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July 19, 2002

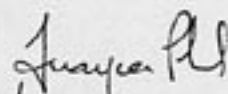
To: Commissioner of Urban Development Services (no encl.)
Executive Director and Chief Planner (no encl.)
Commissioner of Works and Emergency Services
Toronto East York Community Council Solicitor, Attn: John Paton
Director, City Planning
Chief Building Official
Director of Policy and Development, Policy and Development Division, Economic
Development, Culture & Tourism Department
Director, Housing Operations
Director of Real Estate Services
City Surveyor
Fire Chief
Parking Authority of Toronto
Toronto Catholic School Board
Toronto District School Board
Metropolitan Toronto Police - Attn: Sergeant Paul Cocksedge
All Interested Persons (no encl.)

The Toronto East York Community Council, on July 17, 2002, had before it a preliminary report (June 17, 2002) from the Director, Community Planning, South District, respecting Application to amend the Official Plan and Zoning By-law - 116 to 134 Yorkville Avenue and 10 Hazelton Avenue (Toronto Centre-Rosedale, Ward 27) and recommending 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.

The Toronto East York Community Council also had before it a communication (July 17, 2002) from Ann and Jack Walsh submitting a petition with 109 signatures.

The Toronto East York Community Council adopted the foregoing preliminary report.



City Clerk
Toronto East York Community Council

Frances M. Pritchard/nlh

20020717.33

c.: Director, Community Planning, South District
Mike Major, Senior Planner, North Section

Toronto 17 3 18 PM '02
STAFF REPORT

June 17, 2002

To: Toronto East York Community Council

From: Director, Community Planning, South District

Subject: Preliminary Report
Application to amend the Official Plan and Zoning By-law
York Row Limited
116 to 134 Yorkville Avenue and 10 Hazelton Avenue
102003, TE CMB 2002 0005
Toronto Centre-Rosedale, Ward 27

Purpose:

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

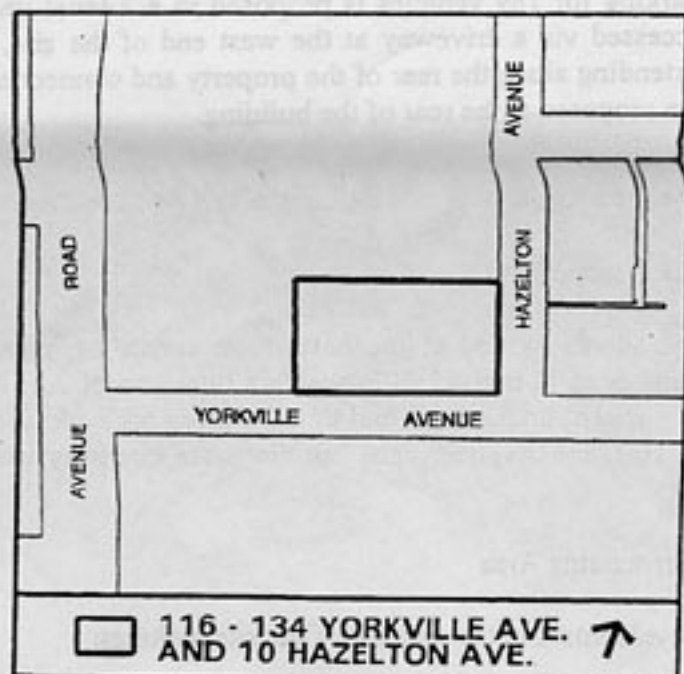
Financial Implications and Impact Statement:

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.

Background:

On March 28, 2002 the applicant submitted a proposal for a 19,667 square metre residential building and hotel with accessory retail uses. Forty-three residential units and 90 hotel suites were proposed. The proposed building height was 84.9 metres (23 storeys) and the proposed density was 7.51 times the area of the lot.

The application has subsequently been revised, maintaining the proposed uses but substantially reducing the height and density of the building. The revised proposal is described below.

