

**27-37 Yorkville Ave and 50 Cumberland St
Zoning Amendment Application - Preliminary Report**

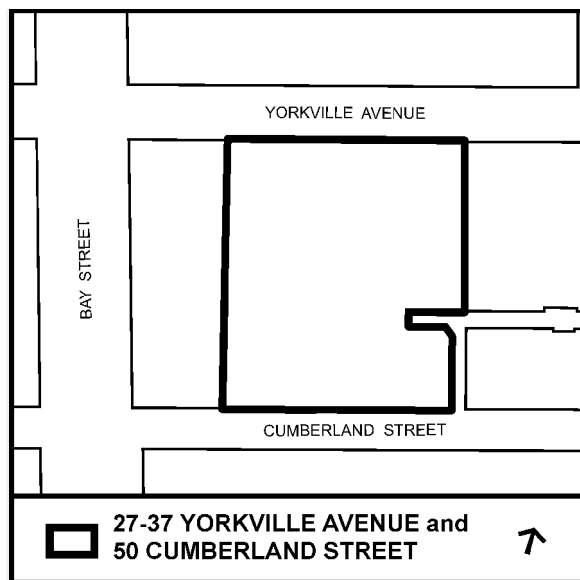
Date:	August 10, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	12 191650 STE 27 OZ

SUMMARY

This application proposes to amend the Zoning By-law to permit a 69- and 55-storey mixed use building with an 11-storey podium at 27-37 Yorkville Avenue and 50 Cumberland Street. The total height of the north tower is 218 metres plus a 19.5 metres mechanical penthouse. The total height of the south tower is 169 metres plus a 13.5 metre mechanical penthouse. The first two storeys of the 11-storey podium consist of retail uses; floors 3 to 9 contain a Toronto Parking Authority parking garage with 802 parking spaces; and the remaining floors are residential uses. Residential parking is located in 3 levels of underground parking. In total there are 1,172 vehicular parking spaces (370 residential parking spaces and 802 Toronto Parking Authority spaces) and 1,205 bicycle parking spaces. A total of 1,166 residential units are proposed.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on: (i) further study required for the area bounded by Davenport Rd, Bay Street, Yonge Street and Bloor Street West; (ii) the application; and (iii) on the community consultation process.

The next step is to hold a community consultation meeting where the community can review the application, provide



comments, and ask questions of City staff and the applicants.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 27-37 Yorkville Avenue and 50 Cumberland Street 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.
4. Staff be directed to review existing and planned built form context, pedestrian linkages, as well as other policies and guidelines for the areas bounded by: Bloor Street, to the south: Davenport Road, to the north; Yonge Street, to the east: and, Bay Street, to the west, to establish appropriate heights for the areas outside of the Height Peak, Height Ridges and Low-rise areas as illustrated in Site and Area Specific Official Plan Policy 211 and to bring forward any required Official Plan Amendments to a statutory public meeting under the Planning Act after holding a community meeting. Notice of both meetings will be given via newspaper advertisement.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

City Council, on March 5, 6 and 7, 2012, approved a transaction between the Toronto Parking Authority (TPA) and MUC Properties Inc. involving a sale to MUC Properties Inc. of a stratified interest in the City-owned lands declared surplus and located at 50 Cumberland Street / 37 Yorkville Avenue. The transaction requires that an 800-space public parking garage be built by the Purchaser at its sole cost in accordance with TPA's parking specification and the approved plans.

Below is a link to this decision:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.GM11.13>

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements. No meeting was held to discuss the massing and design of the application.

ISSUE BACKGROUND

Proposal

This application proposes to amend the Zoning By-law to permit a 69 and 55-storey mixed use building with an 11-storey podium at 27-37 Yorkville Avenue and 50 Cumberland Street. The total height of the north tower is 237.5 metres (including a 19.5 metre mechanical penthouse). The total height of the south tower is 182.5 metres (including a 13.5 metre mechanical penthouse). The floor plates of the proposed two towers are virtually identical. Each tower has a floor plate of 750 square metres and a dimension of approximately 37 by 20 metres. Curved projecting balconies are proposed on all four faces of each tower.

The proposed tower separation from building-face to building-face is approximately 22.5 metres. The south tower is set back from the Cumberland Street property line by 10 metres (the property line along Cumberland Street generally runs through the north sidewalk). The south tower is set back 10 metres from the west property line and approximately 25 metres from the centreline of the laneway to the east. The north tower is set back approximately 7 metres from the Yorkville Avenue property line. The north tower is set back 23 metres from the west property line and approximately 10 metres from the east property line.

The 11 storey podium, approximately 45 metres in height, virtually fills the entire site area with exception to the Cumberland Street frontage. The ground floor and podium along Cumberland Street is set back approximately 3.5 metres for the majority of the frontage, other than the eastern edge where the building is proposed to set back 1 metre. Along the east and west property lines, the podium rises 10 storeys before the podium partially steps back midblock along Yorkville Avenue and Cumberland Street by 4 metres. At the podium's western most point, the height is 11 storeys at Cumberland Street and Yorkville Avenue, where the residential sky lobbies are located. Further east the 11th storey steps in 6.5 metres and then 17 metres along Cumberland Street and 6.5 and then 13.5 metres along Yorkville Avenue.

