

Toronto STAFF REPORT

May 16, 2002

To: Toronto East York Community Council

From: Director, Community Planning, South District

Subject: Preliminary Report
Applications to amend the Official Plan and Zoning By-law and
Application for Site Plan Approval
Yorkville (2001) Limited
76, 92 and 100 Yorkville Avenue and 95, 115, 119 and 121R Scollard Street
File No. 202008, TE CMB 2002 006
Toronto Centre - Rosedale, Ward 27

Purpose:

To provide preliminary information on the above-noted applications and to seek Community Council's directions on further processing of the applications and on the community consultation process.

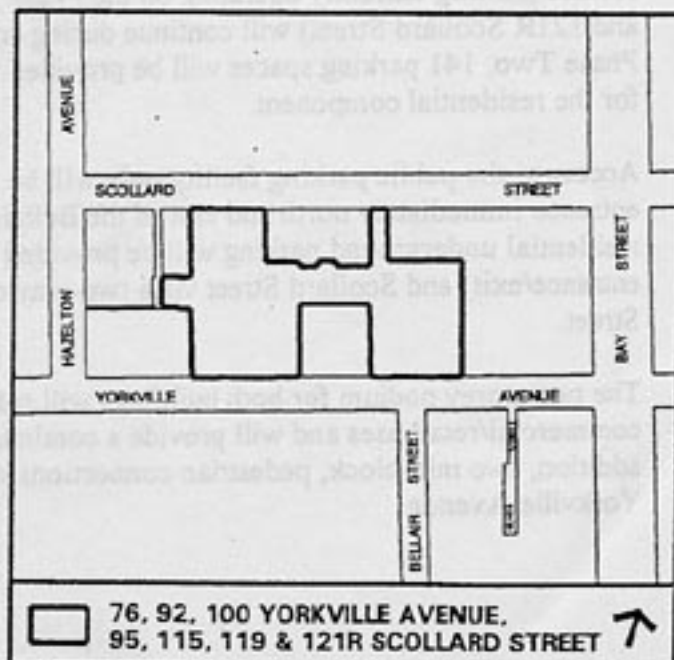
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting 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.

Comments:

Proposal

The applicant has applied for Official Plan and Zoning By-law amendments and Site Plan Approval to permit, in two phases, the construction of two residential buildings containing a total of 194 dwelling units and retail uses at grade. The eastern portion of the development (Phase One) proposes an 18 storey (56 metre, 147 unit) building located on Yorkville Avenue at a point where Bellair Street terminates. The building consists of a 16 storey residential building on a two storey podium containing retail uses.

The western portion of the development (Phase Two) consists of an 8 storey (28 metre, 41 unit) building with a 6 storey residential building on a two storey podium, similar to the western portion of the site. This portion of the site contains the historic Mount Sinai hospital façade. The applicant proposes to re-build the façade over the proposed underground parking and to set back the façade, a distance of 6 metres from Yorkville Avenue, to create a landscaped open space. The 18 and 8 storey buildings will be linked by a one storey canopy at the centre of the block that will provide a protected vehicular/pedestrian drop-off. The proposal also includes 6 townhouses (Phase Two) to be constructed along Scollard Street at a height of 3 storeys (12.8 metres).

Parking for 355 vehicles is to be provided in a 3-level underground garage (in two phases). Upon completion of the development, a 150 space public parking facility will be provided, to be operated by the City of Toronto Parking Authority. In Phase One, 121 parking spaces will be provided, of which 9 spaces would be available for use by the Parking Authority and the remaining 112 spaces will be for residential use associated with the 18 storey building. The surface parking currently operating on the Phase Two lands (100 Yorkville Avenue and 115, 119 and 121R Scollard Street) will continue during construction and completion of Phase One. In Phase Two, 141 parking spaces will be provided for use by the Parking Authority and 93 spaces for the residential component.

Access to the public parking facility only will be provided from Yorkville Avenue, via an entrance immediately north and east of the Bellair/Yorkville intersection. Access to the residential underground parking will be provided at Yorkville Avenue (via the public parking entrance/exit) and Scollard Street via a two-way driveway located between 93 and 97 Scollard Street.

The two storey podium for both buildings will reflect the typical Yorkville Avenue commercial/retail uses and will provide a continuous retail frontage along Yorkville Avenue. In addition, two mid-block, pedestrian connections will be provided to link Scollard Street and Yorkville Avenue.

The proposed development will have a combined gross floor area of 24,837m² and a density of 4.02 times the area of the lot (6,178m²). The applicant's proposal is shown in Attachments 1 to 5 and detailed development statistics are included in the Application Data Sheet.

Site Description

The site is irregular in shape and consists of several lots known municipally as 76, 92 and 100 Yorkville Avenue and 95, 115, 119 and 121R Scollard Street, located on the north side of Yorkville Avenue and on the south side of Scollard Street between Bay Street and Hazelton Avenue. The development site wraps around several properties as shown on Attachment 6.

Currently the site consists of a vacant area, surface commercial parking lot, a former condominium sales centre currently being used for retail space, the original Mount Sinai hospital façade (at 100 Yorkville Avenue) and a vacant dwelling (95 Scollard Street).

Uses and structures surrounding the site include, to the:

East: of the proposed 18 storey residential building is an existing 6 storey (18.5 metre) mixed use building at 70 Yorkville Avenue containing restaurants, retail and service uses on the ground and second floors and residential units above. To the east of this building is the recently approved Provo Developments Ltd., 18 storey (55.6 metre) residential building at the corner of Yorkville Avenue and Bay Street.

