

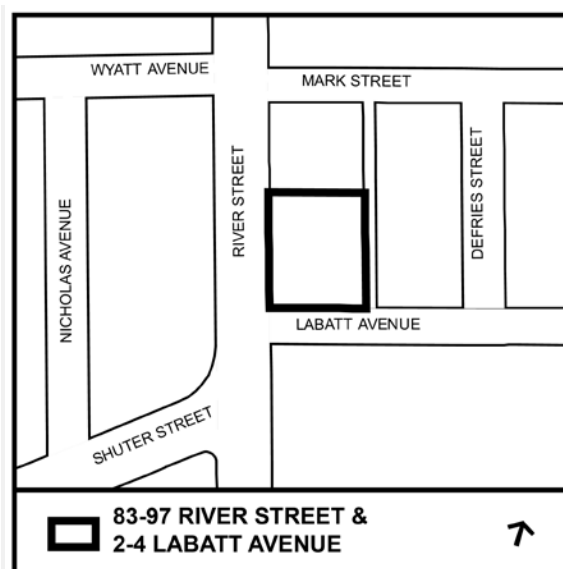
83-97 River Street and 2-4 Labatt Avenue – Official Plan Amendment and Zoning Amendment Applications and Rental Housing Demolition Application – Refusal Report

Date:	August 18, 2017
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	17 162754 STE 28 OZ and 17 162769 STE 28 RH

SUMMARY

These applications for an Official Plan Amendment and rezoning propose a 38-storey residential building with 410 dwelling units at 83-97 River Street and 2-4 Labatt Avenue. An application for Rental Housing Demolition and Conversion under Section 111 of the City of Toronto Act (Chapter 667 of the Municipal Code) has been filed to permit the demolition of rental dwelling units on site. Ten rental dwelling units appear to exist on site, of which five are currently occupied. Redevelopment sites that contain six or more rental dwelling units require a City Council decision on the Chapter 667 application to demolish rental housing.

The subject site is currently designated *Regeneration Areas* in the Official Plan, which allows for a wide range of uses but requires a Secondary Plan to be approved before proceeding with a new development. The proposed building is too tall and inappropriate for the subject site given that it is designated *Neighbourhoods* in the Council-adopted Queen-River Secondary Plan, which is under appeal to the Ontario Municipal Board, and does not provide sufficient transition in scale to the adjacent low-rise buildings to the north that also have a planned *Neighbourhoods* designation. The proposed Official Plan Amendment and rezoning would undermine the integrity of the adjacent *Neighbourhood*.



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

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council refuse the applications to amend the Official Plan and Zoning By-law for the lands at 83-97 River Street and 2-4 Labatt Avenue because the proposal:
 - a. should not proceed prior to approval of the Queen-River Secondary Plan as required by Official Plan Policy 4.7(2) for development proposals located in *Regeneration Areas*;
 - b. is inconsistent with the planned *Neighbourhoods* designation in the proposed Queen-River Secondary Plan;
 - c. would irreparably undermine the integrity of the adjacent planned *Neighbourhood* lands to the north and east in the proposed Queen-River Secondary Plan due to the *Neighbourhood* being substantially reduced in size;
 - d. does not comply with Official Plan Policy 3.1.2(3) with regard to massing that fits into its existing and planned context and an provides appropriate transition in scale to neighbouring buildings;
 - e. does not sufficiently address Official Plan Policy 3.1.3(2) with regard to demonstrating how the proposed tall building relates its existing and planned context;
 - f. is inconsistent with Policies 1.1.3.3 and 1.7.1(d) in the Provincial Policy Statement with regard to appropriate locations for *intensification* and conserving features that help define character;
 - g. does not conform to Policy 2.2.2(4)(d) of the Growth Plan for the Greater Golden Horseshoe regarding an appropriate type and scale of development and transition of built form to adjacent areas; and
 - g. represents over-development of the subject site.
2. City Council authorize the City Solicitor and appropriate City staff to appear before the Ontario Municipal Board in support of Council's decision on the proposed Official Plan Amendment Zoning By-law Amendment, in the event City Council adopts the staff recommendation to refuse these applications and City Council's decision on these applications is appealed to the Ontario Municipal Board (OMB).

3. City Council defer making a decision on Application 17 162769 STE 28 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act* to demolish rental dwelling units on the subject lands until such time as the Official Plan and Zoning By-law amendment applications have been approved for the subject lands.
4. Should the application be appealed and approved in some form by the Ontario Municipal Board and the site be determined to contain six or more rental dwelling units, City Council direct the City Solicitor to request the Ontario Municipal Board to:
 - a. withhold the issuance of any Order(s) on the Official Plan and Zoning By-law Amendment appeals for the subject lands until such time as the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning, and the owner have provided draft by-laws to the Board in a form and with content satisfactory to the Director, Community Planning, Toronto East York District and the City Solicitor, including securing replacement rental dwelling units and rents, tenant assistance and any other rental related matters at least in conformity with Section 3.2.1.6 of the Official Plan, and the owner has entered into and registered a Section 37 Agreement with the City incorporating such replacement rental dwelling units, rents, tenant assistance, any other rental related matters and other Section 37 matters, all to the satisfaction of the City Solicitor.
 - b. to withhold the issuance of any Order(s) on the Official Plan and Zoning By-law Amendment appeals for the subject lands pending City Council dealing with the application No. 17 162769 STE 28 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* to demolish rental dwelling units on the subject site, and if required, the Owner entering into, and registering on title, one or more Agreement(s) to secure any conditions related to the rental demolition and replacement.
5. City Council direct the City Solicitor to request the OMB, in the event these applications are appealed to the OMB and the OMB allows the appeal and permits the proposed additional height or density, or some variation, to:
 - a. require the Owner to provide community benefits with the final allocation and distribution to be determined by the Chief Planner and Executive Director, City Planning, in consultation with the Office of the Ward Councillor, and further require the Owner to enter into and register an Agreement to secure those benefits, pursuant to Section 37 of the Planning Act; and
 - b. withhold its Order allowing the appeal in whole or in part allowing the Official Plan Amendment and Zoning By-law Amendment until:
 - i. The Owner has entered into an Agreement under Section 37 of the Planning Act to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, and the Section 37 Agreement has been registered on title of the property to the satisfaction of the City Solicitor; and

- ii. The OMB has been provided with a proposed Official Plan Amendment and Zoning By-law Amendment by the City Solicitor together with confirmation the proposed Official Plan Amendment and Zoning By-law Amendment are in a form satisfactory to the City.
6. Staff report directly to City Council regarding the feedback received at the Community and Tenant Consultation Meeting to be held on September 6, 2017, and any further recommendations arising from it.
7. City Council authorize the City Solicitor and any other City staff to take such actions as necessary to give effect to the recommendations of this report.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

City Council adopted the Queen-River Secondary Plan (OPA 287) on February 10 and 11, 2015. The Queen-River Secondary Plan area includes the subject site and is generally bounded by Dundas Street East to the north, Queen Street East to the south, River Street to the west and Bayview Avenue to the east. The final report for the Queen-River Secondary Plan can be found using the following link: <http://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-74409.pdf>

The Queen-River Secondary Plan was appealed to the Ontario Municipal Board (OMB) by the applicant and other local property owners in May 2015. The case number is PL150375. A pre-hearing conference was held on October 19, 2015, where 14 parties were established, including the City of Toronto, the Toronto and Region Conservation Authority (TRCA), the Corktown Residents and Business Association (CRBA), three local condominium corporations, and eight local landowners. Only one of the appeals is on the entire Secondary Plan while the others are all site-specific. The City suggested a Board led mediation. A second pre-hearing will likely be necessary but has not yet been scheduled. The status of any completed or planned hearings and the associated OMB decisions are available using the following link: <http://elto.gov.on.ca/tribunals/omb/e-status/>

ISSUE BACKGROUND

Pre-Application Consultation

A pre-application consultation meeting was held on February 1, 2017, where the applicant presented a development concept for a 38-storey residential tower. Staff advised the applicant that the proposed tall building was not supportable by City Planning considering that the subject site and adjacent lands to the north and east are designated *Neighbourhoods* in the Queen-River Secondary Plan. *Neighbourhoods* are generally intended to be physically stable areas with a maximum height of four storeys.

