

**215-229 Church Street and 117 Dundas Street East -
Zoning Amendment Application - Preliminary Report**

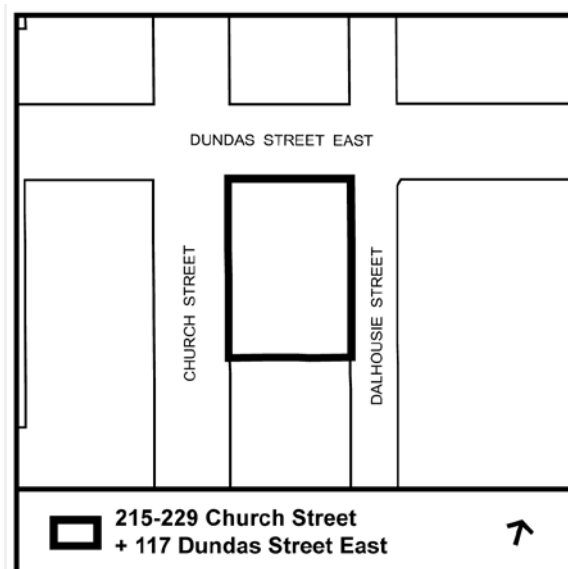
Date:	February 26, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	14 265043 STE 27 OZ

SUMMARY

This application proposes to redevelop the site at 215-229 Church Street and 117 Dundas Street East for a new 46-storey mixed-use building containing street related retail uses and residential uses above. The proposed building has a height of 159.6 metres, including the mechanical penthouse. The project is proposed to contain 616 dwelling units and 670 square metres of ground floor retail space. The proposal also includes six levels of underground parking containing 178 parking spaces, comprised of 167 spaces for residents and 11 car share spaces.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

It is anticipated that a Community Consultation meeting will be held in the second quarter of 2015. Staff anticipate submitting a final report on the application to Community Council in the fourth quarter of 2015. This target date assumes that the applicant will provide all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 215-229 Church Street and 117 Dundas Street East 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 not held with the applicant.

ISSUE BACKGROUND

Proposal

The applicant is proposing a 46-storey (159.6 metres, including mechanical penthouse) mixed use building with retail at grade and residential above. The proposed development would include a five-storey podium (25 metres) with a 41-storey tower above. The existing structures on the site will be demolished. A total of 616 residential units are proposed consisting of: 164 bachelor units (27%), 280 one-bedroom units (45%), 170 two-bedroom units (28%), and 2 three-bedroom units (0.003%). Projecting angled balconies are proposed along each face of the building, beginning on the eighth storey. The primary residential entrance for the building is proposed to be on Church Street, and retail entrances are proposed to be located on Church Street and Dundas Street East.

The vehicular entrance to the building is proposed off of Dalhousie Street, with vehicles exiting onto Church Street. One type G and one type C loading space are proposed to be located on the ground floor. Six levels of underground parking are proposed below grade containing 178 parking spaces, comprised of 167 spaces for residents and 11 car share spaces.

The application proposes 666 bicycle parking spaces, including 598 long-term spaces for residents, 60 short-term spaces for visitors, and 8 short-term spaces for the retail component. Long-term bicycle parking spaces for residents would be located on the second floor and in all six levels of the underground garage. The short term spaces for visitor and the retail component are proposed to be located on the ground floor.

The applicant is proposing 1,901 square metres of residential amenity space for the development, including 1,244 square metres of indoor residential amenity space and 657 square metres of outdoor residential amenity space. The indoor amenity space would be on the sixth and seventh floor, the outdoor amenity is proposed on the sixth floor terrace.

The development is proposed to have a total gross floor area of 40,656 square metres, including 670 square metres of commercial/retail space at grade with 39,986 square metres of residential above. The applicant is proposing a tower-base form design for the building. The proposed density is 24.7 times the lot area.

