

**1 Bloor Street East
Zoning Application 07 277668 STE 27 OZ
Preliminary Report**

Date:	November 13, 2007
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	File 07 277668 STE 27 OZ

SUMMARY

A rezoning application to permit a 76-storey development containing retail, office, hotel, residential and accessory uses on lands at the southeast corner of the Yonge and Bloor intersection. The development site is commonly referred to as 1 Bloor Street East.

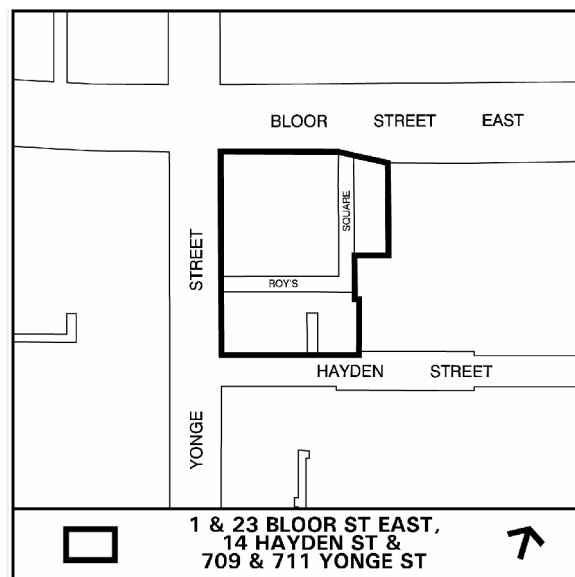
This application was made after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report provides preliminary information on the application and seeks Community Council's direction on further processing of the application and on the community consultation process.

RECOMMENDATIONS

The City Planning Division recommends that:

1. staff be directed to schedule a community consultation meeting



- together with the Ward Councillor; and,
2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Previous Approval

In 2003, Toronto City Council approved Official Plan Amendment 261 to the former City of Toronto Official Plan and passed Zoning By-law 762-2003 to permit a mixed use development containing 62,000 square metres with a density of 16.5 times. Attachment 1 shows the zoning building envelope, which permits a 46-metre podium building with an oval-shaped tower up to 205 metres. A decorative architectural element extending up another 18 metres is permitted above the tower height.

City Planning's Final Report noted that, "unfortunately, the massing of the site is compromised by the inability of the owner to acquire the Bank of Nova Scotia site at Yonge and Hayden Streets. The addition of this site would create a more logical development block, and provide more opportunities for pedestrian and retail enhancement of the corner than can be achieved through separate developments."

In 2007, the site subject to the 2003 planning approvals was sold to the current applicant, who is acquiring the Bank of Nova Scotia site (709 and 711 Yonge Street) and incorporating the lands into the development block.

Proposal

The applicant is proposing to demolish the existing buildings and construct a 76-storey, 268-metre mixed use building.

The proposal's massing consists of four main built form components:

- (i) a four-storey podium to a height of 25 metres along Yonge Street;
- (ii) an 11-storey mid-rise building to a height of 48 metres on the eastern portion of the site;
- (iii) a tower up to 248 metres with a 910 square metre floor plate; and
- (iv) a tower top consisting of a narrow north-south oriented mechanical penthouse up to 268 metres plus five architectural fins, each eight metres in height.

Attachment 3 shows a site plan view of the above built form components and associated heights. Attachments 4, 5 and 6 show the proposal's ground floor and building elevations.

Proposed uses include retail and office on Floors 1 – 4; hotel on Floors 5 – 11; and residential on Floors 12 – 76. Separate entrances are provided for each use. The hotel entrance is located on Bloor Street with the main lobby and related uses (bar / restaurant / amenity) on Floor 5. Retail entrances front along Yonge and Bloor Streets while entrances for the office and residential uses are on Hayden Street. Shared hotel and residential indoor and outdoor amenity space is provided on the Floors 4 and 5, and dedicated residential indoor amenity space is provided on Floor 34.

The proposal provides a total of 596 parking spaces (192 for commercial use and 404 for residential use) in a five-level underground garage. A residential drop-off/pick-up area is proposed off Hayden Street along with a driveway leading to the loading and servicing area integrated within the building envelope and the underground parking garage. Access to the underground garage is also provided from Bloor Street. The applicant is seeking permission to convert the portion of Hayden Street along the site's frontage to two-way operation.

Overall, the proposal has a combined residential and non-residential gross floor area of 75,828 square metres resulting in a density of 16.2 times the area of the lot. The Application Data Sheet in Attachment 2 provides additional information.

Development Site and Surrounding Area

The development site is located at the southeast corner of Yonge and Bloor Streets, which is the intersection of two of Toronto's most prominent shopping streets and the junction of the north-south and east-west TTC subway lines.

