

**65 Grand Magazine Street (Fort York Block 4A)
Official Plan Amendment, Zoning By-law Amendment
Preliminary Report**

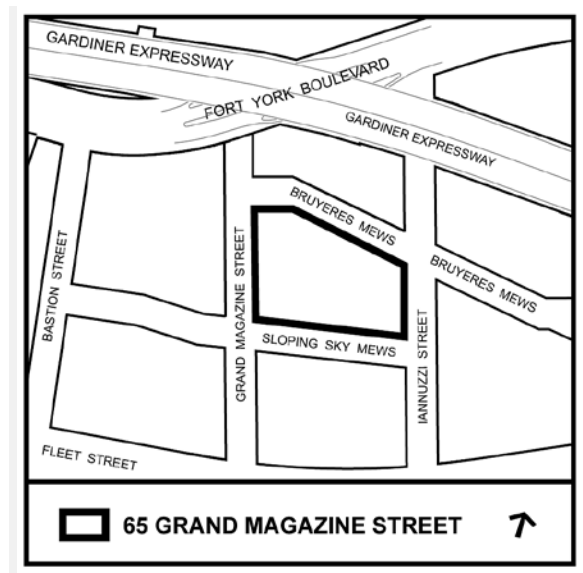
Date:	March 12, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	14 264174 STE 19 OZ (Official Plan and Zoning By-law Amendment)

SUMMARY

ONNI Group, has submitted an application to amend the City’s Official Plan and Zoning By-law 438-86. The application proposes a 32-Storey (106.5 metre) residential building containing 511 dwelling units. A total of 420 vehicle parking spaces are proposed in 4 levels of underground parking with 513 bike parking spaces proposed on the ground and P1 levels. A total of 1,024 square metres of indoor and 1,024 square metres of outdoor amenity space is proposed.

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.

The next step is to undertake a community engagement process, which will include a community consultation meeting enabling the public to review the applicant’s submission and ask questions of the applicant and City staff.



A final report is targeted for the 4th quarter of 2015 if all required materials are submitted in a timely manner and when all outstanding issues, which are detailed in this report, have been addressed.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 65 Grand Magazine 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; 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.

DECISION HISTORY

In 1995, the adoption of the Bathurst/Strachan Area Part II Plan (19.46) established the original framework for the redevelopment of the Fort York Neighbourhood. (By-law 195-0465 and 1995-0466).

In 2003, the City renamed the plan to Fort York Neighbourhood Part II Plan through Official Plan Amendment No. 265 (By-law 754-2003).

In 2004, City Council endorsed the Fort York Public Realm Plan:

<http://www.fortyork.ca/images/management-docs/fort-york-public-realm-plan-2004.pdf>

On August 24, 2007, the Ontario Municipal Board, through Order No. 2374 (Board File No.'s PL030379, PL030913 and PL030914) enacted By-law 897-2007(OMB), which amends By-law No. 438-86, as amended with respect to Block2, Block 3, Block 4 and Block 4A. This By-law established the building height and density for the subject site.

<http://www.toronto.ca/legdocs/bylaws/2007/law0897.pdf>

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

Several meetings with Planning Staff and the applicant occurred prior to the submission of the subject application. At these meetings, Planning Staff noted concerns regarding the height and density of the proposed development in relation to the existing context of the

Fort York neighbourhood and the proposal's relation to the Fort York National Historic Site. Planning staff also noted the lack of non-residential space at grade as being a concern, as the proposal is situated within a mixed use area, and the Secondary Plan contemplates the opportunity for non-residential uses on the ground floor within such areas, to assist in animating the public realm and providing services to residents locally.

ISSUE BACKGROUND

Proposal

This application proposes the development of a 32-storey (106.5 metre) residential building. The tower portion of the building sits atop a 4-6 storey podium.

Residential uses, totalling 31,270 square metres of gross floor area, are proposed. The proposed unit-mix is as follows:

Bachelor:	29 units	6 % of total
One Bedroom:	343 units	67 % of total
Two Bedroom:	79 units	16 % of total
Three Bedroom:	60 units	12 % of total
Total:	511 units	

A total of 1,024 square metres of indoor and 1,024 square metres of outdoor amenity space is proposed.

No non-residential uses are proposed on site.

A total of 513 bike parking spaces are proposed on the Ground and P1 Levels, of which, 53 spaces are proposed for visitors and will be located at-grade.

A total of 420 vehicle parking spaces are proposed in 4 levels of underground parking, of which, 61 are proposed for visitors. Vehicle access is proposed from Bruyerres Mews.

One Type-C and one Type-G loading space are proposed. Access to these loading spaces is proposed from Bruyerres Mews.

Site and Surrounding Area

The subject site has a total area of approximately 7,500 square metres in the shape of an irregular convex pentagon. It is bordered on all sides by public streets, with Bruyerres Mews to the north, Iannuzzi Street to the east, Sloping Sky Mews to the south and Grand Magazine Street to the west. A condominium sales office and parking area are currently situated on the site.

The surrounding uses are as follows:

- North: A 15-storey, 249-unit, residential building with, 4 levels of underground parking in under construction on the north side of Bruyeres Mews. Fort York National Historic Site is situated farther to the north.
- West: A 17-storey residential building and 15 storey residential building containing 502 residential units are situated on the west side of Grand Magazine Street.
- South: 3-storey townhouses are situated on the south side of Sloping Sky Mews and a 28-storey tower and 11-storey podium is situated on the same block, fronting Fleet Street.
- East: A 28-storey mixed-use building containing 410 residential units and 467.5 metres of commercial floor space is situated on the east side of Iannuzzi Street, northeast of the subject site. A 15-storey mixed use building is situated on the east side of Iannuzzi Street to the east of the site.

Planning Act, Provincial Policy Statement and Provincial Plans

Section 2 of the *Planning Act* sets out matters of provincial interest which City Council shall have regard to in carrying out its responsibilities, including: the orderly development of safe and healthy communities; the conservation of features of significant architectural, cultural and historical interest; the adequate provision of employment opportunities; and the appropriate location of growth and development.

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 by accommodating a range and mix of uses; 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 *Planning Act*, 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 on Map 2 – Urban Structure. The Downtown is a growth area and will continue to evolve as a healthy and attractive place to live and work.

Mixed Use Areas

The site is designated *Mixed Use Areas* on Map 18 – Land Use Plan. *Mixed Use Areas* are intended to consist of a broad range of commercial, residential and institutional uses. These areas are intended to absorb, over time, a portion of Toronto’s expected growth. *Mixed Use Areas* vary in scale and density subject to the local attributes and context. The Official Plan contains policies to guide the development of *Mixed Use Areas*, including: the creation of a balance of uses that reduces automobile dependence and meets the needs of the community; the provision of new jobs and homes on underutilized lands; the location and massing of buildings to frame streets and minimize shadow impacts; and the provision of an attractive, safe and comfortable pedestrian environment.

Public Realm

Public Realm policies that help guide the development of streets, sidewalks and boulevards are applicable to the proposal. Policy 3.1.1.6 requires that the design of sidewalks and boulevards provide safe, attractive, interesting and comfortable spaces for pedestrians. Policy 3.1.1.14 outlines design considerations for new streets, including providing connections between adjacent neighbourhoods, dividing larger sites into smaller development blocks, providing access and addresses for new developments, allowing the public to freely enter without obstruction, creating adequate space for pedestrians, bicycles and landscaping, and providing access for emergency vehicles.

