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April 30, 2018

City Clerk
Attention: Nancy Martins, Administrator
Planning and Growth Management Committee
City of Toronto
City Hall, 10th Floor West, 100 Queen Street West
Toronto ON M5H 2N2

Dear Chair and Committee Members;

RE: PG29.4 TOcore Downtown Plan Official Plan Amendment: Extension of Mixed Use Areas 2 - Intermediate Area to Include the EDEV Site and Huntley/Selby/Linden Block

IBI Group is the planning consultant for EDEV Inc., who have assembled nine (9) properties in Downtown Toronto that are municipally known as 49, 51, 55, 57, 59, 61, 63 and 65 Huntley Street (“the EDEV site”). We are of the opinion that the boundary of the ‘Mixed Use Areas 2 - Intermediate’ designation shown on Map 41-3 and Map 41-3-B of the proposed Downtown Plan should be extended southward to encompass:

1. The EDEV site; and
2. The block bounded by Huntley Street, Linden Street, Selby Street and Sherbourne Street (the “Huntley/Selby/Linden Block”).

The proposed Downtown Plan is being characterized as the first comprehensive planning policy update since the mid-1970s. However, the assessment of opportunities for future growth was limited to lands which are already designated as ‘Mixed Use Areas’, ‘Regeneration Areas’ and ‘Institutional Areas’. There are pockets of land within Downtown Toronto that have historically been designated as ‘Neighbourhoods’, but which no longer meet the criteria or intent of this designation given their current condition, location, function and attributes. As detailed in the attached planning justification letter, the extension of the ‘Mixed Use Areas 2 - Intermediate’ designation southward to include the EDEV Site and the ‘Huntley/Selby/Linden Block’ will better reflect existing land use conditions, facilitate appropriate intensification and help the city achieve its planning goals and objectives for Complete Communities; Connectivity; Prosperity; Resiliency and Responsibility.

Yours truly,

IBI Group Professional Services (Canada) Inc.

A handwritten signature in blue ink that reads "Amy Shepherd." The signature is written in a cursive style and is placed on a light blue rectangular background.

Amy Shepherd, MCIP, RPP

Planning Justification Report

Redesignation of 49-65 Huntley Street (Toronto) to Mixed Use Area 2 - Transitional



Prepared for EDEV
by IBI Group
November 29, 2017

Table of Contents

1	Introduction.....	2
2	Description of Subject Site.....	3
3	Surrounding Neighbourhood Context.....	5
4	Policy Context and Planning Analysis.....	8
4.1	Provincial Policy Statement (2014).....	8
5.2	Growth Plan for the Greater Golden Horseshoe (2017).....	9
5.3	City of Toronto Official Plan (2015).....	11
4.2	TOcore Proposed Downtown Plan (2017).....	13
5	Proposed Redevelopment.....	15
6	Conclusions.....	17

1 Introduction

By 2041, Downtown Toronto has the potential to be home to between 850,000 and 915,000 jobs and as many as 475,000 residents. The City of Toronto is currently undertaking an inter-division planning and servicing study referred to as 'TOcore: Planning Downtown'. This is the first comprehensive update to Toronto's Official Plan since the mid-1970s.¹ The study presents an opportunity to evaluate the highest and best use of key sites within the Downtown and to redesignate lands, where appropriate, to better reflect existing conditions and to help meet the City's current planning goals and objectives.

IBI Group was retained by EDEV to provide professional planning services with respect to a 0.56 acre (2,266 m²) site comprised of nine properties on Huntley Street (i.e. 47-65 Huntley Street). This site has many unique attributes that make it particularly well-positioned for intensification, such as, but not limited to its:

- Large parcel size and rectangular shape;
- Frontage and access to two public roadways and a public laneway;
- Location within a designated 'Urban Growth Centre' and 'Downtown' area;
- Location within a highly urban downtown environment (i.e. surrounded on three sides by high-rise, high-density development with active commercial parking garages and deliveries);
- Proximity to transit, community services, places of employment and other amenities;
- Lack of listed or designated heritage buildings; and
- Development-ready state (i.e. land assembly complete).

The subject site is part of a small pocket of land that is currently designated as 'Neighbourhoods' by the Toronto Official Plan. This approximately 1.63 acre (6,600 m²) pocket is surrounded on three sides by high-density, mixed-use development that generates high levels of pedestrian and vehicular activity. The recently released Proposed Downtown Plan (August 2017) designates land to the north, east and west as 'Mixed Use 2 - Transitional' but leaves this pocket designated as 'Neighbourhoods'. While the lands do currently contain detached and semi-detached residential buildings, they are not part of a quiet, lower-scale residential neighbourhood. The redesignation of the lands to 'Mixed Use 2 - Transitional' better reflects the existing conditions and the City of Toronto's land use and built form intentions for the Downtown.

