

**295-349 George Street – Official Plan and Zoning  
Amendment Applications – Final Report**

<b>Date:</b>	September 19, 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 27 – Toronto Centre-Rosedale
<b>Reference Number:</b>	16-111311 STE 27 OZ

**SUMMARY**

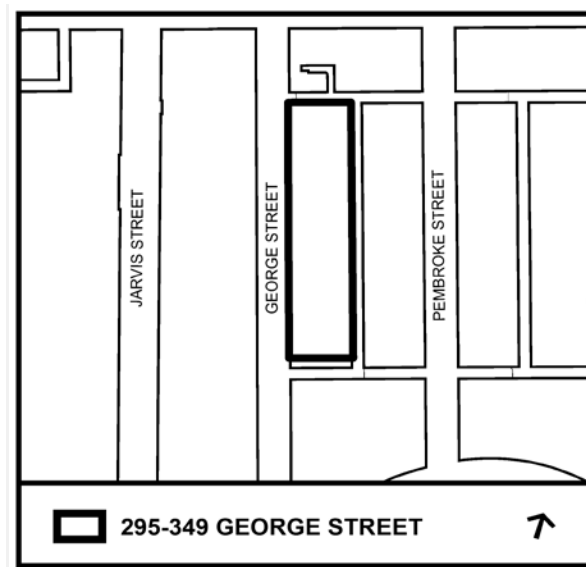
This application proposes to redevelop the site at 295-349 George Street. The application proposes to demolish the existing Seaton House, a 634 bed men's shelter, and construct a new 9-storey institutional building that will provide 378 long term care beds, 130 transitional assisted living beds, 100 emergency shelter beds, 21 affordable housing units and a 4,000 m<sup>2</sup> community service hub. The proposed building would have a height of 37 metres including the mechanical penthouse. The proposal also includes 2 levels of underground parking containing 161 parking spaces. The project is commonly known as the George Street Revitalisation (GSR) project.

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

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council amend the Official Plan, for the lands at 295-349 George Street substantially in accordance with the draft Official Plan Amendment 375 attached as



Attachment No. 6 to this report dated September 19, 2017.

2. City Council direct the City Solicitor to request the Ontario Municipal Board to modify Official Plan Amendment 82 for the lands at 295-349 George Street substantially in accordance with Attachment No.7 to this report dated September 19, 2017.
3. City Council amend Zoning By-law 438-86 for the lands at 295-349 George Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to this report dated September 19, 2017.
4. City Council amend Municipal Shelter By-law 138-2003 (OMB) for the lands at 295-349 George Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9 to this report dated September 19, 2017.
5. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 295-349 George Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 10 to this report dated September 19, 2017.
6. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment, Official Plan Modification and draft Zoning By-law Amendments as may be required.
7. Before introducing the necessary Bills to City Council for enactment, the applicant shall provide a Phase One Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 349 George Street, 309 and 311 George Street, 305 George Street, 297 George Street, and 295 George Street prepared by Goldsmith Borgal and Company Architects Limited dated December 7, 2016 and revised July 25, 2017 that describes the extent of the exterior alterations and restoration work for each of the heritage buildings, including the interior restoration work to 305 George Street, to the satisfaction of the Senior Manager, Heritage Preservation Services.

### **Financial Impact**

The recommendations in this report, being recommendations to amend the Official Plan and Zoning By-law, have no financial impact.

### **DECISION HISTORY**

#### Decisions Related to OPA 82 and the George Street Revitalisation Project

On July 16, 2013, as part of a broader initiative to revitalize the Downtown East neighbourhood and address outdated service delivery and aging infrastructure at the Seaton House (a 634 bed men's shelter), Toronto City Council adopted an initiative to

redevelop Seaton House.

<http://www.toronto.ca/legdocs/mmis/2013/ex/bgrd/backgroundfile-59666.pdf>

At its meeting of March 31, 2015, City Council adopted Official Plan Amendment 82 with a specific direction that the Garden District Area Specific Policy be considered for amendment at such time as the zoning amendment application for 339 George Street (Seaton House) is submitted, if it is determined that modifications to the built form permitted by the Policy are required to implement the Council approved redevelopment of Seaton House.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE4.8>

The proposed development and related Official Plan and Zoning By-law amendments are based on a project scope for the George Street Revitalisation and the Seaton House transition plan which was adopted by City Council on November 3-4, 2015. This scope identified the proposed development including built form considerations and programming requirements.

<http://www.toronto.ca/legdocs/mmis/2015/ex/bgrd/backgroundfile-84497.pdf>

At its April 5, 2016 meeting, Toronto and East York Community Council received a Preliminary Report on the Zoning and Official Plan Amendment applications. The Preliminary Report is available at:

<http://www.toronto.ca/legdocs/mmis/2016/te/bgrd/backgroundfile-91234.pdf>

At its meeting of July 12 to 15, 2016, City Council authorized staff to proceed with an Alternative Financing and Procurement (AFP) model for the implementation of the project using a Design Build Finance (DBF) approach and referred the project to the 2017 Capital Budget process. Council authorized staff to initiate negotiations towards an agreement with Infrastructure Ontario (IO) as procurement lead. Council also authorized staff to begin implementing the Seaton House transition plan.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EX16.13>

At its meeting of December 13 to 15, 2016, City Council authorized staff to develop the Project Specific Outcome Specifications (PSOS) by engaging three firms for an 18-month duration: Infrastructure Ontario as advisors, Prism Partners as Owner's Representative and Montgomery Sisam Architects as Planning, Design and Compliance consultants.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EX20.12>

#### Decisions related to Heritage

At its meeting of February 3, and 4, 2016, Toronto City Council stated its Intention to Designate 349 George Street under Part IV of the Ontario Heritage Act.

<http://www.toronto.ca/legdocs/mmis/2016/te/bgrd/backgroundfile-86286.pdf>

At its meeting of April 10 and 11, 2012, Toronto City Council stated its Intention to Designate the properties located at 297, 303, 301A, 309, and 311 George Street Under Part IV of the Ontario Heritage Act.

<http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-45632.pdf>

<http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-45618.pdf>

At its meeting of November 29, 30 and December 1, 2011, Toronto City Council stated its Intention to Designate the property located at 295 George Street under Part IV of the Ontario Heritage Act.

<http://www.toronto.ca/legdocs/mmis/2011/cc/bgrd/backgroundfile-42573.pdf>

At its meeting of January 31, 2017, City Council adopted the Designation of the Garden District Heritage Conservation District under Part V of the Ontario Heritage Act.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE21.12>

At its meeting of August 24, 2017, Toronto Preservation Board adopted the report Alterations and Demolitions of Heritage Properties - 349 George Street, 309 and 311 George Street, 305 George Street, 301 George Street (also known as 301A George Street), 303 George Street, 297 George Street, and 295 George Street.

<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-105961.pdf>

At its meeting of September 6, 2017, Toronto and East York Community Council deferred a decision on the Alterations and Demolitions of Heritage Properties - 349 George Street, 309 and 311 George Street, 305 George Street, 301 George Street (also known as 301A George Street), 303 George Street, 297 George Street, and 295 George Street. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.17>

## **BACKGROUND**

This application has been submitted on behalf of the co-sponsoring Divisions of the George Street Revitalization (GSR) project: Shelter, Support and Housing Administration, and Long-Term Care Homes & Services. Subsequent to the initial submission, Council directed, on July 12, 2016, that GSR proceed with an Alternative Financing and Procurement (AFP) model, procured and overseen by Infrastructure Ontario (IO) as a Design-Build-Finance project. As a provincial entity, IO is not bound by legislative requirements in connection with the development process but has acknowledged the merit and benefit to following the established process for this project and is working collaboratively with City staff.

A joint working framework is in three Phases: (1) Pre-transaction, currently underway as approved by Council on December 15, 2016, including the development of Project Specific Output Specifications; (2) Transaction (including procurement, negotiation and financial close), subject to future approval by Council; and (3) Construction, also subject to Council approval. Should Council fund the project in the 2018 Capital Budget process, a subsequent staff report will seek Council approval for procurement with Infrastructure Ontario as the commercial procurement lead.

The Official Plan Amendment and Zoning amendment applications have been submitted as part of the Pre-transaction Phase to establish the basic zoning permissions including building envelope and height. The final design of the building will be determined once a successful proponent has been selected through a bidding process and the site plans and drawings have been finalized by that proponent.

## **Proposal**

The George Street Revitalisation project entails the demolition of the existing Seaton House and its replacement with a new 9-storey institutional building that will provide 378 long term care beds, 130 transitional assisted living beds, 100 emergency shelter beds, 21 affordable housing units and a 4,000 m<sup>2</sup> community service hub. These uses represent distinct programs which will be located in separate parts of the building but integrated in a comprehensively designed project.

The development would be in a mid-rise form incorporating but preserving 5 separate heritage buildings into the development (one additional heritage building would be demolished). The gross floor area would be 44,068 m<sup>2</sup> which equates to a Floor Space Index of 6.66 under Zoning By-law 569-2013.

The proposed building has been designed with an internal corridor running almost the entire length of the building at grade. This corridor will offer a public route which would connect the program spaces for Long Term Care, the Shelter Program, Assisted Living and the Community Service Hub. There would be multiple entrances along George Street connecting to the various program uses. In addition to indoor amenity space located throughout the building, outdoor amenity space is proposed: internal to the development in the form of courtyards; in gardens adjacent to the building exterior; and in various outdoor terraces and decks located throughout the building.

Parking and Loading is located within the building either at grade or below grade and would be accessed from the adjacent lane. A total of 161 parking spaces, 130 bicycle parking spaces and 5 loading spaces are proposed. A vehicular drop-off area is proposed within the municipal right-of-way.

Other details of the proposal are shown in Attachment 5.

## **Site and Surrounding Area**

The development site has an area of 7,788 m<sup>2</sup> with 184.34 metres of frontage on George Street and a depth of 42.55 metres. The site is surrounded on three sides by laneways and on the fourth side by George Street. The north laneway is named Glenholme Place. There are seven distinct existing buildings on site, all of which are designated under Part IV of the Ontario Heritage Act with the exception of 315-339 George Street (Seaton House) which is not designated:

- 295 George Street: 2-storey former residence (Fegan Boys Home)
- 297 George Street: 2-storey semi-detached (Salvation Army Rest Home)

- 301A-303 George Street (301 A is also known as 301 George Street): 2-storey row house (Frank Beecroft Houses)
- 305 George Street: 2-storey single detached (Thomas Meredith House)
- 309-311 George Street: 3-storey semi-detached (Robert Armstrong Houses)
- 315-339 George Street: 4-storey, 634 bed emergency shelter (Seaton House)
- 349 George Street: 2 ½-storey former school being used as a shelter (Allan School)

The surrounding uses are as follows:

North: Public laneway and further north, 3-storey residential buildings.

South: Public laneway and further south, 3 to 5-storey residential buildings.

West: Range of housing types from 2 to 3-storey residential buildings to a 9-storey apartment building. Also, the York Detention Centre which connects to the Ontario Court of Justice is immediately across the street.

East: Public laneway at the rear of the property and further east, 2 to 3-storey residential buildings (78 Pembroke Street is a listed heritage property) and one 11-storey apartment building fronting Pembroke Street.

### **Provincial Policy Statement and Growth Plan**

The Provincial Policy Statement (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 George Street Revitalisation project is a Public Service Facility which is a defined term in 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. The George

Street Revitalisation project is a Public Services Facility which is a defined term in the Growth Plan.

## Official Plan

The Official Plan places the site within the Downtown and Central Waterfront urban structure area. This application has been reviewed against the policies in the Official Plan including those in the “Downtown”, “Public Realm”, and “Built Form” sections of the Plan as well as those “Healthy Neighbourhoods” policies that refer to development adjacent to *Neighbourhoods* designated lands.

The site is designated “*Neighbourhoods*” on Map 18 – Land Use Plan in the Official Plan. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for. Low scale local institutions would include long-term care facilities and public services and facilities provided by local governments.

The proposed development is a public service provided by the City and hence a permitted use, however, the scale and built form of the project does not comply with the relevant Development Criteria for *Neighbourhoods*. Consequently an application to amend the Official Plan has been submitted to re-designate the site to *Institutional Areas* in order to better recognize the proposed use, being an institutional residence and community use facility.

Other key policies that are applicable to this development are: Downtown Policy 2.2.1.3 d) which refers to preserving and strengthening the range of community services and local institutions *Downtown*; Housing Policy 3.2.1.1 which refers to the provision of a full range of housing including supportive, emergency and transitional housing; and Community Services Policy 3.2.2.1 which refers to the provision of local community service facilities and institutions across the City.

Policy 3.1.5 of the City Official Plan provides direction on the conservation of Toronto's significant cultural heritage resources (there are six separate heritage buildings on site, five would be retained and one demolished). Key policies include: Policy 3.1.5.4 which states that Heritage Properties will be conserved, consistent with *the Standards and Guidelines for the Conservation of Historic Places in Canada*; Policy 3.1.5.2 which states that when a City-owned property on the Heritage Register is no longer required for its current use, the City will demonstrate excellence in the conservation, maintenance and compatible adaptive reuse; Policy 3.1.5.6 which states that new construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact; and Policy 3.1.4.27 which states that where it is supported by the cultural heritage values and attributes the conservation of whole or substantial portions of buildings, is desirable and encouraged.



## **Official Plan Amendment 82 – Downtown East Planning Study**

The site is subject to Official Plan Amendment 82 – Downtown East Planning Study which was approved by City Council March 31, 2015, and subsequently appealed to the Ontario Municipal Board. The purpose of OPA 82 is to set the framework for new growth and development in the area while protecting those areas that should continue to remain stable.

OPA 82 re-designates the subject lands from *Neighbourhoods* to *Apartment Neighbourhoods*. Objective 2.2 and 2.3 of OPA 82 specifically refer to Seaton House continuing to play a role in the district and to optimizing the delivery of community and social services. Development Performance Standards in OPA 82 provide a framework for evaluating built form; in many cases these standards are not applicable or appropriate to an institutional building in a mid rise form.

As part of its approval of OPA82, City Council directed that OPA82 be considered for amendment if required in order to implement the Council Approved redevelopment of Seaton House. An application to amend the Official Plan has been submitted and is the subject of this Report.

### **TOcore: Planning Downtown**

TOcore: Planning Downtown' is an initiative to prepare a 25-year plan for Toronto's Downtown along with a series of five infrastructure-related strategies, which will address: parks and public realm, community services and facilities, mobility, energy, and water. This plan, working in tandem with its accompanying strategies, will provide a blueprint to manage the growth and intensification being experienced and anticipated to continue in the Downtown.

The Downtown study area is bounded by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north and the Don River to the east. A new Downtown Plan will be developed for the Downtown geography, establishing a renewed vision and local development policies to guide growth and development. The Downtown Plan will provide an integrated planning framework and structure addressing elements of land use, built form, housing, office, institutional, retail, parks and open spaces, community facilities, streets, transit, energy and water. Emphasis is being placed on keeping Downtown an inclusive and affordable place for vulnerable populations.

TOcore began on May 13, 2014 when Toronto and East York Community Council adopted a staff report regarding 'TOcore: Planning Toronto's Downtown', along with a related background document entitled 'Trends and Issues in the Intensification of Downtown'.

