



## STAFF REPORT ACTION REQUIRED

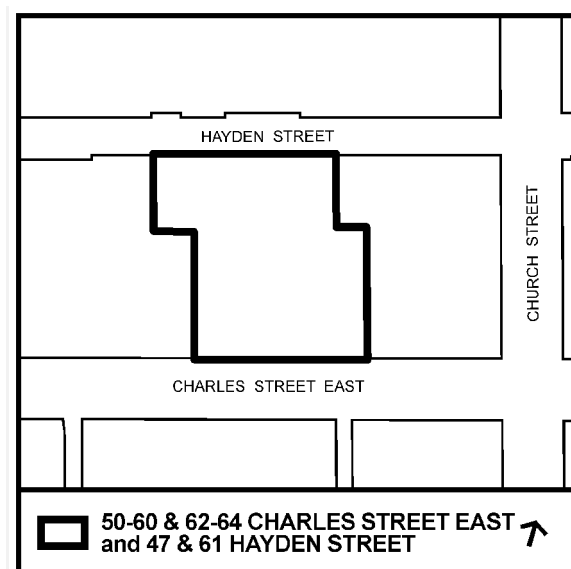
### 50-60 and 62-64 Charles St East and 47-61 Hayden Street – Zoning Amendment Application – Final Report

<b>Date:</b>	July 18, 2014
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 27 – Toronto Centre-Rosedale
<b>Reference Number:</b>	13 199558 STE 27 OZ

#### SUMMARY

This Zoning By-law Amendment application proposes a 55-storey residential tower fronting on Charles Street East (172.1 metres in height excluding the mechanical penthouse, 179.6 metres including the mechanical penthouse) connected to an 8-storey (38 metre) office building with ground floor retail space fronting on Hayden Street. The development would have a total gross floor area of 48,094 square metres, with 38,454 square metres of residential floor area (626 dwelling units) and 9,640 square metres of non-residential floor area. A total of 198 automobile parking spaces and 660 bicycle parking spaces are provided. A privately owned publicly-accessible open space (POPS) and walkway is proposed.

The Zoning By-law Amendment would establish a Site Specific Zoning By law for the lands which includes provisions related to: heritage conservation for the properties located at 62-64 Charles Street East; maximum building height and storeys; maximum floor areas; minimum building setbacks; maximum number of dwelling units; minimum number of bicycle and vehicle parking spaces; minimum indoor and outdoor amenity space areas; permitted uses, among other details. Contributions under Section 37 of the *Planning Act* would also be secured.



This report reviews and recommends approval of the application to amend the Zoning By-law. The draft Zoning By-laws are to be distributed at the August 12, 2014 Toronto and East York Community Council Meeting.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council amend Zoning By-law 438-86, for the lands at 50-60, 62 & 64 Charles Street East, and 47 & 61 Hayden Street substantially in accordance with the draft Zoning By-law Amendments to be provided at the August 12, 2014 Toronto and East York Community Council Meeting.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 50-60, 62 and 64 Charles Street East, and 47 & 61 Hayden Street substantially in accordance with the draft Zoning By-law Amendment to be provided at the August 12, 2014 Toronto and East York Community Council Meeting.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.
4. Before introducing the Bills for the Zoning By-law Amendments to City Council for enactment, the owner shall:
  - a. Enter into a Heritage Easement Agreement with the City for the properties located at 62-64 Charles Street East, to the satisfaction of the Manager, Heritage Preservation Services and the City Solicitor including registration of such agreement to the satisfaction of the City Solicitor.
  - b. Provide a Conservation Plan prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Statement for 62-64 Charles Street East prepared by ERA Architects dated July 30, 2013 (addendum April 28, 2014), to the satisfaction of the Manager, Heritage Preservation Services.
5. City Council authorize the City Solicitor to enter into a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 62-64 Charles Street East in a form and content satisfactory to the Chief Planner and City Solicitor.
6. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement for the property at 62-64 Charles Street East.

7. Before introducing the necessary Bills for the Zoning By-law Amendments to City Council for enactment, City Council require the Owner to enter into one or more Agreements with the City, satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning pursuant to Section 37 of the *Planning Act* as follows:
- a. The community benefits recommended to be provided by and at the Owner's expense and secured in the Section 37 Agreement are as follows:

Prior to the issuance of the first above grade building permit the owner shall provide the following cash contributions:

- i. \$400,000 towards the City's Capital Revolving Fund for Affordable Housing for the purpose of maintaining and constructing affordable rental housing units in Ward 27, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the local councillor;
- ii. \$1,000,000 for local area park and streetscape improvements in Ward 27, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the local councillor; and, at the discretion of the City, the owner shall either submit the funds towards the local area streetscape improvements or complete the streetscape work to the satisfaction of the City;
- iii. \$2,600,000 towards the City's Capital Revolving Fund for Affordable Housing for new affordable housing in Ward 27 and/or community, cultural and/or recreational space improvements in Ward 27, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the local councillor;
- iv. The payment amounts in Recommendation 7 herein to be increased by upwards indexing in accordance with the Non-Residential Construction Price Index for the Toronto CMA, reported by Statistics Canada or its successor, calculated from the date of final approval of the Bills to the date of each such payment to the *City*; and
- v. In the event the cash contributions referred to in Section (i), (ii) and (iii) above have not been used for the intended purpose within three (3) years of this By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director of City Planning, in consultation with the local Councillor, provided that the purpose is

identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.

- b. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support the development:
  - i. A privately owned publicly accessible (POPS) ground floor courtyard and a privately owned publicly accessible walkway connecting Charles Street East and Hayden Street, to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor in consultation with the local councillor;
  - ii. A pet care facility on site to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor in consultation with the local councillor;
  - iii. A minimum 1.5 metre wide conveyance along the Hayden Street frontage to the City, to the satisfaction of the Executive Director, Engineering and Construction Services, the Chief Planner and Executive Director, City Planning Division and the City Solicitor;
  - iv. A minimum of 10% of the dwelling units in the development must be 3 bedrooms or 2+1 bedrooms with a minimum size of 83.61 square metres per dwelling unit;
  - v. The owner shall enter into a Heritage Easement Agreement with the City for the properties located at 62-64 Charles Street East to the satisfaction of the Manager, Heritage Preservation Services and the City Solicitor, including registration of such agreement to the satisfaction of the City Solicitor; and
  - vi. The owner shall provide a Conservation Plan prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Statement for 62-64 Charles Street East prepared by ERA Architects dated July 30, 2013 (addendum April 28, 2014), to the satisfaction of the Manager, Heritage Preservation Services, and the City Solicitor.

- 8. Before introducing the necessary Bills for the Zoning By-law Amendment to City Council for enactment:
  - a. City Council require the Owner to obtain the necessary tree removal permits for all affected private and public trees proposed to be removed to accommodate the proposed development, to the satisfaction of the Supervisor, Urban Forestry, Toronto and East York District, the City Solicitor and the Chief Planner and Executive Director; and

- b. Should it be determined by the Supervisor, Urban Forestry, Toronto and East York District, that certain private or public trees are required to be protected on or adjacent to the site, the Chief Planner and Executive Director, be requested to submit a report to City Council indicating the modifications required to the development proposal to protect the identified trees.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

On September 10, 2013, the Toronto and East York Community Council considered a Preliminary Report for this application, dated August 2, 2013, from the Director, Community Planning, Toronto and East York District. The Toronto and East York Community Council adopted the recommendations within that report. It can be found at: <http://www.toronto.ca/legdocs/mmis/2013/te/bgrd/backgroundfile-60654.pdf>

The original application proposed to construct a 60-storey (203 metres including mechanical penthouse, 191.3 metres excluding mechanical penthouse) residential condominium building including a 2-storey base building. The proposal also included an 8-storey office building fronting onto Hayden Street.

