

**15 Huntley Street
Official Plan and Rezoning Applications
Final Report**

Date:	July 20, 2010
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	09 144749 STE 27 OZ

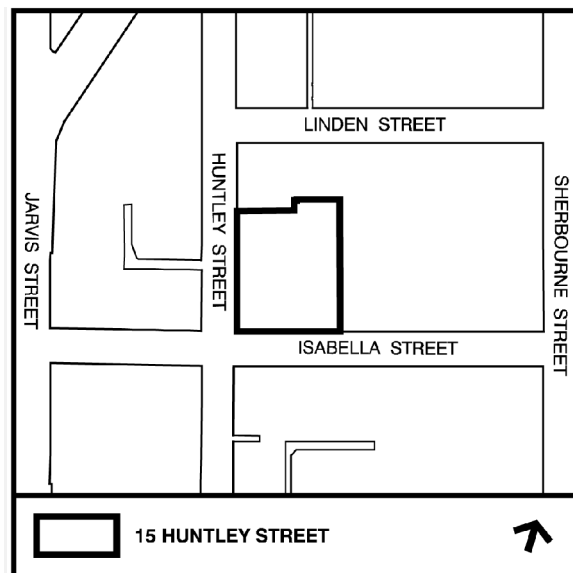
SUMMARY

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

This application by the Elementary Teacher’s Federation of Ontario is for the demolition of a 2-storey office building and development of a 4-storey office building with a height of 17.8 metres (20.3 metres to the top of the mechanical penthouse). The office building would have a gross floor area of approximately 7753 square metres and provide a total of 50 parking spaces, one Type B loading space and 22 weather protected bicycle parking spaces located at-grade and within an underground garage. Both the pedestrian entrance and vehicular access to the site would be from Isabella Street.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law.

The proposal has been reviewed and determined to be compatible with its physical context and will not affect nearby *Neighbourhoods* or *Apartment Neighbourhoods* in a manner contrary to the *Neighbourhoods* protection policies of the



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6 to the July 20, 2010 report from the Director of Community Planning, Toronto and East York District.
2. City Council amend Zoning By-law 438-86 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to the July 20, 2010 report from the Director of Community Planning, Toronto and East York District.
3. City Council authorize the City Solicitor, in consultation with the Chief Planner and Executive Director of City Planning, to make such stylistic and technical changes to the draft Zoning By-law Amendment and Official Plan Amendment as may be required to give effect to the intent of the recommendations contained in this report.
4. City Council authorize the Chief Building Official to issue a demolition permit for 15 Huntley Street following issuance of the first below-grade building permit for the proposed building.
5. City Council require the owner to enter into a Site Plan agreement to the satisfaction of the Chief Planner and Executive Director of City Planning, under Section 114 of the City of Toronto Act, 2006 addressing the following:

Prior to final Site Plan approval, the owner shall:

- (a) provide 1:50 scale drawings for the Isabella Street and Huntley Street elevations of the 4-storey building with building materials labelled;
- (b) incorporate in the construction of the building, and thereafter maintain, exterior building and landscape materials to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
- (c) build in conformity with the Toronto Green Standard Checklist received by the Chief Planner and Executive Director, City Planning Division on June 2, 2009;
- (d) be advised that no soil disturbance activity is to take place until the Ministry of Tourism and Culture accepts the Archaeological Report and is satisfied that no further archaeological work is required. The following advisory comments are to be attached to the Site Plan agreement;
 - (i) In the event that deeply buried archaeological remains are encountered on the property during construction activities, the Heritage Operations Unit of the Ministry of Culture be notified immediately at (416) 314-7146 as well as the City of Toronto, Heritage Preservation Services Unit (416) 338-1096; and

- (ii) In the event that human remains are encountered during construction, the proponent should immediately contact both the Ministry of Culture, and the Registrar or Deputy Registrar of Cemeteries at the Cemeteries Regulation Unit, Ministry of Government Services, and (416) 326-8404.
 - (e) submit to the Executive Director of Technical Services for review and acceptance, a site servicing review to demonstrate how this site will be serviced and whether the existing municipal infrastructure is adequate; and
 - (f) pay for any upgrades to the municipal infrastructure identified through the review of the site servicing review required to support the development, as determined by and to the satisfaction of the Executive Director, Technical Services.
6. City Council authorize City officials to take all necessary steps, including the execution of agreements and documents, to give effect to the above-noted recommendations.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The proposal by the Elementary Teachers' Federation of Ontario is for the demolition of the existing 2-storey office building and development of a 4-storey office building with a height of 17.8 metres (20.3 metres to top of mechanical penthouse). The office building would have a gross floor area of approximately 7,753 square metres and a floor space ratio of 1.81 times the area of the lot. The development would provide a total of 50 parking spaces, one loading space Type "B" and 22 weather protected bicycle parking spaces located at-grade and within a single level underground garage. Both the pedestrian entrance and vehicular access to the site would be from Isabella Street.

For further statistical information, refer to the Application Data Sheet found at Appendix 5 of this report.

Site and Surrounding Area

The subject property is located at the northeast corner of Huntley Street and Isabella Street and has an area of approximately 0.43 hectares (1.0 acre) with a frontage of 70 metres (230 feet) along Huntley Street and 58 metres (190 feet) along Isabella Street (see Attachment 1: Site Plan). The site contains a 2-storey brick building on the south side of the lot tiering down to one storey on the north side. The site further contains a number of trees along the perimeter of the property. The site was previously used as the offices of the Children's Aid Society of Toronto and has been vacant since their move in 2006.

Within the immediate context, the following uses surround the site:

North: along Huntley Street and Linden Street are a number of 3-storey semi-detached residential dwellings;

South: Casey House, a hospice for persons with AIDS, has two buildings located across Isabella Street, and there is a 9-storey apartment building just east of them;

East: immediately adjacent is Monsignor Fraser College for adult learners and north of the College is Ecole Elementaire Sacre-Coeur, a French Catholic elementary school; and

West: there are a number of multiple unit residential dwellings including one occupied by a chartered accountant's office. The Roger's Head Office complex is located west of the subject site.

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 by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe

Official Plan

The property is located within the "Downtown and Central Waterfront" area on Map 2 – Urban Structure and is designated as *Neighbourhoods* on Map 18 – Land Use Plan (see Attachment 4). Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, townhouses, as well as interspersed walk-up apartments that are no higher than four storeys.

The stability of Toronto's Neighbourhoods' physical character is one of the keys to Toronto's success. Developments in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular: heights, massing, scale and dwelling type of nearby residential properties; setbacks of buildings from the streets and property lines; and prevailing building types.

Small-scale retail, service and office uses are permitted on properties in Neighbourhoods that legally contained such uses prior to the approval date of the Official Plan. New small-scale retail, service and offices uses that are incidental to and support Neighbourhoods and that are compatible with the area and do not adversely impact adjacent residences may be permitted through an amendment to the Zoning By-law. To maintain the residential amenity of Neighbourhoods, new small scale retail, service and offices uses will: serve the needs of area residents and potentially reduce local automobile trips; have minimal adverse impacts on adjacent or nearby residents; and have a physical form that is compatible with and integrated into the Neighbourhood.

Chapter Two of the Official Plan – Shaping the City identifies that the downtown area offers opportunities for substantial employment and residential growth, but that this growth is not anticipated

Staff report for action – Final Report – 15 Huntley Street

to be uniform. Rather, it is expected that the physical setting of many areas will remain unchanged and that design guidelines specific to districts of historic or distinct character will be implemented to ensure new development fits into the context of existing built form, streets, setbacks and heights.

Chapter Three – Building a Successful City identifies that most of the City’s future development will be infill and redevelopment and, as such, will need to fit in, respect and improve the character of the surrounding area. Development will be located, organized and massed to fit harmoniously with its existing and/or planned context. Development will limit its impacts on neighbouring properties and the public realm by respecting street proportions, creating appropriate transitions in scale, providing for adequate light and privacy, and limiting shadow and wind impacts.