This planning justification report has been prepared in support of a request to redesignate the subject site as 'Mixed Use Area 2 - Transitional' within the new Downtown Plan. It provides an overview of:

- The subject site, which is located within the high-density, mixed-use neighbourhood of St. James Town;
- The existing provincial and municipal policy framework and the key goals and policies of the Proposed Downtown Plan which promote intensification, a mix of land uses, employment opportunities and dwelling types;
- How the underutilized site could be intensified with a high-quality residential or mixed-use development, which will provide a more appropriate transition to the lower-scale development to the south, improve the streetscape and public realm and help achieve a more complete community by introducing new housing, employment, amenities and services; and
- How the proposed redesignation of the site and the larger pocket from 'Neighbourhoods' to 'Mixed Use 2 - Transitional' complies with and supports provincial and municipal planning policy objectives and represents good planning.

¹ City of Toronto, City Planning Division (August 18, 2017) Proposed Downtown Plan, Planning and Growth Management Committee – Report for Action.

2 Description of Subject Site

The subject site is located one block south of Bloor Street East, between Jarvis Street and Sherbourne Street. As shown in Figure 1, the site is an assembly of 49, 51, 53, 55, 57, 59, 61, 63 and 65 Huntley Street. Combined, the nine properties total approximately 0.56 acres (2,266 m²). The lands have frontage on Huntley Street, Selby Street and the 'West Sherbourne North Linden' public laneway. EDEV is exploring options to include 47 Huntley Street and 2 Linden Street within the land assembly, although likely retaining the existing building.

Figure 1. Location of Subject Site (49 – 65 Huntley Street)



Source: IBI Group based on City of Toronto Interactive Property Mapping (2017)

The site currently contains nine residential dwellings in the form of semi-detached and row houses and five rear garages. Two of the dwellings provide commercial bed and breakfast accommodation. The 2 and 3-storey buildings vary in terms of age, style and condition (see Figure 2). None of properties are listed within the City of Toronto Heritage Register and none are provincially designated as heritage sites. Further heritage analysis would be undertaken as part of a future planning/development application.

Figure 2. Existing Site Conditions



65 Huntley Street and Laneway off Selby St.

65, 63, 61 and 53 Huntley St.

57, 55, 53, 51 and 49 Huntley St.

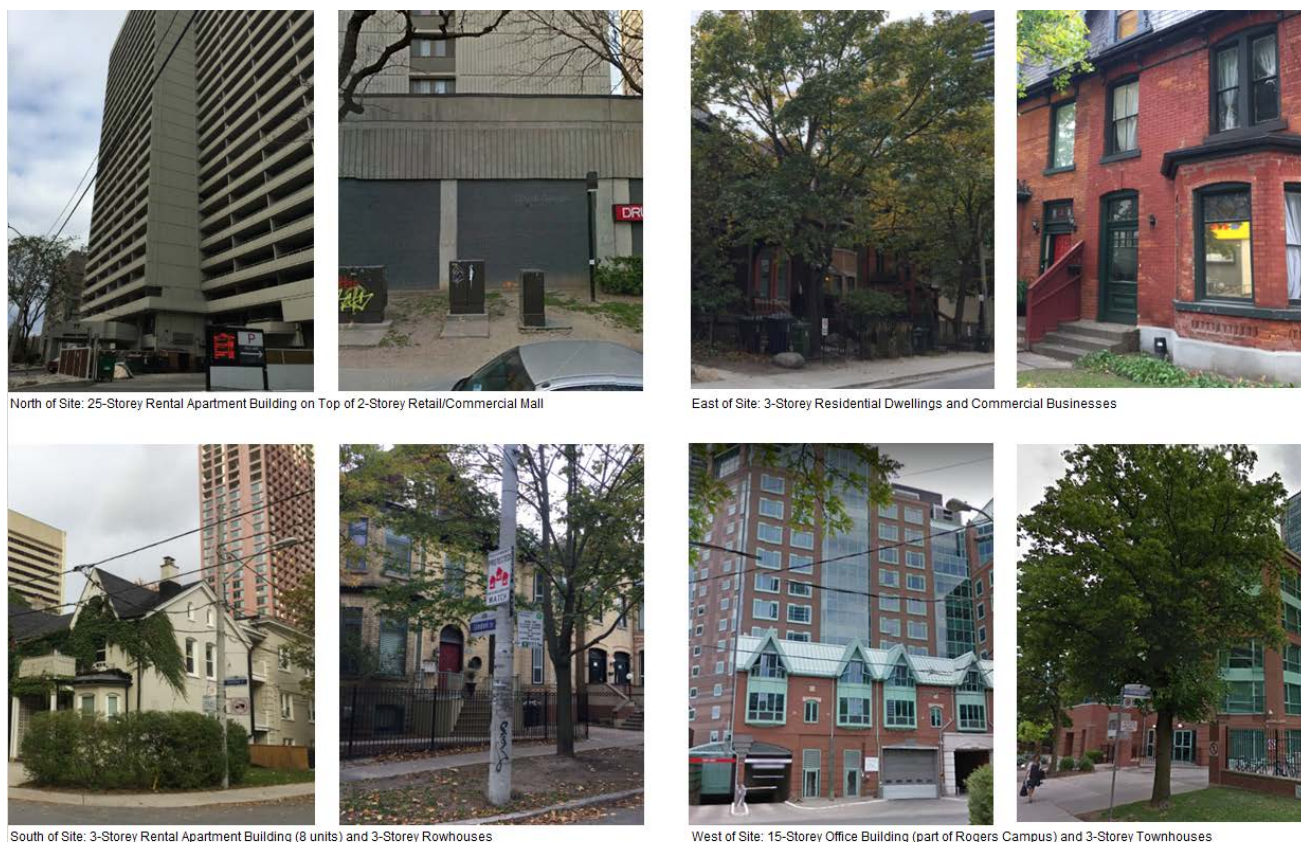
53, 51, 49 and 47 Huntley St.