### **ISSUE BACKGROUND**

#### **Current Proposal**

The applicant has submitted a revised proposal to reduce the residential tower from 60-storeys to a 55-storey tower (179.6 metres including mechanical penthouse) including a 2-storey base building. The proposal still includes an 8-storey office building fronting onto Hayden Street, with commercial units provided on the ground floor for retail uses. Pedestrian access for the residential building is proposed from Charles Street East and pedestrian access for the office building remains from Hayden Street. Access to and from the underground parking garage continues to be proposed from Charles Street East and access to the three loading spaces is proposed from Hayden Street.

The residential building would have a gross floor area of approximately 38,454 square metres with 1,419 square metres of indoor amenity space and 1,106 square metres of outdoor amenity space, which includes the publically accessible ground floor courtyard/open space. Amenity space is also proposed to be contained on the 2nd and 12<sup>th</sup> floors of the building. The proposed residential building contains a total of 622 residential units including 130 studio units, 352 one bedroom units, 73 two bedroom units, 21 two bedroom units (900 sq.ft.) and 46 three bedroom units. The office building would have a non-residential gross floor area of approximately 9,640 square metres.

Three levels of underground parking are proposed containing 162 residential parking spaces and 10 auto share spaces. A total of 26 shared visitor/commercial parking spaces are proposed, which the applicant is requesting be for pay spaces. There is a north/south

service driveway proposed between Charles Street East and Hayden Street between the residential tower and the heritage building at 62 Charles Street East for access to the parking garage. One Type G, one Type B and one Type C loading space are proposed within the northeast portion of the site, with access from Hayden Street. Trucks using the Type "G" would be permitted to use the north/south driveway to exit the site in a forward motion to Charles Street East. A total of 660 bicycle parking spaces are proposed in the development, consisting of 560 resident bicycle spaces; 62 residential visitor bicycle spaces; 18 commercial bicycle spaces and 20 commercial visitor bicycle spaces.

On the Charles Street East property line, a minimum setback of 3.5 metres would be provided to the base building, while the residential tower is proposed to have a setback of approximately 7 metres. The residential tower would have setbacks of 25 metres from the 56-storey CASA 2 building to the west and setbacks ranging from approximately 15 to 25 metres to the east limits of the development site. The wrap around glass balconies would encroach into these setbacks.

On Hayden Street, from the property line, a minimum setback of 3 metres would be provided to the 8-storey office building with a total setback of 6 metres from the curb to the building. The proposed office building would have a 0.0 m side yard setback on the east side with primarily a blank wall condition.

The pertinent development statistics for the original proposal and latest proposal are as summarized below:

	<b>Original Proposal</b>	<b>Current Proposal</b>
<b>Site Area</b>	4235 sq.m.	4235 sq.m.
Tower Floor Plate (average GFA)	760	760
<b>Gross Floor Area</b> (above grade)		
Residential	42,639 sq.m.	38,454 sq.m.
Non-Residential	9,219 sq.m.	9,640 sq.m.
<b>Total</b>	51,858 sq.m.	48,094 sq.m.
<b>Floor Space Index</b>	12.25 x the lot area	11.36 x the lot area
<b>Number of Units</b>		
Studios	145	130
One Bedroom	372	352
Two Bedroom	70	73
Two Bedroom (>900 sq.ft.)		21
Three Bedroom	71	46
<b>Total</b>	658	622
<b>Proposed Vehicular Parking</b>		
Resident	185	162
Shared Visitor/Commercial	24	26
Auto Share	10	10
<b>Total</b>	219	198
<b>Proposed Bicycle Parking</b>		
Resident spaces	526	560
Visitor spaces	132	62
Commercial Occupant	18	18

Commercial Visitor <b>Total</b>	18 694	21 660
<b>Indoor Residential Amenity Space</b>	1,417 sq.m.	1,419 sq.m.
<b>Outdoor Residential Amenity Space</b>	1,251 sq.m.	1,106 sq.m.
<b>Residential Tower Height</b>	60-storeys (203 m to top of mech roof)	55-storeys (179.6 m to top of mech roof)
<b>Office Building Height</b>	8-storeys (38 metres)	8-storeys (38 metres)

## Site and Surrounding Area

The site is located on the north side of Charles Street East between Yonge Street and Church Street. The irregular shaped site is 4,235 square metres in area with frontages of 59.3 metres along Charles Street East and 70 metres along Hayden Street.

The site contains a two-storey building housing the Canada Post Corporation office and distribution uses, and a two-storey building which is a listed building on the City's Inventory of Heritage Properties.

The surrounding uses are as follows:

South: Charles Street East, beyond which is a 9-storey rental building at 55 Charles Street East. Further west is 45 Charles Street East, an approved 47-storey condominium development currently under construction (Rezoning Files 06 198326 STE OZ and 11 239516 STE 27 OZ).

East: A 3-storey residential building at 66 Charles Street East and a low rise apartment building at the corner of Charles Street East and Church Street, both of which are listed on the City's Inventory of Heritage Properties. Along the Church Street frontage are house-form residential and commercial buildings which are either listed on the City's Inventory of Heritage Properties or have been identified by staff as potentially having heritage value.

North: Hayden Street, beyond which are several 3 to 5-storey buildings located on the north side of Hayden Street, which contain various commercial and residential uses. Toronto Grace Health Centre, including the service and loading area, is also located on the north side of Hayden Street.

West: An approved 56-storey residential condominium development currently under construction (Rezoning File 11 194814 STE 27 OZ), and further west is a 30+ storey residential condominium building.

## Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include:

building strong healthy communities; wise use and management of resources and protecting public health and healthy communities. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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.

## **Official Plan**

The City of Toronto Official Plan designates the subject lands as *Mixed Use Areas* and locates the application site in the Downtown and Central Waterfront, as shown on Map 2, of the Official Plan's Urban Structure map.

The application was reviewed against the policies in the Official Plan including those in the Chapter Two, "Downtown", "Public Realm", and "Built Form" sections of the Plan. 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 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 that new development fits into the context of existing built form, streets, setbacks and height.

Section 2.3.1 of the Official Plan states that "the diversity of Toronto's neighbourhoods, in terms of scale, amenities, local culture, retail services and demographic makeup, offers a choice of communities to match every stage of life." Policy 2.3.1.2 states that developments in *Mixed Use Areas*, *Regeneration Areas* and *Apartment Neighbourhoods* will: "be compatible with those *Neighbourhoods*, provide a gradual transition of scale and density, as necessary to achieve the objectives of this Plan through the stepping down of the building tower and setbacks from those *Neighbourhoods*, maintain adequate light and privacy for residents in those *Neighbourhoods*, and attenuate resulting traffic and parking impacts."

In addition, Policy 3.1.5.2 of the Official Plan states that "Heritage resources on properties listed in the City's Inventory of Heritage Properties will be conserved." "Development adjacent to properties on the City's Inventory will respect the scale, character and form of the heritage buildings and landscapes."