Further details of the proposal are located in Table 1 below:

Table 1 – Summary of Application

Category	Proposed
Site Area	1,648 m ²
Proposed Tower Setbacks:	
Dundas Street East	3.0 m
Dalhousie Street	3.0 m
South Property Line	12.6 m
Church Street	3.0m
Proposed Base Setback at Grade:	
Dundas Street East	1.5 m
Dalhousie Street	0.0 m
South Property Line	0.0 m
Church Street	0.0 m
Tower Floorplate (approximate)	918 m ²
Gross Floor Area (Above Grade)	
Residential	39,968 m ²
Non-Residential	670 m ²
Total	40,656 m ²
Floor Space Index	24.7
Number of Units	
Bachelor	164 (27%)
One-Bedroom	280 (45%)
Two-Bedroom	170 (28%)
Three-Bedroom	2 (0.003%)
Total	616
Ground Floor Height (inc. Mezzanine)	7.0 m
Sidewalk width:	
Dundas Street East	5.1 m
Dalhousie Street	3.1 m
Church Street	4.5 m
Proposed Vehicular Parking	167 residential

	0 visitor 0 non-residential 11 car share
Proposed Bicycle Parking	598 residential long-term 60 residential short-term (visitor) 8 non-residential short term
Loading Spaces: Type G Type B Type C	1 0 1
Amenity Space Indoor Residential Outdoor Residential Total Amenity Space Provided	1,244 m ² 657 m ² 1,901 m ²
Building Height (including mechanical penthouse and architectural elements)	159.6m; 46 storeys

Site and Surrounding Area

The site is located on the south side of Dundas Street East, bounded by Church Street to the west, Dalhousie Street to the east, and a three-storey building on an adjacent property to the south. The subject site is rectangular in shape, with frontages of: 33.7 metres on Dundas Street East; 48.9 meters on Church Street; 33.6 metres on the south property line; and 49.0 metres on Dalhousie. The total lot area is 1,191 square metres.

The site consists of seven separate parcels containing a surface parking lot and a variety of two and three storey commercial uses, including restaurants, personal service shops, and a hotel. None of the existing buildings are designated or listed as heritage buildings.

The surrounding uses are as follows:

South: Directly south of the property is a three-storey mixed-use building at 211-213 Church Street with retail uses at grade and residential above. Further south is a two-storey converted house at 209 Church Street which is occupied by commercial uses.

East: Immediately on the east of the site, on the east side of Dalhousie Street is a 14-storey mixed use building at 99 Dalhousie Street (Metta Housing Co-operative). Further south is a 17-storey residential building at 81 Dalhousie Street (Margaret Laurence Housing Co-op, and a 12-storey residential building at 75 Dalhousie Street (Boot Condos).

North: Immediately north of the subject site is a gas station at 241 Church Street. Further north is a four-storey commercial building at 245 Church Street. To the northeast are a three-storey commercial building at 122-126 Dundas Street East and a two-storey mixed use building at 132-134 Dundas Street East.

West: Directly to the west of the site is a three-storey commercial building at the southwest corner of Church Street and Dundas Street East (260 Church Street). To the southwest is a surface parking lot. Further west is a surface parking lot and the 18-storey Bond Place Hotel.

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

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 provide 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).

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

Zoning

The site is currently subject to City-wide Zoning By-laws 438-86 and 569-2013. The site is zoned CR T3.0 C2.0 R3.0 under By-law 438-86 and zoned CR 3.0 (c2.0; r3.0) SS1 (x2166) under by-law 569-2013. Both Zoning By-law designations permit a variety of commercial and residential uses with a maximum density of 3.0 times the site area and a maximum building height of 18.0 metres.

The by-law also includes site specific restrictive exceptions including: 12(2)132 which prohibits a commercial parking garage or a private commercial garage; 12(2)256 which restricts heights by protecting flight paths to the Hospital for Sick Children; and 12(2)260 which refers to base heights at which angular planes apply.

