

**47 - 55 St George Street - Zoning Amendment
Application - Preliminary Report**

Date:	June 27, 2014
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	14 153198 STE 20 OZ

SUMMARY

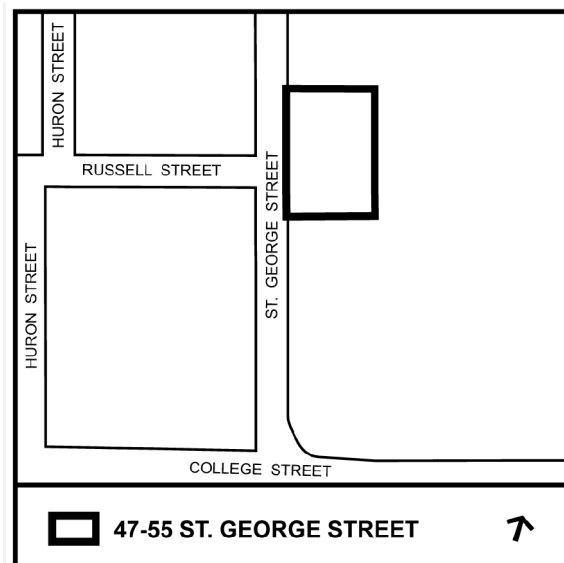
This application proposes a new 8-storey (44 metre) institutional building on the University of Toronto downtown campus at 47-55 St George Street. The building will contain the Centre of Engineering Innovation and Entrepreneurship related to the Faculty of Applied Science and Engineering. The proposal maintains the Physical Geography building at the south end of the site, but the existing building at 49-55 George Street will be demolished.

This report provides preliminary comments on the above-noted application and seeks Community Council's directions on further processing of the application. A Community Meeting is scheduled to be held on June 25, 2014.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to continue discussions with the applicant to address the issues respecting the property at 47-55 St. George Street, as outlined in the report (June 23, 2014) from the Director, Community



Planning, Toronto and East York District.

2. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act for the lands at 47-55 St. George Street.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

Pre-application consultation meetings were held with the applicant on November 14, 2013 and February 26, 2014 to discuss complete application submission requirements and present the proposal at the University of Toronto Liaison Committee.

ISSUE BACKGROUND

Proposal

The proposal is for a new 8-storey (44 metre) institutional building to house the Centre for Engineering Innovation and Entrepreneurship within the Faculty of Applied Science and Engineering at the University of Toronto. The proposal maintains the Physical Geography building at the south end of the site, but the existing building at the north end of the site will be demolished. The building will contain classrooms, a 500 seat auditorium, meeting rooms, research space, offices, lounges and study spaces.

The building will sit between Knox College to the north and the Physical Geography building to the south. The entrance to the parking garage is located behind the Physical Geography building with parking and loading gaining access to the site via Galbraith Road. The proposal includes one level of below grade parking which will contain 50 vehicular parking spaces.

Please see Attachments 1 to 7 for drawings of the proposal and Attachment 10 for the Application Data Sheet.

Site and Surrounding Area

The site is located on the east side of St. George Street between Harbord/Hoskin and College Streets within the campus of the University of Toronto. It is 5,337 square metres in size and it currently contains 2 buildings and a surface parking lot.

North: to the north of the site is Knox College which was built in 1915. It is a historically designated, courtyard building containing classrooms, a library, chapel and dormitory rooms. It is 4 storeys in height.

East: to the east of the site are Convocation and Simcoe Halls. Both these buildings face Kings College Circle. Simcoe Hall is a listed heritage building.

South: to the south of the site is the Galbraith Building, built in 1960, which houses the Faculty of Engineering and is 4 ½ storeys in height.

West: to the west of the site is St. George Street. On the west side of St. George Street is the Bahen Centre for Information Technology, Russell Street and the Astronomy and Astrophysics building.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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 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 (Section 3) 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; and

- 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.

The proposal will be evaluated for compliance with the Policies contained within the University of Toronto Secondary Plan.

Zoning

The subject site is zoned Q (Institutional) in the former 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. The University has an area-specific zoning exception (12(2)310) in Zoning By-law 438-86 which has a built form envelope for this site which includes a 23 metre height limit. Please see Attachment 9 for the permitted building envelope and height.

Site Plan Control

A Site Plan Control application has been submitted and is being reviewed concurrently with the Zoning Amendment application.

