

**1-11 Bloor Street West and 768-784 Yonge Street  
Zoning Amendment Application - Preliminary Report**

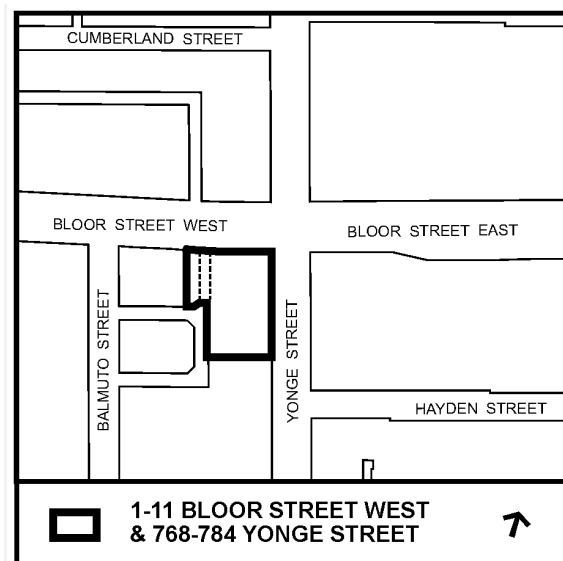
<b>Date:</b>	April 21, 2015
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 27 – Toronto Centre-Rosedale
<b>Reference Number:</b>	15 128261 STE 27 OZ

**SUMMARY**

A new 80-storey (318 metres plus two 10-metre elevator overruns) mixed-use building is proposed with retail uses on the concourse level and first 8 floors, and residential uses above at 1-11 Bloor Street West and 768-784 Yonge Street. All existing buildings are proposed to be demolished including the building at 774-776 Yonge Street which is designated under Part IV of the *Ontario Heritage Act*. Since the application submission, the owner has agreed to work with the City to incorporate certain heritage attributes into the proposed development. The application is incomplete because a Heritage Impact Assessment has not been submitted.

A total of 607 vehicular parking spaces (413 residential and 194 commercial) are proposed in 8 underground levels and 706 bicycle parking spaces (559 occupants and 147 visitors) are proposed in the P2 level. All vehicles are proposed to access the site via the public lane from Balmuto Street. The loading area is proposed to be located on the ground floor adjacent to the public lane.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application. The next step is to hold a community meeting scheduled for May 14, 2015.



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 1-11 Bloor Street West and 768-784 Yonge 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 of the *Planning Act*.

### Financial Impact

The recommendations in this report have no financial impact.

## DECISION HISTORY

Toronto and East York Community Council on January 13, 2015 directed the Director, of Urban Design, City Planning to report back to Toronto and East York Community Council on the possibility of designating the building at 1 Bloor Street West under Part IV of the *Ontario Heritage Act*. Background information can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE3.100>

City Council on February 10 and 11, 2015 enacted Study Area Designation By-law 277-2015 for the Historic Yonge Street Heritage Conservation District Study Area, for a period of one year to prohibit and set limitations with respect to the alteration, demolition or removal of buildings or structures within the study area boundaries, while the City completes a heritage conservation district study. Background information can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.MM3.38>

City Council on March 31, April 1 and 2, 2015, stated its intention to designate the properties at 774 Yonge Street (including the addresses of 774½ and 776 Yonge Street) under Part IV, Section 29 of the *Ontario Heritage Act*. Background information and reports can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.MM5.14>

At the same meeting on March 31, April 1 and 2, 2015, City Council amended Study Area Designation By-law 277-2015 for the Historic Yonge Street Heritage Conservation District (HCD) Study Area to exclude the properties municipally known as 1, 9 & 11 Bloor Street West and 768, 770, 774, 774 1/2, 776, 780, 782 & 784 Yonge Street provided that:

- a. the owner does not oppose the designation under Part IV of *Ontario Heritage Act* of the property municipally known as 774-776 Yonge Street, with a view to working with the City to incorporate those heritage attributes the City believes ought to be incorporated within any development;

- b. the owner will not act upon the issued demolition permit affecting the properties municipally known as 780 and 782 Yonge Street until such time as it proceeds with the excavation of the Site and the City agrees that it will not list or designate 780 and 782 Yonge Street prior to such time as the excavation commences;
- c. the owner of the Subject Properties agrees to commemorate "His Majesty's Theatre", municipally known as 780 and 782 Bloor Street West, and its importance as one of the first Canadian Ballet schools, which commemoration will be recognized within the public areas or walkways or PATH connections on the Site, the details of which will be determined as part of the overall planning process; and
- d. the owner will withdraw its appeal of By-law No. 277-2015.

Background information and reports can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.MM5.34>

## **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements on February 11, 2015 and February 17, 2015. Issues relating to compliance with the Official Plan, Tall Building Guidelines, heritage policies, sidewalk widths, open space, height, massing, scale and the fit within the existing and planned context were discussed.

The applicant hosted a pre-application community consultation meeting at the Park Hyatt on March 11, 2015 to present the 80-storey proposal, listen to comments and answer questions regarding the pending application.

## **ISSUE BACKGROUND**

### **Proposal**

The application was made on March 16, 2015 and revised on March 27, 2015 to add 768 Yonge Street to the subject site. The site area and density statistics provided in this report have been adjusted to include the 768 Yonge Street property. However, the architectural plans have not been updated. The information below describes the proposal as filed and does not yet reflect comments from the public and staff, which are expected to be addressed in future resubmissions.

A new 80-storey (318 metres plus two 10-metre elevator overruns) mixed-use building is proposed with retail uses on the concourse level and first 8 floors and residential uses above. All existing buildings are proposed to be demolished including the building at 774-776 Yonge Street which is designated under Part IV of the *Ontario Heritage Act*. Since the application submission, the applicant has agreed to work with the City to incorporate the heritage attributes.

The proposed tower is designed with an "exoskeleton" structure, which enables column-free retail space for the first 8 floors of retail space and flexible design for the residential units above. The proposed floor plate is approximately 968 square metres (gross construction area) with a dimension of 44.8 metres (north-south) by 22.6 metres (east-west). The tower is designed with

six recessed channels: two along the east and west elevation and one along the north and south elevation. Balconies are located behind these recessed channels. There are no projecting balconies.

The proposed tower is set back: 0.0 metres from Yonge Street (the east property line); 0.0 metres from Bloor Street West (the north property line); 13.26 from 764 Yonge Street (the south property line); and 16.8 metres from the centreline of the public lane to the west.

The retail component of the proposed development includes the first 8 storeys (54 metres) of the tower; an 8 storey wing to the west fronting onto Bloor Street (set back approximately 2.0 metres) and an 8 storey wing to the south of the tower fronting onto Yonge Street (set back approximately 4.5 metres). There is a proposed privately-owned publicly accessible open space (10 x 10 metres) located along Bloor Street West between the tower and the retail wing. At floors 3, 6 and 9 the building is recessed along the Bloor Street and Yonge Street frontages by approximately 3 metres. The 12<sup>th</sup> floor is recessed approximately 7 meters to accommodate the outdoor residential amenity space.

The retail concourse, located on the first level below grade, is proposed to connect in two directions to the underground pedestrian network to the north and to the east. The underground pathways will link with existing retail concourses which then connect to the Yonge and Bloor Subway platforms.

Stepped back from the 8 storey (54 metres) retail wings, the retail component increases varies in height from 67 to 87 metres, along the south and west property lines, to accommodate mechanical floors and a bridge linking the elevators in the west wing with the residential tower. Solid walls are proposed along the southern (up to 67 metres) and western (up to 87 metres) property lines, other than the west property line that fronts onto the public lane where windows are proposed.