Comments:

Proposal

The revised application is for a 34.7 metre (10-storey) hotel/condominium building consisting of 116 hotel suites and 10 residential units. The ratio of hotel suites to residential units may vary depending on the ultimate use of the 5th and 6th floors. Retail and hotel uses are proposed at-grade, along both the Yorkville Avenue and Hazelton Avenue frontages.

The gross floor area of the proposal is 15,326 square metres, which represents a density of 5.86 times the area of the lot.

The building contains setbacks at the 4th and 8th floor levels along Yorkville Avenue and at the 4th, 6th and 8th floor levels along Hazelton Avenue.

Parking for 189 vehicles is proposed in a 3-level underground garage. The parking garage is accessed via a driveway at the west end of the site, which connects to a private right-of-way extending along the rear of the property and connecting to Hazelton Avenue. Two loading areas are proposed at the rear of the building.

The revised site plan and building elevations are shown on Attachments 1,2 and 3.

Site Description

The site is located at the north-west corner of Yorkville Avenue and Hazelton Avenue and consists of 11 individual lots with a total area of 2,617.5 square metres. It is currently occupied by a row of house-form buildings fronting on Yorkville Avenue and 1 detached building fronting on Hazelton Avenue. The buildings are currently used for a variety of small retail and office uses.

Surrounding Area

Development in the vicinity of the site includes:

North: of the site is Hazelton Lanes, a 26.7 metre (8.5-storey) shopping and condominium development at 55 Avenue Road and house-form buildings along Hazelton Avenue, many of which remain in residential use.

South: along the south side of Yorkville Avenue are a variety of retail and office uses in newer office and older house-form buildings generally ranging from 1 to 4.5 storeys in height. The 32-storey Four Seasons Hotel is situated at the south-east corner of Yorkville Avenue and Avenue Road.

West: of the site are relatively new, 2 to 3 storey retail buildings.

East: of the site is a 13 metres (4-storey) mixed-use building at the north-east corner of Yorkville and Hazelton Avenues. Further east are house-form buildings 2 to 3 storeys in height used for small retail and office uses. A large development site at 76,92 and 100 Yorkville Avenue and 95, 115, 119 and 121R Scollard Street is the subject of a current application to permit two residential buildings 8 storeys and 18 storeys in height along Yorkville Avenue with 3-storey townhouses along Scollard Street.

Applicable Planning Policies

Former City of Toronto Official Plan Part I (Attachment 5):

The site is designated Low Density Mixed Commercial-Residential Area. This designation allows for a mix of residential and commercial uses, up to a maximum density of 3.0 times the area of the lot.

Yorkville Avenue is also designated a Priority Retail Street allowing Council to pass by-laws requiring new development to include street-related retail and service uses.

North Midtown Part II Plan:

The site is situated in the Village of Yorkville, Area of Special Identity. The policies for this area encourage developments which are compatible with the existing built form and uses in the area, and to encourage, where possible, the retention of existing clusters of house form buildings.

OPA 624:

By-law 551-93 amends the Official Plan to permit a mixed-use building on this site provided the commercial and residential gross floor area of the building does not exceed 3,880 and 6,330 square metres respectively.

Zoning (Attachment 4):

Zoning By-law 438-86 zones the site CR T3.0 C2.5 R3.0 permitting commercial uses up to 2.5 times the area of the lot, residential uses up to 3.0 times the area of the lot, and a maximum total

density of 3.0 times the area of the lot for mixed-use buildings. The maximum permitted height is 18 metres.

Notwithstanding the general zoning provisions the site is also subject to site-specific By-law 552-93, as amended by By-law 1994-0426. This By-law permits a mixed-use building up to a maximum total density of 3.89 times the area of the lot and a maximum height of 25.1 metres (8-storeys), exclusive of mechanical penthouse. The site-specific by-law also prescribes a building envelope.

Site Plan Control:

The site and proposed development are subject to Site Plan Control. No application for Site Plan Approval has yet been filed.

Design Guidelines:

The site is subject to the design guidelines of the City of Toronto Streetscape Manual and the Design Guidelines for North Midtown.