On September 7, 2017, Planning and Growth Management Committee adopted a staff report titled "TOcore: Proposed Downtown Plan". Attached to the report were the Proposed Downtown Plan Policies. Planning and Growth Management Committee added

a recommendation at its meeting, requesting City Planning staff consider the Proposed Downtown policies during the evaluation of current and future development applications in the Downtown Plan area and continue to refine the policies in consultation with stakeholders and the community.

Additional information is available on the study website at: [www.toronto.ca/tocore](http://www.toronto.ca/tocore).

## **Heritage**

The subject site is occupied by 6 heritage buildings on 8 heritage properties:

- 295 George Street: 2-storey former residence (Fegan Boys Home)
- 297 George Street: 2-storey semi-detached (Salvation Army Rest Home)
- 301A-303 George Street (301 A is also known as 301 George Street): 2-storey row house Frank Beecroft Houses
- 305 George Street: 2-storey single detached (Thomas Meredith House)
- 309-311 George Street: 3-storey semi-detached (Robert Armstrong Houses)
- 349 George Street: 2 ½-storey former school being used as a shelter (Allan School)

The proposal to alter the heritage buildings will require Council approval under Section 33 of the Ontario Heritage Act and the proposal to demolish the Frank Beecroft Houses will require Council approval under Section 34 of the Ontario Heritage Act.

The site is within the boundaries of the Garden District Heritage Conservation District which was approved by City Council January 31, 2017 and is now under appeal to the OMB. The heritage district plan includes policies and guidelines that are intended to conserve and enhance the cultural heritage value and heritage attributes of the district. These policies and guidelines are intended to inform decisions on alterations, new construction and demolition in the district. Emerging heritage policy in the area has been considered in the review of this application.

## **Zoning**

The site is currently subject to City-wide Zoning By-laws 438-86 and 569-2013. The site is zoned R3 Z1.0 H12.0 under By-law 438-86 and zoned R (d1.0) (x865) under By-law 569-2013. Both by-laws permit a range of residential uses including apartments and limited non-residential uses. Although By-law 438-86 permits Residential Care Facilities, it does not permit a Crisis Care Facility which is the present use of the existing Seaton House. Under By-law 438-86, the existing Seaton House may be a legal non-conforming use.

By-law 569-2013 permits a group homes, municipal shelters and rooming house uses. However, retail and crisis care shelters are not permitted. Under By-law 569-2013 the site is also subject to site specific exception 865 which references a number of site specific provisions, Prevailing By-laws and Prevailing Sections. The existing height limit is 12 m.

The site is also subject to the Municipal Shelter By-law 138-2003 (OMB), which regulates municipal shelters in the City of Toronto. By-law 138-2003 (OMB) permits municipal shelters in all zones or districts in the City Toronto and its former municipalities provided the municipal shelter is located on a major or minor arterial road. The Municipal Shelter By-law further requires that a municipal shelter is located at least 250 metres from another lot with a municipal shelter or emergency shelter, hostel or crisis care facility

### **Site Plan Control**

The subject site and proposed development are subject to Site Plan Control. An application was submitted, is under review and is in its preliminary stages.

### **Community Consultation**

A community consultation meeting was held June 2, 2016, in a round table format. The following Planning concerns and issues were raised:

#### Land Use

- Mixed use is a positive.
- Scale of proposal is too big, does not fit into neighbourhood context.
- Some of the uses and services should be spread throughout City, this would have the effect of reducing required massing. Potential to eliminate affordable housing to reduce building mass/height.
- Need for more affordable housing throughout City.

#### Built Form

- Proposed building too monolithic and institutional. Need to sectionalise building into segments to reduce apparent mass. Concern building too massive. Concern over straight flat roof line and insufficient articulation.
- Building too tall, suggestion of maximum 5 stories.
- Re-use of heritage buildings is a positive, heritage buildings break up the block making it feel more residential.
- Suggestion to include more brick (not just curtain walls) to break up massing and for energy conservation reasons.
- Loss of skyview and shadowing on Pembroke Street, shadowing impacts to north.
- Suggestion to design open areas to make them feel safe.

## Transportation

- Concern over how George Street will integrate with surrounding road network.
- Maintenance and operation of laneway during construction.
- Satisfaction that loading and garbage will be internal to building.
- Suggestion for a higher east-west laneway barricade.

## Other

- Concern with public safety and existing criminal activity - more diverse demographics and new eyes on the street may help. LTCHS and community hub will help animate street.
- Confirmation site servicing will be from George Street and development will include underground stormwater tank to among other things, reduce ponding on laneway.
- Concern gentrification will impact property values thereby becoming unaffordable.
- Suggestions for uses in the community hub include: library, gallery, workshops, community garden, training opportunities, injection sites, café, children programming, community kitchen. Potential for connections with George Brown.
- Concerns about safety for the elderly, need for security cameras, clients with dementia/Alzheimers and whether this is reflected in building design.
- Existing tree outside school house should be preserved.
- Concern with affordable housing (ownership, availability to whom, unit type/size, definition of affordable, what do potential residents think of the units).

## **Agency Circulation**

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

## **Reasons for Application**

The proposal requires an amendment to the Official Plan and Zoning By-law in order to permit the proposed use and to permit the proposed density and height.

## COMMENTS

### Provincial Policy Statement and Growth Plan

There are numerous policies in the PPS which refer to Public Service Facilities such as the proposed GSR. Generally, the policies refer to the provision of Public Service Facilities as part of a healthy, liveable and safe community. Policy 1.1.1 g) of the PPS refers to ensuring that Public Service Facilities are or would be available to meet current and projected needs. Policy 1.1.3.3 refers to the availability of suitable existing or planned Public Service Facilities. This is also reflected in Policy 1.6.1 b) which refers to Public Service Facilities being available to meet current and projected needs.

Within the PPS there are additional policies that refer to an appropriate nature and form of development. Policy 1.6.3 b) refers to opportunities for the adaptive re-use of Public Service Facilities should be considered and Policy 1.6.5 states that Public Service Facilities should be co-located in community hubs. In addition, there are specific policies related to Cultural Heritage and Archaeology, more specifically, Policy 2.6.1 refers to significant built heritage resources shall be conserved.

The proposed GSR will ensure that a Public Service Facility is available to meet current and projected needs and is therefore an appropriate land use. As a redevelopment project, the GSR is an appropriate development that will re-develop the existing Seaton House and will co-locate a number of City services in the new facility while conserving existing heritage resources. The proposal is therefore consistent with the Provincial Policy Statement (PPS).

The Growth Plan defines GSR as Public Services Facilities. Policy 3.2.8 refers to the co-ordination of land use planning and investments in public service facilities and that public service facilities and public services should be co-located in community hubs and integrated to promote cost-effectiveness. The proposed GSR proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

### Official Plan - Land Use

The application proposes to amend the Official Plan land use designation from *Mixed Use Areas* to *Institutional Areas* and to modify Official Plan Amendment 82 land use designation from *Neighbourhoods* to *Institutional Areas* (Official Plan Amendment 82 is presently under appeal to the Ontario Municipal Board). *Institutional Areas* includes a range of major educational, health and governmental uses with their ancillary uses, recreational and institutional residence facilities including the full range of housing associated with a health institution. The proposed uses are described below:

#### Institutional Residence Facilities

The proposed development includes 378 long term care beds, 130 transitional assisted living beds, 100 emergency shelter beds uses.

**Long-Term Care:** The home will be located at the north end of the site and will consist of 378 beds for men and women, operated by LTCHS and following a conventional layout of twinned Resident Home Areas. Pending provincial approval, up to 64 beds in two specialized units will be designated for formerly homeless people eligible for long-term care and requiring additional supports. An adult day program/gathering place located on the ground floor provides flexible program space and connectivity to the exterior and the hub.

**Transitional Assisted Living:** This program will be located at the south end of the site, above the emergency shelter. It will consist of 130 beds for men and women and will be operated by SSHA. It will include managed alcohol and infirmary programs. The program will operate on five floors (floors four to eight) with 26 beds per floor. Each floor has 12 shared rooms and 2 private rooms with kitchen, dining and living areas. A minimum of two balconies on each floor will provide outdoor access. Administrative space will likely be shared between the transitional living and emergency shelter programs, with a specific location to be finalized.

**Emergency Shelter:** The emergency shelter program will be located at the south end of the site. It consists of 100 beds for men and will be operated by SSHA. Sleeping rooms are on the second and third floors. Each floor is divided into two pods with a total of two quad rooms, fifteen shared/double rooms and four private rooms for a total of 50 men per floor. Each room has its ensuite bathroom. Each of the four pods has a client lounge and staff spaces. The ground floor includes a lounge and dining areas, all of which provide flexible programming spaces. The dining areas offer clear outside views to the back of the designated heritage property at 305 George Street (west) and the walled garden (east) which serves as a designated outdoor space for shelter residents.

### **Affordable Housing**

The proposed development includes 21 affordable housing units: 19 self-contained studio apartments, 2 one-bedroom apartments, amenity space with balconies, and office space. It provides a next step to full independent living for men, women and transgender people referred from the shelter, transitional living and long-term care programs. The housing will be managed by an experienced non-profit organization that will lease the housing from the City for a nominal sum and provide a range of supports and referrals for the residents.

### **Community Service Hub**

The proposed development includes a 4,000 m<sup>2</sup> community service hub. The variety of large and small spaces on the ground and second floors will include shared program spaces and access to programmable outdoor spaces along George Street. The hub would be an integral component of the GSR project. The breadth and scope of services under consideration encompass social services, limited health care, employment opportunities, education and training, financial support services, recreation and leisure services and community support services. Specific partner and programmatic elements will be determined through ongoing community consultation.

The proposed uses would be permitted under the *Institutional Areas* land use designation. In addition, the proposed uses are in conformity with Official Plan Amendment 82 which specifically states as an Objective that publicly operated institutional uses, such as Seaton House, will continue to play an important role in the Garden District. Also, OPA 82 Policy 4.ii states that North George Street will continue to host institutional uses and act as a community hub.

## **Built Form**

### **Context, Massing and Transition**

There are a number of Official Plan policies that reference context, massing and transition. Official Plan Built Form Policies 3.1.2.1 and 3.1.2.3 require that new development be located and organized to fit within its existing and/or planned context and be massed to fit harmoniously into its context. Policy 3.1.2.3 a) further states that new buildings are to frame adjacent streets in a way that respects the existing and/or planned street proportion while Policy 3.1.2.3 c) refers to appropriate transitions in scale to neighbouring existing and/or planned buildings. OPA 82 provides a clearer interpretation of transition by identifying the following site specific performance standard: a minimum setback of 7.5 metres from the rear property line and a 45 degree angular plane from a height of 10.5 metres above the 7.5 metre setback line and that where a public laneway abuts a site, the laneway may be included for the purposes of establishing the setback and angular plane.

The proposed GSR is massed in a 9-storey slab form as an institutional use. The building has multiple and varied setbacks and stepbacks along its length in response to the varied uses within the building and to the existing heritage structures that will be retained.

Generally, the building is setback from George Street in line with adjacent developments and the existing on-site heritage buildings. A rear setback with a modified angular plane has also been incorporated into the design. Further discussion about the integration of the proposed development with on-site heritage buildings and the associated stepbacks and setbacks is provided in the Heritage section of this report.

The context along George Street ranges from low-rise residential buildings to a 9-storey apartment building and the York Detention Centre/Ontario Court of Justice facility. Further to the west, the context is generally developed with existing Tall Buildings. To the east, where the lands are designated *Neighbourhoods*, the built form is typified by 2 to 3-storey residential buildings. Directly behind the existing Seaton House, on Pembroke Street, there is an 11-storey residential apartment building that is an anomaly.

Development in the Downtown is not intended to be spread uniformly and instead is to fit within its context with appropriate transition in scale through setbacks and stepbacks as a means to achieve that transition. In this case, the proposed GSR is at a height that achieves a transition between the taller buildings to the west and the lower scale *Neighbourhoods* buildings to the east. It is common that institutional buildings such as schools, and hospitals be located in close-proximity to neighbourhoods. The laneway

along the east side of GSR, in addition to a modified angular plane provides a further level of protection for the adjacent *Neighbourhoods* properties to the east and as such represents an appropriate transition in scale to the institution GSR use.

### **Shadowing**

There are a number of Official Plan policies which specifically address shadowing. Built Form Policies 3.1.2.3 d), e) and f) refer to providing for adequate light and limiting shadows on streets, properties and open spaces and minimizing additional shadowing on neighbouring parks and open spaces to preserve their utility. The Healthy Neighbourhoods Policy 2.3.1.2 c) states that developments close to *Neighbourhoods* will maintain adequate light for residents in those Neighbourhoods. OPA 82 also includes shadow policies specifically directed to Allan Gardens, Moss Park and Ecole Gabriele Roy.

The submitted shadow studies show that shadows are generally limited to: afternoon shadows on the adjacent *Neighbourhoods* to the east; morning and early afternoon shadows to the adjacent *Neighbourhoods* to the north; and early morning shadows on the *Apartment Neighbourhoods* to the west for both March and September 21. There would be no shadows on the parks and open spaces.

The existing Seaton House building is a 4-storey slab form that similarly shadows some of the *Neighbourhoods* lands to the east and north. The key difference between the existing and proposed shadowing on the *Neighbourhoods* lands occurs early afternoon and is limited to the adjacent properties to the north east which are presently not in shadow but would be shadowed early afternoon. The shadows generated by the proposed development conform to Official Plan Amendment 82, ensure that adequate light is maintained for residents in the adjacent *Neighbourhoods* and do not shadow neighbouring parks and open spaces.

### **Heritage**

Heritage Preservation Services has reviewed the Heritage Impact Assessment (HIA) prepared by Goldsmith Borgal and Company Architects Limited dated December 7, 2016 and revised July 25, 2017 submitted in support of the application. Staff are of the opinion that the proposal conforms to the relevant Provincial policy framework and meets the City's Official Plan heritage policies.

The proposal integrates all of the existing heritage properties into the new development with the exception of 301 and 303 George Street. The three dimensional form of the retained house-form buildings and their relationship to the street will remain, while the massing of the new shelter component of the development would be set behind the houses. All the exterior portions of the retained heritage buildings, and the ground floor interior of the Thomas Meredith House will be restored.



The massing of the nine-storey development will have an impact on the heritage buildings on the development site. The applicant has worked extensively with the City Planning team in an effort to design the new development in a way that mitigates the impact of the proposed massing on the lower scale heritage buildings. In response to staff comments the applicant has introduced a base building along George Street between the Allan School and the Robert Armstrong Houses. At the north end of the site the height, scale, and rhythm of this base will respond to the adjacent Allan School. At the south end of the site the height, scale, and rhythm will respond to the heritage house form buildings. Entrance canopies, projections, punched window openings, materials, louvers, and colour have been further employed in an effort to break down the project's massing and to provide a subtle backdrop to the heritage buildings. In the context of the overall conservation strategy for the site staff feel that this design exercise effectively mitigates the impact that the proposed massing will have on the heritage properties. This design is will be further refined through the ongoing Site Plan process.

The proposal calls for the demolition of the Frank Beecroft Houses at 301 and 303 George Street (also known as 301A George Street). Both of these properties were extensively damaged by fire before they were acquired by the City. The extent of the fire damage, combined with the amount of conservation work that the applicant has committed to undertaking on the other six heritage properties (including restoring interior features of 305 George Street, and restoring the missing third floor and roof of 295 George Street) have resulted in heritage staff supporting the proposed demolition in this instance.