Between the proposed 8 and 18 storey buildings are 2 and 3 storey commercial/retail buildings at 84-90 Yorkville Avenue.

West: of the proposed 8 storey building are two and three storey commercial/retail buildings.

North: of the proposed 8 and 18 storey buildings, along Scollard Street, are 2 and 3 storey commercial/retail buildings.

South: along the south side of Yorkville Avenue are commercial/retail buildings that range in height from 2 to 6 storeys.

Official Plan

The Official Plan of the former City of Toronto designates the parcel as Low Density Mixed Commercial Residential (LDMCR). This designation allows for a mix of both residential and commercial uses up to a maximum density of 3.0. The Yorkville Avenue portion of the site is identified on Map 1B of the Official Plan and therefore a maximum density of 3.2 times would be permitted. Yorkville Avenue, at this location, is designated a "Priority Retail Street" on Map 7 of the Official Plan. At grade retail and service uses are required.

The site is also subject to the policies of Part II (Section 19.34) of the Official Plan, the North Midtown Area Plan. The Yorkville Avenue portion of the site is located within the "Village of Yorkville, Area of Special Identity", the policies of which encourage developments which are

compatible with the existing form and uses of the area. Continuous retail uses along the street frontages are encouraged. The Scollard Street portion of the site is located within the "Scollard-Hazelton, Area of Special Identity", policies of which encourage developments that are compatible with the existing form and use of this area, generally Victorian, house-form buildings.

Zoning

The Zoning By-law currently zones the parcels at 76, 92 and 100 Yorkville Avenue, CR T3.0 C2.5 R3.0 and the parcels at 95, 115, 119 and 121R Scollard Street, CR T2.0 C2.0 R3.0. These CR zones permit a mix of commercial and residential uses.

A site-specific Zoning By-law (382-92), enacted in 1992, establishes specific development provisions for the site, including, amongst others, height and maximum gross floor area. As a result, the maximum density permitted on the entire site is 3.23 times the area of the lot, with a maximum residential and non-residential density of 0.67 and 2.56 times the area of the lot, respectively. The maximum permitted heights under By-law 382-92 range from 16.5 metres, at the western portion of the site, to 19.5 metres, at the eastern portion of the site, along the Yorkville Avenue frontage, and up to 28.8 metres at the centre of the development site (approximately 32 metres from the property lines at Yorkville Avenue).

Site Plan Control

The site and the proposed development are subject to site plan control. The applicant has applied for such approval. The application for site plan approval will be processed concurrently with the applicant's Official Plan and Zoning By-law amendment applications.

Design Guidelines

The site is subject to the design guidelines of the City of Toronto Streetscape Manual. The site is also subject to the general and area specific Design Guidelines for North Midtown which have been adopted by City Council.

Tree Preservation

The applicant has filed an Arborist Report indicating the location and condition of trees on the development site. This report will be reviewed by Urban Forestry to determine the appropriateness of preserving/protecting existing trees on the site.

Heritage Preservation

The site contains the Mount Sinai hospital façade which has been designated under the Ontario Heritage Act. In preliminary meetings with the applicant, Heritage Preservation Services (HPS) advised that any proposal to demolish and then reconstruct the Mount Sinai Hospital façade must be supported by appropriate documentation demonstrating it cannot be retained in place. The applicant proposes to re-build and incorporate the façade into the design of the 8 storey building.

Retention/preservation of the façade will require the review and approval of HPS and a conservation plan, letters of credit to implement the conservation plan. Appropriate measures to provide for the permanent protection of the Mount Sinai façade may be included in final recommendations respecting the development proposal.

Reasons for the Applications

An amendment to the Official Plan would have to be approved to permit the development as the proposed density exceeds permitted Official Plan maximums. The proposed density of 4.02 times the area of the lot exceeds the permitted density of 3.2 times the lot area (Yorkville Avenue properties) and the permitted density of 3.0 times the lot area (Scollard Street properties) in the Low Density Mixed Commercial Residential Area.

Applying the maximum permitted (blended) densities (3.2 and 3.0) to the entire development site would result in a maximum permitted gross floor area of 19,152m². The applicant's proposed buildings, at a total gross floor area of 24,837m², result in a density which is 0.92 greater than the permitted density on the site.

An amendment to the Zoning By-law would be necessary because the proposed development exceeds permitted maximum density and height limits as set out in By-law 383-92 for the site. The proposed density of 4.02 times the lot area is 0.82 greater than the permitted maximum density of 3.2 times coverage.

The proposed 18 storey building at the eastern portion of the site would have a height of 56.4 metres whereas the Zoning By-law limits the height to a maximum of 19.5 and 28.8 metres at that location. Further, the proposed 8 storey building at the western portion of the site would have a height of 28 metres whereas the Zoning By-law limits the height to a maximum of 16.5 metres at the site's western extreme.

Other areas of non-compliance will be identified as a result of the zoning review currently being undertaken as part of the review process.

Issues to be Resolved

The following issues will require extensive discussions, detailed review and satisfactory resolution, prior to final reporting:

- a) Density, Height and Massing: At 4.02 times density the proposal exceeds the permitted density on the site. In addition, the proposed 8 and 18 storey buildings would have upper floor plates of 900m² and 766m² respectively and both are meaningfully larger than the typical floor plate of the recently approved 18 storey, Provo Developments building within this block.

At a height of 56.4 metres (plus mechanical penthouse), the proposed building at the eastern portion of the site (Phase One), is higher than the height permitted by current planning controls, including the current site-specific zoning for the site. While it is

recognized that the proposal has shifted "as-of-right" density from the centre of the site, and has consolidated this density into the eastern portion of the site, the acceptability of permitting additional density and height, and the massing of the buildings, are issues which must be assessed relative to the area context.

