

**80 Bloor Street West
Zoning Amendment Application - Preliminary Report**

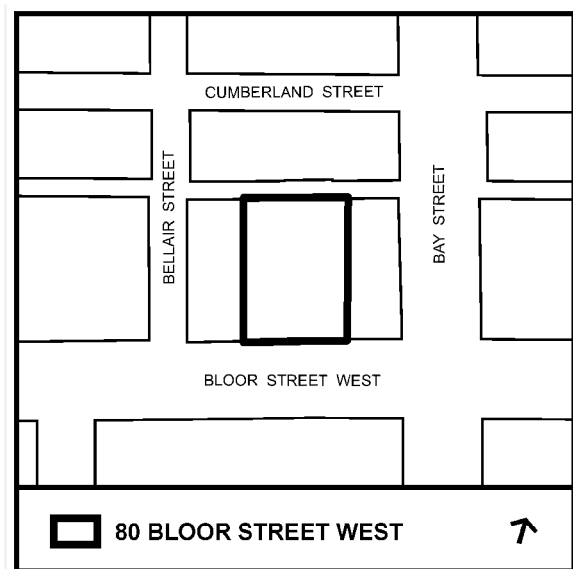
Date:	March 5, 2014
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	13 248425 STE 27 OZ

SUMMARY

This application proposes a new 68-storey (214 metres plus a 10-metre mechanical penthouse) mixed-use building at 80 Bloor Street West with 3,465 square metres of retail and commercial uses on the concourse level, ground, ground mezzanine and second floors, and 39,810 square metres of residential floor area above. The existing 18-storey commercial/office tower on the site would be demolished. A total of 181 resident vehicular parking spaces are to be provided in a 5-level underground parking garage accessible from Critchley Lane. No parking is proposed for the commercial uses or residential visitors.

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

The next step is to hold a community meeting in the second quarter of 2014 provided all required information is received in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 80 Bloor Street West 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.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on March 26, 2013 to discuss complete application submission requirements. Staff expressed major concerns with the fit and height of the proposed tower and how the proposal did not meet the intent of City policy including the retention of the office space.

ISSUE BACKGROUND

Proposal

The proposal calls for the demolition of the existing 18-storey commercial/office tower and the development of a new 68-storey (214 metres plus a 10-metre mechanical penthouse) mixed-use building with 3,465 square metres of retail and commercial uses on the concourse level, ground, ground mezzanine and second floors and 39,810 square metres of residential gross floor area above. The density of the proposed development is 24.7 times the area of the lot.

The proposed 12-metre high, 3-storey, base of the building fills in most of the site. Its ground floor along Bloor Street consists of a residential lobby and retail space. The residential lobby is located at the easternmost portion of the site and stretches north from Bloor Street to Chritchley Lane. The remaining frontage west of the residential lobby on Bloor Street is exclusively retail. West of the resident lobby at the rear of the building along Critchley Lane is a loading facility and then the ramp to the underground garage. The second floor is a mezzanine level which consists of visitor and resident bicycle parking only and the third floor (level 2) is retail.

The first floor of the tower and the rooftop of the base are exclusively residential amenity space. The applicant is proposing a total of 838 square meters of indoor amenity space and 905 square metres of outdoor amenity space.

The proposed tower floor plate is approximately 640 square metres with varying balcony projections along the north and south facades. The proposed tower has no setback from the west and east property lines. The tower's setback from the Bloor Street property line varies between 3 and 6 metres as the tower rises. The varying setbacks and balcony projections create a 'wave-like' façade. The tower is set back approximately 25 metres from the north property line.

The existing sidewalk width along Bloor Street ranges from approximately 5 to 6.5 metres from curb to property line as the sidewalk widens from east to west. The existing building's columns are set back 0.58 to 1.37 metres from the Bloor Street property line and the windows are set back approximately 4 metres. The proposed building provides no setback from the property line along Bloor Street. The columns are located along the property line and the windows on the ground floor appear to be partially recessed approximately 1 metre.

