

TORONTO STAFF REPORT

May 23, 2003

To: Toronto East York Community Council

From: Director, Community Planning, South District

Subject: Refusal Report
Applications to amend the Official Plan and Zoning By-law and for Site Plan Approval
York Row Limited (Page & Steele Architects)
116 to 134 Yorkville Avenue and 10 Hazelton Avenue
102003, TE CMB 2002 0005
Toronto Centre-Rosedale, Ward 27

Purpose:

This report sets out the reasons for refusing an application for Official Plan and Zoning By-law Amendments and for Site Plan Approval to permit a 9-storey (33 metre) hotel/condominium project at the northwest corner of Yorkville Avenue and Hazelton Avenue. It also puts forward a planning opinion on the appropriate built form and massing for the site which will be the basis of the City's planning evidence at the upcoming hearing before the Ontario Municipal Board.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) City Council refuse Official Plan and Zoning By-law Amendment Applications No. 102003, as revised on November 7, 2002 and Site Plan Application No. 302129 as submitted on December 19, 2002;



- (2) City Council approve a modified scheme for Official Plan and Zoning By-law Amendment Applications No. 102003, as revised on November 7, 2002 and Site Plan Application No. 302129 as submitted on December 19, 2002, substantially as set out in this report, as a basis for a settlement at the Ontario Municipal; and
- (3) The City Solicitor and Commissioner of Urban Development Services be authorized to attend the Ontario Municipal Board hearing respecting appeals by the applicant on Applications No. 102003 and any future appeal of Site Plan Application No. 302129, in opposition of the proposed development and in support of a modified development as set out in this report.

Background:

1.0 Proposal

The application is for a 9-storey (33 metre) hotel/condominium building consisting of 80 hotel suites and 18 residential units. Retail and hotel uses are proposed at-grade, along both the Yorkville Avenue and Hazelton Avenue frontages.

A gross floor area of 15, 208 square metres is proposed, representing a density of 5.8 times the area of the lot (including 368 square metres of hotel amenity space located below grade). The proposed building incorporates a number of stepbacks at various levels in an attempt to reduce the visual impact of the height and bulk of the building in relation to the surrounding built form context.

Parking for 152 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. Loading areas are proposed at the rear of the building.

The applicant's proposed site plan and building elevations are shown on Attachments 1,2 and 3.

2.0 Site and Surrounding Area

The site is located at the north-west corner of Yorkville Avenue and Hazelton Avenue and consists of eleven 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 a detached building fronting on Hazelton Avenue. The buildings are currently used for a variety of retail and office uses.

Development in the vicinity of the site includes:

North: of the site is Hazelton Lanes, an 8 storey (27.4 metre) 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 and one-half 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 metre (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 retail and office uses. A mixed use development at 76, 92 and 100 Yorkville Avenue and 95, 115, 119 and 121R Scollard Street has recently been approved by City Council including two residential buildings, 8 storeys and 18 storeys in height, along Yorkville Avenue, with 3 storey townhouses along Scollard Street.

3.0 Application History

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 23-storeys (84.9 metre) and the proposed density was 7.51 times the area of the lot. The application was subsequently revised on June 12, 2002 for a 10 storey (34.7 metre) building. The proposal was revised again on November 7, 2002 as described in Section 1.0 of this report.

A community consultation meeting was held by Urban Development Services on September 3, 2002 and was attended by approximately 120 residents. Most attendees spoke against the project and raised issues with respect to the proposed height, density and its incompatibility with the surrounding built form and village character of Yorkville.

Subsequent to the community meeting, a number of meetings were held between the applicant's team and the Bloor-Yorkville Community Group (BYC) - a group comprised of representatives of the Bloor-Yorkville BIA, the Greater Yorkville Resident's Association (GYRA), and the Avenue Bay Cottingham Resident's Association (ABC). The purpose of the meetings was to try to achieve greater compliance with the existing permissions on the site respecting height and density and the design guidelines which were recently developed for the area. To date, the group has not been able to come to agreement and staff have considered appropriate modifications to the applicant's November 7, 2002 proposal in the context of the applicant's appeal/referral of the application to the Ontario Municipal Board.