Reasons for the Application

A Zoning Amendment application is required since the proposed building does not fit into the permitted building envelope described in the area-specific zoning by-law, and the proposed height of 44 metres exceeds the 23 metre permission.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Archaeological Assessment
- Arborist Report
- Toronto Green Development Standards Checklist
- Stormwater Management Report
- Servicing Report
- Planning Rationale
- Pedestrian Level Wind Study
- Heritage Impact Statement
- Loading/Parking Study
- Transportation Impact Study
- Sun/Shadow Studies

A Notification of Complete Application was issued on May 7, 2014.

Issues to be Resolved

The following issues are to be addressed through the review of this application:

- relationship between the proposed building and the adjacent heritage buildings;
- massing of the building and the siting of the proposed building on the site;
- review of the proposed height of the building;
- amount of parking and the location of access to parking garage;
- location and design of loading spaces;
- provision of pedestrian access through the site;
- appropriateness of shadows cast by the proposed building;
- provision of views to the Convocation Hall dome; and
- overall conformity with the University of Toronto Secondary Plan.

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

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 2: West Elevation

Attachment 3: South Elevation

Attachment 4: East Elevation

Attachment 5: North Elevation

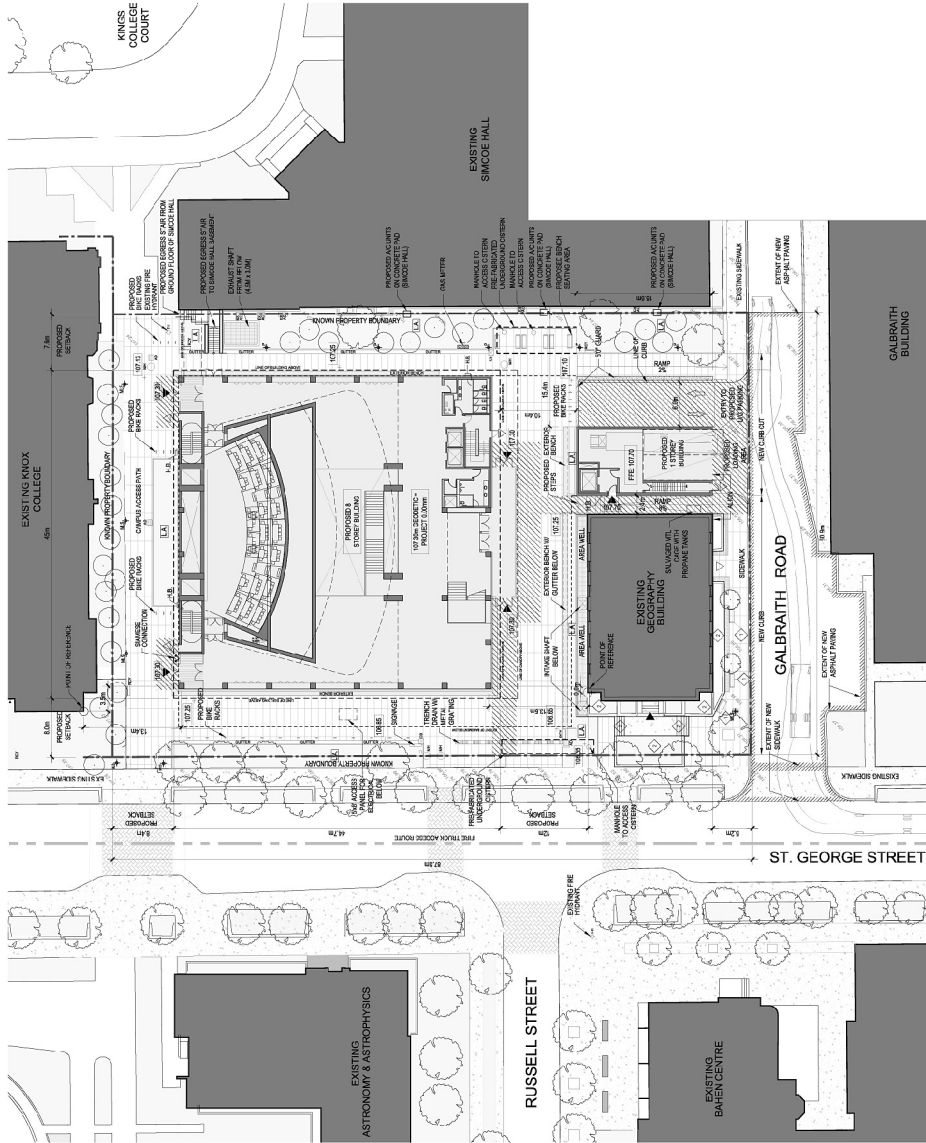
Attachment 6: Level 1 Floor Plan (Ground Floor)