Built Form

The Built Form policies direct new development to fit within the existing and/or the planned context of the neighbourhood. In particular, Policy 3 requires new development to be massed to fit harmoniously into its existing and/or planned context by creating appropriate transitions in scale to neighbouring buildings, providing for adequate light and privacy, and framing adjacent streets and open spaces in a way that respects the street proportion. Policy 4 requires new development be massed to define edges of streets, parks and open spaces at good proportion. Taller buildings will be located to ensure there is adequate access to sky view. Policy 5 requires new development to provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians.

The Tall Buildings policies contained in the Built Form Section provides policy direction for tall buildings. Policy 2 requires tall building proposals to address key urban design considerations that include: demonstrating how the proposed building and site design will contribute to and reinforce the overall City structure; taking into account the relationship of the site to topography and other tall buildings; and providing high quality, comfortable and usable publicly accessible open space areas.

Heritage Resources

Heritage Policies require that development adjacent to such properties respects the scale, character and form of the heritage resource. The updated Heritage Conservation Policies contained in Official Plan Amendment 199, currently before the Ontario Municipal Board, cover a wide array of heritage properties including: individually significant buildings and structures, properties that are a part of a heritage conservation district, cultural heritage landscapes, archaeological resources and areas of archaeological potential. OPA 199 also specifies protected views related to heritage resources.

Height and/or Density Incentives

The Plan includes policies dealing with the use of Section 37. The policies state that Section 37 community benefits are capital facilities and/or cash contributions toward specific capital facilities and include amongst other matters, community facilities, day care space, and area park improvements. Section 37 of the *Planning Act* gives municipalities authority to pass zoning by-laws involving increases in the height or density of development in return for the provision by the owner of community benefits.

How to Read the Plan

Section 1.5 of the Plan states that the Official Plan is to be read as a comprehensive and cohesive whole. This application will be reviewed against all policies of the Official Plan. The Official Plan is available here:

http://www1.toronto.ca/static_files/CityPlanning/PDF/chapters1_5_dec2010.pdf

Fort York Neighbourhood Secondary Plan

The site is situated within the Fort York Neighbourhood Secondary Plan area (Section 6.13). The plan envisions the Fort York Neighbourhood as vital mixed use neighbourhood which takes advantage of large areas of existing public open space in a unique waterfront setting and is served by the appropriate range of community services and facilities.

Section 13.2 states that the significance of Fort York and the Fort York Heritage Conservation District will be recognized in the redevelopment of the Fort York Neighbourhood, particularly with respect to the location and configuration of new streets, parks and public open spaces, the allocation of land uses and density, height limits and other built-form controls. This section further states that building heights will increase in a southerly direction from the Fort, with lower buildings established along the southern edge of Fort York Boulevard.

Map 13-2 of the plan delineates the Streets and Blocks (Attachment 5), Map 13-3 details the building heights and building typologies (Attachment 6), and map 13-5 details the Land Use (Attachment 8) within the Fort York Neighbourhood Secondary Plan.

Section 13.4.3.2 of the plan allows a combined maximum of 37,360 square meters of residential floor space on Blocks 4 (70 Iannuzzi Street) and 4A (65 Grand Magazine Street).

Fort York Heritage Conservation District Study and Plan

The Fort York Heritage Conservation District Study and Plan reviews and consolidates the previous 1985 Fort York Heritage Conservation District Plan, addressing the conservation of nationally significant resources from the War of 1812 and remnants of Toronto's founding landscape. This new Plan was developed as a result of the City acquiring additional land to enlarge the Fort York site, the rapidly changing context of the Fort, including the new visitor centre, and changes to the Ontario Heritage Act. The Heritage Study and Plan include direction with regard to the protection of heritage attributes, view corridors, landforms and archaeological features both within the study boundaries and in associated adjacent lands. The subject site is within the recommended Adjacent Lands, and any development proposal on this site should have regard for the Fort York Heritage Conservation District Study and Plan.

Fort York Public Realm Plan (2004)

The Fort York Public Realm Plan, endorsed by City Council, establishes a set of guidelines, which outline the principles and overall vision for the emerging neighbourhood. It builds on the approved policies of the Official Plan and the zoning by-laws that set out the location of public spaces, density, height and built form envelopes, and will inform the City's review of development applications in the area by setting a benchmark for the best possible design of the streets, parks, pedestrian and cycle connections, and public and private open spaces throughout the neighbourhood. The Fort York Public Realm Plan, defines the principles for liveable and pedestrian-friendly streets, parks and open spaces in this emerging Toronto neighbourhood.

<http://www.fortyork.ca/images/management-docs/fort-york-public-realm-plan-2004.pdf>

Zoning

The subject site is zoned 'CR' Mixed Use, by By-law No. 438-86, as amended. The CR zone permits a broad range of residential and commercial uses, some being subject to specific performance criteria. The maximum permitted building height is 59.0 metres on the east end of the site, 20.0 meters on the northwest portion of the site, and 16.0 metres on the southwest portion of the site.

By-law 97-2007(OMB), which amends By-law No. 438-86, allows for 37,360 square meters of residential gross floor area on Blocks 4 and 4A, of which not more than 13,200 square metres may be located on Block 4 and not more than 30,000 square metres may be located on Block 4A.

Site Plan Control

The application is subject to Site Plan Control. An application for Site Plan Control has not been submitted to date.

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 that they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Policy 1 in Section 5.3.2 Implementation Plans and Strategies for City-Building, the Official Plan states that Guidelines will be adopted to advance the vision, objectives, and policies of the Plan. Urban Design guidelines specifically are intended "to provide a more detailed framework for built form and public improvements in growth areas." The Tall Building Design Guidelines address this policy, helping to implement Chapter 3.1 The Built Environment and other policies within the Plan related to the design and development of tall buildings in Toronto.

The Guidelines are intended to implement the built form policies of the City's Official Plan. They include measurable criteria and qualitative indicators to assist in the review of tall building proposals. Criteria and indicators are related to four main areas: site context, site organization, building massing and the pedestrian realm. In considering site context, in addition to requirements for master plans on larger sites, tall building proposals must address concerns related to transitions between taller buildings and lower scale features nearby.

Measures such as height limits, setbacks, stepbacks and angular planes are used to achieve appropriate transitions in scale and the protection of sunlight and sky views. Design criteria related to site organization address issues of building placement and orientation, location of building entrances, servicing and parking requirements, enhancement of adjacent streets and open spaces, and respect for heritage buildings.

New tall buildings are expected to enhance the public realm by providing active frontages, and high quality streetscape and landscape design elements. To reduce negative impacts of taller buildings elements, a minimum stepback of 5 metres for the tower from the street edge of the base building is required. Other considerations include weather protection, limiting shadowing impacts and uncomfortable wind condition on nearby streets, properties and open spaces, as well as minimizing additional shadowing on neighbouring parks to preserve their utility.

Reasons for the Application

The proposal requires an amendment to the Official Plan, specifically the Fort York Neighbourhood Secondary Plan, to increase the maximum permitted residential density. The plan allows a maximum of 37,360 square meters of combined residential floorspace on Blocks 4 (70 Iannuzzi Street) and 4A (65 Grand Magazine Street). Block 4, currently under construction, contains 15,915 square meters of residential floor space, allowing for a maximum of 21,445 square metres of residential floor space on Block 4A.

The proposal requires an amendment to the Zoning By-law to increase the maximum permitted building height and density. The tower portion of the site allows for a maximum building height of 59.0 meters and allows additional height for the mechanical penthouse. The applicant is seeking a maximum building height of 106.5 metres to the top of the mechanical penthouse.

Additional areas of non-compliance with the Official Plan and/or Zoning By-law may be identified through the circulation and review process.