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 Height Map shows maximum heights for this site at 62m to 107m (20 to 35 stories). 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, reduction in parking, reduced outdoor amenity space provisions 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:

- Planning Rationale (including Community Services and Facilities Study)
- Functional Servicing and Stormwater Management Report
- Transportation Impact Study
- Pedestrian Level Wind Study
- Shadow Studies
- Draft Zoning By-law Amendments (438-86 and 569-2013)
- Rental Housing Demolition and Conversion Declaration of Use Form

A Notice of Incomplete Application was issued on January 29, 2015. A subsequent submission was made on February 26, 2015, which included the following additional documents:

- Arborist Report for Development Applications
- Toronto Green Standards Checklist

A Notice of Complete Application was issued on March 2, 2015.

Issues to be Resolved

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

- Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- Conformity with Official Plan policies, particularly with respect to the sections on built form and housing;

- 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, tower floorplate and separation distance and pedestrian realm;
- Other built form and massing issues including, but not limited to: building massing, height, setbacks, stepbacks, shadow impacts and wind mitigation;
- Impacts on the existing rental housing units and confirmation of the number of units impacted;
- Confirmation that the overall building height does not interfere with the Hospital for Sick Children flight path and the St. Michael's Hospital flight path;
- 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 and weather protection;
- Appropriateness of the proposed reduced on-site parking and loading. Also, suitability of proposed bicycle parking;
- Assessment of traffic generation, proposed driveway locations, transportation impacts and potential road widenings;
- Status of a right-of-way existing on site;
- Adequacy of outdoor amenity space and its relationship to the proposed indoor amenity space;
- Unit size and mix, notably 10% of the units being family-sized units (3 bedroom);
- Appropriate servicing to accommodate the proposed development;
- Adequacy of community services and parkland in the area; and
- 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 TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

CONTACT

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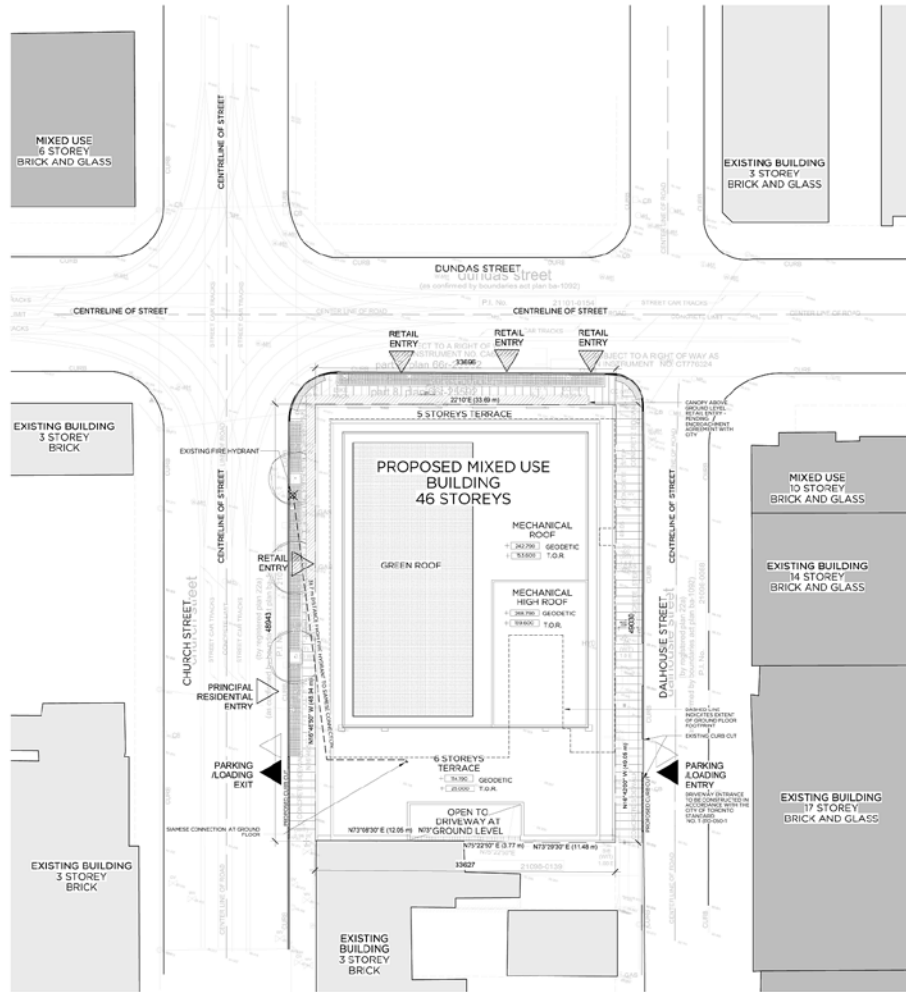
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North Elevation
Attachment 3: East Elevation
Attachment 4: South Elevation
Attachment 5: West Elevation
Attachment 6: Zoning
Attachment 7: Application Data Sheet