The Toronto Official Plan is available on the City’s website at:

www.toronto.ca/planning/official_plan/introduction.htm

Zoning

The site is subject to Zoning By-law No. 438-86, as amended, and is zoned R3 Z1.0 H12.0 (see Attachment 3). This zone allows for a variety of residential uses to a maximum density of 1 times the area of the lot and a maximum height of 12.0 metres (40 feet).

Site Plan Control

The proposed development is subject to Site Plan Approval. An application for site plan approval has been submitted (File # 10 146383 STE 27 SA) and is in circulation for comments.

Reasons for Application

An amendment to the Official Plan is required in order to permit the office use at the proposed scale, intensity and location. The *Neighbourhoods* land use designation only permits new small-scale offices that are incidental to and support neighbourhoods which are located on major streets as identified on Map 3 of the Official Plan. Huntley Street and Isabella Street are not identified on Map 3 of the Official Plan and the proposed office use will not be incidental or serve the needs of area residents.

The Official Plan does discuss re-designation, and in Policy 5.3.1.3 notes that amendments to the Official Plan that are not consistent with its general intent will be discouraged, however, if a re-designation is being considered, Council must be satisfied that any development permitted under an amendment to this Plan is compatible with its physical context and will not affect nearby *Neighbourhoods* or *Apartment Neighbourhoods* in a manner contrary to the *Neighbourhood* protection policies of this Plan.

An amendment to the Zoning By-law is required in order to permit the proposed office use in a residential (R3) zone. It is also required as the proposed building’s height of 17.8 metres (20.3 metres to the top of the mechanical penthouse) and density of 1.81 times coverage exceeds the 12 metre height limit and 1.0 times density limit in the Zoning By-law.

Community Consultation

A community consultation meeting was held on September 24, 2009 and was attended by 10 people. Issues raised at the meeting and submitted on comment sheets distributed at the meeting include:

1. residents requested a local area study be undertaken in order to address the change of use from residential to office;

2. concerns about the height and density of the proposed building;
3. concerns about the proposed landscaping;
4. concerns about the loss of privacy for houses to the north;
5. concerns about the shadow impact on adjacent residential properties; and
6. concerns about traffic and parking.

As suggested by the Official Plan and requested by the community, City staff undertook an Area Study with a review of the adjacent land use, building heights, density and lot area. On June 10, 2010, a second community consultation meeting in the form of an open house was held. Approximately 11 people attended to review display boards of the findings of the Area Study, ask questions of City staff and the applicant's team, and to provide feedback. The majority of people who spoke to City Planning staff supported the revised proposal including the increased setback on the north side of the property in order to improve privacy for the adjacent residences. Some individuals continued to express concern respecting the impact this change of land use, from residential to office, may have on the area. This matter is discussed further under the comments section in this report.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan Amendment and Zoning By-law standards

COMMENTS

Consistency with Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement by proposing intensification within a built-up urban area near higher-order transportation.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe, by proposing intensification within the Downtown, which is identified as an Urban Growth Area.

Area Wide Study

A City initiated Area Study was undertaken to determine the impact a 4-storey office building might have within areas designated "*Neighbourhoods*" and "*Apartment Neighbourhoods*" within the Official Plan.

The boundaries of the study area (see Attachment 4a) are Selby Street to the north, Jarvis Street to the west, Sherbourne Street to the east, and the properties on the south side of Isabella Street to the south.

Location

The study area and subject site are located within the Downtown and Central Waterfront area of the City. The site is within walking distance of Bloor, Jarvis and Sherbourne Streets, and is well served by local retail and service uses and by public transit.

The 141 Jarvis Street bus operates from Queen's Quay to Davisville Avenue. The 75 Sherbourne Street operates from Queen's Quay to Rosedale, and the 94 Wellesley operates from Ossington Avenue to Castle Frank subway station.

In addition, the property is within a five minute walk of the Sherbourne subway station to the east, and a ten minute walk to the Yonge/Bloor subway station to the west, providing access to both the Yonge and Bloor subway lines.

The site is well served by the Sherbourne Street, Wellesley Street and new Jarvis Street bicycle lanes.

Land Use

The majority (61%) of the 82 properties within the study area accommodate low scale, low density residential uses. However, the Study Area also accommodates a significant office use in the form of the Rogers Campus located on Jarvis and Huntley Streets. As well, there are six large lots which accommodate apartment buildings (135 Isabella Street – 9-storeys; 137 Isabella Street – 7-storeys; 540 Sherbourne Street – 14-storeys; 17 Sherbourne Street – 4-storeys; 582 Sherbourne Street – 32 storeys and 556 Sherbourne Street – 7-storeys), two institutional uses being Ecole Elementaire Sacre-Coeur Elementary School and Monsignor Fraser College (Adult Learning) and the subject site.

The subject site is one of the largest single lots (4272 square metres) in the study area. The site is abutted by Huntley and Isabella Streets, Monsignor Fraser College, and single family houses to the north. The corner site is approximately 100 metres from Jarvis Street, a major (Map 3) arterial roadway.

The existing 2-storey office building was previously used as the offices of the Children’s Aid Society of Toronto and has been vacant since 2006. The proposal is to demolish the existing building and to construct a new 4-storey office building at a density of 1.8 times coverage. The building would be used for general office purposes by the Elementary Teacher’s Federation of Ontario.

Traffic Impact, Access and Parking

A Traffic Impact Study prepared by LEA Consultants and has been reviewed by Technical Services Division staff. The consultant has concluded that the project will not generate any significant change in traffic activity or have any undue adverse impact on the adjacent road system. Transportation Services staff are satisfied with the Study.

Technical Services staff further advised that the proposed provision of 50 parking spaces satisfies expected demand and the requirements of the Zoning By-law and is acceptable.

Ingress and egress to the parking and loading will be provided by a single driveway at Isabella Street. This driveway is located about 60 metres east of Huntley Street. The majority of vehicles will arrive and depart the site along Isabella Street and either Jarvis or Sherbourne Streets. Far fewer vehicles are expected to use Huntley Street because Huntley Street operates in a one-way southbound direction from Selby Street to Isabella Street with no direct access from the subject property to Huntley Street.

The Official Plan encourages development at locations well served by a full range of transportation options so as to reduce reliance on the private automobile. As described previously, the site is in close proximity to public transit operations, particularly the Bloor/Danforth subway line, and its location in the downtown provides convenient walking and cycling opportunities to a range of destinations.

Loading

One Type “B” loading space is being proposed for the project. As the proposed office use is not expected to generate a significant amount of truck activity, it is proposed that smaller delivery vehicles,

such as cube vans and pick-up trucks, will share the use of the Type “B” space with larger delivery vehicles. All trucks will access the loading area via Isabella Street.

Height and Density

The Area Study found that building heights generally range from 2 to 4 storeys and generally decrease from north to south (Selby Street to Isabella Street), and from west to east (Jarvis Street to Sherbourne Street). Within this general pattern the lots north and south of Isabella Street, from Huntley Street to Sherbourne Street, which contains the subject site, has building heights up to 9 storeys.

The height of the proposed building is in keeping with the average heights found throughout the area. The *Neighbourhoods* designation in the Official Plan limits the height of buildings to 4-storeys.

The Area Study found that the majority of properties accommodate buildings at a density of less than 2.0 times coverage, including the subject property. However, there are pockets of higher density buildings along the easterly edge east of Jarvis Street (Rogers Communication) and along the south side of Isabella Street, from Huntley Street to Sherbourne Street, where mid-rise apartment buildings are predominant. Here densities range up to 4 times coverage.

Siting and Massing

The building is setback a minimum of 8 metres from the north, 4.9 metres from the west, 3 metres from the south and 1.4 metres from the east property lines. The building covers 47% of its lot and 28% percent of the lot is devoted to soft landscaping (see Attachment 1).