The development site consists on three components:

- (i) a mix of low-rise commercial buildings with retail uses at grade and office space above;
- (ii) Roy's Square, a one-way L-shaped lane, extending easterly from Yonge Street, and then northerly to Bloor Street East. This former public lane was sold by the City in conjunction with the 2003 planning approvals; and
- (iii) a 'stump' public lane at the rear of 709 and 711 Yonge Street and abutting the west limit of 14 Hayden Street. As a result, the approval of this proposal on these lands is, in part, contingent upon City Council's approval of the closure and sale of this public lane. This is being addressed through a separate municipal lane closure and sale process.

The existing and planned context within the area encompasses low scale, mid-rise and high-rise built form. The historic three-storey Stollery's building is located at the southwest corner of the Yonge and Bloor intersection. At the northwest corner is the CIBC office tower at a height of 146 metres with some retail at grade and shopping concourse below. At the northeast corner is The Bay office tower at a height of 134 metres and connected to The Bay department store and shopping concourse further to the east along Bloor Street. Both of these commercial office towers have recently

undergone renovations in an attempt to make their ground floor areas more open and inviting.

To the east along Bloor Street is a mix of commercial and residential buildings, which are generally mid to high-rise. Wide sidewalks characterize a generous and promenade-like street edge. The adjacent commercial office building at 31 Bloor Street East is 71 metres in height.

To the south along Yonge Street buildings are typically three-storeys with retail at grade. New high-rise development is taking place along Balmuto Street and along Charles Street East east of Yonge Street.

To the north and west is the Bloor-Yorkville neighbourhood, one of Toronto's oldest originally residential neighbourhoods, now known also for its high-profile retail stores, hotels and restaurants and cultural attractions. Bloor Street sites are at the centre of luxury retail in the city and have, along with sites on Bay Street, experienced an intensive amount of high-rise redevelopment. There are a number of new developments approved for this area, with retail at grade and residential condominiums above.

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

This application will be reviewed against the policies in the Official Plan.

The site is designated as "Mixed Use Area" within the Downtown and Central Waterfront urban structure area. Mixed Use Areas permit a broad range of commercial, residential and institutional uses, in single or mixed use buildings. The Plan contains development criteria that will direct the form and quality of development.

Other important policies include those in the “Downtown”, “Public Realm” and “Built Form” sections of the Plan. This includes the built form policies for tall buildings. To assist with the implementation of these policies, the City has prepared a study, Design Criteria for Review of Tall Building Proposals. The study provides key urban design criteria that should be brought to bear in the evaluation of tall building applications. The City will review the proposed development against the study’s criteria.

The Toronto Official Plan is available on the City’s website at:
www.toronto.ca/planning/official_plan/introduction.htm

The City’s Design Criteria for Review of Tall Building Proposals study is also available on the City’s website at:
www.toronto.ca/planning/pdf/tallbuildings_udg_aug17_final.pdf

Zoning

Both the former City of Toronto Zoning By-law 438-86, as amended and Site Specific Zoning By-law 762-2003 apply.

Site Specific Zoning By-law 762-2003:

This by-law applies to the development site, excluding 709 and 711 Yonge Street and the public lane. The zoning permits a 205-metre mixed use development as discussed in the ‘Previous Approval’ section of this report.

Zoning By-law 438-86, as amended:

Under the former City of Toronto Zoning By-law 438-86, as amended, the bulk of the property fronting onto the corner of Yonge and Bloor is designated CR T7.8 C4.5 R7.8 with a height limit of 61 metres. The properties at 709 and 711 Yonge Street and the Naval Club at 14 Hayden Street are designated CR T6.0 C4.5 R6.0 with a height limit of 30 metres. Attachment 7 provides an excerpt of the zoning map.

Both Yonge and Bloor Streets at this location are identified as priority retail streets. As well, there are angular plane requirements along the Yonge Street frontage: a 60-degree angular plane above a building height of 28 metres north of Roy Square lane, and a 44-degree angular plane above a building height of 16 metres south of Roy Square lane.

Section 37 Agreement

Under the 2003 planning approvals, a Section 37 Agreement secured two million dollars for streetscape improvements to Bloor Street in the vicinity of the site. This community benefit can be used toward public realm improvements characterized as part of the Bloor Street Transformation Project adjacent to the site, and are intended to be beyond what the owner would normally provide for the standard Bloor-Yorkville B.I.A. streetscaping requirements pursuant to Site Plan Approval. Alternatively, the community benefit can be used to construct an underground connection, independent of the subway, between the southeast and the northeast corners of the Yonge and Bloor intersection, or for other local community benefits.

The Agreement also secures the following development requirements:

- (i) not less than 20.5 square metres of publicly accessible open space for pedestrian movement in addition to the public sidewalk at the ground level to be located at the Yonge and Bloor intersection;
- (ii) four tree plantings and an irrigation system in the public boulevard adjacent to the site;
- (iii) knock-out panels to protect for future below grade connections;
- (iv) an easement, if so required by the City, that would provide for vehicular access to the property at the northeast corner of Hayden Street and Yonge Street; and
- (v) conveyance to the City for nominal consideration a 1.5 metre road widening adjacent to Hayden Street.

