

511 Bremner Blvd (known as Blocks 33 and 37) – Zoning Amendment Application - Preliminary Report

Date:	May 26, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	11 176275 STE 20 OZ

SUMMARY

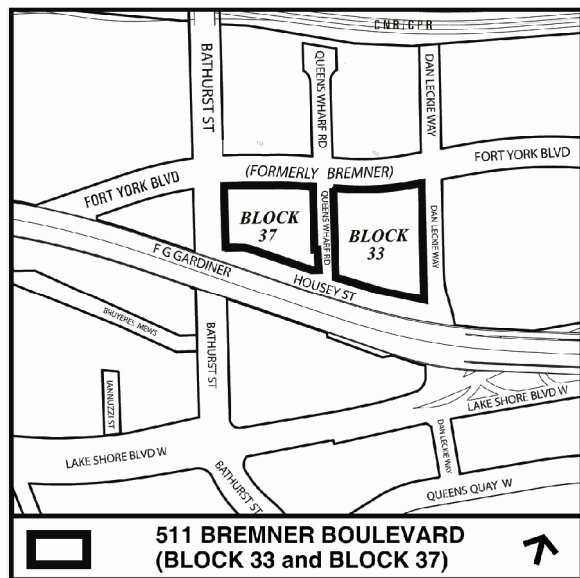
This application was made after January 1, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to develop 2 blocks within the Railway Lands West Secondary Plan area. The applicant is seeking to construct 2 residential buildings with heights of 38 and 42 storeys, containing a total of 943 residential dwelling units, 1,000m² of non-residential gross floor area and 63,350 m² of residential gross floor on the area known as Block 33. The proposed density for this Block is approximately 7.20 times the lot area.

Three (3) residential buildings with heights of 8, 18, and 29 storeys, containing a total of 563 residential units, 2,500m² of non-residential space and 40,500m² of residential gross floor area are proposed for the area identified as Block 37. A density of approximately 7.03 times the lot area is proposed for this Block.

The total gross floor area proposed for both Blocks is 107,350 m² and an overall density of 7.13 times is proposed. A total of 1,506 residential dwelling units are proposed for both Blocks.

This report provides preliminary



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

Staff are targeting September 2011 for a Community Consultation meeting, and the fourth quarter of 2011 for a Final Report and Statutory Public Meeting. The target dates assume that the applicant will provide all required information, including the outstanding information which will allow this application to be deemed complete, 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 511 Bremner Boulevard (Blocks 33 and 37) 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 under the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

City staff attended an Ontario Municipal Board (OMB) hearing regarding a previous proposal that was submitted to the City in 2000 for this site. In October 2003, City staff appeared before the OMB with a settlement position, which primarily focused on the height and built form of the original development proposal. In an OMB decision dated November 18, 2003, the Board allowed the Official Plan and Zoning By-law Amendment appeals in part. The Board withheld its order regarding the approval of the amendments until advised by the City that the necessary agreements had been entered into and other relevant matters were attended to. The Board's final order was issued in 2005.

The site is subject to Site Specific Zoning By-law 964-2005 (OMB). The site specific Zoning By-law allows for a maximum of 2 residential towers on Block 33, with a maximum combined gross floor area of 53,228 m² and maximum heights of 92 and 98 metres (approximately 30 and 32 storeys). Block 37 allows for a maximum of 1 residential tower on the site, a maximum combined gross floor area of 35,907 m² and a maximum tower height of 83 metres (approximately 27 storeys).

Pre-Application Consultation

A pre-application community consultation meeting was held in January 2011. Issues that arose at that meeting included, but were not limited to, the size of dwelling units

proposed, shadow on Canoe Landing Park, and the provision of non-residential/retail space at the base of buildings.

ISSUE BACKGROUND

Proposal

This application proposes to develop 2 blocks, known as Blocks 33 and 37, within the Railway Lands West Secondary Plan area. The applicant is seeking to construct 2 residential buildings with heights of 38 and 42 storeys, containing a total of 943 residential dwelling units, 1,000m² of non-residential gross floor area and 63,350 m² of residential gross floor within the area known as Block 33. The proposed density for this Block is approximately 7.20 times the lot area.