Reasons for the Application

The application exceeds the permitted density of 3.0 times the area of the lot prescribed in both the Official Plan and Zoning By-law. The permitted density of 3.9 times the area of the lot prescribed in site-specific by-laws 551-93 and 552-93 is also exceeded. The proposed density is 5.86 times the area of the lot.

The proposed height of 34.7 metres exceeds the 18.0 metre height limit prescribed in the General Zoning By-law and 25.1 metre height limit prescribed in the site-specific by-law.

Other areas of non-compliance may be identified as a result of a formal Zoning By-law Review.

Issues to be Resolved

Height and Massing:

While the current 10-storey proposal is only two more storeys than the previously approved 8-storey scheme, the proposed floor to ceiling heights are higher than typical for a condominium building.

The proposed setbacks at the various levels will help mitigate the impact of this additional height on the surrounding uses in terms of shadows and built form compatibility. However, the depth of the setbacks and the height levels where the setbacks occur will be reviewed further to ensure shadow impacts are minimized and compatibility with the surrounding built form context. The built form guidelines being prepared for the Bloor-Yorkville Business Improvement Area could provide some guidance in this regard.

The mass of the mechanical penthouse will be required to be reduced.

Architecture:

Although the former Toronto Historical Board determined the existing buildings to be of no historical significance when the previous application was considered in 1993, any new building on this site is required to appropriately address the historical context of this area.

The site is within the Village of Yorkville, Area of Special Identity. The built form in this area is predominantly 2 or 3-storey, house-form buildings with brick fronts, gables, dormer windows consistent setbacks from the street line, and cornice lines. The site also abuts the proposed Yorkville-Hazelton Heritage Conservation District. A Heritage Conservation Plan has recently been completed for this area which envisions a set of heritage conservation and design guidelines for the area to help maintain the existing overall historic and aesthetic value of buildings, streets and open space. The Toronto Preservation Board, at its meeting on May 30, 2002, endorsed the Plan. The Plan will be dealt with by Community Council at its meeting on July 2, 2002 and City Council at its meeting on July 16, 17 and 18, 2002.

While it is not necessary that new buildings replicate existing buildings, they should respect and reinforce the historical character of this area. Throughout the former City of Toronto, there are many examples of new buildings that have successfully integrated with their historical built form context. A good example of this is the new condominium development at 38 Avenue Road, just east of the proposed site. The archway for this building, which terminates Yorkville Avenue, received a City of Toronto Urban Design Award in 2001 and is composed of high quality materials appropriate for the area. The architects for 38 Avenue Road are also the architects for this proposal.

The applicant has been advised by staff of the need to further refine the architecture of this project to ensure the highest architectural quality reflecting the intended use as a five-star hotel, to appropriately address the local historical context, and to provide an appropriate gateway to the proposed Hazelton Avenue Heritage Conservation Area.

Streetscape:

Yorkville Avenue is a Priority Retail Street. Accordingly, any new building should provide for retail and/or service uses which are directly accessible from the street. The building should also be sufficiently setback from Yorkville Avenue and Hazelton Avenue to provide for consistent streetedge and allow for an amenable pedestrian environment including street trees, benches and outdoor cafes.

The redevelopment of this site represents an opportunity to link the existing mid-block pedestrian connections located at the rear of Hazelton Lanes and between Cumberland Street and Yorkville Avenue. How best to link the mid-block connections will be explored as part of our further review of the proposal.

Parking, Loading and Access:

The amount of parking proposed will be reviewed in order to ensure both a minimum and maximum number of parking spaces appropriate for the proposed uses. The number of loading spaces required for the proposed hotel will need to be reviewed.

As previously mentioned, there is an existing midblock pedestrian connection from Hazelton Lanes to the rear of the site that should be extended as part of the redevelopment of these lands. The parking access and loading areas will be reviewed closely to minimize pedestrian and vehicular conflicts and ensure an amenable pedestrian environment at the rear of the site.

