

426 University Ave – Zoning By-law Amendment and Site Plan Application- Preliminary Report

Date:	October 23, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	08-163452 STE 20 OZ

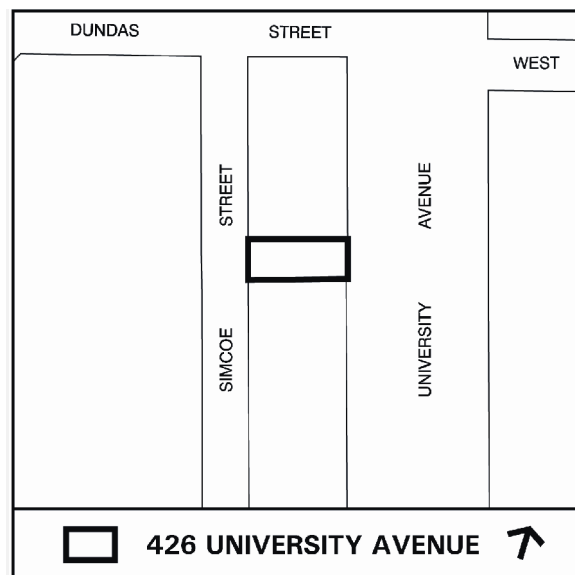
SUMMARY

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

This application proposes a 42-storey mixed use building containing the Royal Canadian Military Institute (RCMI), a private members club, and residential units at 426 University Avenue.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications.

The community consultation meeting was held October 21, 2008 and the results of it are summarized in the body of this report. It is anticipated that the Final Report will be targeted for the fourth quarter of 2009, assuming that all required information is provided in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to continue to process the application.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The proposal is for a 42-storey (135 metres) mixed use building containing the RCMI on the first five floors (3,311 square metres). The remainder of the floors would contain approximately 312 residential units (24,353 square metres).

The overall density would be 38.06 times the area of the lot. No parking is proposed to be constructed as part of this proposal.

The applicant is proposing to incorporate elements of the existing listed building into the proposal.

Site and Surrounding Area

The existing RCMI building is a two- and a half- storey building constructed in 1907. It was listed in 1973 on the City of Toronto's Inventory of Heritage Properties for architectural and contextual reasons. The Institute contains a library, dining rooms, meeting rooms, lounges, offices, residential rooms, bar and food related areas.

The site is rectangular in shape with approximately 640.6 square metres of area. It is a through lot between University Avenue and Simcoe Street to the west. There is a narrow walkway along the southern edge of the site and a service area on Simcoe Street.

Surrounding Uses:

North: a 20-storey commercial office building with direct access below grade to the St. Patrick subway station;

South: a 25-storey commercial office building.

East: across University Avenue is the Ontario Court House; and

West: on the west side of Simcoe Street are mixed use buildings containing residential and commercial uses ranging in height from 2 storeys to 18 storeys.

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 site is located in the *Downtown Area* of the City of Toronto Official Plan and is designated as *Mixed Use*.

In conformity with the Official Plan, Section 3.1.5, the applicant has provided a Heritage Impact Statement and will be providing documentation of the building to the City of Toronto Archives prior to commencement of the project.

Zoning

The site is zoned CR T7.8 C4.5 R4.8 which permits a wide range of uses including residential uses, retail, offices, private club, and restaurants. Among the provisions of the Zoning By-law that apply to this designation the following are particularly relevant to this application:

- Window separation from one dwelling unit to another dwelling unit, and to a wall/lot line;
- The provision of common outdoor space;
- The provision of parking; and
- The provision of loading spaces.

Site Plan Control

An application for Site Plan Approval has been made as part of this application.

Heritage

As this building has graced University Avenue for over a century, it is important that the proposal to develop the site continues to reflect its importance. Heritage Preservation Services (HPS) staff will be reviewing the mitigation strategy that moderates the impact of the new structure upon the scale, form and setting of the building. In addition, HPS

staff will continue to work with the applicant to ensure that the entire principal façade (east) of the property is maintained and sensitively restored to its historic appearance.

Reasons for the Application

Variations to Zoning By-law 438-86, as amended, include but are not limited to the following:

- the total permitted density of 7.8 times the area of the lot is exceeded by approximately 30 times the area of the lot (total density is 38.06 times the area of the lot);
- the maximum permitted residential density of 4.8 times the area of the lot is exceeded by 28.08 times the area of the lot;
- some of the proposed windows are set back less (0.0 metres) than the required 5.5 metres from a lot line that is not a street line or from the wall of a building;
- no common outdoor space (57 square metres) or outdoor amenity space (624 square metres) is provided;
- the building height of 146 metres exceeds the permitted (76 metres) by 70 metres; and
- the total parking requirement of 194 parking spaces has not been provided (zero parking spaces are proposed).