Proposal

The proposed Official Plan Amendment is to redesignate the subject site from *Regeneration Areas* to *Mixed Use Areas* with a site-specific provision to permit a residential building up to 38 storeys in height. The proposed rezoning is to create a site-specific exception within the *Commercial-Residential (CR)* zone that will allow for the proposed development.

The proposed development is a 38-storey residential building with 410 dwelling units. The height is 120.2 metres to the top of the 38th floor and 132.6 metres to the top of the mechanical penthouse and architectural screening. The tower floorplate has an area of 768 square metres. The total gross floor area is 29,722 square metres, resulting in a floor space index of 18.13 times the lot area. The units consist of 2 (0.5%) bachelor units, 250 (61.0%) one-bedroom units, 115 (28.0%) two-bedroom units, and 43 (10.5%) three-bedroom units.

The base building covers almost the entire property with no setbacks from the north and south lot lines and setbacks in the range of 0 to 0.6 metres on the east and west lot lines. The base building is generally three storeys with a 2-metre tower step-back facing south towards Labatt Avenue and facing west towards River Street. On the north side, there is a 5-metre step-back above the third floor, a 2.5-metre step-back above the sixth floor, and the tower steps back another 2.5 metres above the seventh floor. On the east side there is a 3.5-metre step-back above the first floor and a tower step-back in the range of 5 to 5.5 metres above the sixth/seventh floor. Balconies project approximately 1.5 metres from the main wall of the building on the west, north and east sides of the building. There are no balconies on the south side of the building.

The lobby is located at the southwest corner of the site facing both River Street and Labatt Avenue with the main entrance on River Street. The remainder of the River Street frontage is used for four two-storey townhouses that are integrated into the base building and have both exterior entrances from River Street and interior entrances on the ground floor of the base building.

Residential amenity space is located on the second, fourth, and eighth floors, each with both an indoor and outdoor component. There is a total of 812.7 square metres of indoor amenity space (1.98 square metres per unit) and 609 square metres of outdoor amenity space (1.49 square metres per unit).

The proposed vehicular access is from Labatt Avenue near the east side of the site. Since Labatt Avenue is one-way eastbound, vehicles exiting the site would need to continue east on Labatt Avenue, turn north onto Defries Street, turn west onto Mark Street, and then either turn north or south onto River Street. The vehicular access leads to two loading spaces at ground level followed by a ramp down to four levels of underground parking. The loading spaces comprise one Type "G" space with a length of 13 metres and one Type "C" space with a length of 6 metres.

There are a total of 138 parking spaces spanning four levels of underground parking including 120 residential occupant parking spaces and 18 visitor parking spaces on P1. Bicycle parking consists of 80 visitor spaces on ground level within the building and 392 resident spaces located on a mezzanine level accessed via the main elevators, for a total of 472 bicycle parking spaces.

The following table summarizes the development statistics.

Category	Proposed Development
Site Area	1,553 square metres
Building Height	38 storeys (120.2 metres excluding mechanical penthouse, 132.6 metres including mechanical penthouse and screening)
Tower Floor Plate	768 square metres
Gross Floor Area	29,722 square metres
Floor Space Index	18.13
Number of Dwelling Units	410
Base Building Setbacks	
- South	0.0 metres
- West	0.0 metres
- North	0.0 metres
- East	0.0 metres
Tower Setbacks	
- South	2.0 metres
- West	2.0 metres
- North	10.0 metres
- East	9.2 metres
Sidewalk Widths	
- River Street	6.0 metres
- Labatt Avenue	6.0 metres
Vehicle Parking	
- Residential Occupants	120
- Residential Visitors	18
Bicycle Parking	
- Residential Occupants	392
- Residential Visitors	80
Residential Amenity Space	
- Indoor	812.7 square metres (1.98 square metres per unit)
- Outdoor	609 square metres (1.49 square metres per unit)

Site and Surrounding Area

The site is located on the northeast corner of River Street and Labatt Avenue and has an area of 1,553 square metres. It is rectangular in shape with 43.9 metres of frontage along River Street and 36.6 metres along Labatt Avenue. The site slopes very gently downwards from north to south.

The site consists of nine properties that have been developed as eight 2½-storey semi-detached houses facing River Street and one 2-storey detached house on Labatt Avenue. None of the existing buildings on or adjacent to the site are heritage buildings on the City's Heritage Register.

The houses are primarily used as dwelling units, as well as some small-scale commercial uses. There are a total of 10 dwelling units, five of which are currently occupied and one of which is a live-work unit. There are also three units commercial units, one of which is occupied. The specific uses are as follows:

Address	Building Type	Dwelling Units	Commercial Units	Comments
2-4 Labatt Ave	2-storey detached building with a rear one-storey addition.	None	One vacant unit. Previously used as an architect's office.	Rear addition is used for storage.
83 River Street	2 ½-storey semi-detached with finished basement	Two dwelling units. Ground floor unit is an occupied one-bedroom live-work unit and the second floor unit is an occupied one-bedroom dwelling unit.	One occupied commercial unit in the basement with a rear ground floor entrance	Ground floor live-work unit has a commercial lease.
85 River Street	2 ½-storey semi-detached with unfinished, underpinned basement	One vacant 3-bedroom unit.	None	
87 River Street	2 ½-storey semi-detached with unfinished basement	One occupied 3-bedroom unit	None	
89 River Street	2 ½-storey semi-detached with unfinished basement	Two vacant units. Ground floor is a 1-bedroom unit and second floor plus attic is a 2-bedroom unit	None	Ground floor unit recently used as an AirBnB rental unit.
91 River Street	2 ½-storey semi-detached with unfinished basement	One vacant 1-bedroom unit on the second floor.	One vacant unit	Commercial unit was previously a restaurant and was in the midst of being converted into a pharmacy.
93 River Street	2 ½-storey semi-detached with unfinished basement	One vacant 3-bedroom unit	None.	
95 River Street	2 ½-storey semi-detached with unfinished basement	One occupied 4-bedroom unit	None.	
97 River Street	2 ½-storey semi-detached with unfinished basement	One occupied 4-bedroom unit		

The following uses surround the site:

- North: Adjacent to the site facing River Street there is a one-storey commercial building and further north along River Street and on the south side of Mark Street there are low-rise house-form buildings containing primarily residential uses with some containing commercial uses. North of Mark Street, the row of house-form building continues along the east side of River Street and behind the houses there is a surface parking lot and car dealership.
- East: On the east side of Carfrae Lane there is a surface parking lot used by a nearby car dealership. Further east is Defries Street and three commercial buildings ranging from one to two storeys on the east side of Defries Street.
- South: The south side of Labatt Avenue is currently occupied by a two-storey building used by The Salvation Army. The Salvation Army site is identified as Council-approved Queen-River Secondary Plan as suitable for one tall building. A rezoning was recently approved by City Council to redevelop The Salvation Army property for a 38-storey mixed-use building with retail and office uses in the base building and residential dwellings on the upper floors. Further south there is a complex of three-storey townhouses. To the southeast there is a car dealership.
- West: Regent Park is located on the west side of River Street north of Shuter Street. It is currently being redeveloped into a diverse mixed-use neighbourhood that includes stacked townhouses, midrise buildings and point towers with a range of housing tenures, retail space and recreational facilities. At the northwest corner of River Street and Shuter Street the site is being developed for a 28-storey tower.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its official plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the Planning Act and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. Policy 4.7 states that the Official Plan is the most important vehicle for implementing the PPS.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

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 property is within the *Downtown* as shown on Map 2—Urban Structure. Policy 2.2(2) directs growth to the *Downtown, Centres, Avenues, and Employment Areas* in order to efficiently use existing infrastructure, create a concentration of jobs and people in areas well served by transit, and facilitate cultural and economic activity. Policy 2.2.1(1) provides a minimum density target of 400 jobs and residents per hectare for the *Downtown*, which

represents the highest density target in the City. New development is to build "on the strength of the *Downtown* as the premier employment centre in the GTA" as per policy 2.2.1(1)(b).

General direction for built form is provided in Section 3.1.2, which includes policies stating that "new development will be located and organized to fit with its existing and/or planned context," and will located and organize vehicle parking, vehicular access and service areas to minimize their impact on adjacent streets and properties. Policy 2.1.2(3) states that "new development will be massed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties by: (c) creating appropriate transitions in scale to neighbouring existing and/or planned buildings, (d) providing for adequate light and privacy and (e) adequately limiting any resulting shadowing" on neighbouring properties.

Section 3.1.3 provides further built form direction specifically applicable to tall buildings. The policy preamble states that "tall buildings come with larger civic responsibilities and obligations than other buildings." Policy 3.1.3(1) provides design requirements and considerations for the three components of a tall building, namely the base building, middle (shaft), and top. The middle is to be designed with an appropriate location and orientation in relation to adjacent buildings. Policy 3.1.3(2) requires tall building proposals to "meet the built form principles" of the Official Plan and demonstrate "how the proposed building and site design relate to the existing and/or planned context."

The subject site and surrounding lands on the east side of River Street are designated *Regeneration Areas* on Map 18—Land Use Plan, with the exception of a narrow sliver of land abutting Bayview Avenue from Dundas Street East to Queen Street East which is designated *Parks* (see Attachment 4). *Regeneration Areas* provide for a broad mix of commercial, residential, light industrial, parks and open space, institutional, live/work and utilities in an urban form. The intent of this designation is to support revitalization of underused or vacant lands, create new jobs and homes that use existing infrastructure, restore or retain existing buildings, improve streetscapes, extend the open space network, and promote the environmental cleanup of contaminated lands. Policy 4.7(2) states that development should not proceed in *Regeneration Areas* prior to the approval of a Secondary Plan. The site is within the Queen-River Secondary Plan area that was adopted by City Council in February 2015 and is now under appeal to the Ontario Municipal Board.

The Official Plan policies address the need to preserve and increase the City's supply of rental and affordable housing. Section 3.2.1.6 of the Official Plan "provides that new development that would have the effect of removing all or a part of a private building or related group of buildings, and would result in the loss of six or more rental housing units will not be approved unless all of rental housing units have rents that exceed mid-range rents at the time of application, or in cases where planning approvals other than site plan are sought, the following secured:

- "at least the same number, size and type of rental housing units are replaced and maintained with similar rents to those in effect at the time the redevelopment application was made;

- for a period of at least 10 years, rents for replacement units will be the rent at first occupancy, increased annually by not more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time; and
- an acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement rental units at similar rent, the provision of alternative accommodation at similar rents and other assistance to lessen the hardship of relocation."

Queen-River Secondary Plan

The Queen-River Secondary Plan applies to the lands bounded by River Street, Dundas Street East, Bayview Avenue and Queen Street East. The goal of the Secondary Plan is to provide a planning policy framework for new development that recognizes the need to attract new investment to the area while ensuring that new development is compatible with the existing and planned context, addresses the interface between residential and non-residential uses, improves the public realm and promotes a complete community.

The subject site and the adjacent lands to the north and east are designated *Neighbourhoods* on Map 34-1 of the Queen-River Secondary Plan (see Attachment 5). This is a relatively small *Neighbourhood* that is surrounded by planned high-rise mixed-use developments to the north, east and south, which are designated *Mixed Use Areas 'A', 'B' and 'C'* respectively. As described in Sections 3.1, 3.2 and 3.3 of the Secondary Plan, all three of these surrounding *Mixed Use Areas* were planned to have one tower with a maximum height of 88 metres. The recently approved rezoning for the *Mixed Use Area 'C'* to the south provided for one tower with an increase in height to 120 metres.

Section 4.1 of the Secondary Plan includes general built form policies that includes requirements for tall buildings to be set back a minimum of 20 metres from a *Neighbourhood*, for base buildings to include step-backs and/or setbacks to limit shadow impact on *Neighbourhoods*, and for the portion of a base building adjacent to a lower-scale area to be no higher than the height of adjacent buildings.

Section 4.2 provides public realm policies that require new buildings to provide ample space on the sidewalk for tree planting, a pedestrian clearway, lighting and landscaped open space within the site. Policy 4.2.2 encourages laneway improvements that enhance the pedestrian environment and reflect Crime Prevention Through Environmental Design" (CPTED) principles. Policy 4.2.4 encourages additional on-site publicly accessible open space.

Zoning

The site is zoned *Commercial-Residential (CR 2.5 (c2.0; r1.5) SS2 (x1864))* by the city-wide Zoning By-law 569-2013. This zone permits a range of residential and non-residential uses including office and retail. The maximum permitted density is 2.5 times the area of the lot and the maximum height is 15 metres.

Tall Building 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>.

Policy 1 in Section 5.3.2 Implementation Plans and Strategies for City-Building, in 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.

Downtown Tall Buildings: Vision and Supplementary Design Guidelines

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 where tall buildings belong Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings. The Downtown Vision and Supplementary Design Guidelines should be used together with the city-wide Tall Building Design Guidelines to evaluate new and current Downtown tall building proposals. The Downtown Tall Buildings Guidelines are available at <http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>

River Street is not classified as a High Street or Secondary High Street in the guidelines and the Downtown Vision Height Map does not recognize the subject site as a potential location for a tall building.

TOcore: Planning Toronto's Downtown

TOcore: Planning Downtown is a three-year, inter-divisional study, led by City Planning. Building on Downtown's existing planning framework, TOcore's purpose is to ensure that growth positively contributes to Toronto's Downtown as a great place to live, work, learn, play and invest by determining: a) how future growth will be accommodated and shaped, and b) what physical and social infrastructure will be needed, where it will go and how it will be secured.

The Downtown Plan will update the Downtown planning framework to shape future growth and link growth to the provision of needed infrastructure investments to achieve the city-building vision and policies of Toronto's Official Plan. A series of infrastructure strategies for transportation, parks and public realm, community services and facilities, water and energy are in development as part of this review.