The existing sidewalk widths along Yonge Street (3.6 metres) and Bloor Street West (6.6 metres) along the face of the tower are to remain unchanged. The exoskeleton structure is built to the property lines. The ground floor is recessed 1.2 metres between the structural columns. The ground floor retail and residential entrances are show along Bloor Street West. There are no retail or residential entrances shown along the entire Yonge Street frontage.

The building proposed consists of 544 residential units. The breakdown is as follows:

<b>Unit Type</b>	<b>Number of Units</b>	<b>Percentage</b>
1-bedroom	514	95%
2-bedroom	24	4%
3-bedroom +	6	1%
Total	544	100%

The applicant is proposing a total of 836 square metres of indoor amenity space on the 13<sup>th</sup> floor and 555 square metres of outdoor amenity space on the 12<sup>th</sup> floor adjacent to the residential sky transfer lobby.

A total of 607 vehicular parking spaces (413 residential and 194 commercial) are proposed in 7 underground levels below the retail concourse. The first parking level (P2) is designed as a valet drop off area with waiting and delivery areas. The majority of the parking spaces (570 spaces) are to be provided in stackers. A total of 706 bicycle parking spaces (559 occupants and 147 visitors) are proposed in the P2 level.

All vehicles are proposed to access the site via the public lane from Balmuto Street. The loading area is proposed to be located on the ground floor adjacent to the public lane. In total four loading spaces are proposed, three Type 'B' and 1 shared Type 'G/B.'

### Site and Surrounding Area

The subject site is located on the southwest corner of Bloor Street and Yonge Street, within the Bloor-Yorkville/North Midtown area. The site is 'L'-shaped with an area of 2,531.5 square metres and has a frontage of 58.9 metres along Yonge Street and 47.7 metres along Bloor Street. The right of way is approximately 20 metres along Yonge Street and 26.2 metres along Bloor Street.

The property at 774-776 Yonge Street is on the City of Toronto Heritage Register. The site abuts a two-way 'C'-shaped public lane to its west which is approximately 6.0 metres wide accessed from Balmuto Street.

The properties include:

Address	Description
768 Yonge St	2-storey non-residential building (Top Tea)
770-772 Yonge St	1-storey non-residential building (formerly Le Château)
774-776 Yonge St	3-storey mixed use heritage building (Hue's Kitchen) with two residential units
778 Yonge St	2-storey non-residential building (Money Mart)
780-782 Yonge St	3-storey non-residential building (Burgundy's and formerly Florida Jacks)
784 Yonge St	3-storey non-residential building (formerly Sunrise Records)
1-9 Bloor St W (786 Yonge St)	3-storey non-residential building currently being demolished (formerly, Stollery's and La Swiss)
Private Lane	Subject to right of ways
11 Bloor St W	2 and 3-storey non-residential building

Some buildings around the site are generally linked by an underground pedestrian retail concourse.

North: North of Bloor Street is 2 Bloor Street West, an existing 34-storey (146.5-metre) office tower at the northwest corner of Yonge and Bloor Streets linked to a one and two storey retail mall on the south side of Cumberland Street between Bay and Yonge Streets. There is an OMB approved Site-Specific Zoning By-law permitting a 102.9-metre tower at Yonge Street and a 170-metre midblock tower with a 24.4 and 30.6-metre base building. A Site Plan Application is currently under review (File No. 14 210105 STE 27 SA) for a two-storey retail building along Cumberland Street (without the midblock tower).

West of the office building at 2 Bloor Street West is a group of 4, 3 and 2-storey buildings with retail uses on all levels including the retail concourse. The 50 Bloor Street West site is referred to as The Holt Renfrew Centre with the anchor tenant being the Holt Renfrew department store. Approved, in principle, is a 71-storey (230-metre) mixed-use building with an 8-storey (36-metre) retail/office base building (File No. 12 141351 STE 27 OZ).

East of Yonge Street is a 34-storey (134-metre) office tower at 2 Bloor Street East and a 41-storey (123-metre) hotel with the Hudson Bay Centre at its base.

South: South of the subject site is a row of 2 and 3-storey commercial buildings typical of the historic Yonge Street 'main street.' Southwest of the public lane are two residential towers. At 35 Balmuto Street is a 48-storey (158-metre) tower called The Uptown Residences and at 13 Balmuto Street is a 34-storey (125-metre) tower called Crystal Blu. At the south end of the block is a 20-storey (60-metre) slab mixed use building, extending from Yonge Street to Balmuto Street.

East: East of Yonge Street is a 75-storey (254-metre) residential tower at 1 Bloor Street East, with retail uses on the first, second and concourse levels. The development is currently under construction.

West: West of the site are two 2-storey commercial buildings – H&M and Scotia Bank. West of Balmuto Street is the Manulife Centre. The Manulife Centre fills an entire city block bounded by Bloor Street West, Bay Street, Charles Street West and Balmuto Street. At the north end of the Manulife Centre is an 18-storey (75-metre) mixed-use tower and at the south end of the block is a 51-storey (156-metre) residential tower.

Staff is currently reviewing a Site Plan Control application at 55 Bloor Street West (File No. 14 255027 STE 27 SA) which proposes a two storey retail addition at the Manulife Centre.

## **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 designates the subject site as *Mixed Use Areas* and locates it within the *Downtown and Central Waterfront*, as shown on Map 2, the Urban Structure map of the Official Plan.

The *Mixed Use Areas* designation in the Official Plan provides for a broad range of commercial, residential and institutional uses, in single-use, or mixed-use buildings, as well as parks and open spaces and utilities.

Development in *Mixed Use Areas* is subject to a number of development criteria. In *Mixed Use Areas*, developments will: locate and mass new buildings to provide a transition between areas of different development intensity and scale; provide appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*; locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods* particularly during the spring and fall equinoxes; provide good site access and circulation and an adequate supply of parking for residents and visitors; provide an attractive, comfortable and safe pedestrian environment; locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Heritage policies are found under Section 3.1.5 of the Official Plan. The Official Plan states that significant heritage resources will be conserved by listing and designating properties of architectural and/or historic interest on the City's Inventory of Heritage Properties. Heritage resources on properties listed on the City's Inventory of Heritage Properties will be conserved.

Section 3.1.5.1(b) also directs the City to designate areas with a concentration of heritage resources as Heritage Conservation Districts and adopt conservation and design guidelines to maintain and improve their character.

### **Area Specific Policy 211 - Bloor Yorkville/North Midtown Area**

The subject site is located within the Height Peak as illustrated on Map 2 in Policy 211. Area Specific Policy 211 in the Official Plan, recognizes that the Bloor-Yorkville/North Midtown Area comprises a broad mix of districts with differing intensities, scales and heights in a diversity of building forms. The area includes *Neighbourhoods*, *Apartment Neighbourhoods*, *Areas of Special Identity*, *Mixed Use Areas*, and open space provided by parks and ravines. It forms the north edge of the Downtown and provides for transition in density and scale to the north, east and west.

### **Area Specific Policy 225 - Lands North and South of Bloor Street Between Park Road and Avenue Road**

Area Specific Policy 225 of the Official Plan encourages pedestrian walkways, at or below grade and new parks in locations illustrated on the map within the Policy. No pedestrian route is specifically identified on the map at this site.

Staff will review this application for compliance with these and all other relevant policies of the Official Plan, including Built Form and Tall Building polices. To review all sections of the Toronto Official Plan refer to the City's website at:  
[www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm).

## Zoning

On May 9, 2013, City Council enacted city-wide Zoning By-law 569-2013, which is currently under appeal at the Ontario Municipal Board. Therefore, both Zoning By-law 569-2013 and former City of Toronto General Zoning By-law 438-86 currently apply to the site.