Public Meeting

A public meeting was held October 21, 2008 at City Hall in conjunction with a public meeting for 210 Simcoe Street. Attendees included the Ward Councillor, and approximately 30 residents and interested parties. Questions were raised with respect to: the size and number of units; the provision of units suitable for families; the storage of garbage and the timing of its collection to minimize the impact on the residential uses to the west; and the lack of loading facilities.

COMMENTS

Issues to be Resolved

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

Initial review of the application indicates that in addition to those raised at the public consultation meeting, the following issues need to be resolved:

- impacts of additional height and density;

- resolution of heritage concerns;
- relationship to adjacent buildings, including shadow impacts on residential uses to the west;
- impact of building lot line to lot line on adjacent sites; and
- encroachment of balconies onto City owned lands.

A Section 37 Agreement will be required should the application be approved.

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

CONTACT

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SIGNATURE

Raymond David, Acting Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Elevations
Attachment 4: Sections
Attachment 5: Zoning
Attachment 6: Application Data Sheet

Attachment 1: Site Plan



Site Plan

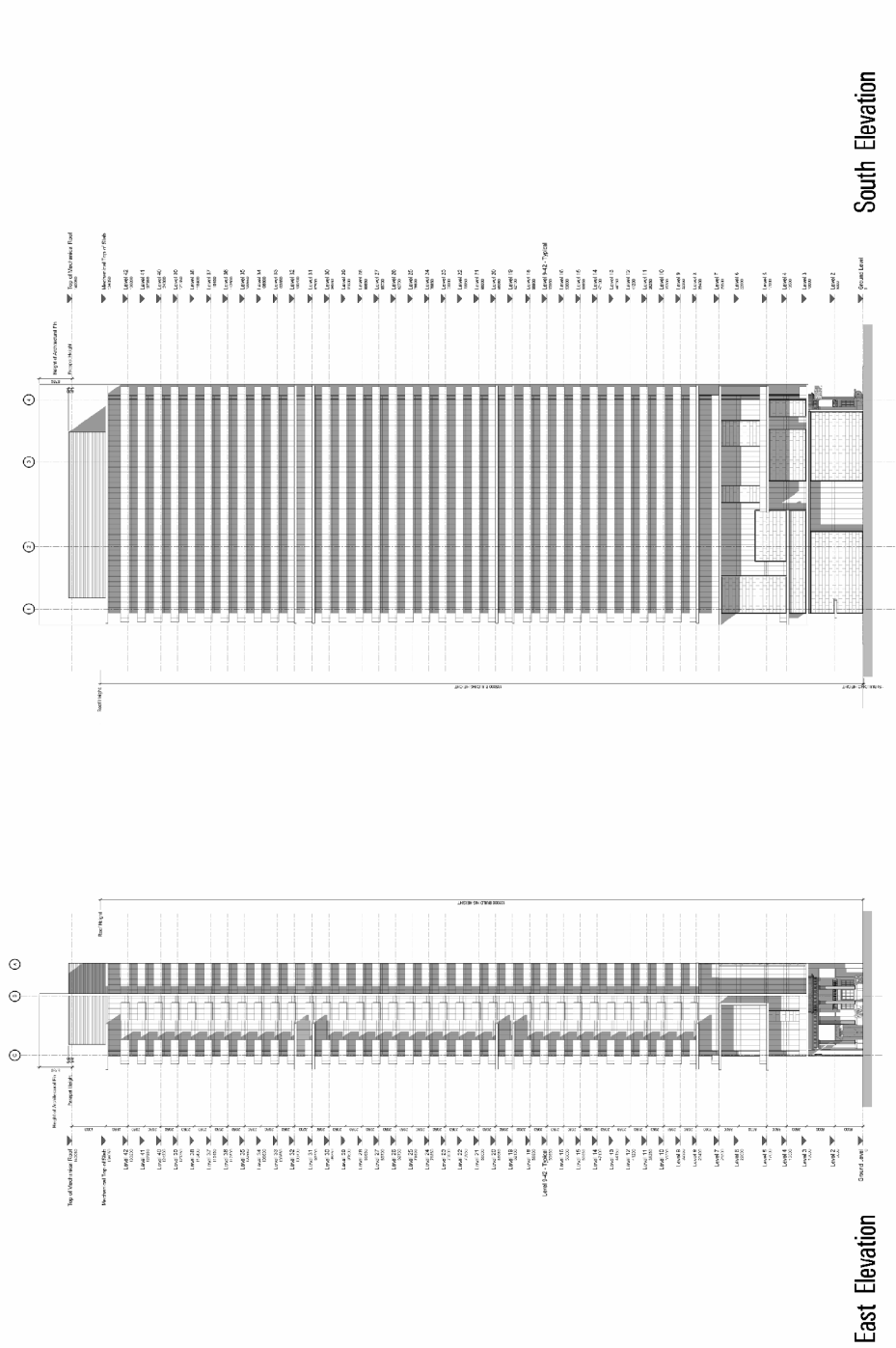
426 University Avenue

Applicant's Submitted Drawing

Not to Scale 

File # 08_163452

Attachment 2: Elevations

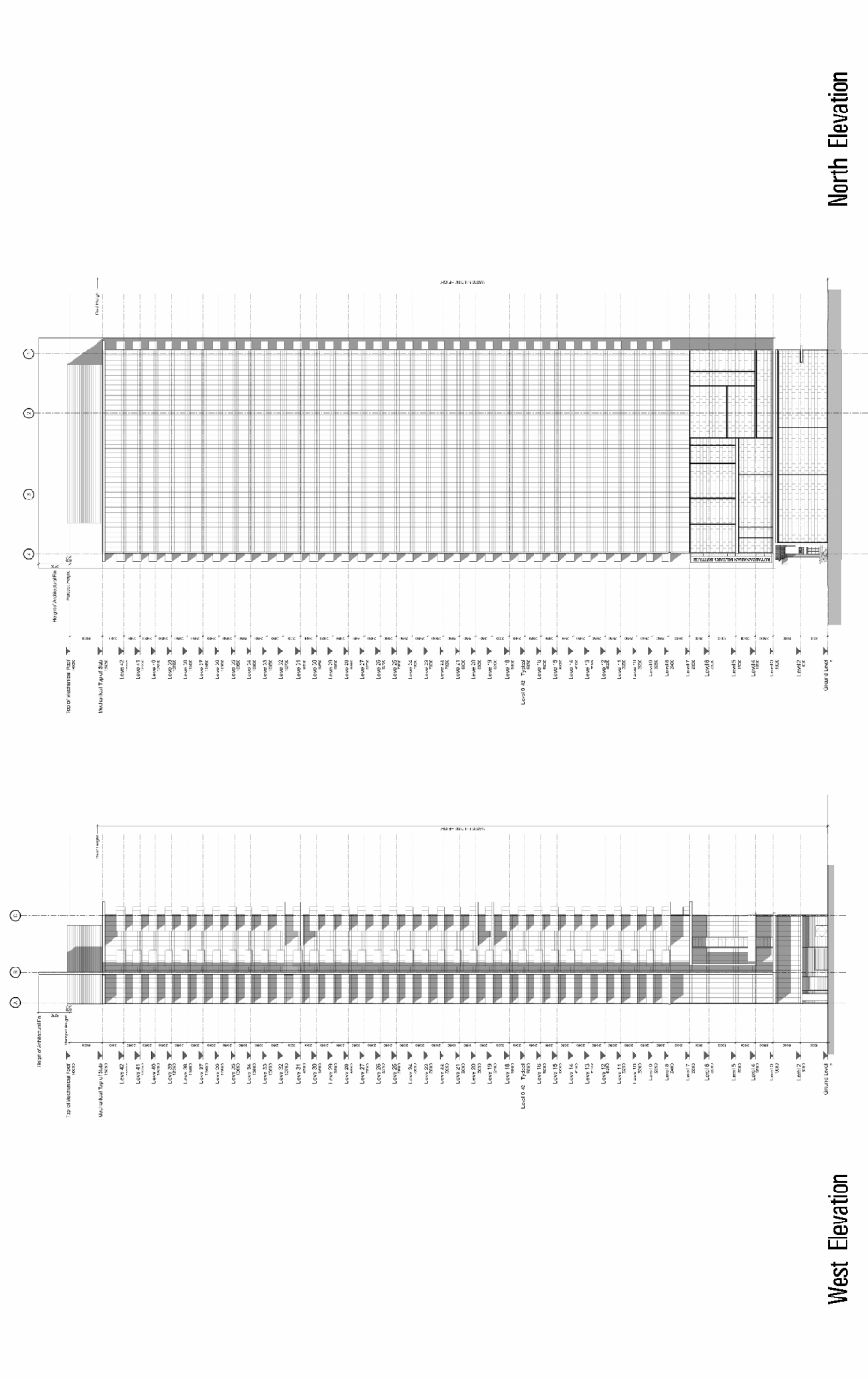


Elevations
 Applicant's Submitted Drawing
 Not to Scale
 07/2/08

426 University Avenue

File # 08_163452

Attachment 3: Elevations



Elevations

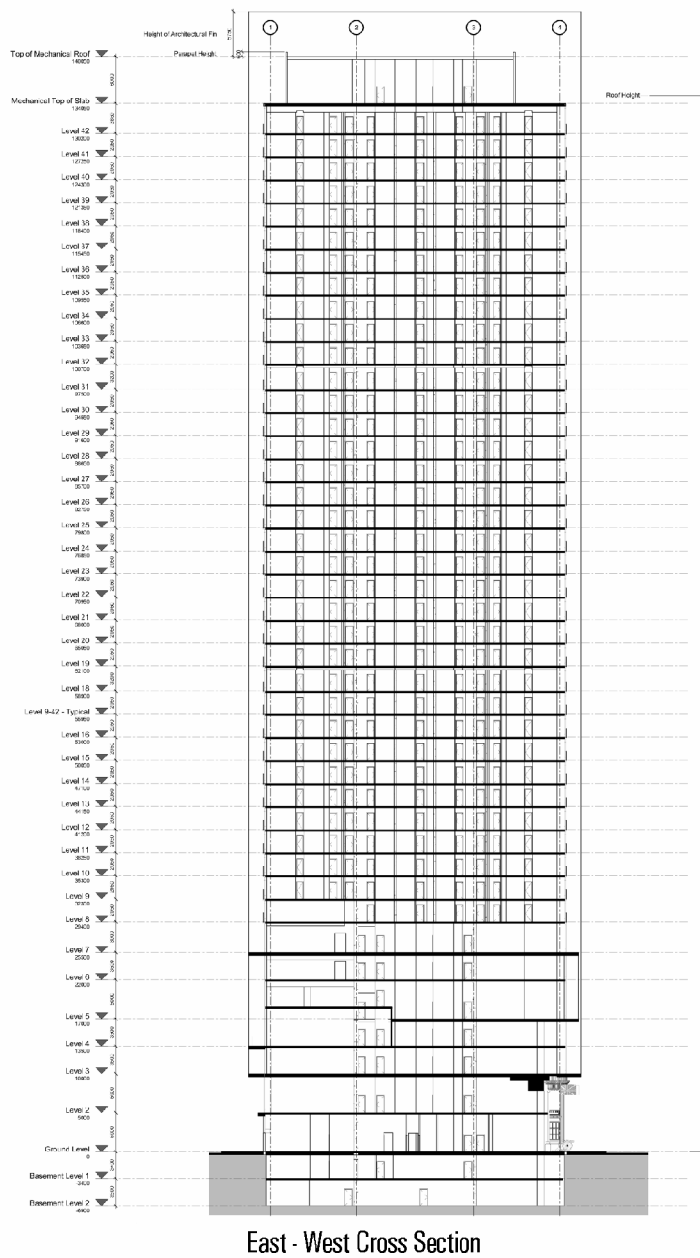
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Attachment 4: Sections



