

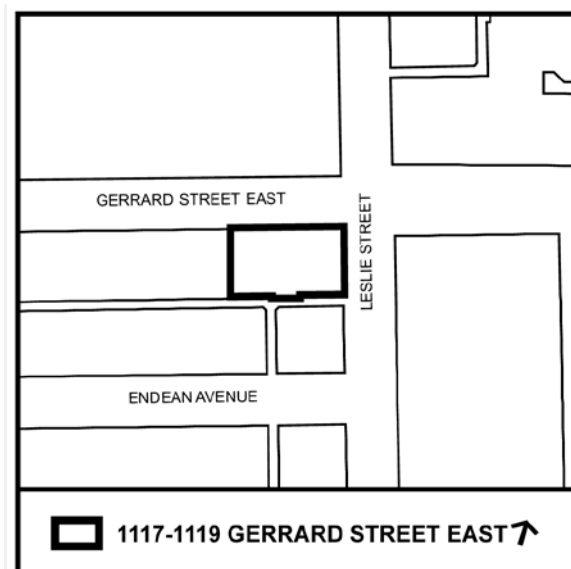
**1117 and 1119 Gerrard Street East - Official Plan  
Amendment, Zoning Amendment Applications – Final  
Report**

<b>Date:</b>	February 6, 2017
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 30 – Toronto-Danforth
<b>Reference Number:</b>	15-256717 STE 30 OZ

**SUMMARY**

The applicant, McCarthy Tetrault LLP, on behalf of WoodGreen Community Housing Inc., has submitted an Official Plan Amendment and Rezoning application that proposes to demolish the existing building (the former Riverdale United Church) at 1117 Gerrard Street East and to develop the lands with a five-storey building, containing 35 new Social Housing Units, generally intended for low-income seniors, and approximately 235 square metres of community centre space at grade. The owner is also intending to add a new rental unit to the existing five-storey apartment building at 1119 Gerrard Street East, thus bringing the total new Social Housing Units through this development application to 36.

The 36 new Social Housing Units will replace 36 existing Social Housing Units at 835-841 Queen Street East, also owned and operated by WoodGreen Housing Inc., which is currently subject to a Rental Housing Demolition application (14 153558 STE 30 RH) through Section 111 of the *City of Toronto Act, 2006*. A staff report for the Rental Housing Demolition application will be submitted to Toronto and East York Community Council concurrent with this subject application.



The proposed development, while over the four storey height permission in the *Neighbourhoods* land use designation, respects and reinforces the existing physical character of the neighbourhood and provides for off-site replacement for the 36 existing Social Housing Units at 835-841 Queen Street East, along with an upgraded community centre space in a new five storey building.

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

## **RECOMMENDATIONS**

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

1. City Council amend the Official Plan, for the lands at 1117 & 1119 Gerrard Street East substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 12 to report dated February 6, 2017.
2. City Council amend Zoning By-law 438-86, for the lands at 1117 & 1119 Gerrard Street East substantially in accordance with the draft Zoning By-law Amendment attached to be available at the February 22, 2017 meeting of Toronto and East York Community Council.
3. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1117 & 1119 Gerrard Street East substantially in accordance with the draft Zoning By-law Amendment attached to be available at the February 22, 2017 meeting of Toronto and East York Community Council
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and the draft Zoning By-law Amendments as may be required.
5. Before introducing the necessary Bills to City Council for enactment, City Council require the following:
  - a. the application for the demolition of the 36 social housing units at 835-841 Queen Street East under Section 111 of the City of Toronto Act, 2006 be approved by City Council;
  - b. the owner and the City enter into agreement under Section 111 of the City of Toronto Act, 2006 pertaining to the demolition of the rental property at 835-841 Queen Street East, and the agreement is registered on title to the property at 1117-1119 Gerrard Street East; and
  - c. the following matters are recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

- i. The owner shall provide and maintain on the site or on the lands known as 1117-1119 Gerrard Street East 36 replacement Social Housing Units, comprising of 36 one-bedroom dwelling units, from the date of first occupancy and for a period of at least 25 years, as generally shown on the plans dated August 26, 2016 for that site submitted to the City Planning Division. Any revision to these plans must be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
- ii. The owner shall provide at least thirty-six (36) one-bedroom replacement Social Housing Units at 1117-1119 Gerrard Street East with rents-g geared-to-income for at least 25 years;
- iii. The owner shall provide tenant relocation and assistance to all eligible tenants at 835-841 Queen Street East, to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
- iv. The Owner shall provide and maintain the 29 existing Social Housing Units at 1119 Gerrard Street East as rental housing for the period of at least 25 years, from the date of the Zoning By-Law coming into full force and effect, with all associated facilities and amenities building improvements to be secured for the rental housing units, at no extra cost to the existing tenants, and with no applications for demolition or conversion from residential rental use, to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor;
- v. The Owner shall expand the existing laundry room at 1119 Gerrard Street East to include at least four washers and 4 dryers prior to occupancy of the new building at 1117 Gerrard Street East;
- vi. The Owner shall renovate the existing rooftop at 1119 Gerrard Street East as illustrated in the August 26, 2016 Floor Plans to include at least two BBQs and patio furniture prior to occupancy of the new building at 1117 Gerrard Street East;
- vii. The Owner shall make available all indoor and outdoor amenity spaces as illustrated in the August 26 Floor Plans for the new building at 1117 Gerrard Street East to tenants of both 1117 Gerrard Street East and 1119 Gerrard Street East without the need to pre-book or pay a fee, unless specifically required as customary practices for private bookings;
- viii. The Owner shall provide a Construction Mitigation Strategy to the satisfaction of the Chief Planner and Executive Director, City Planning Division; and
- ix. The Owner shall provide a Tenant Communication Plan to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

## **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

At its meeting on April 9, 2013, Toronto and East York Community Council (TEYCC) adopted item TE23.71, which requested the Manager, Heritage Preservation Services to report to TEYCC on the heritage attributes of the Riverdale United Church at 1117 Gerrard Street East and options for including the Church on the City's heritage inventory. The item can be accessed at this web link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE23.71>

At its meeting on August 25, 2014, City Council adopted the following recommendation related to the existing mixed-use building at 835-841 Queen Street East (owned and operated by WoodGreen Community Housing Inc.):

1. City Council approve in principle, subject to final approval of a Section 111 permit, the demolition of the 36 social housing units at 835-841 Queen Street East with replacement at an off-site location, and the removal of the obligation to replace the units on-site as a condition of receiving development approvals for any future proposal for 835-841 Queen Street East.

The Preliminary Report reviewing the Application for Rental Housing Demolition (File # 14 153558 STE 30 RH) under Municipal Code Chapter 667 for 835-841 Queen Street East can be accessed at this web link:

<http://www.toronto.ca/legdocs/mmis/2014/te/bgrd/backgroundfile-72282.pdf>

At its meeting on March 10, 2016, City Council adopted the following recommendations related to the preliminary staff report for the development proposal at 1117 and 1119 Gerard Street East:

1. City Council request the General Manager, Children's Services and the General Manager, Parks, Forestry and Recreation, to work together to find swing space in the same community during the redevelopment of the property at 1117 and 1119 Gerrard Street East.
2. City Council request the Director, Community Planning, Toronto and East York District, ensure the Planning report specify the designation of space for parent resources in the redevelopment of the property at 1117 and 1119 Gerrard Street East.

The above noted recommendations were adopted in addition to direction by Toronto and East York Community Council on the procedures for the non-statutory community meeting. The Preliminary Report reviewing the Official Plan and Rezoning application for 1117 & 1119 Gerrard Street East can be accessed at this web link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE14.37>

## ISSUE BACKGROUND

The applicant, McCarthy Tetrault LLP, on behalf of WoodGreen Community Housing Inc., has submitted an Official Plan Amendment and Rezoning Application that proposes to demolish the existing building (the former Riverdale United Church) at 1117 Gerrard Street East and to develop the lands with a five-storey mixed-use building with a height of 18 metres (21.5 metres to the top of the mechanical penthouse). The proposed building will contain 35 Social Housing Units, generally intended for low-income seniors, and approximately 235 square metres of community centre space at grade. The community centre space will be available for use to the Parent Resource Centre, which is currently operating in the existing building on the site.

The existing building at 1119 Gerrard Street East (Heather Terrace) will be retained and the applicant is proposing the addition of a single Social Housing Unit at grade. A new enclosed walkway at grade is proposed to connect the existing building at 1119 Gerrard Street East with the proposed building at 1117 Gerrard Street East. The full implementation of the proposal will result in a total of 65 Social Housing Units (36 new units and 29 existing units) at 1117 and 1119 Gerrard Street East. Both buildings are proposed to function as a shared complex for the purposes of parking, waste collection and common outdoor and indoor amenity space. The total FSI for the site is proposed to be 3.6 times the area of the lot.

The proposal includes the retention of five existing vehicular parking spaces, located at grade at 1119 Gerrard Street East. The proposal will add six long-term bicycle parking spaces to be located below-grade in a secured room at 1117 Gerrard Street East. Six short-term bicycle parking spaces will be added at grade, and below a weather-protected canopy, in front of the proposed building at 1117 Gerrard Street East. Four spaces will be located in front of the residential entrance, while two spaces will be located in front of the Parent Resource Centre. The proposal does not include a loading space.