PLANNING JUSTIFICATION REPORT
 REDESIGNATION OF 49-65 HUNTLEY STREET (TORONTO) TO MIXED USE AREA 2 - TRANSITIONAL
 Prepared for EDEV

As shown in Figure 3 and detailed below, the lands immediately adjacent to the subject site contain a mix of land uses and built forms. The buildings vary in age but none of the properties are listed or designated as heritage:

- North: Selby Street and a 25-storey rental apartment building that sits on top of a 2-storey retail/commercial mall. With a footprint of approximately 7,600 m², the retail podium covers half a city block. Portions of Selby Street are dominated by the podium’s blank walls, servicing and exhaust grates;
- South: a 3-storey residential apartment building containing 8 rental apartment units, Linden Street and row houses;
- East: West Sherbourne North Linden Laneway and 2 and 3-storey detached and semi-detached residential dwellings, two of which are being used for commercial overnight accommodation (i.e. a bed and breakfast and a hostel); and
- West: Huntley Street, a 10 to 15-storey office building that is part of Rogers’ national campus (that totals over 160,000 m²) and 3-storey row houses.

Figure 3. Land Uses Immediately Adjacent to Subject Site

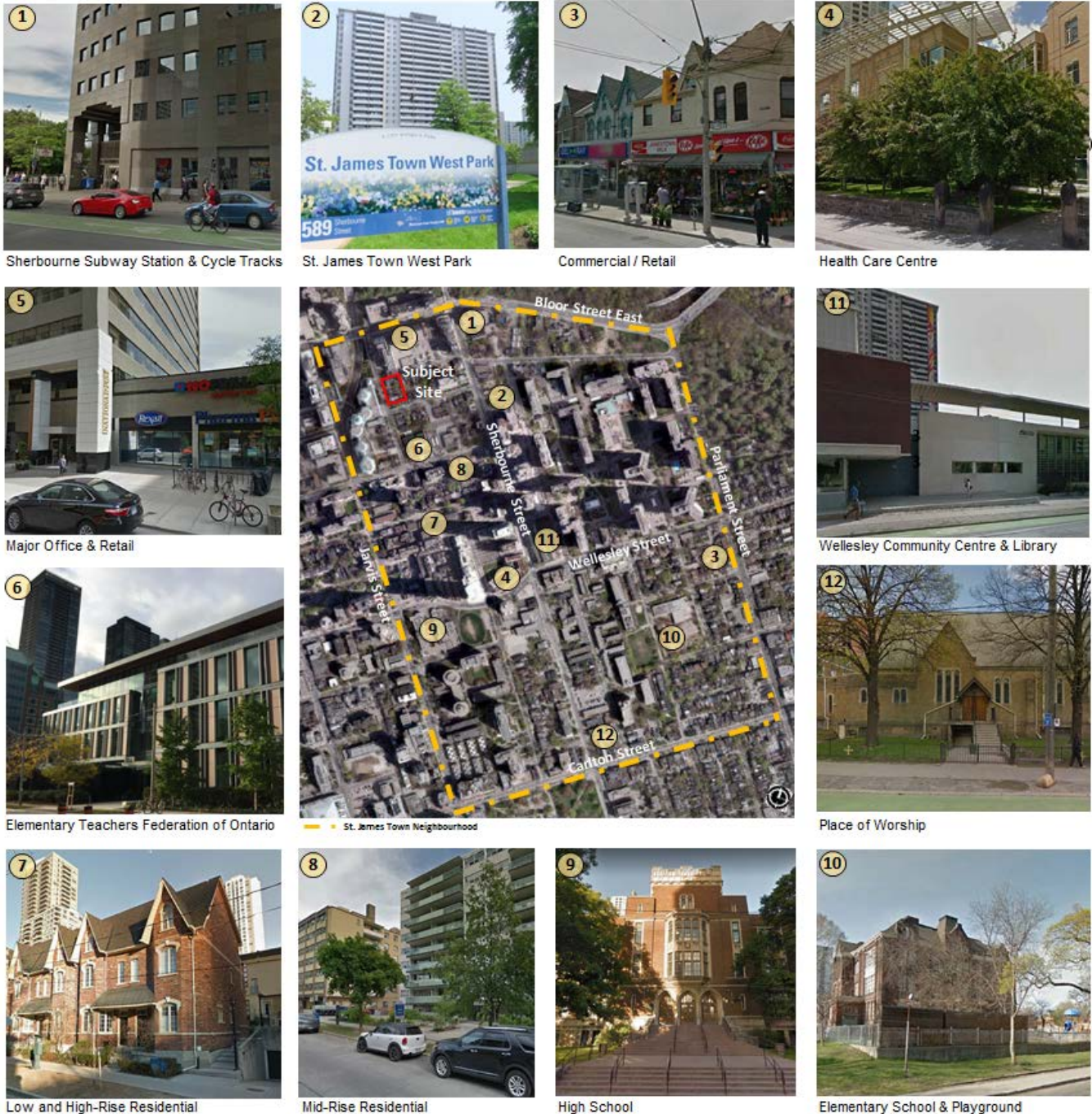


The subject site is not within a quiet residential neighbourhood. Huntley Street is a busy municipal collector road. The main entrances to the parking garage and shipping/loading for the Rogers Campus and the public parking garage for 77 Huntley Street and the 345 Bloor Street East mall are located directly opposite the site. The site is very well-served by public transit and active transportation infrastructure. Sherbourne Station on the Bloor-Danforth subway line