

Image 1: Context Map

 Subject Site



Image 2: Official Plan - Land Use map

 Subject Site

-  Mixed-Use Areas
-  Neighbourhoods
-  Parks
-  Natural Areas



Image 3: SASP 211 - Map 1 - Neighbourhoods, Areas of Special Identity and Designated Views

 Subject Site

Planning Summary

Existing Immediate Context (Image 1)

North – a 16-storey residential building at 66 Colliers Street; 2.5-storey semi-detached houses; an 8-storey residential building at 40 Park Road

North-East and East – 2.5-storey semi-detached houses

South-East – Semi-detached houses; Asquith GreenPark

South – a 17-storey mixed-use commercial-residential building at 40 Asquith Avenue

South-West – single-storey buildings that are likely to be redeveloped

West – the Toronto Reference Library; an 11-storey residential building at 840 Church Street

North-West - Harold Town Park

Transportation

The site is located 300 m from the Bloor-Yonge Subway Station, where the two major lines intersect. It is also located within a short walk from the employment centre at Bloor and Yonge.

Parkland Dedication

The development will be subject to parkland dedication. The size of the dedicated land will not be sufficient to create a useable park, and a cash-in-lieu contribution will likely be required. Alternatively, the City may ask for or accept a park at the “wedge” of the site if it provides value in street beautification.

Land Use Designation (Image 2)

The site is designated Mixed Use in the official plan land use map.

The properties to the east, north-east and north across from Park Road and Colliers Street are designated Neighbourhoods. Development in areas designated mixed-use is expected to provide a transition in

mass and scale and limit the shadow impact on properties designated Neighbourhoods.

However, a few of the existing buildings do not fit with the Neighbourhoods designation based on their use or built form, and the development may be permitted to provide less transitions to these properties:

- North-West: 66 Collier Street is a 16-storey apartment building.
- North: house-form buildings at 30, 32 and 34 Park Road have a commercial or mixed-use (information provided by the client); 40 Park Road is an apartment building; 50 Park Road has a commercial use.
- East: 29 Park Road has a commercial use.

There are a few parks near the site that will need to be considered for shadow impact: Harold Town Park to the north-west, Asquith Green Park to the south-east, Lawren Harris Park to the North, and the Rosedale Ravine Heights.

These parks are not protected from shadows in the Downtown Plan Sun Protected Parks and Open Spaces map.