Attachment 7: Lower Level Floor Plan

Attachment 8: Zoning

Attachment 9: Site Specific Zoning (Zoning By-law 438-86: 12(2)310)
Attachment 10: Application Data Sheet

Attachment 1: Site Plan



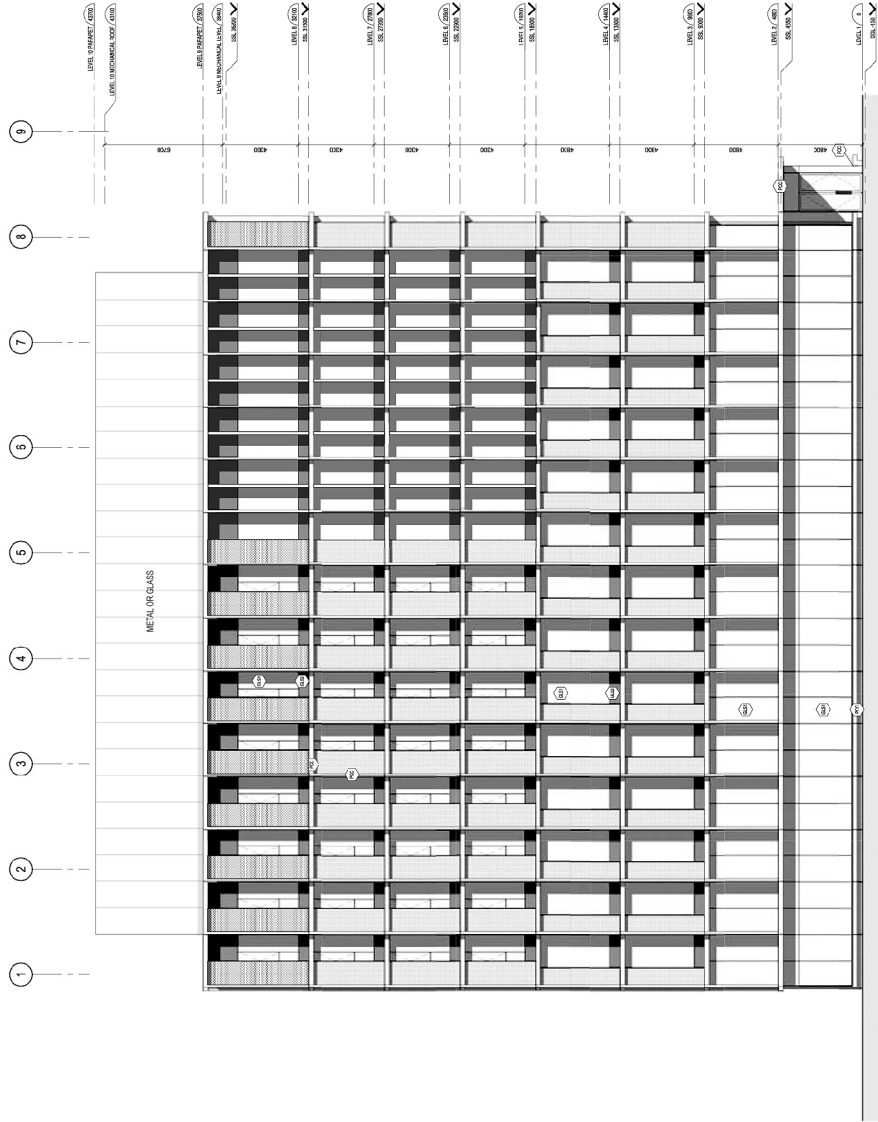
47-55 St. George Street

Site Plan
 Applicant's Submitted Drawing