COMMENTS

Application Submission

The following plans/reports/studies were submitted with the application:

- Topographical and Boundary Plan of Survey
- Context Plan
- Architectural Plans (*incl. Site Plan, Floor Plans, Elevations, and Sections*)
- Landscape Plans
- Planning Rationale
- Building Mass model
- Geotechnical Report
- Contaminated Site Assessment
- Municipal Servicing Report
- Noise and Vibration Study
- Pedestrian Level Wind Study
- Phase I and II Environmental Assessment
- Shadow Study
- Stormwater Management Report
- Toronto Green Standard Checklist
- Transportation Impact Study
- Draft Official Plan and Zoning By-law Amendments

A Notification of Complete Application was issued on January 15, 2015. The Notice of Complete Application indicated that City Staff require that the submitted Planning Rationale elaborate further on the proposed development's impact on area Community Services and Facilities and details on the manner in which the proposed development responds to Fort York National Historic Site and the Fort York Heritage Conservation District. These materials were submitted on February 27, 2015.

Issues to be Resolved

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

- Consistency with the PPS and the Growth Plan for the Greater Golden Horseshoe;

- Conformity with Official Plan policies, including the sections on “Mixed Use”, "Public Realm", "Built Form", "Built Form – Tall Buildings", and "Heritage Resources";
- Conformity with the Fort York Neighbourhood Secondary Plan;
- Conformity with the Tall Building Design Guidelines, including built form, transition in scale, sunlight and skyview, views from the public realm, heritage properties and heritage conservation districts, floor plate size and shape, tower placement, separation distance, site servicing and access, pedestrian realm, publicly accessible open space, and sustainable design;
- Overall height of the building, taking into account the existing and planned context and impact;
- Impact of the proposed building on views from Fort York National Historic Site;
- Adequacy of community services and parkland in the area;
- Appropriate servicing to accommodate the proposed development;
- Assessment of traffic generation and flow, and their impacts to the existing transportation network;
- The location and amount of bicycle parking spaces; and
- Conformity to the Toronto Green Standard.

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

Section 37

The Official Plan includes policies pertaining to the exchange of public benefits for increased height and density for new developments pursuant to Section 37 of the *Planning Act*. Details of a Section 37 Agreement between the applicant and the City will be established if a development is recommended for approval.

Conclusion

City staff met with the applicant on a number of occasions in 2014 prior to the submission of this application. Staff expressed concern with the proposed increases to height and density, particularly considering the fact that this property was had previously been granted an increase in height and density beyond those originally contemplated in the Secondary Plan.

City Planning staff will work with the community, the applicant and the Ward Councillor to achieve reductions to the proposed height and density which address the above-noted issues to be resolved, fit within the existing and planned context, and support good planning.

CONTACT

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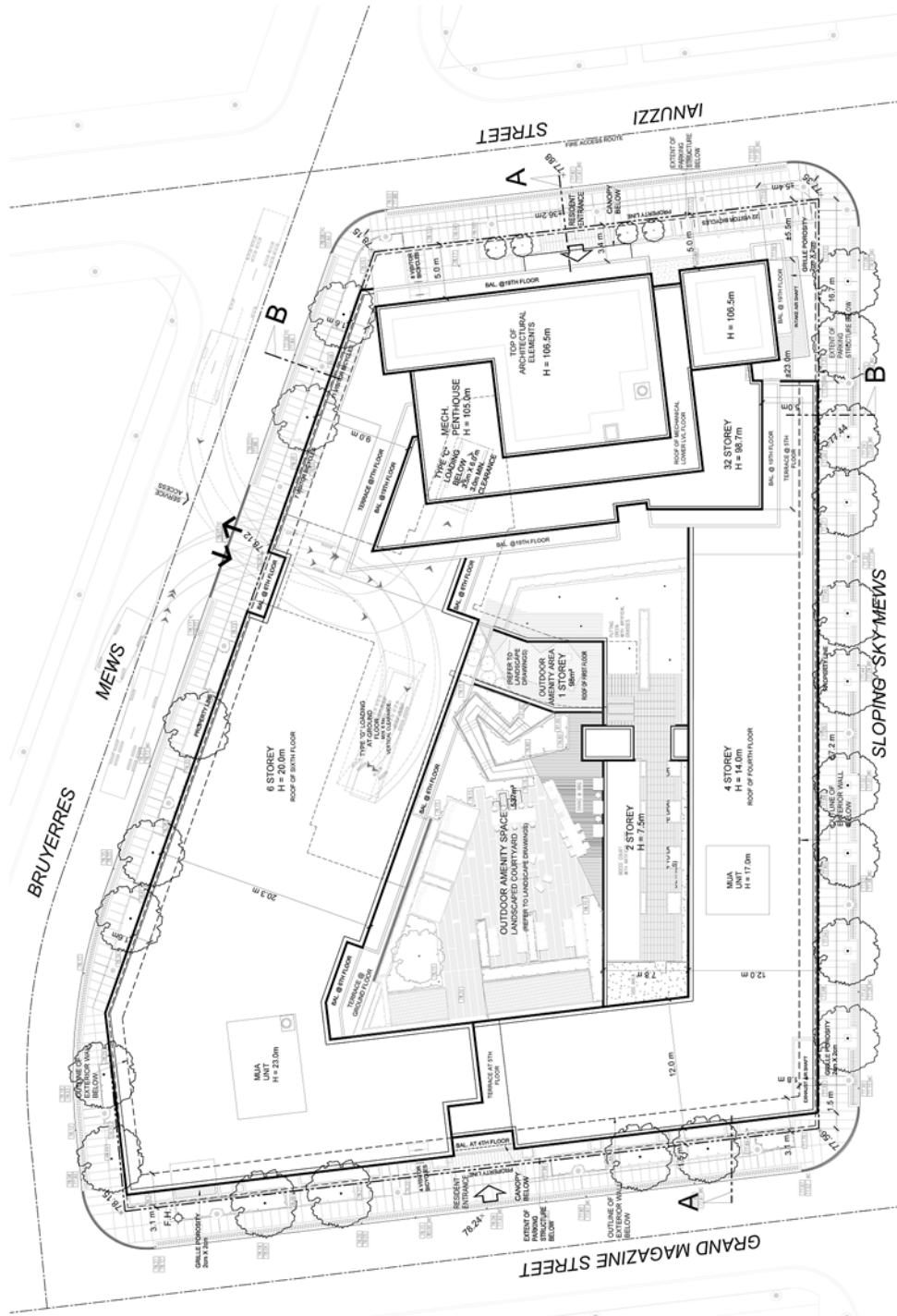
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Proposed Site Plan
Attachment 2: Proposed Elevations
Attachment 3: Proposed Perspective
Attachment 4: Official Plan – Land Use – Map 18 Excerpt
Attachment 5: Fort York Neighbourhood Secondary Plan - Map 13-2
Attachment 6: Fort York Neighbourhood Secondary Plan - Map 13-4
Attachment 7: Fort York Neighbourhood Secondary Plan - Map 13-5
Attachment 8: Zoning By-law 438-86 Excerpt
Attachment 9: Application Data Sheet