Three (3) residential buildings with heights of 8, 18, and 29 storeys, containing a total of 563 residential units, 2,500m² of non-residential space and 40,500m² of residential gross floor area are proposed for the area identified as Block 37. A density of approximately 7.03 times the lot area is proposed for this Block.

The total gross floor area proposed for both Blocks is 107,350 m² and an overall density of 7.13 times is proposed. Blocks 33 and 37 will contain a total of 1,506 residential dwelling units.

A multi-level below-grade parking garage will be constructed, which will accommodate 614 vehicle parking spaces on Block 33 and 439 vehicle parking spaces on Block 37. Parking will be accessed by a ramp located mid-block on Housey Street on each Block.

Site and Surrounding Area

The subject site is located in the Railway Lands West neighbourhood and is comprised of two blocks which are known as Block 33 and Block 37. Blocks 33 and 37 are bounded by Fort York Boulevard to the north, Dan Leckie Way to the east, Housey Street to the south, and Bathurst Street to the west. The Blocks are intersected in a north-south direction by the proposed Queens Wharf Road. Block 33 has a site area of 8940m² and Block 37 has a site area of 6114m². The combined site area for the two Blocks is 15,054m².

Development in the vicinity is as follows:

North: To the north of the subject site are Toronto Community Housing Corporation owned Blocks 36 and 32, and the railway corridor. Block 32 is currently under construction for a 41 storey building with a total of 427 residential units. Block 36 has an active application with the City and is currently under review to permit a 29 storey residential building containing a total of 364 residential units.

South: Immediately south of the site is the Gardiner Expressway. Further south is a 28 storey residential building.

East: East of Dan Leckie Way is Canoe Landing Park. Further east is Block 31 which is owned by the City and is anticipated to be developed for two schools, a community centre, day care and affordable housing.

West: To the west is the Fort York Neighbourhood, a new neighbourhood with housing in the form of towers on podiums. Development in the Fort York Neighbourhood ranges in height from 4 to 36 storeys. The Fort York Neighbourhood includes the Fort York National Historic Site in its northern half.

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 subject site is located in the Downtown and Central Waterfront policy area, and is designated as *Mixed Use Areas*. The *Mixed Use Areas* designation permits a broad range of commercial, residential and institutional uses and includes policies and development criteria to guide development and its transition between areas of different development intensity and scale.

The subject site is also within the Railway Lands West Secondary Plan. Major objectives of the Railway Lands West Secondary Plan are to: develop the lands as an integral part of the Downtown; to minimize the effects of the road and rail corridors; to unite the central City with the Central Waterfront; and to satisfy a broad range of commercial, residential, institutional, cultural, recreational, parks and opens space needs that are compatible with the present and future utilization of the Rail Corridor for rail use. The Secondary Plan outlines a number of structure, form and physical amenity policies.

The site is identified as *Mixed Use Areas* H and J on Map 19-3 of the Secondary Plan. This area is referred to as the Bathurst Spadina Neighbourhood, and is to be regarded as a predominantly residential area containing dwelling units in a variety of housing types and

forms and available to a wide range of households, ages and incomes. *Mixed Use Areas* H and J are intended to contain dwelling units at high densities. In addition to residential development, the Secondary Plan identifies that this neighbourhood is intended to contain local street-related retail and service uses and community services and facilities.

Zoning

The site is subject to Site Specific Zoning By-law 964-2005 (OMB). The site specific Zoning By-law allows for a maximum of 2 residential towers on Block 33, with a maximum combined gross floor area of 53,228 m² and maximum heights of 92 and 98 metres. Block 37 allows for a maximum of 1 residential tower on the site, a maximum combined gross floor area of 35,907 m² and a maximum tower height of 83 metres.

Site Plan Control

An application for site plan control has been submitted for Block 33. A site plan control application for Block 37 remains outstanding.

Reasons for the Application

A Zoning By-law Amendment application is required to permit the height and density of the proposal, as well as to allow for additional towers on the Blocks.

Provided the proposed development is found to be in compliance with the development criteria contained within the Plan, an Official Plan amendment will not be required.