At the west end of the ground floor, two residential entrances are proposed, the north tower from Yorkville Avenue and the south tower from Cumberland Street (a sky lobby is located on the 11th floor). A 3,363 square metre retail space is shown extending from Cumberland Street to Yorkville Avenue. East of the retail space are separate vehicular access points to the TPA garage from Cumberland Street and Yorkville Avenue. East of the vehicular access to the TPA are the pedestrian TPA lobbies, one on each frontage. The Cumberland TPA lobby is linked to the below grade pedestrian connection to Cumberland Terrace.

In total, 1166 residential units are proposed in this application. The proposed residential unit breakdown is as follows:

Unit Type	North Tower	South Tower	Total
Studio	52	52	104
1-bedroom	484	364	848
2-bedroom	107	83	190
Penthouse	12	12	24
Total	655	511	1166

The applicant is proposing to satisfy the Zoning By-law's minimum requirement for indoor and outdoor amenity space, which is 2 metres per unit each. Thus the proposal calls for 2,332 square metres of indoor amenity space and 2,332 square metres of outdoor amenity space. The amenity areas are proposed to be located on the 11th and 12th floors.

The proposed Floor Space Index is 23 times the lot area. The site area is 5,475 square metres and the application proposes a residential gross floor area of 84,014 square metres and 43,151 square metres of non-residential gross floor area (of which 7,675 square metres is retail and 35,476 is the TPA parking facility).

In total there are 1,172 vehicular parking spaces proposed. A total of 370 residential parking spaces in 3 levels of underground parking are accessed via the public lane from Cumberland Street. A total of 802 Toronto Parking Authority spaces are proposed on floors 3 to 9 with access from both Cumberland Street and Yorkville Avenue.

A total of 1205 bicycle parking spaces are proposed, including 949 residential and 256 visitor spaces. Seven visitor spaces are located at grade on Cumberland Street. The remainder of the spaces, both visitor and residential, are proposed to be located on the P1 level.

Service vehicles are proposed to access the site via the public lane. In total, three loading spaces are proposed, including one Type G space and two Type B spaces. The loading facilities are internal to the site.

For a summary of the proposal see Attachment No. 7, Application Data Sheet, for more information regarding this proposal.

Site and Surrounding Area

The site consists of two existing properties: a two storey retail building located at 27 Yorkville Avenue; and a six storey Toronto Parking Authority structure containing 1,009 parking spaces with a 4 storey office component fronting onto Cumberland Street.

The 5,475 square metre site is relatively flat from Yorkville Avenue to Cumberland Street. The site has a frontage of approximately 70 metres along Yorkville Avenue and 67 metres along Cumberland Street. Along Cumberland Street, a portion of the site appears to extend onto the roadway.

A public lane runs north from Cumberland Street, until the rear of property at 27 Yorkville Avenue where it then runs west and east. Running west, the laneway terminates after approximately 13 metres. Going east, the laneway joins with another lane which runs north to Yorkville Avenue.

Uses and structures near the site include:

North: of Yorkville Avenue is the nearly completed Four Seasons Hotel and Private Residence. The combined hotel and residential building located at the north east corner of Yorkville Avenue and Bay Streets is 52 storeys tall (204 metres including a 9 metre mechanical penthouse). East of the tower, is the vehicular drop-off for the hotel with a fountain sculpture and mosaic paving feature. The second Four Seasons tower stands behind the drop-off at 26 storeys tall (94 metres including a 5 metres mechanical penthouse). Adjacent to the drop-off along Yorkville Avenue is an open space, currently under construction, known as the "Rose Garden" with a public art feature. East of the open space are two historic buildings: the Yorkville Firehall; and the Yorkville Library. East of the library is Town Hall Square, a public park, and a 36-storey (117.4 metres including an 8.5 metre mechanical penthouse) mixed use building at 18 Yorkville Avenue.

East: of the public lane along Cumberland Street are two and three storey commercial buildings. East along Yorkville Avenue are commercial buildings ranging in height from one, three and nine storeys.

South: of Cumberland Street is the Cumberland Terrace, located at 2 Bloor Street West. The site at 2 Bloor Street West is an L-shaped parcel extending from the corner of Yonge and Bloor and along the entire north side of the block facing Cumberland Street, between Bay and Yonge Streets. There is an existing office tower at the corner of Yonge and Bloor Streets and a low-rise concrete slab building spanning the south side of Cumberland between Bay and Yonge Streets, containing an internalized retail mall and some office/commercial uses. A below-grade retail concourse connects the site with the TPA parking garage.

City Council on February 22 and 23, 2010, adopted the recommendation to amend the Zoning By-law to permit two residential towers: one at the corner of Yonge and Cumberland Streets; and second tower mid-block on Cumberland Street. The decision was appealed to the Ontario Municipal Board (OMB) by neighbouring property owners, including the owners of 50 Bloor Street West, where a modified site specific zoning by-law was approved subsequent to a settlement hearing. The OMB approved (OMB File No. PL100851) a by-law which permits: a 102.9 metre tower including a 6.3 metre mechanical penthouse, at Yonge Street; and a mid-block tower at 170 metres, including a 10 metre mechanical penthouse. A 24.4 metre podium building including grade-related commercial space, four levels of above-grade parking and "rooftop villas" at the corner of Bay and Cumberland

Streets (stepped back atop the podium from Cumberland Street with an overall height of 30.6 metres). The revised heights that resulted from the settlement were carefully assessed to protect the Jesse Ketchum playground, sport field and park from shadow impacts.