With respect to the Ontario Municipal Board appeal, a Pre-hearing conference was held May 12, 2003. Another Pre-hearing conference is scheduled for July 17, 2003 and a hearing has been scheduled to commence on August 25, 2003. At the May 12, 2003, Pre-hearing conference, the applicant indicated that he intends to present revised plans for the Board's consideration. The Board directed that the applicant distribute these plans to all parties of the hearing by May 23, 2003. Staff understand, the revised plans continue to propose a 33 metre building height, similar to the November 7, 2002 plans submitted to the City for its review. Additional stepbacks of the building's 4th and 9th floors and additional architectural detailing to the building's podium (as

compared to the November 7, 2002 plans) have been incorporated into these plans, but are not, in staff's opinion, sufficient to address planning and urban design concerns as noted in the following sections of this report.

4.0 Planning Policy Context

City of Toronto Official Plan

The Official Plan for the former City of Toronto designates the site as 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 on Map 7 of the Official Plan as 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 subject to the policies of the North Midtown Part II Plan and is within 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, where possible, the retention of existing clusters of house form buildings.

OPA 624

By-law 551-93, passed by City Council on November 1, 1993, 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.

New Toronto Plan

At its meeting of November 26-28, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board. No hearing date has been set.

Once the new Official Plan comes into full force and effect, it will designate the site as Mixed Use Area". This designation permits a broad range of residential, commercial and institutional uses in single or mixed use buildings, as well as parks/open space uses. The site is also located with the Downtown area of the City in which a full range of housing opportunities is to be encouraged through residential intensification in Mixed Use Areas.

The policies of the Mixed Use Areas designation include Development Criteria which direct that new development: create a balance of land uses with the potential to reduce auto dependency and meet the needs of the community; provide additional employment and housing in the Downtown area; locate/mass new buildings to provide a transition between areas of different development

intensity/scale (particularly to lower scale "Neighbourhoods" designations); locate/mass new buildings to minimize shadow impacts on "Neighbourhoods" designations in the spring/fall seasons; locate/mass new buildings to frame streets and parks with good proportion and maintain sunlight and comfortable wind conditions; provide attractive pedestrian environments; provide good site access/circulation; provide adequate parking; screen service areas from adjacent streets and residential uses; and, provide indoor/outdoor recreation space.

The lands are also subject to Site Specific Policy No. 211 of the new Plan, the policies of which provide that development within the "Village of Yorkville" will be compatible with the existing character of the area which includes low scale buildings, set back from the street line, continuous retail frontages and generous street furnishings and boulevard treatments. The site is also included in lands subject to Site Specific Policy No. 225 of the new Plan, which encourages pedestrian walkways on specific sites. However, the subject lands are not identified as a site through which pedestrian walkways connections are required.

The applicant's November 7, 2003 proposal has been reviewed for compliance with these criteria and would not be consistent with their intent especially with respect to the locating and massing of buildings to provide a transition between areas of different development intensity. An amendment to the new Plan will be required.

Zoning

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 site specific 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 detailed building envelope.

Site Plan Control

The site and proposed development are subject to Site Plan Control and application for Site Plan Approval was submitted on December 19, 2002.

Design Guidelines

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

The applicant's site is also within the area subject to the Bloor-Yorkville Urban Design Guidelines which were developed by the Bloor-Yorkville Business Improvement Area in association with the Yonge Bloor Bay Association (YBB), the Greater Yorkville Residents'

Association (GYRA) and the Avenue Bay Cottingham Residents' Association (ABC), collectively know as the Bloor-Yorkville Community (BYC).

The Bloor-Yorkville Urban Design Guidelines provides guidance for revitalization of Bloor/Yorkville area and a framework for new development of the area. While not adopted by City Council, the Urban Design Guidelines reflect good planning principles and have been used by staff to assess the applicant's proposed development.

5.0 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 552-93 as amended by 1994-0246 is also exceeded. The proposed density is 5.8 times the area of the lot.

An amendment to the Official Plan is required to provide for the proposed increase in the permitted density from 3.0 times the area of the lot and the policies of the plan respecting new development, including specific policies relating to the Yorkville area which must be addressed. If the new Official Plan was in full force and effect, an Official Plan Amendment would not be required for density however the applicant's proposal in its current (November 7, 2002) form would still require an amendment to the new Official Plan to address the Development Criteria for Mixed Use areas and site specific Policy 211.