Under Zoning By-law 569-2013, the majority of the site is zoned CR 7.8 (c4.5; r7.8) SS1 with a height limit of 61 metres, except for the property at 168 and a portion of 170 Yonge Street which is zoned CR 3.0 (c2.0; r3.0) SS1 with a height limit of 18 metres.

Under Zoning By-law 438-86, the majority of the site is zoned CR 7.8 C4.5 R7.8 with a height limit of 61 metres, except for the property at 168 and a portion of 170 Yonge Street which is zoned CR 3.0 C2.0 R3.0 with a height limit of 18 metres.

In both cases the CR zoning category allows for a broad range of residential and commercial uses with density limits of 7.8 and 3.0 times the area of the lot.

## Heritage

The property at 774-776 Yonge Street is designated under Part IV of the *Ontario Heritage Act*. The William Luke Buildings (1884) have design, associate and contextual values as excellent and well-crafted commercial buildings in the Italianate style that reflect the late 19th century development of Yonge Street and its character as Toronto's 'main street' where they are historically, visually and physically linked to their surroundings.

In 2008, Toronto City Council adopted the Parks Canada document *Standards and Guidelines for the Conservation of Historic Places in Canada* as the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. *The Standards* include the following:

- Conserve the *heritage value* of a historic place. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
- Conserve heritage value by adopting an approach calling for minimal intervention.
- Find a use for an historic place that requires minimal or no change to its character-defining elements.
- Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.



- Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.
- Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.
- Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

The *Standards and Guidelines* also include several key definitions. Central to these is the definition of Conservation as all actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life.

### **Historic Yonge Street Heritage Conservation District Study**

At its meeting on October 2, 3 and 4, 2012, City Council authorized historic Yonge Street for a Heritage Conservation District Study. The Historic Yonge Street Heritage Conservation District (HCD) study area is bounded by Davenport Road to the north and College Street to the south. The purpose of the HCD Study is to analyze the study area in detail to understand its content, evolution, structure, history, character, and cultural heritage values. The characteristics of the Historic Yonge Street HCD will be defined through research and consultation and is being studied in relation to existing buildings, structures, and landscapes in order to evaluate the heritage importance of the study area. The HCD study will determine if the study area demonstrates cultural heritage value, integrity, and definable character sufficient to warrant designation under Part V of the *Ontario Heritage Act* and the creation of a District Plan.

City Council on February 10 and 11, 2015 enacted Study Area Designation By-law 277-2015 for the Historic Yonge Street Heritage Conservation District Study Area, for a period of one year to prohibit and set limitations with respect to the alteration, demolition or removal of buildings or structures within the study area boundaries, while the City completes the heritage conservation district study. This site is not included in Designation By-law 277-2015.

### **Bloor-Yorkville/North Midtown Urban Design Guidelines**

The Bloor –Yorkville/North Midtown Urban Design Guidelines give guidance to improve the physical quality of the area and ensure that its special character is respected in terms of new development. The main planning objectives of the Design Guidelines include:

- enhancement of Areas of Special Identity and historic buildings;
- protection of residential areas from adverse impacts of commercial and/or higher density development;
- improvement of public realm and publicly accessible areas; and
- excellence in urban design, architecture, and landscaping.

The Bloor-Yorkville/North Midtown area is comprised of a number of precincts and corridors, each defined by its attributes in terms of function, built form and character. The subject site is located within the Bloor Street Corridor as an Area Wide Gateway.

The Bloor-Yorkville/North Midtown Urban Design Guidelines are available on the City's website at: <http://www.toronto.ca/planning/urbdesign/blooryorkville.htm>

### **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 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.

This application 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 in Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings. The Downtown Tall Buildings Guidelines also contain heritage principles and performance standards.

This site is located on the Yonge Street Special Character Street as illustrated on Map 1 of the Guidelines. This designation recognizes Yonge Street's overall heritage value and iconic stature but accommodates its differing re-development potential along specific segments of the street. In this segment of Yonge Street, towers are to be set back 20 metres where heritage properties are present on site and 10 metres where there are no on-site heritage properties.

The height range for the area south of Davenport Road to Hayden Street on Yonge Street is 62 – 107 metres, as identified on Map 2 of the Guidelines. The High Streets Typologies Map (Map 3) also identifies the site within the Yonge Street Special Character Street, where appropriate building typologies will be determined on a site-by-site basis. The tall building typology along this portion of Bloor Street West is identified as a Canyon Form. Along Yonge Street's existing historic 'main street' form the Tower-Base Form has been determined as the appropriate tall building typology. Map 4 identifies the Yonge Street and Bloor Street West frontages as Priority Retail Streets, meaning 60 percent of the total building frontage should contain active retail uses.

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 Guidelines are available at:  
<http://www.toronto.ca/planning/tallbuildingdesign.htm>

## **TOcore**

On May 13, 2014, the Toronto and East York Community Council 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*.

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.

The reports are available at:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=222101f2e9745410VgnVCM10000071d60f89RCRD>

## **Site Plan Control**

The proposal is subject to Site Plan Control. An application (File No. 128257 STE 27 SA) has been submitted and is currently under review. The Ward Councillor has requested that the site plan application be "bumped-up" for a report to City Council.

## **Reasons for the Application**

The application proposes a mixed-use building with a height of 318 metres (plus elevator overruns) and a density of 31.5 times the area of the lot. The proposed height exceeds the maximum floor space index and height limit for the site of 7.8 times the area of the lot and 61 metres. A Zoning By-law amendment is therefore required. Through the review of the application, staff may identify additional areas of non-compliance with the Zoning By-laws.

Staff is reviewing whether an Official Plan Amendment is required. An Official Plan Amendment will be required should the proposal be found not to be in compliance with development criteria for *Mixed Use Areas*, Site and Area Specific Policies, and as well as other relevant Official Plan policies.

## **COMMENTS**

### **Application Submission**

The following plans, reports and studies were submitted with the application:

- Architectural Plans, including Landscape Plans and Survey
- Tree Survey and Arborist Report
- Incremental Shadow Study
- Building Mass Model
- Planning and Urban Design Planning Rationale Report
- Draft Zoning By-law Amendments (By-laws 438-86 and 569-2013)
- Pedestrian Level Wind Study
- Urban Transportation Considerations Report
- Functional Servicing and Stormwater Management Report
- Toronto Green Standard Checklist
- Rental Housing Demolition and Conversion Declaration of Use and Screening Form

A notice of incomplete application of was issued on March 30, 2015. A Heritage Impact Assessment has not been provided.

### **Issues to be Resolved**

Planning staff have identified a number of issues with this proposal. Based on a preliminary review, a summary of Staff's concerns are provided below.

#### **Height, Massing and Density**

At 318 metres in height and a proposed density of 31.5 times the area of the lot, Staff is assessing the overall fit of the proposal. A preliminary assessment has indicated that the site size is smaller and the tower is taller than recently approved tall towers in the Height Peak area, which have been approved at densities in the range of 17 and 18 times the area of the lot.

Staff will assess the proposed 80-storey tower and retail component, in terms of height, scale, setbacks, massing, siting, density and overall fit: within the Bloor-Yorkville / North Midtown Area in terms of the Height Peak; at the intersection of Yonge and Bloor Street; within its block; and adjacency to the 48-storey residential tower at 35 Balmuto Street.

The tower's siting and spacing will be carefully assessed to ensure proper separation between existing, proposed and future towers on adjacent properties. While the proposed tower meets the setback requirements to the west and south property lines, there is no setback proposed from the north (Bloor Street West) and east (Yonge Street) property lines. Greater setbacks are required from Bloor Street West and Yonge Street to provide wider sidewalks and to fit within the podium-tower typology of Yonge Street. In this segment of Yonge Street, the Tall Building Guidelines direct towers to be set back 20 metres where heritage properties are present on site and 10 metres where there are no on-site heritage properties.