COMMENTS

Application Submission

The following reports/studies were submitted with the application April 19, 2011:

- Architectural Drawings
- Planning Rationale
- Massing and Shadow studies
- Transportation Report
- Pedestrian Wind – Letter of Opinion re: Block 37
- Noise and Vibration Study for Blocks 33 and 37
- Environmental Soil & Groundwater Investigation- Phase 2
- Environmental Site Assessment – Phase 1
- Geotechnical Investigation
- Sanitary Analysis for Blocks 33 and 37
- Stormwater Management Report for Blocks 33 and 37
- Archaeological Assessment
- Arborist Report for Blocks 33 and 37
- City of Toronto Green Standards Checklist

A Notification of Incomplete Application issued on May 26, 2010 and identifies the outstanding material required for a complete application submission as follows:

- Payment of outstanding application fees
- Submission of a Site Servicing Assessment
- Submission of a Parking Study for Block 33

Issues to be Resolved

On a preliminary basis, the following issues have been identified. Other issues may be identified through the community consultation process and the processing of this application.

Appropriateness of Proposal

The applicant is proposing to rezone the subject site to allow for additional towers and residential dwelling units on the Blocks. The appropriateness of the proposed amendment will be considered within the existing context and character of the surrounding area and will be evaluated against the relevant Official Plan development criteria.

Height and Density

The proposed height and density exceeds the maximums as prescribed by the Zoning By-law for the site. The appropriateness of the proposed heights and densities need to be evaluated in terms of the surrounding context and impacts on adjacent properties and land uses. In addition, the proposed building heights will need to be evaluated, and the shadow impacts on surrounding properties including the Fort York National Historic Site, and Canoe Landing Community Park will need to be studied.

Building Siting and Massing

The proposed building setback and stepbacks, tower floor plates and minimum separation distances will need to be evaluated for this site.

Parking and Vehicular Access

The amount of parking provided and the location of the parking, in addition to the design of the parking access must be reviewed in relation to the Zoning By-law standards and demand generated by the proposal and in the context of the developments access to public transit. A parking study is required to allow staff to assess the adequacy of the proposed parking access and parking supply.

Amenity Space

The proposal includes indoor and outdoor amenity space for the residential component of the development. The adequacy of the amenity space proposed will be considered through the review of the application.

Section 37

Should the project be recommended for approval, an appropriate Section 37 contribution will be negotiated prior to the final report in accordance with City policies and protocols.

Public Art

The Railway Lands West Secondary Plan encourages and supports public art. The requirement for the provision of public art will be evaluated as part of this application.

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 reduce 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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SIGNATURE