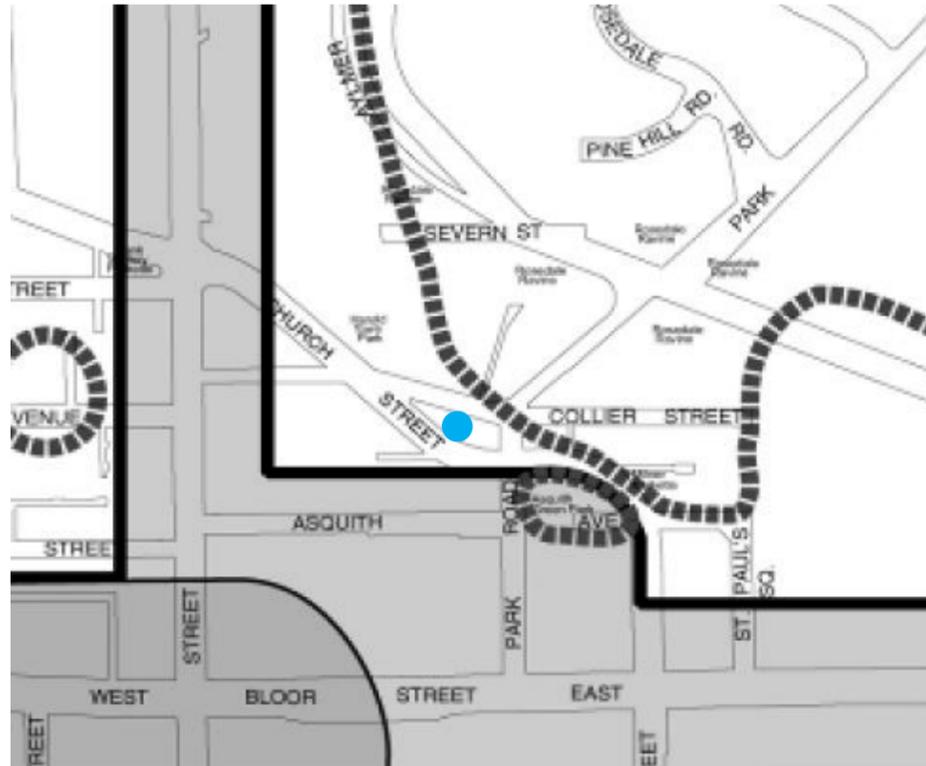


Image 4: SASP 211 - Map 2 - Built-Form Height Peaks & Ridges ● Subject Site

- Height Peaks
- Height Ridges
- Low-Rise Areas

Site and Area Specific Plan 211 – Bloor-Yorkville/North Midtown Area

The area is located within the Asquith Colliers Neighbourhood in Map 1 - Neighbourhoods, Areas of Special Identity and Designated Views (Image 3). Development within these areas will “respect and reinforce the stability and the established low-rise character of these areas containing tree-lined streets and houses of two and three storeys height, consistently setback from the street line”.

Development on sites near these neighbourhoods will provide sufficient setbacks and transitions in scale through means such as angular planes and step-downs in height to adequately limit negative impacts on nearby residences with respect to matters such as traffic, noise and service areas.

Map 2 - Built-Form Height Peaks & Ridges (Image 4) designates the areas within the Plan based on the expected building heights and densities, with the heights diminishing the further one gets from Bloor Street. The site is located just outside the ridges area, and it is adjacent to low-rise areas (demarcated in a dashed line). Development near Low Rise Areas will be designed to adequately limit shadows, wind and privacy impacts upon these lower-scale areas through distance separation, transitions in scale and means such as angular planes and step-downs in heights.

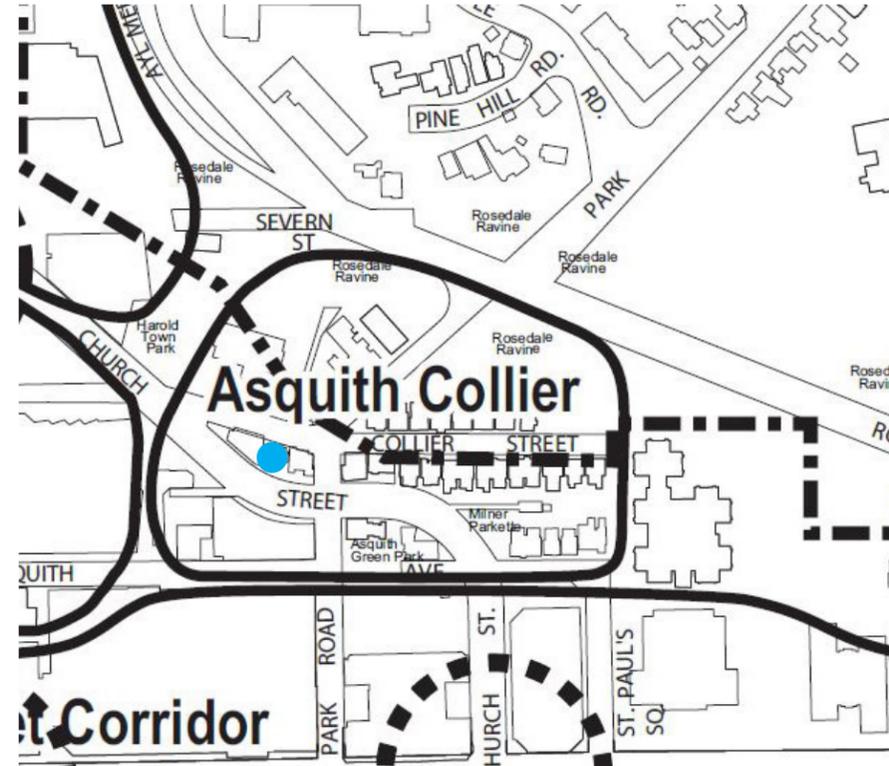


Image 5: Bloor-Yorkville North Midtown Urban Design Guidelines - Precincts and Corridors ● Subject Site

Bloor-Yorkville/North Midtown Urban Design Guidelines (Image 5)

The guidelines identify the Asquith-Colliers area as a precinct with an established low-rise neighbourhood whose character should be protected.