The proposed height of 33 metres exceeds the 18.0 metre height limit prescribed in the General Zoning By-law and the 25.1 metre height limit prescribed in the site-specific by-laws.

Comments:

6.0 Reasons For Refusal

The proposal fails to address basic planning and urban design concerns originally discussed in the Preliminary Report and raised at numerous meetings with the applicant including density, height, massing, area context, streetscape and Section 37 requirements.

6.1 Density

The proposed residential gross floor area represents a density of 5.8 times the area of the lot which exceeds the permitted density of 3.0 times the area of the lot prescribed in both the City's current Official Plan and Zoning By-law 438-86, as amended. The proposed density also exceeds the permitted density of 3.9 times the area of the lot prescribed in site-specific By-laws 552-93 and 1994-0426.

Within the Yorkville village, densities of existing and proposed that front Yorkville Avenue, excluding development on Avenue Road and Bay Street, range between 0.96 times the area of the lot, to 4.19 times, representing an average density of 2.48 times coverage. The applicant's proposed development, at 5.8 times coverage, would greatly exceed the density of all other

buildings in the area. The proposed density would not be consistent with existing development along Yorkville Avenue and would result in a building that overwhelms its Yorkville surroundings and may set a precedent for denser buildings in the area.

Staff consider the proposed density to be inappropriate, not only in terms of consistency with development within the immediate area, but as a result of the height and massing considerations discussed in this report.

6.2 Building Height

Section 3.13(a) of the Official Plan states that Council shall encourage a high quality of urban design for new buildings and structures that harmonize with neighbouring development.

The built form structure of Yorkville is characterized by tall buildings at the intersection of Yonge and Bloor (34 storeys) and secondary heights (15 to 18 storeys) as one moves away from the intersection, along Yonge, Bloor, and Bay Streets. Building heights decrease substantially on interior streets like Yorkville Avenue, east of Bay Street and along Hazelton Avenue. The area immediately around this site is characterized by lower scale buildings (2 to 6 storeys) along Yorkville and Hazelton Avenues.

An exception to these lower scale buildings is the recently approved 8 and 18 storey mixed use development at 76 to 100 Yorkville Avenue. The 8 storey residential building is proposed at 100 Yorkville Avenue while the taller building has been located at the eastern most portion of the site, at 76 Yorkville Avenue, at the terminus of Bellair Street. It should also be noted that the tower portions of the 8 and 18 storey buildings are set back 11 metres from the Yorkville Avenue frontage and 28 and 35 metres, respectively, from the Scollard streetline, on this unusually deep through lot.

While the applicant's current proposal is only one storey higher than the previously approved 8 storey scheme (By-laws 552-93 and 1994-0246), the proposed floor to ceiling heights are higher than floor to ceiling heights for a typical condominium building. The actual height of the proposal is 33 metres which exceeds the height of the previously approved 8 storey (25.1 metre) building and the existing 8 storey (27.4 metre) Hazelton Lanes condominium and the recently approved 8 storey (28.4 metre) residential building at 100 Yorkville Avenue.

At a height of 9 storeys plus mechanical penthouse, the height of the building is excessive and does not fit within its context. The 9 storeys, together with the building's mechanical penthouse, would unnecessarily exacerbate its prominence and render the building at odds with its Yorkville village context. Staff consider the proposed height of 9 storeys (33 metres) to be excessive and favour a reduced building height.

6.3 Massing

The November 7, 2002 proposal incorporates building stepbacks at various levels in an attempt to reduce the visual impact of its height and mass in relation to the surrounding built form context. Within the immediate area, the buildings are typically 2 and a half to 3 storey buildings. The applicant proposes a stepback of 1.5m from both Yorkville and Hazelton Avenues at the 4th storey. However, this stepback is not sufficient to create the appearance of a 3 storey podium,

consistent with the height of surrounding development. It should be noted that the previous approval for this site required a 12.5 metre stepback of the upper floors above a base height of 2 storeys (9.0 metres).