- b) **Shadow and Wind Impacts:** The potential shadow impacts on the low-rise development to the north of the site (Scollard Street) and on the sidewalks and public spaces will need to be re-examined. Shadow studies submitted by the applicant will be reviewed, together with a pedestrian level wind study (to be submitted) to assess potential impacts and assist in defining the appropriate building height.
- c) **Streetscape:** Improving the quality of the streetscapes of Scollard Street and Yorkville Avenue, providing an appropriate and animated street-edge and enhancing the quality of the pedestrian realm are important planning objectives for the successful development of this site.
- d) **Parking, Loading and Access:** The applicant proposes a 3-level underground garage to provide parking for the 8 storey and 18 storey residential buildings and a public parking facility. The parking structure will provide parking for 355 vehicles. The applicant has not submitted a traffic impact study which is required and will be reviewed by Works and Emergency Services to assess the adequacy of the parking supply and the impacts associated with the proposed parking, loading spaces and access arrangements. Access to the residential component of the development (including the proposed townhouses) would be by way of a two-way driveway onto Scollard Street which is one-way, westbound. Access from the underground parking for the 8 and 18 storey buildings will also be provided onto Yorkville Avenue. Access to and from the public parking facility will be via Yorkville Avenue only.
- e) **Section 37:** The Official Plan contains provisions pertaining to the exchange of public benefits for increased height and density for new development pursuant to Section 37 of the Planning Act. Staff have discussed the issue of public benefits with the applicant. Possible Section 37 benefits may include, but are not limited to, contributions to the Bloor Street Transformation Project, Public Art and redevelopment of the Toronto Reference Library. In accordance with the existing Official Plan policies, planning staff will discuss with the applicant how this proposal intends to address these policies.
- f) **Studies and Plans:** Additional studies and plans may be required to be submitted including, but not limited to, a Noise/Vibration Impact Study, Pedestrian Level Wind Study, Dust Control Analysis, Traffic Study and Landscape, Streetscape and possible Construction Phasing Plans.

Conclusions:

This proposal has been given a preliminary evaluation through which a number of issues have been identified. The application is currently in circulation to other City Departments for their comments. It is appropriate, at this time, to take this application to a community meeting to receive public input to be scheduled in consultation with the Ward Councillor for late June,

2002. The statutory public meeting at Community Council, to consider the recommendations of a Final Report, should be held in the fall of 2002, provided the applicant provides all the required information in a timely fashion.

Contact:

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Facsimile: 416 392-1330
E-mail: rcrooks@city.toronto.on.ca

Beate Bowron

Beate Bowron
Director, Community Planning, South District

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List of Attachments:

Application Data Sheet
Attachment 1: Site Plan
Attachment 2: North and South Elevations – Townhouses
Attachment 3: East and West Elevations – 8 and 18 Storey Buildings
Attachment 4: North Elevations – 8 and 18 Storey Buildings
Attachment 5: South Elevations – 8 and 18 Storey Buildings
Attachment 6: Zoning
Attachment 7: Official Plan

APPLICATION DATA SHEET

Combination

Site Plan Approval:	Yes	File Number:	202008
Rezoning:	Yes	Application Number:	TE CMB 2002 0006
O.P.A.:	Yes	Application Date:	04/10/2002
Municipal Address:	88r Yorkville Ave 000 Scollard St 76 Yorkville Ave 000 Scollard St 92 Yorkville Ave 115 Scollard St 95 Scollard St 000 Yorkville Ave 121r Scollard St 100 Yorkville Ave 119 Scollard St		

Project Description: Mixed used with 194 residential units and heritage component

Owner:

YORKVILLE (2001) LIMITED
 30 St. Clair Avenue West
 (416) 927-0788

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: MCR	Site Specific Provision: Yes
Zoning District: CRT3.0 C2.5 R3.0 CRT2.0 C.20 R2.0	Historical Status: Yes
Height Limit (m): 28.8	Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area:	6178.6	Height: Storeys:	18 and 8
Frontage:	87	Meters:	56 and 8
Depth:	0		

Ground Floor GFA: 789.9
 Residential GFA: 22009.3
 Non-Residential GFA: 2827.7
 Total GFA: 24837

	Indoor	Type
Parking Spaces:	355	
Loading Docks:	1	G

DWELLING

Tenure Type: Condominium
Rooms: 0
Bachelor: 0
1 Bedroom: 67
2 Bedroom: 120
3+ Bedroom: 6
Total Units: 194
Total Proposed Density: 4.02

FLOOR AREA BREAKDOWN

	Above Grade	Below Grade
Residential GFA:	22009.3	
Retail GFA:	2827.7	
Office GFA:	0	
Industrial GFA:	0	
Industrial/Other GFA:	0	

COMMENTS

Contains heritage component - eligible for fast track processing.
 Confirmed address from Survey
 Mapping - ATS would not allow some of the changes done by
 Administrator

Current Status:

Open

Latest Event

Actual Date

Suppl. Submission
 Suppl. Submission
 Received

05/03/2002
 04/23/2002
 04/10/2002

Data Valid:

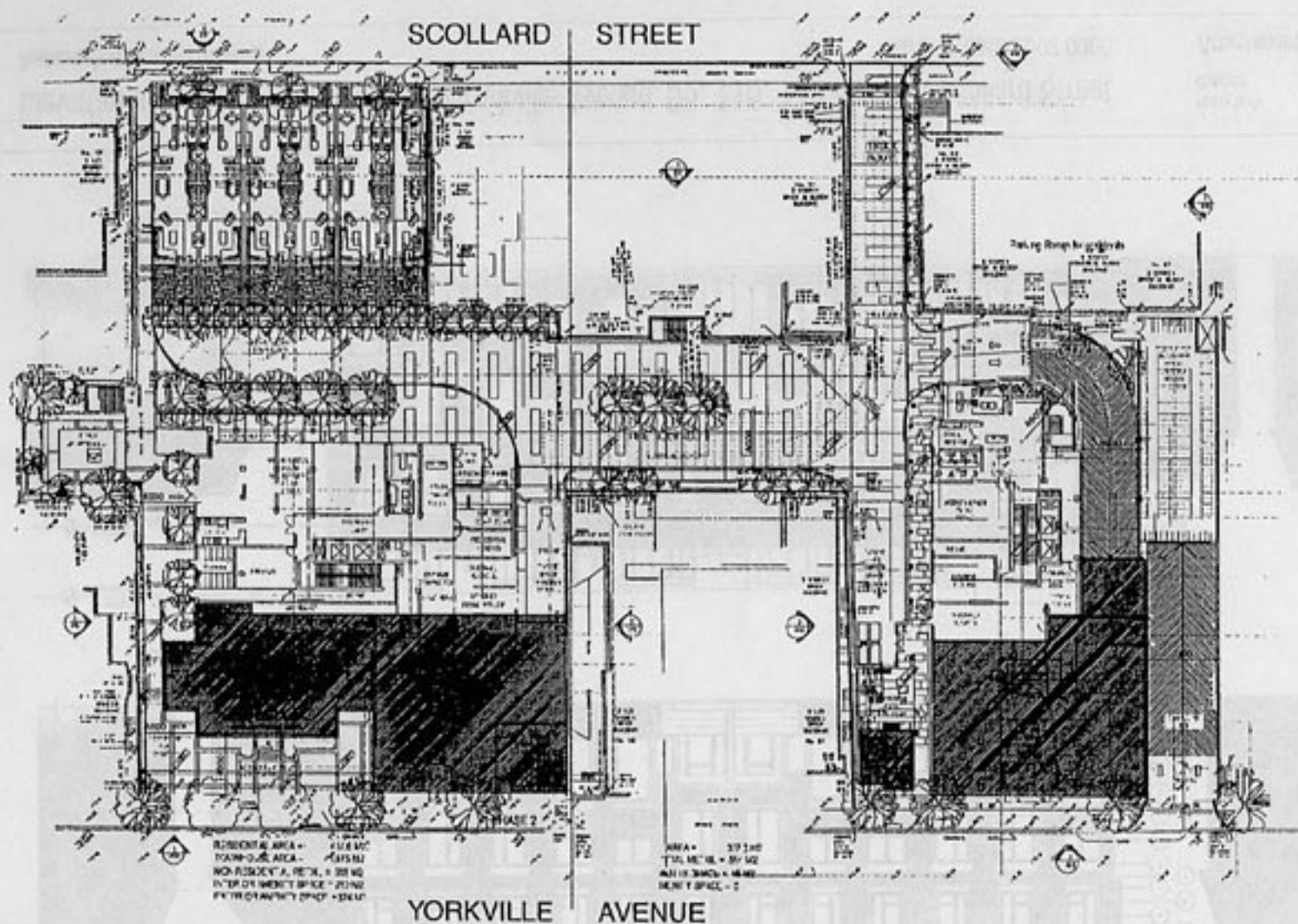
May 6, 2002

Area:

District - C

Planner: Crooks, Russell Phone: (416) 392-1316

Planning Office: Toronto - South (TE)