City Council adopted the TOcore Proposals Report on December 15, 2016. The Proposals Report provides a vision for Downtown to 2041, five guiding principles and the policy directions that informed the development of the proposed Downtown Plan. The proposed Downtown Plan will be presented at the Planning and Growth Management Committee meeting on September 7, 2017.

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area (currently under appeal). The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of tall buildings located Downtown. Policy 517(B)(ii) refers to an associated Zoning By-law Amendment (Nos. 1106-2016 and 1107-2016) that contains minimum standards for tower setbacks and tower separation distances and provides several criteria that must be satisfied in order to consider a rezoning or minor variance that would alter the minimum tower setback requirements. The Zoning By-law Amendments specify that every *tower* must be no closer than 3.0 metres to a *lot* line abutting *street*, no closer than 12.5 metres from the centre line of a *street* or public lane, and no closer than 12.5 metres from a *lot* line not abutting a *street*.

The TOcore website is www.toronto.ca/tocore.

Chapter 667 - Rental Demolition and Conversion By-Law

The Rental Housing Demolition and Conversion By-law (885-2007), contained in Chapter 667 of the City's Municipal Code prohibits demolition or conversion of rental housing units without obtaining a permit from the City issued under Section 111 of the *City of Toronto Act, 2006*. The By-law also assists with implementation of the City's Official Plan policies protecting rental housing.

Proposals involving six or more rental dwelling units where there is a related zoning by-law amendment application require a decision by City Council. Council may refuse an application or approve the demolition with conditions that must be satisfied before a demolition permit is issued. Council approval of demolition under Section 33 of the *Planning Act* may also be required where six or more dwelling units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the *Building Code Act*.

Where a zoning by-law amendment application triggers an application under Chapter 667 for rental demolition or conversion, typically City Council considers both applications at the same time. Unlike *Planning Act* applications, decisions made by City Council under By-law 885-2007 are not appealable to the OMB.

On December 23, 2014, an application was made for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code to permit the demolition of the dwelling units at 83, 85, 87, 89, 91, 93, 95 and 97 River Street. Further information is required to confirm there are ten existing rental dwelling units, five of which are currently occupied.

Site Plan Control

The proposed development is subject to Site Plan Control. A Site Plan application has not yet been submitted.

Reasons for Application

The proposed Official Plan Amendment is required because the subject site is designated *Regeneration Areas* in the Official Plan, which requires a Secondary Plan to be in place before development proceeds. The Queen-River Secondary Plan has been approved by City Council but is not yet in force and effect since it is under appeal to the OMB. If the Queen-River Secondary Plan were applied to the site, an Official Plan Amendment would still be required since the proposed development is a tall building whereas the subject site is designated *Neighbourhoods* that limits height to four storeys.

The proposed rezoning is required primarily because the proposed height and density substantially exceed the maximum height and density permitted by the existing zoning.

A Rental Housing Demolition and Conversion application is required to permit the demolition of the existing dwelling units per Municipal Code Chapter 667. Further information is required from the applicant to confirm the total number of rental dwelling units on site as discussed in the Rental Housing section of this report.

Application Submission

The following reports/studies were submitted with the application:

- Planning & Urban Design Rationale
- Sun/Shadow Study
- Preliminary Pedestrian Level Wind Assessment
- Public Consultation Strategy
- Arborist Report and Tree Preservation Plan
- Toronto Green Standard Checklist
- Transportation Impact Study
- Functional Servicing & Stormwater Management Report
- Preliminary Geotechnical Investigation
- Preliminary Hydrogeological Investigation
- Phase I Environmental Site Assessment
- Energy Strategy Report

The Toronto Green Standard (TGS) Checklist is currently under review by City staff for compliance with the Tier 1 performance measures.

A Notification of Complete Application was issued on June 16, 2017, that deemed the rezoning application complete as of May 18, 2017.

Community Consultation and Tenant Consultation

A community and tenant consultation meeting is scheduled for September 6, 2017. A Supplementary Report that provides a summary of the community tenant feedback received at the meeting will be brought forward to the City Council meeting on October 2, 2017.

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

This section provides an overview of planning considerations used in the evaluation of the proposed rezoning. The comments draw on input from City and agency staff, the community and local stakeholders, technical studies, applicable planning policies and guidelines, and an analysis of the proposed development, surrounding context and historical context.

Overall, staff find the proposed development is not consistent with the existing and planned context, would cause excessive negative impact on adjacent residential properties to the north and would irreparably undermine the integrity of the planned *Neighbourhood* that applies to the site and adjacent lands to the east and north in the Queen-River Secondary Plan. The integrity of the overall Queen-River Secondary Plan would also be undermined as the intent of the Plan is to guide and shape growth. If the proposed development were approved, it would be inconsistent with the Plan's overall vision for growth that establishes a "maximum number of tall buildings" that are "characterized by generous tower separations or spacing distances", diminishing the relevance of the Secondary Plan for the subject site and the area as a whole.

Planning Act, Provincial Policy Statement and Growth Plan

The Planning Act requires a planning authority such as City Council to have regard for matters of provincial interest that includes the promotion of built form that is well-designed, encourages a sense of place and provides for public spaces that are of high quality, safe, accessible and vibrant, as specified in Part 1(2)(r)(i),(ii) and (iii) of the Act. This provincial interest is further detailed and implemented through the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, and the City of Toronto Official Plan.

The proposed development represents *residential intensification* as defined by the Provincial Policy Statement (PPS) (2014). The proposal is not consistent with the PPS with regard to Policies 1.1.3.3 and 1.7.1(d).

Policy 1.1.3.3 directs planning authorities, such as City Council, to "identify appropriate locations and promote opportunities for *intensification* and *redevelopment* where this can be accommodated taking into account existing building stock or areas." The Queen-River Secondary Plan fulfils this requirement by providing for substantial growth opportunities including the designation of four *Mixed Use Areas* that all allow for a tall building. Through an analysis of the existing building stock as part of the study that led to the Queen-River Secondary Plan, the subject site and other low-rise residential areas in vicinity were recognized as areas that should be protected from substantial change and were designated *Neighbourhoods*. The subject

site is therefore not an appropriate location for substantial *intensification* and *redevelopment* in the form of a tall building.

The proposed development does not sufficiently conserve "features that help define character" as required by PPS Policy 1.7.1(d) in order to support long-term economic prosperity. The proposed development will detract from the established low-rise character of the subject site and the properties to the north along River Street.

The proposal represents *intensification* of a *built-up area* within an *urban growth centre* as defined by the Growth Plan for the Greater Golden Horseshoe (2017). The proposal does not conform with the Growth Plan with regard to Policy 2.2.2(4)(b).

Policy 2.2.2(4) requires municipalities to "develop a strategy to achieve the minimum intensification target and *intensification* throughout *delineated built-up areas*, which will: (b) identify the appropriate type and scale of development and transition of built form to adjacent areas." The Queen-River Secondary Plan fulfils this requirement as it is a strategy to achieve *intensification*. Considering the location of the *Mixed Use Areas* and *Neighbourhoods* in the Secondary Plan and the applicable area-specific and city-wide policies, the proposed development is found to be an inappropriate type and scale of development that does not provide appropriate transition to adjacent lands to the north and east.

The Downtown Urban Growth Centre (UGC) is identified in the Growth Plan for the Greater Golden Horseshoe. It is on track to exceed the UGC density target by 2031. The target is the average for the entire *Downtown* UGC area, and it is not for any one particular area within *Downtown*. The proposed development is not required to meet the minimum growth figures set out in the Growth Plan for the Greater Golden Horseshoe.

