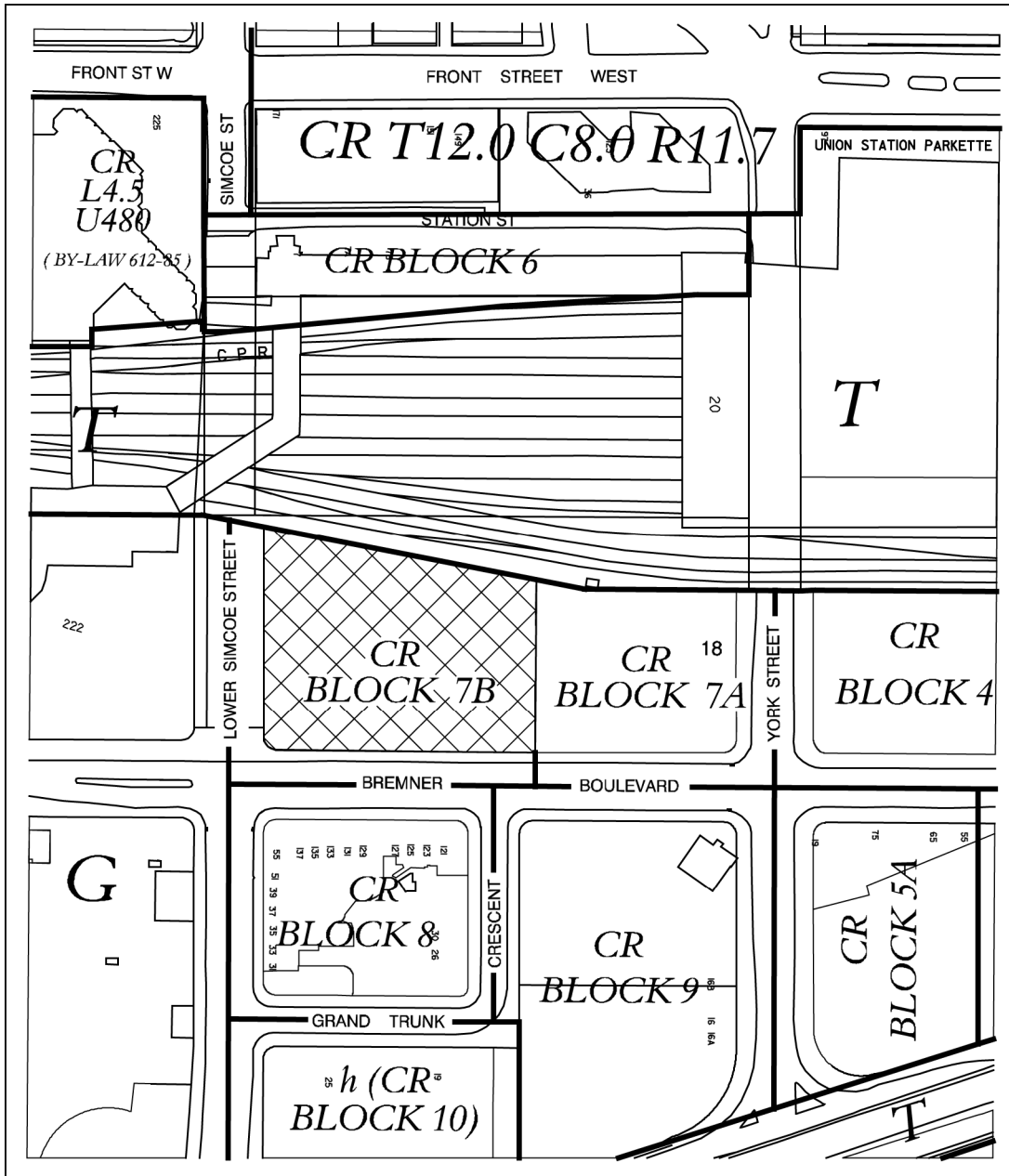
North East View

Applicant's Submitted Drawing

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05/25/2010

File # 10_176348

Attachment 3: Zoning



Toronto City Planning
Zoning

18 York Street (Block 7B)

File # 10_176348

- G Parks District
- CR Mixed-Use District
- T Industrial District



Not to Scale
Zoning By-laws 438-86 and 168-93 as amended
Extracted 05/25/2010 - NRS

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	10 176348 STE 20 OZ
Details	Rezoning, Standard	Application Date:	May 17, 2010
Municipal Address:	West part of 18 York Street, known as Block 7B, Railway Lands East		
Location Description:	Northeast corner of Lower Simcoe Street and Bremner Boulevard		
Project Description:	Rezoning application to lift prohibition on Block 7B of the Railway Lands in order that office uses may be permitted.		

Applicant:	Agent:	Architect:	Owner:
BLAKE, CASSELS & GRAYDON LLP Suite 2800, Commerce Court West, 199 Bay Street Toronto, ON, M5L 1A9	N/A	KPMB 322 King Street West Toronto, ON M5V 1J2	BCIMC HOLDCO (2007) INC. Suite 300, 330 University Ave., Toronto, ON, M5G 1R8

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Mixed Use Areas I
Zoning:	CR Block 7B, 549-2002	Historical Status:	N
Height Limit (m):	98	Site Plan Control Area:	Y

PROJECT INFORMATION*

Site Area (sq. m):	7522	Height:	Storeys:	n/a
Frontage (m):	82.26		Metres:	n/a
Depth (m):	70			
Total Ground Floor Area (sq. m):	n/a			Total
Total Residential GFA (sq. m):	n/a		Parking Spaces:	0
Total Non-Residential GFA (sq. m):	n/a		Loading Docks	0
Total GFA (sq. m):	n/a			
Lot Coverage Ratio (%):				
Floor Space Index:				

DWELLING UNITS

Tenure Type:	
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	0

FLOOR AREA BREAKDOWN (upon project completion)

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

CONTACT: **PLANNER NAME:** Allison Meistrich, Senior Planner, ameistr@toronto.ca
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*NOTE: This application is for to the proposal to add office uses to this site and is not proposing additional height or gfa.