For high-rise buildings, the preferred form is point towers, meeting the following criteria: a podium of generally between 3 and 6 storeys; a floor plate size that permits adequate sky views and minimizes shadow impacts; limited width of the tower facing the street to provide sufficient sun penetration to the public realm; a minimum separation distance between towers should equal to the width of the tower floor plate, but can be reduced to as little as 15 m on “dense urban sites such as can be found in the Yonge/Bloor Height Peak”.

The site and areas adjacent to it are shown in the Shadow Sensitive Areas map (Image 6); applications close to these areas are required to consider shadow impact early in the process.

Downtown Plan (TO Core)

The site is located within the Downtown Plan boundary and is subject to the Downtown Plan policies. In the Downtown Plan, the site is

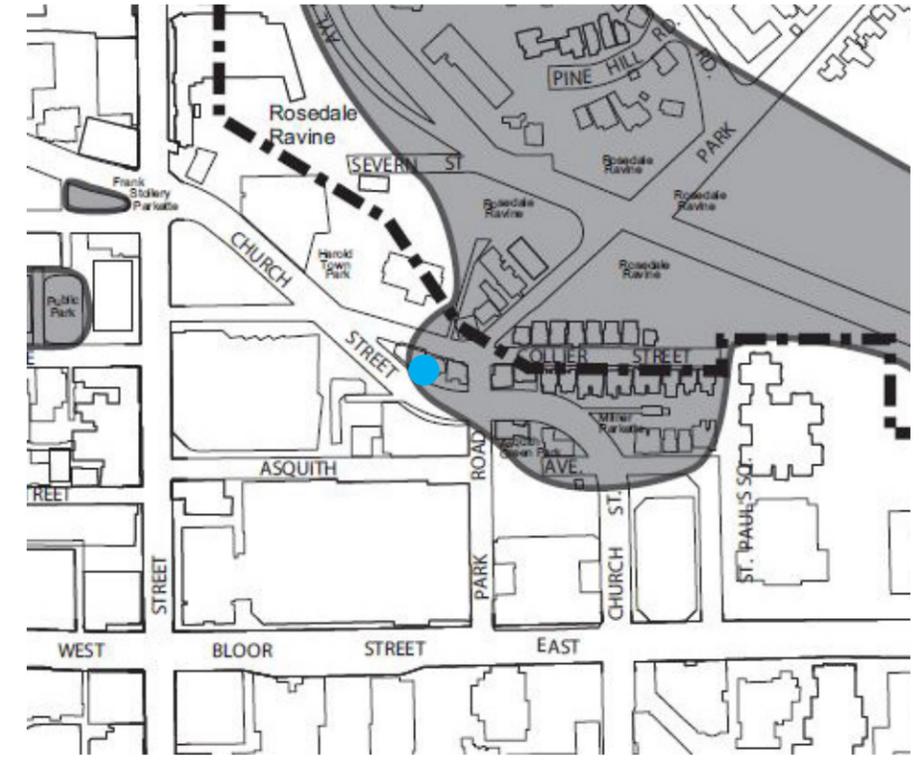


Image 6: Bloor-Yorkville North Midtown Urban Design Guidelines - Shadow Sensitive Areas ● Subject Site

located in an area designated Mixed-Use Areas 2 – Intermediate (Image 7). Development within this designation is expected to be in a transitional scale between mid-rise and tall building form and may be of scale and typology that is unique and responds to unique built form context.