Section 37:

Section 16.21 of the Official Plan authorizes the use of Section 37 of the Planning Act to secure public benefits in exchange for increased density and/or height. The applicant has been advised of this requirement. Potential public benefits could include, but are not limited to, a publicly accessible open space helping extend the mid-block connection system in the area, public art and/or a contribution to the Bloor Street Transformation Project or the redevelopment of the Toronto Reference Library. How the applicant proposes to address Section 37 will be discussed as part of the further review of this project.

Studies and Plans:

The applicant is requested to submit perspective drawings showing views of the building from points along the existing mid-block pedestrian connections. Perspective drawings should also be provided from Hazelton Avenue and Scollard Street and from Yorkville Avenue east and west of the site to help evaluate and improve the fit of the building.

The applicant is required to submit shadow studies showing the incremental shadow impacts from the proposed development compared to the development approved in 1993.

A Pedestrian Level Wind Study, a Dust Control Plan, Traffic Study, Landscape Plan and Streetscape Plan are also required.

The applicant will also be required to submit an application for Site Plan Approval so that all details of the project can be dealt with simultaneously.

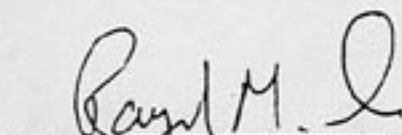
Conclusions:

The revised proposal represents a significant improvement to the originally submitted 23-storey, tower scheme. A number of issues have been identified which will be addressed as part of the further review of the application. The revised application has also been circulated to other City Departments for comment. It would be appropriate to schedule a public meeting in consultation with the Ward Councillor, to discuss the proposal with the community. Given the upcoming summer holidays, it would be appropriate to schedule such a meeting in early September. The statutory public meeting at Community Council, to consider the

recommendations of a final staff report could then be held in late 2002, provided the applicant provides all the required information in a timely fashion and addresses outstanding concerns.

Contact:

Mike Major, Senior Planner, North Section
Telephone: 416-392-0760
Facsimile: 416-392-1330
E-mail: mmajor@city.toronto.on.ca


Beate Bowron
Director, Community Planning, South District

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List of Attachments:

Application Data Sheet
Attachment 1: Site Plan
Attachment 2: Elevation
Attachment 3: Elevation
Attachment 4: Zoning
Attachment 5: Official Plan

Application Data Sheet

Combination

Site Plan Approval: No
Rezoning: Yes
O.P.A.: Yes

File Number: 102003
Application Number: TE CMB 2002 0005
Application Date: 03/28/2002

Municipal Address: 10 Hazelton Avenue
116 -134 Yorkville Avenue

Nearest Intersection:
Project Description: Hotel/Residential and accessory retail

Agent:
Cassels, Brock & Blackwell
40 King St. W., Ste. 2100
Toronto, Ontario, M5H 3C2
(416) 869-5977

Architect:
Page & Steele
95 St. Clair Ave. W., Ste. 200
Toronto, Ontario, M4V 1N6
(416) 924-9966

Owner:
York Rowe Limited
30 St. Clair Ave. W.
(416) 515-1400

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: LDMCR Site Specific Provision: 552-93, 1994-0426
Zoning District: CR T3.0 C2.5 R3.0 Historical Status: No
Height Limit (m): 18 m Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area: 2617.5
Frontage: 38.1
Depth: 68.85
Height: Storeys: 10
Metres: 34.7

		Indoor	Type	Outdoor	Type
Ground Floor GFA:	1635	Parking Spaces:	189	0	
Residential GFA:	4728	Loading Docks:	B	2	
Non-Residential GFA:	10,598		G	1	
Total GFA:	15326				

DWELLING UNITS

Tenure Type:	Condominium
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	10
3+ Bedroom:	0
Total Units:	10
Total Proposed Density:	5.86

FLOOR AREA BREAKDOWN

	Above Grade
Residential GFA:	4728
Retail GFA:	890
Office GFA:	0
Industrial GFA:	0
Hotel GFA:	9708