Site Plan

Applicant's Submitted Drawing

76, 92, 100 Yorkville Avenue, 95, 115, 119 & 121R Scollard Street

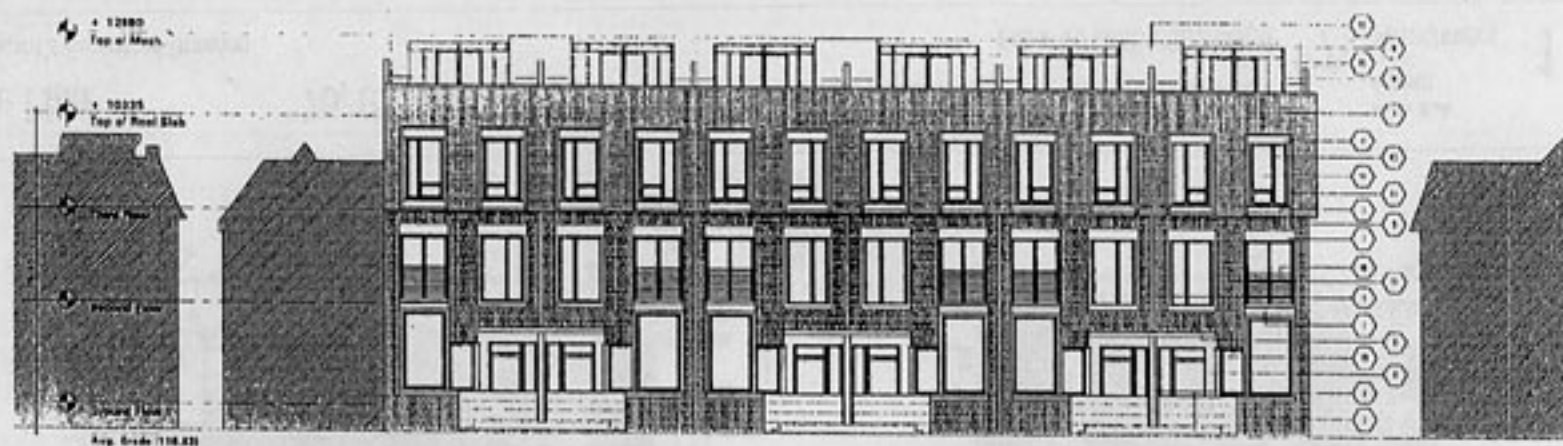
File # TE CMB 2002 0006

Not to Scale
 04/30/02



Attachment

1



Townhouse North Elevation



Townhouse South Elevation

Elevations

Applicant's Submitted Drawing

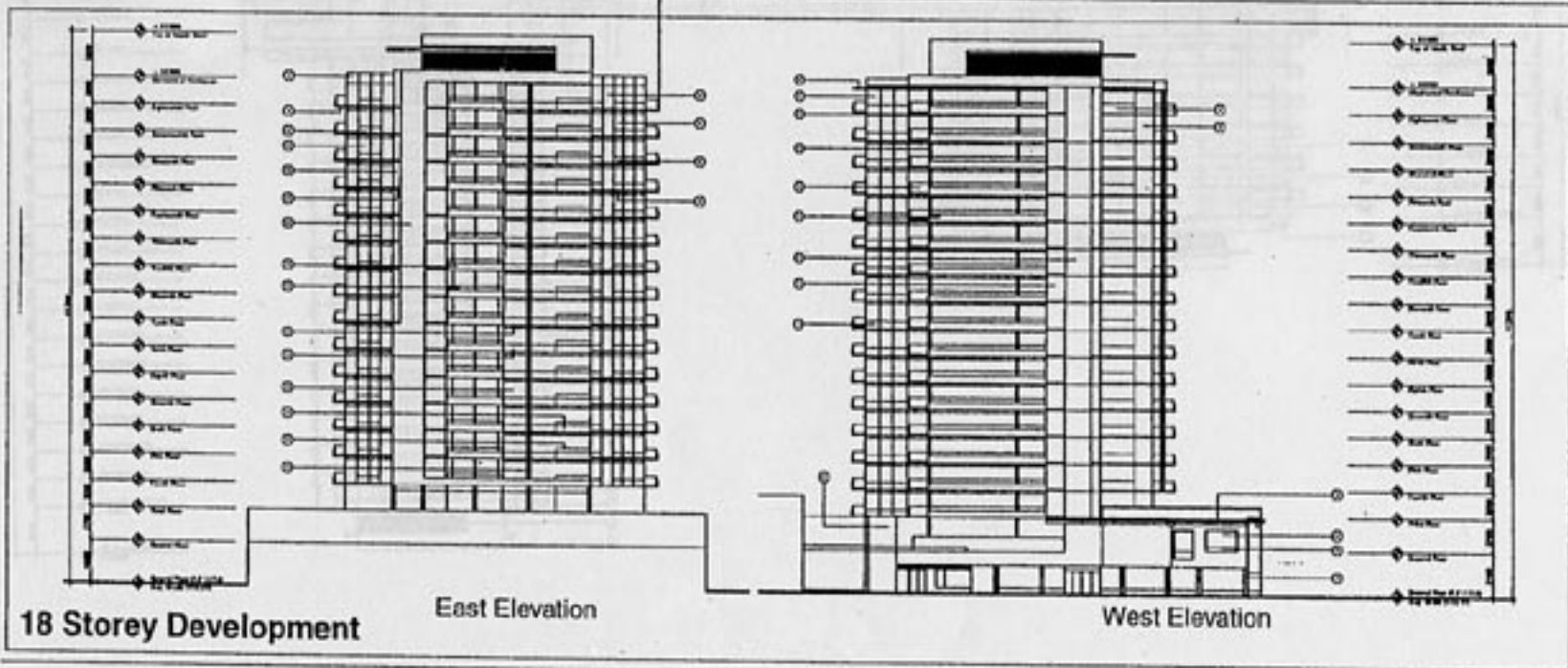
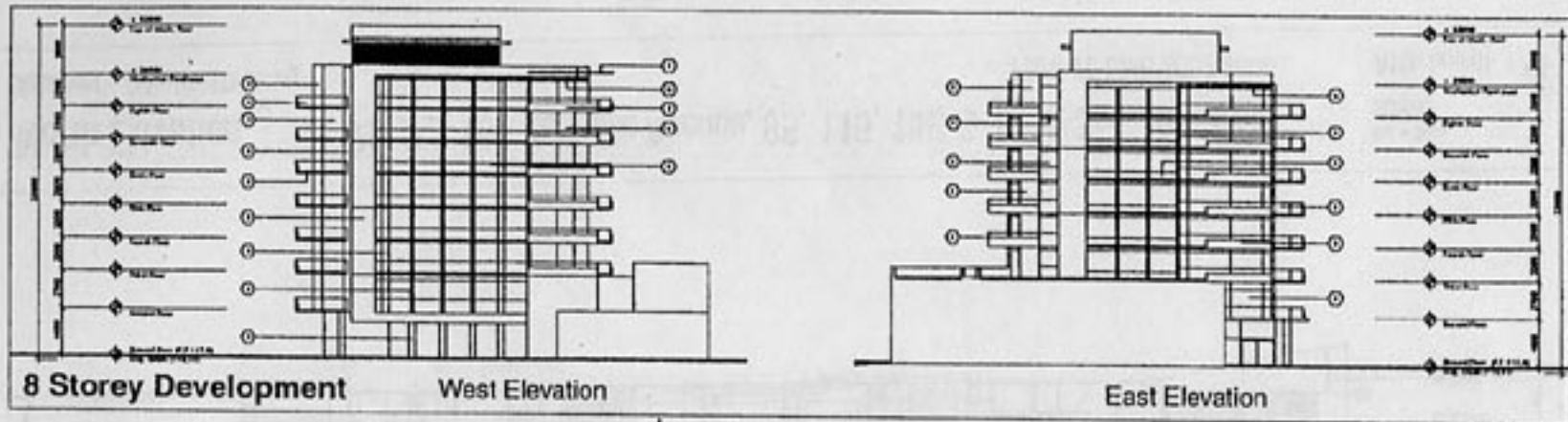
76, 92, 100 Yorkville Avenue, 95, 115, 119 & 121R Scollard Street