Cultural Heritage (Image 8)

All the low-rise buildings to the south-east, east and north-east of the site are heritage listed, but not designated. The development will have to consider the potential heritage impact on those adjacent properties, but since tall buildings already exist in the area, the new development might not have a negative heritage impact on the listed properties.

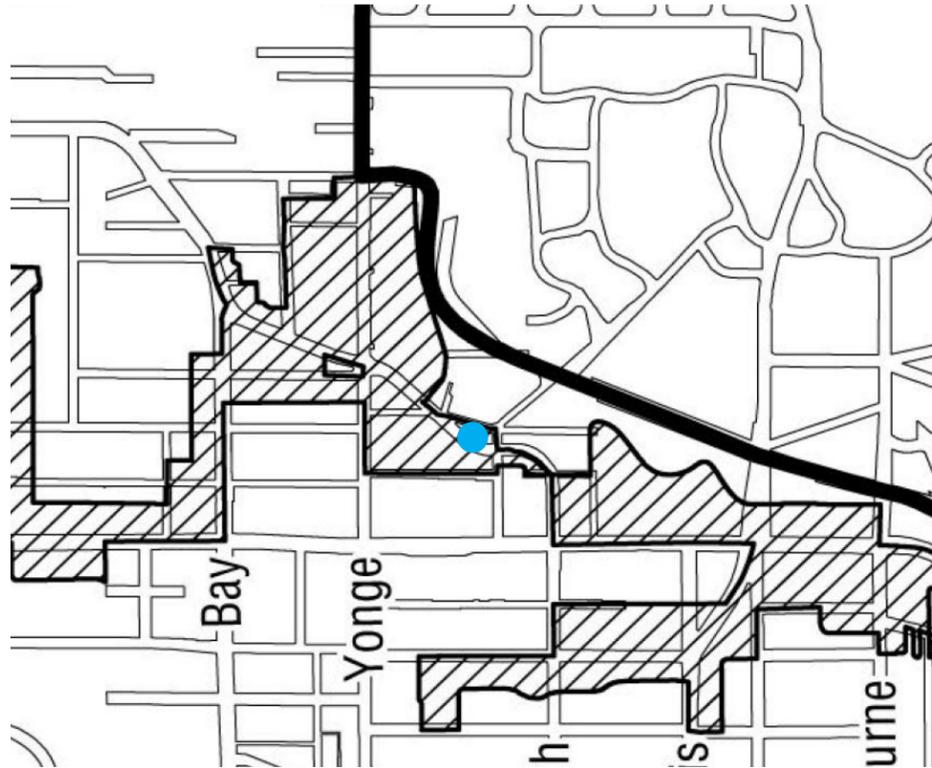


Image 7: Downtown Plan - Mixed-Use Areas 2 - Intermediate

● Subject Site



Image 8: Heritage Property Register

■ Subject Site

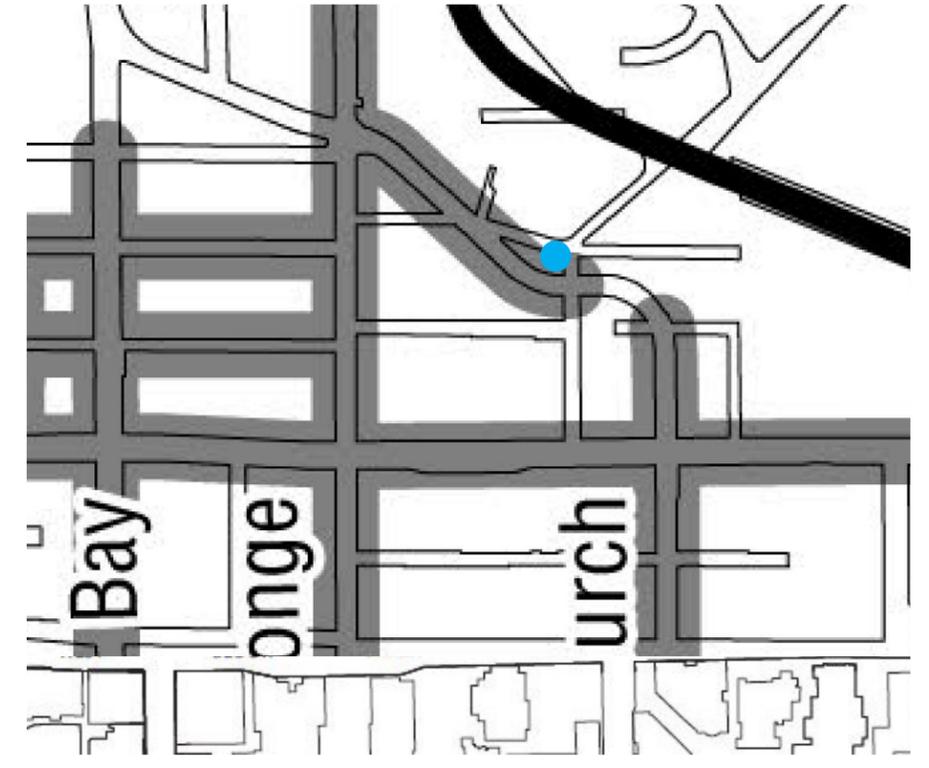


Image 9: Downtown Plan - Priority Retail Streets

● Subject Site

Tall Building Guidelines

The context of the site, with two existing tall buildings directly nearby and other tall buildings further away, suggests that the site may be appropriate for a tall building.

However, the site is adjacent to areas designated as Neighbourhoods, and the building design will need to address them through transitions in scale and by limiting the shadow impact. These requirements will limit the potential height and floor plate size of the building.

The small depth of the lot precludes the option of using a tower-and-podium scheme with 3 m stepbacks while still achieving a sufficiently large floor plate.

Commercial Use

The segment of Church Street at the site is designated a priority retail street in the Priority Retail Streets map of the Downtown Plan (Image 9), and a commercial use will be required at-grade.

Relevant Precedents

89 Avenue Road (Armour Heights Developments, Freed Developments)

An application for the site was submitted in 2013 and refused by the City. The decision was appealed to the OMB, who in 2015 approved a settlement agreement between the City.

The original application was for a 28-storey building, and the approved height was 20 storeys.