The Official Plan Policy 2.2.1.3 outlines that the quality of *Downtown* will be improved by:

- Recognizing the high maintenance needs of streets, open spaces and City services in this heavy demand area; and
- Enhancing existing parks and acquiring new parkland where feasible.



In addition, the Official Plan Policy 2.2.1.5 states that "the architectural and cultural heritage of *Downtown* will be preserved by designating buildings, districts and open spaces with heritage significance and by working with owners to restore and maintain historic buildings." In Policy 2.2.1.6, the Plan further states that "design guidelines specific to districts of historic or distinct character will be developed and applied to ensure new development respects the context of such districts in terms of the development's fit with existing streets, setbacks, heights and relationship to landmark buildings."

The Official Plan places the site within the Downtown and Central Waterfront urban structure area. The majority of the site is designated Mixed Use Area – Land Use Plan in the Official Plan. This designation permits a range of residential, commercial and institutional uses.

The Official Plan also includes Development Criteria (Policy 4.5.2) to help guide new development in *Mixed Use Areas*, including in particular:

- To create a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependency and meets the needs of the local community;
- To locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means of providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighborhoods*;
- To locate and mass new buildings to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- To locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- To provide an attractive, comfortable and safe pedestrian environment;
- To take advantage of nearby transit services;
- To provide good site access and circulation and an adequate supply of parking for residents and visitors;
- To locate and screen service areas, ramps and garbage storage to minimize the impact of adjacent streets and residents; and
- To provide indoor and outdoor recreational space for building residents in every significant multi-unit residential development.

The site is also within Area Specific Policy 211 of the Official Plan. This policy applies to the Bloor-Yorkville/North Midtown Area that is composed of a broad mix of districts with differing intensities, scales and heights in a diversity of building forms. This area forms the north edge of the Downtown and provides for transition in density and scale towards the boundaries of the area from the more intensive use and development forms to the south and within the identified Height Peak area at Yonge Street and Bloor Streets. This transition is intended to reinforce the diversity and built form and uses and to minimize conflicts between commercial or mixed use areas and residential neighbourhoods.

### **Tall Building and Other Design Guidelines**

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure that they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

In Policy 1 in Section 5.3.2 Implementation Plans and Strategies for City-Building, the Official Plan states that Guidelines will be adopted to advance the vision, objectives, and policies of the Plan. Urban Design guidelines specifically are intended "to provide a more detailed framework for built form and public improvements in growth areas." The Tall Building Design Guidelines serve this policy intent, helping to implement Chapter 3.1 The Built Environment and other policies within the Plan related to the design and development of tall buildings in Toronto.

This project is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies specific Downtown streets that are most suitable for tall building development, establishes a height range along these streets and provides a set of supplementary Downtown specific design guidelines which address Downtown built form and context. The Downtown Vision and Supplementary Design Guidelines were used together with the city-wide Tall Building Design Guidelines in the evaluation of this tall building proposal. The Downtown Guidelines are available at <http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>

The subject site fronts on both Charles Street East and Hayden Street. Both streets are identified as "Secondary High Streets" with a Tower – Base Form or Residential Landscape Setback Form. Generally, height ranges will be one-third lower than the High Streets they run parallel to, however other City Policies and Guidelines must also be taken into account.

In this instance, the site is also within the area of the Bloor-Yorkville/North Midtown Design Guidelines. The goal of these guidelines is to improve the quality of the

environment in Bloor-Yorkville/North Midtown and ensure that those elements, which contribute to the special character of the diverse parts of the area, are retained and enhanced. Height Peak and Height Ridges are incorporated in these guidelines to evaluate appropriate building height. The site is located in the Hayden Church Precinct which is located along Hayden Street between Yonge and Church Streets.

This precinct is primarily recognized as a retail/pedestrian precinct with Hayden Street also operating a “service function” for development fronting onto Bloor Street. While street-related retail and service uses will mainly be concentrated along the south side of the Hayden Street frontage, every opportunity to animate the north side of the street with retail uses is recommended.

All new development in this precinct is required to provide for streetscape improvements and an attractive front facade on Hayden Street in accordance with these guidelines. In particular, mid-block pedestrian connections to Bloor and Charles Streets are encouraged in new developments as well as underground pedestrian connections to developments that provide access to the subway. Any noise generating systems associated with development proposals (i.e., exhaust fans, garbage storage areas) will be concentrated away from the Hayden Street frontage. Massing should respond to narrow street proportions by providing building setbacks above podiums.

## **Zoning**

The site is zoned CR T4.0 C1.0 R4.0 under Zoning By-law 438-86. This zoning designation permits a variety of mixed uses including residential. The maximum permitted density is 4 times the lot area, with 1 times the lot area for commercial uses and 4 times the lot area for residential uses. The maximum height permitted is 30 metres in the centre of the site with 12 metres within the first 12.2 metres from Charles Street East and 6.1 metres from Hayden Street.

On May 9, 2013, Toronto City Council enacted City-wide Zoning By-law 569-2013, (currently under appeal to the Ontario Municipal Board). Under the new Zoning By-law, the majority of the site is zoned CR 4.0 (c1.0, r4.0) with exceptions 1454 or 1469. A small north-western portion of the site is not subject to Zoning By-law 569-2013 and is only subject to Zoning By-law 438-86.

## **Site Plan Control**

Site Plan Control approval is required. An application has not yet been submitted to the City.

## **Reasons for Application**

The Zoning By-law Amendment has been submitted to establish uses and development standards for the proposed development related to, among other matters, maximum density and building height, commercial and residential floor area, number and mix of residential units, parking and loading requirements, building envelopes, required indoor and outdoor amenity space and setbacks.

## **Community Consultation**

City Planning staff with the Ward Councillor held a community consultation meeting on November 20, 2013 at the Central YMCA. Approximately 50 area residents were in attendance, as well as, the applicant's consulting team.

Comments and concerns raised at the meeting and in written comments submitted to the City Planning for the proposed development generally related to: vehicular circulation on the site and proposed parking and loading; height of building in relation to other towers in the area; shadow impacts; heritage conservation; provision of an open space area and a public walkway on the site for the area residents; ground floor retail space in the proposed office building on Hayden Street; and streetscape improvements on Hayden Street and Charles Street East.

There were also comments regarding vehicular and pedestrian movement through the surrounding area, primarily caused by construction in the area. Area residents suggested certain transit improvements, including a traffic signal at Hayden Street and Church Street.

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application.

## **COMMENTS**

### **Provincial Policy Statement and Provincial Plans**

The proposed development has adequate regard to matters of Provincial interest as required by Section 2 of the *Planning Act*.

The Provincial Policy Statement (PPS) recognizes that efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

The application proposes intensification within a built-up urban area near higher-order transportation. Policy 4.7 of the PPS states that the Official Plan is the most important vehicle for implementing the PPS. Comprehensive, integrated and long-term planning is best achieved through municipal official plans, which shall identify provincial interests and set out appropriate land use designations and policies.

The PPS contains policies related to managing and directing development and requires Municipalities to make sufficient land available for intensification and redevelopment. This has been done through the Official Plan and the Zoning By-law, which identify areas where growth and intensification are appropriate and outline the appropriate levels for intensification.