West: west of the site are two office buildings. The building at the corner of Bay Street and Cumberland Street (1235 Bay Street) is 10 storeys tall, with no setbacks. The building at the corner of Bay Street and Yorkville Avenue (1255 Bay Street) is nine storeys tall, with an arcade along its two frontages and no setbacks above.

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 City of Toronto Official Plan designates the subject site *Mixed Use Areas* and locates the site within *the Downtown and Central Waterfront*, as shown on Map 2, of the Official Plan's Urban Structure map. As part of the Official Plan's growth strategy, the *Downtown* is identified, as an area of intensification.

The Official Plan outlines a growth strategy for the City that highlights the importance of the *Downtown* as one of a number of locations where growth in employment and residential uses are encouraged.

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. In *Mixed Use Areas*, developments will: 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.

The Toronto Official Plan is available on the City's Website at:
www.toronto.ca/planning/official_plan/introduction.htm

Official Plan - 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. The area forms the north edge of the *Downtown* and provides for a transition in density and scale. The subject site is not located within a Height Peak, Height Ridge or Low-Rise Area as illustrated on Map 2 of 2 in Policy 211.

The site is within the Areas of Special Identity called Yonge-Yorkville (Map 1 of 2, Policy 211). In this Area, development will be compatible with the heritage buildings, protect views of the Fire hall tower, and minimize shadow impacts on Stollery Park. As well, new development will be contextually appropriate to the Area's individual settings and development patterns through building height, massing, setbacks, rooflines and profile architectural expression as well as vehicle access and loading.

Official Plan - Area Specific Policy 225 (*Lands North and South of Bloor Street Between Park Road and Avenue Road*)

Area Specific Policy 225, in the Official Plan, encourages pedestrian walkways, at or below grade and new parks in locations illustrated on the map within the Policy. At this site, the map shows a Proposed Pedestrian Route that runs north-south from Cumberland Street to Yorkville Avenue. The proposed pedestrian route is to join the Existing Underground Pedestrian Mall System south of Cumberland Street.

Zoning

The site is zoned CR T3.0 C1.75 R3.0 with a density limit of 3 times the area of the lot. The CR zoning category allows for a broad range of residential and commercial uses.

There site spans over two height limits. The area currently occupied by the TPA parking structure (37 Yorkville Avenue and 50 Cumberland St) has a height limit of 30 metres and the property at 27 Yorkville Avenue has a height limit of 18 metres.

Bloor –Yorkville/North Midtown Urban Design Guidelines

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 Yonge -Yorkville Precinct.

The Bloor-Yorkville/North Midtown Urban Design Guidelines are available on the City's website at:

<http://www.toronto.ca/planning/urbdesign/blooryorkville.htm>

Downtown Tall Buildings Vision and Performance Standards Design Guidelines

In July of 2012, Toronto City Council adopted the Downtown Tall Buildings Vision and Performance Standards Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development proposals falling within the Guideline boundaries.

The Guidelines identify where tall buildings belong Downtown and establish a framework to regulate their height, form and relationship to their surroundings. They focus on enhancing the pedestrian environment; minimizing shadowing of sidewalks, parks and public squares; protecting landmark views and heritage resources and improving the quality of life (access to natural light, sky views and privacy) for people living and working Downtown.

The Guidelines include a vision statement for downtown tall buildings; maps which identify "High Street" and "Secondary High Street" locations, recommended heights and building typologies for these streets; and twenty-three Performance Standards relating to the base conditions or tower portions of tall buildings or to their contextual fit within the Guideline area. Guideline details are available at:

<http://www.toronto.ca/planning/tallbuildingstudy.htm>.

The subject property is located on Cumberland Street, which is identified as a Secondary High Street on Map 1 of the Guidelines, meaning the height range would be generally one-third lower than the High Street they run parallel to (shown on Map 2 of the Guidelines). Thus, the Guidelines generally call for a height range of 51 metres to 91

metres on Cumberland Street. This portion of Cumberland Street is identified as Tower - Podium Form or a Residential Landscaped Setback Form on Map 3 and both Cumberland Street and Yorkville Avenue is identified as Retail Streets on Map 4.

Site Plan Control

The proposal is subject to Site Plan Control. An application for Site Plan Control has not been made to date.

Tree Preservation

There are no public or private trees within the categories required to notify the Municipality.

Reasons for the Application

The application proposes two towers at heights of 237.5 and 182.5 metres (including mechanical penthouse) with a 44.5 metre tall podium/base. The overall density proposed is 23 times the area of the lot, whereas the existing maximum permitted density is 3 times the area of the lot. The overall proposed height also exceeds the 30 and 18 metre height limit on the site. 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-law.

Staff are reviewing whether an Official Plan Amendment is required. An Official Plan Amendment will be required should the proposal be found not to be in compliance with development criteria for *Mixed Use Areas*, Site and Area Specific Policies, and as well as other relevant Official Plan policies.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Perspective Drawings/ Renderings, by Wallman Architects
- Architectural Drawings, by Wallman Architects
- Computer Generated Building Mass Model, by Wallman Architects
- Shadow Study, by Wallman Architects
- Planning Rational Report & Community Services and Facilities Study, by Walker, Nott, Dragicevic Associates, Ltd.
- Urban Design Brief, by Brook McIlroy
- Urban Transportation Considerations Report, by BA Consulting Group Ltd.
- Functional Servicing Report, by The Odan/Detech Group Inc.
- Public Utilities Plan
- Pedestrian Wind Conditions – Letter of Opinion, by RWDI Inc.
- Tree Declaration - No Trees, by Ferris and Associates Inc.
- Green Roof Statistics
- Toronto Green Standard – Checklist

- Boundary and Topographic Survey, by KRCMAR Surveyors Ltd.