The current proposal is seeking additional planning permissions above those approved in 2003. Accordingly, City Planning staff will be evaluating the proposal against the City's Section 37 policies, and in consultation with the Ward Councillor.

Site Plan Control

The applicant has filed a Site Plan Approval application (07 277677 STE 27 SA), which is being considered concurrently with the Zoning By-law Amendment application.

Bloor-Yorkville/North Midtown Urban Design Guidelines

The site is subject to the Bloor-Yorkville/North Midtown Urban Design Guidelines. These guidelines build on Official Plan policies and applicable zoning, and provide guidance in addressing matters of built form, massing and the relationship between buildings and the public realm.

Guidelines are identified for the precincts and corridors that comprise Bloor-Yorkville / North Midtown. The proposed development is located within the Bloor Street Corridor. The Yonge and Bloor intersection is identified as an area-wide gateway and the height peak within Bloor-Yorkville/North Midtown. The development site is recognized as a 'signature treatment' site offering an opportunity for a landmark building that should be unique and immediately identifiable.

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

Hayden Street Guidelines

The Hayden Street Guidelines, prepared by the Hayden Street Ratepayers and approved by City Council in October 1991, set out various objectives for new development on Hayden Street. These include the need for a 1.5 metre conveyance from the southerly boundary of the site for the purpose of widening Hayden Street, and Staff report for action – Preliminary Report - 1 Bloor Street East

consideration of a further 1.5 metre setback for the purposes of sidewalk widening. The intent of these guidelines has been to ensure that Hayden Street is not treated as a back door to the developments on Bloor Street, but is maintained with its own building and pedestrian integrity.

Pre-application Discussions

At the request of the applicant, City Planning staff met with the applicant team to review preliminary design concepts. In response to these discussions the design concept evolved to strengthen the relationship between the three main built form components (podium, tower middle and top) as well as the arrangement of the ground floor.

Reasons for the Zoning Application

The proposal includes additional lands, gross floor area and height compared to the previous development proposal approved under Zoning By-law 762-2003. It also exceeds the density and height permissions in the former City of Toronto Zoning By-law 438-86, as amended. Additional areas of non-compliance with the zoning standards will be assessed as the review of the application advances. An Official Plan Amendment is not required.

COMMENTS

Issues to be Resolved

The proposal presents an opportunity to achieve a significant landmark and create a highly active street frontage at a key intersection in Toronto. It represents an important city-building exercise.

Prior to presenting a Final Report to Community Council, the following general categories of issues must be addressed. These issues were discussed during pre-application meetings with the applicant.

- relationship between the proposed built form components and the types of exterior building materials. Given the proposal's scale and placement at a pre-eminent intersection in Toronto, the applicant has agreed to a focussed design review process involving a panel of architects with expertise in tall building design. The panel will be asked to comment on specific design features including the proposed enclosed exterior balcony spaces on the tower. The intent is that the design review process will assist the applicant team and City Planning staff in considering refinements to the proposed built form. The costs of this process will be borne by the applicant;
- response to the site's three frontages: Bloor Street East, Yonge Street and Hayden Street. Each frontage presents different opportunities;
- potential impacts on the local urban environment, and minimization and mitigation of such impacts;

- assessment of potential traffic, transportation and pedestrian impacts;
- appropriateness of the ground floor layout including building entrances, drop-off / pick-up areas, driveways and servicing functions;
- location and suitability of the proposed amenity space dedicated to the residential condominium component;
- suitability of the proposed unit sizes and mix of unit types;
- addressing the City's Green Development Standard. The Standard is available on the City's website at: www.toronto.ca/environment/greendevlopment.htm;
- evaluation of the proposal against the registered Section 37 Agreement and the Section 37 policies in the Official Plan, and the identification and security of community benefits under Section 37 of the Planning Act; and
- ability to meet the intent and spirit of the Official Plan, Council policies and other applicable planning policies including the Provincial Policy Statement, and to represent good planning and community building.

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

CONTACT

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SIGNATURE

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Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Building Envelope - Map 2 of Zoning By-law 762-2003