Retail is proposed along the existing TTC connection/concourse level which is located below Critchley Lane. There does not appear to be a direct connection from the proposed residential tower to the concourse level.

The proposed building consists of 565 residential units as follows:

Unit Type	Number of Units
Studio	85
1-bedroom	300
2-bedroom	123
3-bedroom	57
Total	565

A total of 181 resident vehicular parking spaces are to be provided in a 5-level underground parking garage accessible from Critchley Lane. No parking is proposed for the commercial uses or residential visitors. A lay-by is proposed along the south side of Critchley Lane as a drop-off zone in front of the residential lobby. A total of 588 residential bicycle parking spaces are proposed including 464 occupant bicycle spaces on levels P1-P5 and the ground floor mezzanine, and 72 visitor bicycle spaces on the ground floor mezzanine level.

All service vehicles and resident vehicles will access the site via Critchley Lane, which extends from Belair Street to Bay Street. An enclosed type 'G' and a type 'B' loading space are proposed on the ground floor at Critchley Lane.

Site and Surrounding Area

The subject site is located midblock on the north side of Bloor Street between Bellair Street and Bay Street. The site is 1,750 square metres with a frontage of 35.4 metres along Bloor Street and 35.7 metres along Critchley Lane.

Currently, there is an 18-storey office building with access to the underground concourse which connects to the Bay and Bloor/Yonge TTC subway stations. The building has retail on its ground floor and offices above.

Uses and structures near the site include:

North: of Critchley Lane is a nine-storey office building containing retail at grade (1240 Bay Street) and the entrance to the Bay Subway Station.

South: of Bloor Street West is a 20-storey office tower (77 Bloor Street West) and 3-storey retail/commercial buildings.

East: is a 12-storey office building (1200 Bay Street), which fronts onto Bloor Street, Bay Street and Critchley Lane.

West: is a 4 storey retail/office building (82 Bloor Street West), which is the Harry Rosen Toronto flagship store. The building fronts onto Bloor Street, Bellair Street and Critchley Lane.

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 to: 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.

Area Specific Policy 211 – Bloor Yorkville / North Midtown Area

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.

The subject site is located within the Bloor Street Height Ridge as illustrated on Map 2 in Policy 211. Height and density permissions within the Height Ridge generally diminish further from the Height Peak at Yonge/Bloor to provide for a transition in scale. Development along the Height Ridge will be at a lesser height and physical scale than the Bloor/Yonge Height Peak, and in a form compatible with adjacent areas. The subject site is not located within an Area of Special Identity or *Neighbourhoods* as illustrated on Map 1 in Policy 211.

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. The map identifies an existing underground pedestrian connection to the north of the site,

linking with the east-west underground pedestrian mall and Bay and Bloor/Yonge Subway Stations.

Official Plan Amendment 231

In December 2013, City Council adopted Official Plan Amendment 231 (OPA 231), which is currently before the Minister of Municipal Affairs for approval. OPA 231 addresses the need to balance employment and residential growth in the City and accommodate office growth near rapid transit.

The recently approved Council policy directs office growth, and in particular the development of large freestanding office buildings, to the *Downtown and Central Waterfront*, the *Centres*, and within 500 metres of rapid transit stations. At the same time, existing office space in these transit-rich areas needs to be sustained, not demolished to make way for new residential buildings.

Policy 9 in Section 3.5.1 of OPA 231 provides that new development in *Mixed Use Areas* within the *Downtown and Central Waterfront* that includes residential units on a property with at least 1,000 square metres of existing non-residential gross floor area used for offices is required to increase the non-residential gross floor area used for office purposes.