The George Street Revitalization Project will see the successful Rehabilitation and Restoration of six of eight heritage properties on the development site. While the proposal involves the demolition of the Frank Beecroft Houses, in the context of the overall conservation strategy for the site, and the extensive fire damage to the designated properties, staff are supportive of the proposal. Should Council approve the proposal staff are recommending additional mitigation measures including the completion of a Conservation Plan for the retained heritage properties to the satisfaction of the Senior Manager, Heritage Preservation Services.

### **Public Realm, Sidewalk Zone and Wind Impacts**

For development in the *Downtown*, Official Plan Policy 2.2.1.11 refers to street improvements to enhance the pedestrian environment. This is expanded on by Public Realm Policy 3.1.1.5 and 3.1.1.6 which refer, among other things, to safe and efficient movement of pedestrians, provision of space for trees and landscaping and sidewalks being designed to provide safe, attractive, interesting and comfortable spaces for pedestrians. Official Plan Policy 4.5.2 e) refers to massing new buildings to maintain comfortable wind conditions for pedestrians on adjacent streets. Official Plan Amendment 82, Objective 2.5 (listed as Objective 2.4 in the Council report) states that the public realm will be protected and enhanced, by providing well designed streets that inform the public realm structure. A minimum 6 metre wide sidewalk zone is generally recommended in this part of the City to implement these policies. The development

application proposes a minimum 7 metre sidewalk zone along George Street which is in conformity with the policies and guidelines.

The applicant submitted a Pedestrian Wind Conditions letter of opinion for the proposed development. The study concludes that wind conditions along George Street would be suitable for the intended uses and that the recessed entrances and canopies will provide protection resulting in suitable entrance conditions. The study concludes that a porous wind screen should be installed for the outdoor terrace; this could be addressed through the Site Plan application.

### **Parking and Loading**

A Transportation Considerations study was submitted with the application and has been reviewed by staff. Vehicular parking and loading would be accessed from the rear lane with parking below grade. The proposal includes 161 parking spaces, 130 bicycle parking spaces and 5 loading spaces (1 Type G, 2 Type B and 2 Type C).

Transportation Services Staff have reviewed the anticipated traffic impacts, parking and loading provision and driveway access and site circulation and concluded that the proposed traffic impacts will be acceptable. They also advise that they have no objections in principle with the proposed parking supply and that the proposed 161 parking spaces is acceptable.

### **Site Servicing and Solid Waste**

The applicant submitted a Functional Servicing and Stormwater Management Report. The development site would be serviced from existing sewer and watermains along George Street. Engineering and Construction Services reviewed the report and advise that no revisions are required to the Functional Servicing Report. Engineering and Constructions Services do advise that, among other items, as part of a subsequent site plan application additional requirements related to site servicing, solid waste and groundwater discharge will be required.

### **Chapter 667 - Rental Demolition and Conversion By-Law**

Section 111 of the *City of Toronto Act, 2006* authorizes Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law, implements Section 111. Chapter 667 prohibits the demolition or conversion of rental housing dwelling units in buildings containing six or more residential dwelling units, of which at least one unit is rental.

Pursuant to the City's demolition control by-law Chapter 363 of the Municipal Code, Council approval of the demolition of residential dwelling units under Section 33 of the *Planning Act* is also required where six or more residential dwelling units are proposed for demolition, before the Chief Building Official can issue a permit for demolition under the *Building Code Act*.

City staff have made an assessment that there are less than six residential units involved and therefore a Rental Housing Demolition application is not required for this application. In addition, as less than six rental units are proposed to be lost as part of the application, Official Plan policy 3.2.1.6 does not apply. The buildings are currently vacant and have been vacant for varying lengths of time and, as such, there are no affected tenants.

### **Urban Forestry**

An Arborist Report was submitted by the applicant. The application proposes the removal of 14 trees protected under the provisions of the Private Tree By-law. The landscape plan indicates that no large growing shade trees will be planted on the site in an appropriate growing environment. As such, the applicant is required to provide a cash-in-lieu payment for forty-two (42) trees for a total of \$24,486.00.

### **Open Space/Parkland**

The 9-storey institutional building owned by the City of Toronto, Shelter, Support and Housing Administration Division is exempt from the parkland dedication requirement. As specified under the Toronto Municipal Code Chapter 415, Article III, Section 415-30 (9) buildings owned by the City of Toronto are not subject to parkland dedication requirements.

### **Public Art**

Policy 3.1.4 d) of the Official Plan recognizes that the creation of public art will be promoted by, among other things, dedicating one per cent of the capital budget of all major municipal buildings and structures to public art. The project has budgeted for this one percent, but to date, has not developed a public art plan. Typically this provision could be incorporated into a Section 37 Agreement, but as this is a City project there is no Section 37 Agreement contemplated at this time.

### **Conclusion**

Staff recommend that the proposed application be approved. The proposal is consistent with the *Institutional Areas* policies in the Official Plan and meets the Objective of Official Plan Amendment 82 which specifies that north George Street will continue to host institutional uses and act as a community hub. The proposed institutional use and built form is an appropriate proposal which will help address the need for community services and facilities in the Downtown. In addition, City Council previously directed that OPA 82 be considered for amendment at such time as the zoning amendment application for 339 George Street (Seaton House) is submitted, if it is determined that modifications to the built form permitted by the Policy are required to implement Council Approved redevelopment of Seaton House.

## **CONTACT**

Derek Waltho, Senior Planner  
Tel. No. 416-392-0412  
E-mail: dwaltho@toronto.ca

## **SIGNATURE**

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

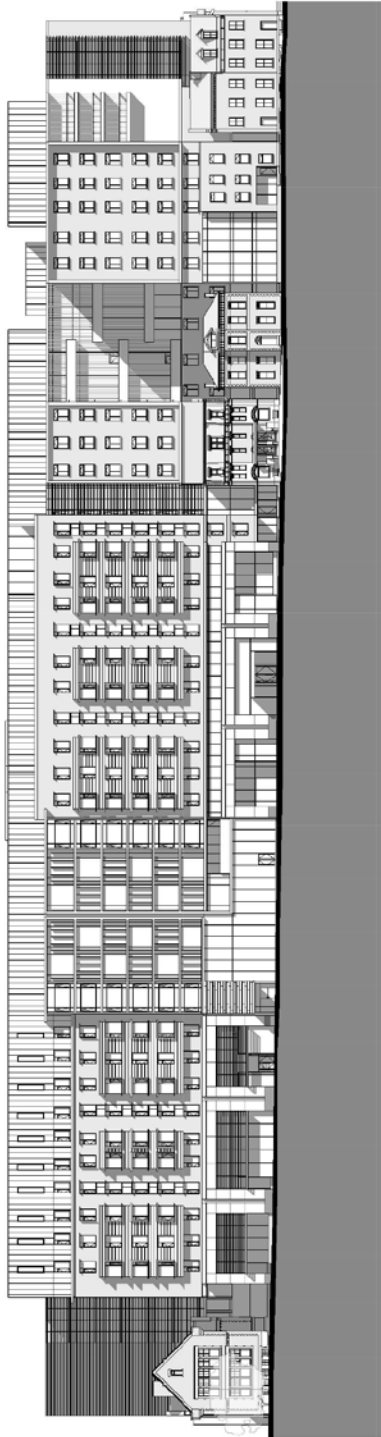
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## **ATTACHMENTS**

- Attachment 1: Site Plan
- Attachment 2: Elevations
- Attachment 3: Zoning
- Attachment 4: Official Plan
- Attachment 5: Application Data Sheet
- Attachment 6: Draft Official Plan Amendment 375
- Attachment 7: Proposed Modification to Official Plan Amendment 82
- Attachment 8: Draft Zoning By-law Amendment (438-86)
- Attachment 9: Draft Municipal Shelter By-law Amendment (138-2003)
- Attachment 10: Draft Zoning By-law Amendment (569-2013)