Attachment 2: Application Data Sheet

Attachment 3: Proposal's Site Plan View

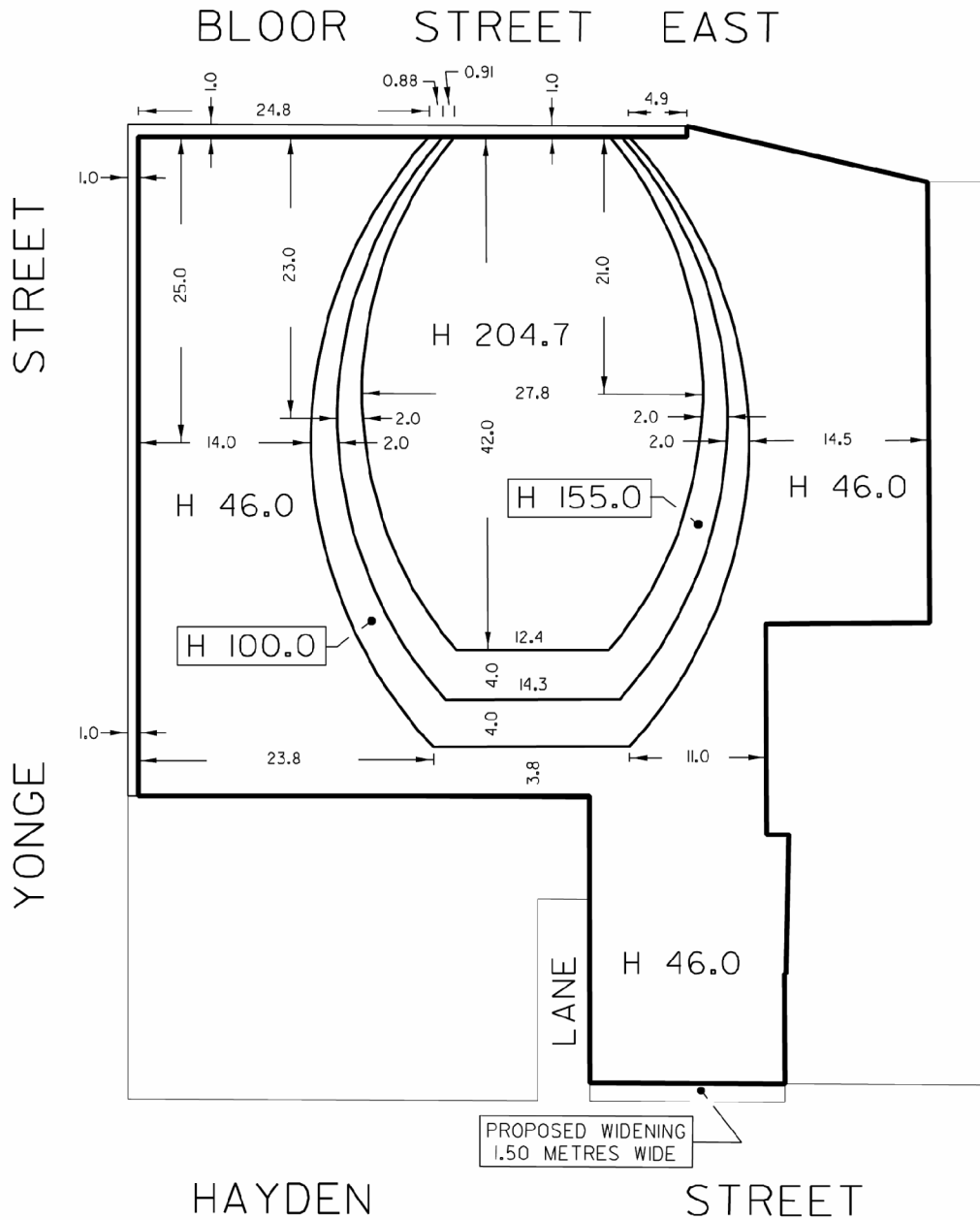
Attachment 4: Proposal's Ground Floor

Attachment 5: Proposal's North and South Elevations

Attachment 6: Proposal's East and West Elevations

Attachment 7: Zoning By-law Excerpt

Attachment 1: Building Envelope - Map 2 of Zoning By-law 762-2003



Map 2 By-Law No. 762-2003

Applicant's Submitted Drawing

Not to Scale 

11/09/07

**1 & 23 Bloor St East,
14 Hayden St & 709 & 711 Yonge St**

File # 07_277668

Attachment 2: Application Data Sheet

Application Type:	Rezoning	Application Number:	07 277668 STE 27 OZ
		Application Date:	November 9, 2007
Municipal Address:	1 and 23 Bloor Street East, 14 Hayden Street, 709 and 711 Yonge Street		
Location Description:	Yonge and Bloor		
Project Description:	A 76-storey development containing retail, office, hotel, residential and accessory uses.		

Applicant:	Architect:	Owner:
Bazis International Inc.	Varacalli Architect Inc.	One Bloor Street East Limited

PLANNING CONTROLS

Official Plan Designation:	Mixed Use	Site Specific Provision:	762-2003
Zoning:	CR T7.8 C4.5 R7.8 CR T6.0 C4.5 R6.0	Historical Status:	
Height Limit (m):	61, 30	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	4683	Height: Storeys:	76
Frontage (m):	66.3	Metres:	243 + 24.5 metres for mechanical and 8-metre architectural fins for a total overall height of 275.5 metres
Depth (m):	79.7		
Total Ground Floor Area (sq. m):	3,995		Total
Total Residential GFA (sq. m):	52,469	Parking Spaces:	596
Total Non-Residential GFA (sq. m):	23,360	Loading Docks:	4
Total GFA (sq. m):	75,829		
Lot Coverage Ratio (%):	85		
Floor Space Index:	16.2		