The 4-storey (17.6 metre) high building fits below a 45 degree angular plane drawn from the north lot line and includes 2 and 3-storey elements along the north, west and south elevations (see Attachments 2a-2d).

The proposed set backs and stepbacks and maximum 4-storey height result in a building which is compatible with adjacent buildings and which minimizes light, view and privacy impacts.

The building aligns with the residential buildings to the north and soft landscaping extend the front yards and landscaped boulevard along both Huntley and Isabella Streets.

Shadow Analysis

The applicant has submitted a Shadow Analysis prepared by KPMB architects dated April 6, 2010.

The proposed 4-storey office building will introduce no additional shadow impacts on the neighbouring properties designated *Neighbourhoods*, beyond that which would be anticipated under the as-of-right zoning conditions. In fact, an as-of-right building could cast a larger shadow on the residences north and northeast than the proposed development.

During the March 21/September 21 condition, the proposed building will cast no shadows on the rear yards of the residents living just north and northeast of the property. Additional shadow will be added for one hour after 5:18 p.m. for those rear yards that are located further north and east of the subject property along Linden Street. The majority of the shadows will fall on the portables for the Monsignor Fraser College for adult learners to the east of the subject site.

Wind Analysis

The Official Plan policies require new development to be massed to fit harmoniously into its existing and/or planned context. This includes minimizing adverse effects of winds on neighbouring streets, properties and all exterior pedestrian areas. The applicant has submitted a Wind Analysis of the conditions created by the proposed building from RWDI dated April 5, 2010. Their analysis concludes that the wind conditions in all pedestrian areas, including sidewalks, the main entrance and the fourth floor terrace are generally acceptable. As a result, no wind mitigation is required. Staff is satisfied with these conclusions and find the resultant wind conditions satisfactory.

Servicing

Staff are generally satisfied that the existing City infrastructure has adequate capacity to support the proposed development. Additional requirements will be secured in the Site Plan Agreement, including a site servicing plan, grading plan, and stormwater management report for review and acceptance by the Executive Director of Technical Services Division. The applicant is also requested to provide a revised water demand analysis and hydrant testing.

The costs of any municipal services upgrades required to support the development will be borne by the applicant.

Urban Forestry

An Arborist Report was submitted as part of the submission package. There are 10 trees situated on or in close proximity of this site that qualify for protection under the City's Private Tree By-law and can be retained. During the site plan control process, a tree protection plan will be prepared in accordance with the City of Toronto's Tree Protection Policy and Specifications for Construction Near Trees. This plan will show locations where protective hoarding is to be installed i.e. tree protection zones, and reference or include details describing the manner in which hoarding is to be constructed and installed.

This project will require the removal of nine privately owned trees. Trees protected under the Private Tree By-law that are to be removed, must be replaced at a ratio of three trees for each tree being removed.

Urban Forestry has further requested that the owner conduct as part of Site Plan control, an investigation of underground utilities prior to proposing new tree plantings within the City road allowance. During the Site Plan control process, Planning staff will secure street landscaping abutting this site.

Open Space/Parkland

The alternate park levy does not apply to office uses. However the development is subject to a 2 per cent cash-in-lieu of parkland dedication payment required under Chapter 165 of the former City of Toronto Municipal Code to implement Section 42 of the Planning Act. The cash-in-lieu payment is part of the building permit application process.

Toronto Green Standard

The application is not subject to the new mandatory Green Development Standard. The Toronto Green Standard contains performance targets and guidelines that relate to site and building design to promote better environmental sustainability of development in Toronto. The Standard has 63 possible green development targets. Based on the applicant's submission of the Toronto Green Standard Checklist, the

proposed development is intended to achieve 52 targets. Some of the targets proposed to be met include:

- green roof installed with at least 75 per cent coverage of the roof;
- the primary entrance of the proposed building is within 200 metres of a transit stop and is directly integrated with existing pedestrian routes;
- bicycle parking that meets or exceeds 0.75 spaces per dwelling unit (residential) or 1 space per 1,250 square m of non-residential floor space;
- stormwater on-site retained to the same level of annual volume of overland runoff allowable under redevelopment conditions;
- all water fixtures meet efficient standards; and
- at least 50 per cent of non-hazardous constructions and demolition debris salvaged or recycled.

Section 37 – Community Benefits

Section 5.1.1.4 of the Official Plan states that Section 37 only applies to development which proposes more than 10,000 square m of gross floor area. The 4-storey office development proposes a total gross floor area of 7,753 square m which falls below the 10,000 square metre threshold. Therefore, the requirement for Section 37 community benefits does not apply to this development.

Development Charges

It is estimated that the development charges for this project will be \$208,481.00. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

Alternative Development and Precedent

A 4-storey, 70-unit apartment building with a density of 1.0 and 40 parking spaces is an alternative development permitted under both the Zoning By-law and Official Plan. The alternative development would be smaller but have impacts (wind, traffic, shadow, etc.) generally comparable to the proposed 4-storey office building.

Given the large size of the lot, the area context and recent City Council approvals, a larger than permitted apartment building could possibly be justified.

During the community consultation some residents expressed concern about the precedent that the proposed development might have on the *Neighbourhoods* and *Apartment Neighbourhoods* areas in terms of proposed use, density and height.

As noted, the site and existing building are unique in terms of their past use for office purposes and large size of the lot. A future office building in the *Neighbourhoods* area would require Official Plan and Zoning By-law amendments. The 4272 square metre lot is one of the largest lots in the area. Approximately 16 house lots would have to be assembled to create a lot of equal size. Lastly, it is the size of the lot and moderate increases in permitted height (17.8 metres vs. 12 metres) and density (1.8 times coverage versus 1.0) which ensure the compatibility of the proposed development with existing developments.

Therefore, the precedent set by the proposed development has not been found to be negative and the development is not easily duplicated in the immediate area.

Conclusion

City Planning is supportive of the proposed 4-storey office development and the required Official Plan and Zoning By-law amendments. The support is based on the following key factors:

- 1) The proposed 4-storey office building replaces an existing 2-storey office building and will continue an employment use in the Downtown in close proximity to public transit and service uses;
- 2) The 4-storey building would occupy an atypically large (4272 square metres) corner lot in a mixed *Neighbourhoods* area and be compatible with its physical context and not negatively affect nearby properties contrary to the *Neighbourhoods* protection policies of the Official Plan;
- 3) An apartment building of a height permitted by the Official Plan and at a density and scale consistent with other apartment buildings within the area would have comparable impacts; and
- 4) The recommended development is unlikely to set a negative precedent for future development in the *Neighbourhoods* area.

CONTACT

Michael Hynes, Senior Planner
Tel. No. 416 397-1761
Fax No. 416 392-1330
E-mail: mhynes@toronto.ca