A Notification of Incomplete Application issued on July 24, 2012 identifies the outstanding material required for a complete application submission as follows:

- Concept Landscape Plan
- Draft Zoning By-law Amendment
- Noise Impact Study / Vibration Study
- Pedestrian Level Wind Study
- Heritage Impact Statement

Issues to be Resolved

Planning staff have identified a number of issues with this proposal. In its current form Planning staff would recommend that City Council refuse this application. Based on a preliminary review a summary of Staff's concerns are highlighted below. At this time, Planning staff are recommending that the application proceed and a community meeting be held while staff study the policies that apply to the site, specifically in terms of Site and Area Specific Official Plan Policy 211, as described below.

Height, Massing and Density

Staff will further study the existing built form context, policies and guidelines for the areas bounded by: Bloor Street, to the south: Davenport Road, to the north; Yonge Street, to the east: and, Bay Street, to the west, to establish the appropriate heights for the areas outside of the Height Peak, Height Ridges and Low-rise areas as illustrated in Site and Area Specific Official Plan Policy 211.

Staff will assess the proposed 69 and 55 storey towers with 11 storey podium, in terms of height, scale, tower setback, massing, siting, density and overall fit within the Yonge – Yorkville Precinct. Planning staff are also concerned with proposed windowless facades from the third to tenth floors, which are intended to mask the above grade parking facility and residential locker floor, especially in terms of its relationship with the improved public realm on the north side of Yorkville Avenue. The Official Plan calls for new development to locate and organize vehicle parking to minimize their impact on the property and on surrounding properties and improve the safety and attractiveness of adjacent street, parks and open spaces (Policy 3.1.2.2). Where permitted or appropriate, above-ground parking structures should be integrated within building's design. Planning staff recommend that the north face of the podium, in particular, shall be redesigned to accommodate residential or office uses to screen the above-ground parking facility.

The proposed density of 23 times the area of the lot, significantly exceeds existing and proposed developments in the immediate area. This density calculation is reflective of, but not limited to, the massing of the podium, the overall height of the two towers, the lack of significant open space and setbacks at grade. Staff will also study the height and density of development 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 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*. Avoiding additional shadows on Jesse Ketchum Park and school yard was a key consideration in the OMB settlement for 2 Bloor Street West. Similarly, Staff will review all possible shadow impacts resulting from this proposal. Therefore, Staff may require additional reports and studies to evaluate the current or revised proposals throughout the review process.

Access, Parking and Traffic

The development proposes two access points to the TPA parking garage, one at Cumberland Street and the other at Yorkville Avenue. The residential parking access is via the public lane. To satisfy the parking demand generated by the development, 370 vehicular parking spaces are proposed.

An Urban Transportation Considerations Report, report prepared by BA Consulting Group Ltd was submitted in support of the current proposal. The application and applicable studies have been circulated to Transportation Services staff for their review. Staff will assess the appropriateness of the proposed access arrangements, vehicular and bicycle parking supply and traffic impact.

Streetscaping

This site is located on the south side of Yorkville Avenue, across from the planned open space associated with the new Four Seasons development, the pair of heritage buildings (Yorkville Firehall, and library), and Town Hall Square Park. No setback has been provided for along the proposed podium, providing a sidewalk width of approximately 3.8 metres. As part of the incomplete application, staff identified that no concept landscape plan has been submitted, so there is no indication if any new street trees are proposed.

Staff will assess the proposed ground floor footprint and streetscape design with regards to all applicable policies including, but not limited to, the Toronto Streetscape Manual, the Yorkville BIA standards, the Greater Yorkville Residents' Association (GYRA) Greening Initiative, and the Downtown Tall Buildings Vision and Performance Standards Design Guidelines.

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 what the zoning by-law would otherwise permit in return for community benefits. Details of a Section 37 Agreement between the applicant and the City will be worked out, 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 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 support 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.