The new building at 1117 Gerrard Street East will contain the following setbacks and stepbacks from existing property lines:

- a 2.67 metre setback for the building along Gerrard Street East (north property line), stepping back and gradually increasing to 4.67 metres at the fifth floor;
- a 0.23 metre setback for the building along the public laneway (south property line), stepping back and gradually increasing to 3.73 metres at the fifth floor;
- a 1.65 metre setback for the building along the west property line (existing two-storey residential dwelling at 1115 Gerrard Street East), stepping back and gradually increasing to 5.5 metres at the fourth floor; and

- a 1.46 to 2.35 metre setback for the building adjacent to Heather Terraces (east façade of the proposed building), excluding the proposed walkway connection between both buildings.

The proposal would result in a sidewalk width of approximately 2.7 metres, from street curb to the face of the proposed landscaped planter and will permit the appropriate pedestrian clearway and a 0.6 metre wide buffer strip along the curb edge at 1117 Gerrard Street East. In addition, the building is set back ranging from 2.9 metres to 5.3 metres from the property line, providing for a weather-protected, landscaped frontage. The existing sidewalk width at 1119 Gerrard Street East, approximately 3.4 metres from curb to property line, will not change.

The proposal will add 36 new one-bedroom Social Housing Units to the subject site, which are proposed to replace 36 Social Housing Units at 835-841 Queen Street East, both sites are currently owned and operated by WoodGreen Community Housing Inc. Like the existing Social Housing Units, the proposed units will have rent-geared-to-income or rent supplements. The existing WoodGreen building at 835-841 Queen Street East is currently subject to a Rental Housing Demolition application through Section 111 of the *City of Toronto Act, 2006*. A staff report on the Rental Housing Demolition application will be submitted to Toronto and East York Community Council concurrent with this report.

The proposal introduces new landscaping, in the form of landscape planters at the front (north) property line of the building at 1117 Gerrard Street. The planters will contain native, drought tolerant trees and shrubs. The proposal also protects five existing Honey Locust trees currently located at the side (east) property line of the building at 1119 Gerrard Street East (adjacent to Leslie Street).

As part of discussions with City staff, the proposal has been revised to increase the setbacks at the rear of the site, south elevation (adjacent to the public laneway), specifically adding a 2.4 metre setback above the third floor on the west side of the building.

Attachments 1 to 7 contain drawings of the proposed development. Attachment 10 is the Application Data Sheet.

### **Site and Surrounding Area**

The site is municipally known as 1117 and 1119 Gerrard Street East and is located at the southwest corner of Gerrard Street East and Leslie Street, has a total area of 1,311 square metres and is rectangular in shape, with a depth of approximately 27.5 metres. The site's maintain a frontage along Gerrard Street East of approximately 45 metres. The site also abuts a public laneway to the south and the applicant will be responsible for conveying a portion of the site for the purposes of a future laneway widening. The right-of-way width for Gerrard Street East in this location is 20 metres.

The site is currently occupied by a two-storey place of worship (Riverdale United Church) and a five-storey residential apartment building (Heather Terrace) at 1117 and 1119 Gerrard Street East, respectively. The five-storey residential building at 1119 Gerrard Street East contains a total of 29 Social Housing Units (7 bachelor units, 16 one-bedroom units and 6 two-bedroom units). At the time of application, 16 of the 29 units had rents-geared-to-income; the remaining 13 units had affordable market rents.

The following is the built form character and land use of the surrounding area:

- North: on the north side of Gerrard Street East is a secondary school (Riverdale Collegiate Institute). Further north are residential uses in a low-rise, two- to three-storey form typical of the area context, as well as the Metrolinx/GO Transit railway corridor.
- East: a series of low-rise, one- to three-storey residential buildings, either fronting onto Gerrard Street East or contained within the local road network. Further east of the site is Greenwood Park.
- South: a series of two- to three-storey low-rise residential buildings that are typical of the area context. Further south is a local elementary school (Leslieville Jr. Public School).
- West: various two- to three-storey low-rise residential buildings, either fronting onto Gerrard Street East or contained within the local road network. Further west of the site, the character of the area changes to mixed-use, two- to three- storey low-rise buildings, containing retail and residential uses.

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

Section 2 of the *Planning Act* lists matters of provincial interest that include the orderly development of safe and healthy communities, accessibility for persons with disabilities, the adequate provision and distribution of educational, health, social, cultural and recreational facilities, and the adequate provision of a full range of housing, including affordable housing. City Council's planning decisions are required to have regard for the matters of provincial interest fully outlined in Section 2 of the *Planning Act*.

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 safety. 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; providing housing options to meet the needs of people at any age; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff reviewed the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The subject site is not located on an identified *Avenue* as shown on Map 2 – Urban Structure and is designated *Neighbourhoods* as shown on Map 21 – Land Use of the Official Plan.

### Section 2.3.1 – Healthy Neighbourhoods

Section 2.3.1 of the Official Plan addresses lands not located within identified growth centres, but rather another important section of the City's fabric, Toronto's neighbourhoods.

By focusing most new residential development in the *Centres*, along the *Avenues*, and in other strategic locations, the City's Official Plan intends to preserve the shape and feel of the City's neighbourhoods. However, these neighbourhoods will not stay frozen in time. Some physical change will occur over time as enhancements, additions, and infill housing occur on individual sites. A cornerstone policy is to ensure that new development in our neighbourhoods respects the existing physical character of the area, reinforcing the stability of the neighbourhood.

The City's neighbourhoods are more than just places for dwellings. Trees, parks, schools, libraries, community centres, child care centres, places of worship and local stores are all important parts of the City's neighbourhoods. Increasingly, people work in their neighbourhoods, both in home offices and in local stores and services. All communities should benefit from and share the rewards and advantages of living in Toronto. Some neighbourhoods need to be strengthened to ensure a better quality of life for their residents. There may be gaps in community-based facilities and services.

In addition to satisfying all other policies of the Official Plan, development in *Neighbourhoods* shall respond to the following:

- be consistent with the objective of maintaining physical stability;
- respect and reinforce the existing physical character of buildings, streetscapes and open space patterns;
- promote environmental sustainability by investing in naturalization and landscaping improvements, tree planting and preservation, sustainable



technologies for stormwater management and energy efficiency, and programs for reducing waste and conserving water and energy;

- Community and neighbourhood amenities will be enhanced where needed by:
  - improving and expanding other community services; and
  - adapting existing services to changes in the social, health and recreational needs of the neighbourhood.

#### Section 4.1 – Neighbourhoods

*Neighbourhoods* are considered to be physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, townhouses and walk-up apartments that are no higher than four storeys. The Official Plan requires development within *Neighbourhoods* to generally "fit" the existing physical character. While *Neighbourhoods* are intended to be physically stable, they are not intended to be static.

Section 4.1.5 of the Plan requires new development to respect and reinforce the existing physical character of the neighbourhood, with specific regard for size and configuration of lots, heights, massing, scale and dwelling type, prevailing building type(s), setbacks from the street, prevailing rear and side yard setbacks and landscaped open space and conservation of heritage buildings, structures and landscapes.

The Official Plan contains policies in its Built Form and Public Realm and Healthy Neighbourhood sections which state that new development will:

- be massed and its exterior façade designed to fit harmoniously into its existing and/or planned context and limit its impact on neighbouring streets, parks, open spaces and properties;
- provide space for public utilities and services, trees and landscaping, building access, amenities such as view corridors, sky view and sunlight, and public gathering places;
- provide gradual transition of scale and density;
- provide for adequate light and privacy;
- preserve existing mature trees and incorporate them into landscaping designs; and
- attenuate resulting traffic and parking impacts.

Section 4.1.9 of the Plan requires new infill development on properties that vary from the local pattern in terms of lot size in established *Neighbourhoods* to have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties.

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*.

The Minister of Municipal Affairs and Housing approved and modified OPA 320 on July 4, 2016. The Ministry received 57 appeals to OPA 320 and it has been appealed in its entirety. As a result, OPA 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework.

### Section 3.2.1 – Housing

A full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods, will be provided and maintained to meet the current and future needs of residents. A full range of housing includes: ownership and rental housing, affordable and mid-range rental and ownership housing, social housing, shared and/or congregate-living housing arrangements, supportive housing, emergency and transitional housing for homeless people and at-risk groups, housing that meets the needs of people with physical disabilities and housing that makes more efficient use of the existing housing stock. The existing stock of housing will be maintained and replenished. New housing supply will be encouraged through intensification and infill that is consistent with the policies of the Official Plan.

Policy 3.2.1.5 provides that significant new development on sites containing six or more rental units, where the existing rental units will be kept in the new development will secure as rental housing, the existing rental housing units which have affordable rents and mid-range rents and may secure any needed improvements and renovations to the existing rental housing, in accordance with and subject to the height and density incentives of Section 5.1.1 of the Plan, without pass-through of such costs in rents to tenants.