The height of the retail component at 67 metres is built to the west property line adjacent to the public lane. The height of the retail component is relative to the 20<sup>th</sup> floor of the residential

tower at 35 Balmuto Street with a separation of approximately 11 metres. The adjacency between these two buildings will be assessed in greater detail.

### **Shadow and Wind**

The applicant submitted a shadow study, which Planning staff will review to assess the shadow impacts on nearby parks, school yards, open spaces, and lower scale *Neighbourhoods*. Staff may require additional reports and studies to evaluate the application.

The applicant submitted a pedestrian level wind study. Staff have identified some preliminary concerns with the study results in terms of wind impacts on Yonge Street and requested further analysis regarding how the exoskeleton structure may or may not mitigate possible wind impacts on the public realm. Staff will reassess the wind impacts and mitigation strategies along Bloor Street and Yonge Street as the proposal design is revised through the planning process.

### **Heritage**

The application is incomplete because no Heritage Impact Assessment (HIA) has been submitted. The current proposal calls for the demolition of the heritage building but since the application was made, the owner has agreed to work with the City to incorporate those heritage attributes into the proposed development.

The owner has also agreed to commemorate "His Majesty's Theatre", municipally known as 780 and 782 Bloor Street West, and its importance as one of the first Canadian Ballet schools, which commemoration will be recognized within the public areas or walkways or PATH connections on the site.

Heritage Preservation Services (HPS) will assess the conservation strategy once submitted. Along with the site and area specific assessment of the proposal, HPS staff will be guided by the ongoing Historic Yonge Street HCD Study and any resulting policy direction.

The proposed tower placement does not comply with the 20 metre step back from Yonge Street required by the Downtown Tall Buildings: Vision and Supplementary Design Guidelines for sites containing Yonge Street fronting heritage resources. This will be evaluated in the context of all the guidelines and planning assessment.

Planning staff have also received correspondence from the public looking for a meaningful reuse of the limestone removed from the Stollery's building. The next applicant resubmission should propose a strategy for the reuse of the cornerstone and limestone materials.

### **Access, Parking and Traffic**

Staff will review the Urban Transportation Considerations Report prepared in support of the proposal. The application and applicable studies have been circulated to Transportation Services.

The proposal currently shows the closure and development on the private lane located between 1 and 11 Bloor Street West. Planning staff do not object to the closure of the vehicular lane, but

staff have requested that the applicant provide more information regarding the rights of ways currently permitted over the private lane.

### **Streetscaping, Open Space and Pedestrian Environment**

At Bloor Street West and Yonge Street the tower meets with the ground with no setbacks, canopies or base feature. The streetscape and pedestrian environment will be carefully assessed on both of its frontages.

The tower should be set back from Yonge Street and include a base feature which fits with the rhythm and scale of the street. Prior to the planned demolition of the subject site, six building stood with entrances to first and second floor retail space. Currently no entrances are shown along the Yonge Street frontage, which is unacceptable. The appropriate number and location of pedestrian entrances along Yonge Street will be assessed in consideration of the proposed retail program. The Yonge Street sidewalk widening requires further review, in terms of ensuring appropriate transitioning between the existing heritage building and the planned setback of existing and future buildings to the south.

On Bloor Street, the tower should be set back to provide for a wider sidewalk. The sidewalk width will be assessed using current Guidelines, and consideration of possible redesign of the Manulife Centre retail base to the west.

The 100 square metre open space proposed on Bloor Street requires further study, in terms of the appropriate size and location of open space on the site. Parks staff in consultation with City Planning will determine the required parkland dedication for this development and the appropriate location.

### **Section 37**

Section 37 of the *Planning Act* allows the City to enter into an agreement with an applicant to grant a height and/or density increase for a particular project that is greater than the zoning by-law would otherwise permit in return for community benefits. Details of a Section 37 Agreement between the applicant and the City will be considered, in consultation with the Ward Councillor, if a project is ultimately considered to be good planning and recommended for approval.

### **Toronto Green Standard**

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry. 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.

## **Additional Issues**

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

## **CONTACT**

Oren Tamir, Senior Planner  
Tel. No. (416) 392-7349  
E-mail: otamir@toronto.ca

## **SIGNATURE**

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

(P:\2015\Cluster B\pln\TEYCC\10248895086.doc)vc

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Ground Floor Plan  
Attachment 3: Retail Concourse  
Attachment 4: North Elevation  
Attachment 5: South Elevation  
Attachment 6: East Elevation  
Attachment 7: West Elevation  
Attachment 8: Cross Section  
Attachment 9: Tower Floor Plates  
Attachment 10: Survey  
Attachment 11: Zoning Map  
Attachment 12: Application Data Sheet

# Attachment 1: Site Plan



**1 - 11 Bloor Street West & 768 - 784 Yonge Street**

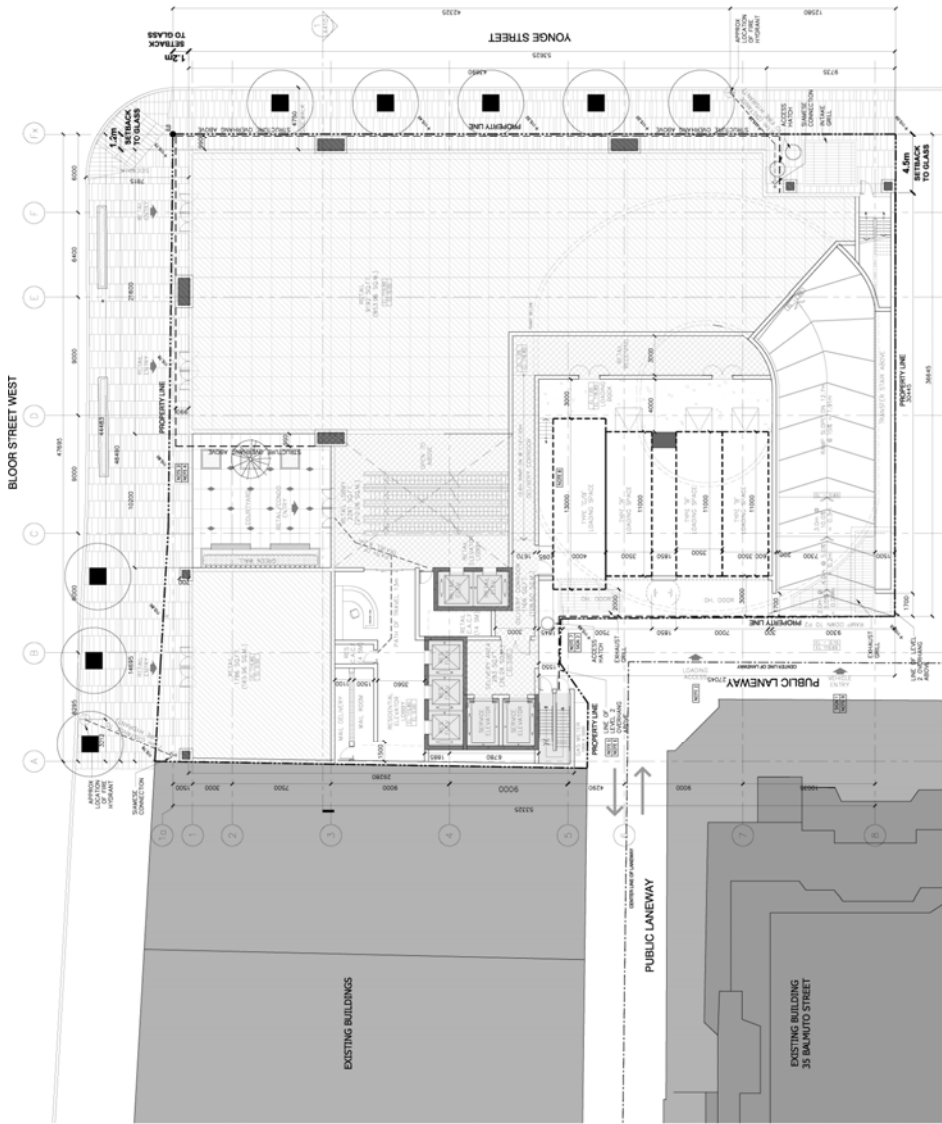
**Site Plan**  
Applicant's Submitted Drawing