All other relevant Official Plan policies will be taken into consideration. The Official Plan is available on the City's Website at:

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 site is CR7.8 (c4.5; r7.8) SS1 (x2486) with a height limit of 61 metres and a maximum density of 7.8 times the area of the lot. Under Zoning By-law 438-86, as amended, the property is zoned CR T7.8 C4.5 R7.8 with a height limit of 61 metres and a maximum density of 7.8 times the area of the lot. In both cases the CR zoning category allows for a broad range of residential and commercial uses, subject to various performance standards.

Bloor –Yorkville/North Midtown Urban Design Guidelines

To assist in meeting the objectives of the Official Plan and Area Specific Policy 211 and 225, the Bloor-Yorkville/North Midtown Urban Design Guidelines will be used to provide direction for the review of development applications in the Bloor Yorkville area. These Guidelines will be read in conjunction with the urban design policies in the Official Plan.

The Bloor –Yorkville/North Midtown Urban Design Guidelines were approved by Council in July 2004 and are intended to 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.

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 new and current 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.

This site is located on a High Street as illustrated on Map 1 of the Supplementary Design Guidelines. The height range for this portion of Bloor Street West is 77 – 137 metres (25 storeys – 45 storeys), as identified on Map 2 of the Guidelines. The High Streets Typologies Map (Map 3) also identifies the site as a Canyon Form building typology. Map 4 identifies the Bloor Street frontage as a Priority Retail Street, 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>.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application has not been submitted.

Reasons for the Application

The application proposes a mixed-use building with a height of 224 metres (including mechanical penthouse) and a density of 24.7 times the area of the lot. The maximum height and permitted density permitted in the Zoning By-laws is 7.8 times the area of the lot and 61 metres plus the mechanical penthouse. 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, such as parking and setback requirements.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Boundary and Topographic Survey, by R. Avis Surveying Inc.
- Perspective Drawings/ Renderings, by architectsAlliance
- Architectural Drawings, by architectsAlliance
- Computer Generated Building Mass Model, by architectsAlliance
- Shadow Study, by architectsAlliance
- Planning and Urban Design Rationale, by Bousfields Inc.
- Community Services and Facilities Report, by Bousfields Inc.
- Office Market Analysis, by Deloitte LLP
- Urban Transportation Considerations Report, by BA Group
- Functional Servicing and Stormwater Management Report, by Cole Engineering Ltd.
- Qualitative Pedestrian Wind Assessment, by Gradient Microclimate Engineering Inc.
- Arborist Report, by The MBTW Group
- Toronto Green Standard Checklist & Statistics
- Landscape Concept Plan, by The MBTW Group
- Draft Zoning By-law Amendment
- Noise and Vibration Impact Study, by Swallow Acoustic Consultants Ltd.

A Notification of Complete Application was issued on December 6, 2013.

Issues to be Resolved

This proposal is not acceptable in its current form. Planning staff have identified a number of preliminary issues with this proposal. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

Office Demolition

Planning staff are concerned with the proposed demolition and loss of office space on this site, located in the *Downtown*. The Office Market Analysis Report, by Deloitte LLP, submitted in support of the application will be reviewed by Staff. Notably the report states that "the increasingly high rents combined with the very low vacancy rates indicates that the Bloor Street market is performing well." The proposal will be assessed in consideration of OPA 231, which promotes sustaining and growing office uses in the *Downtown*.

Height, Massing and Density

Staff will assess the proposed 68-storey tower, in terms of height, scale, tower setback, massing, siting, density and overall fit within the Bloor Street Corridor and Height Ridge. The tower's siting will be carefully assessed to ensure proper separation between existing, proposed and possible future towers on adjacent properties.

The proposed tower does not fit with the direction of the Tall Building Design guidelines. The proposed Canyon Form building as suggested by the Planning Rationale Report submitted with the application will be assessed as to whether it meets the Canyon Typology standards and overall Tall Building Guidelines. The proposed base will also be assessed in terms of its fit within the Bloor Street Corridor.

Staff will also study the height and density of the proposal in terms of its fit specifically within Site and Area Specific Policy 211 and any other considerations as set out in the Official Plan and Urban Design Guidelines. The proposed density is a possible concern for managing impacts on infrastructure.