is located approximately 400 metres (a five minute walk) from the site. The Bloor-Yonge Station, a major subway interchange that includes both the Bloor-Danforth and the Yonge-University subway lines, is located less than 800 metres (a 10 minute walk) from the site. Frequent bus service operates on Sherbourne and Wellesley Streets and a special express bus runs on Mount Pleasant Avenue/Jarvis Street during the peak AM and PM periods. There are cycle tracks on portions of Sherbourne Street and Wellesley Street East, bike lanes on portions of Bloor Street and the Rosedale Valley Trail is also located within close proximity to the site. A Bike Share Toronto facility is located just north of the subject site on Huntley Street.

3 Surrounding Neighbourhood Context

The subject site is located in Ward 27 (Toronto Centre-Rosedale) within the northwest portion of St. James Town. With many apartments and condominiums, St. James Town is one of the most populated neighbourhoods in Downtown Toronto. The area is very well-served with public transit, retail and commercial services, places of employment, community facilities (e.g. schools, library, recreation centre and health care), parks and natural open space, as well as a range of housing types and tenures (see Figure 4).

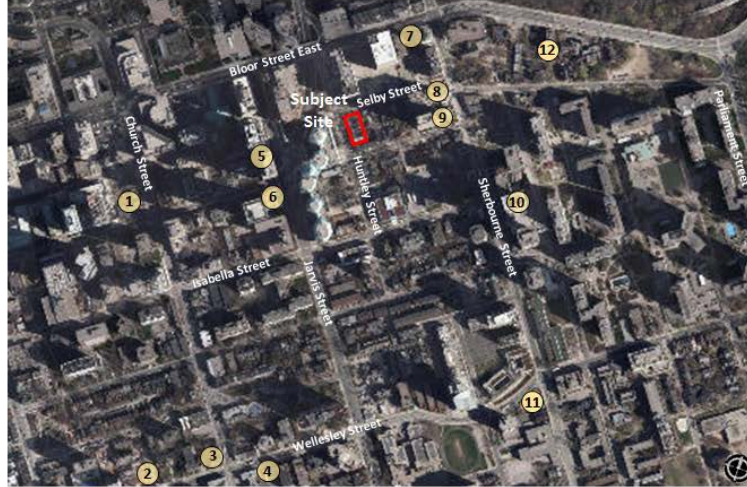
Figure 4. Examples of Land Uses and Amenities within the St. James Town Neighbourhood



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As illustrated in Figure 5, several new residential and mixed-use developments have recently been completed or are underway within proximity to the subject site. Many buildings are over 45-storays in height and have densities that range from 15.0 to 20.0 lot coverage.