6.4 Fit with Surrounding Context

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. City Council adopted this plan 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 and built form 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 reflect the Yorkville character, to appropriately address the local historical context, and to provide an appropriate gateway to the proposed Hazelton Avenue Heritage Conservation Area.

6.5 Streetscape

Yorkville Avenue is a Priority Retail Street as identified on Map 7 of the Official Plan. 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.

6.6 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. It would be appropriate to secure a Section 37 benefit in connection with the redevelopment of this property. 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. To date the applicant has not put forward an appropriate contribution.

7.0 Recommended Planning for the Site

The applicant is requesting approval to re-develop the site at a density, height, and builtform that cannot be supported as proposed, for the reasons noted above. However, there is an opportunity to modify the applicant's proposal to achieve a re-development which would result in a better fit with the scale and character of the Village of Yorkville. Consequently, staff could support an alternative proposal that is based on the following characteristics:

Height and Massing

The building height should be more sensitive to the lower scale development of the surrounding area. While it is recognized that the applicant is seeking higher than typical floor to floor heights (3.6 metres) for the residential units, the overall height of the building should be consistent with the height permitted by the site-specific zoning by-laws 552-93 and 1994-0426 (25.1 metres), the height of the adjacent Hazelton Lanes development (27.4 metres) and should not exceed the height of the recently approved 8 storey (28.4m) residential building at 100 Yorkville Avenue.

To improve its visual appearance and its fit within the Yorkville context, staff recommend that the building height be reduced by deleting the 8th and 9th storeys in their entirety. In addition, the area of the roof occupied by the mechanical penthouse should be reduced.

Deletion of the 8th and 9th storeys, while maintaining the applicant's proposed floor to floor heights, would result in a building height of 25.8 metres (plus a maximum mechanical penthouse height of 5.0 metres). At 25.8 metres, the building would be slightly higher than the existing height permitted by Zoning By-laws laws 552-93 and 1994-0426 (25.1 metres), but would not exceed the height of the Hazelton Avenue development (27.4 metres) or the recently approved 8 storey (28.4 metre) residential building at 100 Yorkville Avenue.

Alternatively, the applicant could choose to provide an 8 storey building by reducing the proposed 3.6 metre floor to floor height of the residential floors and/or reducing the proposed 5.4 metre height of the ground floor. A modest increase (less than one metre) in the recommended height of 25.8 metres may also be required.

Staff note that shadow impacts are not the primary issue in recommending a reduction in the height of the building. Rather, it is the proposed building's excessive height which is at odds with its Yorkville context, existing planning controls and urban design guidelines including the North Midtown Design Guidelines and Bloor-Yorkville Urban Design Guidelines.

Shadowing conditions achieved by maintaining a 25.8 metre height, plus increased setbacks as described above, would attain an extent of shadowing closer to the level resulting from the 1994 approval.

Builtform – Building Podium (Floors 1-4)

Staff recommend that the building podium be reduced to 3 storeys from the proposed 4 storeys. To achieve this objective, the building should incorporate a setback along the Yorkville Avenue frontage of a minimum of 3.0 metres at the 4th storey (in addition to the 2.1 metre setback from the property line as shown on the applicant's November 7, 2002 plans), resulting in a total setback of 5.1 metres from the Yorkville Avenue property line. Along the Hazelton Avenue frontage, the building should also incorporate a 3.0 metres setback at the 4th storey (in addition to the 2.1 metre setback from the Hazelton Avenue property line as shown on the applicant's November 7, 2002 plans), resulting in a total setback of 5.1 metres from the Hazelton Avenue property line. Providing these setbacks would emphasize the building's 3 storey podium along Yorkville and Hazelton Avenues and the 3 storey podium would be more in keeping with existing building heights along Yorkville and Hazelton Avenues. It should be noted that the previous approval for this site (Zoning By-laws 552-93 and 1994-0426) required 10.5 - 12.5 metre setbacks of the upper floors above a base height of 3 storeys (9.0 metres) along the Yorkville Avenue and Hazelton Avenue frontages.