DWELLING UNITS

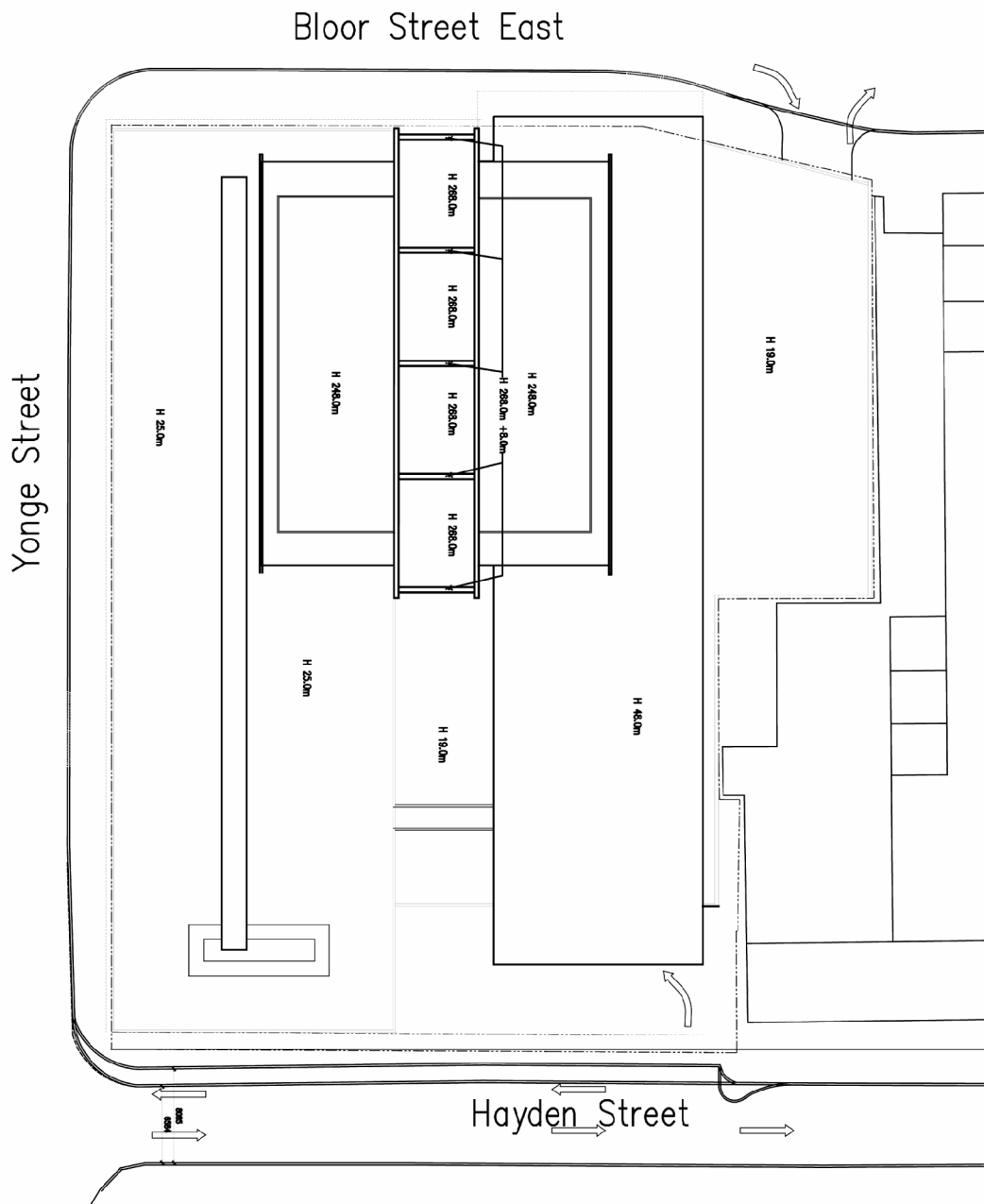
Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	328
2 Bedroom:	264
3 + Bedroom:	0
Total Proposed Residential Units:	592
Total Proposed Hotel Rooms:	132

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	52,469	0
Retail GFA (sq. m):	10,021	0
Office GFA (sq. m):	1,287	0
Hotel GFA (sq. m):	11,479	0
Shared Amenity GFA (sq. m):	573	0