Figure 5. Examples of New Developments within Proximity to the Subject Site



Note: Building information based on available City of Toronto Application Information Centre and Developer Data

PLANNING JUSTIFICATION REPORT
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Within this area of Downtown Toronto it is not uncommon to find a variety of land uses and built forms within the same block, such as single-detached homes next to high-rise residential buildings. Some of the new high-rise developments have incorporated heritage buildings and through their podiums have helped provide a smoother transition to adjacent lower-scale buildings. Many of the new developments have improved the streetscape and public realm, with new landscaping, public art and active at-grade uses (e.g. retail, commercial and amenity space).

The TOcore Community Services & Facilities Study, Phase One - Taking Stock (2016) concluded that despite the rapid development and population increase within the Downtown, many schools remain underutilized and can accommodate projected enrolments. Within the St. James Town neighbourhood, the four public schools (i.e. Rose Avenue Junior Public School, Winchester Junior and Senior Public School, Jarvis Collegiate Institute and St. Michael Our Lady of Lourdes Alternative School) are all currently under capacity.

An adequate supply of residential, of varying types and tenures, is critical to support the area's large employment base, which includes national campuses/headquarters for Rogers, National Post and Manulife Financial, and to attract new businesses and support economic development.

4 Policy Context and Planning Analysis

The subject site is currently regulated by the following provincial and municipal planning policies and regulations:

- Provincial Policy Statement (2014);
- Places to Grow – Growth Plan for the Greater Golden Horseshoe (2017);
- City of Toronto Official Plan (2006); and
- City of Toronto Zoning By-Laws 438-86 and 569-2013.

The subject site is not within a Secondary Plan area and no Site and Area Specific Policies apply to the lands. As previously noted, none of the nine parcels or the adjacent lands are locally listed or provincially designated heritage properties. The subject site and adjacent lands are not within an existing or proposed new Heritage Conservation District (HCD).

The site is located within a designated 'Urban Growth Centre', where provincial policies direct the majority of future growth to occur through intensification. While the subject site is currently designated as 'Neighbourhoods' by the Toronto Official Plan, the surrounding area is largely designated as 'Mixed Use' and 'Apartment Neighbourhoods' and contains high-rise and high-density developments. The Proposed Downtown Plan, released in August 2017, designates lands to the north, east and west of the subject site as 'Mixed Use 2 - Transitional' but it leaves a small pocket of land (approximately 1.63 acres) as 'Neighbourhoods'. This pocket includes the subject site and 15 parcels to the east on Selby Street and Linden Street. As previously illustrated in Figures 3 to 5, the lands are surrounded on three sides by existing tall buildings.

The Proposed Downtown Plan is the first comprehensive update to Toronto's Official Plan since the mid-1970s. It presents an opportunity to evaluate the highest and best use of key sites within the Downtown and to redesignate lands, where appropriate, to better reflect existing conditions and help achieve the City's current planning goals and objectives.

As detailed below, the inclusion of the subject site and the adjacent lands within the 'Mixed Use 2 - Transitional' designation is consistent with provincial and municipal policy objectives. The redesignation of the lands supports the Proposed Downtown Plan's goals for complete communities, connectivity, prosperity, resiliency and responsibility. As further detailed in Section 5 of this report, new, high-rise development can be accommodated on the subject site that is compatible with, and sensitive to, existing and future surrounding land uses and built form. The redevelopment of the underutilized lands would help the City achieve its density targets and alleviate pressures on other areas within the Downtown that are not as well-served by transit and community services and amenities or as appropriate for intensification.

4.1 Provincial Policy Statement (2014)

The Provincial Policy Statement ("PPS"), issued under the authority of section 3 of the *Planning Act*, provides direction on land use planning and development matters that are of provincial interest. All decisions affecting planning matters shall be consistent with policy statements issued under the *Planning Act*. The PPS issued in 2014 replaces the PPS issued in 2005.

The PPS recognizes that long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. It sets out a number of policies for building strong and healthy communities, the following of which are particularly applicable to Downtown Toronto and the subject site.

1.1 Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;

- b) accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs;
- c) promoting cost-effective development standards to minimize land consumption and servicing costs;
- d) improving accessibility for persons with disabilities and older persons by identifying and preventing and removing land use barriers which restrict their full participation in society;
- e) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

1.1.2 Sufficient land shall be made available through *intensification* and *redevelopment* and, if necessary, *designated growth areas*, to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time horizon of up to 20 years.

1.4 Housing

1.4.1 To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development;

1.4.3 Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households..;
- b) permitting and facilitating: 1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and 2. all forms of residential intensification *and* redevelopment in accordance with policy 1.1.3.3;
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of alternative transportation modes and public transit in areas where it exists or is to be developed; and
- e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

The requested redesignation of the subject site and adjacent lands from 'Neighbourhoods' to 'Mixed Use 2 - Transitional' is consistent with the policies of the PPS. The subject site is ready for redevelopment, unlike other lands within the Downtown that will require complicated and lengthy land assembly processes. The intensification of the underutilized lands will help meet the Province's objectives for building strong communities that have an appropriate mix of uses, range of housing choices and densities that support existing infrastructure, transit and active transportation.