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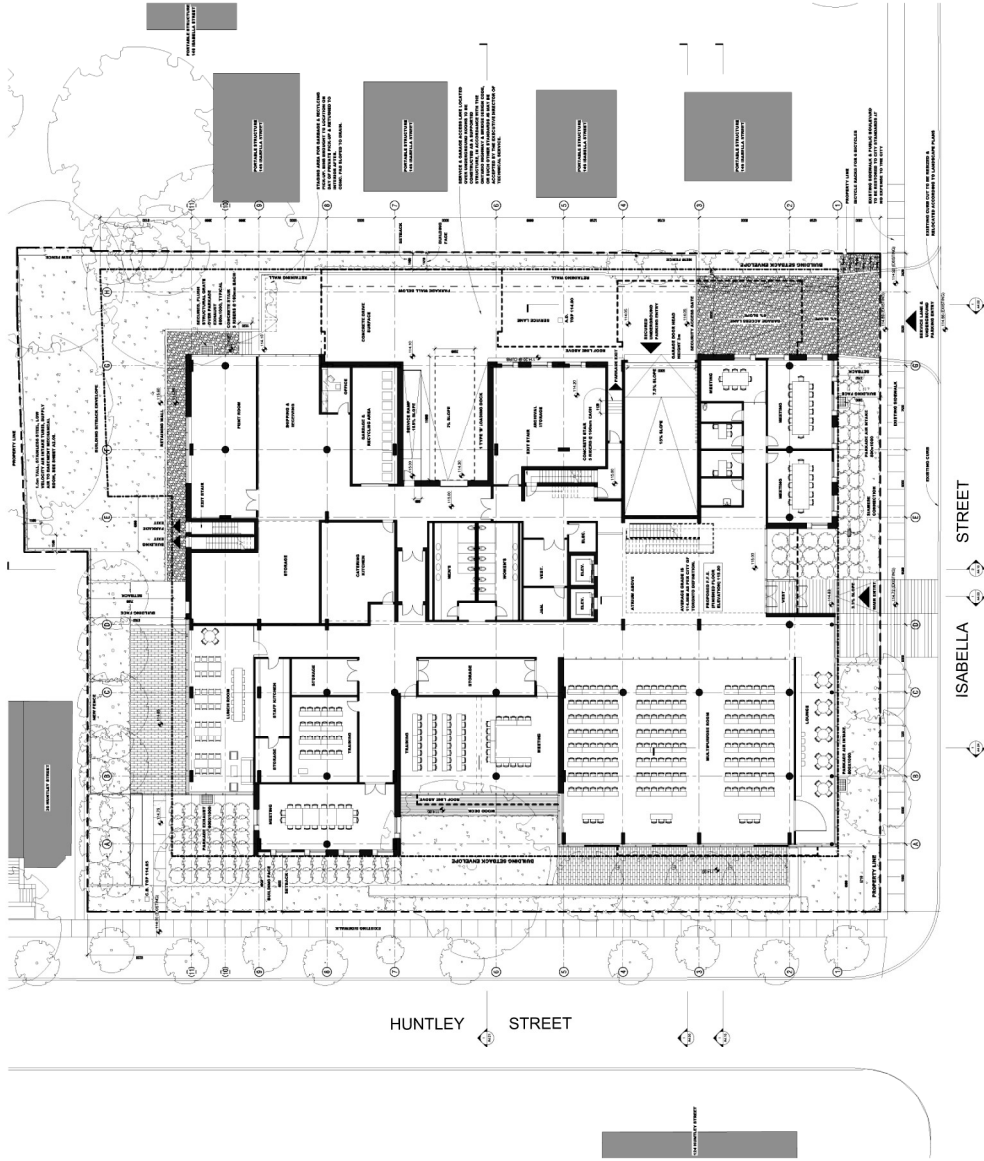
Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Official Plan
Attachment 4a: Study Area
Attachment 5: Application Data Sheet
Attachment 6: Draft Official Plan Amendment
Attachment 7: Draft Zoning By-law Amendment