The site is located within the Height Ridges in SASP 211 and backs onto an area designated Low-Rise and Neighbourhoods, located east of the site. Its highest part is 71.6 m (excluding the mechanical penthouse), which is separated by approximately 48 m from the nearest backyards of low-rise residential buildings.

145-185 Davenport Road (“181 Davenport Road”), 195 Davenport Road and 131 Hazelton Avenue (“133 Hazelton Avenue), 126-128 Hazelton Avenue (Mizrahi Developments)

The three developments are mid-rise buildings on Davenport Road adjacent to each other. 128 Hazelton Avenue was approved in 2016, 181 Davenport Road in 2013 and 131 Hazelton Avenue in 2012.

The buildings were approved for 9-storeys (33.6/32 m; 37.8/36 m with the mechanical penthouse) at 128 Hazelton Avenue and 133 Hazelton Avenue, and 12-storeys (40 m with a mechanical room at the ground level instead of a penthouse level) at 181 Davenport Road.

The 9-storey buildings are on rectangular sites and were approved for heights larger than the width of the right-of-way, 27 m, in consideration of their location within Mixed-Use Areas in the downtown and their contextual implementation of the mid-rise guidelines.

The 12-storey 181 Davenport Road is situated on a sweep in the road similarly to the subject site. The reasons it was approved for height larger than the other two are that it only has a short stretch abutting Neighbourhoods, that it has no mechanical penthouse, and the curvature of the site.

100 Davenport Rd (Diamante Development)

The rezoning application for the development was first submitted in 2016. The applicant appealed it to the OMB following the City’s failure to make a decision in time.

The site is close to Apartment Neighbourhoods and is located outside the Height Ridges.

The original submission was for a 39-storey building, but it was revised to 29 storeys.

The OMB dismissed the appeal; some of the considerations were that the scale of the proposed development would overwhelm the adjacent neighbourhood and that it does not relate to the exiting context.