5.2 Growth Plan for the Greater Golden Horseshoe (2017)

The *Places to Grow Act*, 2005, provides the legislative framework for the Growth Plan for the Greater Golden Horseshoe ("Growth Plan"). The Growth Plan is a framework to implement the Province's vision for building stronger, prosperous communities by better managing growth and optimizing the use of existing and new infrastructure. The Growth Plan that came into effect on July 1, 2017 replaces the 2006 Growth Plan. All local planning decisions must conform to the Growth Plan.

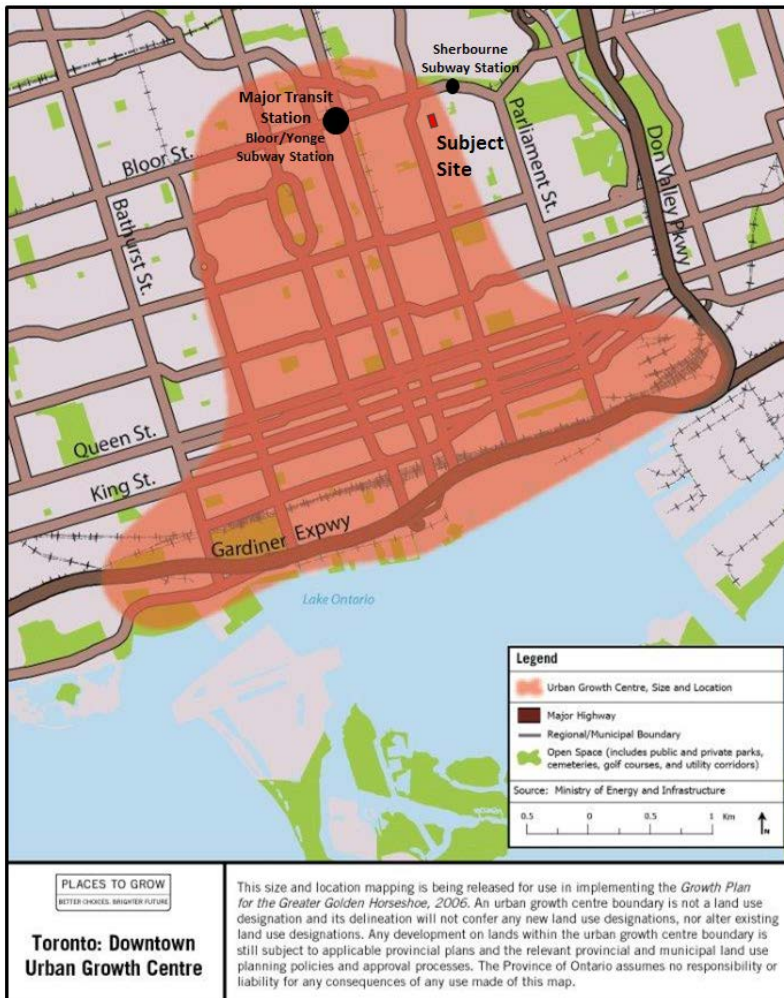
The Growth Plan identifies where and how growth should occur within a region. It anticipates that between 2011 and 2041 the City of Toronto will grow by approximately 675,000 people and 204,000 jobs.² With no vacant greenfield land, all of Toronto's growth must be accommodated through intensification of the existing built-up area.

²Hemson Consulting Ltd. (June 2013) Greater Golden Horseshoe Growth Forecasts to 2041, Technical Report (November 2012 Addendum) and Places to Grow: The Growth Plan for the Greater Golden Horseshoe (2017).

The Growth Plan directs the majority of future intensification to strategic areas such as designated ‘Urban Growth Centres’ and ‘Major Transit Station Areas’. It requires all municipalities to develop a strategy to achieve the minimum intensification target, which includes implementation through official plan policies and designations and updated zoning.

As illustrated in Figure 6, the subject site is located within the Toronto Downtown Urban Growth Centre. It is also within very close proximity to the Major Transit Station at Yonge and Bloor. As per policy 2.2.3 2 of the Growth Plan, Urban Growth Centres within the City of Toronto will be planned to achieve a minimum density target of 400 resident and jobs per hectare by 2031 or earlier. The Growth Plan also intends for the area surrounding Major Transit Stations to be planned and developed in a transit-supportive manner that maximizes the number of potential transit users that are within walking distance of the station.