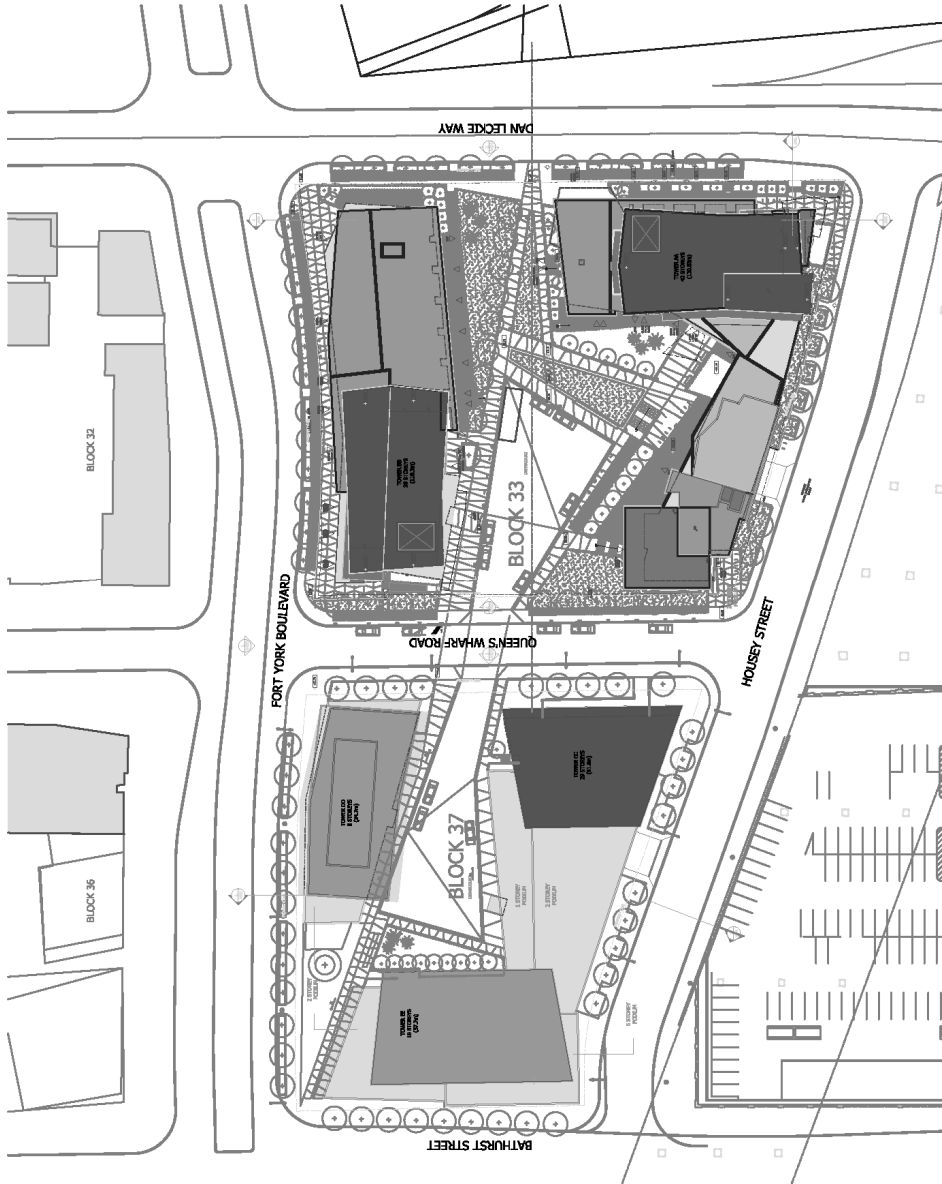
Gregg Lintern, Director, MCIP, RPP
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations (West)
Attachment 3: Elevations (South)
Attachment 4: Zoning
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