File # 14 153198 STE 20 02

Not to Scale
 06/24/2014

Attachment 2: West Elevation



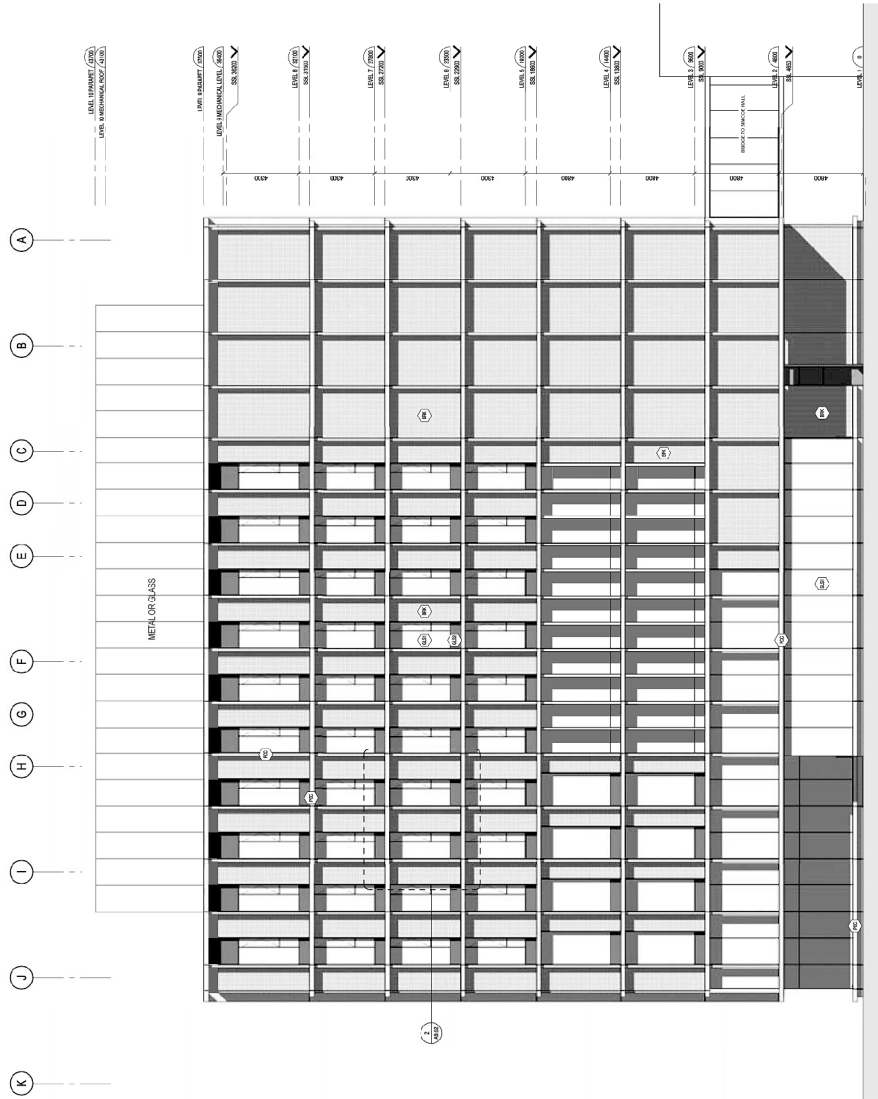
West Elevation

Elevations
47-55 St. George Street

Applicant's Submitted Drawing
 Not to Scale
 06/24/2014

File # 14 153198 STE 20 0Z

Attachment 3: South Elevation



South Elevation