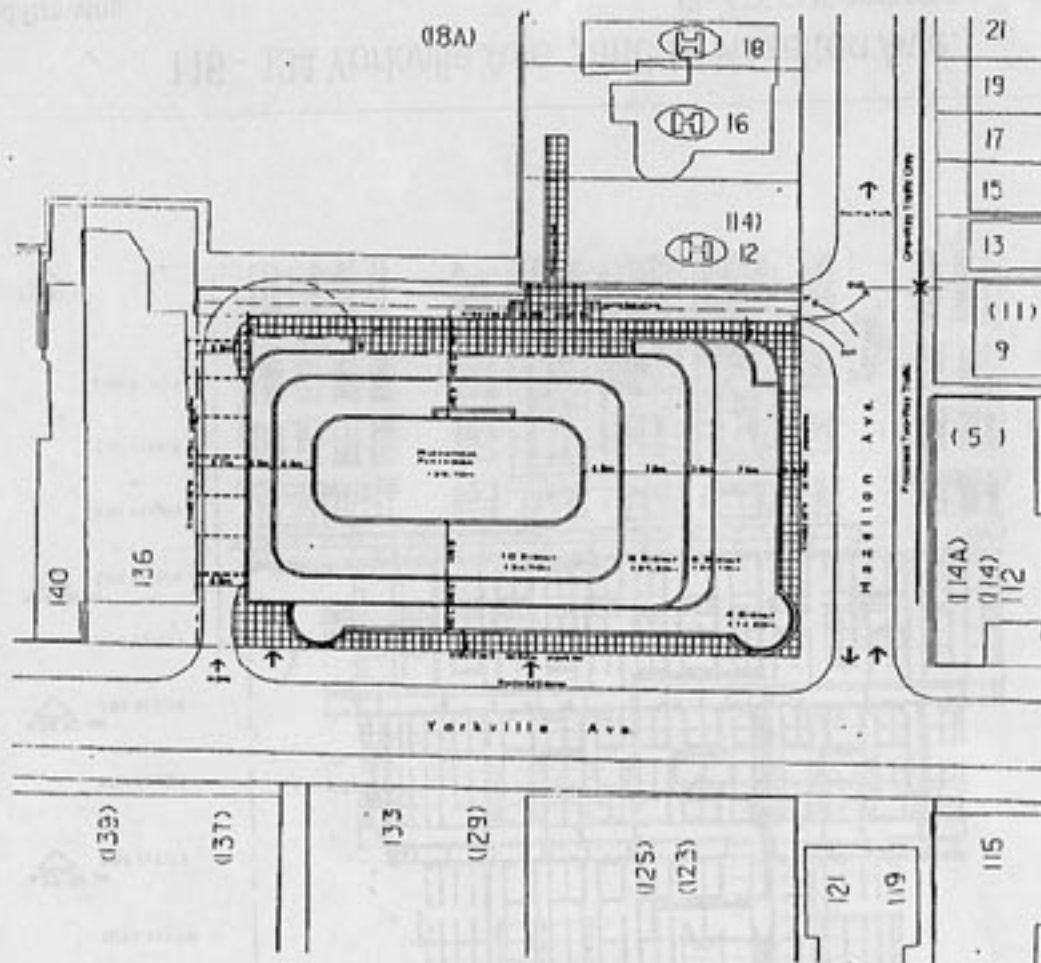
COMMENTS

Current Status: Open

<u>Latest Event</u>	<u>Actual Date</u>
Suppl. Submission	06/12/2002
Suppl. Submission	04/18/2002
Circulated	04/04/2002
Received	03/28/2002

Data Valid: June 12, 2002
Area: District - C

Planner: Major, Michael Phone: (416) 392-0760
Planning Office: Toronto - South (TE)