File # TE CMB 2002 0006

Not to Scale
05/02/02

Attachment

2



Elevations

Applicant's Submitted Drawing

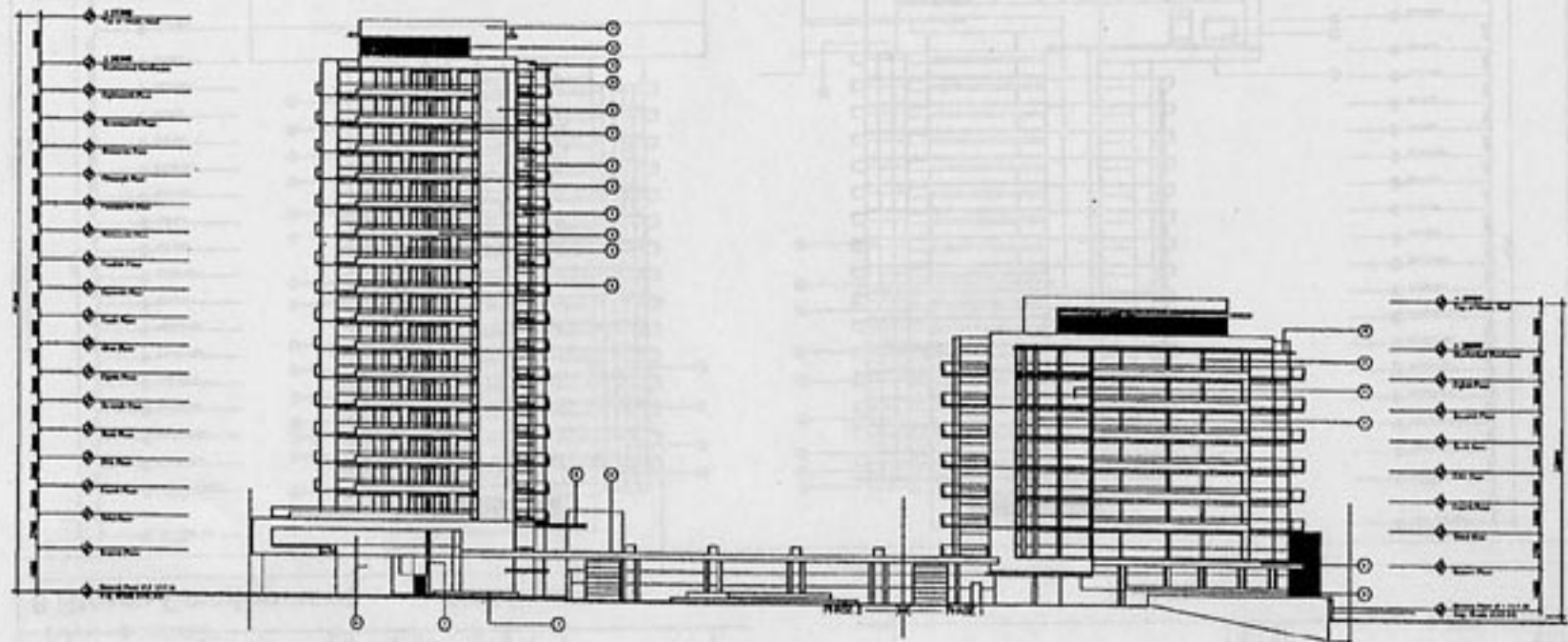
76, 92, 100 Yorkville Avenue, 95, 115, 119 & 121R Scollard Street