**Attachment 2: Elevations**



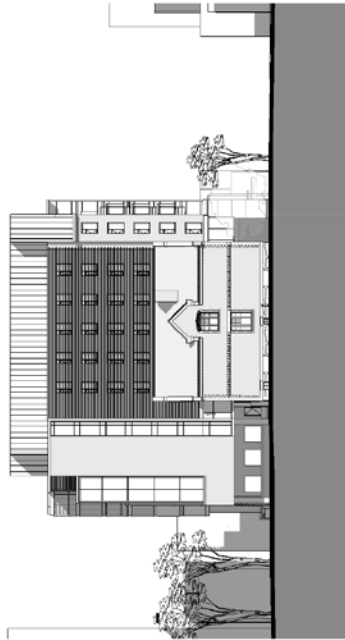
**West Elevation**

Applicant's Submitted Drawing

Not to Scale  
07/18/2017

**295-349 George Street**

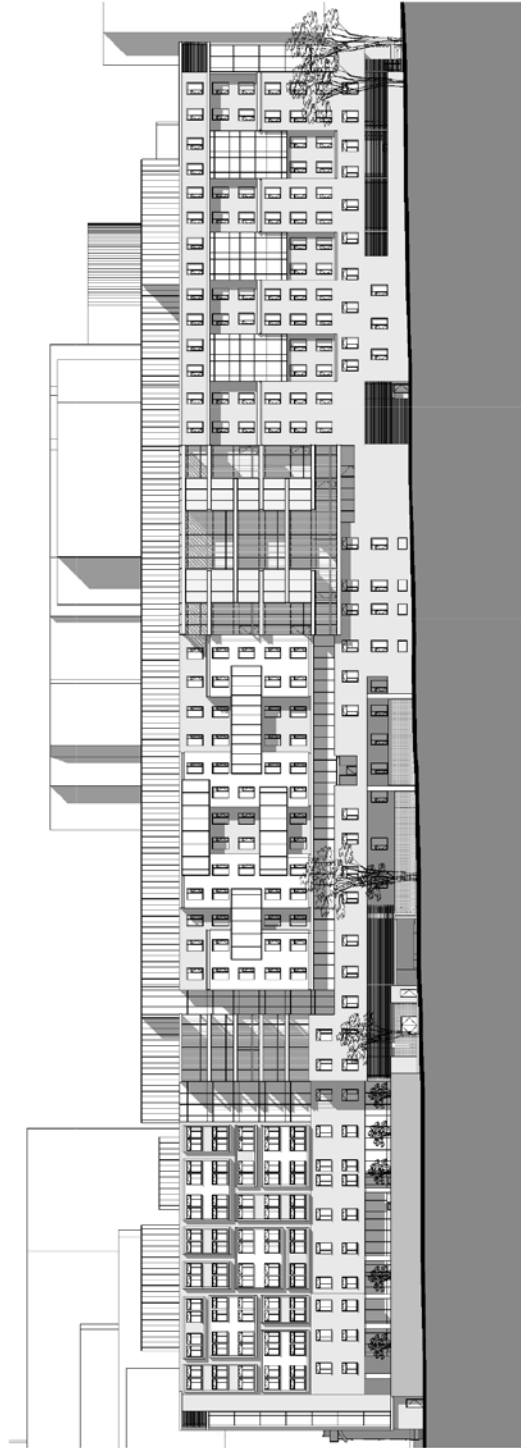
File # 16 111311 STE 27 0Z



**North Elevation**  
Applicant's Submitted Drawing  
Not to Scale  
07/18/2017

**295-349 George Street**

File # 16 11 1311 STE 27 0Z



**East Elevation**

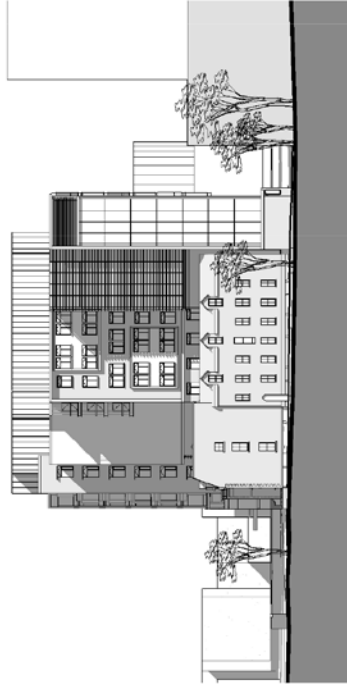
Applicant's Submitted Drawing

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07/18/2017

**295-349 George Street**

File # 16 111311 STE 27 0Z



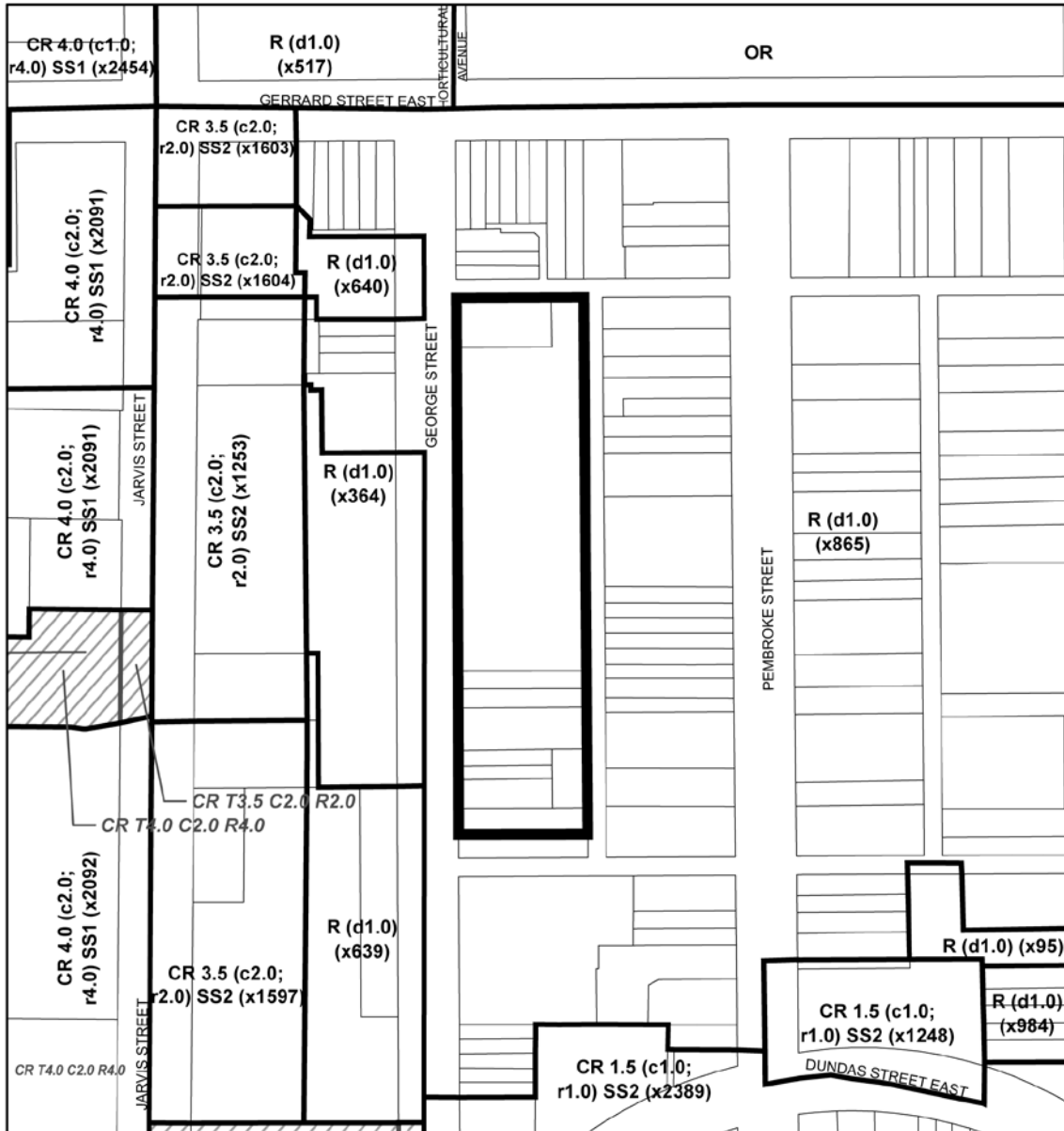


**South Elevation**  
Applicant's Submitted Drawing  
Not to Scale  
07/18/2017

**295-349 George Street**

File # 16 111311 STE 27 0Z

### Attachment 3: Zoning



Zoning By-Law No. 569-2013

295-349 GEORGE STREET

16 111311 STE 27 0Z

Location of Application

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

R Residential

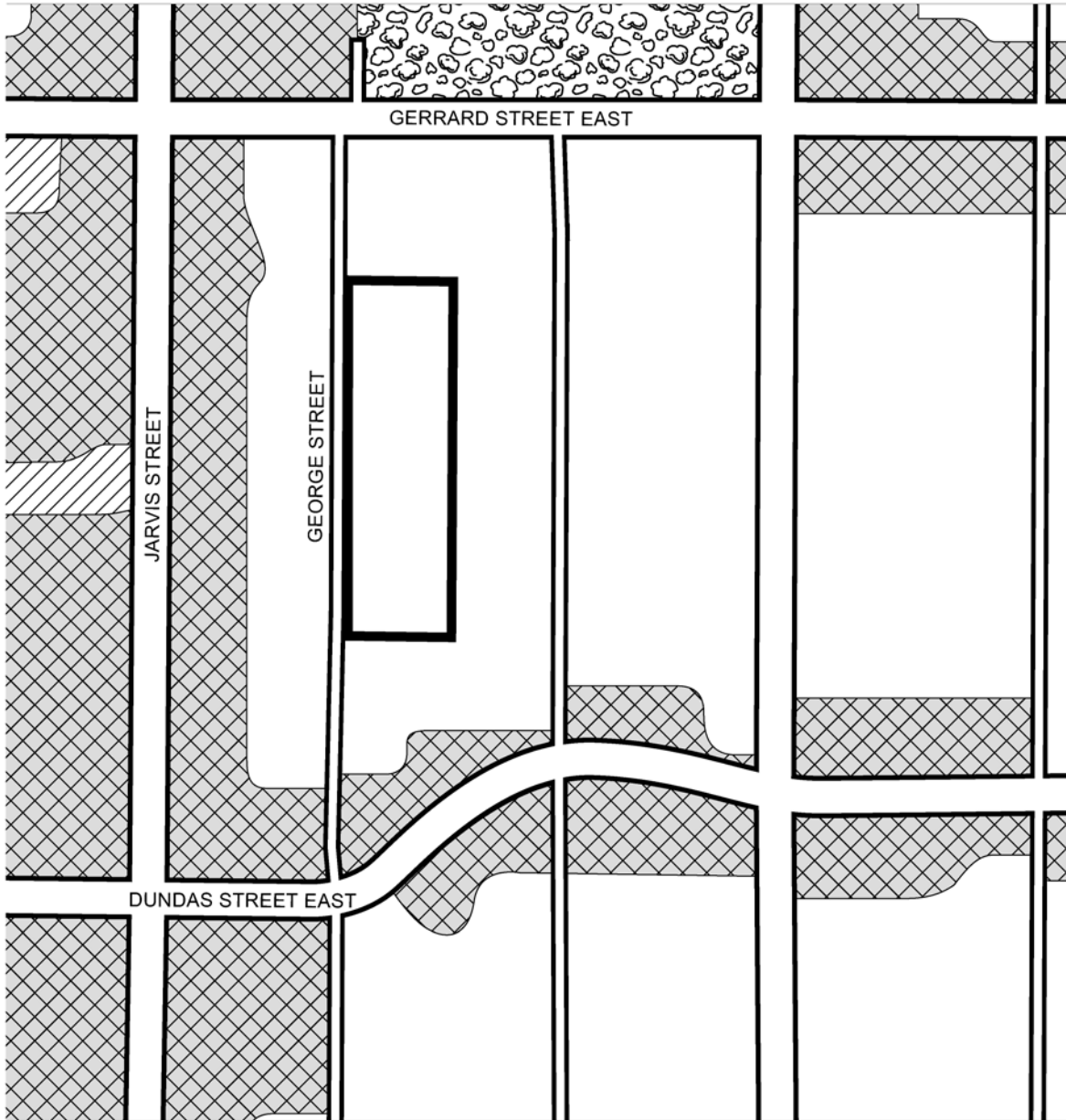
CR Commercial Residential  
OR Open Space Recreation

CR Mixed-Use District



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Extracted: 02/10/2016

**Attachment 4: Official Plan**



**Toronto** City Planning  
**Extract from Official Plan**

**295-349 George Street**

File # 16 111311 STE 27 02

- |                                                                                                                                    |                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
|  Site Location                                  |  Parks & Open Space Areas |
|  Low Density Mixed Commercial-Residential Areas |  Parks                    |
|  Mixed Use Areas                                |                                                                                                              |

  
 Not to Scale  
 02/09/2016

**Attachment 5: Application Data Sheet**

Application Type	Official Plan Amendment & Rezoning	Application Number:	16 111311 STE 27 OZ
Details	OPA & Rezoning, Standard	Application Date:	February 1, 2016
Municipal Address:	295-349 GEORGE ST		
Location Description:	PLAN 150 PT LOT 19 **GRID S2712		
Project Description:	Proposal for an Official Plan and Rezoning Amendment to permit a 9 storey institutional building		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Montgomery Sisam Architects Inc		Montgomery Sisam Architects Inc	City of Toronto

**PLANNING CONTROLS**

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	R (d1.0)(x865)	Historical Status:	6 Buildings designated
Height Limit (m):		Site Plan Control Area:	

**PROJECT INFORMATION**

Site Area (sq. m):	7788	Height:	Storeys:	9
Frontage (m):	184.3		Metres:	37
Depth (m):	42.55			
Total Ground Floor Area (sq. m):	4320			<b>Total</b>
Total Residential GFA (sq. m):	1102		Parking Spaces:	161
Total Non-Residential GFA (sq. m):	46135		Loading Docks	5
Total GFA (sq. m):	44068			
Lot Coverage Ratio (%):	88			
Floor Space Index:	5.66			

**DWELLING UNITS**

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

Tenure Type:	Rental		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	1102	0
Bachelor:	19	Retail GFA (sq. m):	200	0
1 Bedroom:	2	Office GFA (sq. m):	200	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	45735	0
Total Units:	21			

**CONTACT: PLANNER NAME: Derek Waltho, Senior Planner**  
**TELEPHONE: 416-392-0412**

**Attachment 6: Draft Official Plan Amendment 375**

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

Enacted by Council: ~, 20~

**Bill No. ~**

**CITY OF TORONTO 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 349, 339, 315, 311, 309, 305, 303, 301a, 299, 297 and 295 George Street**

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. 375 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  
Clerk

ULLI S. WATKISS,  
City

(Corporate Seal)

City of Toronto By-law No. ~~-20~

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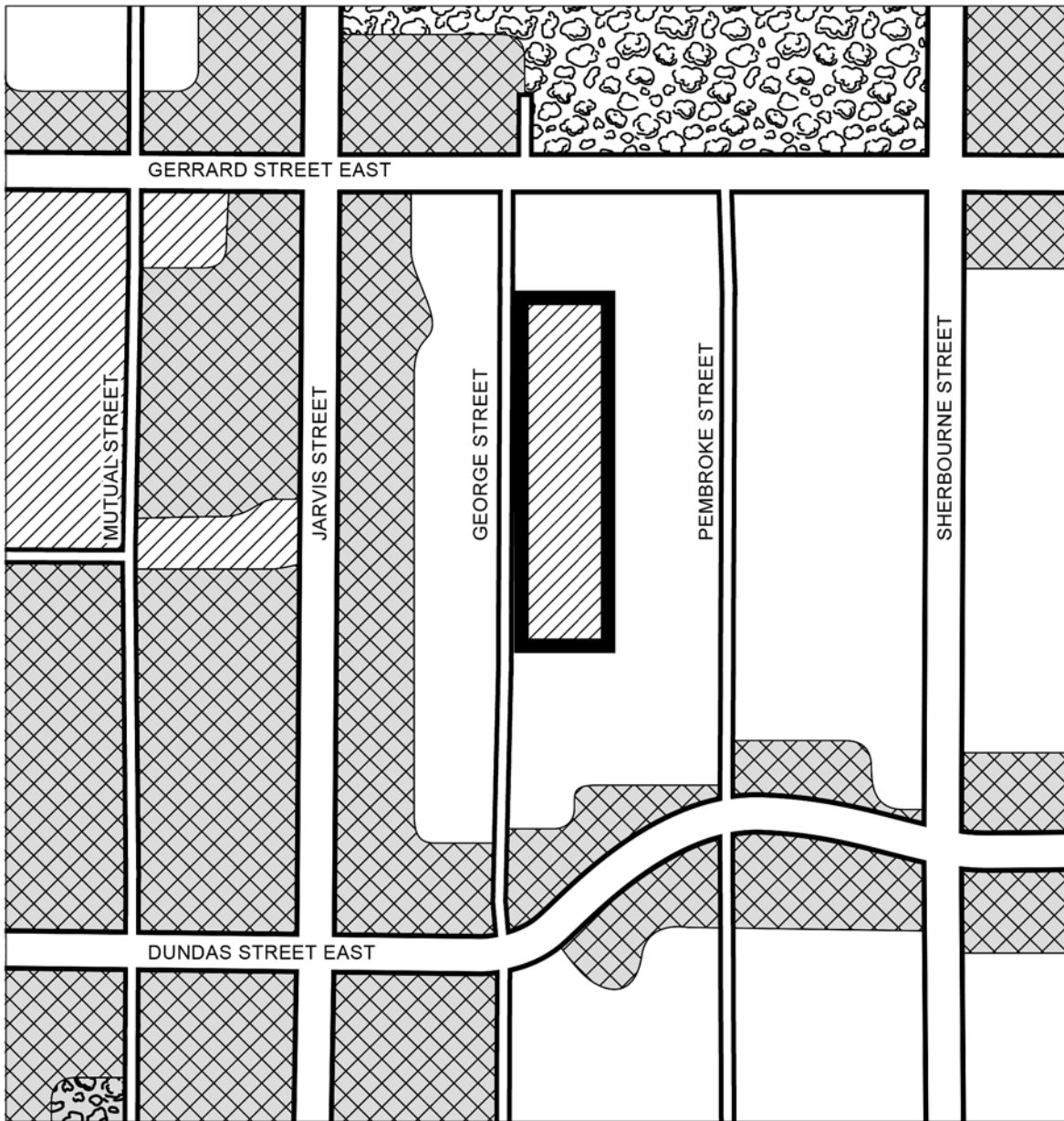
**AMENDMENT NO. 375 TO THE OFFICIAL PLAN**  
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2016 AS 349, 339, 315,**  
**311, 309, 305, 303, 301a, 299, 297 AND 295 GEORGE STREET**

---

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

1. Map 18, Land Use Plan, is amended by re-designating the lands known municipally in 2016 as 349, 339, 315, 311, 309, 305, 303, 301a, 299, 297 and 295 George Street from *Neighbourhood* to *Institutional*, as shown on attached Schedule 1.

**Schedule 1**



**Official Plan Amendment #375**

Revisions to Land Use Map 18 to Redesignate lands from Neighbourhoods to Institutional Areas

**349, 339, 315, 311, 309, 305, 303, 301a,  
 299, 297, & 295 George Street**

File # 16 111311 STE 27 0Z

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



Not to Scale  
 07/19/2017

**Attachment 7: Proposed Modification to Official Plan Amendment 82**  
City of Toronto By-law No. ~~-20~

---

**REQUESTED MODIFICATION TO OFFICIAL PLAN AMENDMENT 82**

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2016 AS 349, 339, 315,  
311, 309, 305, 303, 301a, 299, 297 AND 295 GEORGE STREET**

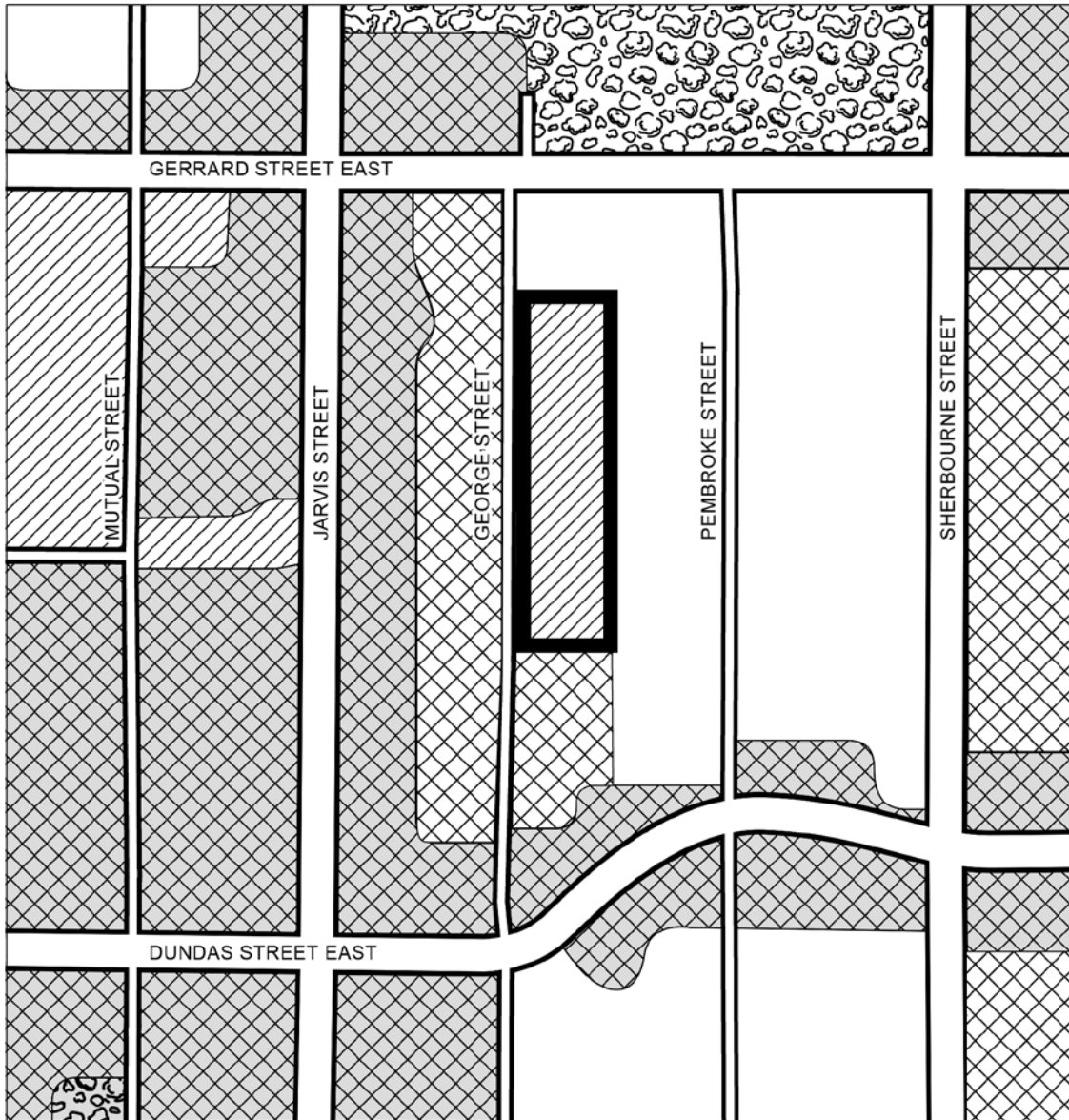
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Official Plan Amendment 82 of the City of Toronto is requested to be modified by the Ontario Municipal Board as follows:

1. Map 18, Land Use Plan, shown as Schedule A of Official Plan Amendment 82 is modified to re-designate the lands known municipally in 2016 as 349, 339, 315, 311, 309, 305, 303, 301a, 299, 297 and 295 George Street from *Apartment Neighbourhood* to *Institutional*, as shown on attached Schedule 1.
2. Chapter 7, Site and Area Specific Policy 461 is modified to delete Applicable Performance Standard (i) and (ii) in Section 4.2, Character Area Performance Standards for North George Street Character Area, Block 1, and replace them with the following provision:

“Notwithstanding any other provisions in Site and Area Specific Policy 461, a 37 metre tall institutional building shall be permitted on the lands known municipally in 2016 as 349, 339, 315, 311, 309, 305, 303, 301a, 299, 297 and 295 George Street.”