Tall Building Design Guidelines

The Tall Building Design Guidelines have been applied to the proposed development as a means to help interpret and quantify the tall building policies provided in Section 3.1.3 of the Official Plan. The proposed development substantially deviates from several important guidelines, including those regarding transition in scale, sunlight and sky view, and tower placement. The guidelines are further described and discussed subsequently in this report under the headings "Density, Height, Massing" and "Sun, Shadow."

Land Use

A residential use is compatible with the surrounding land uses and consistent with the planned *Neighbourhoods* designation that applies to the site in the Queen-River Secondary Plan. However, the proposed 38-storey tower is not an appropriate building typology for the subject site given the *Neighbourhoods* policies that limit height to low-rise buildings up to four storeys in height.

The proposed Official Plan Amendment to redesignate the site from *Regeneration Areas* to *Mixed Use Areas* is inappropriate because it would also undermine the integrity of the planned *Neighbourhoods* designation in the Queen-River Secondary Plan, which is a relatively small *Neighbourhood*. The subject site represents approximately 22% of the total private lands within

the planned *Neighbourhood* and includes 9 of the 30 existing buildings (30%) in the *Neighbourhood*.

Although the proposed development is entirely residential, small scale retail/commercial uses on the ground floor would be potentially appropriate as the planned *Neighbourhoods* designation allows for such uses provided they face River Street, which is a Major Street in the Official Plan, in keeping with the context of other nearby planned developments along River Street that include retail/commercial ground floor uses.

Density, Height, Massing

The purpose of Official Plan Policy 4.7(2), which requires a Secondary Plan be in place prior to a new development in a *Regeneration Area*, is to have a comprehensive strategy to guide growth, as opposed to allowing a piecemeal approach for an area undergoing substantial change. The proposed Official Plan Amendment to allow development to proceed in advance of a Secondary Plan being in place is inappropriate especially when the proposed development substantially conflicts with the proposed Queen-River Secondary Plan that has already been approved by City Council. The following analysis is based on the land use designations and policies in the Secondary Plan.

The proposed height of both the base building and tower are inappropriate for the subject site as they do not provide sufficient transition in scale to the nearby houses and planned *Neighbourhood* to the north and east as required by Official Plan Policy 3.1.2(3) regarding built form, Policy 3.1.3(2) regarding tall buildings, and Policy 4.5(2)(c) regarding *Mixed Use Areas*. Both the proposed Queen-River Secondary Plan and the Downtown Tall Buildings – Vision and Supplementary Design Guidelines do not identify the subject site as a suitable location for a tall building. The Tall Building Design Guidelines indicate that fit and transition in scale are achieved by applying a combination of maximum height, minimum setbacks and step-backs, and angular planes in relation to the height and horizontal separation distance of existing and planned buildings and open spaces surrounding the subject property.

Section 3.1.1 of the Tall Building Design Guidelines state that the design of the base building is to "fit harmoniously within the existing context of neighbouring building heights at the street and to respect the scale and proportion of adjacent streets." The base building height substantially exceeds the tall building guideline for maximum base building height of 80% of the adjacent street right-of-way where there is no consistent streetwall height, which arguably is the case for the subject site since the three closest buildings to the north have three significantly different heights in the range of 1 to 3 storeys. Given the River Street right-of-way is 20 metres wide and the Labatt Avenue right-of-way is approximately 13.2 metres wide, the maximum height of the base building should be 16 metres facing River Street and 10.6 metres facing Labatt Avenue. Overall, the scale and proportion of the base building does not respect the adjacent streets and does not fit harmoniously within the existing context of neighbouring building heights.

Horizontal separation distance is the primary means to provide suitable transition between a tall building and a low-rise neighbourhood. Section 3.1 of the Downtown Tall Buildings: Vision and Supplementary Design Guidelines provides guidelines for fit and transition in scale when a tall building is adjacent to a lower scale neighbourhood area. Guideline 3.1(a) states that the tower

portion of a tall building is to be set back from the abutting property line by at least 20 metres. Similarly, the Queen-River Secondary Plan requires a tall building to be set back a minimum of 20 metres from a *Neighbourhood*. The proposed development provides a tower separation of only 10 metres, excluding the proposed balconies, from the adjacent one-storey building to the north and only 12.9 metres from the planned *Neighbourhood* lands on the east side of Carfrae Lane.

A 45-degree angular plane measured from the north property line and the property line on the east side of Carfrae Lane is another method to provide suitable transition in scale, which is referenced in Section 1.3 of the Tall Building Design Guidelines. The angular plane serves to "limit shadow and overlook on neighbouring properties that are lower scale, and limiting shadow and loss of sky view on adjacent streets." A significant portion of the base building and the entire tower penetrates the angular plane.

Tower placement is addressed in section 3.2.2 of the Tall Building Design Guidelines, which states that towers are to be placed "away from streets, parks, open space, and neighbouring properties to reduce visual and physical impacts of the tower and allow the base building to be the primary defining element for the site and adjacent public realm." Specifically, the tower should have a minimum 3-metre step-back from the base building facing the street. Facing both River Street and Labatt Avenue, the proposed tower has a step-back from the base building of 2.0 metres, which matches the tower setback of 2.0 metres from the property lines along both streets.

The Queen-River Secondary Plan provides a vision for the area to establish a maximum number of tall buildings that are "characterized by generous tower separations or spacing distances which address the existing and planned context of the area" and "protect the existing low-rise residential neighbourhood areas from negative impacts associated with more intense form of development such as increased shadowing and reduced access to skyview, light and privacy." The proposed development is inconsistent with this vision considering the proximity to the nearby low-rise residential buildings and considering the proposed tower separation of approximately 29 metres from the proposed 28-storey tower on the west side of River Street. In this case, a 29-metre tower separation is not considered a generous separation as it does not meet the minimum tower separation distance described in the Tall Building Design Guidelines. Specifically, the tower separation should be at least the widest dimension of the widest tower floor plate, which is approximately 43 metres on the proposed 28-storey tower to the west. The tower separation is also less than the widest dimension of the proposed tower, which is approximately 30.5 metres.

Overall, the proposed height and massing are inappropriate for the subject property given the existing and planned context, specifically the proximity to the adjacent one-storey building and nearby houses to the north, as well as the lands to the east, which are within the planned *Neighbourhood* in the Queen-River Secondary Plan.

Sun, Shadow, Wind

Section 1.4 of the Tall Building Design Guidelines direct tall buildings to be located and designed "to protect access to sunlight and sky view within the surrounding context of streets,

parks, public and private open space, and other shadow sensitive areas." In this case the shadow sensitive areas are primarily the sidewalks along River Street, the rear yards of the houses to the north facing River Street and Mark Street, and the recreational trail along the west side of the Don Valley. The factors that contribute to the proposed building's shadow impact on River Street, the private rear yards, and the Don Valley include base building height, tower height, tower step-backs, tower placement, shape of the tower floorplate, and size of the tower floorplate.

The Shadow Study shows that the proposed building's shadow impact on portions of the sidewalk on the east side of River Street during the equinoxes is limited to less than two hours during the late morning. Shadow impact on the nearby private rear yards to the north is generally limited to less than two hours during the early afternoon. This shadow impact on River Street and the private rear could be mitigated by reducing the height of the base building and increasing the tower setback facing north. Shadow impact on any given location along the Don Valley trail is limited to approximately one hour during the late afternoon. The Shadow Study takes into account the shadows from the planned 38-storey building at the southeast corner of River Street and Labatt Avenue, as well the planned 28-storey building in Regent Park at the northwest corner of River Street and Shuter Street.