Attachment 1: Proposed Site Plan



65 Grand Magazine Street

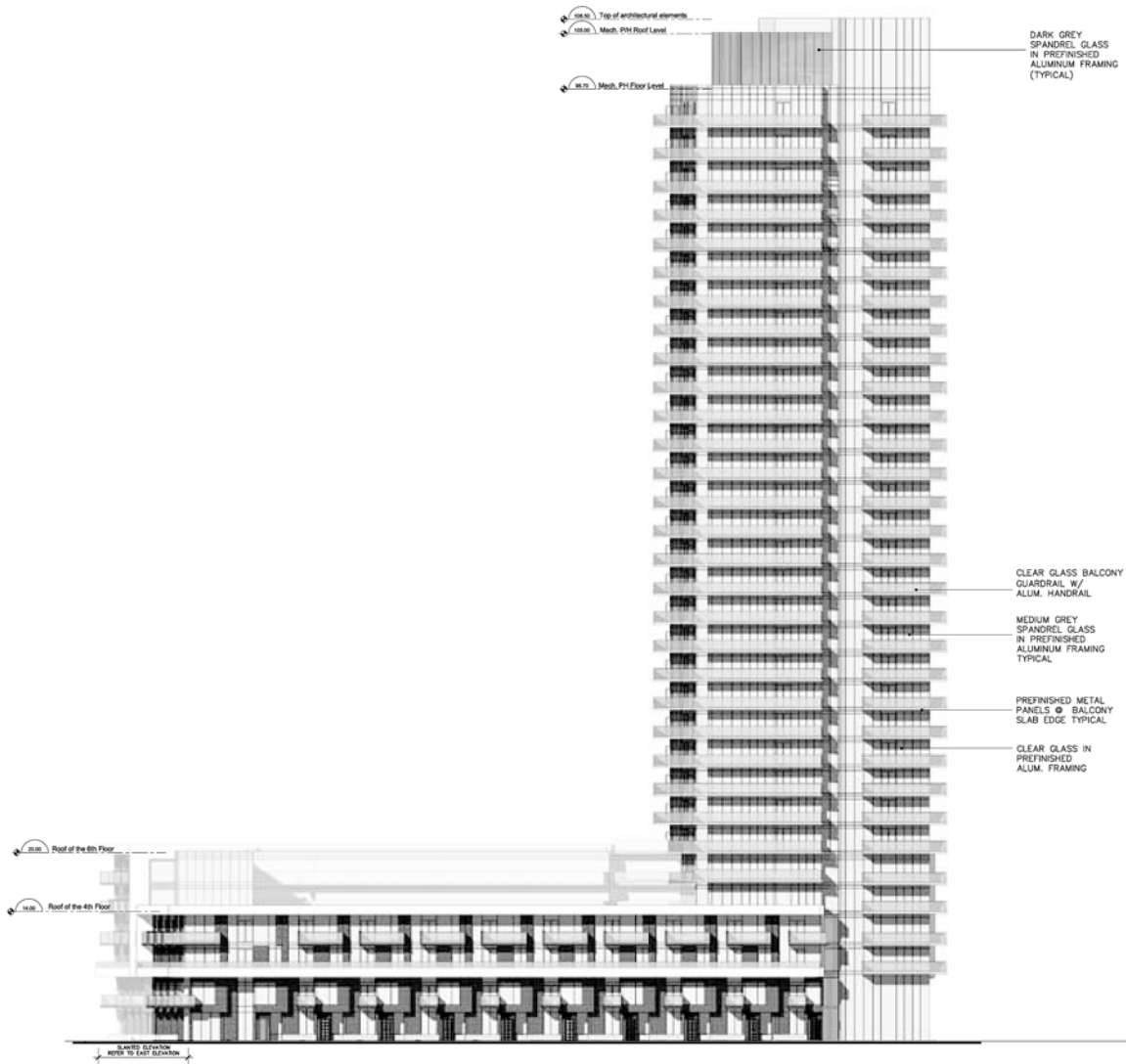
Site Plan

Applicant's Submitted Drawing

Not to Scale
02/13/2015

File # 14 264174

Attachment 2: Proposed Elevations



South Elevation

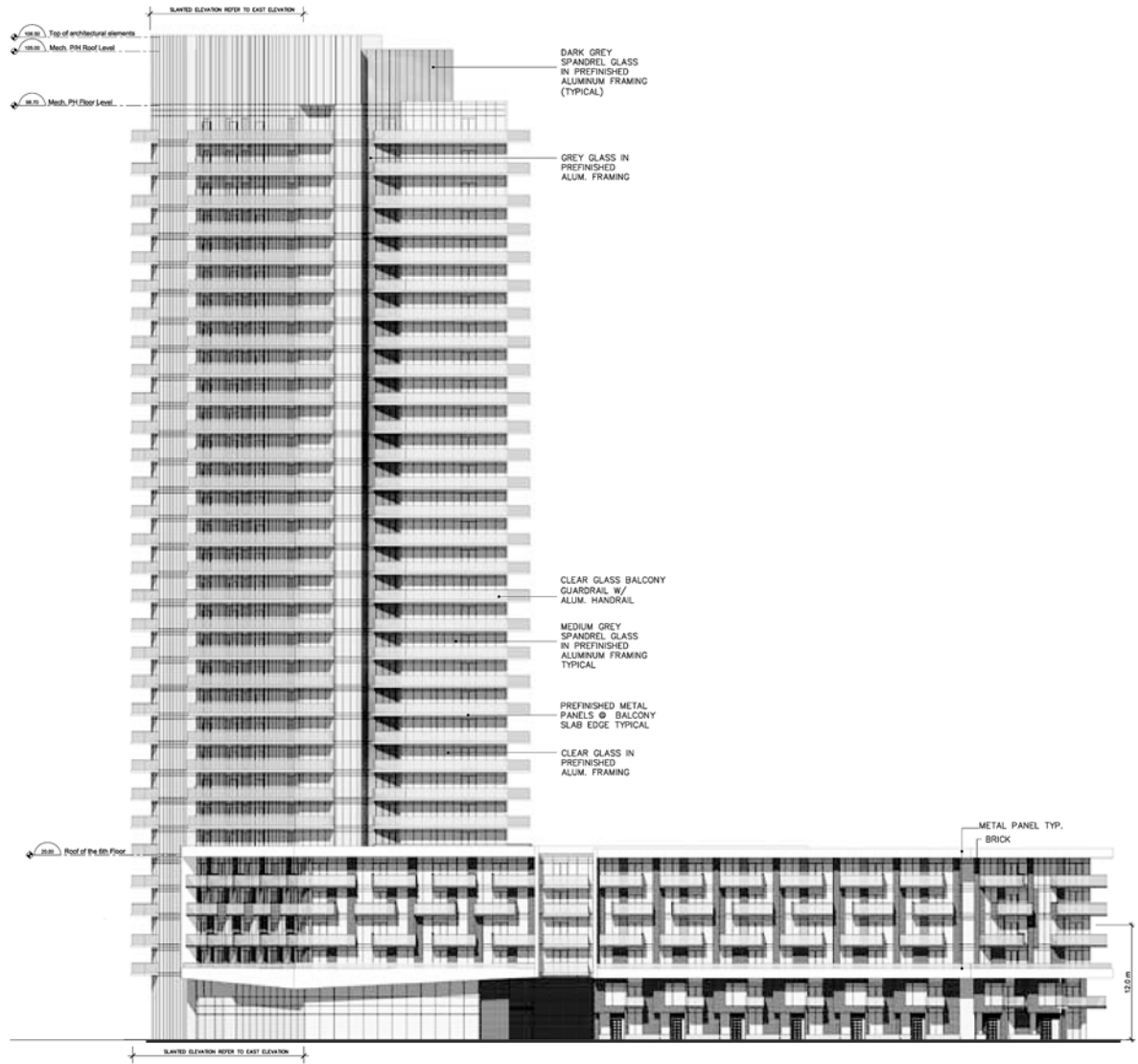
Elevations

Applicant's Submitted Drawing

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02/13/2015

65 Grand Magazine Street

File # 14 264174



North Elevation

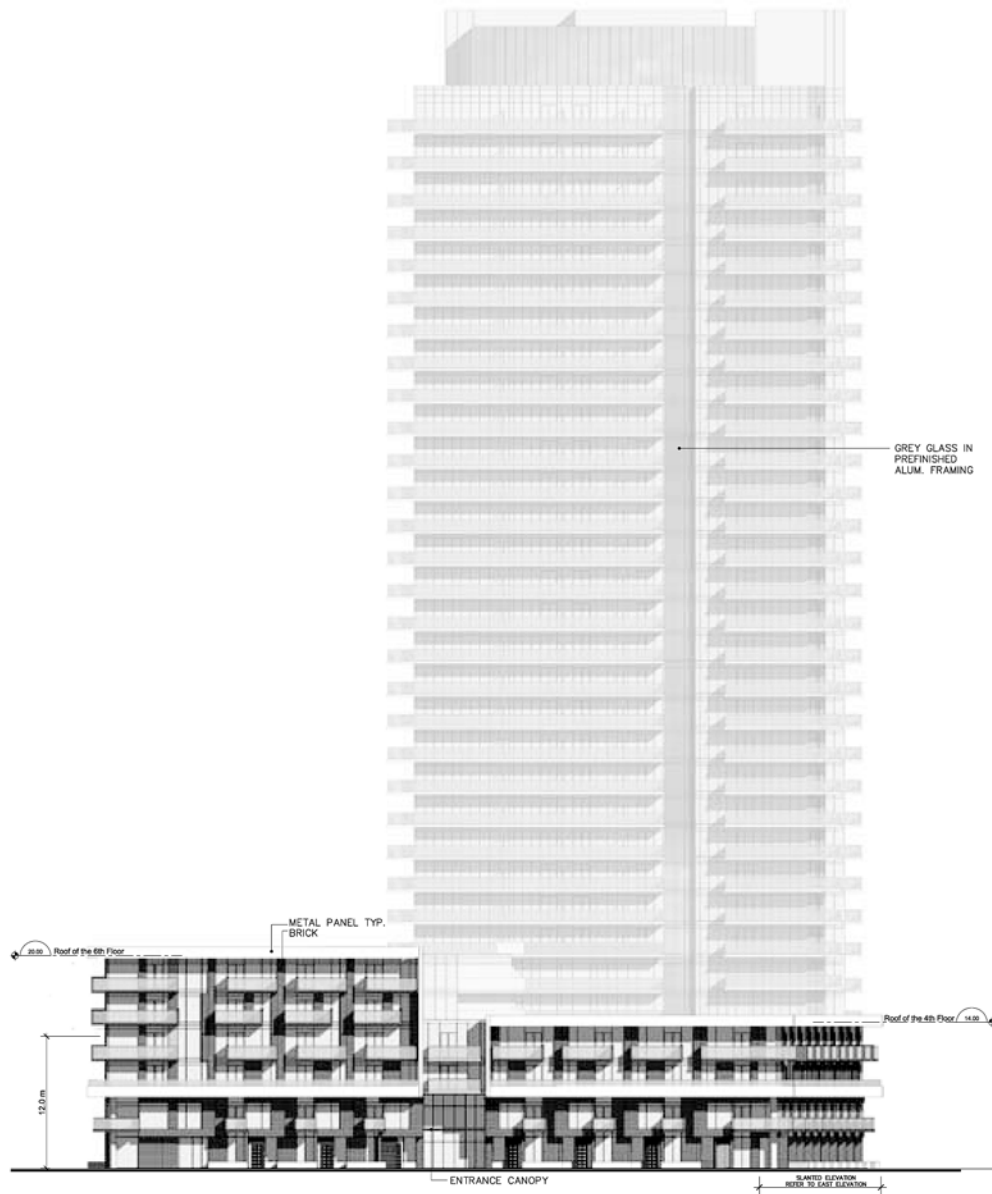
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Applicant's Submitted Drawing