With respect to the Hazelton Avenue frontage, the additional setback (3.0 metres) of the building at the 4th floor, together with the 2.1 metre setback of the podium would be well within the solar (sky-view) angular plane for Hazelton Avenue and an appropriate sight-line from the east curb of Hazelton Avenue would be achieved, as identified in the Bloor-Yorkville Urban Design Guidelines.

Based on architectural analysis of the interior spaces, it would appear that the resulting smaller floor plate for the 4th storey (the top-most hotel level) would continue to satisfactorily function as a hotel floor.

Builtform (Floors 5-7)

An analysis of applicant's 3-D perspective views of the proposed building from a point, 50m north on the east curb of Hazelton Avenue and looking south-west, indicates that floors 5 to 7 should be stepped back further than identified on the applicant's November 7, 2002 plans to reduce the visual impact of the building. Specifically, at the 5th and 6th floors, an additional setback of 1.5 metres should be provided, resulting in a total setback of 9.6 metres from the Hazelton Avenue property line. Floor 7 should also be stepped back to create a total setback of 14.1 metres from the Hazelton Avenue property line. By incorporating these building setbacks, the visual imposition of the building's upper floors (4-7) as seen from Hazelton Avenue (looking south), would be meaningfully improved and the building's upper floors would be substantially concealed behind the existing roofscape along that portion of Hazelton Avenue.

With respect to the Yorkville Avenue frontage, additional stepping of the building beyond the 5.1 metre setback at the 4th floor (as noted above), is necessary to ensure the proposed building is more in keeping with the angular, solar (sky-view) planes set out in the Bloor- Yorkville Urban Design Guidelines. At the 5th, 6th and 7th floors, the building should be stepped back an additional 3.0 metres, resulting in a total setback of 8.1 metres from the Yorkville Avenue

property line. By providing these additional step backs of the building, the intent of the Bloor-Yorkville Urban Design Guidelines would be adequately addressed.

A comparison of the applicant's proposed building setbacks (November 7, 2002) and staff recommended building setbacks is provided in Attachment 8.

Density

At 5.8 times coverage, the applicant's proposed development would not be consistent with existing development along Yorkville Avenue and would significantly exceed current planning limits. The density should be in closer compliance with the density of 3.9 times the site, as permitted by the site-specific by-laws (552-93 and 1994-0426).

By deleting the 8th and 9th floors to achieve the staff recommended building height of 25.8 metres and by incorporating the builtform and massing improvements (as recommended by staff), the building would have a total gross floor area of approximately 12,461 square metres, representing a density of 4.76 times the area of the lot (4.62 times coverage, above grade). Should the applicant choose delete only the 9th floor and reduce floor to floor heights, a total gross floor area of approximately 13, 737 square metres, representing a density of 5.2 times the area of the lot (5.12 times coverage, above grade) would result. Under both scenarios, while the permitted density of 3.9 times coverage is exceeded, the resulting density (4.76 or 5.2) would be acceptable provided the height, massing and builtform improvements as recommended by staff are incorporated into the development. In comparison, the density of the recently approved development at 76-100 Yorkville Avenue is 4.1 times coverage.

Area Context and Architectural Expression

With respect to this proposal, there is an opportunity to incorporate architectural features typically found in the Yorkville village. For example, the street façades should reflect the traditional height of earlier buildings (2 - 3 storey height), and each part of a facade should express a unit of frontage typical of the Yorkville village lots. In addition, window treatments in the Yorkville are proportionally vertical and have an approximate ratio of being twice as high as they are wide. Further, the character of a building can be reflective of the Yorkville area by the articulation of building, the introduction of recesses and projections, balconies and bay windows and through careful consideration of the texture of materials such as brick masonry and stonework features, traditionally used in the Yorkville area.

Further refinement of the applicant's November 7, 2002 plans is necessary to ensure the highest architectural quality reflecting the intended use as a five-star hotel, to reflect the Yorkville character to appropriately address its context.

Requirements of Civic Officials

In addition to the above noted matters, the staff recommended alternative proposal would have to comply with the technical requirements of civic officials and the provision of an appropriate

Section 37 contribution and excepting height and density, generally conform to the requirements of the City of Toronto Zoning By-law 438-86, as amended.