Attachment 1: Site Plan



15 Huntley Street

File # 09_144749

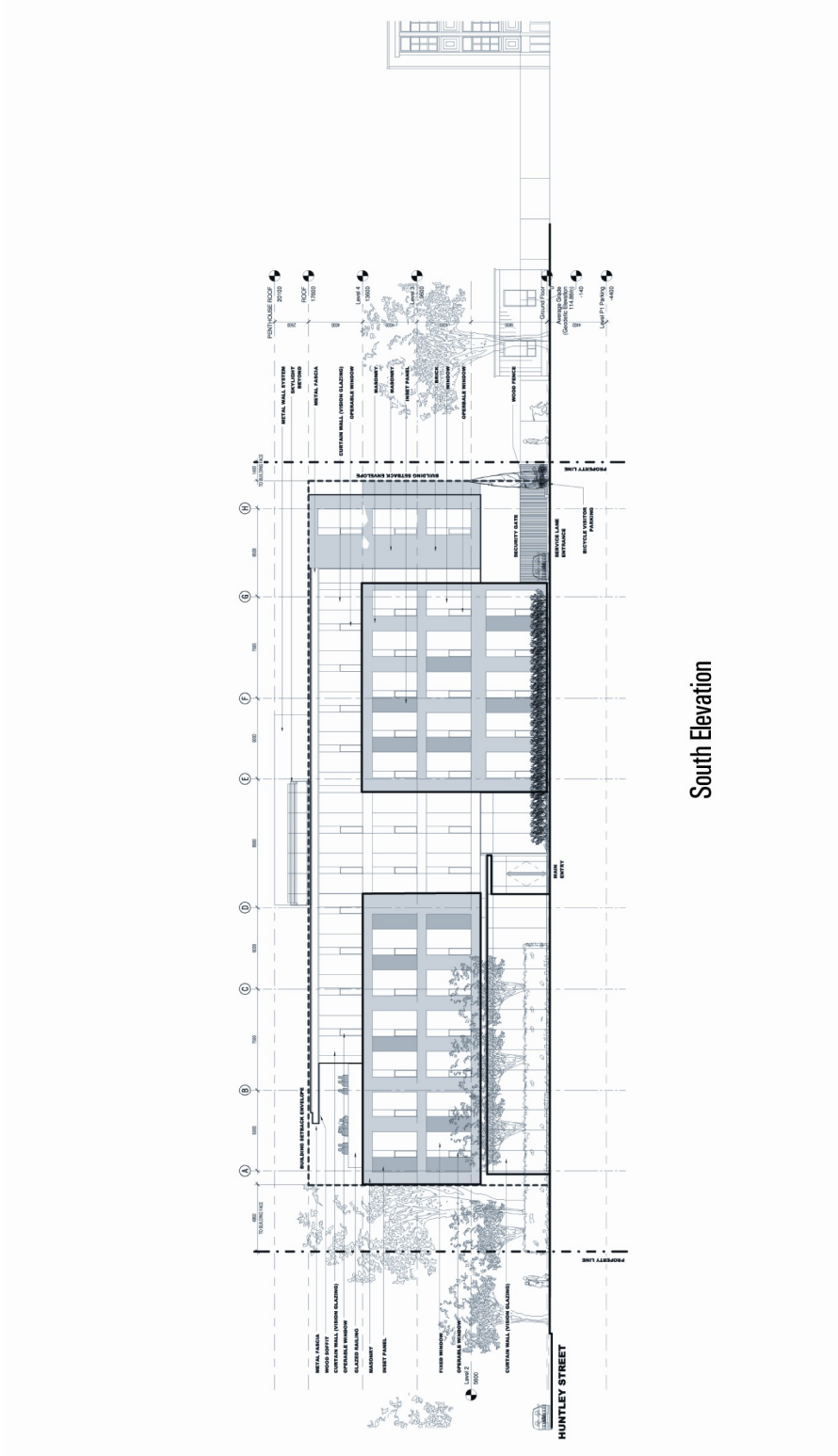
Site Plan

Applicant's Submitted Drawing

Not to Scale
06/08/2010



Attachment 2a: South Elevation



South Elevation

Elevations

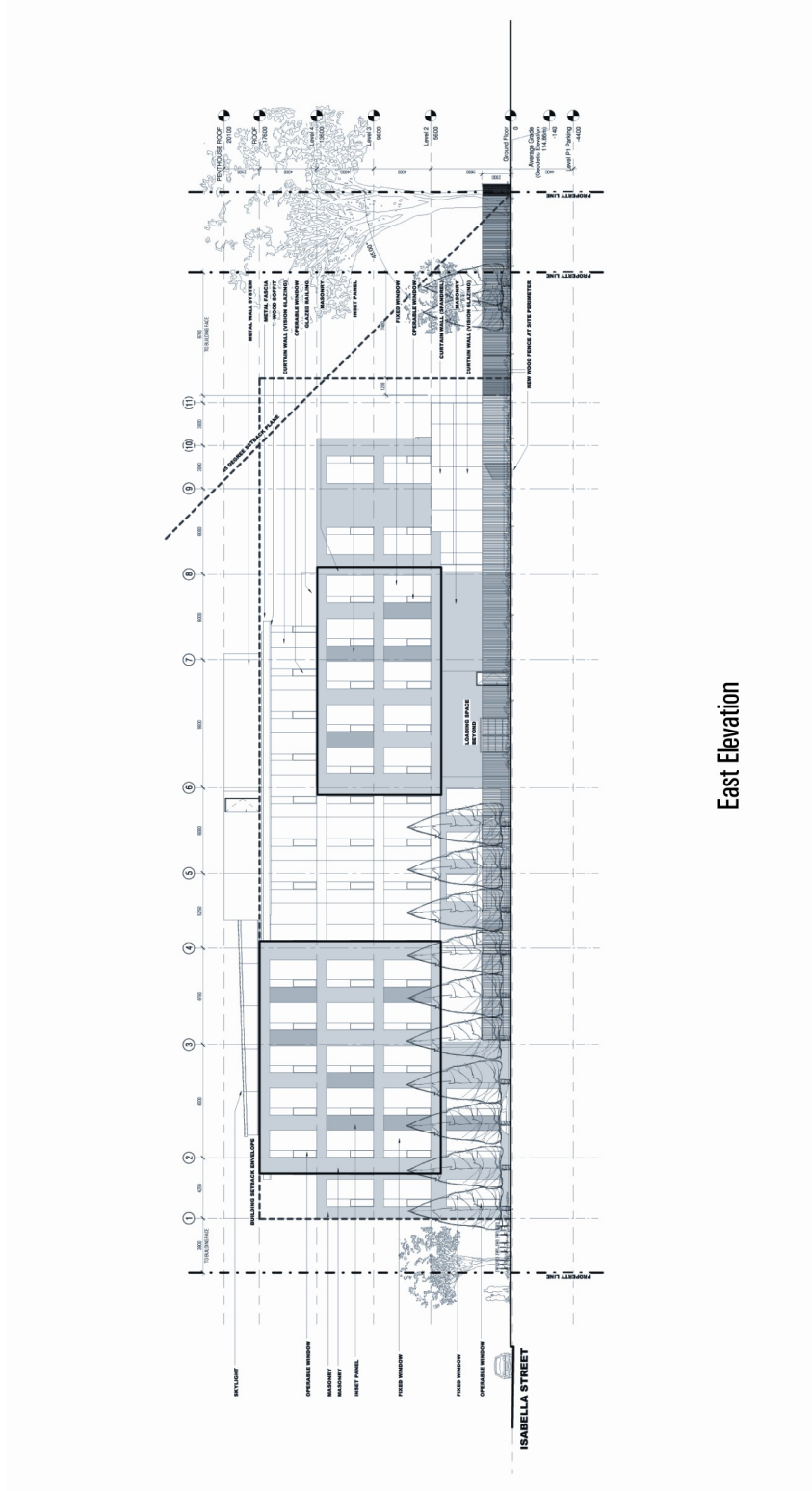
Applicant's Submitted Drawing

Not to Scale
06/22/2010

15 Huntley Street

File # 09_144749

Attachment 2b: East Elevation



East Elevation

Elevations

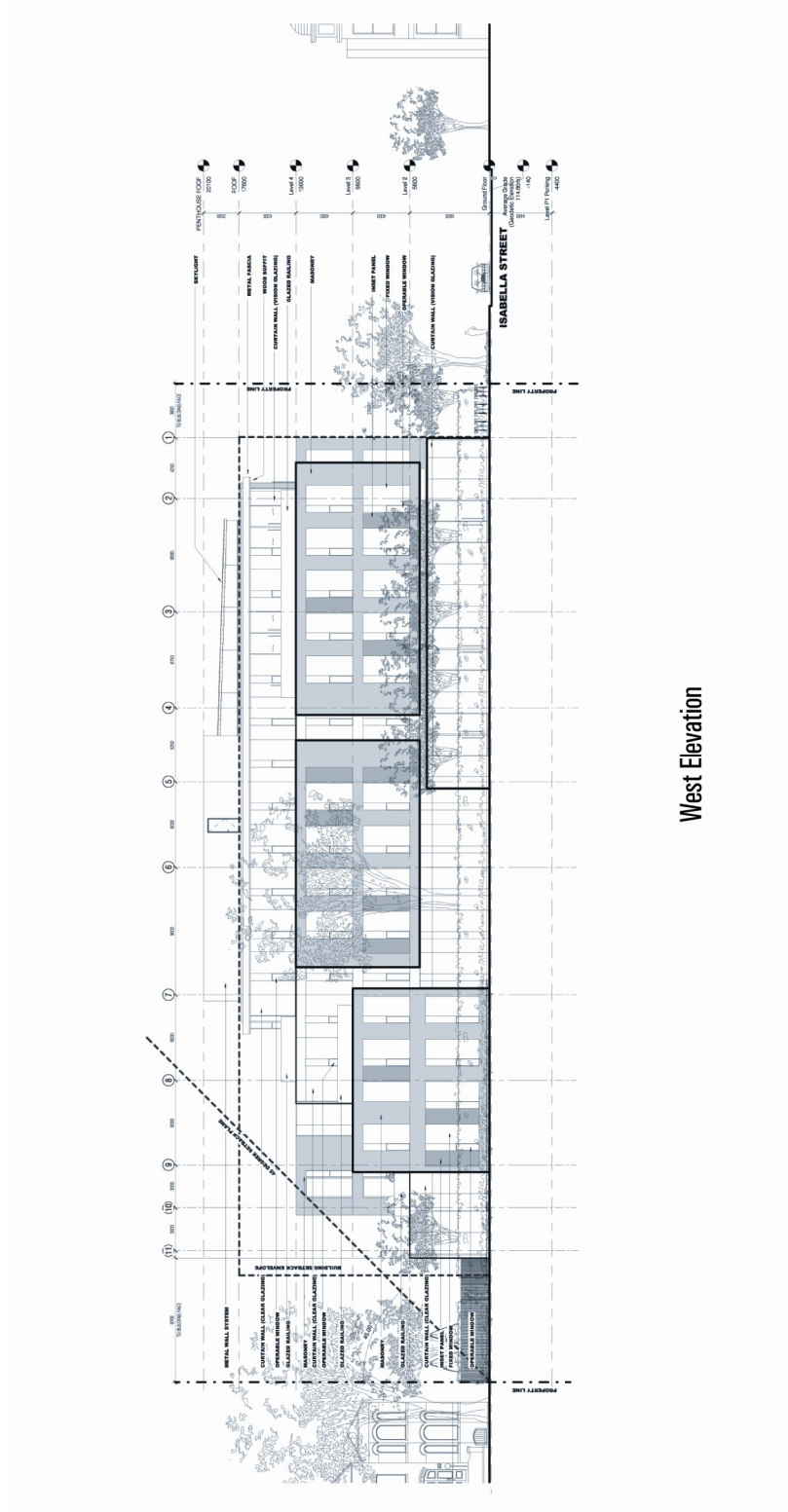
Applicant's Submitted Drawing

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06/22/2010

15 Huntley Street

File # 09_144749

Attachment 2c: West Elevation