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65 Grand Magazine Street

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West Elevation

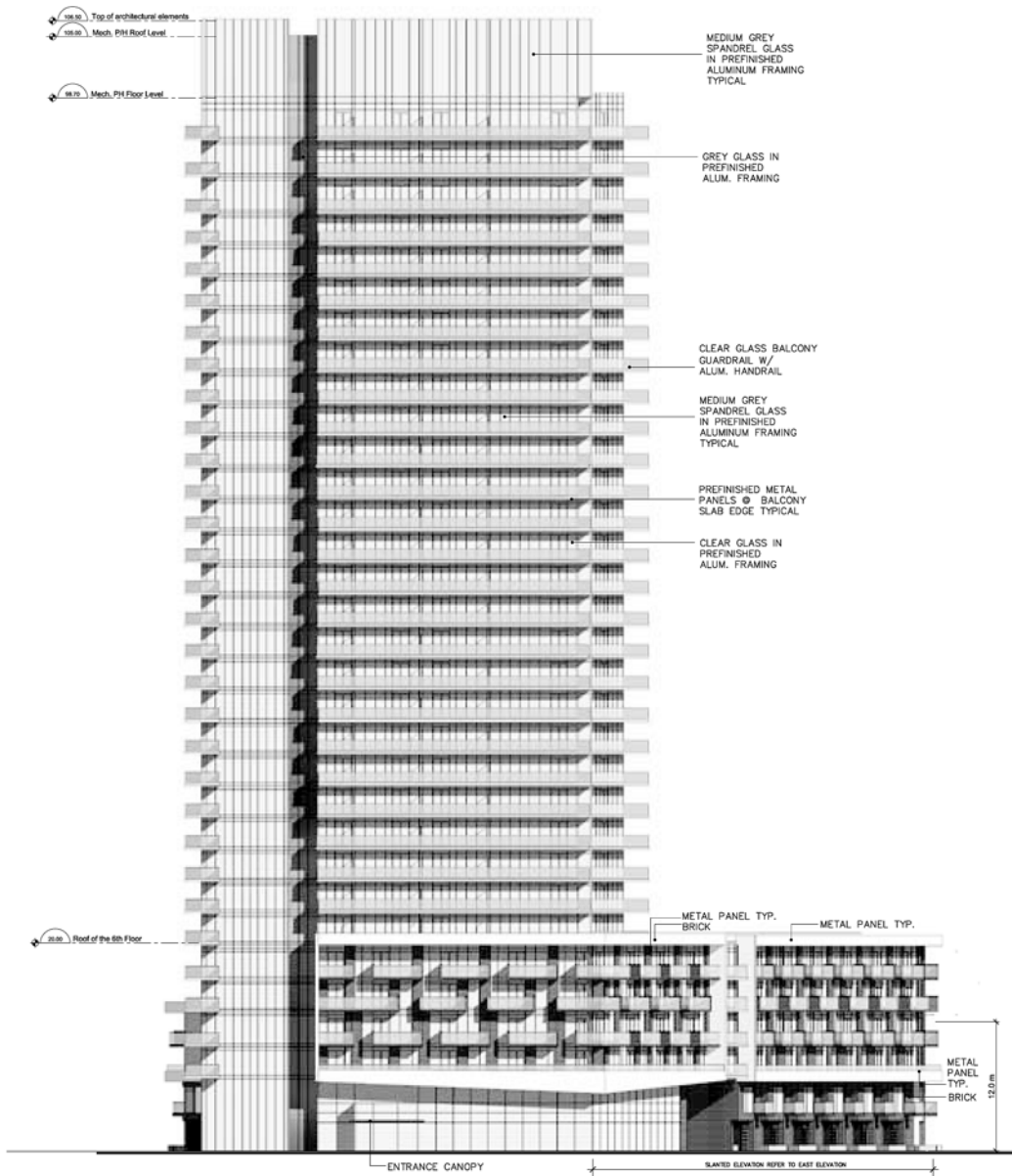
Elevations

65 Grand Magazine Street

Applicant's Submitted Drawing

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02/13/2015

File # 14 264174



East Elevation

Elevations

65 Grand Magazine Street

Applicant's Submitted Drawing

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File # 14 264174