Attachment 1: Site Plan



Site Plan

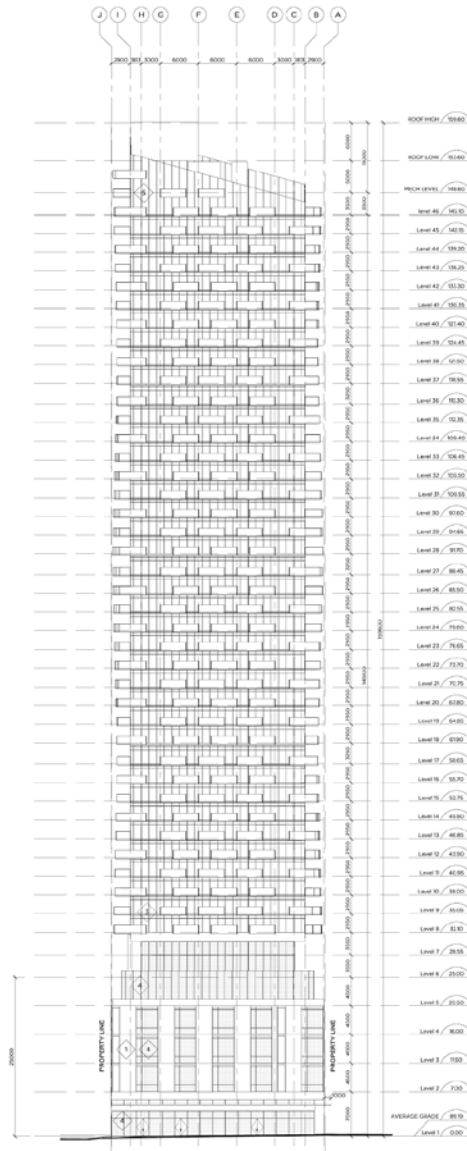
215-229 Church Street + 117 Dundas Street East