CONTACT:	PLANNER NAME:	Corwin Cambray, Senior Planner
	TELEPHONE:	(416) 392-0459

Attachment 3: Proposal's Site Plan View



Site Plan

Applicant's Submitted Drawing

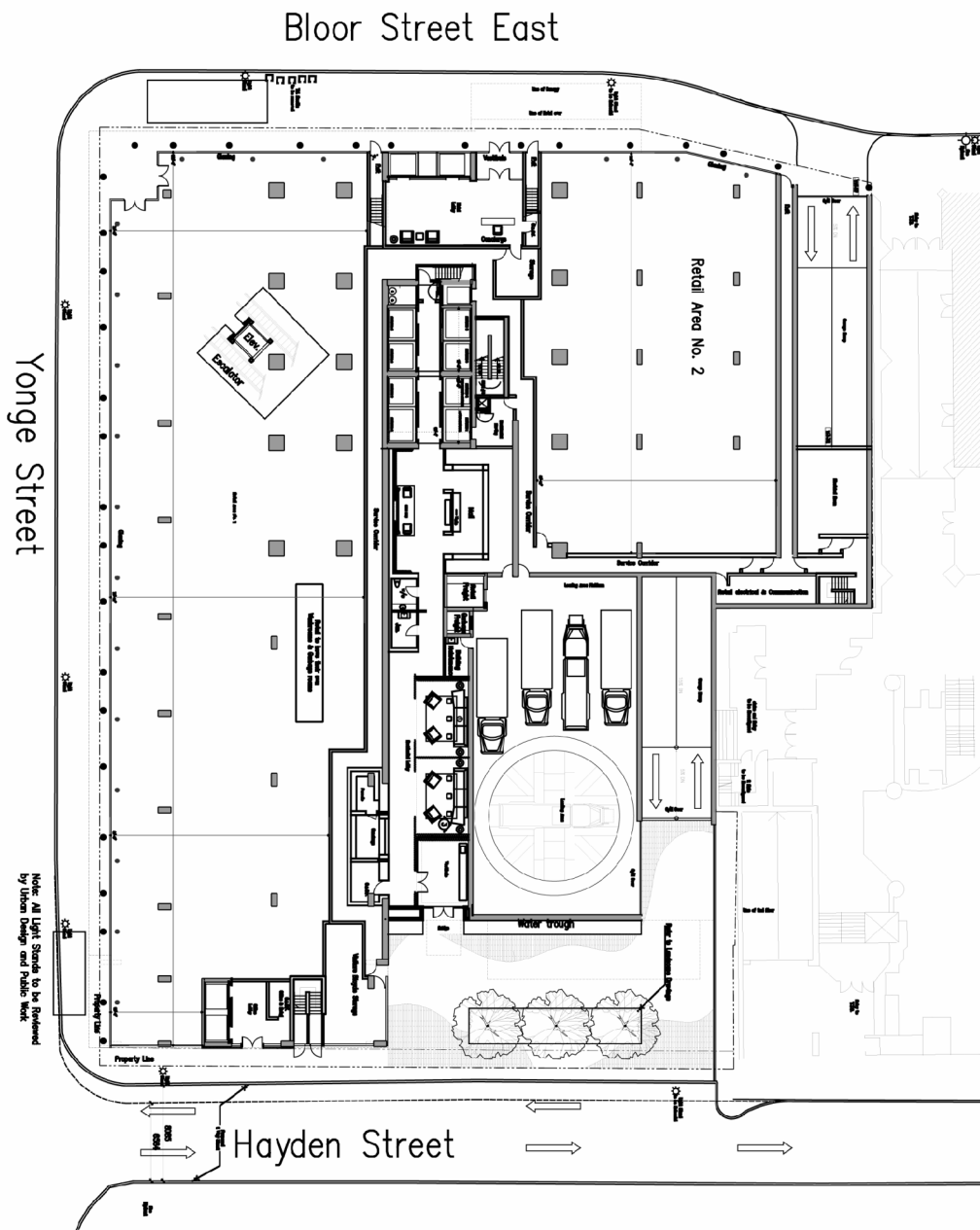
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1 & 23 Bloor St East,
14 Hayden St & 709 & 711 Yonge St

File # 07_277668

Attachment 4: Proposal's Ground Floor



Ground Floor Plan

Applicant's Submitted Drawing

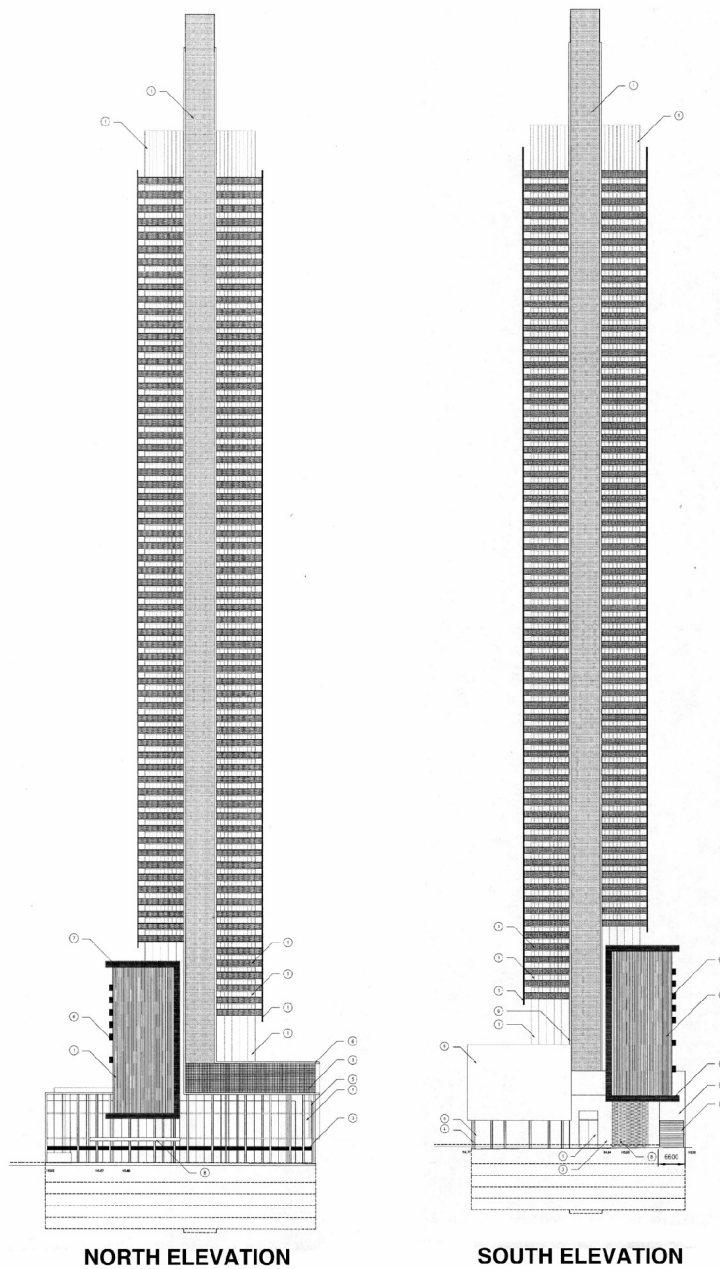
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1 & 23 Bloor St East,
14 Hayden St & 709 & 711 Yonge St