The Preliminary Pedestrian Level Wind Study finds wind conditions will generally be acceptable in the pedestrian spaces surrounding the building and on the outdoor amenity spaces except for occasional uncomfortable wind conditions near the southwest corner of the site during southerly or southwesterly winds due to the combined effect of the proposed building and the planned 28-storey building in Regent Park at the northwest corner of River Street and Shuter Street. A full quantitative pedestrian level wind study would be required as part of a Site Plan Control application should the proposed rezoning be approved in some form. Wind mitigating features may include tower step-backs, canopies, overhangs, balconies, parapet walls, landscaping, and other features that increase surface roughness.

Amenity Space

The proposed indoor amenity space of 1.98 square metres is very close to meeting the City standard of 2.0 square metres per unit as per Zoning By-Law 569-2013 and there is opportunity to increase the indoor amenity space to fully comply with the City standard. The proposed outdoor amenity space of 1.49 square metres per dwelling unit does not meet the standard requirement of 2.0 square metres per unit as per Zoning By-Law 569-2013.

Traffic Impact, Access, Parking

The proposed vehicular access is unsuitably located on Labatt Avenue considering there is opportunity to use Carfrae Lane for access and eliminate the curb-cut on Labatt Avenue adjacent to the lane. Section 2.3 of the Tall Building Design Guidelines indicates that existing lanes should be used for access and that new curb cuts are only appropriate where there is no alternative means of access. Carfrae Lane would need to be widened to allow for two-way traffic.

Servicing

With regard to water supply, stormwater, groundwater and private water discharge, Engineering & Construction Services require several revisions to the Functional Servicing & Stormwater Management Report and the Preliminary Hydrogeological Investigation before they can complete their analysis of the proposal.

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 subject site is in an area with 0 to 0.42 hectares of local parkland per 1,000 people, which is the lowest quintile of parkland provision per person in the city. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

The subject site is not large enough to provide a viable public park on-site. In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The proposed development is subject to a 10% parkland dedication.

The value of the cash-in-lieu of parkland dedication would be appraised through Real Estate Services. Payment would be required prior to the issuance of the first above grade building permit.

The site is 165 metres away from Sumach-Shuter Parkette, a 4,860-square metre park that contains a drinking fountain, playground, wading pool and pathways. It is also less than 400 metres away from Regent Park, a 17,534-square metre park that contains a community garden, greenhouse, dog-off-lease-area, playground and splash pad.

The proposed ground floor setbacks that provide for a wider sidewalk along River Street and Labatt Avenue is insufficient to constitute ample "landscaped open space within the site" as encouraged by Section 4.2 in the Queen-River Secondary Plan.

Streetscape

The proposed sidewalk widths, including the ground floor setback from the west and south property lines, have a width of 6.0 metres, which is appropriate for the proposed tall building. Contrary to Policy 4.2.2 of the Queen-River Secondary Plan, the proposed development does not include any laneway improvements that enhance the pedestrian environment and reflect "Crime Prevention Through Environmental Design" (CPTED) principles.

The proposed tree plantings consist of three street trees along Labatt Avenue and no trees on the site. In order to comply with the Toronto Green Standard, additional street trees and/or private on-site trees are required. There is opportunity for approximately five street trees along River Street, which may include the existing street tree in the front yard of 85 River Street. There is also opportunity for at least one more tree along Labatt Avenue if the proposed vehicular access were relocated to Carfrae Lane.

Tree Preservation

There are 14 existing private trees on the subject site and one tree on the River Street right-of-way in the front yard of 85 River Street. Of the 14 private trees, eight are protected by the City's private tree by-law, having a diameter at breast height (DBH) of greater than 30 centimetres. Of those eight trees, there are seven Tree-of-Heaven and one Manitoba Maple. The street tree is a Silver Maple with two trunks connected at the base with a DBH of 37 and 54 centimetres.

There is opportunity to retain the existing Silver Maple street tree located in the front yard of 85 River Street. Should redevelopment of the site proceed in some form, the existing street tree should be retained and incorporated into the proposed development.

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. Engineering & Construction Services find that the TGS Tier 1 Performance Measures have not yet been satisfied with regard to sidewalk space, waste collection and sorting, erosion and sediment control, stormwater balance, stormwater retention and reuse, total suspended solids and E. Coli reduction.

If City Council adopts the staff recommendations to refuse this rezoning application and if the application is appealed to the Ontario Municipal Board (OMB) and the OMB ultimately approves an increase in height and/or density, recommendation 5(b)(ii) in this report is intended to allow development standards in compliance with Tier 1 of the TGS to be secured. TGS performance measures may also be secured through the Site Plan Control process.

Section 37

Section 37 community benefits have not been determined as the development proposal is not supported by staff. If the rezoning application is appealed to the Ontario Municipal Board (OMB) and the OMB ultimately approves an increase in height and/or density, recommendation 5(a) in this report is intended to provide an opportunity for staff to determine an appropriate allocation and distribution of community benefits, in consultation with the Ward Councillor, prior to the OMB issuing a final decision and Order.

Rental Housing

An application for Rental Housing Demolition and Conversion under Section 111 of the *City of Toronto Act* (Chapter 667 of the Municipal Code) has been filed to permit the demolition of rental dwelling units on site.

The Housing Issues Report submitted with the Rental Housing Demolition and Conversion application indicated that the site contains eight dwelling units and that five of the dwelling units had rental tenure. A site inspection on July 12, 2017, confirmed that 10 dwelling units exist on site. The applicant has been requested to provide further information on the tenure history of the

dwelling units to make a final determination on the number of dwelling units that are rental tenure.

Should the site contain six or more rental dwelling units, a City Council decision would be required for the Rental Housing Demolition and Conversion application and Official Plan Policy 3.2.1.6 would apply to the proposed development. Under Policy 3.2.1.6 the applicant would be required to replace the rental dwelling units that would be demolished with units of similar size, type, and rents to those at the time the redevelopment application was made. A Tenant Relocation and Assistance Plan would also be required. The current application does not propose replacement of the rental dwelling units or a Tenant Relocation and Assistance Plan.

If less than six rental dwellings units are deemed to exist on site, a decision on the Rental Housing Demolition and Conversion application would be delegated to the Chief Planner per Chapter 667-12 of the Toronto Municipal Code. Should demolition be approved, the applicant would be required to provide affected tenants the rights and compensation provided for under Ontario's *Residential Tenancies Act*. Replacement of the rental dwelling units would not be required under the Official Plan policies but replacement of rental dwelling units and the provision of a Tenant Relocation and Assistance Plan are encouraged nonetheless.

Staff recommend that, if required, a Council decision on the application for Rental Housing Demolition and Conversion under Chapter 667 of the Municipal Code pursuant to Section 111 of the *City of Toronto Act* be deferred, as the proposed development is not supportable by Planning staff. Council's decision under this statute is not appealable to the Ontario Municipal Board.

Conclusion

The proposed development is inconsistent with the planned *Neighbourhood* designation that applies to the site in the Queen-River Secondary Plan and will irreparably undermine the integrity of the adjacent planned *Neighbourhood* lands to the north and east. The proposed development does not fit within the existing and planned context with regard for an appropriate transition in scale between the proposed development and the existing adjacent low-rise area to the north and east. The proposed Official Plan Amendment and rezoning are inappropriate for the subject property, inconsistent with the Official Plan and represent over-development of the site.