**349, 339, 315, 311, 309, 305, 303, 301a,  
 299, 297, & 295 George Street**

Revisions to Land Use Map 18 to Redesignate lands from Apartment Neighbourhoods to Institutional Areas

File # 16 111311 STE 27 0Z



↑  
 Not to Scale  
 07/19/2017

**Attachment 8: Draft Zoning By-law Amendment (438-86)**

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

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. XXXX-2017**

**To amend the Zoning By-law No. 438-86 of the former City of Toronto, as amended, with respect to the lands municipally known in the year 2017 as 295, 297, 299, 301A, 303, 305, 309, 311, 315, 339 and 349 George Street.**

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

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

Whereas Council of the City of Toronto, at its meeting on ~, 2017, determined to amend Zoning By-law No. 438-86 of the former City of Toronto with respect to lands known municipally in the year 2017 as 295, 297, 299, 301A, 303, 305, 309, 311, 315, 339 and 349 George Street.

The Council of the City of Toronto enacts:

1. Except as otherwise provided herein, the provisions of By-law No. 438-86, as amended, shall continue to apply to the *lot*.
2. None of the provisions of Section 2 with respect to the definitions of *grade* and Sections 4(2)(a), 4(4), 4(5), 4(12), 8(2)3, 8(3) Part I 1, 2 and 3, 8(3) Part II 1(b), 8(3) Part II 4(c), 8(3) Part III 1(a) and 11(1)(1)(iii) of By-law No. 438-86, as amended, being “A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, shall apply to prevent the erection and use of an *institutional building* containing *378 long term care beds, 130 assisted living beds, 100 emergency shelter beds, 21 affordable housing rental units* and a *community service hub* on the *lot* provided that all of the provisions of this by-law are complied with.
  - (a) the *lot* on which the building is erected or used comprises the lands delineated by heavy line of Map 1, attached to and forming part of this By-law.
  - (b) a *crisis care facility* or a municipal shelter is permitted on the *lot*.
  - (c) the aggregate of the *residential gross floor area* and *non-residential gross floor area*

of the buildings and structures shall not exceed 45,000 square metres.

- (d) no portion of a building or structure erected on the *lot*, including mechanical penthouse, shall have a greater *height* in metres than the *heights* in metres specified by the numbers following the symbol H on the attached Map 2a and Map 2b.
- (e) no portion of a building or structure erected on the *lot* shall have a greater *height* in metres than the *heights* in metres specified by the numbers following the symbol H on the attached Map 2a and Map 2b except the following structural elements:
  - (i) those structural projections permitted to be outside a *building envelope* by this By-law;
  - (ii) parapets, railings, roof drainage, thermal insulation and roof ballast terraces, terraces, terrace or balcony guards and dividers, planters, stairs, stair enclosures, wall or structure enclosing such elements and railings extending to a maximum vertical projection of 1.2 metres above the *height* limits shown on Map 2a and Map 2b; and
  - (iii) window washing equipment, stair towers, lightning rods, partitions, landscape elements, green roof elements, lighting fixtures, vents, flues, pipes, access roof hatch, outdoor furniture, heating, cooling or ventilating equipment or a fence, and structures located on the roof used for outside or open air recreation, safety or wind protection purposes, extending to a maximum vertical projection of 2.5 metres above the *height* limits shown on Map 2a and Map 2b.
- (f) despite (d), enclosed building connections between the new building and the existing heritage structures are permitted to extend beyond the heavy lines on Map 2a, Map 2b, Map 3a and Map 3b of By-Law No. XXX-2017 provided the *height* of the connection is no higher than the underside of the eaves of the heritage structure.
- (g) no portion of any building or structure above *grade* in the area identified as Area A may extend beyond the heavy lines on Map 3a and Map 3b of By-law XXX-2017, with the exception of:
  - (i) canopies on the west elevation with a maximum *height* of 5.0 metres above *grade* may encroach a maximum of 5.6 metres into the minimum required building setback.
- (h) despite (d), on the west elevation of the area identified as Area B on Map 3a:
  - (i) for the portion of any building between a height of 12.0 metres and 31.99 metres above *grade*:
    - a. a minimum of 53% of the length of the *main wall* must step back a minimum of 2.0 metres from the *main wall*; and

- b. a minimum of 29% of the length of the *main wall* must step back a minimum of 1.0 metres from the *main wall*, and
  - c. a maximum of 18% of the length of the *main wall* may step back a minimum of 0.5 metres from the *main wall*.
- (i) on the west elevation of the area identified as Area B on Map 3a:
- (i) for the portion of any building with a *height* equal to or greater than 32.0 metres above *grade*:
    - a. a minimum of 60% of the length of the *main wall* must step back a minimum of 4.5 metres from the *main wall* of the highest storey of the building located below that point; and
    - b. any parapet wall for a *green roof* must step back a minimum of 2.0 metres from the exterior face of the *main wall* of the storey directly below it by.
- (j) on the east elevation of the area identified as Area C on Map 3a:
- (i) for the portion of any *building* between a height of 12.0 metres and 31.99 metres above *grade*:
    - a. a minimum of 40% of the length of the *main wall* must be set back a minimum of 3.2 metres from the *main wall*; and
    - b. a minimum of 20% of the length of the *main wall* must be set back a minimum of 2.75 metres from the *main wall*, and
    - c. a maximum of 40% of the length of the *main wall* may be set back a minimum of 1.5 metres from the *main wall*.
- (k) any parapet wall for a green roof in the area identified as Area D on Map 3a and Map 3b must step back a minimum of 2.0 metres from the exterior face of the *main wall* of the storey directly below it.
- (l) balconies and terraces are not permitted to extend beyond the areas identified as Area E, Area G and Area H on Map 3b.
- (m) balconies or terraces in the area identified as Area F on Map 3b may extend a maximum of 1.5 metres beyond the lines delineating Area F provided they have minimum height of 12.86 metres above *grade*.
- (n) architectural projections in the area identified as Area G on Map 3b may extend a maximum of 1.2 metres beyond the lines delineating Area G provided they have a

minimum height of 12.3 metres above *grade*.

- (o) balconies or terraces on the east elevation of the area identified as Area I on Map 3b:
  - (i) may have a maximum width of 9.0 metres; and
  - (ii) may extend beyond the lines delineating Area I, provided they are set back a minimum of 1.5 metres from the rear lot line and have a minimum height of 5.5 metres above *grade*.
- (p) shading devices, eaves, cornices, lighting fixtures, window sills, landscape planters, trellises, stairs, stair enclosures, railings and other minor architectural projections are permitted to extend a maximum of 0.6 metres beyond the heavy lines on Map 2a and Map 3a.
- (q) a solar energy device is permitted to extend a maximum of 1.2 metres beyond the heavy lines on Map 2a and Map 3a, provided it has a minimum height of 5.0 metres above *grade*.
- (r) despite (d) and (e), no portion of any *building* or *structure* shall be erected or used on the *lot* unless it meets the requirements of the Heritage Easement Agreement to the satisfaction of the Manager Heritage Preservation Services.
- (s) a minimum of 161 *parking spaces* must be provided and maintained on the *lot*.
- (t) one *loading space – type "G"*, two *loading space – type "B"* and two *loading space – type "C"* must be provided and maintain on the *lot*.
- (u) a minimum of 2% of the area of the *lot* not covered by a *building* or *structure* must be soft landscaping.

### Definitions

1. For the purposes of this By-law:

- (a) "*grade*" means 91.58 metres Canadian Geodetic Datum in the year 2017;

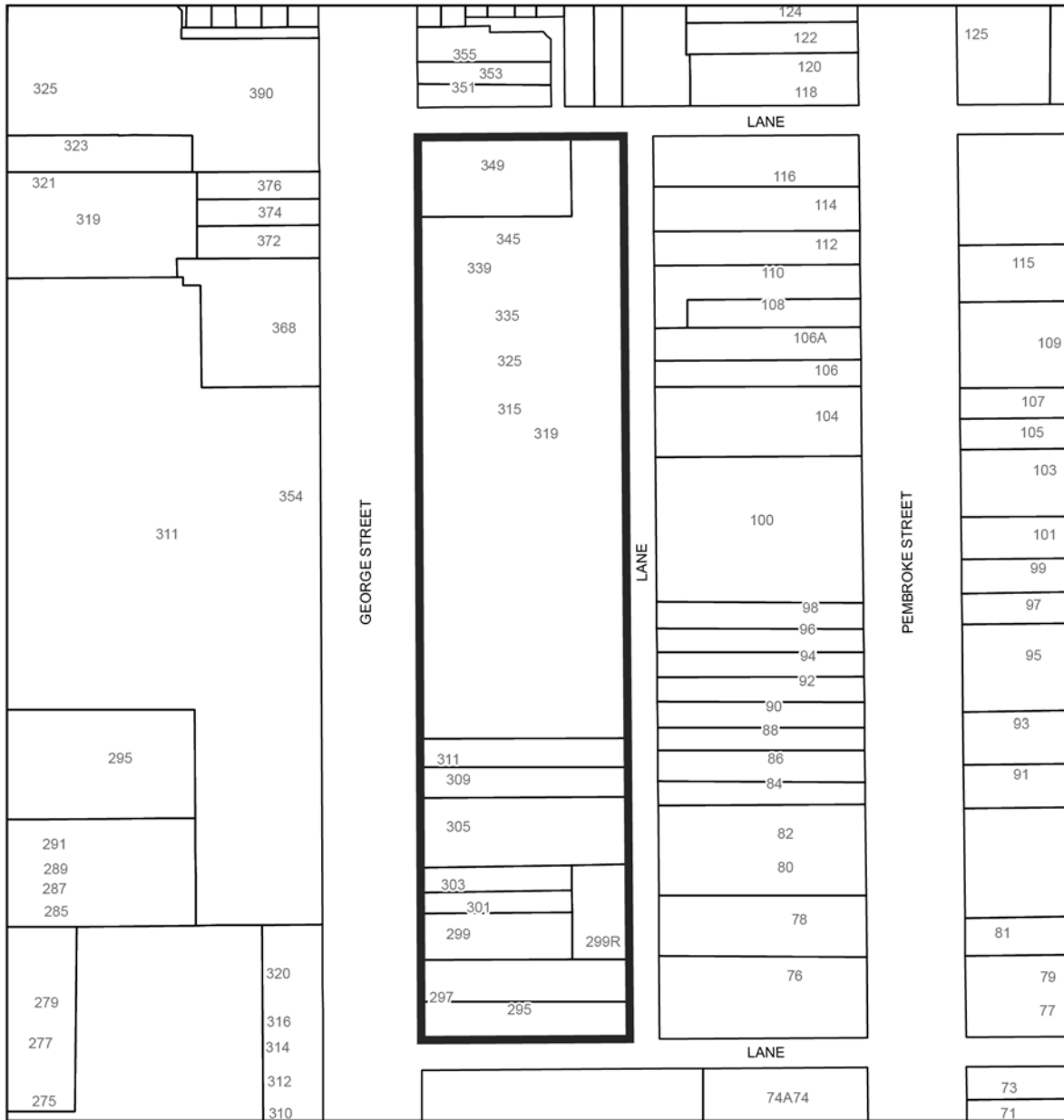
Prevailing By-laws and Prevailing Sections (None Apply)

Enacted and passed on month ##, 20##.