Other Applications

The following applications are close to the subject site, but all of them are located within the Height Ridge area of SASP 211 and are not close to Neighbourhoods.

68 Charles St E (Aspen Ridge Homes)

The rezoning application was first submitted in 2014 and approved in 2016. The development is a 47-storey building.

The site is designated Mixed-Use Areas 1 – Growth in the Downtown Plan Mixed-Use Areas map.

874 Yonge St (Cityzen Development Group, Greybrook Realty Partners)

The rezoning application was first submitted in 2016. The City refused the application, and the applicant appealed to the OMB. The original submission was for 59 storeys, but the final height was reduced to 46 storeys by the applicant and approved at the OMB.

The board accepted shifting of the building volumes as an acceptable design alternative to a tower-and-podium scheme that achieves a differentiation of the building components.

The site is designated Mixed-Use Areas 2 – Intermediate in the Downtown Plan Mixed-Use Areas map.

826 Yonge St (Great Gulf, Phantom Developments)

The rezoning application was first submitted in 2015 and approved in 2017, for a 51-storey building.

The site is designated Mixed-Use Areas 1 – Growth in the Downtown Plan Mixed-Use Areas map.

771 Yonge St (Menkes Developments)

The rezoning application was first submitted in 2016. The City refused the application, and the applicant appealed to the OMB. The original submission was for 49-storeys (later revised to 48), but the final height was reduced to 25 storeys by the applicant and approved at the OMB.

The tower portion is set back 0.9 m from Asquith Avenue and has one face with no openings and no setback from a side property line.

The site is designated Mixed-Use Areas 1 – Growth in the Downtown Plan Mixed-Use Areas map.

Urban Design

Due to the complexity of the site’s context and lack in recent similar applications, it is recommended to conduct a preliminary discussion with City staff regarding the development on the site in the due diligence phase.

Because of the small number of applications in similar contexts, there is a high level of uncertainty regarding the approvable height and tower floor plate size on the site.

Building Massing

Generally, tall building applications in the downtown are not evaluated based on a strict interpretation of the policies and guidelines but based on their intent. The design addressed the intent of the urban design guidelines as follows:

Tower separation and setbacks

The tower portion of the building is usually required to be set back 3 m from the street, and to achieve total separation of 25 m from existing and potential future towers, but the separation distances may be reduced in dense urban sites.

Since the site is narrow, setting back 3 m on all sides would leave a very small floor plate, and reduced setbacks were provided instead. On the north side, the tower portion is set back 1.5 m from the property line and has a separation distance of 36 m from the existing tower at 66 Collier Street. If 66 Colliers is redeveloped, the separation distance from a new tower with a similar 1.5 m setback will be 16 m. This is smaller than the required 25 m, but the 66 Colliers site is large enough to allow flexibility in the layout and orientation of the tower to minimize the impact of the small distance, and the separation distance may be acceptable considering the central location.

On the south side, the tower portion has no setback from the property line, and it achieves a total separation distance of 24 m from the existing tower at 40 Asquith Street. If 40 Colliers Street is redeveloped, the separation distance from a new tower with no setback will be 20 m, which is smaller than the required 25 m but should be acceptable in such a dense urban site.

Tower and Podium Scheme

The guidelines call for a 3-6 storey podium that is distinguished from the tower to create a lower building portion that relates in scale to the public realm. The regular 3 m tower setbacks on the subject site would leave a very small floor plate, and instead, the tower has a shift in the building volumes to distinguish between its parts.

Streetscape

The design provides widening of the sidewalks on the three sides of the building: the first six levels are set back 1.5 from Church Street, and the ground level is set back 1.5 m from Collier Street and 3.0 m from Park Road.

Permit sky views, minimize shadow impacts and limit the width of the tower facing the street

The length of the tower is similar to the length of the existing 40 Collier Street, and the tower floor plate is smaller than the 750 m² recommended by the Tall Building Guidelines.

In addition, the rounded building face at the south further reduces the visual impact of the tower width on the street.