File # 07_277668

Attachment 5: Proposal's North and South Elevations



Elevations

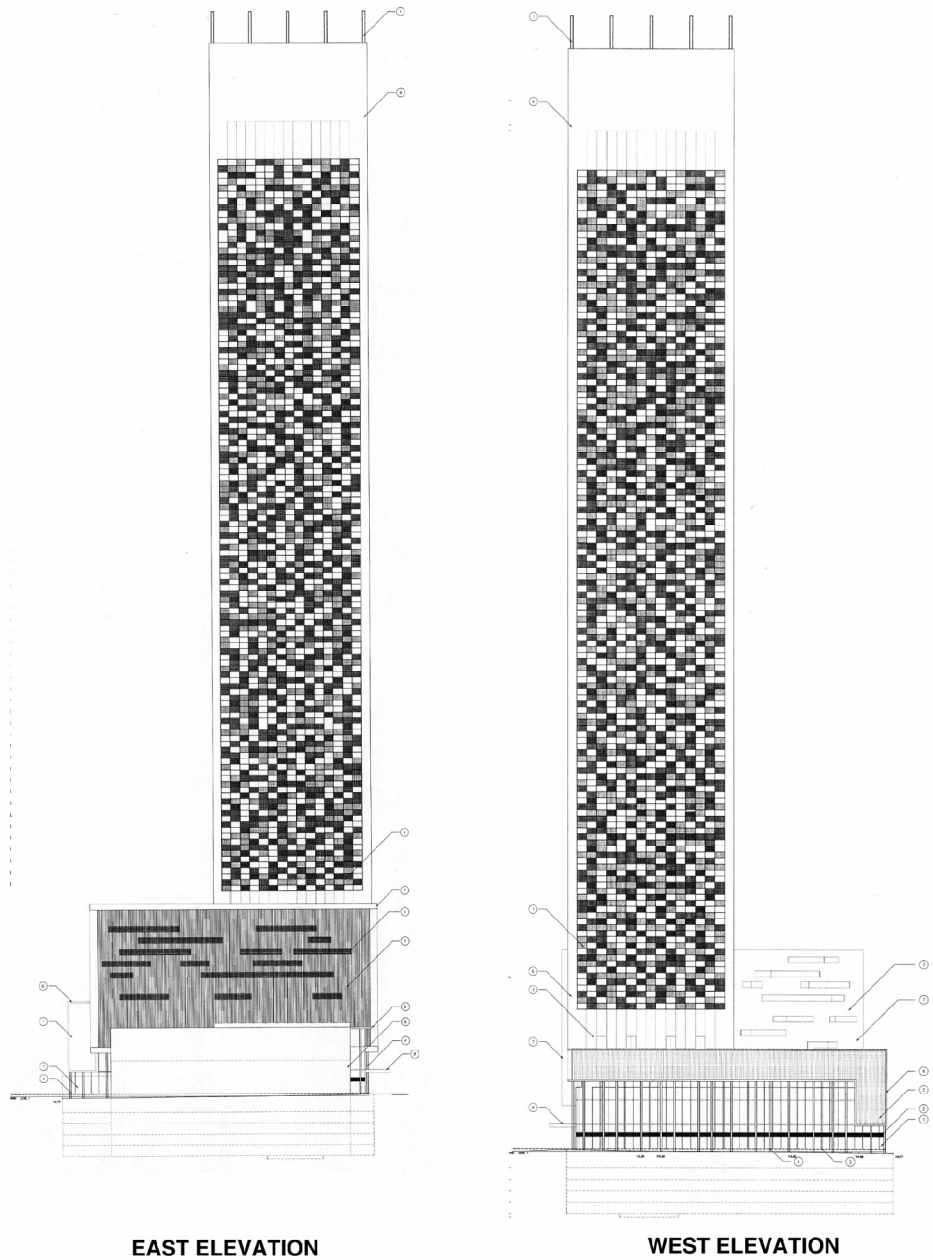
Applicant's Submitted Drawing

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1 & 23 Bloor St East,
14 Hayden St & 709 & 711 Yonge St