Policy 1.1.3.2 b) of the PPS requires that land use patterns accommodate a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in PPS Policy 1.1.3.3. Policy 1.1.3.3 states that planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. Intensification and redevelopment shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

Policy 1.1.3.4 refers to appropriate development standards to facilitate intensification redevelopment, and compact form; and Policy 1.1.3.5 requires that planning authorities establish and implement minimum targets for intensification and redevelopment within built-up areas. These requirements are met through the built form and land use policies of the Official Plan and the Zoning By-law.

Section 1.7 of the PPS contains policies related to long term economic prosperity. Policy 1.7.1 c) states that long term economic prosperity should be supported by, among other things, maintaining, and where possible, enhancing the vitality and viability of downtowns and mainstreets.

The proposal is consistent with the Provincial Policy Statement.

### ***Growth Plan for the Greater Golden Horseshoe***

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe, as the site is within an identified Urban Growth Centre, an area intended to accommodate future intensification that is transit and pedestrian-friendly.

The Growth Plan for the Greater Golden Horseshoe identifies the *Downtown* as an Urban Growth Area, to which intensification should be directed. Policy 2.2.3.6 requires Official Plans to provide a strategy and policies to achieve intensification targets identified in the Growth Plan. Policy 2.2.3.6 g) requires the Official Plan to identify the appropriate type and scale of development in intensification areas. Policy 2.2.3.7 f) requires intensification areas to be planned to achieve an appropriate transition of built form to adjacent areas.

### **Heritage**

Properties on the development site were evaluated from a heritage conservation perspective. This included 62-64 Charles Street East that are to be conserved and 61 Hayden Street that is to be demolished as part of the development proposal.

The properties located at 62-64 Charles Street East (Thomas Smith House/Arthur Coleman House) are listed on the City's Inventory of Heritage Properties. This two and a half storey semi-detached brick house was constructed in 1886 and listed by Toronto City Council on March 15, 1974. Staff have evaluated these properties for cultural heritage value using the Provincial criteria for designation under Part IV of the Ontario Heritage

Act and are of the opinion that the properties do merit sufficient cultural heritage value for designation, except for the later rear addition at 62 Charles Street East which is proposed to be demolished.

Should the proposal be approved, Heritage Preservation Staff is recommending that the owner be required to enter into a Heritage Easement Agreement to ensure the long term protection of 62-64 Charles Street East. Staff is also recommending that the applicant be required to complete a Conservation Plan, Lighting Plan, and Interpretation Plan for this property.

Prior to Site Plan approval, the owner shall provide final site plan drawings including drawings related to the approved conservation plan for 62-64 Charles Street East to the satisfaction of the Manager, Heritage Preservation Services.

Prior to the issuance of any permit under the Ontario Heritage Act for the proposed development the owner shall:

- Have obtained Final Site Plan approval for such property, issued by the Chief Planner and Executive Director, City Planning.
- Provide full building permit drawings for the proposed development, including notes and specifications for the protective measures and reconstruction work keyed to the approved Conservation Plan for 62-64 Charles Street East.
- Provide an Interpretation Plan for 62-64 Charles Street East to the satisfaction of the Manager, Heritage Preservation Services.
- Provide a Letter of Credit, including provisions for upwards indexing, in a form and amount, and from a bank satisfactory to the Manager, Heritage Preservation Services to secure all work included in the approved Interpretation Plan.

The property at 61 Hayden constructed in 1868-1869 was found to be heavily altered and did not have the historical significance necessary to merit further heritage consideration, and heritage staff does not object to its demolition.

## **Land Use**

The uses proposed for the project are residential and commercial office and retail space. This constitutes a mixed-use building and complies with the land use provisions for *Mixed Use Areas* in the Official Plan. Furthermore, the area is located in the *Downtown and Central Waterfront Areas* of the Official Plan. The Official Plan states that the: "*Downtown* will continue to evolve as a healthy and attractive place to live and work".

## **Density, Height, Massing**

The proposal was also reviewed in context of the Official Plan Policies related to Built Form and the Public Realm and the updated City-Wide Tall Building Design Guidelines, (May 2013) that integrates and builds upon the previous studies and guidelines to establish a new, unified set of performance measures for the evaluation of all tall building development applications across the entire city. These guidelines assist in the

implementation of certain objectives of the Official Plan. These Tall Building Design Guidelines are organized by Site Context, Site Organization, Tall Building Design and Pedestrian Realm. The Downtown Tall Buildings: Vision and Supplementary Design Guidelines (May 2013) includes additional guidelines for the downtown area.

The proposed tower fits within the existing and planned context and efforts have been made to locate the tower to respect and complement the scale, character, form and setting of on-site and adjacent heritage properties.

There are existing and recently approved tall buildings along this portion of Charles Street East. The height and density of these developments on Charles Street East are as follows:

<b>Development</b>	<b>Height</b>	<b>Density</b>
42 Charles Street East (Casa II) – Height Transition Area Redevelopment between Charles Street East and Hayden Street, east of Yonge Street (OMB Approval May 13, 2011)	56-storeys	13.8 x the lot area
45 Charles Street East (Chaz) – Height Transition Area Redevelopment on south side of Charles Street East, east of Yonge Street, as amended	47-storeys	16.75 x the lot area
33 Charles Street East (Casa I) – Height Transition Area Redevelopment on south side of Charles Street East, east of Yonge St	46-storeys	17 x the lot area

Area Specific Policy 211 of the Official Plan identifies the Bloor Yorkville-North Midtown area as a significant part of the Downtown and provides policy guidance for achieving urban design objectives for the area, both in terms of guidance for building heights as well as achieving a high quality public realm. The policy identifies the area around the intersection of Yonge and Bloor as a “height peak” where the tallest buildings would be located. The tallest approved building at Yonge Street and Bloor Street is at 78-storeys. The area adjacent to this height peak is identified as a “height ridge” with building heights gradually descend away from the Yonge Bloor intersection along the height ridge. The site is located in the height ridge, immediately east of the height peak. The proposed height of 55-storeys is less than the 56-story height of the CASA 2 building and maintains the intent of the area policies within the “height ridge”.

The tower has been sited to provide the desired setback of 25 metres in the City's Tall Building Guidelines from the face of the 56-storey CASA 2 building to the west. A tower setback of 25 metres is generally provided to the east property line, which is more than the desired 12.5 metres. The office building has been situated and scaled to integrate with the adjacent Casa 2 development and Hayden Street. A blank wall condition is on the east side of the office building to allow for future development on the adjacent parking lot lands, with a party wall condition.

A significant privately owned and publically accessible ground floor courtyard and walkway is being secured as part of the proposal. Provisions are to be included in the approvals to ensure that a high-quality amenity is provided. The courtyard design would be finalized as part of site plan approval.

The proposed development incorporates loading, servicing, utilities, and vehicle parking within the building mass, away from the public realm and public view.

The tower design, including the base building, middle tower and top of the tower would be finalized through the site plan approval review to ensure that certain design objectives are realized, such as street animation, weather protection, streetscape details, and the building materials.

## **Sun, Shadow, Wind**

The *Mixed Use Areas* policies in the Official Plan, Section 4.5 Policy 2(e), provides direction for new development which states that development will contribute to the quality of life by locating and massing new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

The applicant has submitted a shadow study to demonstrate shadow impacts of the proposal at the spring and fall equinoxes and on June 21st. The shadow studies for the spring and fall equinox and summer solstice are in one hour increments between 9:18 AM and 6:18 PM.