Building Height

A few distinct policies limit the potential height of the building:

SASP 211

The Plan calls for a transition in height, with the height peak being along Bloor Street. The site is located outside the area designated height ridges. However, 66 Collier Street, which is located even further from the Peak, has a height of 16 storeys. By fitting the building under an imaginary line connecting the tops of 66 Collier Street and 1 Bloor (which is located at the Height Peak), the building height will follow the transition in height from the Peak. The resulting height would be 82 m or approximately 28 storeys.

Limiting Shadows

Note: shadow impact was measured on March 21

The building casts shadows for short durations on Harold Town Park, and the impact should be acceptable. The south-facing units of 66 Colliers are in shadow for about 2.5 hours, which is a limited impact on a use that is generally not protected.

Portions of the backyards of 36 and 38 Park Road are in shadow for up to 2 hours and 40 minutes.

The most significant impact is on houses to the east on Collier Street. On the north side of the street, the side yard of 116 Collier Street is in the shadow of the development for over three hours; the backyards of the other houses are in shadow for up to two hours. On the south side of the street, the impact is more limited.

If the development had to eliminate most of the impact on the houses, the building would have to be only 13 storeys in height; any greater height would cause shadow impact on some of the houses. Such height would be too low, considering that an adjacent existing building is taller and is

not further from Neighbourhoods than the site.

It can be argued that the shadow impact, which is generally limited to about two hours on most properties, should be acceptable when considering the central location and the fact there are existing tall buildings on both sides of the property. However, shadow impact may be an obstacle in achieving a tall building on the site.

Contextual Fit

The guidelines for limiting shadows, wind and privacy impact on lower-scale areas through distance separation, transitions in scale and means such as angular planes and step-downs in building heights.

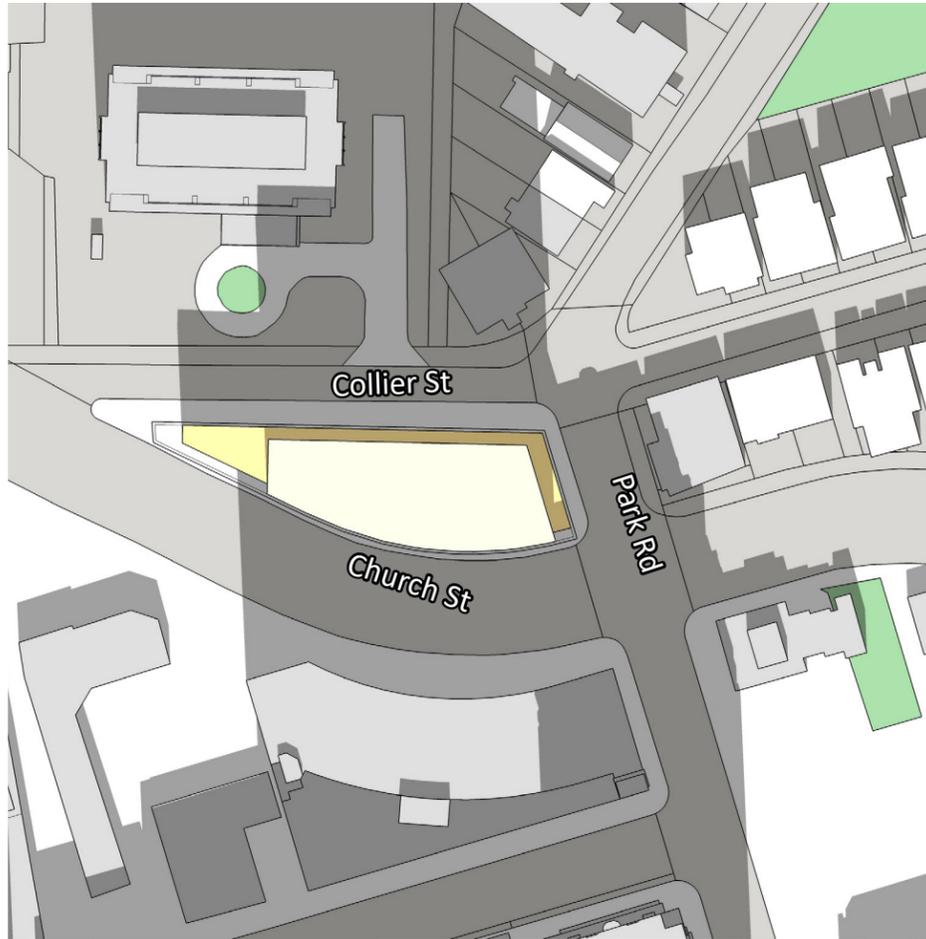
The shadow impact was discussed above, and the wind impact can be mitigated and should not have an impact on the Neighbourhoods.