Attachment 3: proposed Perspective



Perspective View

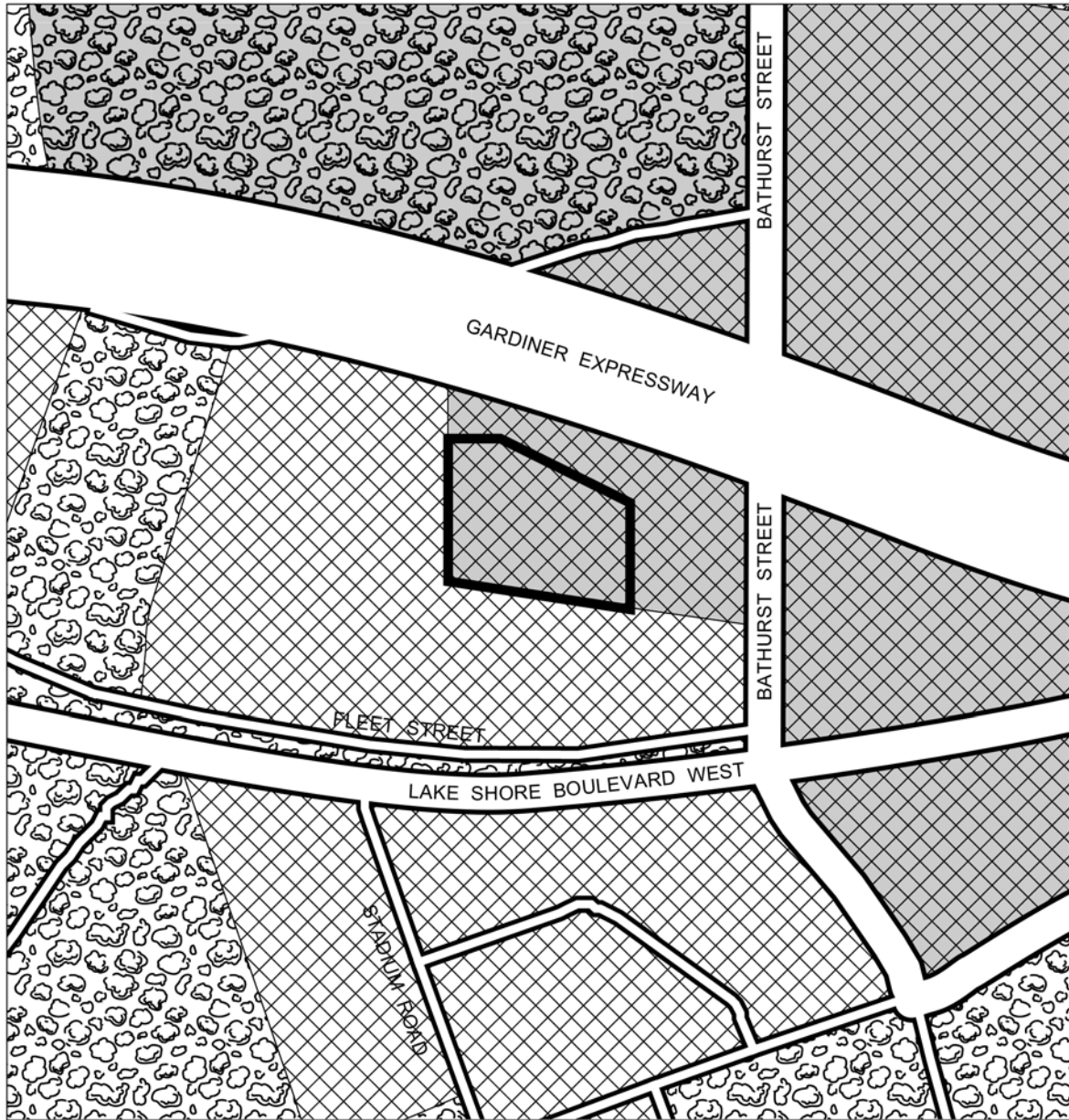
65 Grand Magazine Street

Applicant's Submitted Drawing

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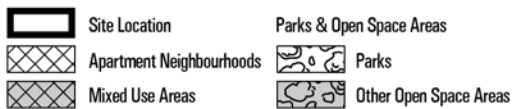
Attachment 4: Official Plan – Land Use



Toronto City Planning
 Extract from Official Plan

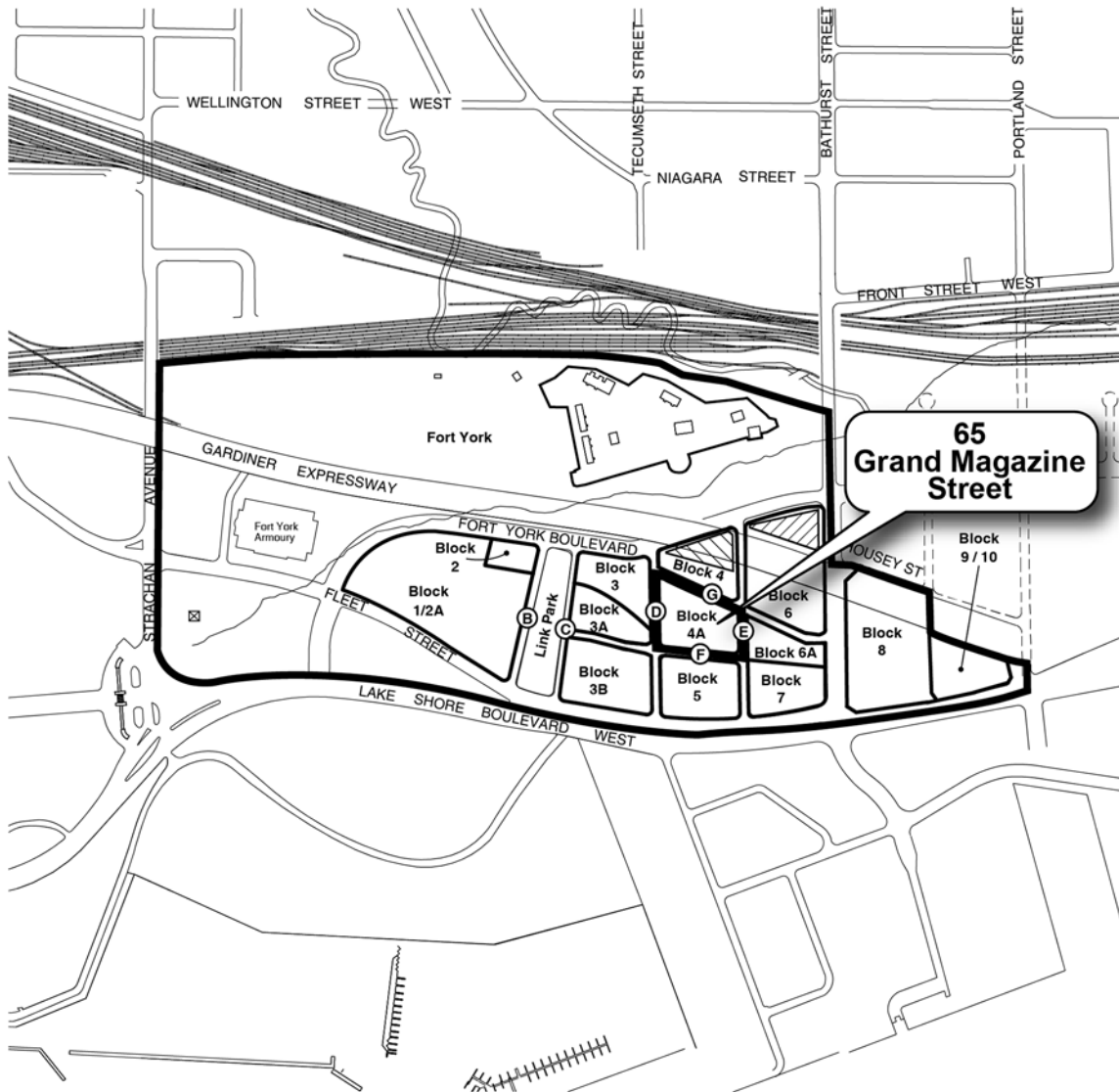
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Attachment 5: Fort York Neighbourhood Secondary Plan Map 13-2