### Section 5.3.1 – The Official Plan Guides City Actions

Section 5.3.1 of the Official Plan states that it is a statutory document and amendments to the Plan that are not consistent with its general intent will be discouraged and that Council will be satisfied that any development permitted under a Plan amendment will be compatible with its physical context and will not affect nearby *Neighbourhoods* in a manner contrary to the neighbourhood protection policies in the Plan.

The Official Plan is to be read as a comprehensive and cohesive whole. This application has been reviewed against all policies of the Official Plan. The Official Plan is available here: [www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)

## **Zoning**

The site is zoned R4 Z1.0 by the former City of Toronto Zoning By-law 438-86, which permits a wide range of residential uses with a maximum density of 1.0 times the area of the lot. The zoned height limit is 10.0 metres.

By-law 640-91, adopted by City Council on October 8, 1991, amends former City of Toronto Zoning By-law 438-86, to permit, on a site-specific basis, the retention of a place of worship existing as of October 7, 1991, and the erection and use of a social housing apartment building containing senior citizens' housing on the site, subject to various site-specific development standards.

The site is also zoned R (d1.0) (x802) with a height of 10 metres by the City of Toronto Zoning By-law 569-2013, which is currently under appeal and is not in-effect for the subject site. The permissions in Zoning By-law 569-2013 are largely the same as those in Zoning By-law 438-86, as amended. Further, the lands at 1117 and 1119 Gerrard Street East are subject to exception x802, which permits additional uses (a nursing home, retirement home and religious residence, subject to various qualifications) and applies City of Toronto By-law 640-91 as the prevailing by-law for the subject site.

## **Site Plan Control**

The proposed development is subject to Site Plan Control. The applicant has submitted a Site Plan Control application, which is currently under review through File #15-256718 STE 30 SA.

## **Reasons for Application**

The proposed development requires an Official Plan Amendment application, because the proposed 5-storey building exceeds the four storeys permitted within the *Neighbourhoods* land use designation of the Official Plan.

The proposed development requires a Zoning By-law Amendment application because the proposed height of 18 metres, and density of 3.6 times the area of the lot exceeds the current height limit of 10.0 metres and a density of 1.0 times the area of the lot as prescribed in Zoning By-law 438-86. The proposal also differs from the development permitted by the existing site-specific zoning by-law.

Additional deficiencies to the Zoning By-law, created by the proposal, have been identified, which include vehicular parking and amenity space, among other matters.

## Community Consultation

Through the direction of Community Council, Planning staff hosted a Community Consultation Meeting (CCM) at the Leslieville Junior Public School on June 13, 2016. The meeting was attended by approximately 90 community members and the local Councillor who engaged in a discussion about the development proposal, the rental housing replacement and the demolition of the existing Place of Worship.

A summary of the issues raised at the CCM are as follows:

- Transportation impact: community members were interested, and raised some concern, about the potential additional transportation impact of the development on local streets;
- Waste management: community members, and existing tenants at Heather Terrace, asked about the future plan for waste removal. The applicant advised that it was their intent to secure waste pickup off of Leslie Street, adjacent to 1119 Gerrard Street East (Heather Terraces);
- Demolition of existing building: community members using the existing place of worship at 1117 Gerrard Street East expressed their disappointment in the potential loss of the building and their worship space. Many attendees were hoping that the place of worship would not be demolished;
- Parent Resource Centre: community members using the existing Parent Resource Centre, expressed their support that a new space will be secured within the proposed building at 1117 Gerrard Street East. There were some comments on the proposed outdoor space for the Centre and these will be reviewed in detail by the applicant and City staff. Modifications to outdoor space will be secured through the Site Plan Application process; and
- Design of proposed building: comments were received on the design of the proposed building, with some community members concerned that the building appears too institutional and doesn't provide enough architectural diversity for the area. The applicant and City staff are working to modify the design of the proposed building, based on the feedback received. Modifications to the design of the building will be secured through the Site Plan approval process.

In addition to the comments summarized above, a petition was received by City staff from the "Congregation of the existing Place of Worship" which states their opposition to the demolition of the building at 1117 Gerrard Street East, specifically noting the building's age and the social programs that currently operate in the building.

## **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 and Zoning By-law standards.

## **COMMENTS**

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

The Provincial Policy Statement (PPS) requires provisions to be made for an appropriate range of housing types and densities to meet projected requirements of current and future residents. This policy for healthy, livable and safe communities is achieved, amongst other means, by accommodating a range of residential, employment, institutional and other uses to meet long-term needs, facilitating all forms of residential intensification and redevelopment, promoting densities for new housing which efficiently use land, resources, infrastructure, and public service facilities, and support the use of public transit.

Section 1.0 – Building Strong Healthy Communities of the PPS reviews matters pertaining to building strong healthy communities. Specifically, this section states (in part) that healthy, liveable and safe communities are sustained by, among other matters, accommodating an appropriate range and mix of residential (including affordable housing and housing for older persons), employment, institutional, recreation, park and open space, and other uses to meet long-term needs. In addition, the PPS, 2014 states (in part) that planning authorities shall provide for an appropriate range and mix of housing type to meet projected requirements of current and future residents by permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements.

Section 4.0 – Implementation and Interpretation of the PPS states that the municipal official plan is "the most important vehicle for implementation" of the PPS and that "comprehensive, integrated and long-term planning is best achieved through official plans."

The proposal is consistent with the PPS, 2014 as it ensures the appropriate provision of residential uses, including affordable housing and housing for older persons will be provided.

The proposal does not conflict with the Growth Plan for the Greater Golden Horseshoe, as the proposal contemplates development on a location supported by higher-order transit and ensures the provision of complete communities through the provision of a full range of housing and affordable housing.

### **Land Use**

The proposed building includes residential (affordable rental residential units) and local institutional (Parent Resource Centre) uses that are permitted by the Official Plan land use designation. These uses support the objective of maintaining Toronto's *Neighbourhoods* as complete communities.

## **Built Form, Density, Height, Massing**

According to the Official Plan, *Neighbourhoods* are considered to be physically stable areas and development will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas. This quality and objective of the *Neighbourhoods* areas in Toronto is important to preserve the shape and feel of our neighbourhoods. However, these neighbourhoods will not stay frozen in time, and redevelopment that appropriately respects and reinforces the physical character of the *Neighbourhood* can be accommodated.

In addition to the above, the Official Plan states that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including the heights, massing, scale and dwelling type of nearby residential properties; the prevailing building types; the setbacks of buildings from the street and other matters.

Further, while the Official Plan generally discourages intensification of land on major streets in areas designated as *Neighbourhoods*, the Plan does ensure that if an application of this type is proposed, it is reviewed in accordance with Policy 4.1.5 (Development Criteria in *Neighbourhoods*), having regard for both the form of development along the street and its relationship to adjacent development in the *Neighbourhood*. Policy 4.1.9 shall also be considered for infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in established *Neighbourhoods*. It is also important to consider that the Plan must be read in its entirety and this application has been assessed in terms of both the overall objectives for the area and the impact the application may have on surrounding lands.

The proposed development is for a 5-storey building that is 18 metres in height (21.5 metres including the mechanical penthouse), whereas the existing Place of Worship is approximately 10 metres in height and two storeys. The height is appropriate for the site and is similar and compatible with the adjacent building to the east at 1119 Gerrard Street East (Heather Terrace), which is also 5-storeys and approximately 17 metres in height. Working with City staff, the applicant refined the built form and massing for the building to bring the proposal in line with the existing physical character of the neighbourhood and to ensure that the massing and scale was appropriate for the site and compatible with nearby residential properties. This includes the following measures:

- setting the building back from Gerrard Street East further than Heather Terrace, and providing landscaped open spaces in this location, which is more in line with the existing setbacks for the remaining low-rise dwellings on Gerrard Street East;
- stepping back the fifth storey along Gerrard Street East by 4.67 metres, which is in line with the existing setbacks for the low-rise dwellings on Gerrard Street East;
- stepping down the western portion of the building in height to three storeys (10.1 metres in height) so that it is in line with the as-of-right zoning by-law height for the neighbourhood;

- reducing the massing of the western portion of the building through setbacks at grade, and stepbacks above the third storey, to appropriately transition to the existing low-rise dwellings on Gerrard Street;
- reducing the massing at the rear of the building, by stepping back the western portion of the southern elevation above the third floor, and stepping back the eastern portion of the southern elevation above the fourth floor to provide a reduced massing and more appropriate transition to the low-rise neighbourhood to the south; and
- proposing the building to be constructed with materials (brick, glass, etc.) that are consistent with the physical character and materiality used in this neighbourhood

In addition to the above, the following summarizes the setbacks and stepbacks of the proposed building:

- a 2.67 metre setback for the building along Gerrard Street East (north property line), which is excluding the encroachment of a 1.2 metre weather protecting canopy, stepping back and gradually increasing to 4.67 metres at the fifth floor;
- a 0.23 metre setback for the building along the public laneway (south property line), stepping back and gradually increasing to 3.73 metres at the fifth floor;
- a 1.65 metre setback for the building along the west property line, stepping back and gradually increasing to 5.5 metres at the fourth floor; and
- a 1.46 to 2.35 metre setback for the building along adjacent to Heather Terraces (east façade of the proposed building), excluding the proposed walkway connection between both buildings.