Applicant's Submitted Drawing

Not to Scale 

File # 14 265043 STE 27 0Z

Attachment 2: North Elevation



North Elevation

Elevations

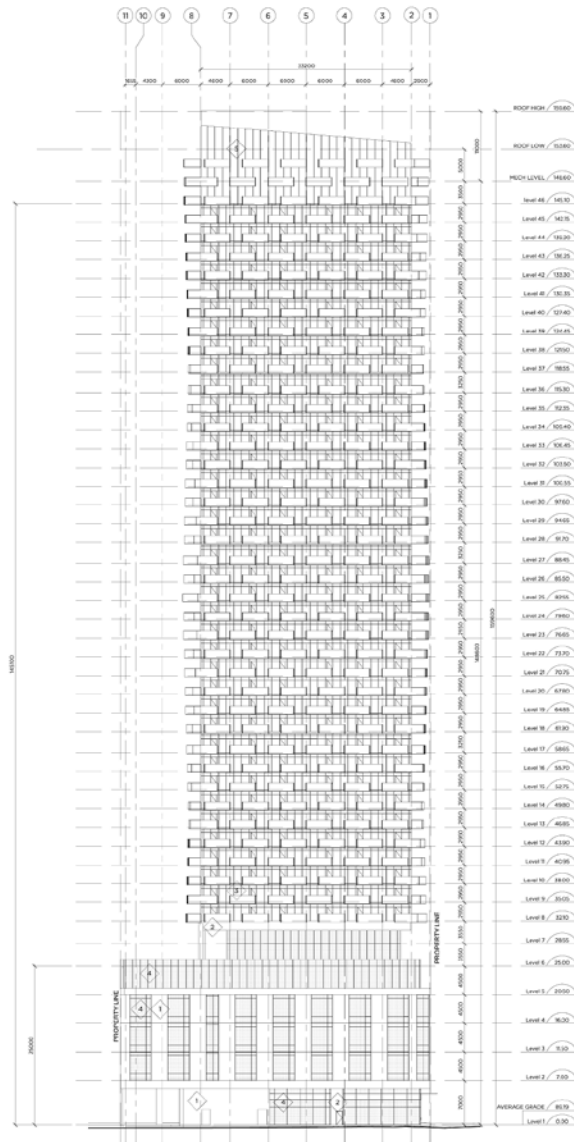
215-229 Church Street + 117 Dundas Street East

Applicant's Submitted Drawing

Not to Scale
02/25/2015

File # 14 265043 STE 27 0Z

Attachment 3: East Elevation



East Elevation

Elevations

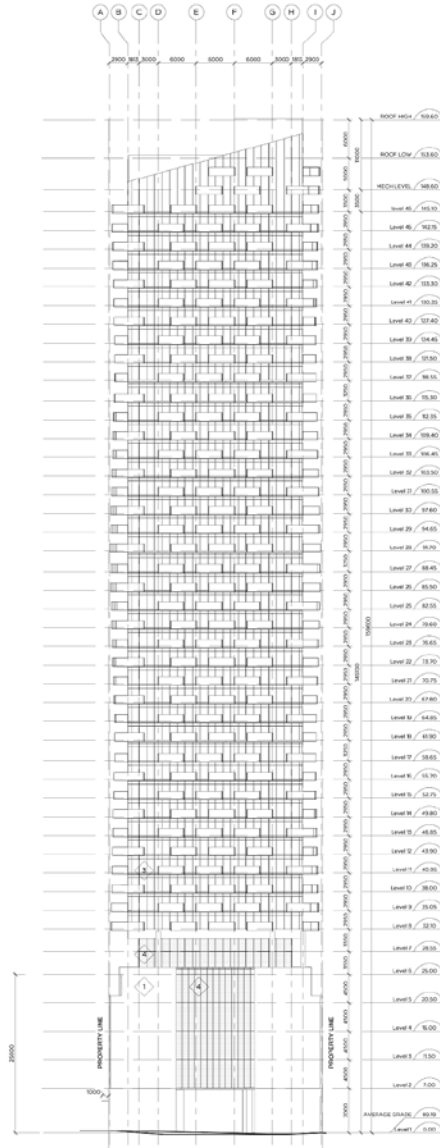
215-229 Church Street + 117 Dundas Street East