The privacy impact is limited since the development is located 30 m from the nearest low-rise residential property, and there are other tall buildings overlooking the houses.

However, to provide an additional transition from the east side, the tower portion was set back 3 m from the lower portion of the building at the east property line.

Building Design

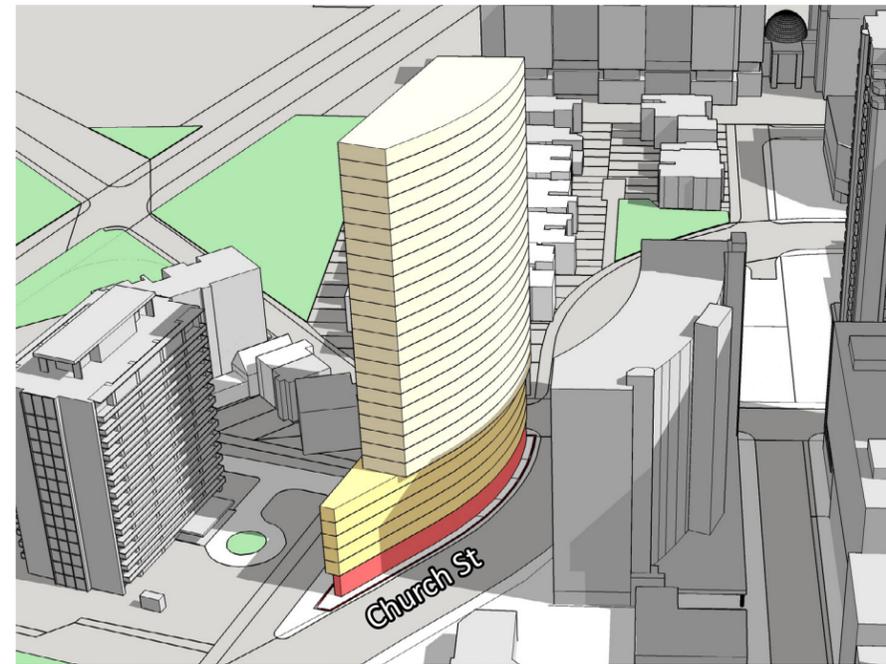
- The shape and dimensions of the site will lead to low efficiency of the underground parking.
- Overlook considerations to 40 Asquith may require orienting the south-facing units diagonally.
- The unique shape of the site and the fact that it is surrounded by streets provide opportunities for an iconic architectural expression, which could help in gaining support for the development.



△ N Plan View



View to South-West



View to North-East

- Property Line
- Retail
- Residential - Podium
- Residential - Tower

Estimated Building GFA

GFA (ft²)

	Floor Plate	# of Levels	Total
Level 1 - Retail & Services	7,619.9	1	7,619.9
Levels 2-6	8,801.1	5	44,005.5
Levels 6-28	7,253.2	22	159,571.1
Total		28	211,196.5

Site Area 10,042 ft²
 FSI 21.0

Notes:

1. The parcel measurements and dimensions are based on the Toronto Open Data property lines information.
2. The lot area is before any road widening, if applicable.
3. The GFA figures do not exclude service and circulation areas as well as areas open-to-below, if applicable.
4. The balconies in some of the building faces will have to be recessed and will reduce the estimated GFA.