Not to Scale  
04/13/2015

File # 15\_128261 STE 27 0Z



**Attachment 2: Ground Floor Plan**



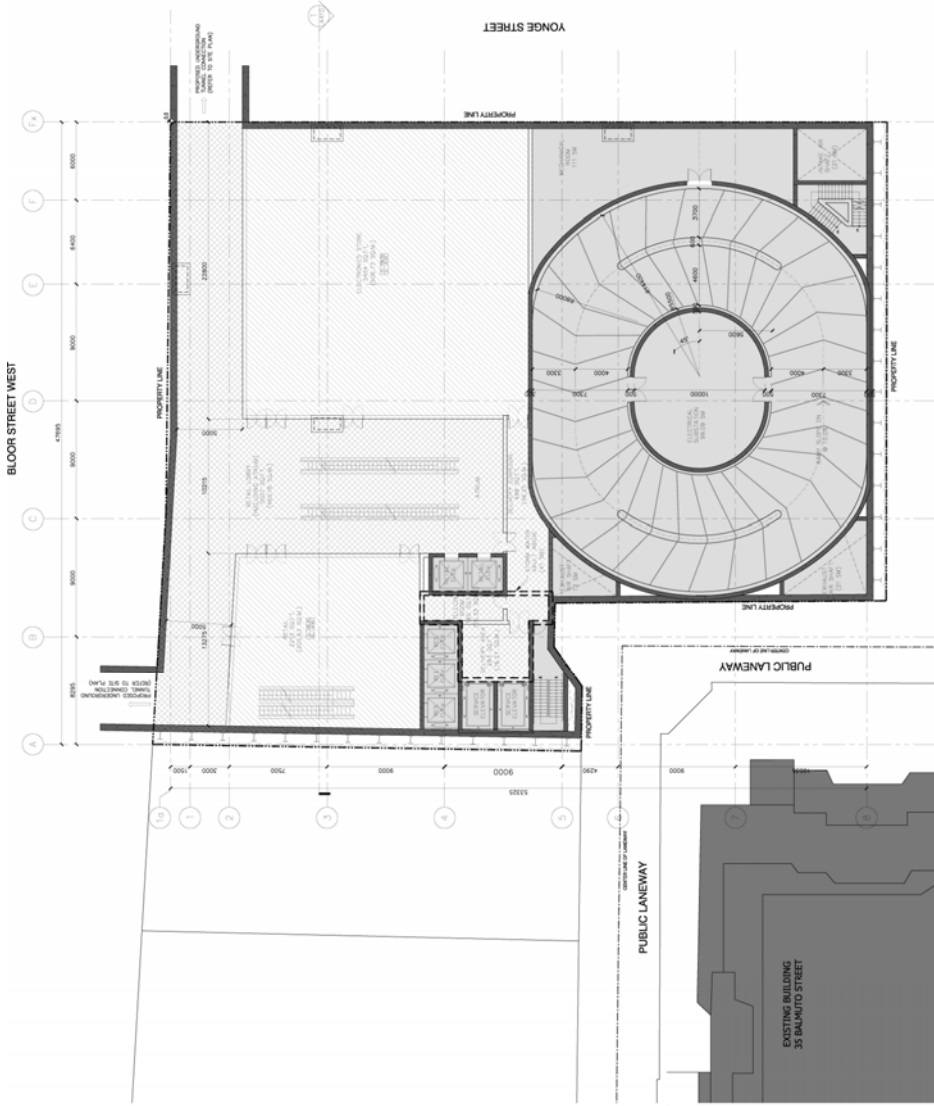
**1 - 11 Bloor Street West & 768 - 784 Yonge Street**