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SIGNATURE

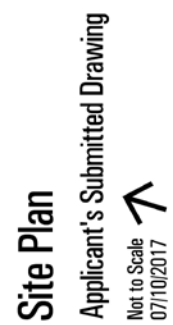
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1:	Site Plan
Attachment 2a-d:	Elevations
Attachment 3:	Rendering
Attachment 4:	Official Plan
Attachment 5:	Queen-River Secondary Plan
Attachment 6:	Zoning
Attachment 7:	Application Data Sheet

Staff report for action – Refusal Report – 83-97 River Street and 2-4 Labatt Avenue

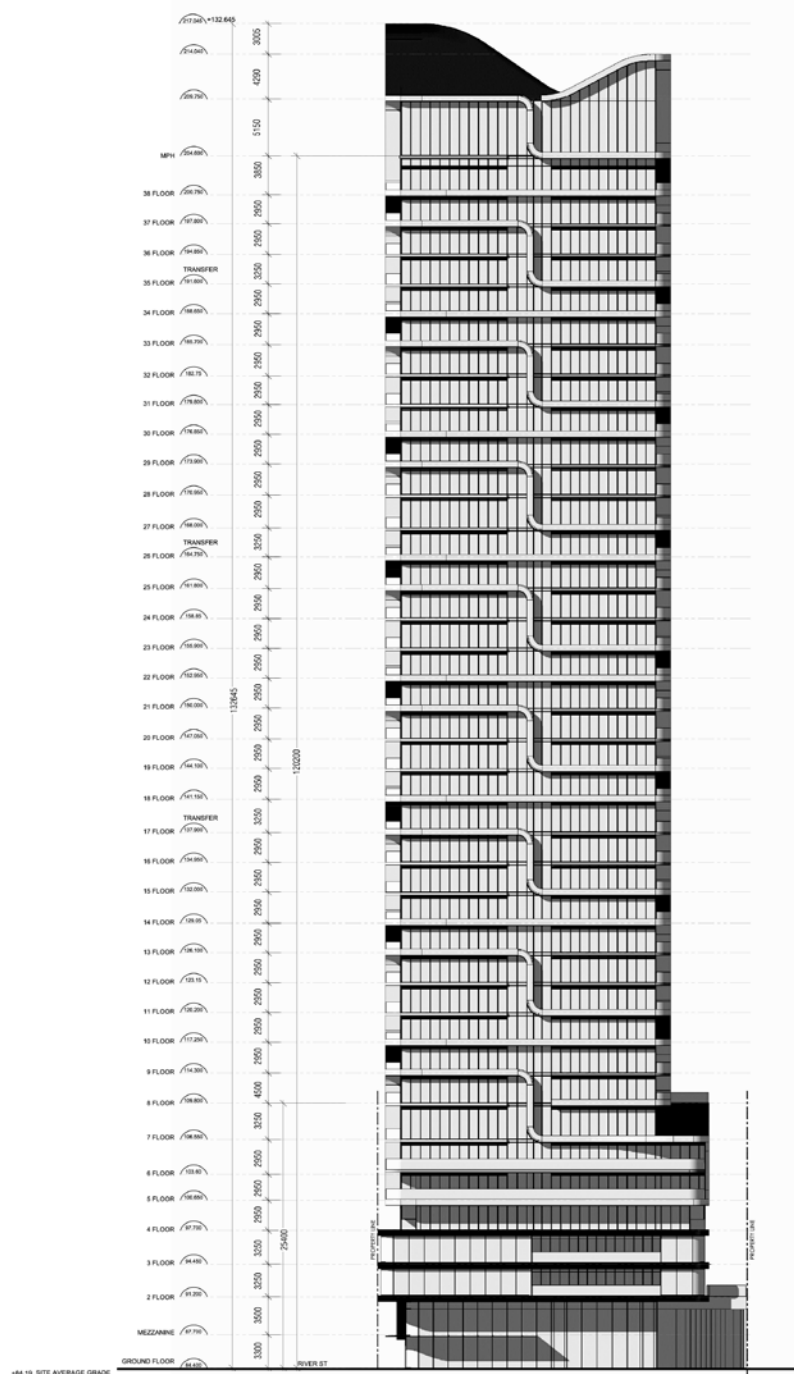


File # 17 162754 STE 28 0Z

83-97 River Street & 2-4 Labatt Avenue

File # 17 162754 STE 28 0Z

Attachment 2b: South Elevation



South Elevation

83-97 River Street & 2-4 Labatt Avenue

Not to Scale
07/10/2017

File # 17 162754 STE 28 0Z

83-97 River Street & 2-4 Labatt Avenue

File # 17 162754 STE 28 0Z

83-97 River Street & 2-4 Labatt Avenue

File # 17 162754 STE 28 OZ

Attachment 3: Rendering



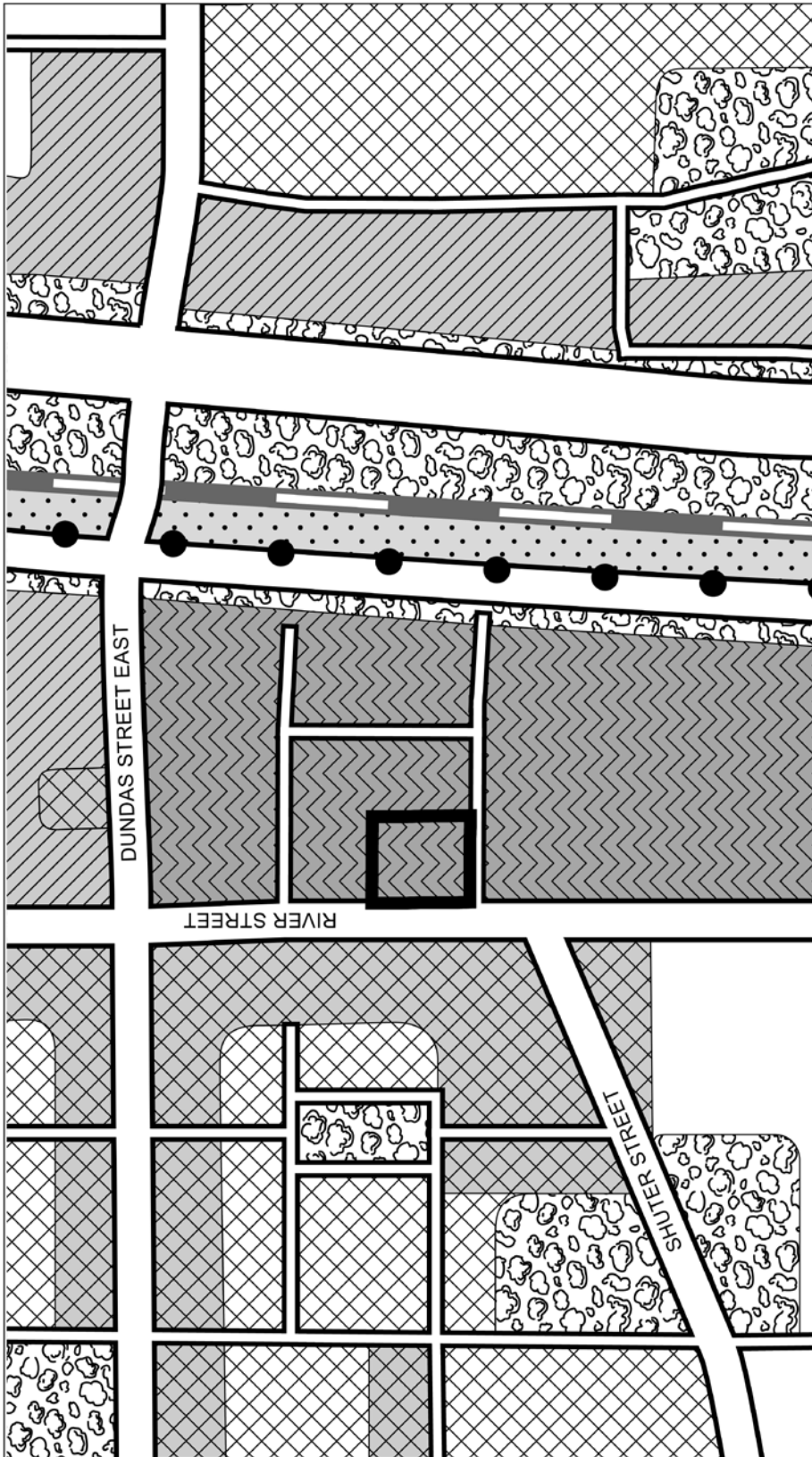
Looking Northeast

83-97 River Street & 2-4 Labatt Avenue

Not to Scale
07/10/2017

File # 17 162754 STE 28 0Z

Attachment 4: Official Plan



Extract from Official Plan

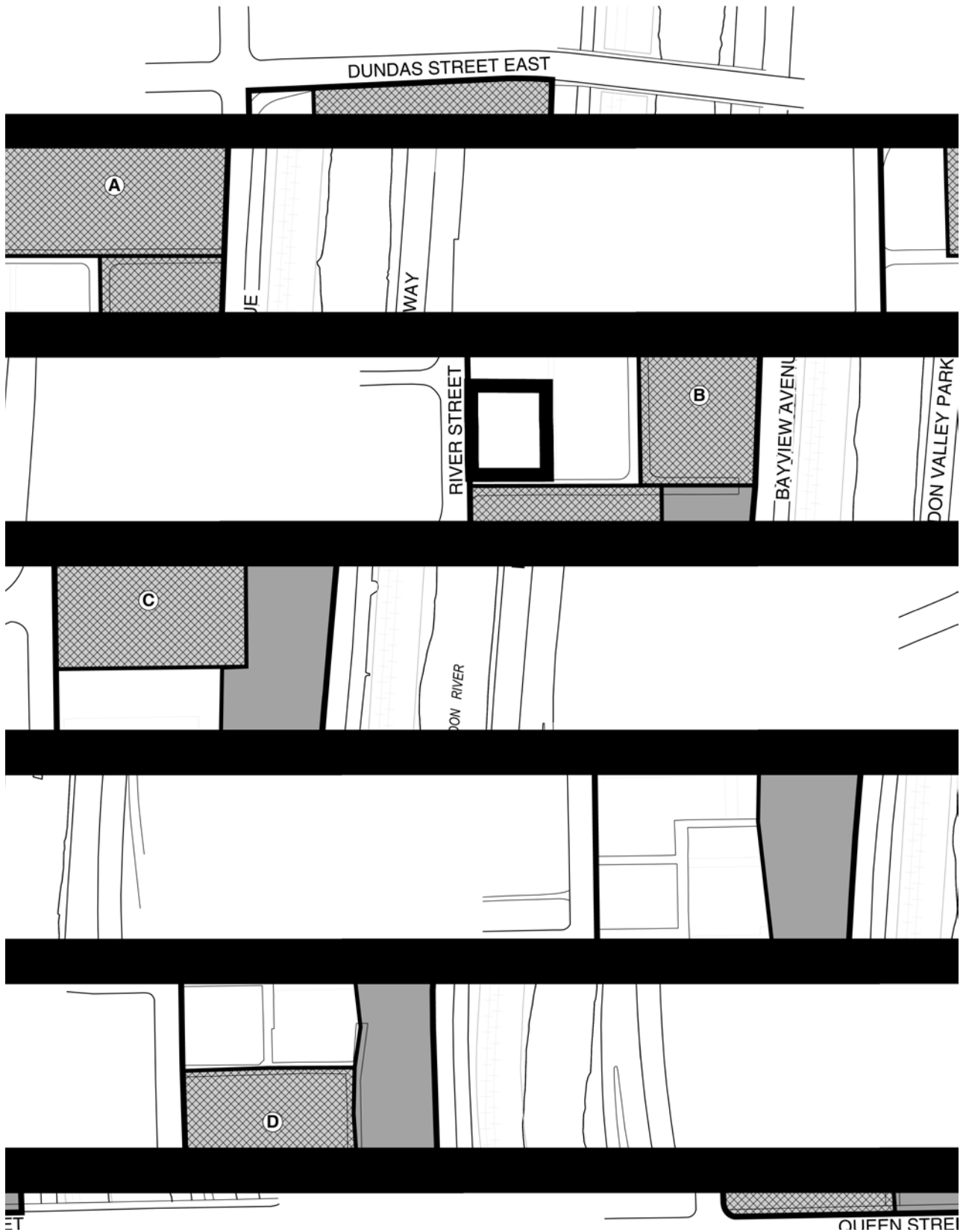
83-97 River Street & 2-4 Labatt Avenue

File # 17 162754 STE 28 0Z

- | | | | |
|--------------------------|--------------------|-------------------|--------------------------|
| Site Location | Neighbourhoods | Utility Corridors | Parks & Open Space Areas |
| Apartment Neighbourhoods | Regeneration Areas | Employment Areas | Parks |
| Mixed Use Areas | | | |

↑
Not to Scale
07/10/2017

Attachment 5: Queen-River Secondary Plan



[illegible]

83-97 River Street & 2-4 Labatt Avenue