The proposed built form and massing reductions will ensure the development respects and reinforces the physical character of the neighbourhood, while accommodating for 35 rental replacement dwelling units on the site, including the provision of 6 barrier free (accessible) unit layouts.

The total GFA of the proposed building at 1117 Gerrard Street East is 2,447 square metres. The development contemplates the existing building, Heather Terrace, and the proposed building to be joined by an enclosed walkway at grade. The proposed total GFA for the buildings at 1117 and 1119 Gerrard Street East is 4,630 square metres with a total FSI of 3.6 for a site area of 1,311 square metres. The FSI includes the provision of 65 rental dwelling units in two buildings that are massed appropriately for the neighbourhood's character. Reviewing density as a product of built form, massing and height, the proposed FSI of 3.6 is considered appropriate for this site and ensures suitable replacement rental dwelling units will operate successfully in this location, thus conforming to the overall objectives of the Official Plan, including ensuring rental replacement units are secured and the built form is designed to fit within its existing and planned context.

## **Amenity Space**

The proposed development includes 130 square metres of indoor amenity space and 325 square metres of outdoor amenity space. The standard zoning by-law requirement for amenity space is 2 square metres per unit or 130 square metres of indoor and 130 square metres of outdoor amenity space for the 65 dwellings unit for this development. The proposal meets with the zoning by-law standard for indoor amenity space and is above the minimum requirement for outdoor amenity space. The amenity space for both buildings will be shared by all current and future tenants. The indoor amenity space will be located at 1117 Gerrard Street East, in two locations: 74 square metres on the ground floor and 56 square metres on the fifth floor, adjacent to an inaccessible green roof.

## **Sun and Shadow**

The Official Plan requires new development to be massed to fit harmoniously into its existing and/or planned context, and to limit its impact on neighbouring streets by adequately limiting any resulting shadowing of neighbouring streets, properties and open spaces. Through review of the sun and shadow studies prepared by the applicant in support of their application, the shadowing created by the proposed building will not negatively impact the public sidewalk on the north side of Gerrard Street East, which will remain out of any shadowing from 9:18 AM to 6:18 PM during the shoulder seasons (March and September). The shadowing will also not negatively impact the low-rise dwellings to the west and south of the development. Most of the shadowing to the east will be assumed within the shadow created by the existing building (Heather Terrace) and will not further negatively impact the low-rise dwellings to the east.

## **Existing Place of Worship**

As discussed above, Community Council adopted a motion requesting the Manager, Heritage Preservation Services to report to TEYCC on the heritage attributes of the Riverdale United Church at 1117 Gerrard Street East and options for including the Church on the City's heritage inventory.

The existing building (Riverdale United Church) is not listed on the City's inventory of heritage properties. No recommendation has been made by Heritage Preservation Services to have the existing building listed on the City's inventory or designated under the Ontario Heritage Act.

The existing building will be demolished as part of this development proposal. City staff have requested the owner to consider using material from the existing building in the design and construction process of the proposed building at 1117 Gerrard Street East. If feasible, City staff will secure this obligation through the associated Site Plan approval process.

## **Parent Resource Centre**

The Parent Resource Centre is a non-profit organization, operated by a volunteer Board of Directors, which currently operates as a child/parent drop-in centre program within the existing building at 1117 Gerard Street East. The Centre receives funding from the City's Children's Services Division.



As discussed above, City Council adopted the following two motions related to the Parent Resource Centre:

1. City Council request the General Manager, Children's Services and the General Manager, Parks, Forestry and Recreation, to work together to find swing space in the same community during the redevelopment of the property at 1117 and 1119 Gerrard Street East.
2. City Council request the Director, Community Planning, Toronto and East York District, ensure the Planning report specify the designation of space for parent resources in the redevelopment of the property at 1117 and 1119 Gerrard Street East.

Related to the first motion, City Planning has been working with Children's Services and Parks, Forestry and Recreation to find swing space for the Parent Resource Centre in the same community during the redevelopment of the subject site. While no formal space has been allocated at this time, partly due to the Parent Resource Centre not having knowledge of the exact timeframe required for the swing space, staff are currently working on different options for swing space to accommodate the Parent Resource Centre during the redevelopment of the subject site. These include local community centres, local schools and local retail storefronts, as possible swing space locations for the Parent Resource Centre. More information will be provided once a suitable location is finalized, prior to any redevelopment proceeding.

Related to the second motion, City Planning have discussed in detail above that the 235 square metres of space at grade will be used for the Parent Resource Centre and the community centre space will be secured in the implementing zoning by-law and future site plan agreement. The Parent Resource Centre is shown on Attachment 2 as part of the proposed ground floor plan prepared by the owner.

### **Traffic Impact, Access, Parking, Loading and Solid Waste**

Vehicular access to the subject site is from Leslie Street to the 4.46 metre wide public lane on the south side of the site. The public lane was widened by 1.13 metres (from 3.33 metres to 4.46 metres) in connection with a previous rezoning application for the subject site, except for a small strip of land adjacent to the south property line of 1117 Gerrard Street East that is encumbered by the existing Place of Worship. Given that the building is proposed to be demolished, this strip of land shall be conveyed to the City for the widening of the public lane to satisfy the Official Plan requirement of a 5.0 metre wide public lane. The final conveyance to reach the 5.0 metre wide lane threshold would come from the property owners to the south of the public lane, should their lands redevelop. This is acceptable to Transportation Services.

The proposal includes the retention of five vehicular parking spaces at the rear of the site (adjacent to Heather Terrace) off of the public lane to accommodate the existing and proposed buildings. The site is located within the "All Other Areas" parking area as defined in Zoning By-law 569-2013, which requires a total of 13 parking spaces for the proposed development (existing and proposed buildings). However, as the site is situated along Gerrard Street East between areas to the east and west that are located within "Policy Area 1", Transportation Services has reviewed parking requirements based on the latter parking policy in Zoning By-law

569-2013. This policy requires a total of seven parking spaces to serve the proposed development, whereby five will be retained.

In addition to the above, the applicant's transportation consultant, BA Group Consulting Ltd. submitted a Transportation Assessment Report, dated September 2015, in support of the proposed development. The consultant undertook parking demand surveys, as well as an on-street parking survey, to better understand the parking demand for the site and the existing parking demand of the surrounding area (300 metres and three to four minutes walking distance from the site). The studies concluded that the site can be amply serviced by the existing parking supply and the surrounding on-street parking for visitors and staff of the development and the Parent Resource Centre. With respect to the Parent Resource Centre, the consultant confirmed that the centre predominantly services families within walking distance of the site and the majority of the visitors walk (as well as arrive by transit, cycling and using a private car) to the centre. There is a TTC transit stop adjacent to the proposed development at 1119 Gerrard Street East. The parking demand associated with the re-constructed Parent Resource Centre can be accommodated by the area's on-street parking supply, similar to the current condition for the users of the existing Parent Resource Centre. Based on the above, Transportation Services is satisfied with these findings and considers the provision of 5 vehicular parking spaces on site acceptable.

The proposal includes the provision of six long-term and six short-term bicycle parking spaces. The long-term spaces are proposed to be located in a secured room in the below grade floor. The short-term spaces are proposed to be located at grade, four spaces in front of the residential entrance and two spaces in front of the entrance to the Parent Resource Centre. The spaces are located below a weather protecting canopy.

There is no existing loading space, or proposed loading space, to serve the development. The Zoning By-law typically requires a Type G loading space to serve a development of this size; however, Transportation Services is satisfied that no Type G loading space is required for this development for the following reasons:

- Loading and deliveries currently occur within the adjacent on-street parking zone in front of 1117 Gerrard Street East and this process will continue with the proposed development; and
- Solid Waste Services is recommending an exception for this development, allowing for 1117 Gerrard Street East to be placed on the Multi-Residential Curbside collection program, which ensures waste collection will take place from Gerrard Street East. The building at 1119 Gerrard Street East is already serviced by curbside collection.

Solid Waste Services will provide shared bins for all residents to this development for garbage, recycling and organics, as the development will be built in accordance with the "City of Toronto Requirements for Garbage, Recycling and Organics Collection Services for New Developments and Redevelopments" and Chapter 844, Solid Waste of the Municipal Code. Solid Waste Services is satisfied with the final proposal (and associated submitted plans) for this development.

## **Servicing**

The development will be serviced by a proposed connection to the 300mm combined sewer on Gerrard Street East, which drains westerly to Jones Avenue. The stormwater from the site is proposed to drain through a connection to the existing CSO on Gerrard Street East. The stormwater management design for the site proposes the use of green roofs and an area of infiltration at the rear of the site.

Revisions to the applicant's submitted Functional Servicing and Stormwater Management Report and the Site Servicing and Grading Plans are required prior to finalizing the Site Plan Application process. Engineering and Construction Services has advised that they are satisfied with the proposal proceeding to rezoning approval with the servicing information currently submitted by the applicant.

## **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 0.43 to 0.79 hectares of local parkland per 1,000 people. The site is in the second lowest quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

The application proposes to replace an existing Place of Worship with a new 5-storey apartment building that will comprise of 35 residential units and 235 square metres of non-residential gross floor area at 1117 Gerrard Street East. The applicant also proposes to add a new rental unit to the existing apartment building located at 1119 Gerrard Street East. As specified under Chapter 415, Article III, Section 415-30(4), the creation of the 1 additional dwelling unit in the existing building located at 1119 Gerrard Street East is exempt from the parkland dedication requirement.