File # TE CMB 2002 0006

Not to Scale
05/02/02

Attachment

3



North Elevation

Applicant's Submitted Drawing

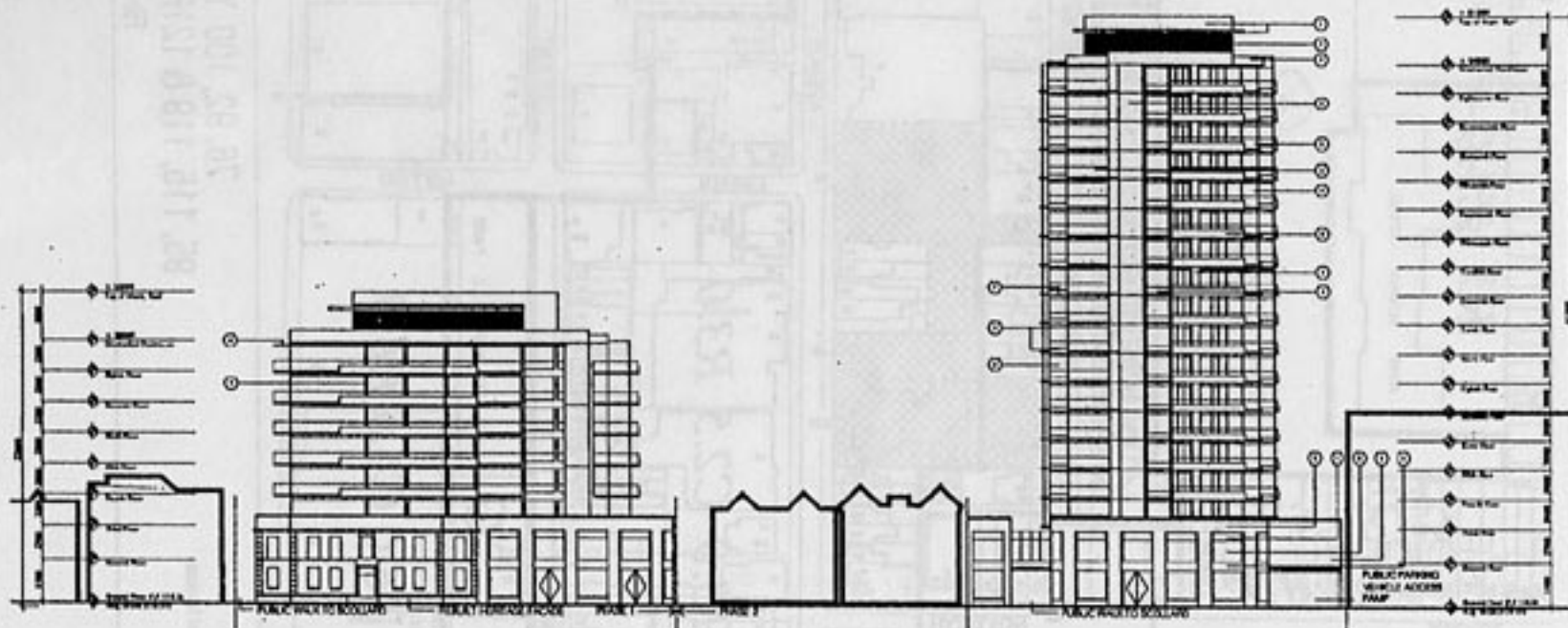
76, 92, 100 Yorkville Avenue, 95, 115, 119 & 121R Scollard Street