File #17 162754 STE 28 0Z



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

Residential District

Residential District

Residential District

Residential District

Residential District



Attachment 7: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	17 162754 STE 28 OZ
Details	OPA & Rezoning, Standard	Application Date:	May 18, 2017

Municipal Address: 83 RIVER ST

Location Description: PLAN D233 PT LOT 9 RP 63R1567 PART 2 **GRID S2805

Project Description: Proposed Official Plan Amendment and rezoning to allow the redevelopment of the site for a 38-storey residential building with a 7-storey podium, containing a total of 410 dwelling units.

Applicant:	Agent:	Architect:	Owner:
Bousfields Inc		IBI Group	10033626 Canada Inc.

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	Queen-River Secondary Plan, SS2 (x1864)
Zoning:	CR2.5 (C2.0,R1.5)	Historical Status:	N
Height Limit (m):	15	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1553	Height:	Storeys:	38
Frontage (m):	43.93		Metres:	120.2
Depth (m):	36.58			
Total Ground Floor Area (sq. m):	844			Total
Total Residential GFA (sq. m):	29722		Parking Spaces:	138
Total Non-Residential GFA (sq. m):	0		Loading Docks	2
Total GFA (sq. m):	29722			
Lot Coverage Ratio (%):	54			
Floor Space Index:	19.1			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	29722	0
Bachelor:	2	Retail GFA (sq. m):	0	0
1 Bedroom:	250	Office GFA (sq. m):	0	0
2 Bedroom:	115	Industrial GFA (sq. m):	0	0
3 + Bedroom:	43	Institutional/Other GFA (sq. m):	0	0
Total Units:	410			

CONTACT: PLANNER NAME: Thomas Rees, Planner

TELEPHONE: 416-392-1791