At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication requirement is 480 square metres or 40.67% of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% of the development site 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 120 square metres.

The applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as a parkland dedication of 120 square metres does not generate sufficient parkland for on-site requirement nor does the site abut an existing park which could be expanded through this dedication. However, this site is located approximately 300 metres away from Greenwood Park, a 62,145 square metre park with access from Alton Avenue. The park amenities include a baseball diamond field, off leash area, picnic site, playground, splash pad, as well as an ice rink building.

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

### **Toronto Green Standard**

In 2013 City Council updated the two-tiered Toronto Green Standard (TGS) that was adopted by City Council on October 27, 2009. 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. The site-specific zoning by-law and future site plan agreement will secure performance measures for various Tier 1 development features, including, but not limited to, the following:

- Water Quality, Quantity and Efficiency, such as collecting and storing all stormwater run-off in an underground storage tank and discharging to the existing storm sewer via a control orifice;
- Air Quality, such as providing 115 square metres of green roofing, which is above the Tier 1 requirement of 108 square metres, 20% of the total available roof spaced, and providing Urban Heat Island reductions at grade by using a combination of permeable paving and high albedo paving
- Storage and Collection of Recycling and Organic Waste, such as the collection and sorting for a three-stream collection system providing garbage, recycling and organic collection and storage.

### **Section 37**

The matters to be secured with this development include the tenure and long-term rental requirement of the replacement social housing units at 1117 Gerrard Street East and the tenure and long-term rental requirement of the existing social housing units at 1119 Gerrard Street East. The owner will be required to enter into agreements to secure the long-term rental of the replacement and existing social housing units.

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

- i. The owner shall provide and maintain on the site or on the lands known as 1117-1119 Gerrard Street East 36 replacement Social Housing Units, comprising of 36 one-bedroom dwelling units, from the date of first occupancy and for a period of at least 25 years, as generally shown on the plans dated August 26, 2016 for that site submitted to the City Planning Division. Any revision to these plans must be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
- ii. The owner shall provide at least thirty-six (36) one-bedroom replacement Social Housing Units at 1117-1119 Gerrard Street East with rents-geared-to-income for at least 25 years;
- iii. The owner shall provide tenant relocation and assistance to all eligible tenants at 835-841 Queen Street East, to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
- iv. The Owner shall provide and maintain the 29 existing Social Housing Units at 1119 Gerrard Street East as rental housing for the period of at least 25 years, from the date of the Zoning By-Law coming into full force and effect, with all associated facilities and amenities building improvements to be secured for the rental housing units, at no extra cost to the existing tenants, and with no applications for demolition or conversion from residential rental use, to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor;
- v. The Owner shall expand the existing laundry room at 1119 Gerrard Street East to include at least four washers and 4 dryers prior to occupancy of the new building at 1117 Gerrard Street East;
- vi. The Owner shall renovate the existing rooftop at 1119 Gerrard Street East as illustrated in the August 26, 2016 Floor Plans to include at least two BBQs and patio furniture prior to occupancy of the new building at 1117 Gerrard Street East;
- vii. The Owner shall make available all indoor and outdoor amenity spaces as illustrated in the August 26 Floor Plans for the new building at 1117 Gerrard Street East to tenants of both 1117 Gerrard Street East and 1119 Gerrard Street East without the need to pre-book or pay a fee, unless specifically required as customary practices for private bookings;
- viii. The Owner shall provide a Construction Mitigation Strategy to the satisfaction of the Chief Planner and Executive Director, City Planning Division; and
- ix. The Owner shall provide a Tenant Communication Plan to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

## **Tenure**

The tenure for the proposed units is rental.

## **Rental Housing**

### Rental Intensification

The owner of the building (WoodGreen Community Housing Inc.) has agreed to provide and maintain the existing Social Housing Units at 1119 Gerrard Street for a period of at least 25 years. The tenure of the existing units would be secured through an agreement with the City.

WoodGreen Community Housing Inc. has proposed to expand the existing laundry room on the ground floor to contain a total of 4 washers and 4 dryers and renovate the existing rooftop at 1119 Gerrard Street East to include at least two BBQs and patio furniture; all of which shall be provided to the satisfaction of the Chief Planner and secured through an agreement with the City.

### Off-site Rental Replacement

WoodGreen Community Housing Inc. has submitted a Rental Demolition application to demolish the 36 existing Social Housing Units located at 835-841 Queen Street East. The applicant is proposing to provide off-site replacement for these existing Social Housing Units within the proposed building at 1117 Gerrard Street East (35 replacement units) and on the ground floor of 1119 Gerrard Street East (1 replacement unit).

Staff have reviewed the August 26, 2016 Floor Plans for 1117-1119 Gerrard Street East application provided by the applicant and are satisfied with the proposed off-site replacement. The 36 existing Social Housing Units located at 835-841 Queen Street East, comprised of 32 bachelor and 4 one-bedroom units, would be replaced with 36 one-bedroom units with a minimum floor area of at least 37 square metres.

### Tenant Communication Plan and Construction Mitigation Strategy

When existing tenants are to remain on site while demolition or construction activities are taking place, the City requires that applicants provide a Tenant Consultation Plan and tenant-oriented Construction Mitigation Strategy. Staff will continue to work with the applicant to develop an appropriate Tenant Communication Plan and Construction Mitigation Strategy for existing tenants at 1119 Gerrard Street East; all of which will be to the satisfaction of the Chief Planner and secured through an agreement with the City.

## **CONTACT**

Daniel Woolfson, Planner

Tel. No. 416-392-7574

E-mail: Daniel.Woolfson@toronto.ca

## **SIGNATURE**

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

(P:\2017\Cluster B\pln\TEYCC\5073536001.doc) - vc

## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: Ground Floor Plan

Attachment 3: North Elevation

Attachment 4: South Elevation

Attachment 5: East Elevation

Attachment 6: West Elevation

Attachment 7: North View Rendering

Attachment 8: South View from Lane

Attachment 9: Zoning

Attachment 10: Official Plan

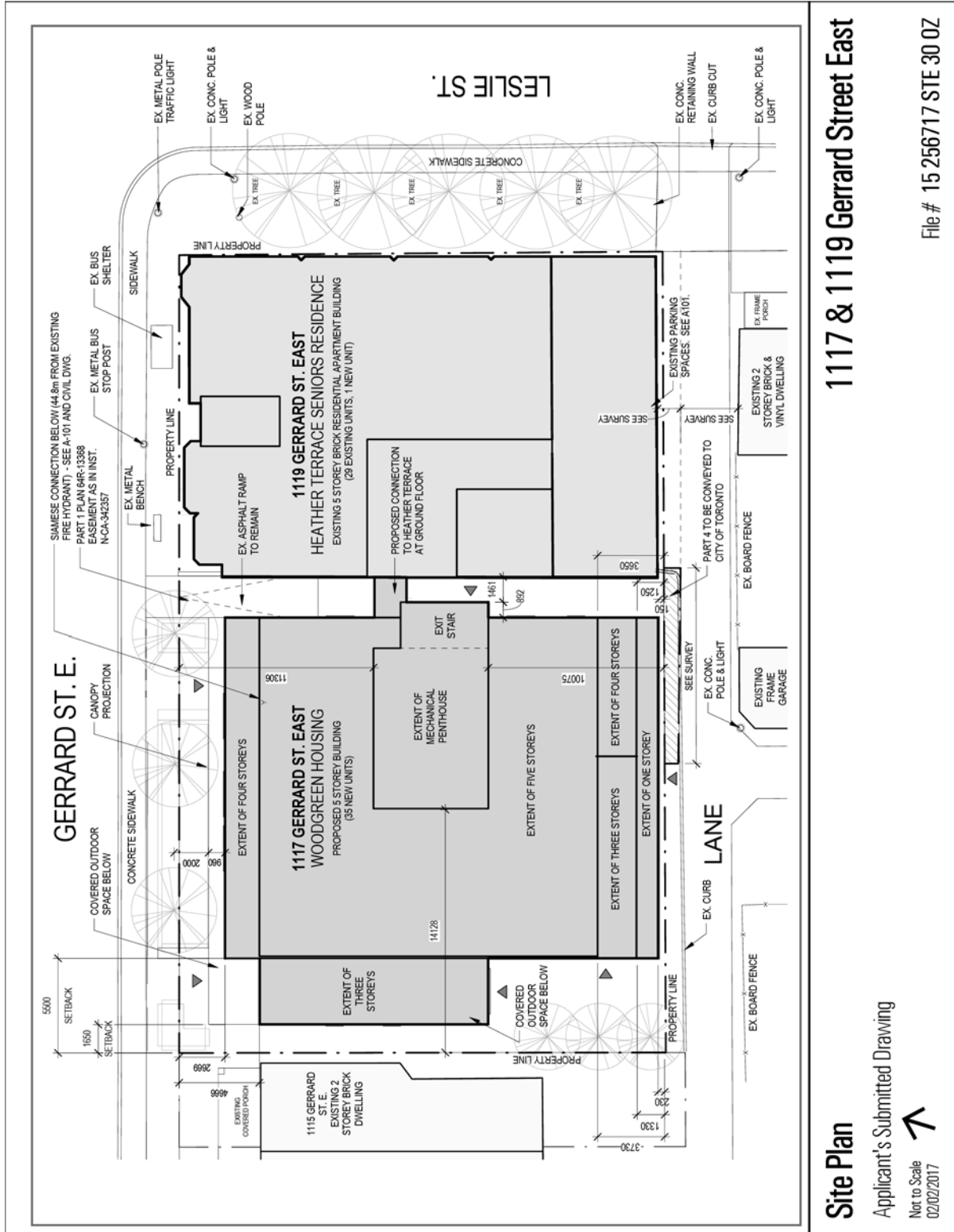
Attachment 11: Application Data Sheet

Attachment 12: Draft Official Plan Amendment

Attachment 13: Draft Zoning By-law Amendment (438-86)