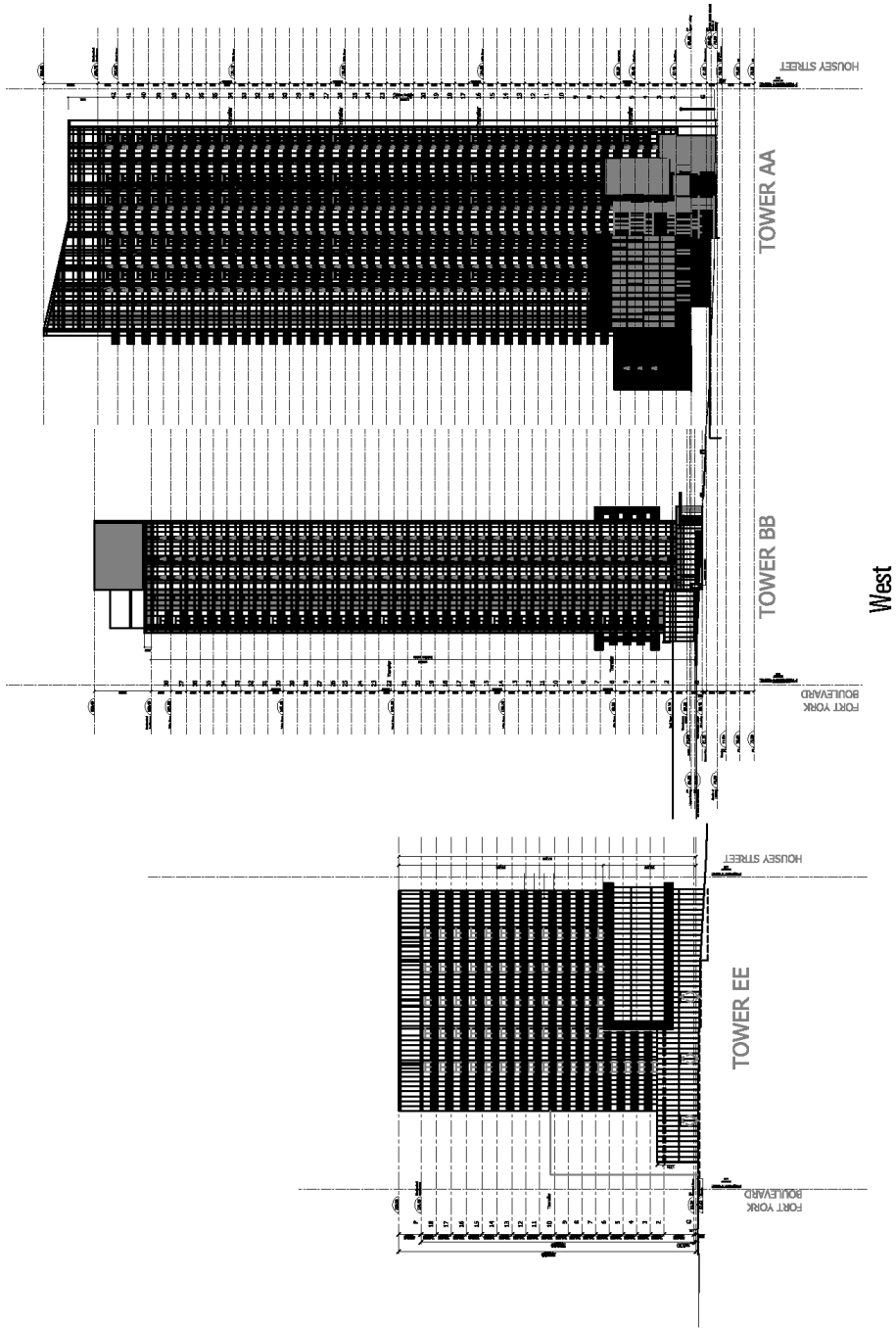
511 Bremner Boulevard-Blocks 33, 37

Site Plan
Applicant's Submitted Drawing

Not to Scale
05/24/2011

File # 11 176275 0Z

Attachment2: Elevations (West)