Applicant's Submitted Drawing

Not to Scale
02/25/2015

File # 14 265043 STE 27 OZ

Attachment 4: South Elevation



South Elevation

Elevations

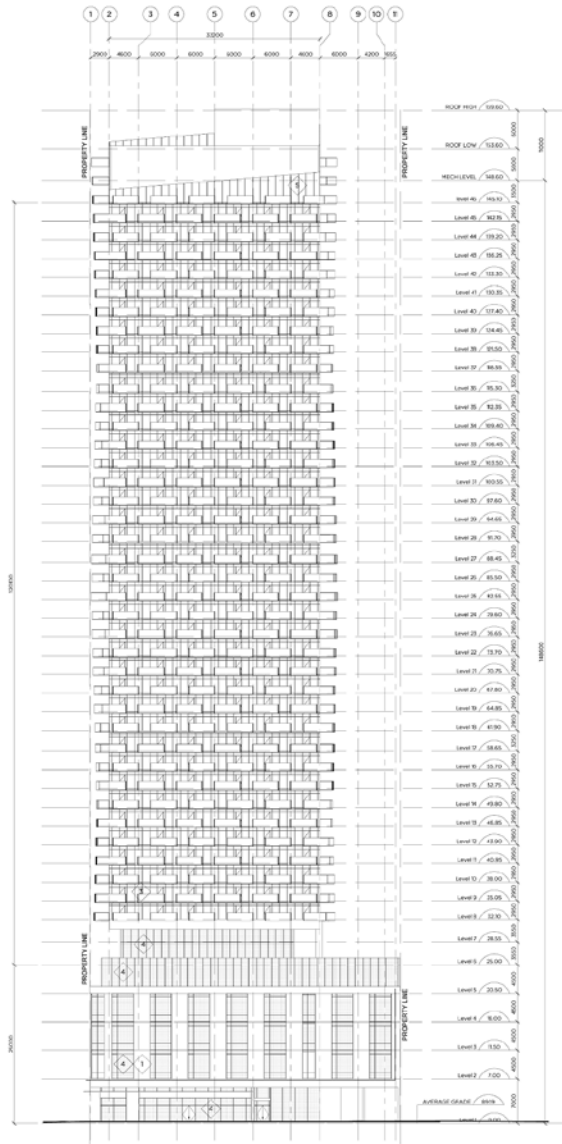
215-229 Church Street + 117 Dundas Street East

Applicant's Submitted Drawing

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02/25/2015

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Attachment 5: West Elevation