Name,  
Speaker

Ulli S. Watkiss,  
City Clerk

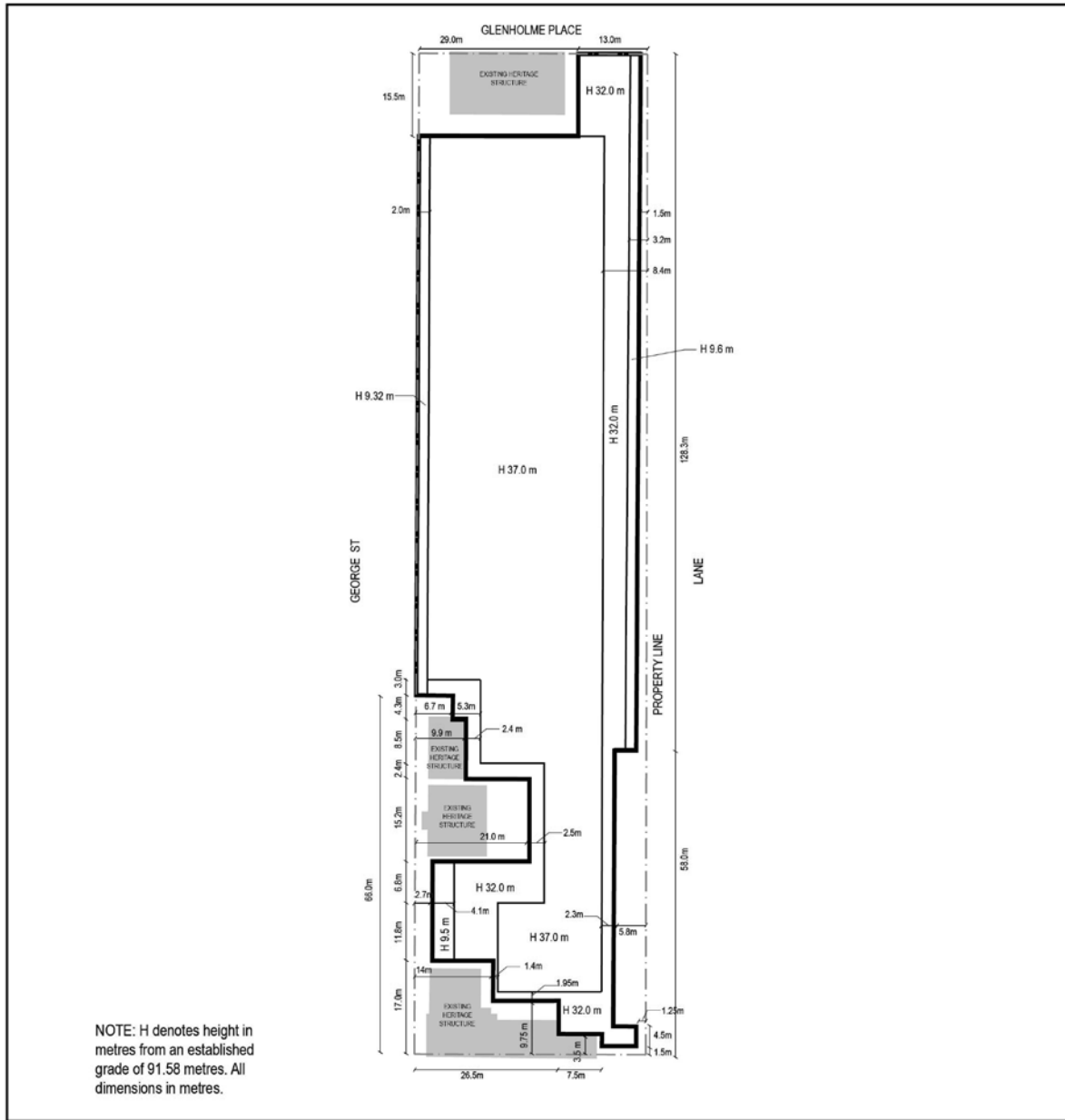
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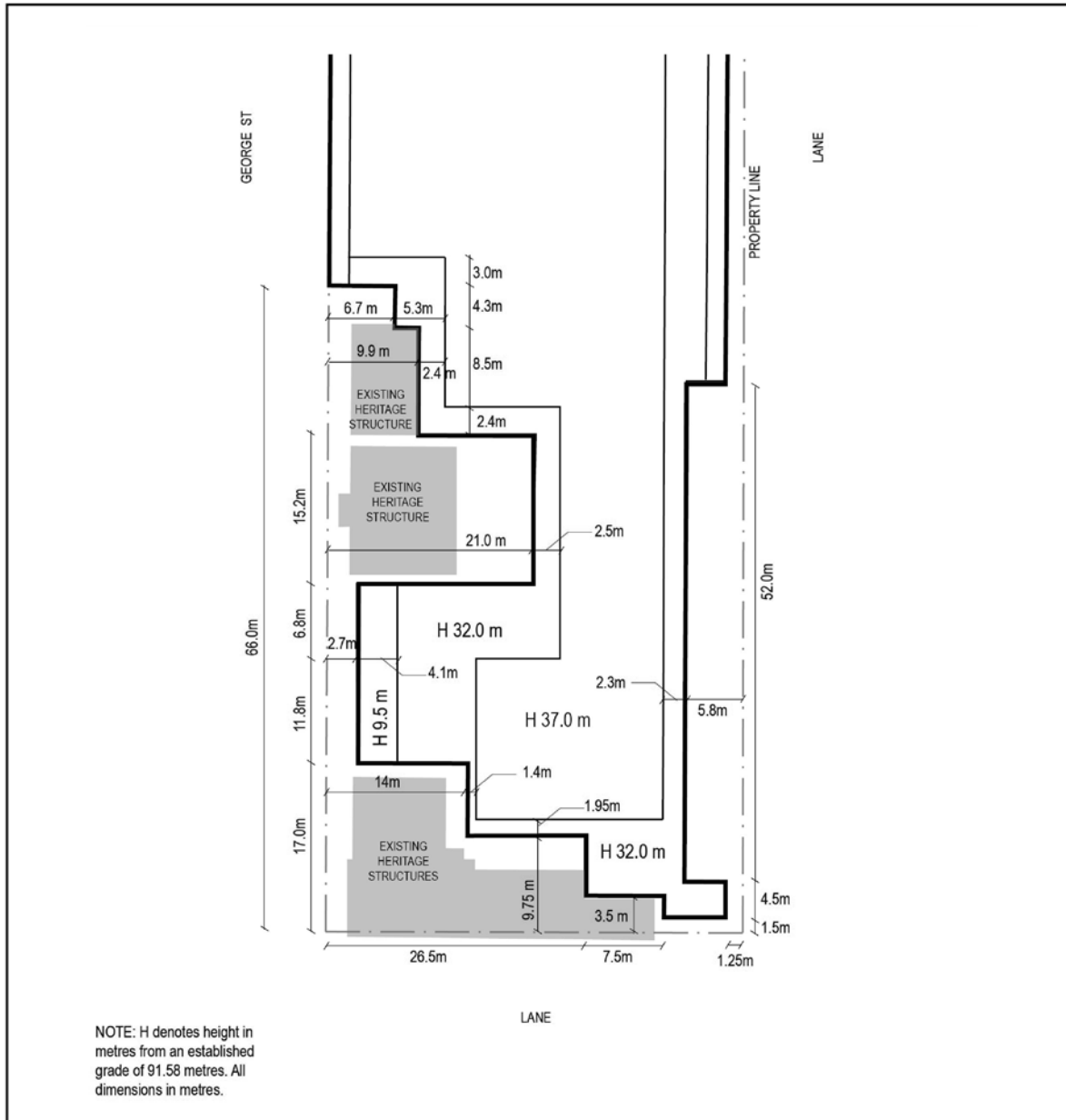


295-349 George Street

File # 16 111311 STE 27 OZ

City of Toronto By-Law 438-86  
Not to Scale  
7/20/2017



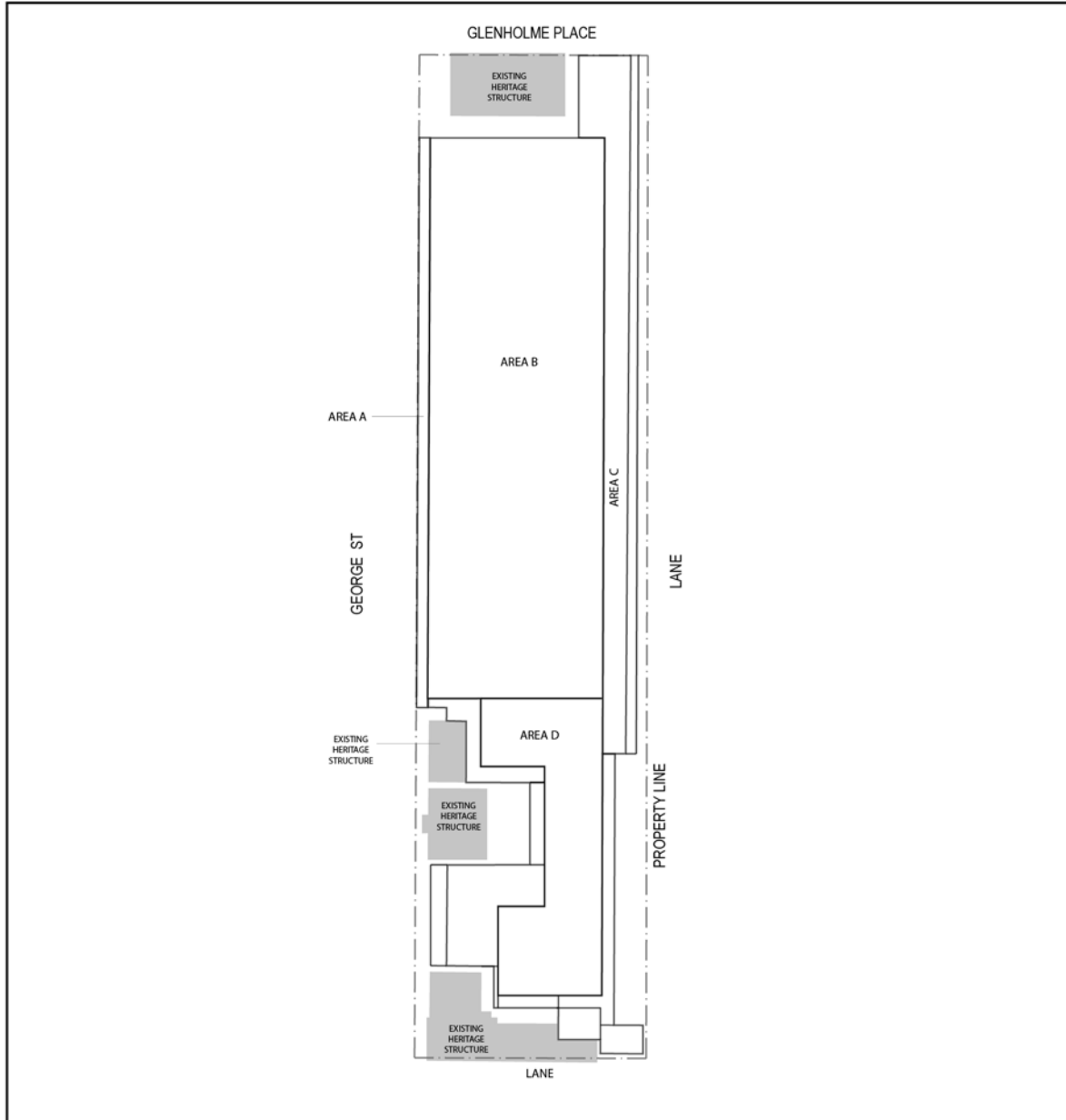


295-349 George Street

File # 16 111311 STE 27 OZ

City of Toronto By-Law 438-86  
 Not to Scale  
 9/20/2017

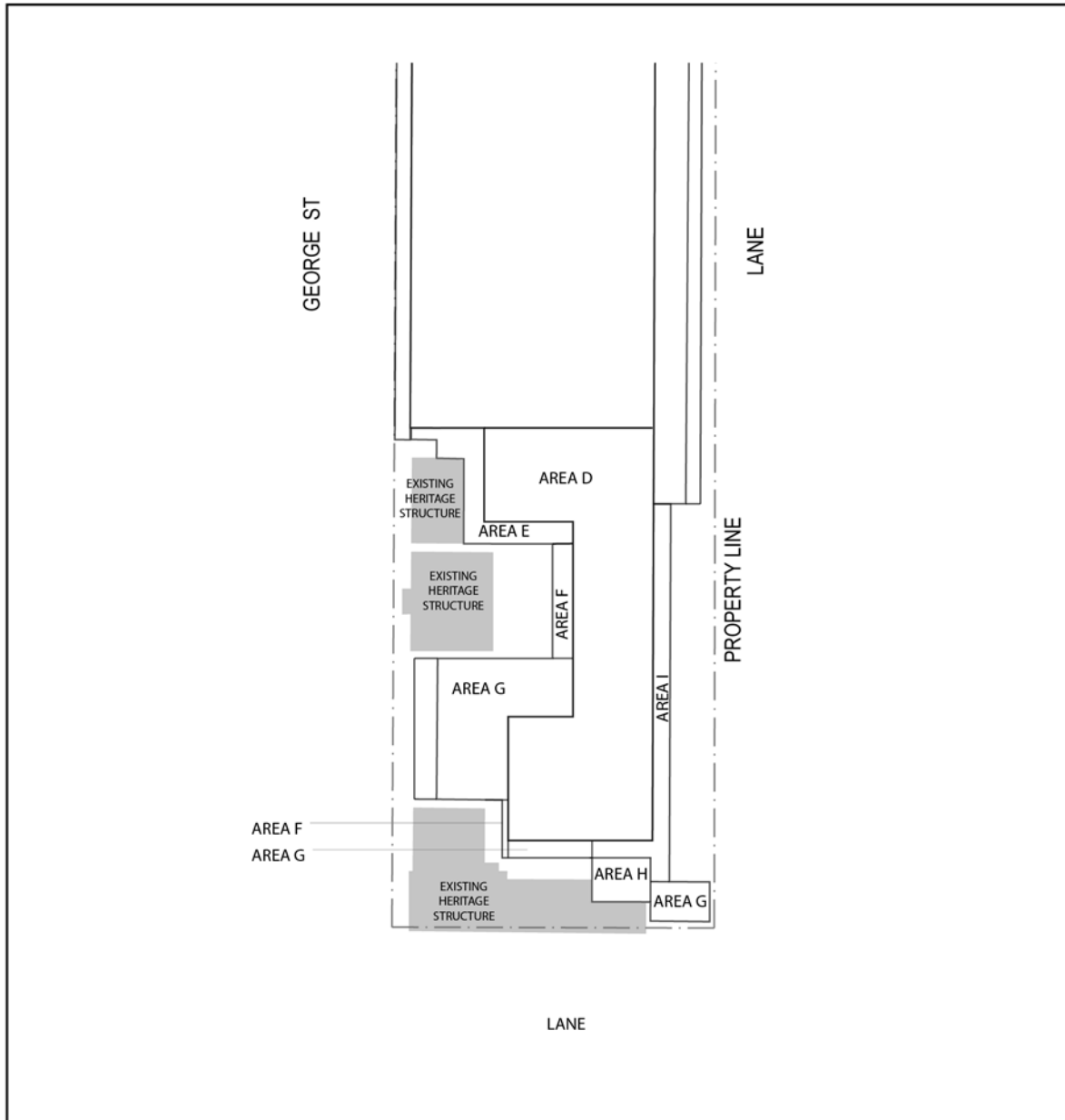




295-349 George Street

File # 16 111311 STE 27 0Z

City of Toronto By-Law 438-86  
Not to Scale  
9/20/2017



**Attachment 9: Draft Municipal Shelter By-law Amendment (138-2003)**

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

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. [XXXX- 2017]**

**To amend the Municipal Shelter By-law No. 138-2003 (OMB) with respect to the lands municipally known in the year 2017 as 295, 297, 299, 301A, 303, 305, 309, 311, 315, 339 and 349 George Street.**

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

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

The Council of the City of Toronto enacts:

3. Except as otherwise provided herein, the provisions of By-law No. 138-2003 (OMB) shall continue to apply to the lot.
4. None of the provisions of Section 2(ii) and 2(iii) of By-law No. 138-2003 (OMB), being a By-law to regulate municipal shelters in the City of Toronto, shall apply to prevent a municipal shelter at 295, 297, 299, 301A, 303, 305, 309, 311, 315, 339 and 349 George Street.
5. Section 4 of By-law No. 138-2003 (OMB) shall be amended as follows by:
  - a. deleting "and" at the end of 4(c);
  - b. deleting "." at the end of 4(d) and replacing it with "; and"; and
  - c. adding 4(e) 295, 297, 299, 301A, 303, 305, 309, 311, 315, 339 and 349 George Street in the former City of Toronto.

Enacted and passed on month ##, 20##.