**Ground Floor Plan**  
 Applicant's Submitted Drawing

Not to Scale  
 04/13/2015

File # 15\_128261 STE 27 0Z

**Attachment 3: Retail Concourse**



**1 - 11 Bloor Street West & 768 - 784 Yonge Street**

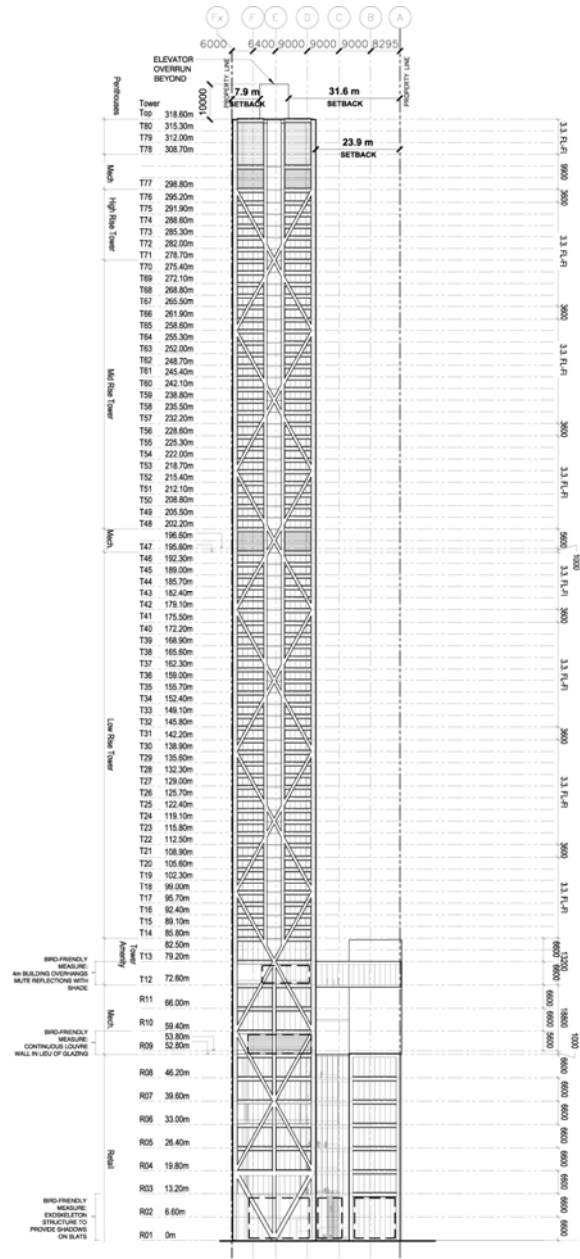
**Retail Concourse**

Applicant's Submitted Drawing

Not to Scale  
04/13/2015

File # 15\_128261 STE 27 0Z

# Attachment 4: North Elevation



## North Elevation

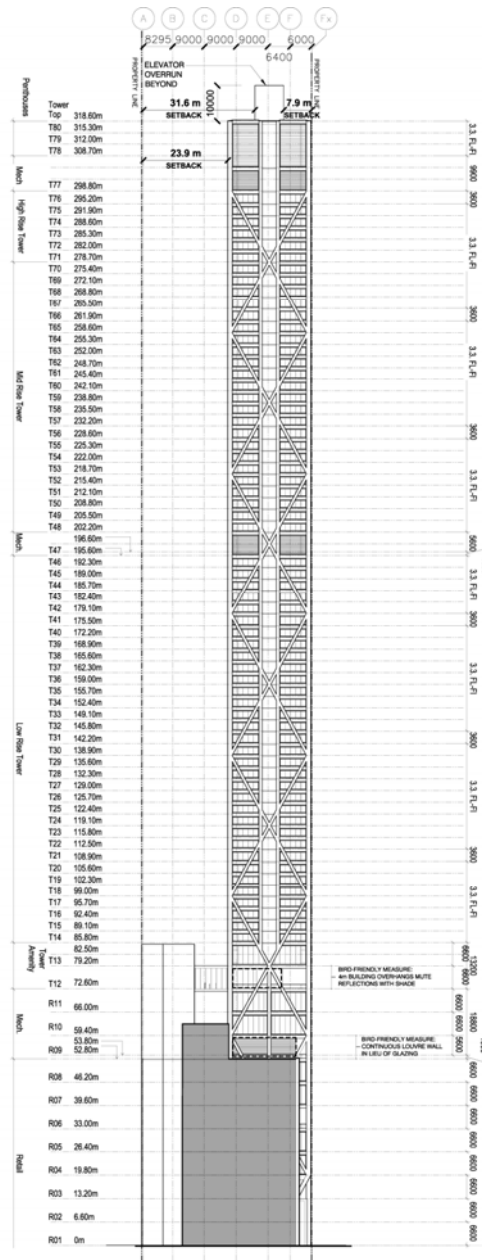
## 1 - 11 Bloor Street West & 768 - 784 Yonge Street

Applicant's Submitted Drawing

Not to Scale  
 03/05/2015

File # 15\_128261 STE 27 OZ

# Attachment 5: South Elevation



## South Elevation

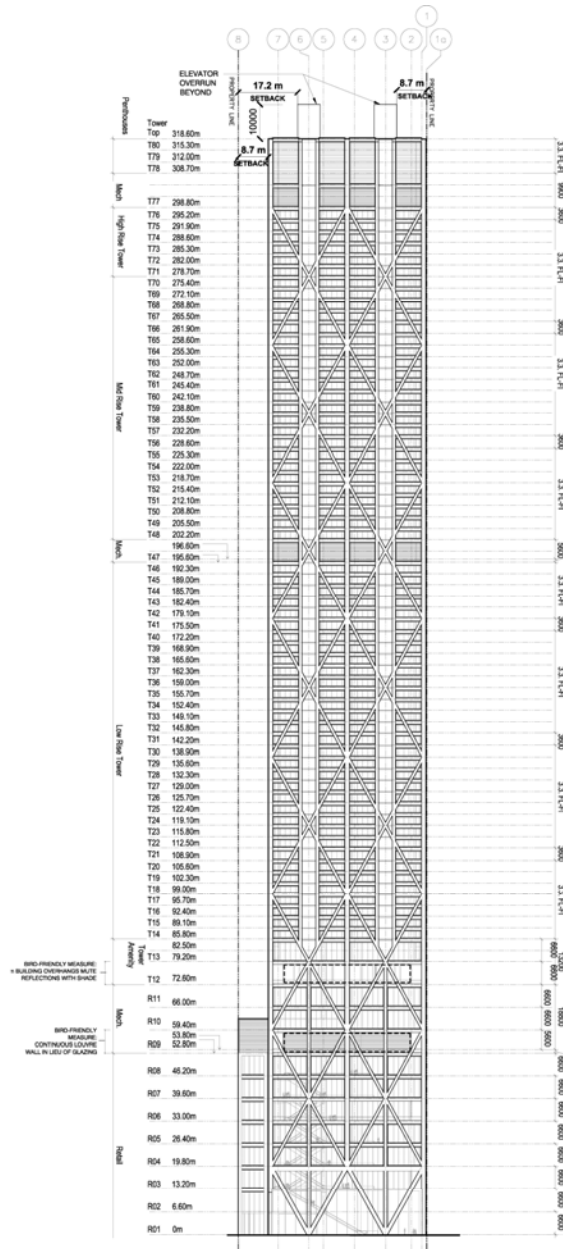
## 1 - 11 Bloor Street West & 768 - 784 Yonge Street

Applicant's Submitted Drawing

Not to Scale  
03/05/2015

File # 15\_128261 STE 27 OZ

# Attachment 6: East Elevation



## East Elevation

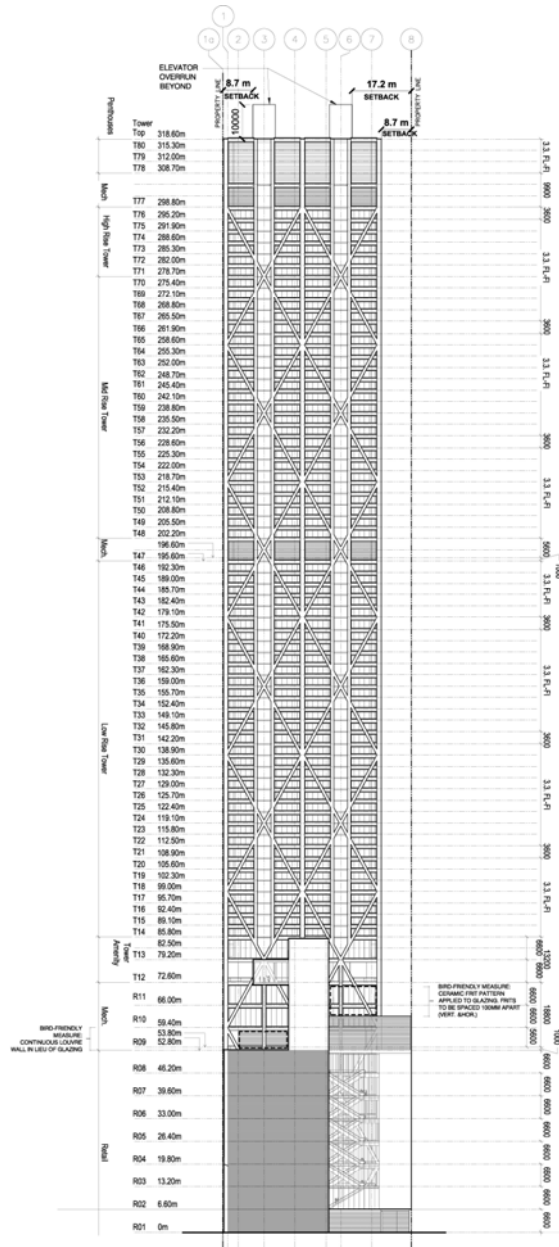
## 1 - 11 Bloor Street West & 768 - 784 Yonge Street

Applicant's Submitted Drawing

Not to Scale  
03/05/2015

File # 15\_128261 STE 27 0Z

# Attachment 7: West Elevation



## West Elevation

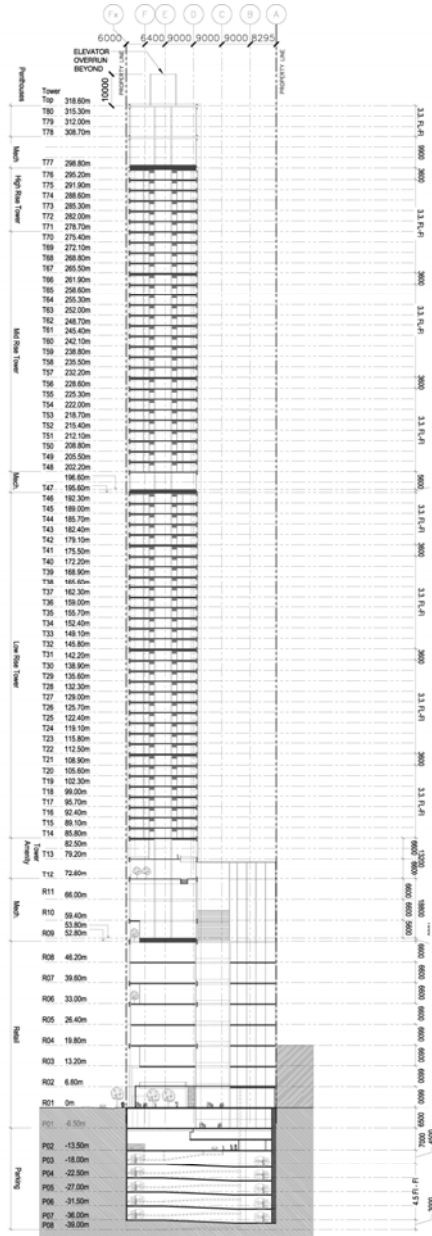
## 1 - 11 Bloor Street West & 768 - 784 Yonge Street