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

CONTACT

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SIGNATURE

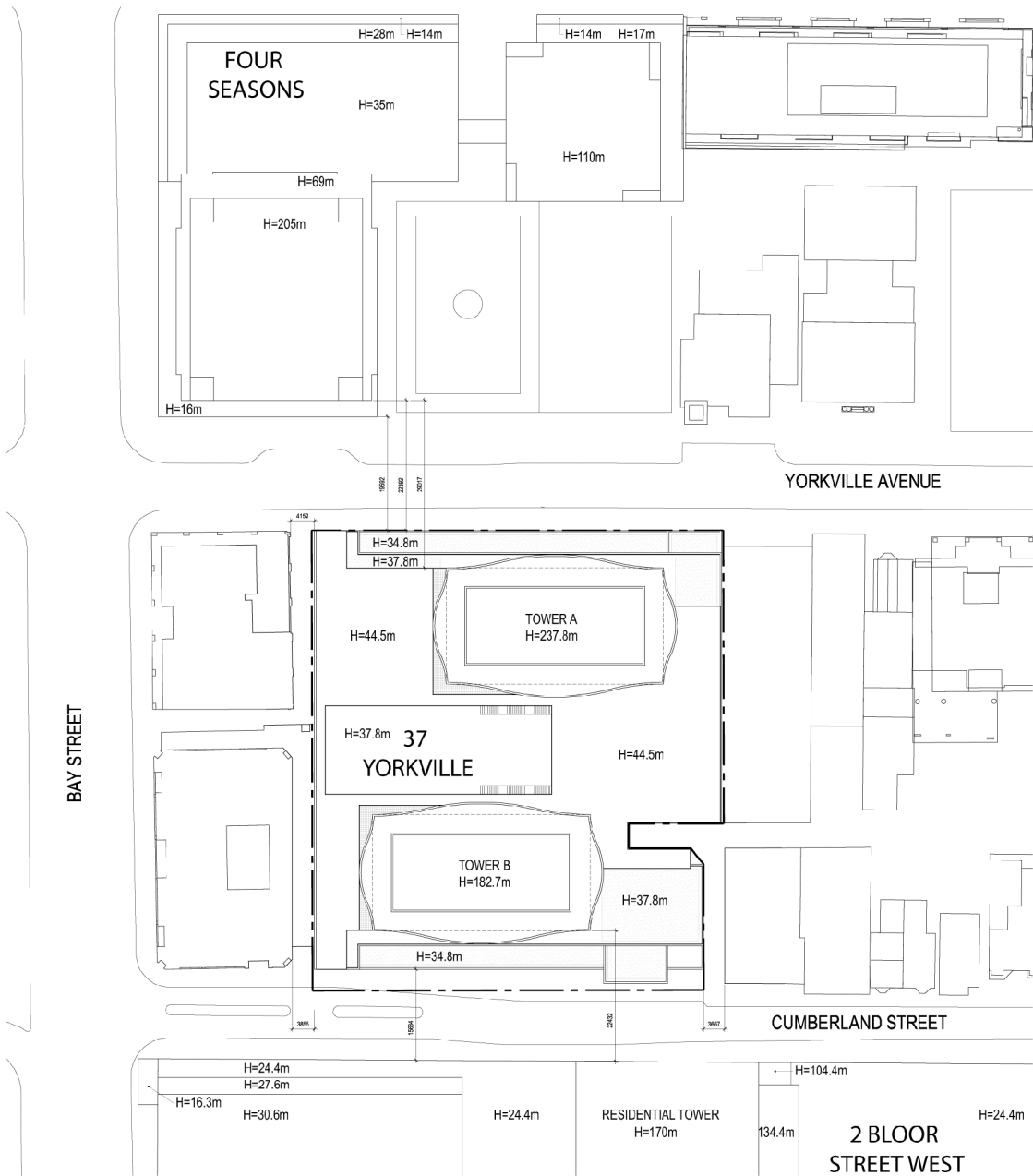
Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North Elevation
Attachment 3: South Elevation
Attachment 4: West Elevation
Attachment 5: East Elevation
Attachment 6: Zoning
Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

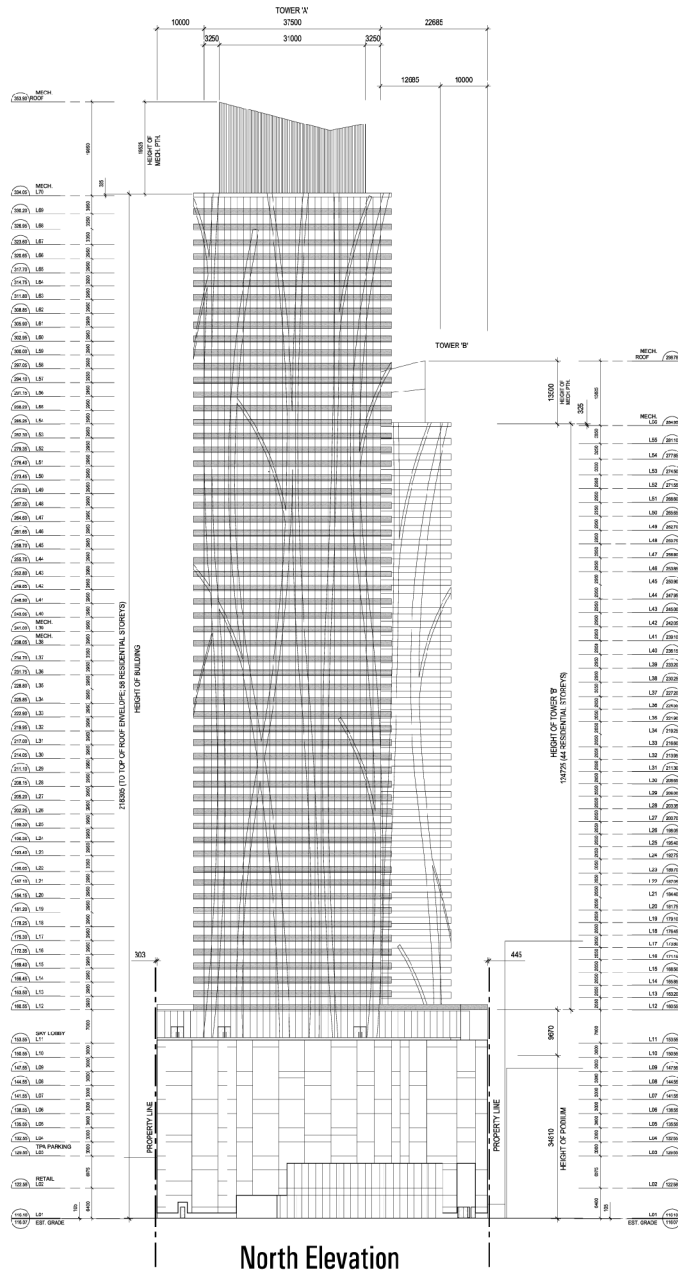
27-37 Yorkville Avenue and 50 Cumberland Street