Attachment 14: Draft Zoning By-law Amendment (569-2013)

# Attachment 1: Site Plan



1117 & 1119 Gerrard Street East

Site Plan

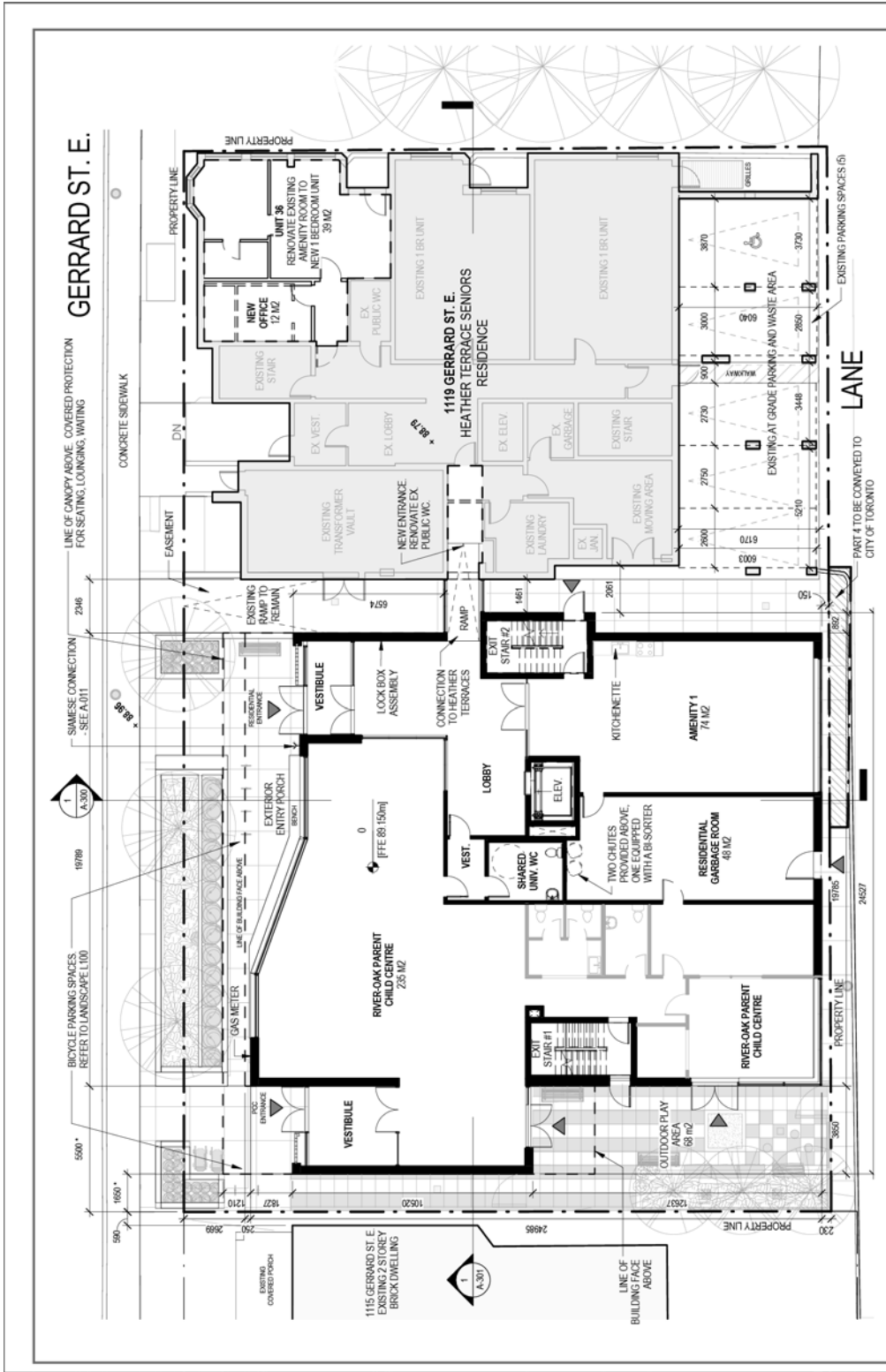
Applicant's Submitted Drawing

Not to Scale  
02/02/2017

File # 15 256717 STE 30 0Z



Attachment 2: Ground Floor Plan



**1117 & 1119 Gerrard Street East**

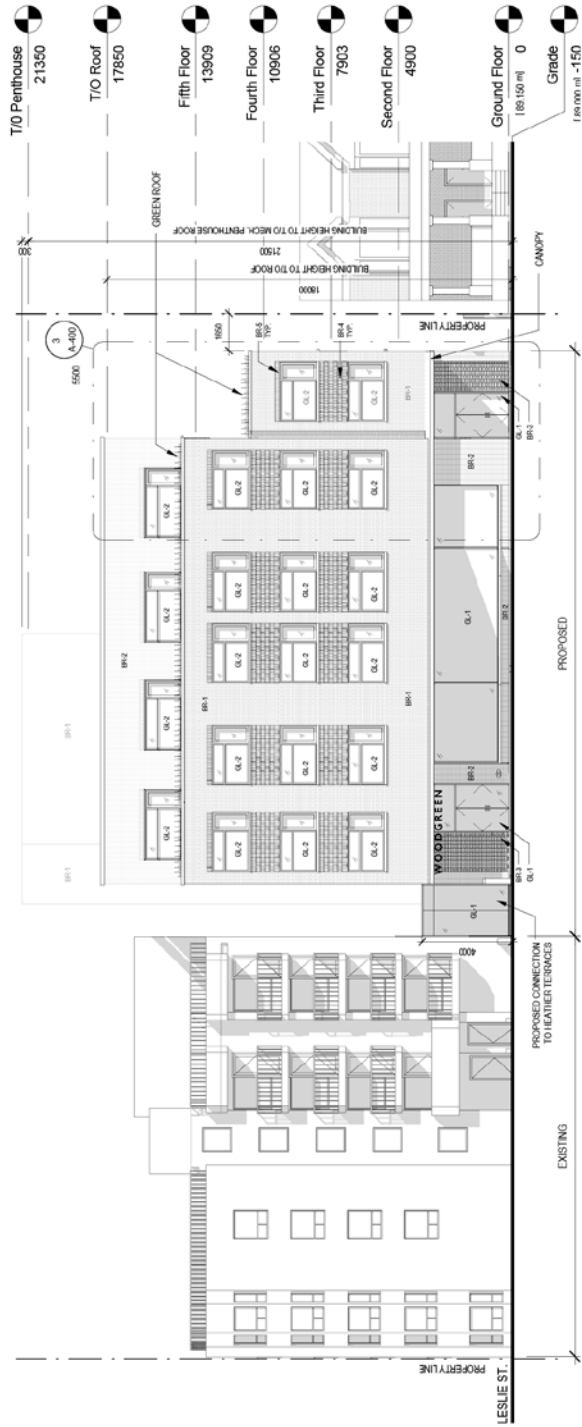
**Ground Floor Plan**

Applicant's Submitted Drawing

Not to Scale  
02/02/2017

File # 15 256717 STE 30 OZ

### Attachment 3: North Elevation

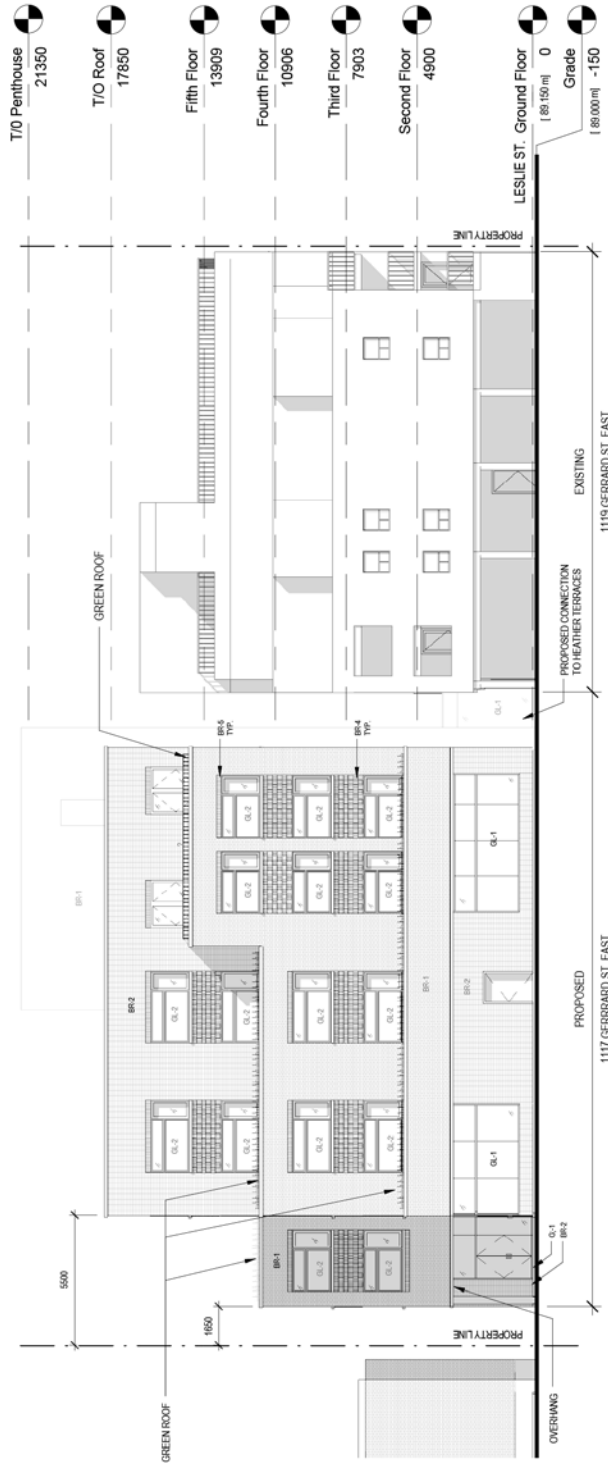


**North Elevation**  
 Applicant's Submitted Drawing

Not to Scale  
 01/11/2017

File # 15 256717 STE 30 0Z

Attachment 4: South Elevation



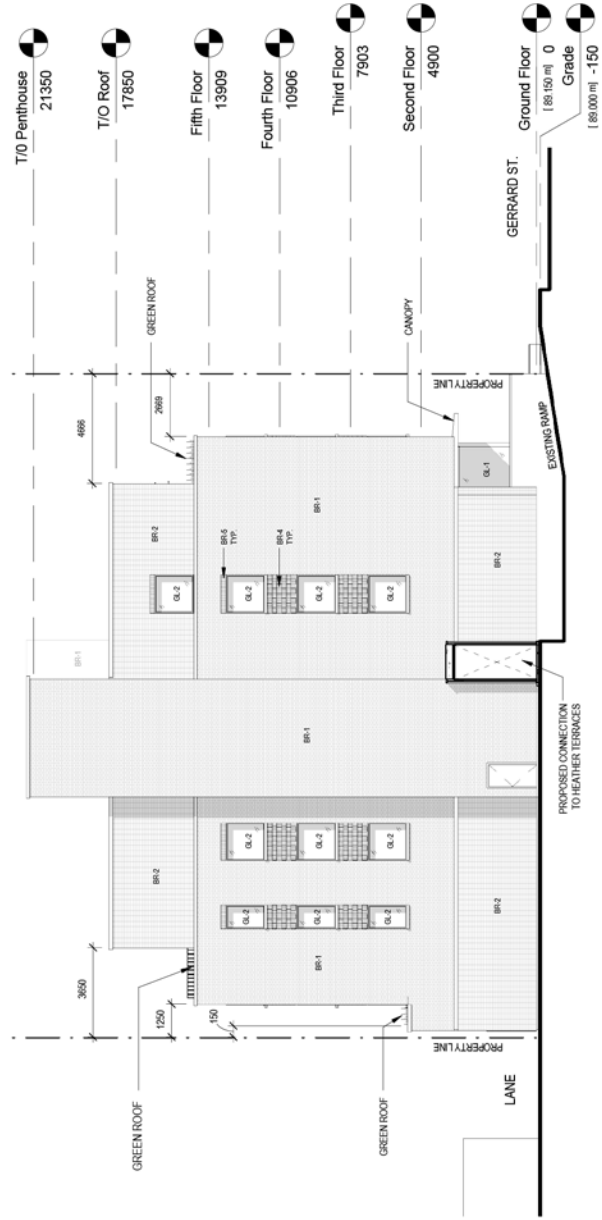
1117 & 1119 Gerrard Street East

South Elevation  
 Applicant's Submitted Drawing

Not to Scale  
 01/11/2017

File # 15 256717 STE-30 0Z

**Attachment 5: East Elevation**



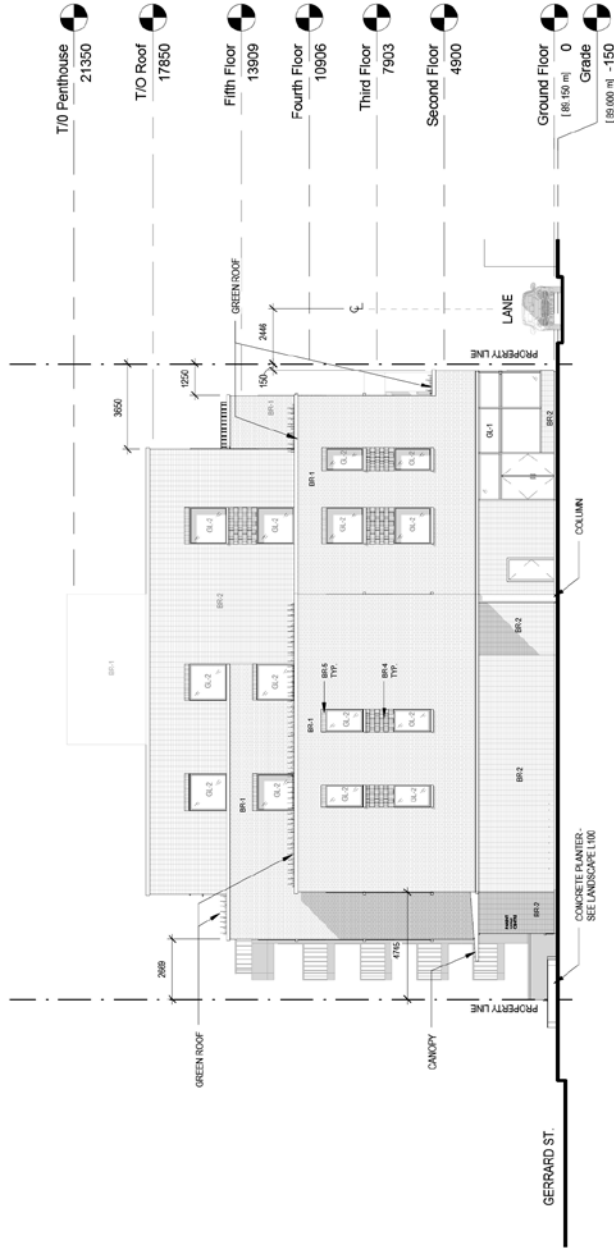
**1117 & 1119 Gerrard Street East**

**East Elevation**  
 Applicant's Submitted Drawing

Not to Scale  
 02/02/2017

File # 15 256717 STE 30 0Z

# Attachment 6: West Elevation



1117 & 1119 Gerrard Street East

**West Elevation**  
 Applicant's Submitted Drawing

Not to Scale  
 01/11/2017

File # 15 256717 STE 30.0Z

**Attachment 7: North View Rendering**



**North View**

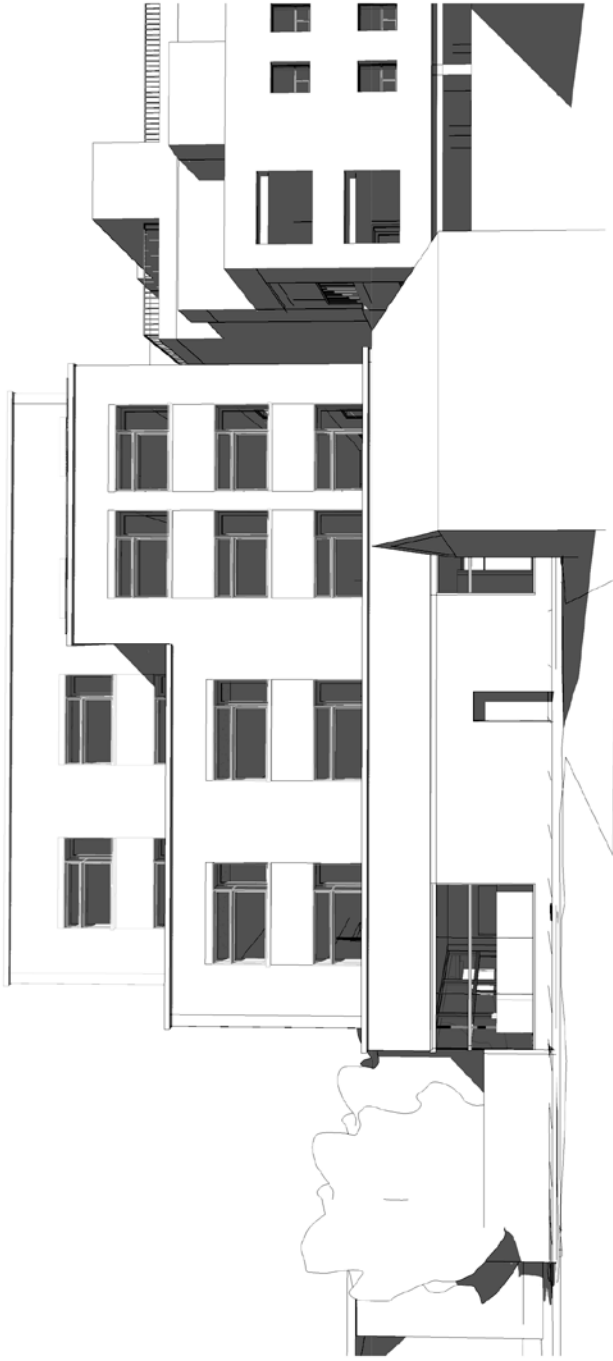
Applicant's Submitted Drawing

Not to Scale  
01/18/2017

**1117 & 1119 Gerrard Street East**

File # 15 256717 STE 30 0Z

**Attachment 8: South View from Lane**



**South View from Lane**

Applicant's Submitted Drawing

Not to Scale  
01/18/2017

**1117 & 1119 Gerrard Street East**

File # 15 256717 STE 30 0Z

## Attachment 9: Zoning



**Zoning By-Law No. 569-2013**

**1117 Gerrard Street East**

File # 15 256717 STE 30 OZ



Location of Application

R Residential



See Former City of Toronto By-Law No. 438-86

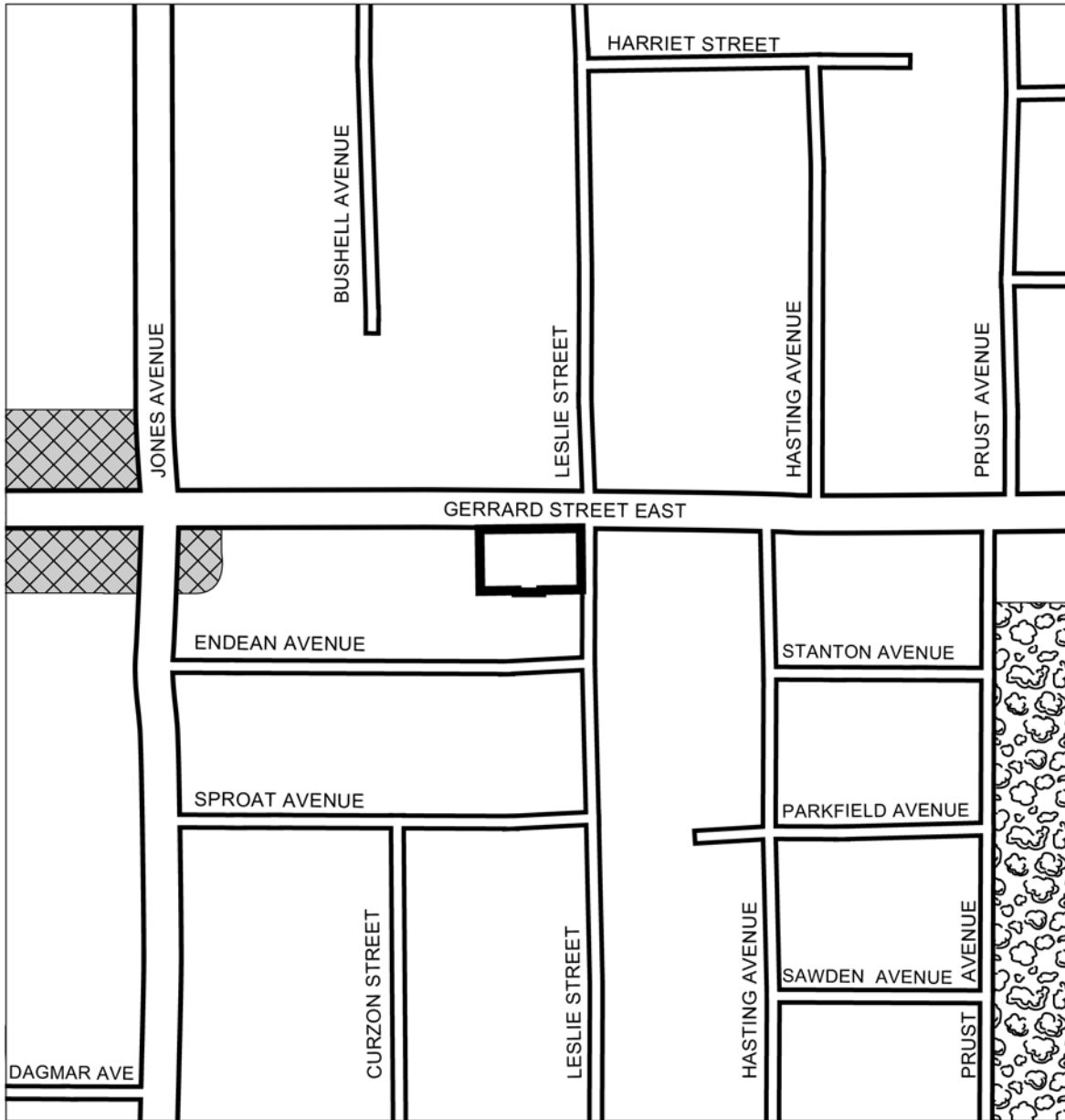
R2 Residential District  
R4 Residential District



Not to Scale  