File # 07_277668

Attachment 6: Proposal's East and West Elevations



Elevations

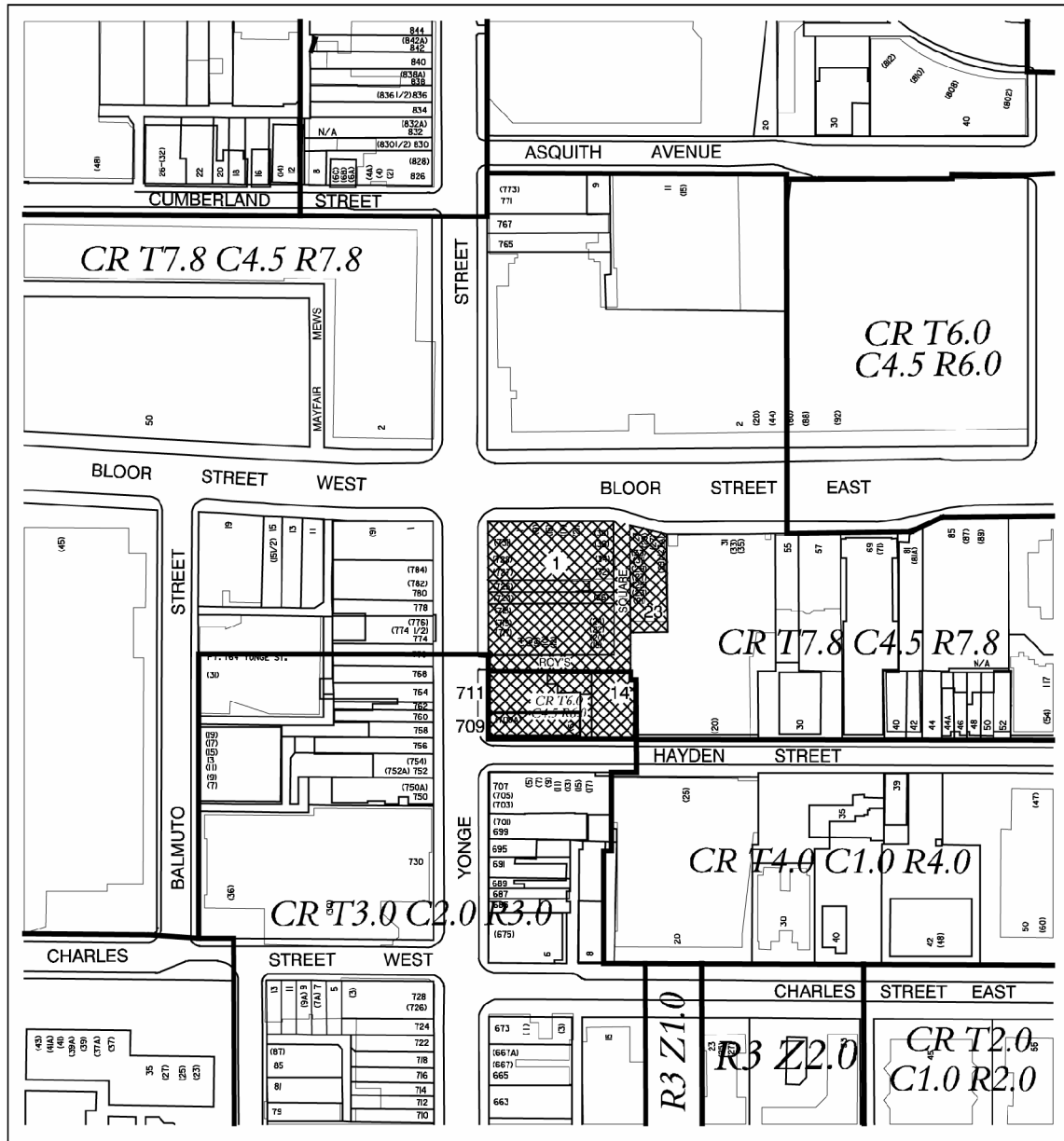
Applicant's Submitted Drawing

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**1 & 23 Bloor St East,
14 Hayden St & 709 & 711 Yonge St**

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Attachment 7: Zoning By-law Excerpt



1 & 23 Bloor St East, 14 Hayden St & 709 & 711 Yonge St

File # 07_277668

- R3 Residential District
- CR Mixed-Use District



Not to Scale
 Zoning By-law 438-86 as amended
 Extracted 11/09/07 - DR