Applicant's Submitted Drawing

Not to Scale 

File # 12 191650 OZ

Attachment 2: North Elevation



Elevations

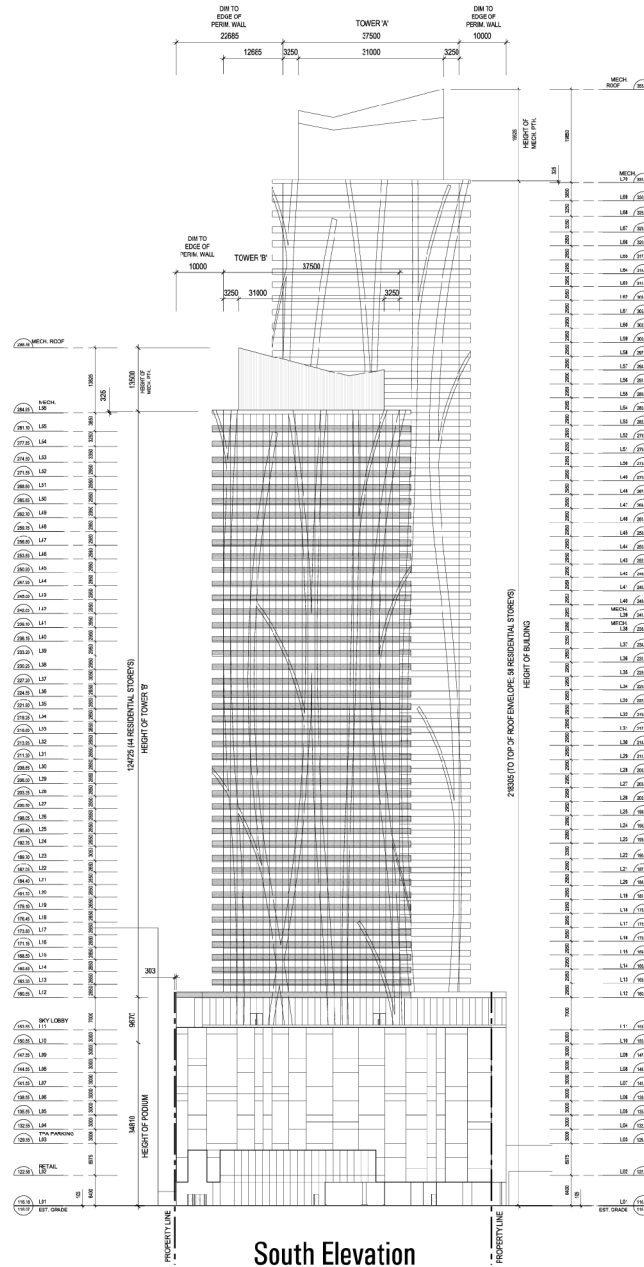
27-37 Yorkville Avenue and 50 Cumberland Street

Applicant's Submitted Drawing

Not to Scale
07/23/2012

File # 12 191650 OZ

Attachment 3: South Elevation



Elevations

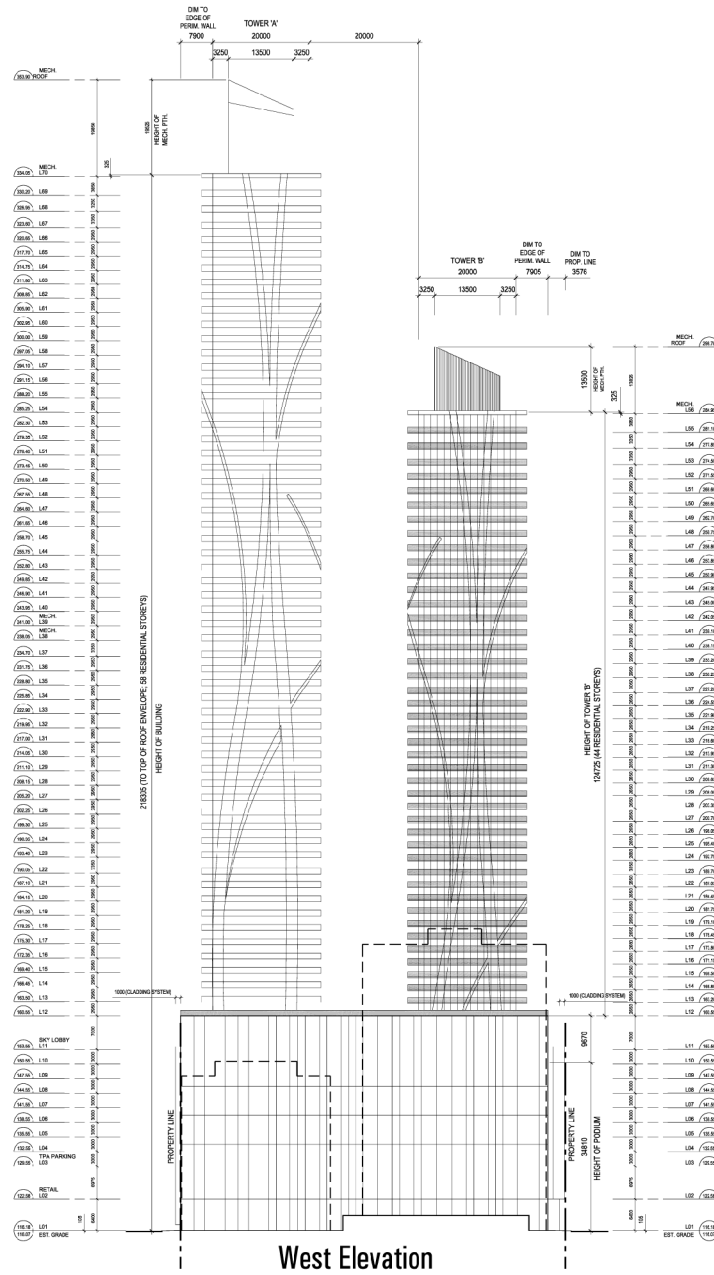
27-37 Yorkville Avenue and 50 Cumberland Street