47-55 St. George Street

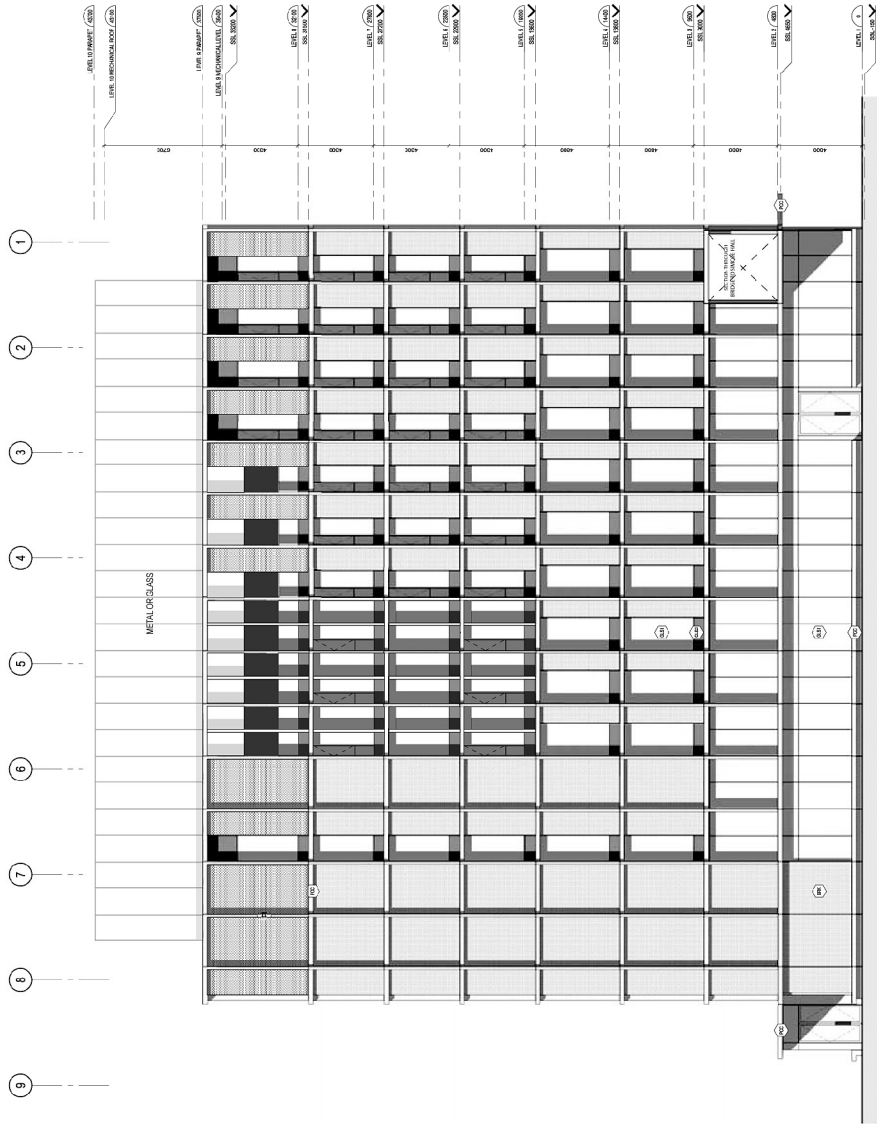
Elevations

Applicant's Submitted Drawing

Not to Scale
06/24/2014

File # 14 153198 STE 20 0Z

Attachment 4: East Elevation



East Elevation

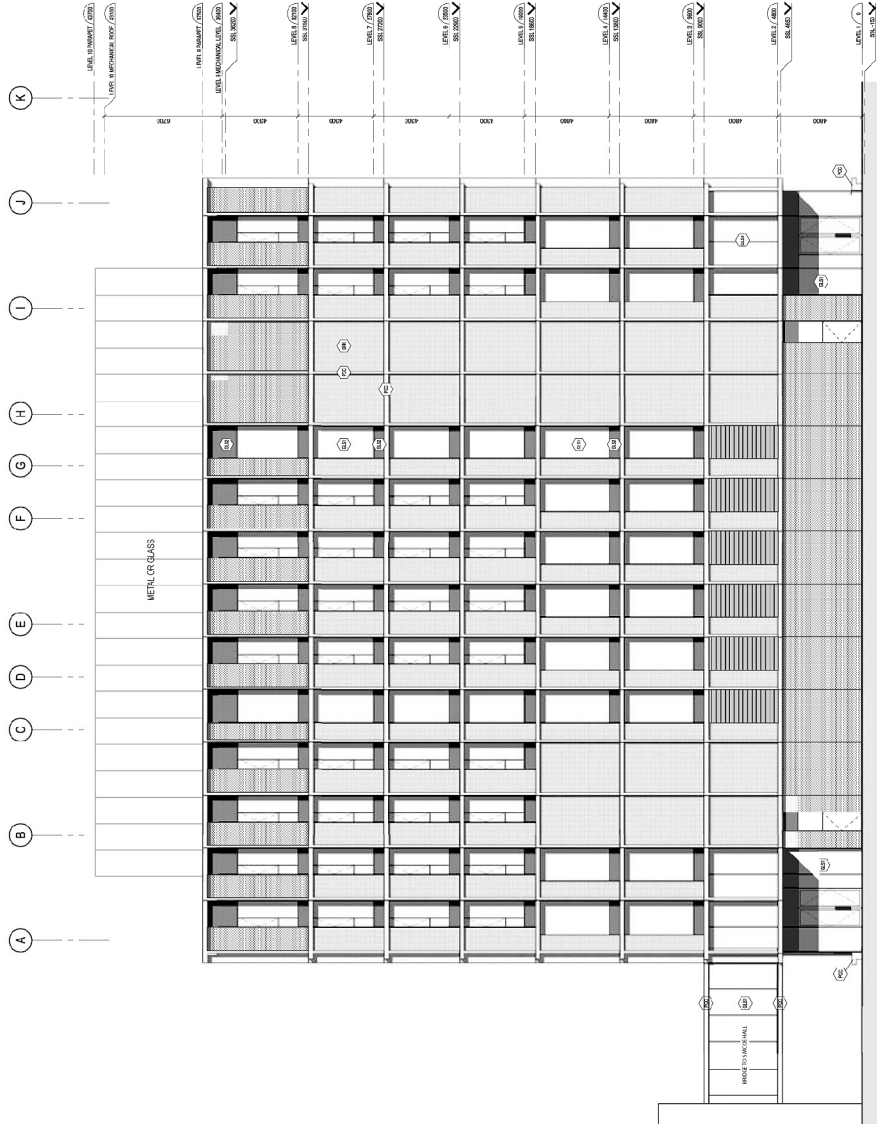
47-55 St. George Street

Elevations
 Applicant's Submitted Drawing