Applicant's Submitted Drawing

Not to Scale  
03/05/2015

File # 15\_128261 STE 27 OZ

# Attachment 8: Cross Section



## Section

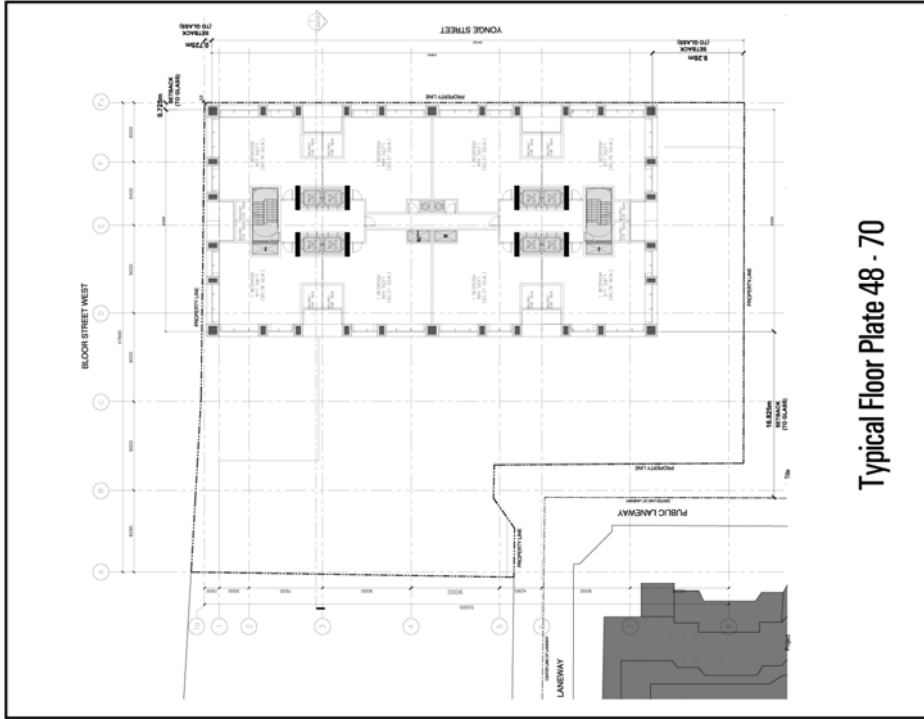
## 1 - 11 Bloor Street West & 768 - 784 Yonge Street

Applicant's Submitted Drawing

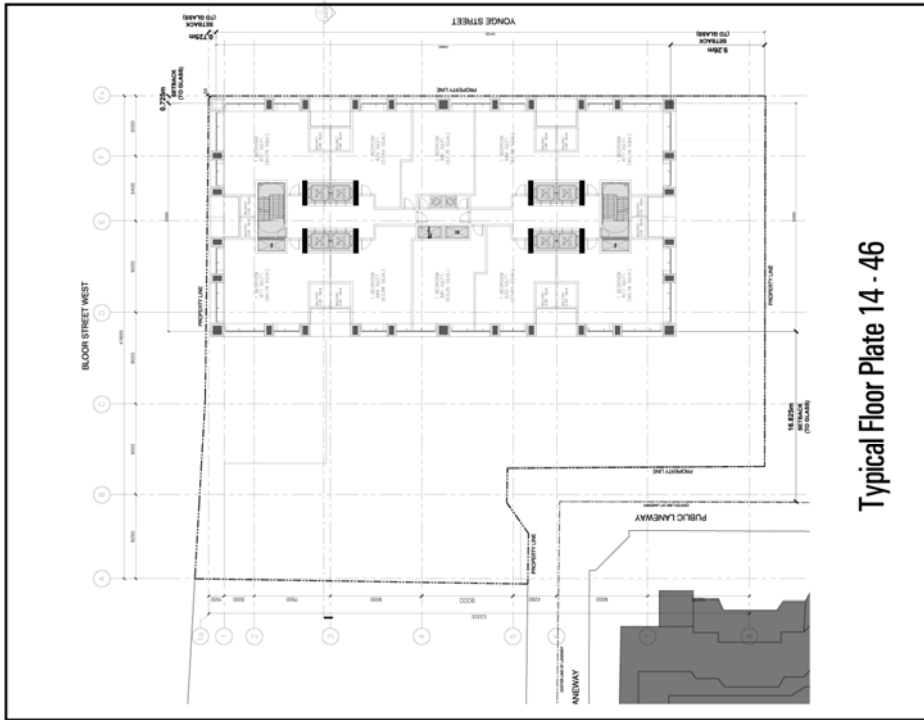
Not to Scale  
03/05/2015

File # 15\_128261 STE 27 OZ

**Attachment 9: Tower Floor Plates**



**Typical Floor Plate 48 - 70**



**Typical Floor Plate 14 - 46**

**1 - 11 Bloor Street West & 768 - 784 Yonge Street**

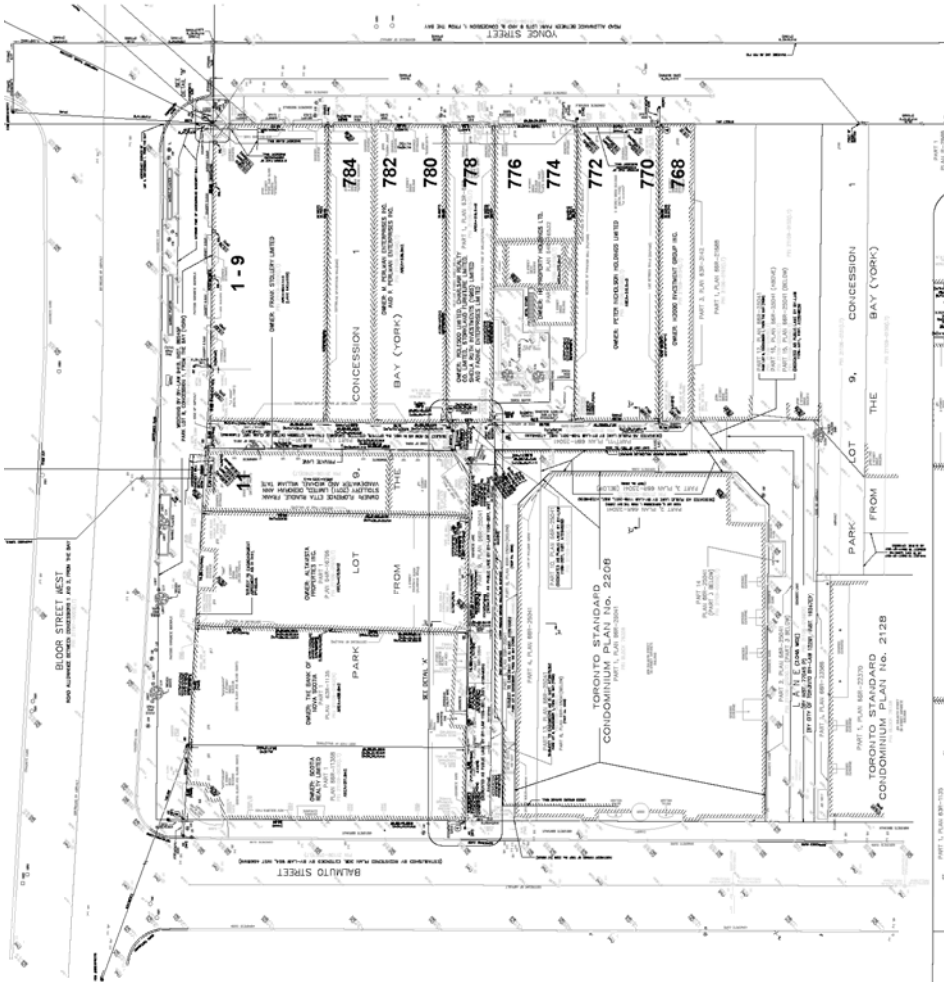
**Floor Plates**  
 Applicant's Submitted Drawing