Applicant's Submitted Drawing

Not to Scale
07/23/2012

File # 12 191650 OZ

Attachment 4: West Elevation



Elevations

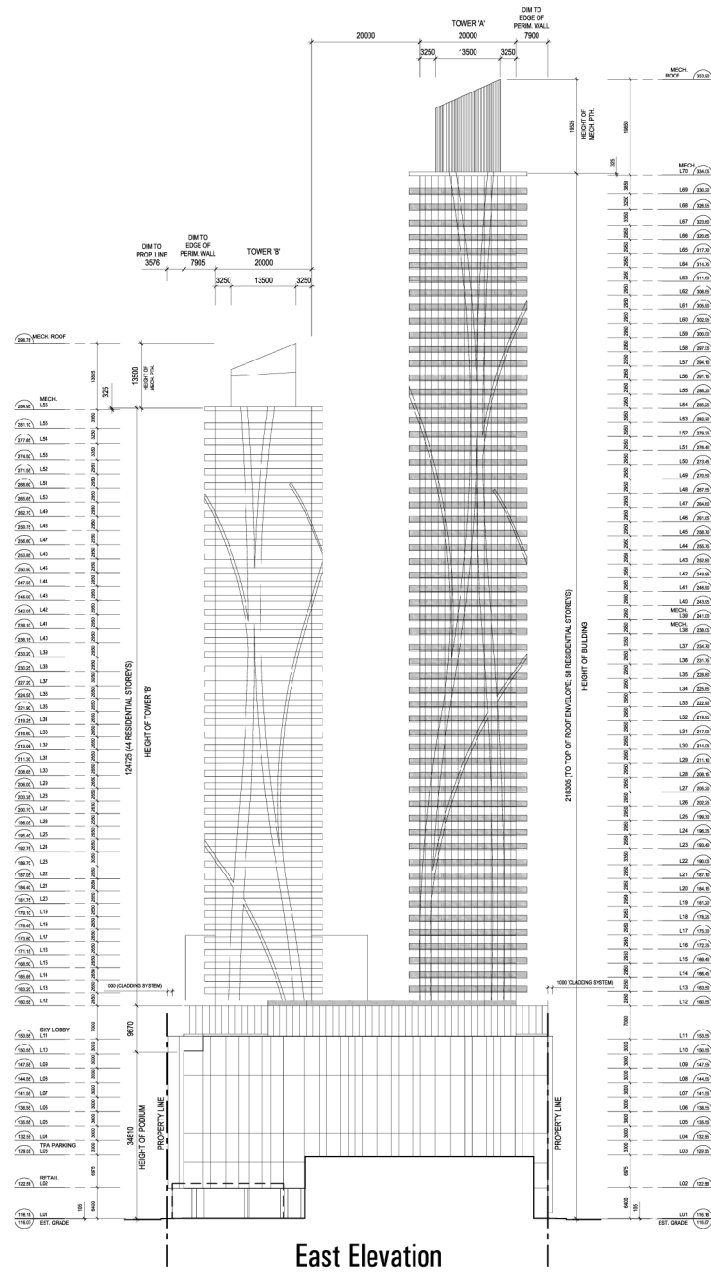
27-37 Yorkville Avenue and 50 Cumberland Street