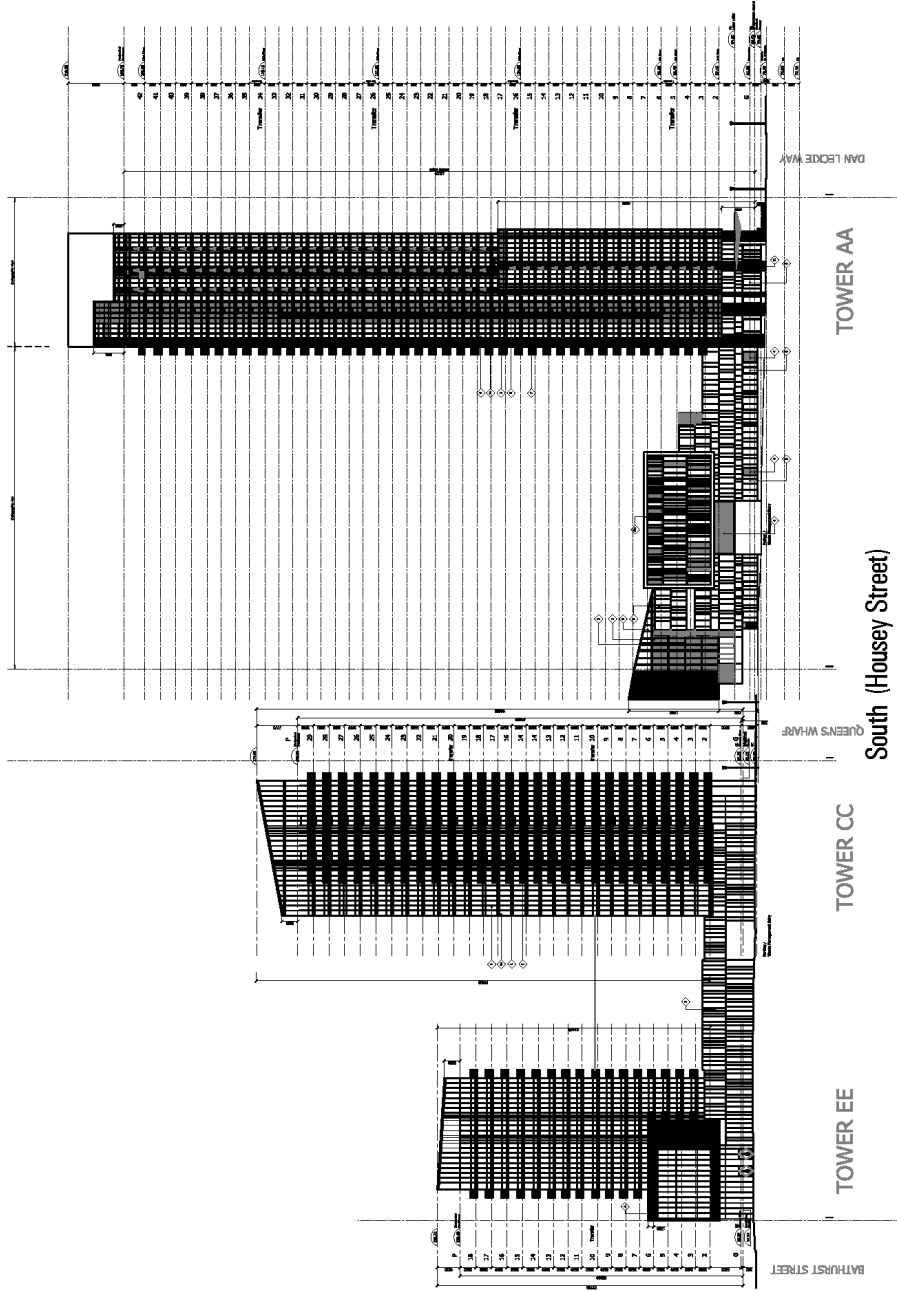
511 Bremner Boulevard-Blocks 33, 37

Elevations
Applicant's Submitted Drawing

Not to Scale
05/24/2011

File # 11 176275 0Z

Attachment 3: Elevations (South)