Conclusions:

The revised proposal (November 7, 2003) represents a significant improvement to the originally submitted 23-storey (84.9 metre), tower scheme and the June 12, 2002 plans. However, a number of planning concerns remain including the height, massing and density of the project. Staff have attempted to resolve these concerns with the applicant but have been unsuccessful. The applicant has appealed/referred the applications to the Ontario Municipal Board. Staff recommend an alternative proposal for the site which incorporates a height, massing and builtform that is more appropriate for the site.

Contact:

Russell Crooks, Planner, North Section
Telephone: 416-392-1316
Facsimile: 416-392-1330
E-mail: rcrooks@toronto.ca

Ted Tyndorf
Director, Community Planning, South District

(p:\2003\upd\pln\te033216.pln) - tm

List of Attachments:

Application Data Sheet
Attachment 1: Site Plan
Attachment 2: East Elevation (Applicant's Submitted Drawings)
Attachment 3: South Elevation (Applicant's Submitted Drawings)
Attachment 4: South Elevation (Recommended Alternative)
Attachment 5: East Elevation (Recommended Alternative)
Attachment 6: Zoning
Attachment 7: Official Plan
Attachment 8: Comparison of Proposals

Application Data Sheet

Combination

Site Plan Approval: No File Number: **102003**
Rezoning: Yes Application Number: **TE CMB 2002 0005**
O.P.A.: Yes 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	Height:	Storeys:	9		
Frontage:	38.1		Metres:	33		
Depth:	68.85					
Ground Floor GFA:	1539	Parking Spaces:	Indoor	Type	Outdoor	Type
Residential GFA:	6934	Loading Docks:	152		0	
Non-Residential GFA:	6508			B	1	
Total GFA:	15208			C	1	

DWELLING UNITS

Tenure Type:	Condominium
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	18
3+ Bedroom:	0
Total Units:	18
Total Proposed Density:	5.8

FLOOR AREA BREAKDOWN

	Above Grade
Residential GFA:	6934
Retail GFA:	752
Office GFA:	0
Industrial GFA:	0
Hotel GFA:	6508

COMMENTS

Current Status: Open	<u>Latest Event</u>	<u>Actual Date</u>
	Suppl. Submission	12/04/2002
	Suppl. Submission	11/07/2002
	Suppl. Submission	04/18/2002
	Circulated	04/04/2002
	Received	03/28/2002

Data Valid: May 22, 2003 Planner: Crooks, Russell Phone: (416) 392-1316
Area: District - C Planning Office: Toronto - South (TE)

Attachment 8

**Comparison of Applicants November 7, 2002 Proposal
and
Staff Recommended Settlement Proposal**

	Applicant's Nov 7/02 Proposal	Staff Recommended Proposal
Height	33 m	25.8 m (+5m mph) *
GFA	14, 840 m ²	12, 461 m ² (13, 737 m ²)**
Density	5.8 times coverage	4.76 times coverage (5.2 times coverage)**
Hazelton Elevation		
Podium Height	4 storeys (14.4 m)	3 storeys (11.4 m)
Setback (Floor 1-3)	2.1 m	2.1 m
Setback at 4 th Floor	3.6 m	5.1m
Setback at 5 th Floor	8.1 m	9.6 m
Setback at 6 th Floor	8.1 m	9.6 m
Setback at 7 th Floor	13.1 m	14.1 m
Setback at 8 th Floor	13.1 m	-
Setback at 9 th Floor	18.1 m	-
Yorkville Elevation		
Podium Height	4 storeys (14.4 m)	3 storeys (11.4 m)
Setback (Floor 1-3)	2.1 m	2.1 m
Setback at 4 th Floor	3.6 m	5.1 m
Setback at 5 th Floor	5.1 m	8.1 m
Setback at 6 th Floor	5.1 m	8.1 m
Setback at 7 th Floor	5.1 m	8.1 m
Setback at 8 th Floor	5.6 m	-
Setback at 9 th Floor	8.1 m	-

* Building height with deletion of the proposed 8th and 9th floors. An additional 1.0 metre in height may be required if applicant elects to provide an 8 storey building by reducing some floor to floor heights.

** Gross floor area and density if applicant elects to provide an 8 storey building.