West Elevation

Elevations

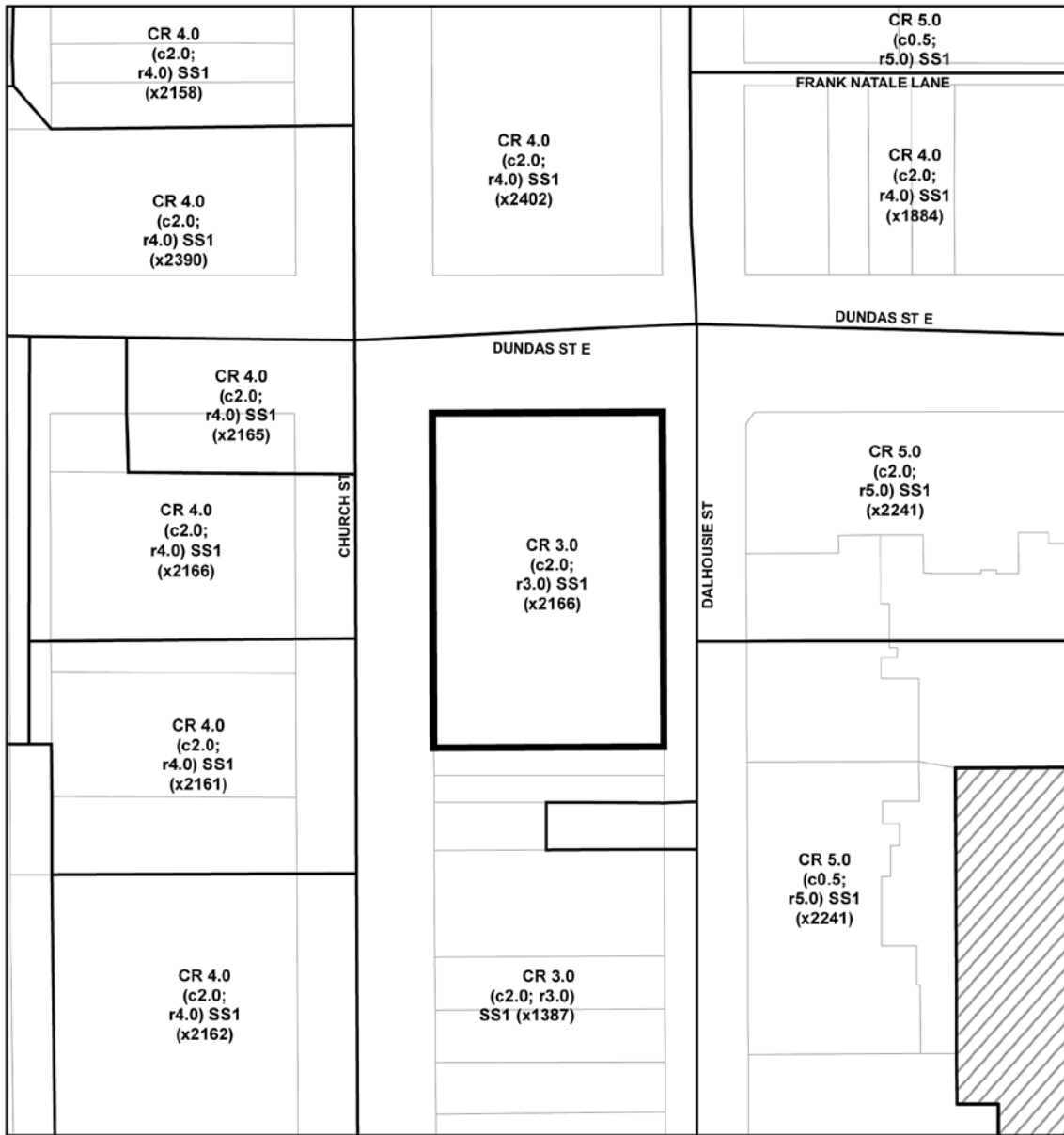
215-229 Church Street + 117 Dundas Street East

Applicant's Submitted Drawing

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02/25/2015

File # 14 265043 STE 27 0Z

Attachment 6: Zoning



215-229 Church Street + 117 Dundas Street East

Zoning By-law 569-2013

File # 14 265043 STE 27 OZ

Location of Application
CR Commercial Residential

See Former City of Toronto Bylaw No. 438-86
CR Mixed-Use District

↑
Not to Scale
Extracted: 02/25/2015

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	14 265043 STE 27 OZ
Details	Rezoning, Standard	Application Date:	December 17, 2014

Municipal Address: 215-229 Church Street and 117 Dundas Street East

Location Description: PLAN 22A PT LOT 20 RP 63R2342 PART 3 **GRID S2714

Project Description: Proposed 46 Storey residential tower including a 5 storey podium with 616 units and a total gross floor area of 40,656 square metres. The building is comprised of 39,398 square metres of residential gross floor area and 670 square metres of ground floor retail commercial space.

Applicant:	Agent:	Architect:	Owner:
SENTINEL CHURCH HOLDINGS		Roland Colthoff, RAW	TORONTO BUDGET HOSTEL LTD

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR 3.0	Historical Status:
Height Limit (m):	18	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	1648	Height:	Storeys:	46
Frontage (m):	48.94		Metres:	159.6
Depth (m):	33.69			
Total Ground Floor Area (sq. m):	1268			Total
Total Residential GFA (sq. m):	39986		Parking Spaces:	178
Total Non-Residential GFA (sq. m):	670		Loading Docks	2
Total GFA (sq. m):	40656			
Lot Coverage Ratio (%):	76.9			
Floor Space Index:	24.3			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	164
1 Bedroom:	280
2 Bedroom:	170
3 + Bedroom:	2
Total Units:	616

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	39986	0	0
Retail GFA (sq. m):	670	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

CONTACT:	PLANNER NAME:	Derek Waltho, Planner
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