Sections

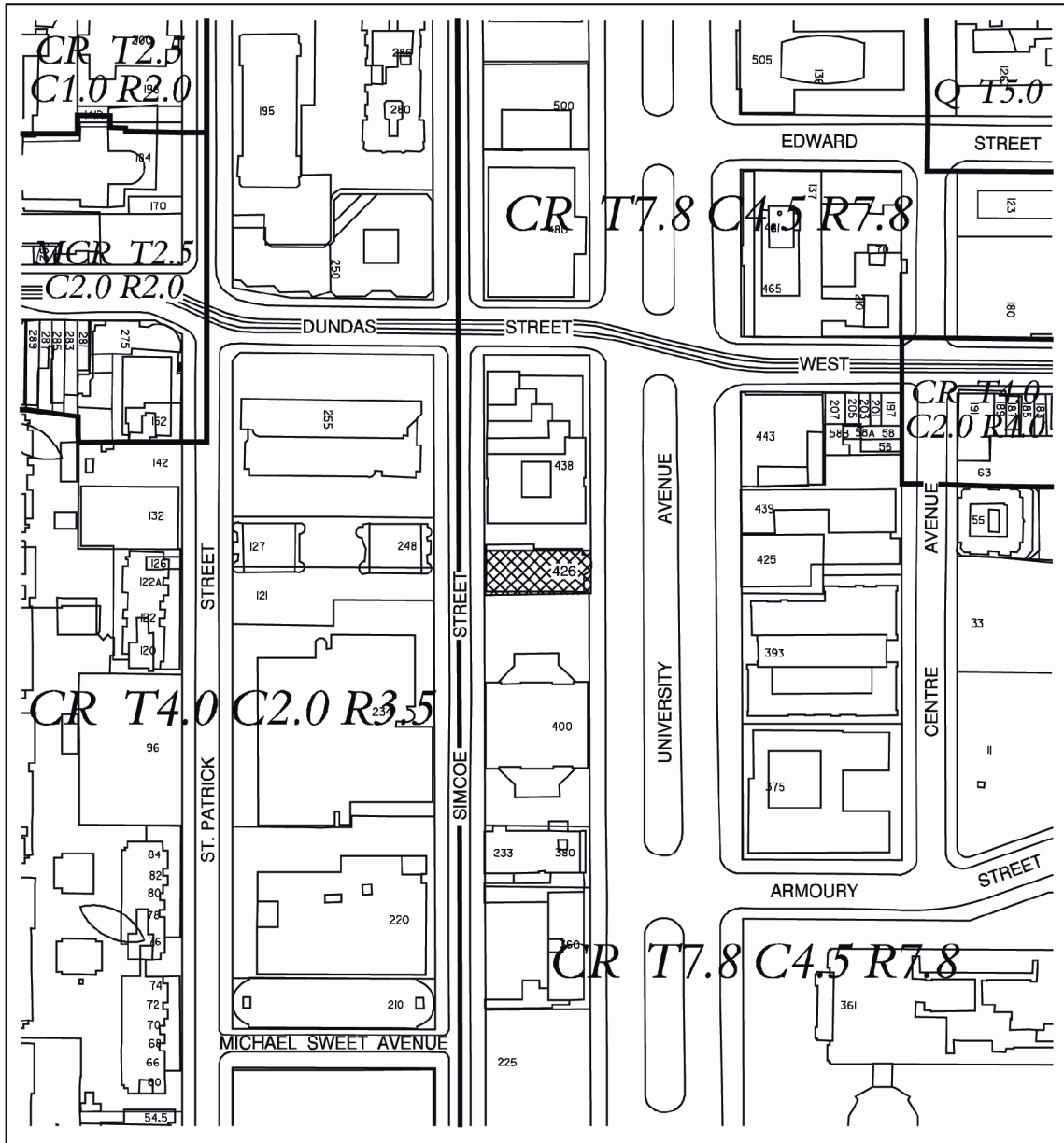
Applicant's Submitted Drawing

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07/21/08

426 University Avenue

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Attachment 5: Zoning



426 University Avenue
File # 08_163452

- CR Mixed-Use District
- MCR Mixed-Use District
- Q Mixed-Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 07/07/08 - TA

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	08 163452 STE 20 OZ
Details	Rezoning, Standard	Application Date:	May 28, 2008

Municipal Address: 426 UNIVERSITY AVE
 Location Description: PL 1 49 55 PT LT19 PL D211 LT4 PT LT3 PL 661E BLK A **GRID S2011
 Project Description: Zoning By Law Amendment for proposed 42 storey mixed use development (private club and residential uses) and maintain existing Heritage facade.

Applicant:	Agent:	Architect:	Owner:
STEVE DEVEAUX			INSTITUTE

PLANNING CONTROLS

Official Plan Designation:	Site Specific Provision:
Zoning: CR T7.8 C4.5 R4.8	Historical Status: Y
Height Limit (m): 76	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	639.9	Height:	Storeys:	42
Frontage (m):	16.4		Metres:	135
Depth (m):	38			
Total Ground Floor Area (sq. m):	530			Total
Total Residential GFA (sq. m):	21042		Parking Spaces:	0
Total Non-Residential GFA (sq. m):	3311		Loading Docks	1
Total GFA (sq. m):	24353			
Lot Coverage Ratio (%):	82			
Floor Space Index:	38.06			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	21042	0
Bachelor:	68	Retail GFA (sq. m):	0	0
1 Bedroom:	244	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	3311	0
Total Units:	312			

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