Name,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**Attachment 10: Draft Zoning By-law Amendment (569-2013)**

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

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. [XXXX- 2017]**

**To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2017 as 295, 297, 299, 301A, 303, 305, 309, 311, 315, 339 and 349 George Street.**

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

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

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law;
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions;
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to I (x4), as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569 -2013, as amended, is further amended by adding Article 900.30.10 Exception Number 4 so that it reads:

**Exception I 4**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (B) On 295, 297, 299, 301A, 303, 305, 309, 311, 315, 339 and 349 George Street, none of the regulations of 80.10.20.10, 80.10.20.20,

80.10.20.100(12), 80.10.20.100(13), 80.10.20.100(14), 80.10.40.10(2), 80.10.40.60(2), 80.10.50.10(2), 150.20.30.1.1(A) and 150.22.30.1(1) prevent the erection or use of a **building, structure**, addition or enlargement permitted in compliance with (B) to (T) below.

- (C) Despite 80.10.40.10(2), any **building** or **structure** erected on the lands must not exceed the height in metres specified by the numbers following the symbol “H” on Diagram 3a and Diagram 3b of By-law XXX-2016.
- (D) Despite regulation 80.5.40.10(1), height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 91.58 metres and the elevation of the highest point of the **building** or **structure**.
- (E) Despite sections 150.15, 150.20 and 150.22, a **crisis care shelter, residential care home** and a **municipal shelter** are permitted to be in the same **building**.
- (F) Despite article 80.10.20, a maximum of 21 **dwelling units** in a **mixed use building** and an office are permitted uses.
- (G) Despite regulation 80.10.40.70(1), a **building** or **structure** erected on the lands must be located entirely within the area delineated by heavy lines on Diagram 3a and Diagram 3b of By-law No. XXX-2017.
- (H) Despite (F) above, enclosed **building** connections are permitted to extend beyond the heavy lines on Diagram 3a and Diagram 3b of By-Law No. XXX-2017 if the height of the connection is no higher than the underside of the eaves of the **heritage site**.
- (I) Despite regulation 80.10.40.60(1), no portion of any **building** or **structure** above-grade may extend beyond the heavy lines of the area identified as Area A on Diagram 4a of By-law XXX-2017, with the exception of:
  - i. canopies on the west elevation up to maximum height of up to 5.0 metre above **average grade** may encroach a maximum of 5.6 metres into the minimum required **building** setback.
- (J) Despite (F) above, on the west elevation of the area identified as Area B on Diagram 4a of By-Law No. XXX-2017:
  - i. for the portion of any **building** between a height of 12.0 metres and 31.99 metres above **average grade**:
    - a. a minimum of 53% of the length of the **main wall** must

be set back at least 2.0 metres from the exterior face of the **main wall** of the **storey** directly below it;

- b. a minimum of 29% of the length of the **main wall** must be set back at least 1.0 metre from the exterior face of the **main wall** of the **storey** directly below it, and
- c. a maximum of 18% of the length of the **main wall** may be set back at least 0.5 metres from the exterior face of the **main wall** of the **storey** directly below it.

ii. for the portion of any **building** with a **height** equal to or greater than 32.0 metres above **average grade**:

- a. a minimum of 60% of the length of the **main wall** must be set back at least 4.5 metres from the exterior face of the **main wall** of the highest **storey** directly below it.

iii. any parapet wall for a **green roof** must be set back at least 2.0 metres from the exterior face of the **main wall** of the **storey** directly below it.

(K) Despite clause 80.10.40.70, on the east elevation of the area identified as Area C on Diagram 4a of By-Law No. XXX-2017:

i. for the portion of any **building** between a height of 12.0 metres and 31.99 metres above **average grade**:

- a. a minimum of 40% of the length of the **main wall** must be set back at least 3.2 metres from the exterior face of the **main wall** of the **storey** directly below it;
- b. a minimum of 20% of the length of the **main wall** must be set back at least 2.75 metres from the exterior face of the **main wall** of the **storey** directly below it, and
- c. a maximum of 40% of the length of the **main wall** may be set back at least 1.5 metres from the exterior face of the **main wall** of the **storey** directly below it.

(L) Any parapet wall for a **green roof** in the area identified as Area D on Diagram 4a and Diagram 4b must be set back at least 2.0 metres from the exterior face of the **main wall** of the **storey** directly below it.

(M) Balconies and terraces are not permitted to extend beyond the areas

identified as Area E, Area G and Area H on Diagram 4b of By-Law No. XXX-2017.

- (N) Balconies or terraces in the area identified as Area F on Diagram 4b of By-Law No. XXX-2017 may extend a maximum of 1.5 metres beyond the lines delineating Area F if the balcony or terrace is at least 12.86 metres above **average grade**.
- (O) Despite clause 80.10.40.60, architectural projections in the area identified as Area G on Diagram 4b of By-Law No. XXX-2017 may extend a maximum of 1.2 metres beyond the lines delineating Area G if they are at least 12.3 metres above **average grade**.
- (P) Despite clause 80.10.40.60, balconies or terraces on the east elevation of the area identified as Area I on Diagram 4b of By-Law No. XXX-2017:
  - i. may not exceed a maximum length of 9.0 metres per **storey**; and
  - ii. may extend beyond the lines delineating Area I, if they are set back at least 1.5 metres from the **rear lot line** and are at least 5.5 metres above **average grade**.
- (Q) Despite regulations 80.5.40.10(2) and 80.5.75.1(2), no **structure** or element of a **building** permitted in said regulations may be located in Area A, Area C, Area E, Area F, Area G, Area H or Area I on Diagram 4a or Diagram 4b of By-Law No. XXX-2017.
- (R) Despite (F) above and clause 80.10.40.60, shading devices, eaves, cornices, lighting fixtures, window sills, landscape planters, trellises, stairs, stair enclosures, railings and other minor architectural projections are permitted to extend a maximum of 0.6 metres beyond the heavy lines on Diagram 3a and Diagram 4a of By-Law No. XXX-2017.
- (S) Despite clause 80.10.40.60, a **solar energy** device is permitted to extend a maximum of 1.2 metres beyond the heavy lines on Diagram 3a and Diagram 4a of By-Law No. XXX-2017 if it has a height of at least 5.0 metres above **average grade**.
- (T) Despite clause 200.5.10.1, at least 161 **parking spaces** must be provided and maintained.
- (U) Despite clause 220.5.10.1, at least five **loading spaces** are required, of which:
  - i. one Type G **loading space** must be provided and maintained;

ii. two Type B **loading spaces** must be provided and maintained; and

iii. two Type C **loading spaces** must be provided and maintained.

(V) Despite regulation 80.10.50.10(2), a minimum of 2% of the area of the **lot** not covered by a **building** or **structure** must be **soft landscaping**;

Prevailing By-laws and Prevailing Sections (None Apply)

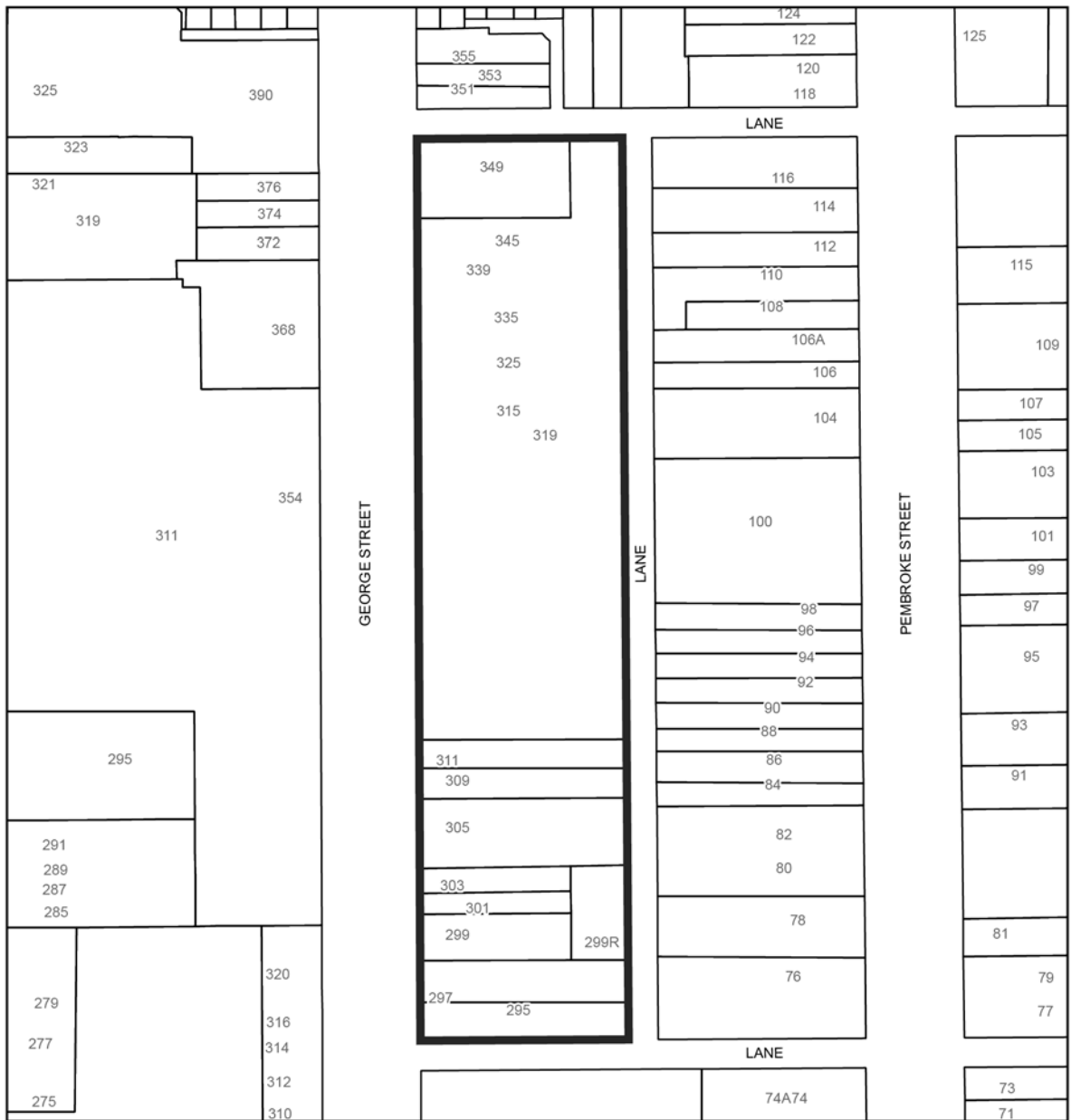
Enacted and passed on month ##, 20##.

Name,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)