The results show that the proposed tower will add additional shadows for short periods of time between 11 AM and 2 PM at the spring and fall equinoxes. However, because of the slim design of the tower, the shadows move quickly and any one area is affected by the shadow from the proposed building for considerably less than an hour. At the summer solstice, the shadow impacts are confined to a much smaller area. No shadow from the proposed tower appears to fall on any public open space areas.

A wind study was prepared in support of the current proposal and it was determined that there would no wind impacts to disturb the intended use/purpose of the surrounding streets and properties, or in the amenity area. The study recommends that wind mitigating features be incorporated on the 12th level outdoor terrace, which can be addressed as part of the site plan approval.

## **Traffic and Parking**

A Traffic Impact Assessment was reviewed for this proposal. The documentation provided by BA Group indicated that the revised proposal is expected to generate approximately 65 and 115 net two-way trips during the AM and PM Peak Hours. These trip generation estimates take into account the removal of trips that are currently being generated by existing uses on the site.

Given the estimated site trips, the consultant concludes that the proposed development can be accommodated on the adjacent street network. No road improvements were recommended by the consultant to accommodate site traffic volumes. Staff are in general agreement with the consultant that site traffic volumes can be accommodated at most area intersections. However, it is noted that significant increases in delay are projected for the



eastbound and westbound movements at the Hayden Street/Church Street intersection. It is acknowledged that to some extent this is an existing condition. It is also acknowledged that the proposal will not add traffic to these movements. However, it will add traffic to the north/south movements along Church Street, which in turn will result in increased delays for east-west movements along Hayden Street.

Further analysis was requested to look at the scenario of signalizing the intersection of Hayden Street and Church Street and is being reviewed by staff to determine if it is warranted.

A total of 198 parking spaces are proposed, as follows:

<b>Proposed Vehicular Parking</b>	
Resident	162
Shared Visitor/Commercial	26
Auto Share	10
<b>TOTAL</b>	<b>198</b>

The applicant will be required to provide parking for the development based on the following minimum ratios, which requires a minimum 361 spaces based on the latest plans submitted.

<b>Use</b>	<b>Minimum Parking Rate</b>
<b>Residential</b>	
Bachelor	0.3 per unit
1 Bedroom	0.5 per unit
2 Bedroom	0.8 per unit
3+ Bedroom	1.0 per unit
Visitors	0.1 per unit
<b>Office</b>	0.35 per 100 sq.m. of gfa
	<b>Required Number of Spaces</b>
<b>Sub-Total Resident Spaces</b>	329
<b>Less Reduction for Car-Share Spaces</b>	40
<b>Net Resident Spaces</b>	289
<b>Sub-Total Visitor Spaces</b>	62
<b>Sub-Total Office Spaces</b>	0
<b>Plus Proposed Car-Share Spaces</b>	10
<b>Grand Total</b>	<b>361</b>

## **Servicing**

Upgraded service infrastructure is being constructed on Charles Street East in response to the new developments in the area. The owner will be required to make satisfactory arrangements with Engineering & Construction Services for the construction of any improvements to the watermain on Charles Street East, should it be determined that upgrades are required to the infrastructure to support this development, according to the result of hydrant flow test that is to be conducted prior to the site plan approval to the satisfaction of the Executive Director of Engineering & Construction Services.

## **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0 to 0.42 hectares of local parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland priority area, as per the City Wide Parkland Dedication By-law 1020-2010.

The application proposes 626 residential units and 9,640 m<sup>2</sup> of non-residential uses on a site with a net area of 4,235m<sup>2</sup>. At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication requirement is 0.834 hectares or 247% of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% is applied to the residential use while the non-residential use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is 356 m<sup>2</sup>.

The applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as there is no location for an on-site parkland dedication that would be of a useable size and the site would be fully encumbered below grade.

The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

## **Trees and Urban Forestry**

Urban Forestry staff indicated in their comments dated December 2, 2013 that the submitted Tree Assessment and Location Plan showed trees were involved with the proposed development. Clarification was required regarding the number of private and City owned trees affected by the proposed development and Urban Forestry staff had requested that all trees to be plotted on the Landscape Plan, Site Plan, Ground Floor Plan and P1 Parking Plan and all relevant plans for the subject development.

Recognizing that the applicant submitted the requested information and permits to Urban Forestry on July 11, 2014, Urban Forestry was not able to comment on the removal of trees at the time of writing this report. It is recommended that before introducing the necessary Bills for the Zoning By-law Amendment to City Council for enactment, City Council require the Owner to obtain the necessary tree removal permits for all affected private and public trees proposed to be removed to accommodate the proposed

development, to the satisfaction of the Supervisor, Urban Forestry. Should it be determined by the Supervisor, Urban Forestry, Toronto and East York District, that certain private or public trees are required to be protected on or adjacent to the site, the Chief Planner and Executive Director, be requested to submit a report to City Council indicating the modifications required to the development proposal to protect the identified trees.

Where it is not possible to retain City-owned trees that qualifies for protection, under Section 813-5 (I), of the Street Tree by-law, the General Manager of Parks, Forestry and Recreation is authorized to allow for the removal of City-owned trees and will consider such requests provided that the applicant has; submitted a complete 'Application to Remove Healthy City-Owned Trees' (attached), provide the required fee (\$300.00 for each tree included in an application), agreed to implement a satisfactory landscape plan and that both Urban Forestry and the Ward Councillor are in agreement with the proposal.

Where tree planting to replace trees removed is not physically possible on site at a replacement ratio of 3:1, the General Manager of Parks, Forestry & Recreation will accept a cash in lieu payment in an amount equal to 120 percent of the cost of replanting and maintaining the trees for a period of two years. Only large growing shade tree species will be counted in the 3:1 replacement ratio.

The applicant should be advised that the determination of ownership of any subject tree(s) is the responsibility of the applicant and any civil or common-law issues which may exist between property owners with respect to trees must be resolved by the applicant.

For development sites where it is not possible to retain City-owned trees, under Section 813-5 (I), of the Street Tree by-law, the General Manager of Parks, Forestry and Recreation is authorized to allow for the removal of City-owned trees and will consider such requests provided that the applicant has; submitted a complete 'Application to Remove Healthy City-Owned Trees', agreed to implement a satisfactory landscape plan and that both Urban Forestry and the Ward Councillor are in agreement with the proposal.

Approval of a request to remove a healthy City-owned tree is also subject to the applicant providing payment for the value of the tree as assessed by Urban Forestry. The value of tree in question will be determined upon receipt of a tree removal application.

## **Streetscape**

One of the objectives in the Bloor-Yorkville/North Midtown Design Guidelines for the Hayden-Church Precinct is that all new development in this precinct provide for streetscape improvements and an attractive front facade on Hayden Street. A 6 metre setback is being proposed from the Hayden Street curb to the front of the office building. In addition, a 1.5 metre wide sidewalk widening is being required to widen the public realm on Hayden Street.

As a result of the above, sufficient space is being provided on Hayden Street in front of the proposed development to improve the streetscape for this portion of Hayden Street. Any streetscape improvements will be done as part of the comprehensive streetscape strategy staff is developing for both Hayden Street and Charles Street East, in consultation with the community and the Ward Councillor.

## **Toronto Green Standard**

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS. Should the application be approved, the applicant will be required to submit a site plan that brings their proposal into compliance with these standards.

## **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 are established in consultation with the Ward Councillor if the project is considered to be good planning and recommended for approval.