Not to Scale
 06/24/2014

File # 14 153198 STE 20 0Z

Attachment 5: North Elevation



North Elevation

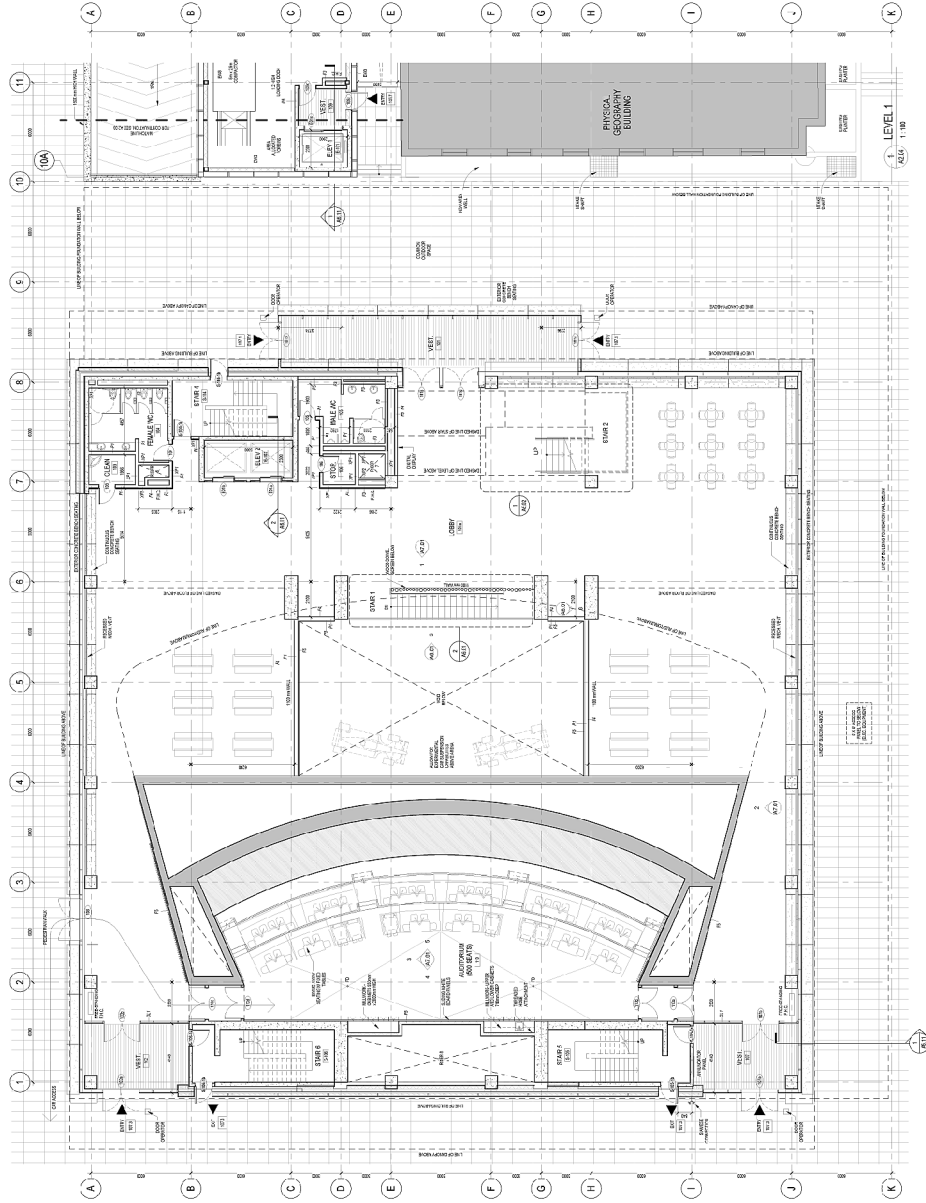
47-55 St. George Street

Elevations
 Applicant's Submitted Drawing

Not to Scale
 06/24/2014

File # 14 153198 STE 20 0Z

Attachment 6: Level 1 Floor Plan (Ground Floor)