Site Plan

Applicant's Submitted Drawing

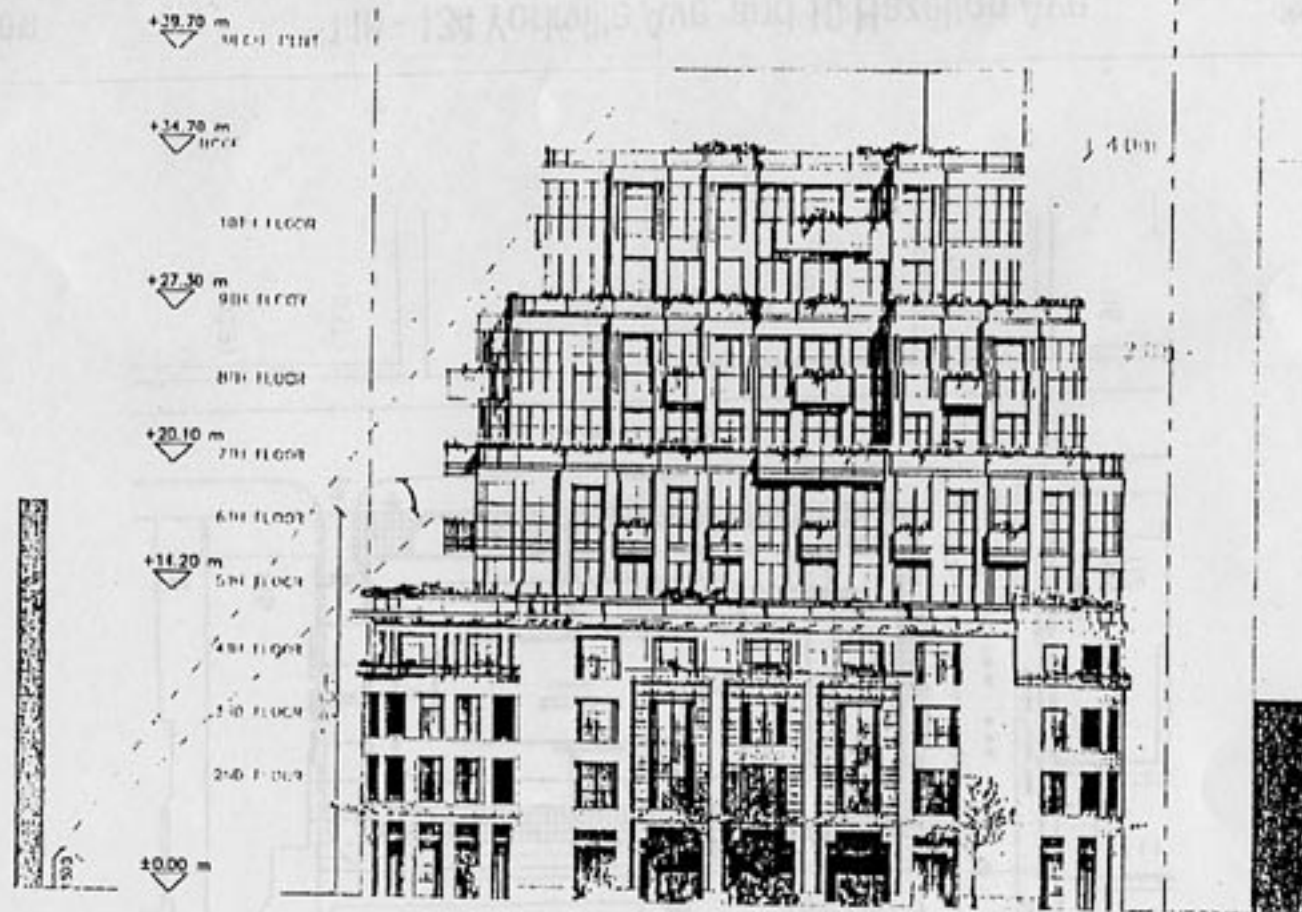
116 - 134 Yorkville Ave, and 10 Hazelton Ave