Community benefits can include (among other capital facilities): parkland, non-profit arts and cultural, community or child care facilities, streetscape improvements on the public boulevard not abutting the site; and other works detailed in policy 5.1.1.6 of the Official Plan. The community benefits must bear a reasonable relationship to the proposed development, including at a minimum, an appropriate geographic relationship and the addressing of the planning issues associated with the development. (e.g., local shortage of parkland, provision of new parks facilities).

The community benefits recommended to be provided by and at the Owner's expense and secured in the Section 37 Agreement are as follows:

Prior to the issuance of the first above grade building permit the owner shall provide the following cash contributions:

- i. \$400,000 towards the City's Capital Revolving Fund for Affordable Housing for the purpose of maintaining and constructing affordable rental housing units in Ward 27, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the local councillor;

- ii. \$1,000,000 for local area park and streetscape improvements in Ward 27, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the local councillor; and, at the discretion of the City, the owner shall either submit the funds towards the local area streetscape improvements or complete the streetscape work to the satisfaction of the City;
- iii. \$2,600,000 towards the City's Capital Revolving Fund for Affordable Housing for new affordable housing in Ward 27 and/or community, cultural and/or recreational space improvements in Ward 27, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the local councillor;
- iv. The payment amounts in Recommendation 7 herein to be increased by upwards indexing in accordance with the Non-Residential Construction Price Index for the Toronto CMA, reported by Statistics Canada or its successor, calculated from the date of final approval of the Bills to the date of each such payment to the *City*; and
- v. In the event the cash contributions referred to in Section (i), (ii) and (iii) above have not been used for the intended purpose within three (3) years of this By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director of City Planning, in consultation with the local Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.

The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support the development:

- i. A privately owned publicly accessible (POPS) ground floor courtyard and a privately owned publicly accessible walkway connecting Charles Street East and Hayden Street, to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor in consultation with the local councillor;
- ii. A pet care facility on site to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor in consultation with the local councillor;
- iii. A minimum 1.5 metre wide conveyance along the Hayden Street frontage to the City, to the satisfaction of the Executive Director, Engineering and Construction Services, the Chief Planner and Executive Director, City Planning Division and the City Solicitor;

- iv. A minimum of 10% of the dwelling units in the development must be 3 bedrooms or 2+1 bedrooms with a minimum size of 83.61 square metres per dwelling unit.
- v. The owner shall enter into a Heritage Easement Agreement with the City for the properties located at 62-64 Charles Street East to the satisfaction of the Manager, Heritage Preservation Services and the City Solicitor, including registration of such agreement to the satisfaction of the City Solicitor; and
- vi. The owner shall provide a Conservation Plan prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Statement for 62-64 Charles Street East prepared by ERA Architects dated July 30, 2013 (addendum April 28, 2014), to the satisfaction of the Manager, Heritage Preservation Services, and the City Solicitor.

## **CONTACT**

Mark Chlon, Senior Planner  
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Fax No. 416-392-1330  
E-mail: mchlon@toronto.ca

## **SIGNATURE**

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

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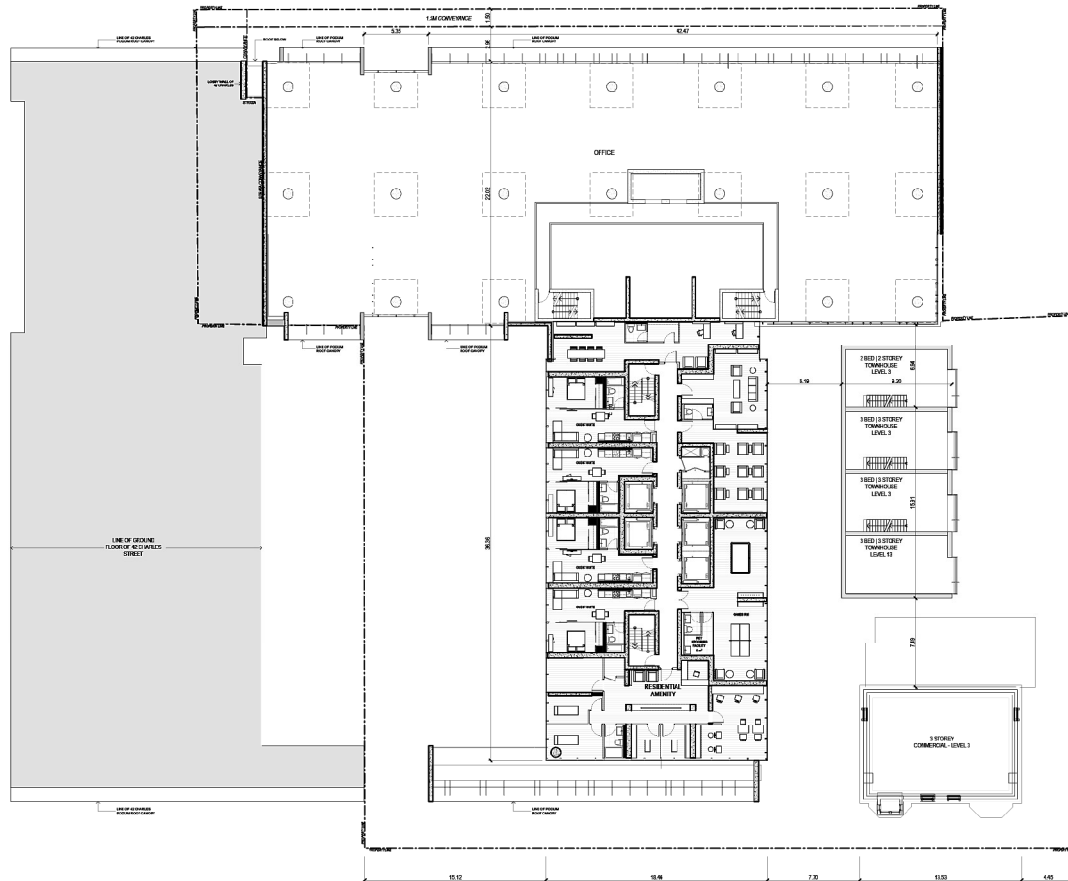
## **ATTACHMENTS**

- Attachment 1: Ground Floor Plan
- Attachment 2: Second Floor Plan
- Attachment 3: Landscape Concept Plan
- Attachment 4: North Elevation
- Attachment 5: South Elevation
- Attachment 6: East Elevation
- Attachment 7: West Elevation
- Attachment 8: Zoning
- Attachment 9: Application Data Sheet
- Attachment 10: Draft Zoning By-law Amendment
- Attachment 11: Draft Zoning By-law Amendment