Not to Scale  
 04/13/2015

File # 15\_128261 STE 27 0Z



Attachment 10: Survey



1 - 11 Bloor Street West & 768 - 784 Yonge Street

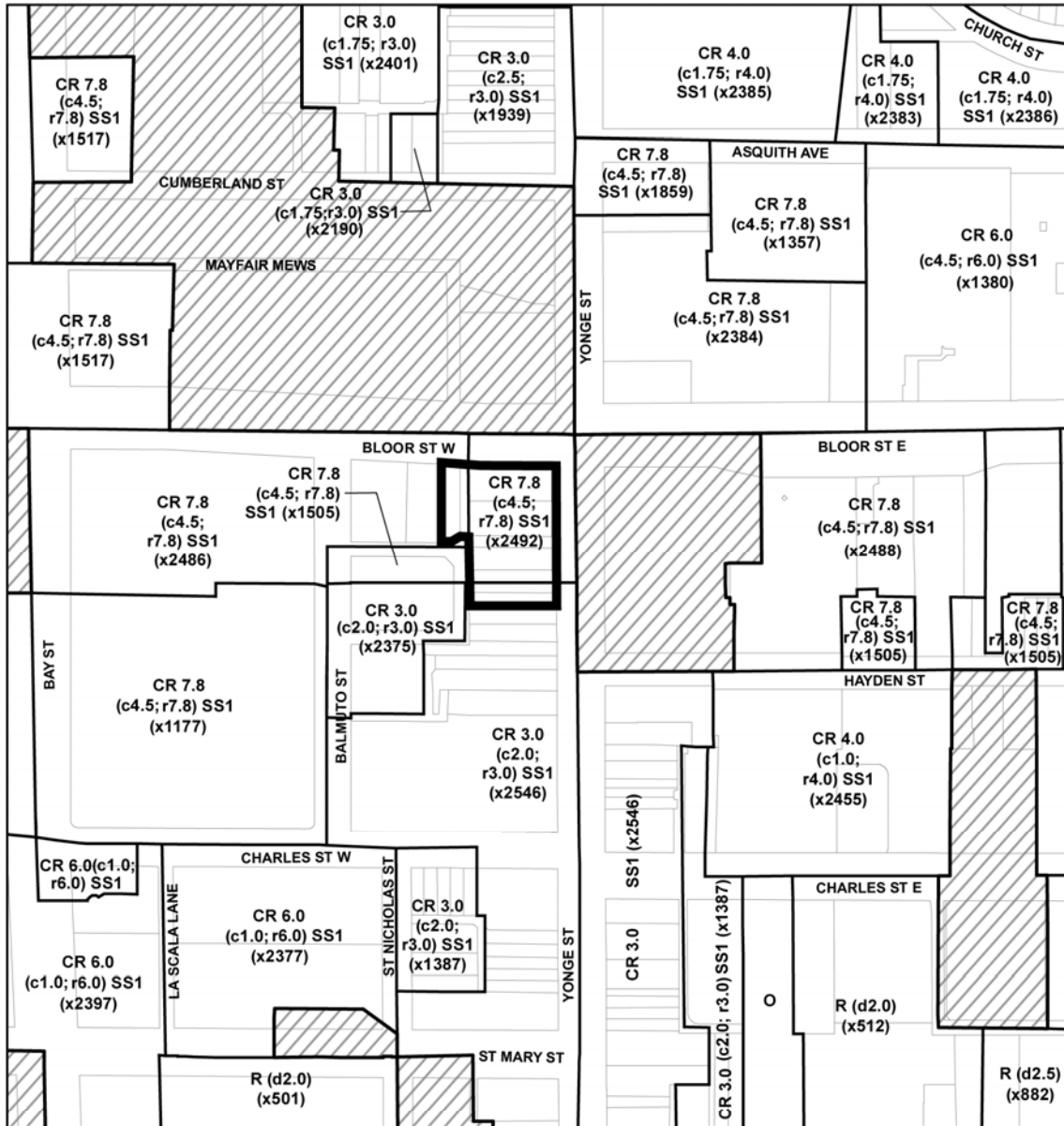
Survey Plan

Applicant's Submitted Drawing

Not to Scale  
04/13/2015

File # 15\_128261 STE 27 0Z

## Attachment 11: Zoning Map



### 1-11 Bloor Street West & 768-784 Yonge Street

Zoning By-law 569-2013

File # 15 128261 STE27 OZ



Location of Application



See Former City of Toronto Bylaw No. 438-86

R Residential      O Open Space  
CR Commercial Residential

CR Mixed-Use District  
R3 Residential District



Not to Scale  
Extracted: 04/10/2015

## Attachment 12: Application Data Sheet

Application Type:	Rezoning	Application Number:	15 128261 STE 27 OZ
		Application Date:	March 16, 2015

Municipal Address: 1-11 Bloor Street West and 768-784 Yonge Street

Location Description: CON 1 FB PT PARK LOT 9 AND RP 63R3142 PART 15 \*\*GRID S2707

Project Description: An 80-storey mixed-use building, the first 8 storey above grade will be used for retail, as well as the first storey below grade, eight levels of underground parking will be provided and a total of 544 residential units.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architects:</b>	<b>Owner:</b>
Mizrahi Development Group (The One) Inc.	Sherman Brown C/O Adam Brown	Foster + Partners CORE Architects Inc.	Mizrahi Development Group (The One) Inc.

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 225, SASP 211
Zoning:	CR 7.8 (c4.5; r7.8) SS1 (x2492)	Designated Property:	774-776 Yonge St.
Height Limit (m):	61	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	2,531.5	Height:	Storeys:	80	
Frontage (m):	47.7		Metres:	318.6	
Depth (m):	54.9				
Total Ground Floor Area (sq. m):	2,023				<b>Total</b>
Total Residential GFA (sq. m):	60,164.2		Parking Spaces:	607	
Total Non-Residential GFA (sq. m):	19,555.1		Loading Docks	4	
Total GFA (sq. m):	79,719.3				
Lot Coverage Ratio (%):	85				
Floor Space Index:	31.5				

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Bachelor:	0	Residential GFA (sq. m):	57,775.9	2,388.4
1 Bedroom:	514	Retail GFA (sq. m):	18,044.4	15,10.7
2 Bedroom:	24	Office GFA (sq. m):	0	0
3 + Bedroom:	6	Industrial GFA (sq. m):	0	0
Total Units:	544	Institutional/Other GFA (sq. m):	0	0

**CONTACT:** Oren Tamir, Senior Planner  
(416) 392-7349 | otamir@toronto.ca