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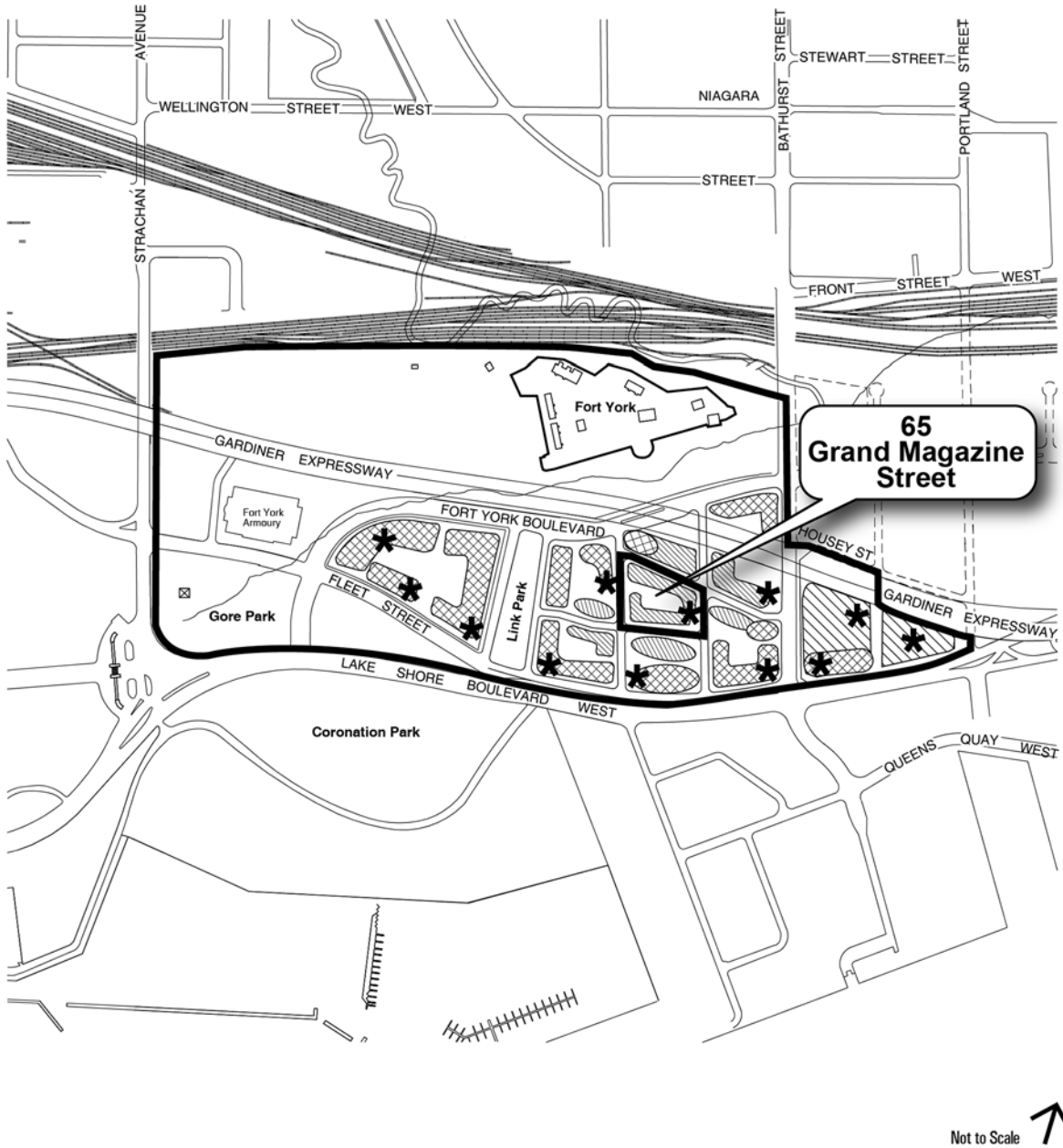
Fort York Neighbourhood Secondary Plan