Figure 6. Location of Subject Site within the Downtown Urban Growth Centre



The requested redesignation of the subject site from ‘Neighbourhoods’ to ‘Mixed Use 2 - Transitional’ conforms to and supports the policy objectives of the Growth Plan for creating vibrant neighbourhoods with compact development, a mix of uses and housing types and maximizing density within proximity to Major Transit Stations. Due to various physical, heritage and market conditions and constraints, certain parts of the Downtown Urban Growth Centre will not be able to achieve the minimum density target of 400 residents and jobs per hectare. Unconstrained lands, such as the subject site, that are within well-served, higher density areas will play an important role in helping the City achieve its overall density targets and accommodate future growth.

5.3 City of Toronto Official Plan (2015)

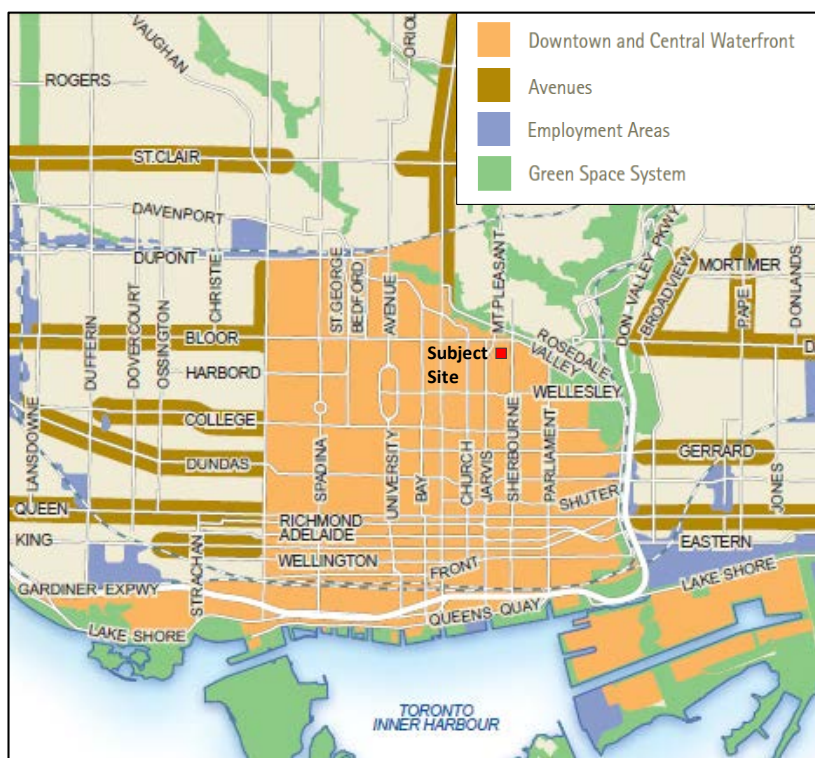
The City of Toronto Official Plan was approved by the Ontario Municipal Board (OMB) on July 2006. Since that time, there have been various amendments and the consolidated Official Plan has been in effect since June 2015.

Policy 2.2.1 of the Official Plan details the City’s intention for growth to be directed to the Centres, Avenues, Employment Areas and the Downtown in order to:

- a) use municipal land, infrastructure and services efficiently;
- b) concentrate jobs and people in areas well served by surface transit and rapid transit stations;
- c) create assessment growth and contribute to the City’s fiscal health;
- d) promote mixed use development to increase opportunities for living close to work and to encourage walking and cycling for local trips;
- e) offer opportunities for people of all means to be affordably housed;
- f) facilitate social interaction, public safety and cultural and economic activity;
- g) improve air quality, energy efficiency and reduce greenhouse gas emissions;
- h) improve surface and groundwater quality and restore the hydrological function and habitat of streams, rivers and wetlands; and
- i) protect neighbourhoods, green spaces and natural heritage features and functions from the effects of nearby development.

As shown in Figure 7, the subject site is located within the designated ‘Downtown and Central Waterfront Area’. The Official Plan notes that increasingly the Downtown is seen as an attractive place to live and that new housing in the Downtown makes an important contribution to the economic health of the City. It also recognizes that the Downtown will continue to evolve as a healthy and attractive place to live and work as new development that supports the reurbanization strategy and the goals for Downtown is attracted to the area.