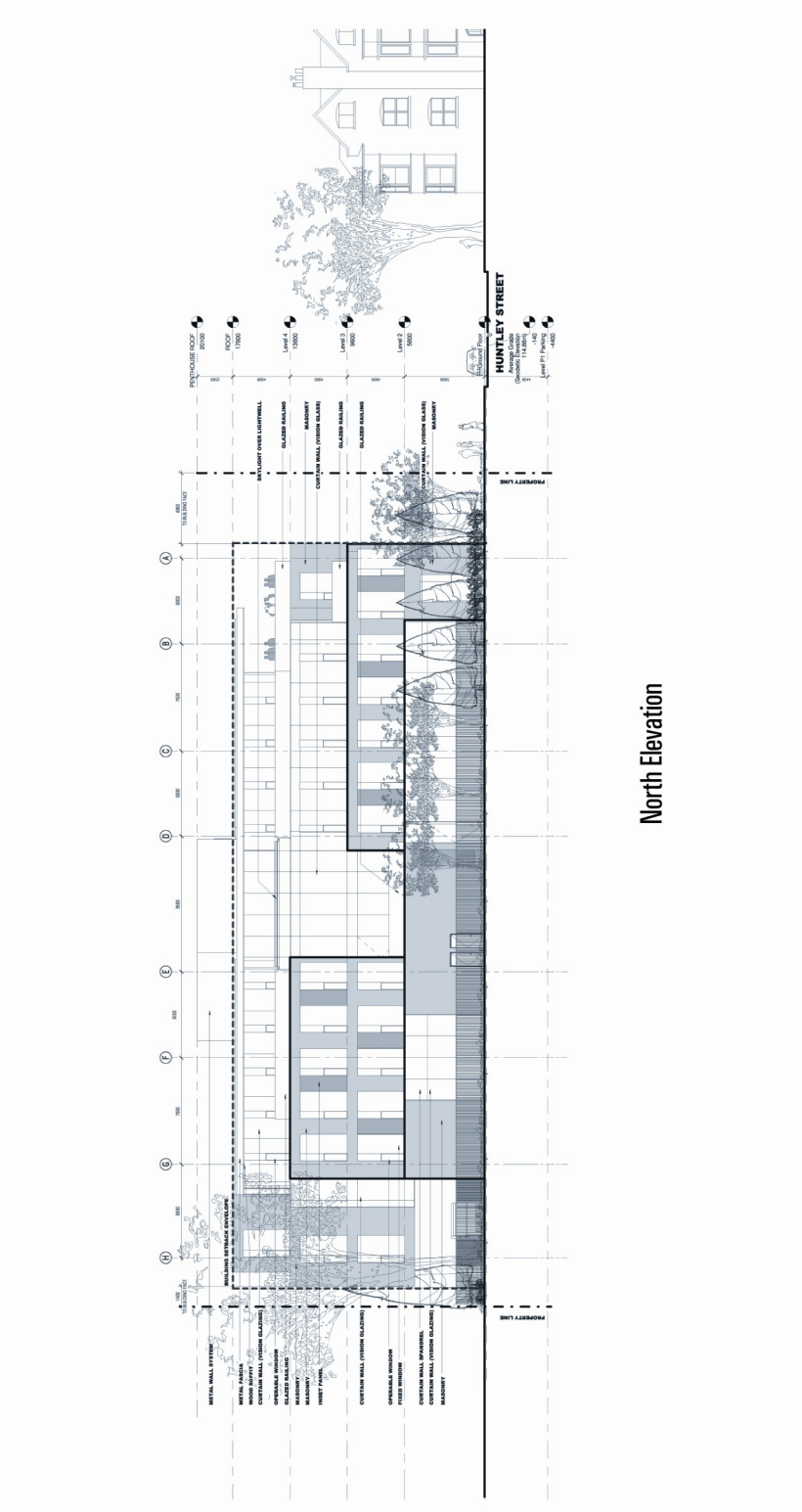
West Elevation

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 06/22/2010

15 Huntley Street

File # 09_144749

Attachment 2d: North Elevation



North Elevation

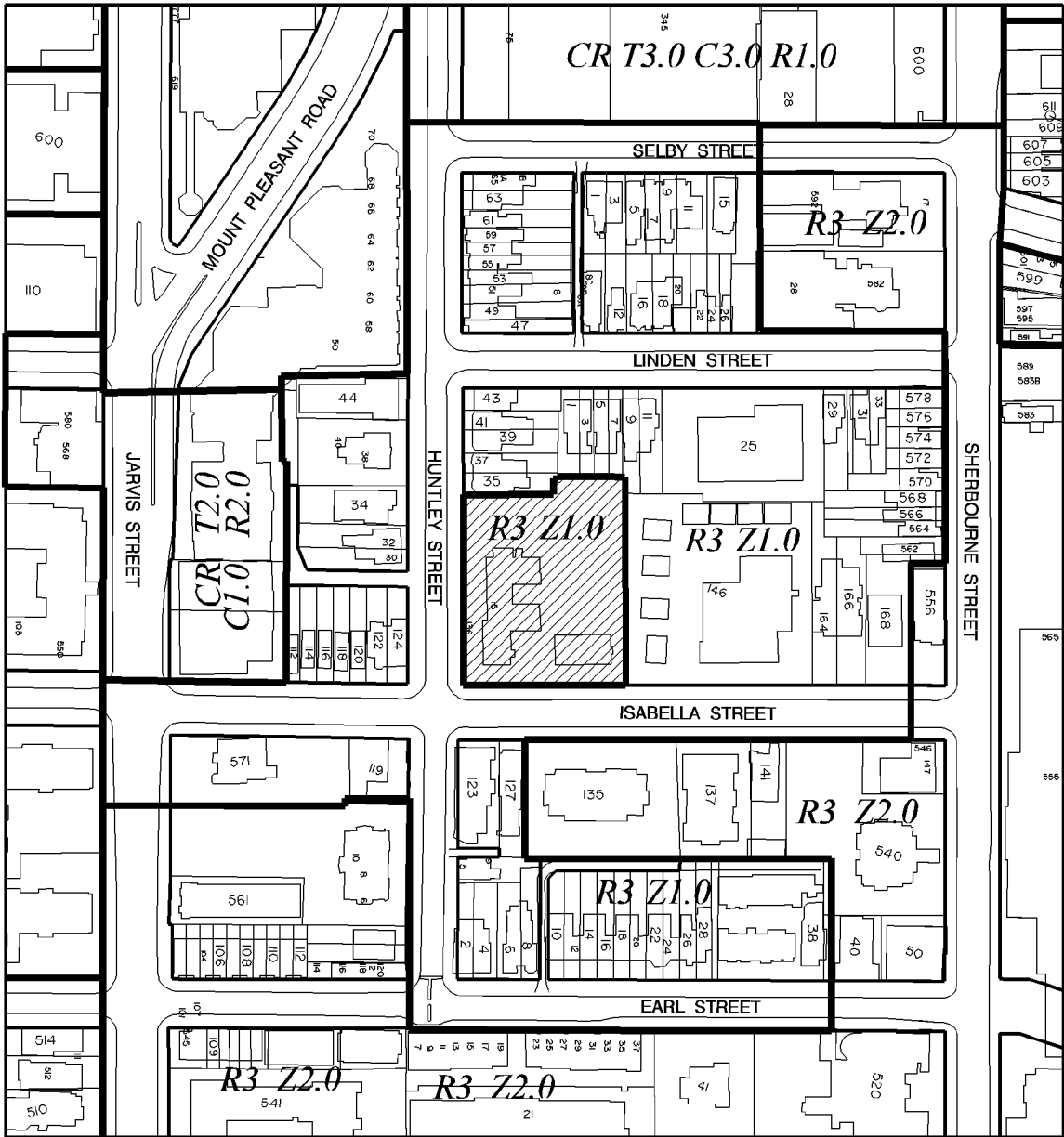
15 Huntley Street

Elevations
Applicant's Submitted Drawing

Not to Scale
06/22/2010

File # 09_144749

Attachment 3: Zoning



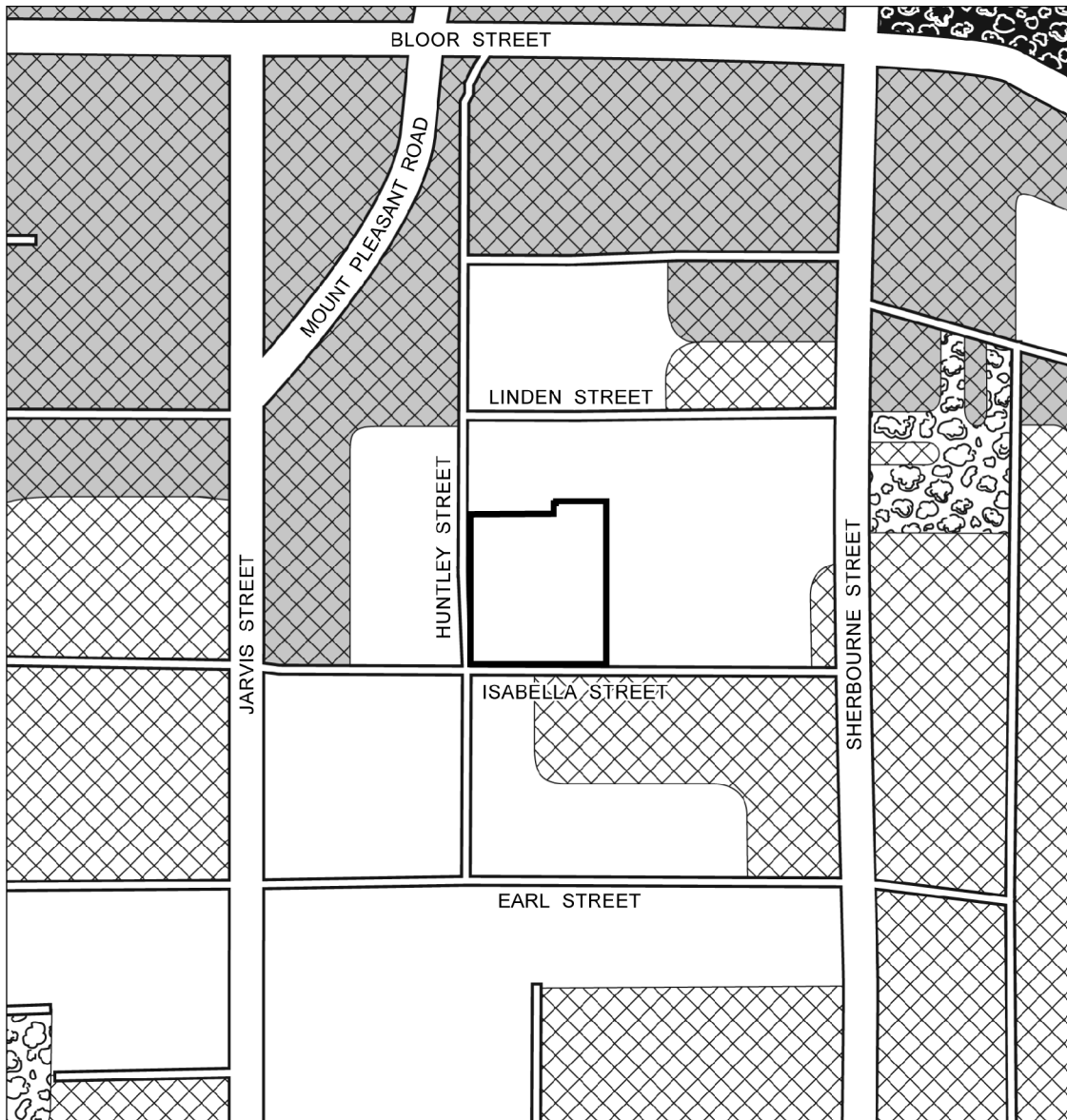
15 Huntley Street
File # 09_144749

R3 Residential District
CR Mixed-Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 08/11/2009

Attachment 4: Official Plan



 **TORONTO** City Planning
Official Plan

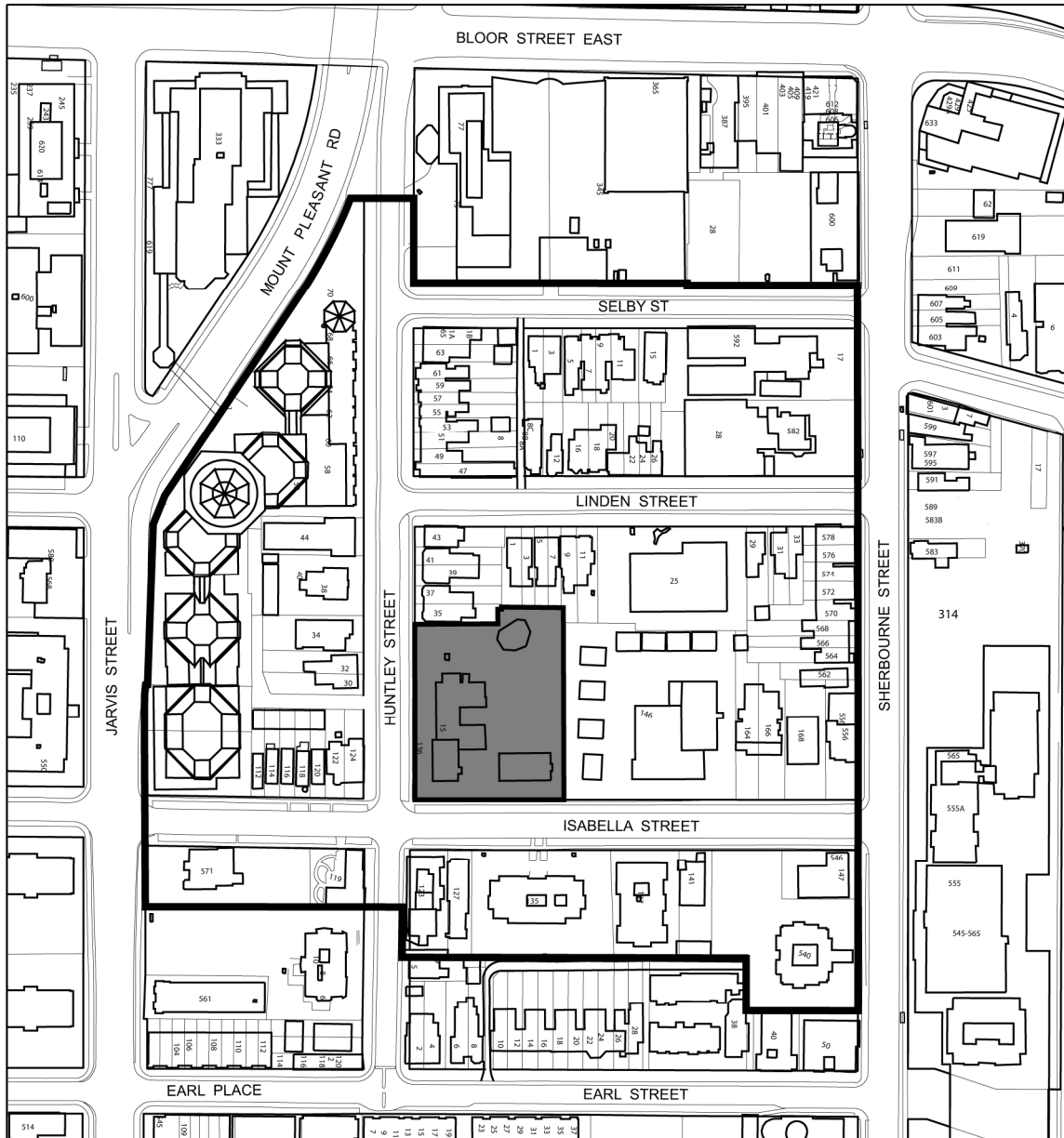
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Attachment 4a: Study Area



TORONTO City Planning
Study Area

15 Huntley Street

File # 09_144749

- Subject Development Site - 15 Huntley Street
- Study Area

↑
 Not to Scale
 01/08/2010

Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	09 144749 STE 27 OZ
Details	OPA & Rezoning, Standard	Application Date:	June 2, 2009
Municipal Address:	15 Huntley Street		
Location Description:	Northeast corner of Huntley Street and Isabella Street		
Project Description:	A proposed 4-storey office building with one level below ground parking (50 spaces) and one type B loading space.		