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

Access, Parking and Traffic

Staff will assess the proposed access via the public lane (Chritchley Lane) and review whether any roadway widenings are needed. As well, staff will review the Urban Transportation Considerations report which has been prepared in support of the proposal. The application and applicable studies have been circulated to Transportation Services staff. Staff will assess the appropriateness of the proposed access arrangements, vehicular and bicycle parking supply and possible traffic impact.

Streetscaping and Pedestrian Environment

As one of the City's most prominent pedestrian areas, there is a high amount of pedestrian traffic, which has seen significant investment in the pedestrian infrastructure by the City and the local BIA.

The proposed decrease in pedestrian space is concerning. The proposed base of the tower is closer to the property line than the current building. Recent improvements along Bloor Street were made to widen and increase the amount of pedestrian amenity along the sidewalk. This proposal intends to reduce the amount of space available to pedestrians on Bloor Street. Planning staff will assess the proposed pedestrian environment in terms of space, furniture, public art, wind and weather protection measures to optimize pedestrian comfort.

Underground Connection

Planning staff are concerned that the underground connection will not connect to the residential tower or other retail areas on site, beyond the retail proposed on the concourse level. The Official Plan encourages maintaining the existing underground pedestrian connection to the retail and office uses on the site and expanding the connection to any future residential uses on the site.

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. The applicant has been advised of the City's policies. Details of a Section 37 Agreement between the applicant and the City will be considered, in consultation with the Ward Councillor, if the 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 reducing 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 supports 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.

CONTACT

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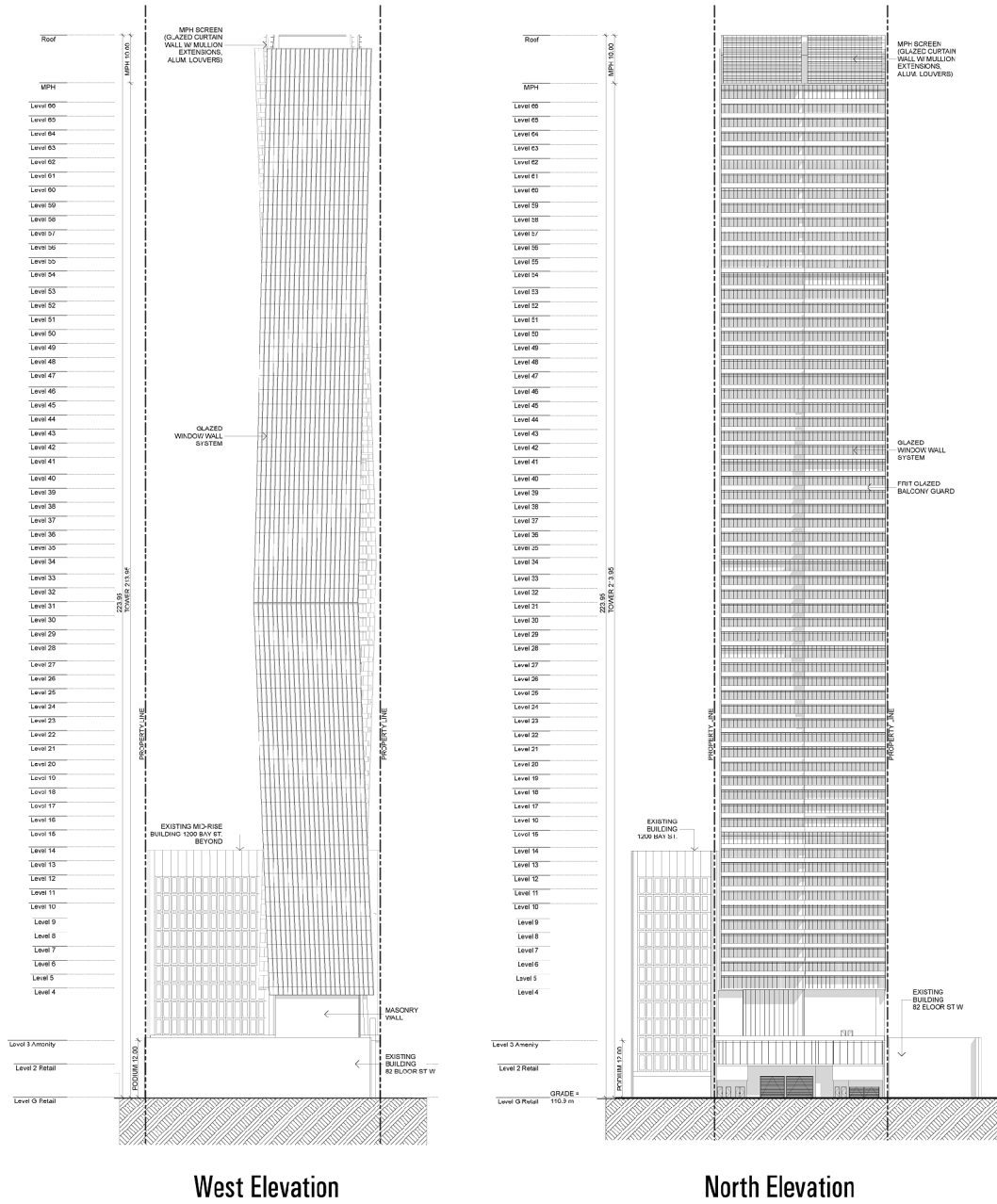
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: West and North Elevations
Attachment 3: East and South Elevations
Attachment 4: Zoning
Attachment 5: Application Data Sheet