File # TE CMB 2002 0006

Not to Scale
05/02/02

Attachment

4



South Elevation

76, 92, 100 Yorkville Avenue, 95, 115, 119 & 121R Scollard Street

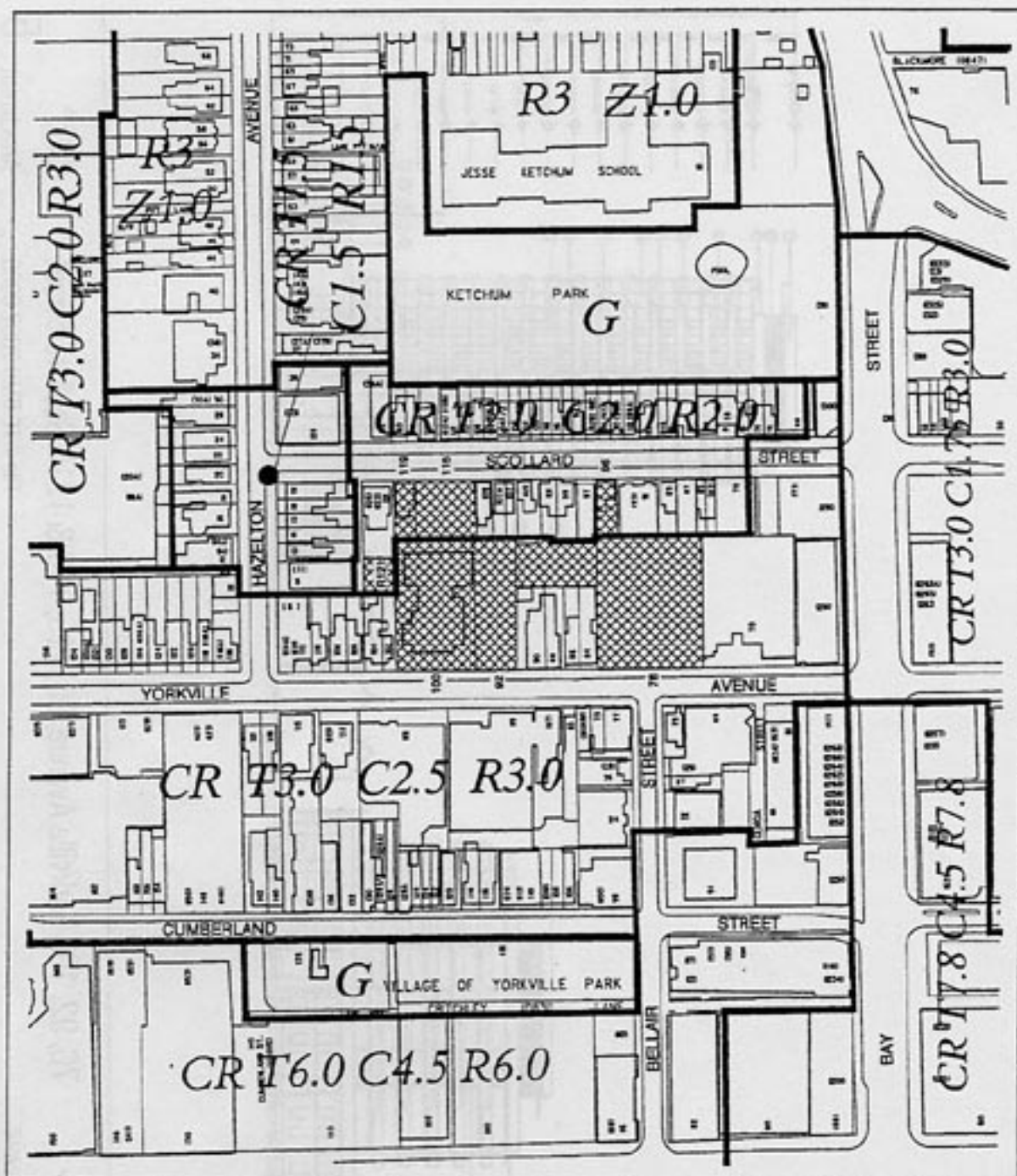
Applicant's Submitted Drawing

File # TE CMB 2002 0006

Not to Scale
05/02/02

Attachment

5

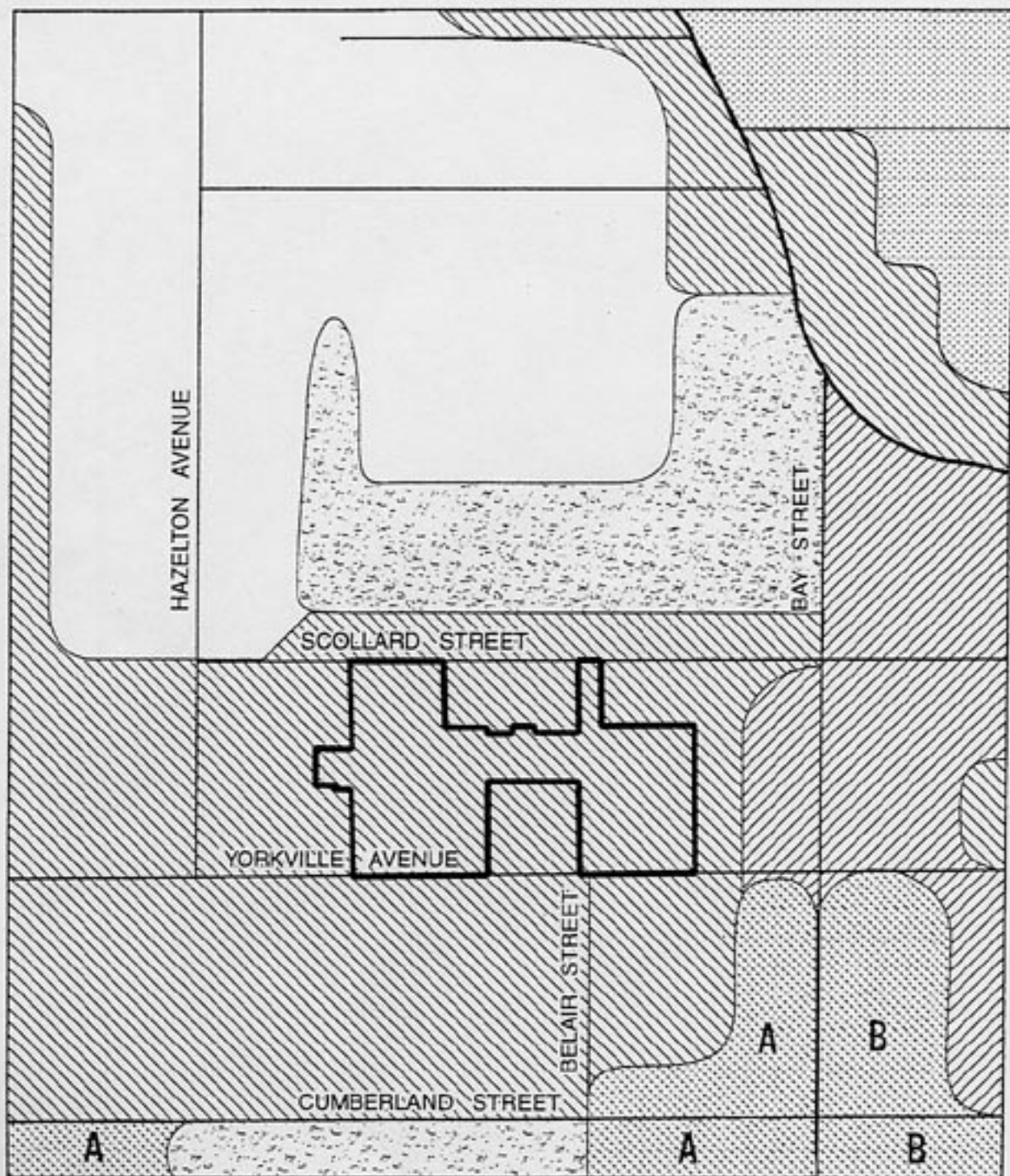


TORONTO Urban Development Services
Zoning

76, 92, 100 Yorkville Avenue,
95, 115, 119 & 121 Scollard Street
File # TE CMB 2002 0006

G Parks District
CR Mixed-Use District
R3 Residential District

↑ Attachment 6
Not to Scale
Zoning By-law 438-95 as amended
Extracted 05/01/02 - NRS



Toronto Urban Development Services
Official Plan

76, 92, 100 Yorkville Avenue, 95, 115, 119 & 121R Scollard Street

File # TE CMB 2002 0006

- Low Density Residence Areas
- Medium Density Residence Areas
- Low Density Mixed Commercial - Residential Areas
- Medium Density Mixed Commercial - Residential Areas
- High Density Mixed Commercial - Residential Areas "A"
- High Density Mixed Commercial - Residential Areas "B"

- Open Space
- Subject Site - 76, 92, 100 Yorkville Avenue, 95, 115, 119 & 121R Scollard Street

↑ Attachment 7

Not to Scale
 Zoning By-law 438-86 as amended
 Extracted 05/02/02