Applicant:	Agent:	Architect:	Owner:
Sorensen, Gravely Lowes Planning Associates Inc. 509 Davenport Rd, Toronto, ON M4V 1B8	Same as Applicant	Kuwabara Payne McKenna Blumberg Architects 322 King Street West, Third Floor, Toronto, ON M5V 1J2	Elementary Teachers Federation of Ontario 480 University Avenue, Suite 1000 Toronto, ON M5G 1V2

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	R3 Z1.0 H12.0	Historical Status:	N
Height Limit (m):	12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	4272	Height:	Storeys:	4
Frontage (m):	58.86		Metres:	17.6
Depth (m):	70.29			
Total Ground Floor Area (sq. m):	2138			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	54
Total Non-Residential GFA (sq. m):	7753		Loading Spaces	1
Total GFA (sq. m):	7753			
Lot Coverage Ratio (%):	46.9			
Floor Space Index:	1.81			

DWELLING UNITS

N/A

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	7743	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

CONTACT: **PLANNER NAME:** **Michael Hynes, Senior Planner, mhynes@toronto.ca**
TELEPHONE: **416-397-1761**

Attachment 6: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Report No. _____, Clause No. _____ as adopted by City of Toronto Council on _____, 2010.

CITY OF TORONTO

By-law No. _____-2010

To adopt Amendment No. 133 to the City of Toronto Official Plan respecting lands known municipally as 15 Huntley Street.

WHEREAS authority is given to Council by the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

NOW THEREFORE, the Council of the City of Toronto HEREBY ENACTS as follows:

1. Amendment No. 133 to the City of Toronto Official Plan, consisting of the attached hereto, is hereby adopted.
2. This is Amendment No. 133.
3. This By-law shall come into force and effect on the day of the final passing thereof.

ENACTED AND PASSED this _____ day of _____, A.D. 2010.

DAVID MILLER
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

AMENDMENT NO. 133

TO THE CITY OF TORONTO OFFICIAL PLAN

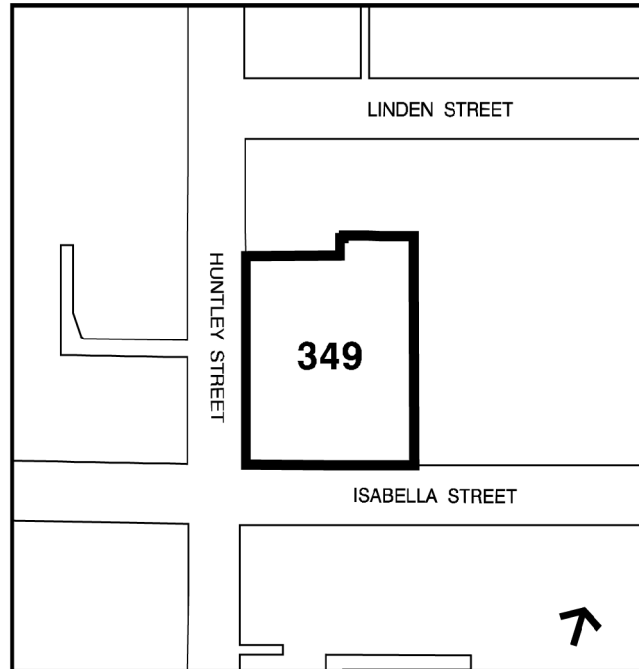
To adopt Amendment No. 133 to the City of Toronto Official Plan respecting lands known municipally as 15 Huntley Street.

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7 of the City of Toronto Official Plan is hereby amended by adding the following section:

“349 15 Huntley Street

- a) A 4-storey office, building is permitted.



Attachment 7: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Item ● as adopted by City of
Toronto Council on ●
Enacted by Council: _____, 2010

BY-LAW No. XX-2010

To amend the General Zoning By-law No. 438-86 of the former City of Toronto, as amended, with respect to lands municipally known as 15 Huntley Street

WHEREAS the Council of the City of Toronto has been requested to amend Zoning By-law No. 438-86 of the former City of Toronto, as amended, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, with respect to lands known municipally as 15 Huntley Street;

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

WHEREAS pursuant to Section 37 of the *Planning Act*, the council of the municipality may, in a by-law passed under Section 34 of the *Planning Act*, authorize increases in the height or density of development beyond that otherwise permitted by by-law 438-86, as amended, in return for the provision of such facilities, services and matters as are set out in the by-law;

WHEREAS Subsection 37(3) of the *Planning Act* provides that, where an *owner* of land elects to provide facilities, services or matters in return for any increase in the height or density of development, the municipality may require the *owner* to enter into one or more agreements with the municipality dealing with the facilities, services and matters;

WHEREAS the *owner* of the lands hereinafter referred to has elected to provide the facilities, services and matters as are hereinafter set forth;

WHEREAS the increase in the height permitted hereunder, beyond that otherwise permitted on the lands by By-law No. 438-86, as amended, is to be permitted subject to the provision of the facilities, services and matters set out in this By-law and to be secured by one or more agreements between the *owner* of the lands and the City of Toronto (hereinafter referred to as the “City”);

WHEREAS the Official Plan of the City of Toronto contains provisions relating to the authorization of the height and density of development;

WHEREAS Council has required the *owner* of the aforesaid lands to enter into one or more agreements to secure certain facilities, services and matters in connection with the aforesaid lands set forth in the By-law;

NOW THEREFORE the Council of the City of Toronto HEREBY ENACTS as follows:

1. None of the provisions of Sections 4(2), 4(8)(b), 6(1)(a), 6(3) Part I 1, 6(3) Part II 2(iii), 6(3) Part II 3(G), 6(3) Part II 5, 6(3)(II)6 of By-law 438-86 of the former City of Toronto, being “A by-law to regulate the use of land and the erection, use, bulk, height, spacing of land and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, as amended, shall apply to prevent the erection or use of an office building on the *lot* provided that:
 - (a) the *lot* comprises the lands delineated by heavy lines on Map “1” attached to and forming part of this By-law;
 - (b) only an *office, charitable institution, non-profit institution or union hall* is permitted uses;
 - (c) the total *non-residential gross floor area* of the building or buildings erected on the *lot* shall not exceed 8,000 square metres;
 - (d) no person shall erect or use a building or structure on the *lot* having a greater *height* than the *height* limits specified by the numbers in metres as shown on Map 2 exclusive of the rooftop structures and equipment permitted by paragraphs 1(f) of this By-law;
 - (e) no portion of the building shall extend through a 45 degree angular plane projected from the north property line;
 - (f) notwithstanding subsection 1(d), but subject to subsection 1(e) hereof, the following structures may project from the maximum *height* to a maximum of 2.5 metres:
 - (i) a stair tower, elevator shaft, structures used for outside or open air recreation, maintenance, safety, or wind protection purposes, including chimney stack or other heating, cooling or ventilating equipment or window washing equipment on the roof of the building or a fence, wall or structure enclosing such elements;
 - (ii) gross floor area of such projections does not exceed 340 square metres; and
 - (iii) notwithstanding, one skylight may be permitted having an area not exceeding 140 square metres.
 - (g) the *lot* comprises a minimum 3.75 metres from the south side yard setback;
 - (h) the *lot* comprises a minimum 1.4 metres from the east side yard setback;

- (i) the *lot* comprises a minimum 4.9 metre west side yard setback;
- (j) the *lot* comprises a minimum 8.0 metre north side yard setback;
- (k) a maximum building depth of 58.00 metres shall be provided and maintained on the *lot*;
- (l) at least one *loading space – type B* shall be provided and maintained on the *lot*.

5. For the purposes of this By-law,

- (a) “*height*” shall mean the vertical distance in metres between *grade* and the highest point of the building or structure,
- (b) “*grade*” means 114.86 metres above Canadian Geodetic Datum;
- (c) “*owner*” means the owner of the fee simple of the site or any part thereof,
- (d) “*lot*” means the lands outlined by heavy lines on Map 1 attached to this By-law;
- (e) each word or expression that is italicized in the By-law herein shall have the same meaning as each word or expression as defined in By-law No. 438-86, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 2010.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