Attachment 2: West and North Elevations



Elevations

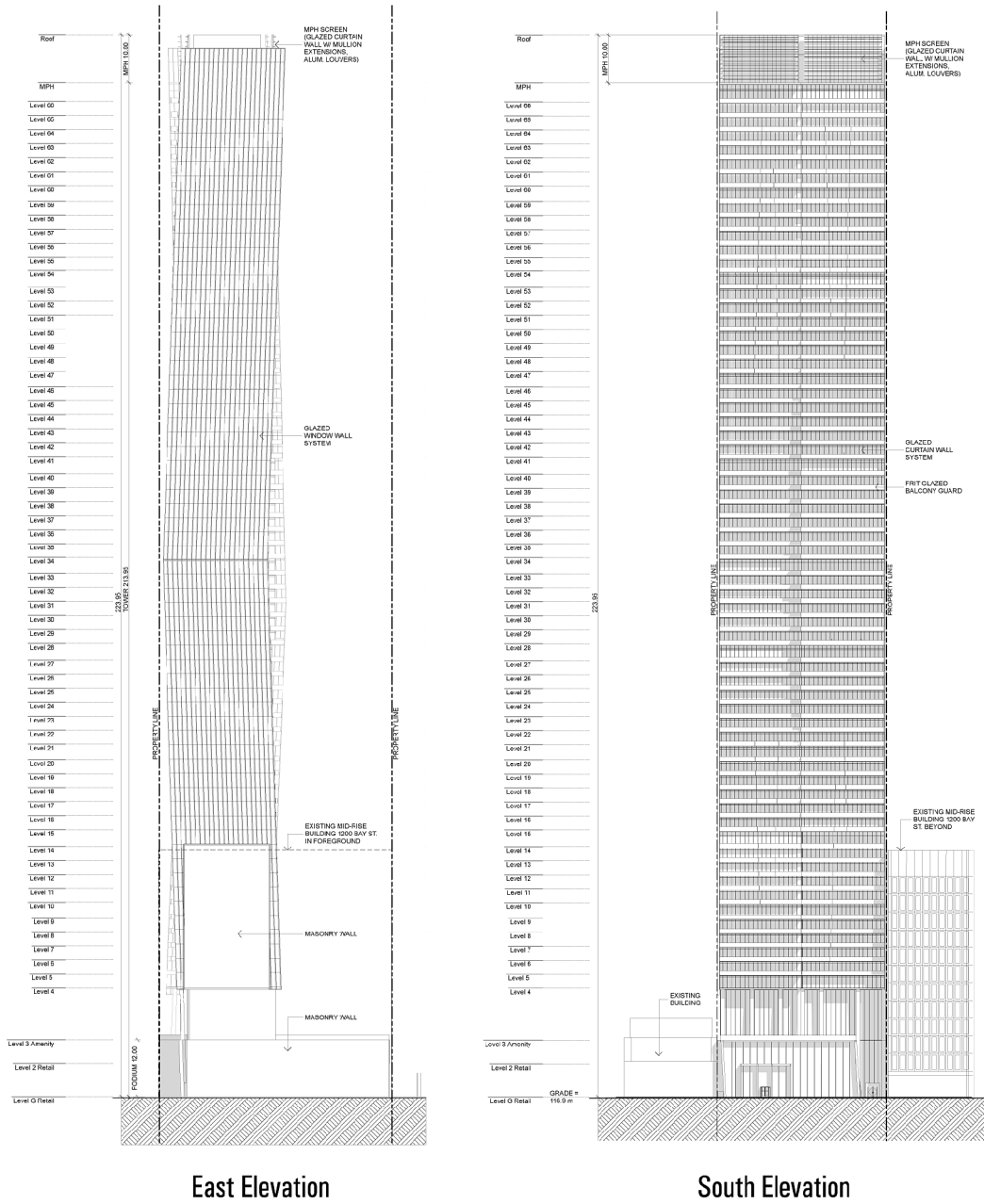
Applicant's Submitted Drawing

Not to Scale
01/08/2014

80 Bloor Street West

File # 13 248425 OZ

Attachment 3: East and South Elevations



Elevations

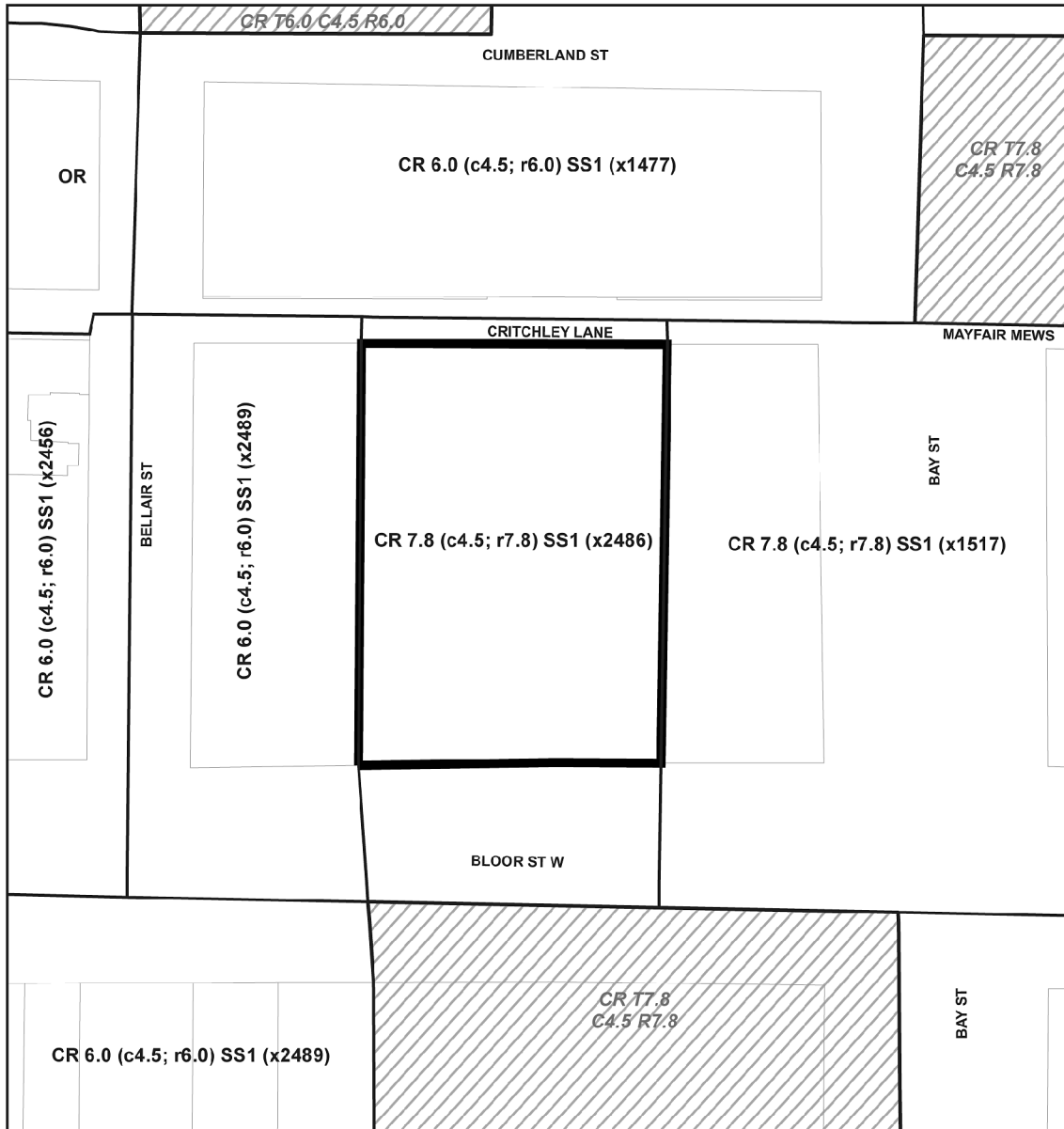
Applicant's Submitted Drawing

Not to Scale
01/08/2014

80 Bloor Street West

File # 13 248425 OZ

Attachment 4: Zoning




Zoning By-law 569-2013

80 Bloor Street West

File # 13 248425 STE 27 OZ

 Location of Application
 CR Commercial Residential
 OR Open Space Recreation

 See Former City of Toronto Bylaw No. 438-86
 CR Mixed-Use District


 Not to Scale
 Extracted 01/08/2014

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	13 248425 STE 27 OZ