File # TE CMB 2002 0005

Not to Scale
MO/DAYR

Attachment

1



East Elevation

Applicant's Submitted Drawing

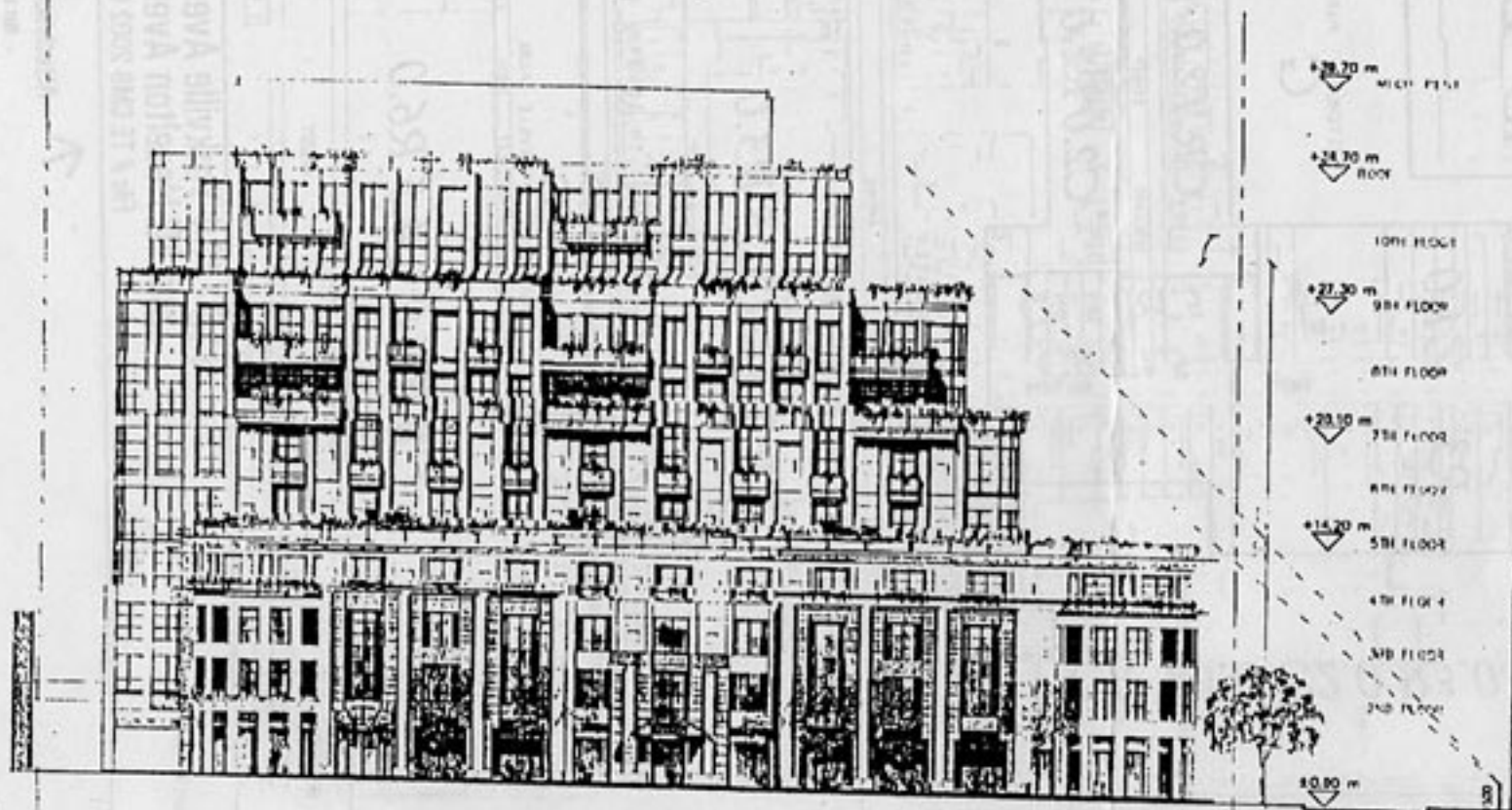
116 - 134 Yorkville Ave., and 10 Hazelton Ave.