Applicant's Submitted Drawing

Not to Scale
07/23/2012

File # 12 191650 OZ

Attachment 5: East Elevation



East Elevation

Elevations

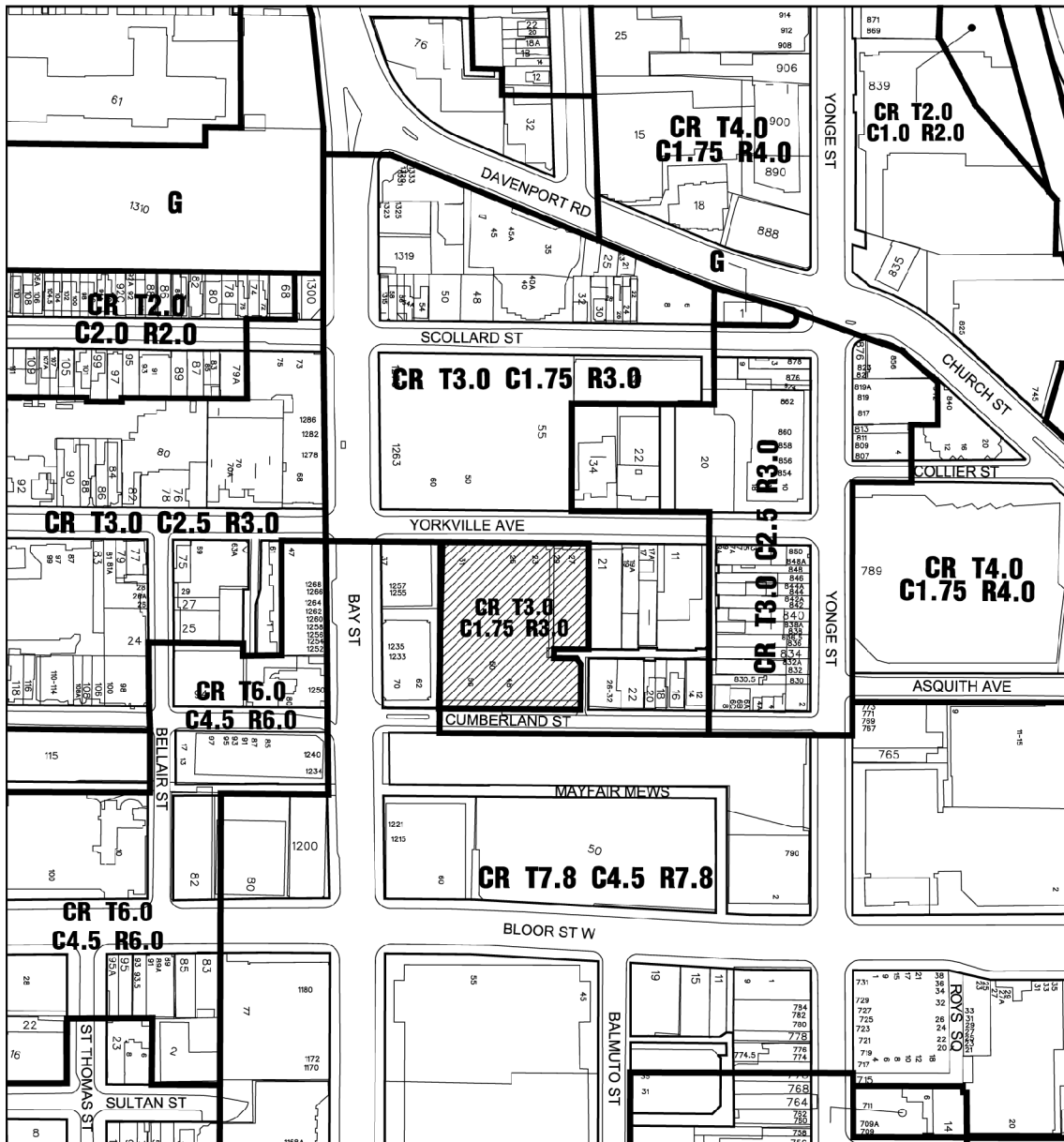
27-37 Yorkville Avenue and 50 Cumberland Street

Applicant's Submitted Drawing

Not to Scale
07/23/2012

File # 12 191650 OZ

Attachment 6: Zoning



Toronto City Planning
Zoning

27-37 Yorkville Avenue and 50 Cumberland Street

File # 12 191650 0Z

CR Mixed-Use District
 G Parks District



Not to Scale
 Zoning By-law 438-86 (as amended)
 Extracted 07/23/2012

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	12 191650 STE 27 OZ
Details	Rezoning, Standard	Application Date:	June 12, 2012
Municipal Address:	27- 37 YORKVILLE AVE, 50 CUMBERLAND ST		
Location Description:	PL 46 PT LT1 CON 2 FB PT LT21 PL 355 LT16 TO 19 << ENTRANCE ADDRESS FOR 50 CUMBERLAND ST **GRID S2703		
Project Description:	To construct a mixed-use development comprised of 2 residential towers having a heights of 55 and 69 storeys including an 11 storey podium base. The total height of the north tower is 218 metres plus a 19.5 metres mechanical penthouse. The total height of the south tower is 169 metres plus a 13.5 metre mechanical penthouse. The first two storeys of the 11-storey podium consist of retail uses; floors 3 to 9 contain a Toronto Parking Authority parking garage with 802 parking spaces; and the remaining floors are residential uses. Residential parking is located in 3 levels of underground parking. In total there are 1,172 vehicular parking spaces (370 residential parking spaces and 802 Toronto Parking Authority spaces) and 1,205 bicycle parking spaces. A total of 1,166 residential units are proposed.		

Applicant:	Agent:	Architect:	Owner:
SHERMAN BROWN DRYER KAROL ADAM BROWN	SHERMAN BROWN DRYER KAROL ADAM BROWN	WALLMAN ARCHITECTS	CITY OF TORONTO

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR T7.8 C4.5 R7.8	Historical Status:	N/A
Height Limit (m):	30m, 18m	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	5475	Height:	Storeys:	69
Frontage (m):	67.4		Metres:	237.8
Depth (m):	79.5			
Total Ground Floor Area (sq. m):	3760			Total
Total Residential GFA (sq. m):	84014		Parking Spaces:	1172
Total Non-Residential GFA (sq. m):	43151		Loading Docks	3
Total GFA (sq. m):	127165			
Lot Coverage Ratio (%):	69			
Floor Space Index:	23.2			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m):	84014
Bachelor:	104	Retail GFA (sq. m):	7675
1 Bedroom:	848	Office GFA (sq. m):	0
2 Bedroom:	214	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	35476
Total Units:	1166		