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File # 13 199558 0Z

## Attachment 2: Second Floor Plan



### Level 2 Plan

Applicant's Submitted Drawing

Not to Scale  
07/23/2014

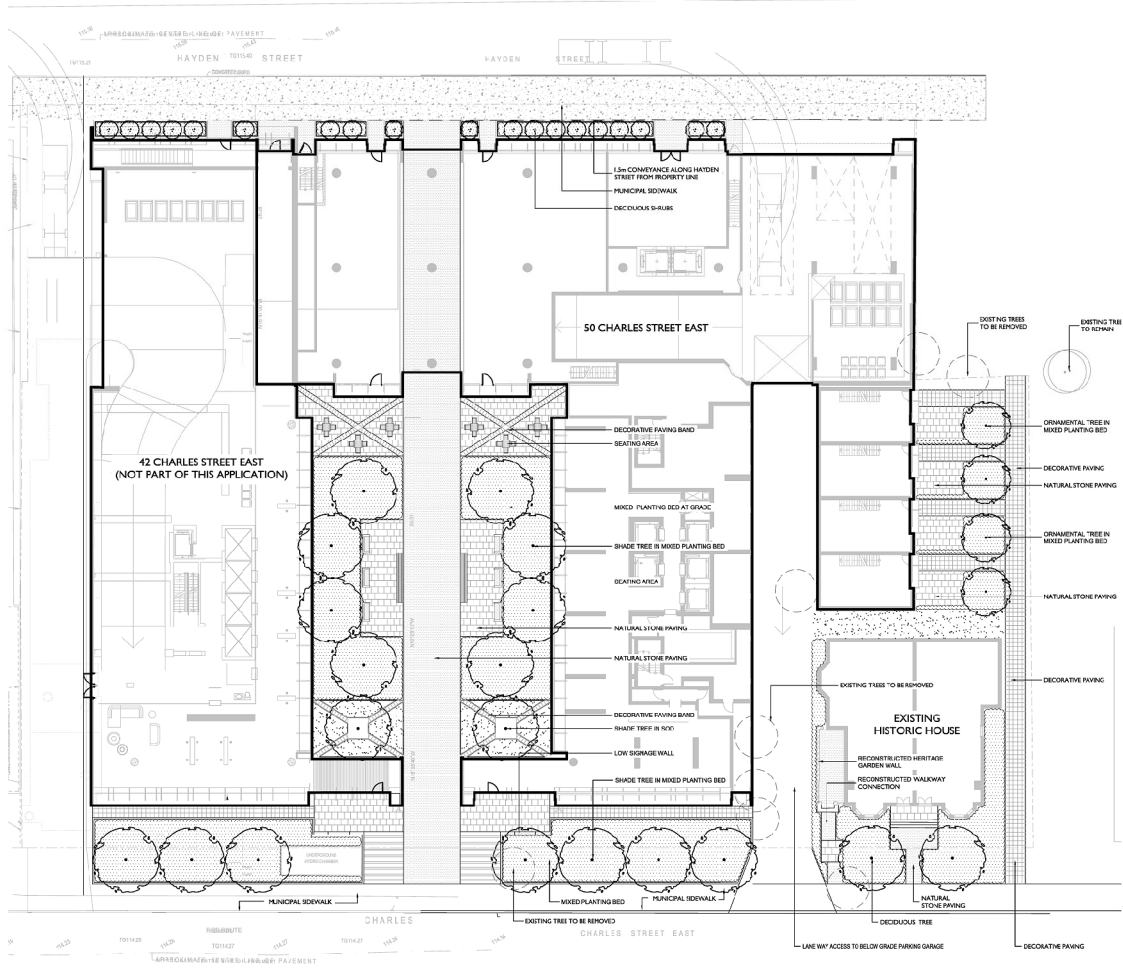


50-60 & 62-64 Charles Street East and  
47 & 61 Hayden Street

File # 13 199558 OZ



### Attachment 3: Landscape Concept Plan



### Landscape Concept Plan

Applicant's Submitted Drawing

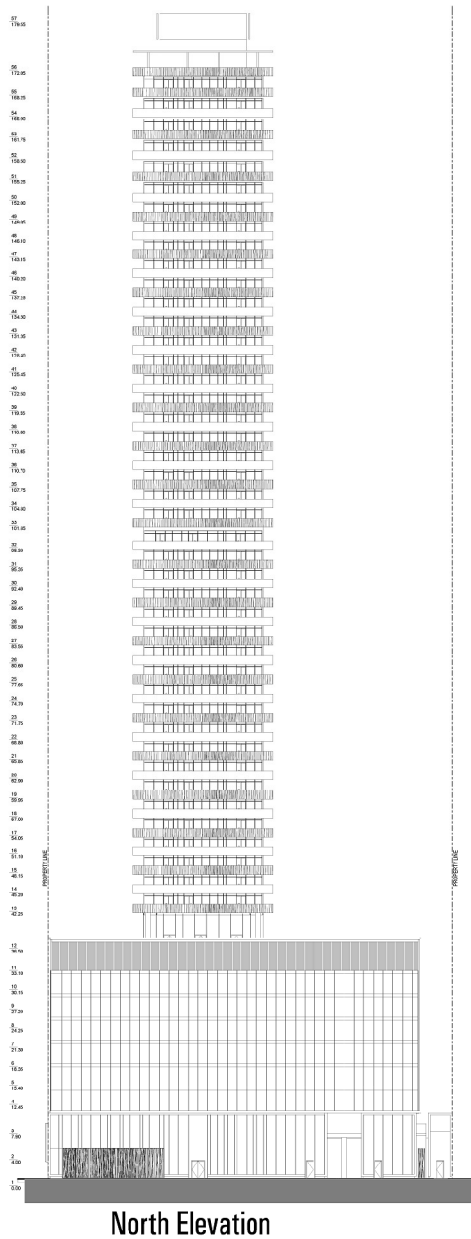
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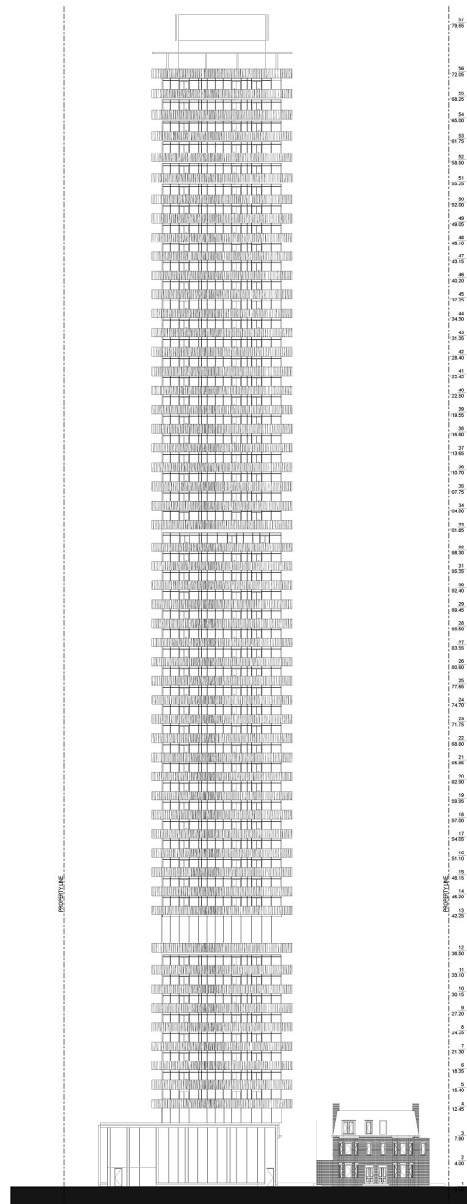
50-60 & 62-64 Charles Street East and  
47 & 61 Hayden Street