Extracted: 01/15/2016



Attachment 10: Official Plan



**TORONTO** City Planning  
**Extract from Official Plan**

1117 & 1119 Gerrard Street East

File # 15 256717 STE 30 0Z

- |   |  |
|---|--|
|  Site Location   |  Parks & Open Space Areas |
|  Neighbourhoods  |  Parks                    |
|  Mixed Use Areas |  |



Not to Scale  
 01/25/2016

### Attachment 11: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	15 256717 STE 30 OZ
Details	OPA & Rezoning, Standard	Application Date:	November 25, 2015
Municipal Address:	1117 and 1119 GERRARD STREET EAST		
Location Description:	PLAN 907 LOT 28 PT LOTS 24 TO 27 AND 29 RP 64R13663 PART 1 PT PART 4 **GRID S3011		
Project Description:	The Applicant has submitted development applications for the lands at 1117 and 1119 Gerrard Street East. The development applications submitted to the City contemplate the demolition of the existing Place of Worship, and the redevelopment of the site with a five-storey building, containing 35 new alternative housing units, generally intended for low-income seniors, and approximately 235 square metres of community centre space at-grade. The owner is also intending to add a new rental unit to the existing five-storey building at 1119 Gerrard Street East, thus bringing the total new rental units through this development application to 36. The 36 new rental units will replace 36 rent-geared-to-income units at 835-841 Queen Street East.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
MCCARTHY TETRAULT CYNTHIA A. MACDOUGALL			WOODGREEN COMMUNITY HOUSING INC.

#### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	640-91
Zoning:	R (d1.0) (x802)	Historical Status:	N
Height Limit (m):	10	Site Plan Control Area:	Y

#### PROJECT INFORMATION

Site Area (sq. m):	1311	Height:	Storeys:	5
Frontage (m):	46.36		Metres:	21.5
Depth (m):	28.3			
Total Ground Floor Area (sq. m):	810			<b>Total</b>
Total Residential GFA (sq. m):	4395		Parking Spaces:	5
Total Non-Residential GFA (sq. m):	235		Loading Docks	0