File # TE CMB 2002 0005

Not to Scale
MO/DAY/YR

Attachment

2



South Elevation
Applicant's Submitted Drawing

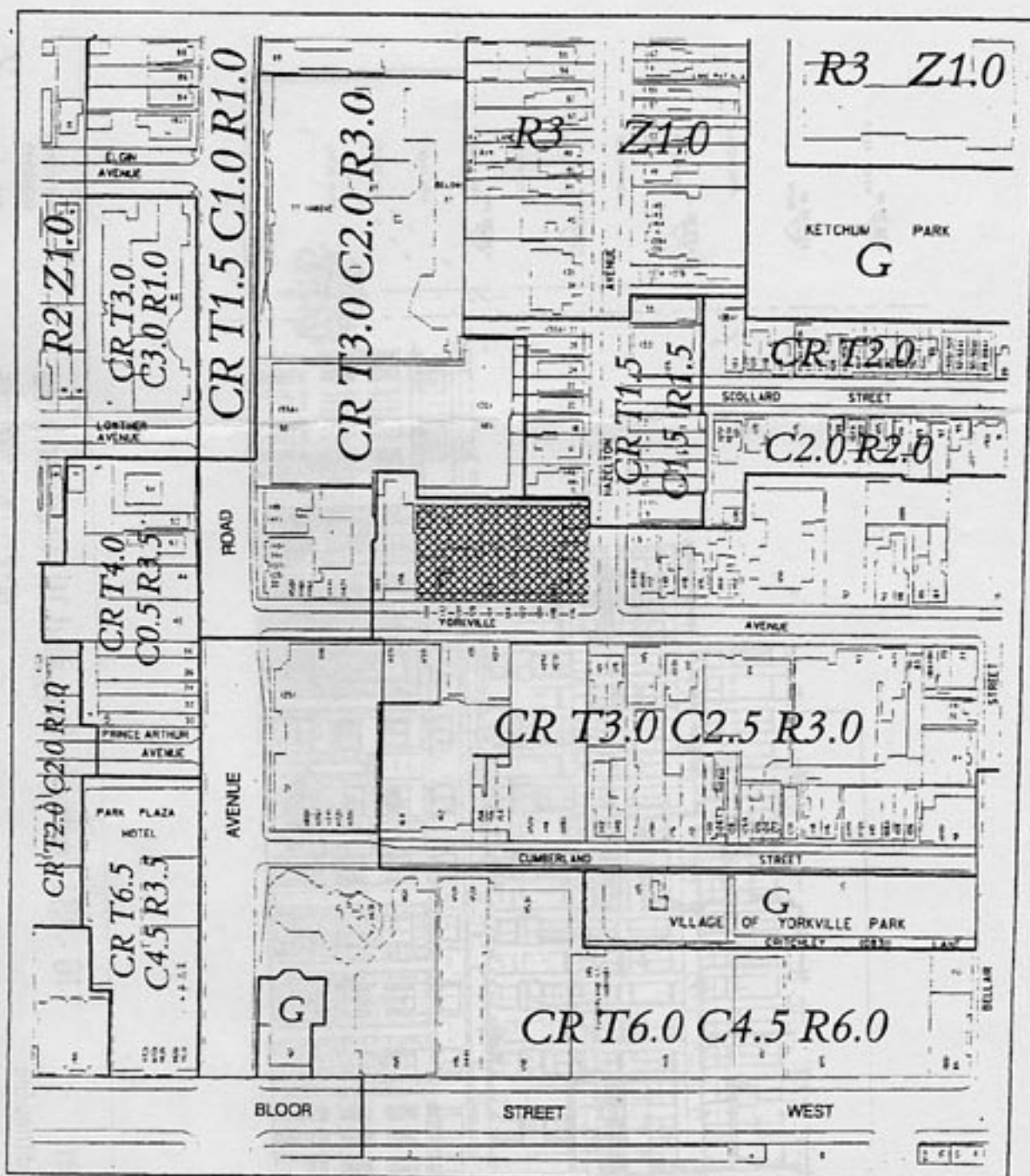
116 - 134 Yorkville Ave, and 10 Hazelton Ave

File # TE CMB 2002 0005

Not to Scale
MO/DAY/YR

Attachment

3



TORONTO Urban
Development Services
Zoning

116 - 134 Yorkville Avenue
and 10 Hazelton Avenue
File # TE CMB 2002 0005

- G Parks District
- CR Mixed-Use District
- R2 Residential District
- R3 Residential District

↑ Attachment 4

Not to Scale
Zoning By-law 438-86 as amended
Extracted 06/14/02 - JC