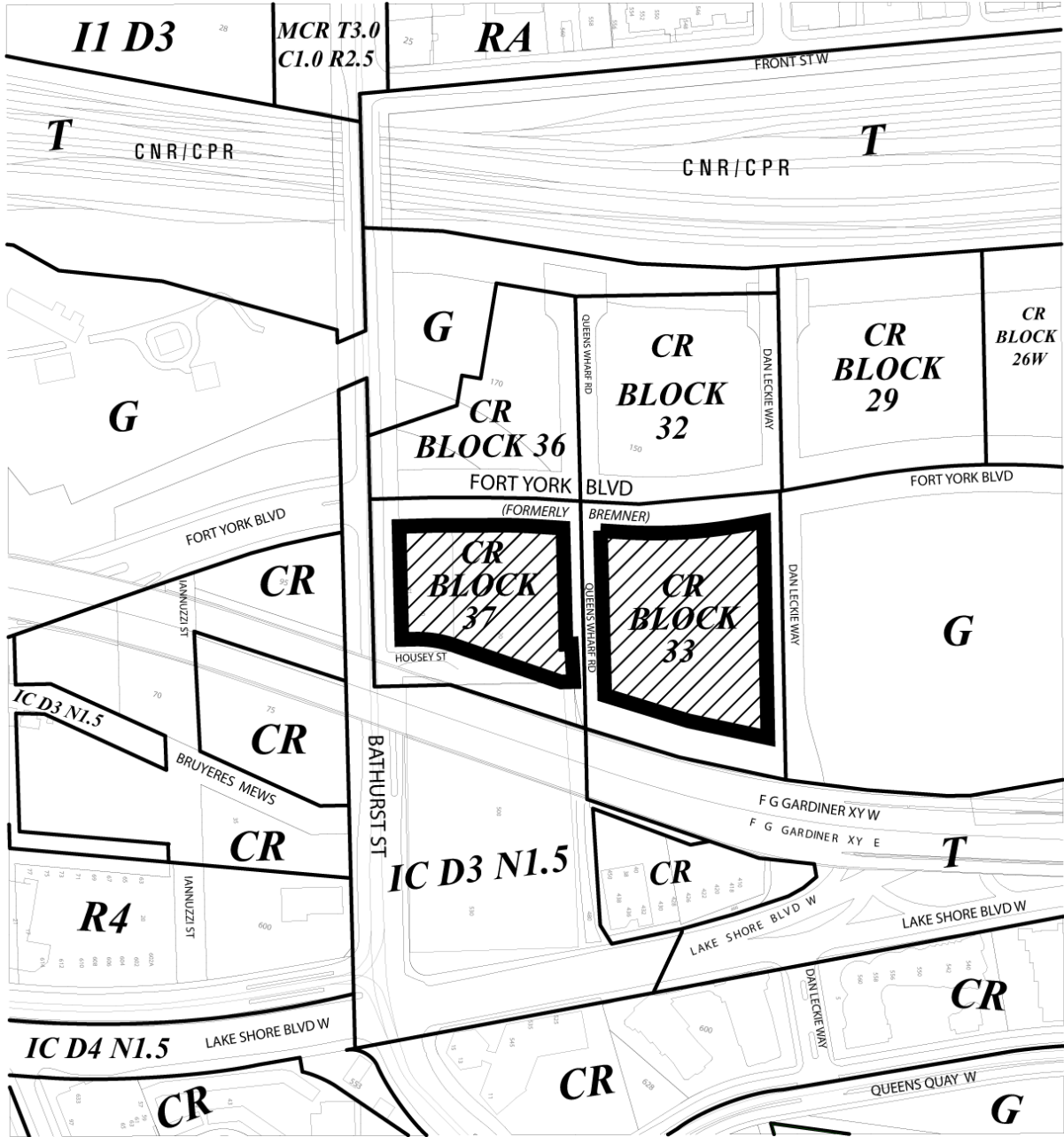
511 Bremner Boulevard-Blocks 33, 37

Elevations
Applicant's Submitted Drawing

Not to Scale
05/24/2011

File # 11 176275 0Z

Attachment 4: Zoning



Zoning City of Toronto By-law 438-86

511 Bremner Boulevard
(Block 33 and Block 37)

File # 11_176275_02

- G Parks District
- CR Mixed Use District
- MCR Mixed Use District
- RA Mixed Use District
- I1 Industrial District
- IC Industrial District
- T Industrial District
- (h) Holding District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 05/30/2011

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	11 176275 STE 20 OZ
Details	Rezoning, Standard	Application Date:	April 15, 2011
Municipal Address:	511 BREMNER BLVD (known as Blocks 33 and 37)		
Location Description:	PLAN D970 PT LOT 20 RP 66R16838 PART 2 **GRID S2017		
Project Description:	Rezoning application for - (BOTH BLOCKS 33 and 37 RAILWAY LANDS WEST) (5 Mixed use buildings containing commercial at grade and residential units above) <u>Block 33 Railway Lands West</u> - Application for 2 new towers (38 and 42 Stories). Mixed use building containing retail at grade - 943 residential units - 614 parking spaces - 709 bicycle parking space. 3 levels below grade parking garage. <u>Block 37 of Railway Lands West</u> - 3 new buildings (29, 18 and 8 storey buildings), Mixed use residential with ground floor retail. 563 residential units, 4 levels below grade parking with 439 parkings spaces - 434 bicycle parking spaces		

Applicant:	Agent:	Architect:	Owner:
AIRD AND BERLIS	AIRD AND BERLIS	RAW DESIGN	CONCORD ADEX PROPERTIES LIMITED

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Y
Zoning:	964-2005	Historical Status:	N
Height Limit (m):	varies	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	15,054	Height:	Storeys:	42	
Frontage (m):	175		Metres:	119.13	
Depth (m):	100				
Total Ground Floor Area (sq. m):	7,479				Total
Total Residential GFA (sq. m):	103,850		Parking Spaces:	1,053	
Total Non-Residential GFA (sq. m):	3,500		Loading Docks	5	
Total GFA (sq. m):	107,350				
Lot Coverage Ratio (%):	49.7				
Floor Space Index:	7.13				

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	104
1 Bedroom:	1,064
2 Bedroom:	252
3 + Bedroom:	86
Total Units:	1,506

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	103,850	0	0
Retail GFA (sq. m):	2,300	0	0
Office GFA (sq. m):	1,200	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

CONTACT:	PLANNER NAME:	Marian Prejel, Senior Planner
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