Total GFA (sq. m):	4630			
Lot Coverage Ratio (%):	61			
Floor Space Index:	3.6			

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

	Rental		Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	4395	0
Bachelor:	7	Retail GFA (sq. m):	0	0
1 Bedroom:	52	Office GFA (sq. m):	0	0
2 Bedroom:	6	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	235	0
Total Units:	65			

**Attachment 12: Draft Official Plan Amendment**

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-20~**

**To adopt an amendment to the Official Plan  
for the City of Toronto  
respecting the lands known municipally in the year 2016, as  
1117 and 1119 Gerrard Street East**

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

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*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached Amendment No. 374 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

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**AMENDMENT NO. 374 TO THE OFFICIAL PLAN**

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2016 AS 1117 and 1119 Gerrard Street East**

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

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 526 for lands known municipally in 2016 as 1117 and 1119 Gerrard Street East, as follows:

**526. 1117 and 1119 Gerrard Street East**

Provided the building includes a community service use, a residential building with a maximum height of five storeys and 18 metres (excluding any mechanical penthouse or other roof overruns as set out in the site-specific zoning by-law) is permitted on the lands at 1117 Gerrard Street East. In addition, an existing building with a maximum height of five storeys and 17.5 metres (excluding any mechanical penthouse or other roof overruns as set out in the site-specific zoning by-law) is permitted on the lands at 1119 Gerrard Street East.





**Attachment 13: Draft Zoning By-law Amendment (438-86)**

**Attachment 14: Draft Zoning By-law Amendment (569-2013)**