MAP 13-2 Proposed Streets and Blocks

-  Secondary Plan Boundary
-  Block 4 Triangle
-  Block 6 Triangle

October 2009

Attachment 6: Fort York Neighbourhood Secondary Plan Map 13-4



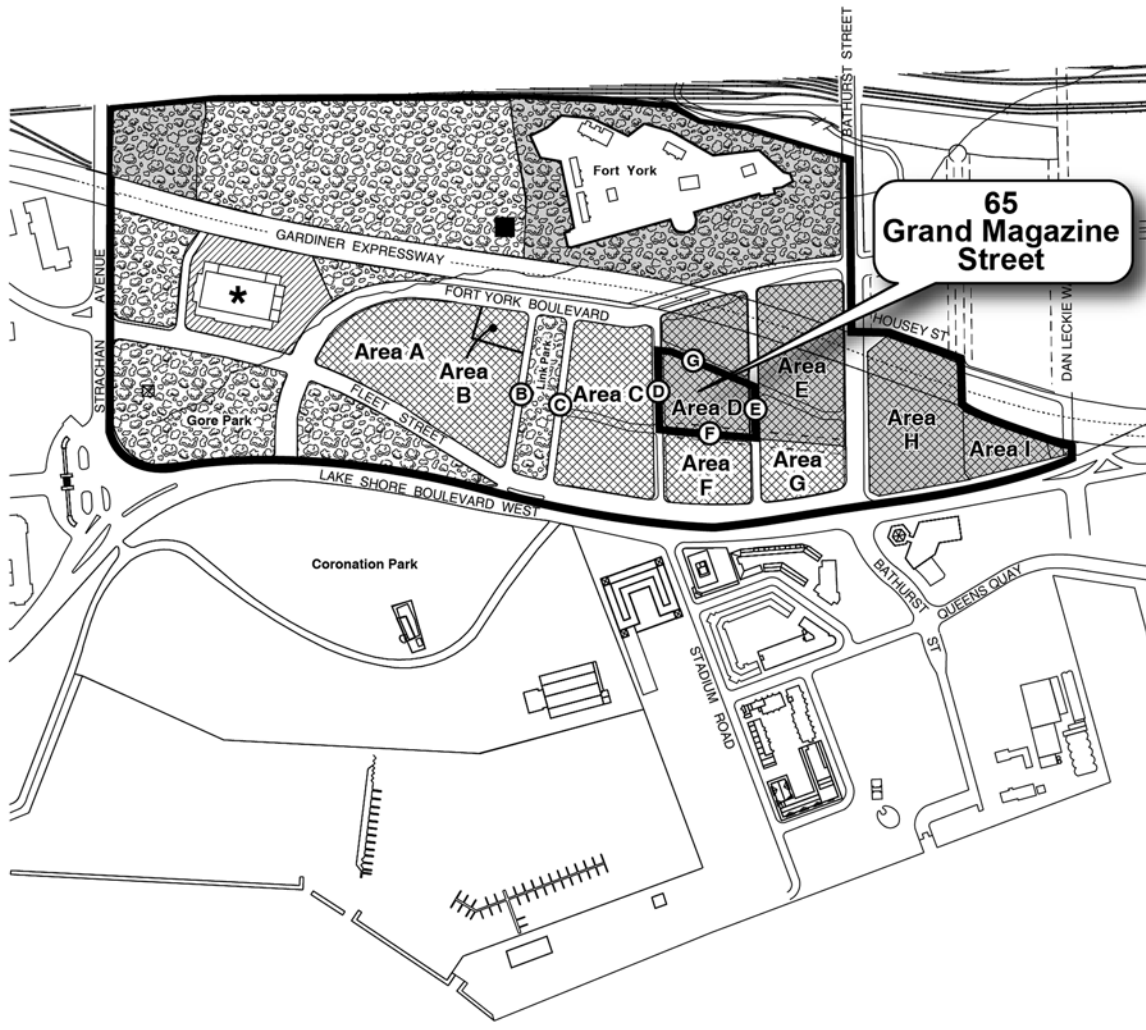
Fort York Neighbourhood Secondary Plan

MAP 13-4 Height Zones

-  Secondary Plan Boundary
-  Low-Rise (4-6 storeys)
-  Mid-Rise (7-15 storeys)
-  Potential Tower Location

October 2009

Attachment 7: Fort York Neighbourhood Secondary Plan Map 13-5



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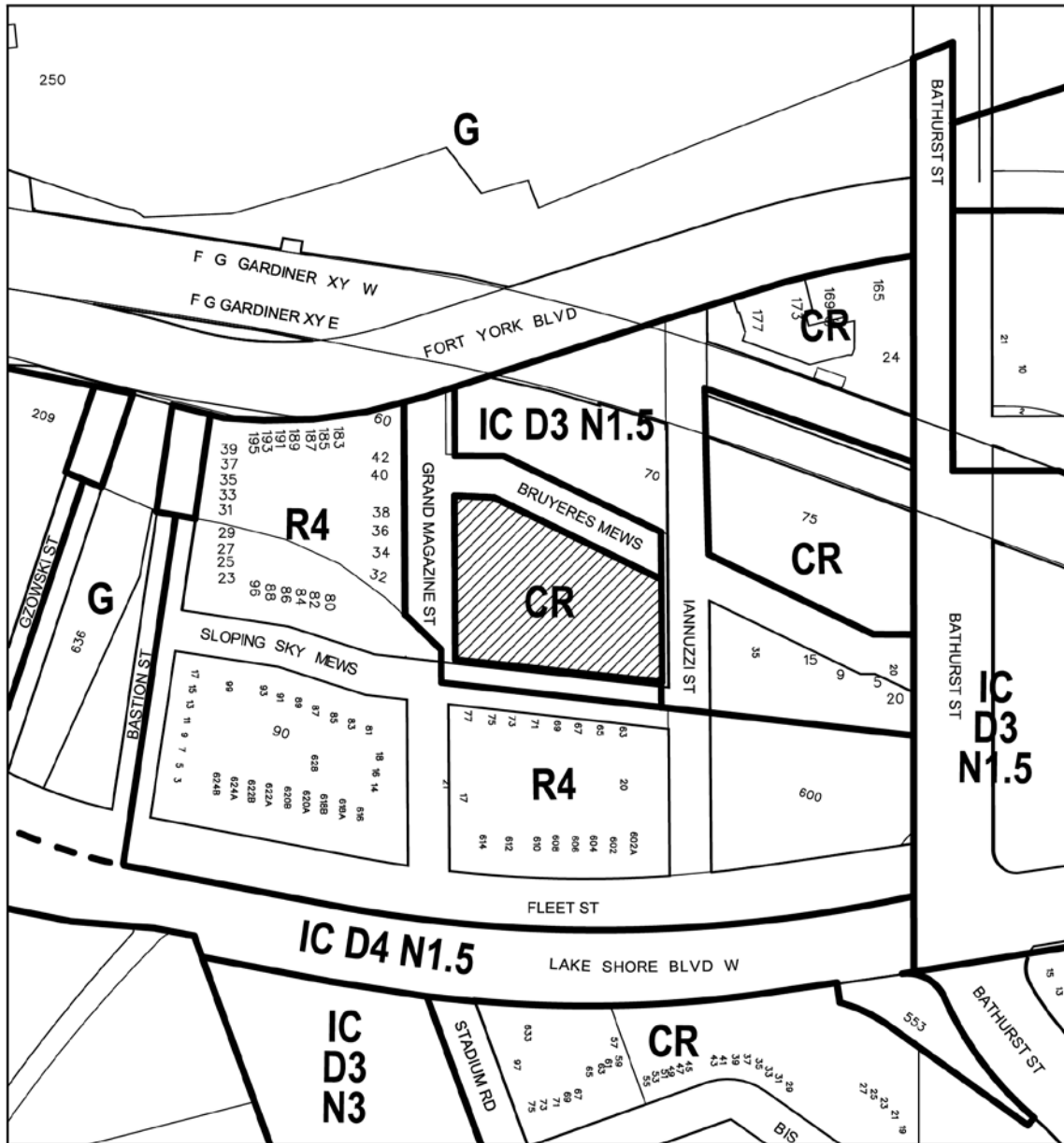


Fort York Neighbourhood Secondary Plan Map 13-5 Land Use Plan

- Secondary Plan Boundary
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks & Open Space Areas
 - Parks
 - Other Open Space Areas
- Institutional Areas
- Possible School Site
- Proposed Location of Fort York Visitor Centre

October 2009

Attachment 8: Zoning



TORONTO City Planning
Zoning

65 Grand Magazine Street

File # 14 264174 0Z

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



Not to Scale
 Zoning By-law 438-86 (as amended)
 Extracted 03/02/2015

Attachment 9: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	14 264174 STE 19 OZ
Details	OPA & Rezoning, Standard	Application Date:	December 15, 2014

Municipal Address: 65 GRAND MAGAZINE ST

Location Description: PLAN ORDNANCE RESERVE PT WATER LOT RP 66R21894 PARTS 14 18 20 21 24 25 33 TO 36 47 TO 50 57 58 66 75 TO 81 83 TO 89 **GRID S1909

Project Description: An official plan ammendment and rezoning applicant for a new 32 storey condo tower with 511 residential units and 4 levels of underground parking (total of 420 parking spaces)

Applicant:	Agent:	Architect:	Owner:
ONNI	BOUSFIELDS	Page/Steele / IBI	GARRISON YARDS LTD

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR	Historical Status:	
Height Limit (m):	20, 16, 59	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	4748.7	Height:	Storeys:	32
Frontage (m):	64.17		Metres:	106.5
Depth (m):	85.34			
Total Ground Floor Area (sq. m):	3321			Total
Total Residential GFA (sq. m):	31270		Parking Spaces:	420
Total Non-Residential GFA (sq. m):	0		Loading Docks	2
Total GFA (sq. m):	31270			
Lot Coverage Ratio (%):	69.9			
Floor Space Index:	6.59			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	31270	0
Bachelor:	29	Retail GFA (sq. m):	0	0
1 Bedroom:	343	Office GFA (sq. m):	0	0
2 Bedroom:	79	Industrial GFA (sq. m):	0	0
3 + Bedroom:	60	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

CONTACT:	PLANNER NAME:	Graig Uens, Planner
	TELEPHONE:	416-397-4647