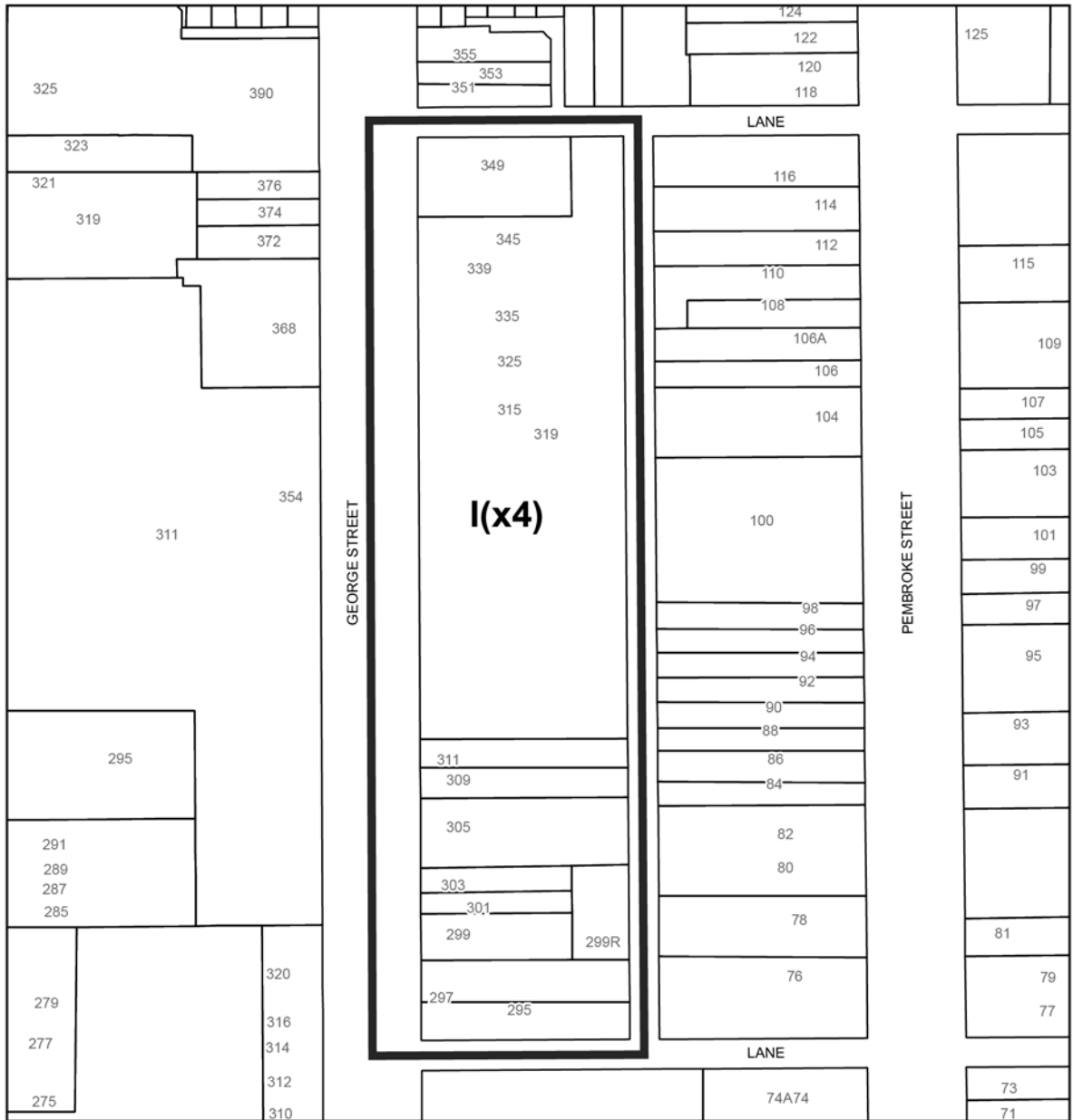


**TORONTO**  
Diagram 1

**295-349 George Street**

File # 16 111311 STE 27 OZ

  
 City of Toronto By-Law 569-2013  
 Not to Scale  
 7/20/2017

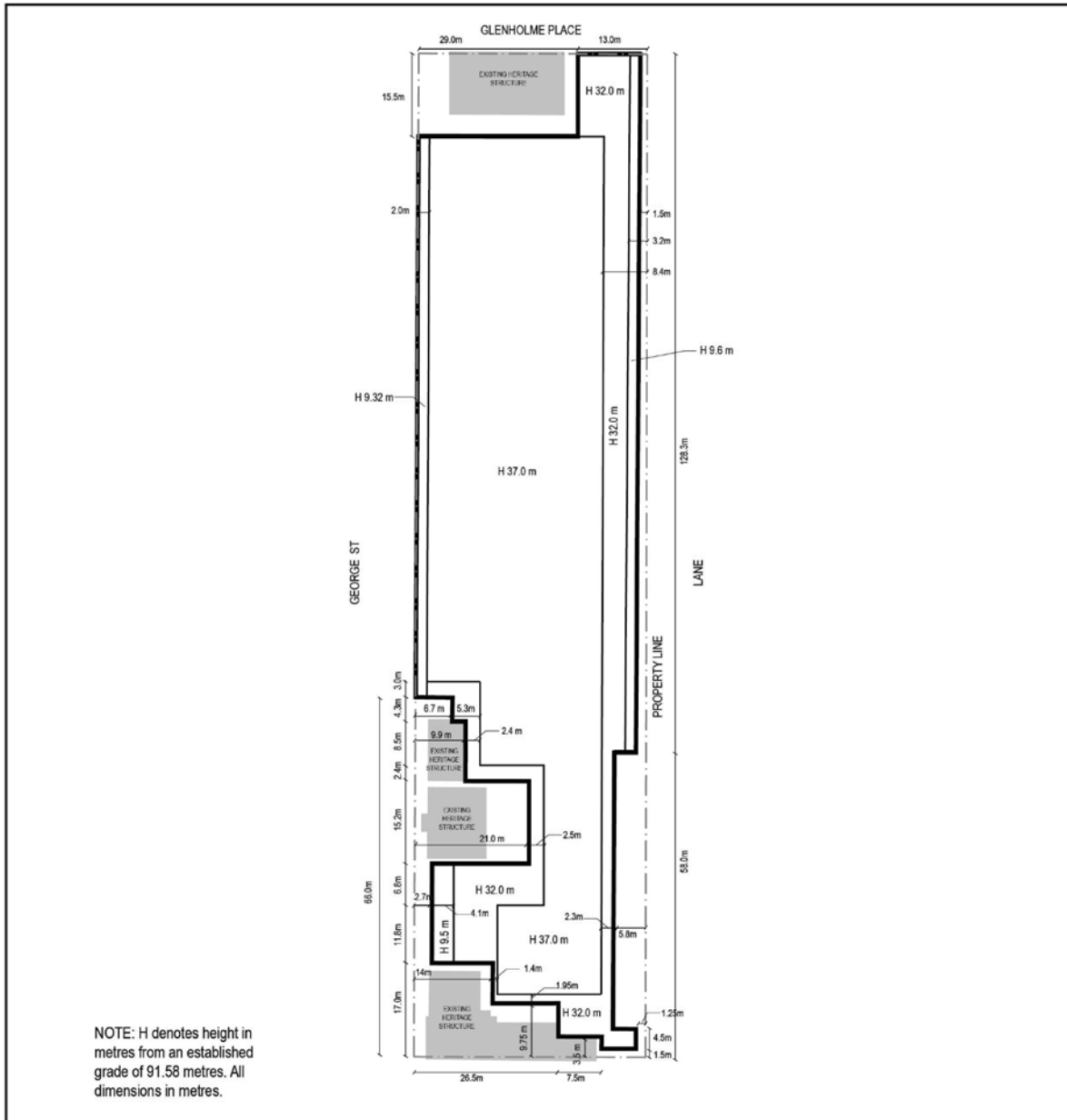


**TORONTO**  
 Diagram 2

**295-349 George Street**

File # 16 111311 STE 27 OZ

City of Toronto By-Law 569-2013  
 Not to Scale  
 9/19/2017

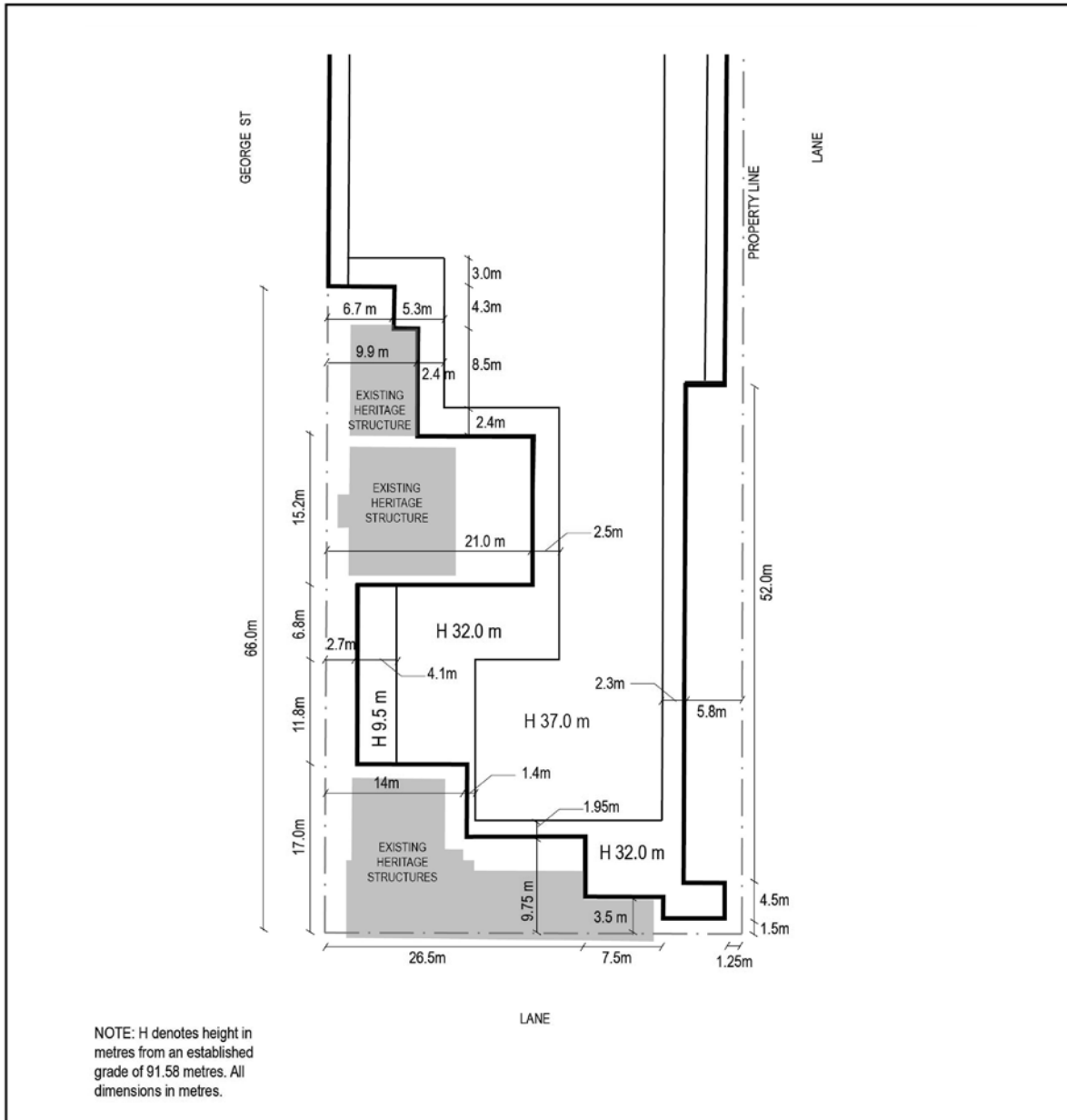


**TORONTO**  
 Diagram 3a

295-349 George Street

File # 16 111311 STE 27 OZ

City of Toronto By-Law 569-2013  
 Not to Scale  
 9/26E/2017

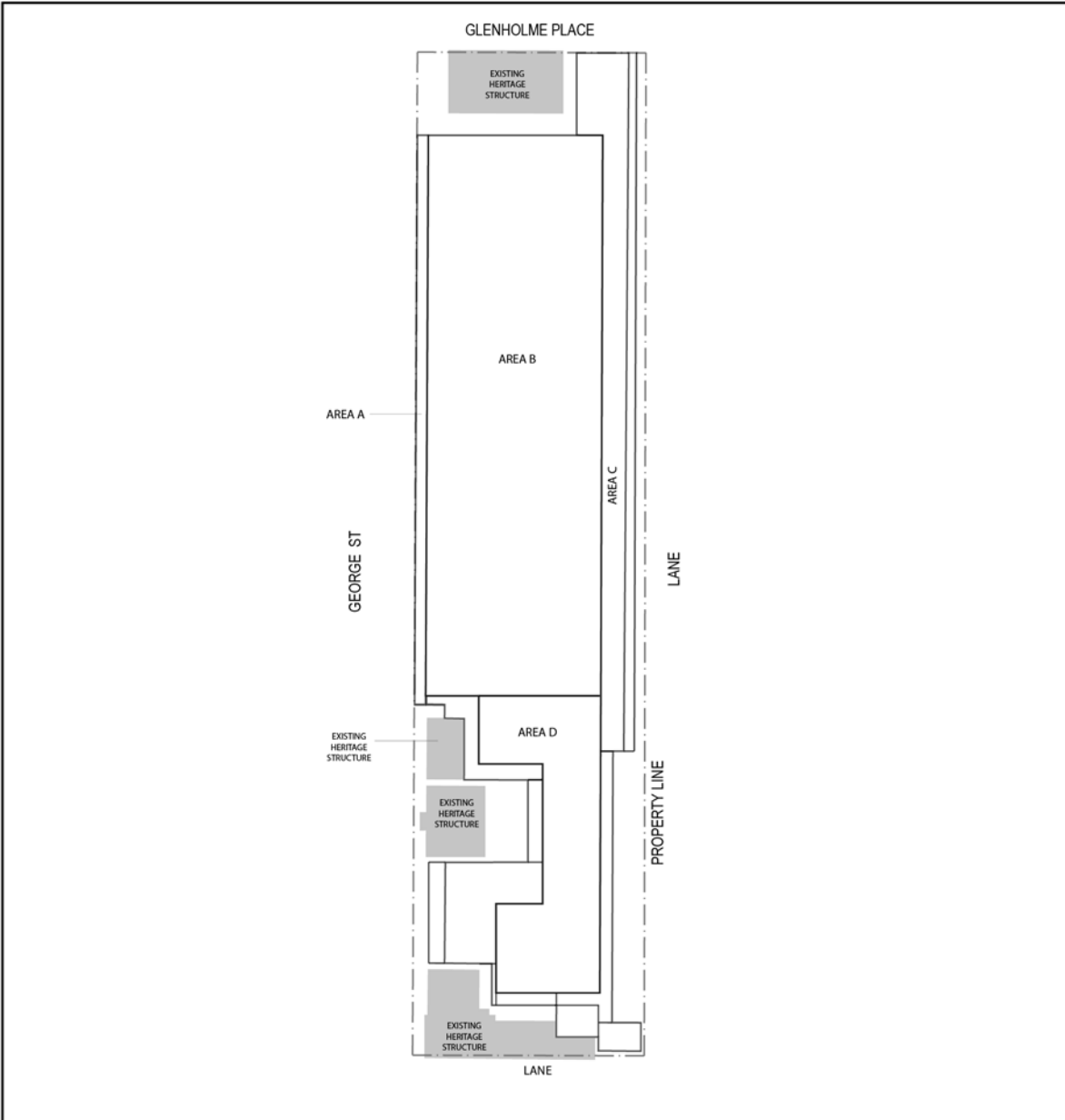


**TORONTO**  
 Diagram 3b

295-349 George Street

File # 16 111311 STE 27 OZ

City of Toronto By-Law 569-2013  
 Not to Scale  
 9/26/2017

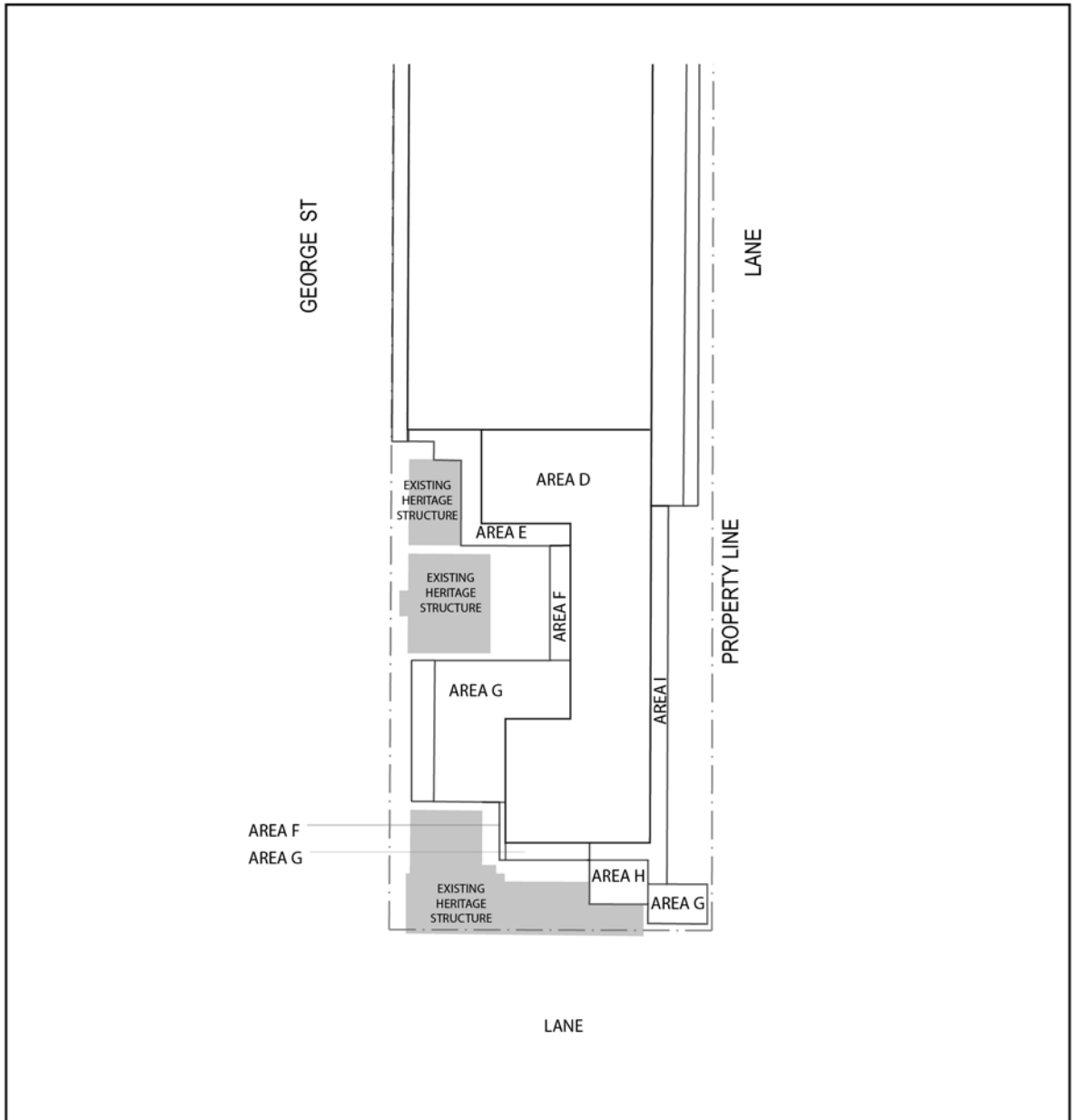


 **TORONTO**  
Diagram 4a

295-349 George Street

File # 16 111311 STE 27 OZ


  
City of Toronto By-Law 569-2013  
Not to Scale  
9/26/2017



 **TORONTO**  
Diagram 4b

295-349 George Street

File # 16 111311 STE 27 OZ

  
City of Toronto By-Law 569-2013  
Not to Scale  
9/26/2017