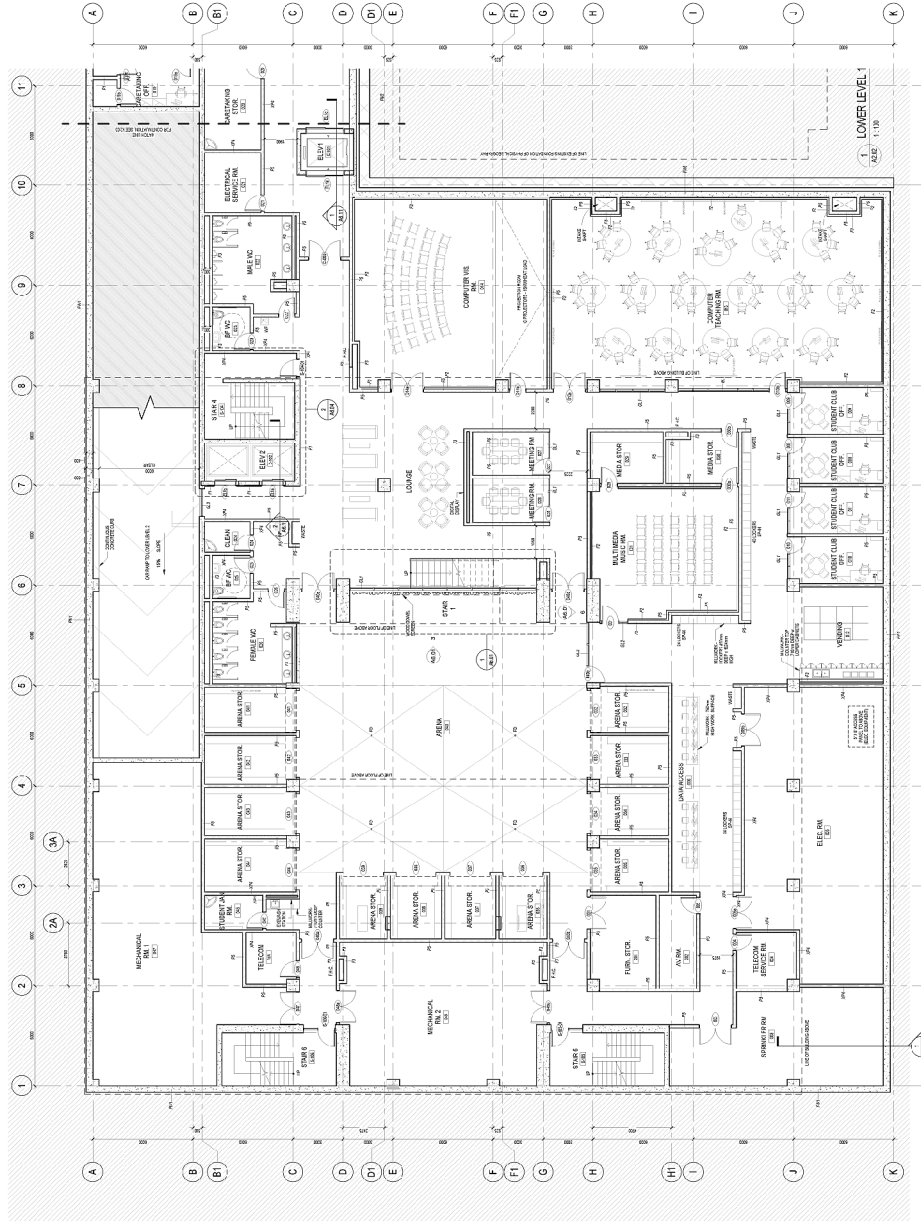
47-55 St. George Street

Level 1 Floor Plan
 Applicant's Submitted Drawing

Not to Scale
 06/24/2014

File # 14 153198 STE 20 0Z

Attachment 7: Lower Level Floor Plan



47-55 St. George Street

Lower Level Floor Plan

Applicant's Submitted Drawing

Not to Scale
06/24/2014

File # 14 153198 STE 20 0Z

Attachment 8: Zoning



Zoning By-law 569-2013

47-55 St. George Street

File # 14 153198 STE 20 02

Location of Application

See Former City of Toronto Bylaw No. 438-86

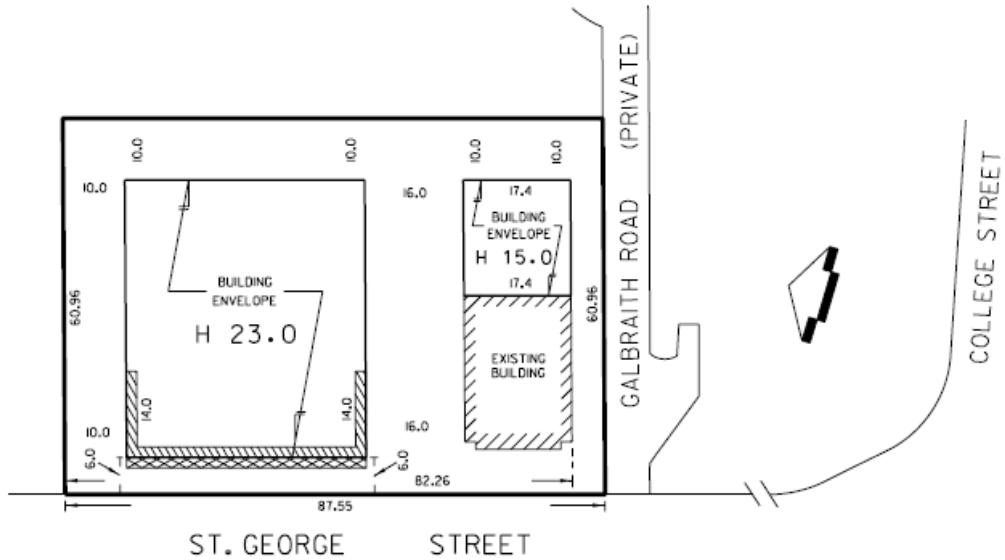
Q Mixed Use District
 UOS Parks District






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 Extracted: 06/27/2014

Attachment 9: Site Specific Zoning (Zoning By-law 438-86: 12(2)310)

MAP 10



-  LANDS REFERRED TO IN SECTION 12(2)310(a)
-  BUILD TO LINE REFERRED TO IN SECTION 12(2)310(a)(3)
-  2.0 METRE (MAXIMUM WIDTH) PROJECTION ZONE REFERRED TO IN SECTION 12(2)310(a)(4)



CITY WORKS SERVICES
 SURVEY AND MAPPING SECTION
 TORONTO JUNE, 1997
 SEC2/S310M10.DGN
 FILE: 2402.53
 MAP No. 50H-322 DRAWN: PG

Attachment 10: Application Data Sheet

Application Type	Rezoning	Application Number:	14 153198 STE 20 OZ
Details	Rezoning, Standard	Application Date:	May 7, 2014

Municipal Address: 47 ST GEORGE ST
 Location Description: PT PARK LOT 14 **GRID S2007

Project Description: To allow for the re-zoning of the subject lands at 47-55 St George St "UofT" for the purposes of constructing an eight storey institutional building for the Centre for Engineering Innovation and Entrepreneurship. Includes 50 below grade parking spots and one loading spaces.

Applicant:	Agent:	Architect:	Owner:
Cassels Brock SIGNE LEISK		Montgomery Sisam	University of Toronto

PLANNING CONTROLS

Official Plan Designation:	Institutional Areas	Site Specific Provision:	U of T Secondary Plan
Zoning:	Q	Historical Status:	
Height Limit (m):	18	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	5337	Height:	Storeys:	8
Frontage (m):	87.55		Metres:	44.16
Depth (m):	60.96			
Total Ground Floor Area (sq. m):	2188			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	50
Total Non-Residential GFA (sq. m):	12920		Loading Docks	2
Total GFA (sq. m):	12920			
Lot Coverage Ratio (%):	41			
Floor Space Index:	2.4			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	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):	12920
Total Units:	0		0

CONTACT: PLANNER NAME: Sarah Phipps, Senior Planner
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