Details	Rezoning, Standard	Application Date:	October 9, 2013

Municipal Address: 80 BLOOR ST W

Location Description: PLAN 368 PT LOTS 3 TO 6 RP 63R2251 PARTS 1 & 2 **GRID S2703

Project Description: Rezoning application to develop the site into a 68 storey residential mixed use building including 39,810m² of residential area (85 bachelor units, 300 one-bedrooms, 123 two-bedrooms, and 57 three-bedrooms) and 3,465m² of retail space. There will be 181 parking spaces provided below grade for residential use.

Applicant:	Architect:	Owner:
Borden Ladner Gervais C/O May Luong and Sean Gosnell	architectsAlliance	Krugarand Corporation

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	OP 211 + 225
Zoning:	CR 7.8 (c4.5;r7.8)	Historical Status:	N/A
Height Limit (m):	61	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	1749.7	Height:	Storeys:	68
Frontage (m):	35.86		Metres:	224
Depth (m):	51.4			
Total Ground Floor Area (sq. m):	1481.3			Total
Total Residential GFA (sq. m):	39810		Parking Spaces:	181
Total Non-Residential GFA (sq. m):	3465		Loading Docks	2
Total GFA (sq. m):	43275			
Lot Coverage Ratio (%):	84.7			
Floor Space Index:	24.7			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	85
1 Bedroom:	300
2 Bedroom:	123
3 + Bedroom:	57
Total Units:	565

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	39810		0
Retail GFA (sq. m):	2408		1057
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

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