File # 13 199558 0Z

## Attachment 4: North Elevation



## Attachment 5: South Elevation



South Elevation

### Elevations

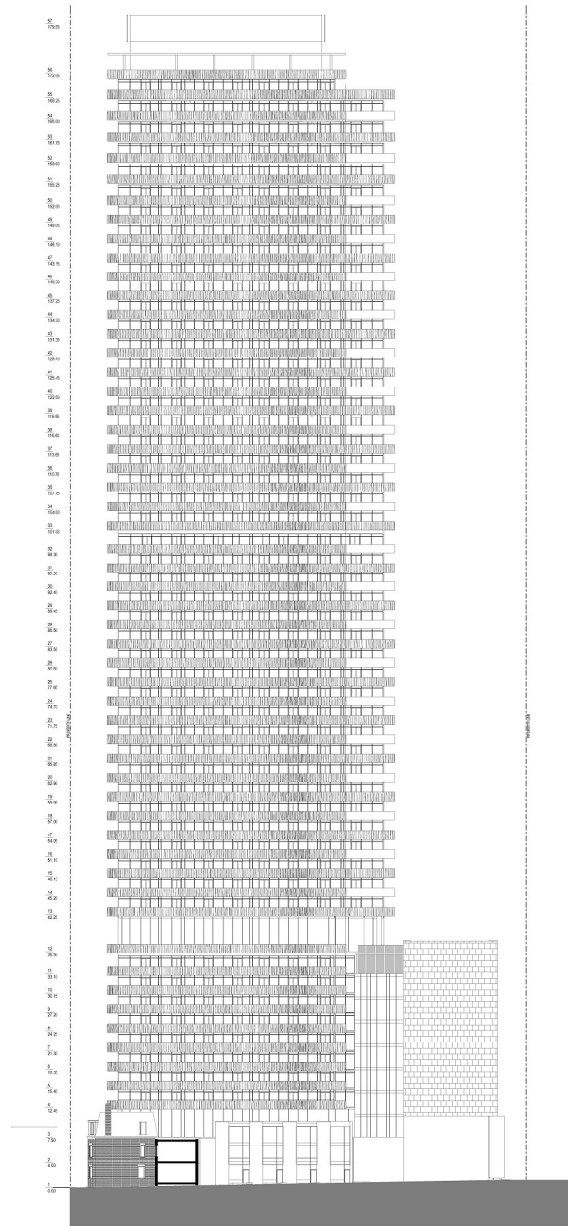
Applicant's Submitted Drawing

Not to Scale  
05/12/2014

50-60 & 62-64 Charles Street East and  
47 & 61 Hayden Street

File # 13 199558 OZ

## Attachment 6: East Elevation



East Elevation

### Elevations

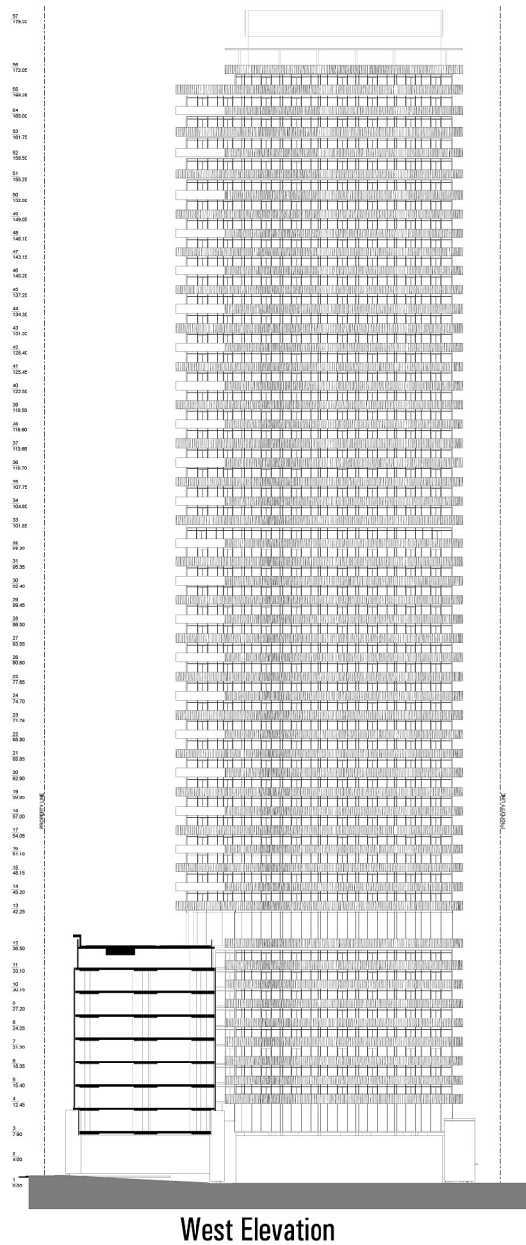
Applicant's Submitted Drawing

Not to Scale  
05/12/2014

50-60 & 62-64 Charles Street East and  
47 & 61 Hayden Street

File # 13 199558 0Z

## Attachment 7: West Elevation



### Elevations

Applicant's Submitted Drawing

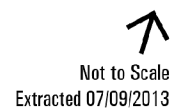
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50-60 & 62-64 Charles Street East and  
47 & 61 Hayden Street

File # 13 199558 0Z

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File # 13 199558 STE 27 0Z



## Attachment 9: Application Data Sheet

Application Type	Rezoning	Application Number:	13 199558 STE 27 OZ
Details	Rezoning, Standard	Application Date:	July 5, 2013
Municipal Address:	50-60, 62 & 64 CHARLES STREET EAST, AND 47 & 61 HAYDEN STREET		
Location Description:	CON 1 FB PT PARK LTS 7 & 8 PL 163 LTS 10 & 11 PT LTS 9 & 12 **GRID S2708		
Project Description:	Rezoning application to permit a 55-storey residential tower fronting Charles Street East connected to a 8-storey office building fronting Hayden Street. The overall development would have a total gross floor area of 48,094 square metres, with 38,454 square metres of residential floor area (622 dwelling units) and 9,640 square metres of non-residential floor area. A total of 198 automobile parking spaces are proposed in a 3 level underground parking garage.		
<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
N. Jane Pepino Aird & Berlis LLP	Same as Applicant	Architects Alliance	62-64 Charles Street Limited, Canada Post Corporation, Findlater Hard Limited

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	438-86, 569-2013
Zoning:	By-law 438-86 – CR T4.0 C1.0 R4.0 By-law 569-2013 – c1.0; r4.0 SS1 (x1454 and x1469)	Historical Status:	Y
Height Limit (m):	12 and 30	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	4,235	Height:	Storeys:	55
Frontage (m):	59.26 (Charles St E)		Metres:	179.55 (incl. mech.)
Depth (m):	70.2			
Total Residential GFA (sq. m):	38,454			<b>Total</b>
Total Non-Residential GFA (sq. m):	9,640		Veh. Parking Spaces:	198
Total GFA (sq. m):	48,094		Loading Docks	3
Floor Space Index:	11.36		Bike Parking Spaces:	660

### DWELLING UNITS

Tenure Type:	Condominium
Rooms:	0
Bachelor:	130
1 Bedroom:	352
2 Bedroom:	73
2 BDRM > 900 sq.ft.	21
3 + Bedroom >900 sq.ft.:	46
Total Units:	622

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	38,454	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	9,640	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Mark Chlon, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>416-397-1761</b>
	<b>E-MAIL:</b>	<b>mchlon@toronto.ca</b>

**Attachment 10: Draft Zoning By-law Amendment**

TO BE SUBMITTED DIRECTLY TO  
TORONTO AND EAST YORK COMMUNITY COUNCIL



**Attachment 11: Draft Zoning By-law Amendment**

TO BE SUBMITTED DIRECTLY TO  
TORONTO AND EAST YORK COMMUNITY COUNCIL