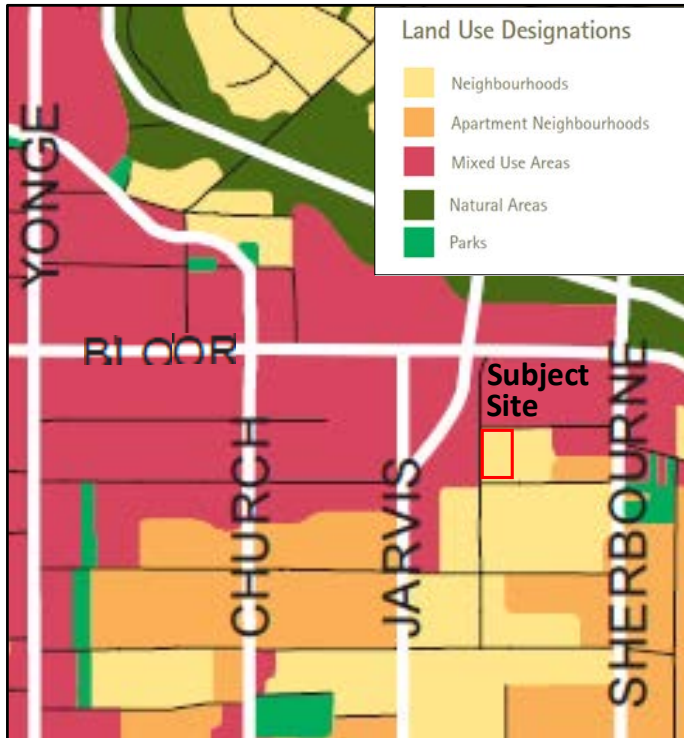
Figure 7. Location of Subject Site within the Downtown and Central Waterfront



Source: IBI Group based on Map 2 of the Toronto Official Plan (Urban Structure)

As shown in Figure 8, the subject site is further designated 'Neighbourhoods' by Map 18 of the Official Plan. The surrounding lands are predominantly designated 'Mixed Use' and 'Apartment Neighbourhoods', which contain existing or approved high-rise and high-density developments.

Figure 8. Neighbourhood Designation of the Subject Site



Source: IBI Group based on Map 18 of the Toronto Official Plan (2015)

The Official Plan describes Neighbourhoods as being physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, and some interspersed walk-up apartments that are no higher than four storeys. Section 2.2.1 of the Official Plan acknowledges that some residential communities within the Downtown will not experience much physical change, while others will see new development to house new residents and new jobs. The subject site is within a Downtown community that has experienced a significant amount of change over the last decade and where additional new development is appropriate.

Policies are in place to ensure developments in 'Mixed Use Areas' and 'Apartment Neighbourhoods' that are adjacent or close to 'Neighbourhoods' will:

- Be compatible with those 'Neighbourhoods';
- Provide a gradual transition of scale and density, as necessary to achieve the objectives of this Plan through the stepping down of buildings towards and setbacks from those 'Neighbourhoods';
- Maintain adequate light and privacy for residents in those 'Neighbourhoods'; and
- Attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those 'Neighbourhoods'.

As evidenced by both long-standing and more recent developments within St. James Town, larger high-rise and mixed-used buildings can be compatible with adjacent lower scale residential blocks and not diminish the existing level of residential amenity within this busy urban area of Downtown Toronto. Section 5 of this report describes how the proposed redevelopment of the subject site can be sited and massed to provide a more appropriate transition to the 'Neighbourhoods' lands to the south, while maintaining adequate light and privacy.

4.2 TOcore Proposed Downtown Plan (2017)

Over the past few years the City of Toronto has been undertaking a review of its policies and land use designations within the downtown area. It released a Proposed Downtown Plan in August 2017. The Downtown Plan is intended to serve as a blueprint for future growth and infrastructure in the heart of Toronto over the next 25 years. It will become an amendment to the Toronto Official Plan in the second quarter of 2018.

As shown in Figure 9, the Proposed Downtown Plan designates lands to the north, east and west of the subject site as 'Mixed Use 2 - Transitional' but it leaves a pocket of land (which contains the subject site) as 'Neighbourhoods'. As stated in policy 8.23, "development within 'Mixed Use Areas 2' will include a diverse range of building typologies including low-rise, mid-rise and tall buildings. The scale and massing of buildings will respect and reinforce the existing physical character of the neighbourhood, including the prevailing heights, massing, scale, density and building type." A diverse mix of office, residential and ground-floor retail will be encouraged in lands designated 'Mixed Use Areas 2'.

Figure 9. Proposed Downtown Plan 'Mixed Use Areas' Surrounding the Site



Source: IBI Group based on Map 11 of the Proposed Downtown Plan, 2017

The extension of the 'Mixed Use Area 2 – Transitional' designation one block south to Linden Street and half a block east from Huntley Street is more logical than leaving a small isolated pocket of 'Neighbourhoods'. The redesignation of the subject site and adjacent lands will allow for appropriate intensification and built forms that can provide a better transition between the existing high-density, high-rise development to the north, east and west, to the lower-scale land uses to the south.

Unlike other 'Mixed Use Areas' within the Downtown where redevelopment may not be possible due to heritage constraints, existing stable and active uses, site size and configuration and other market/financial conditions, the subject site is development-ready. The type and scale of redevelopment anticipated for the subject site, further described in Section 5 of this report, complies with and supports the key goals and policies of the Proposed Downtown Plan pertaining to Complete Communities; Connectivity; Prosperity, Resiliency and Responsibility.

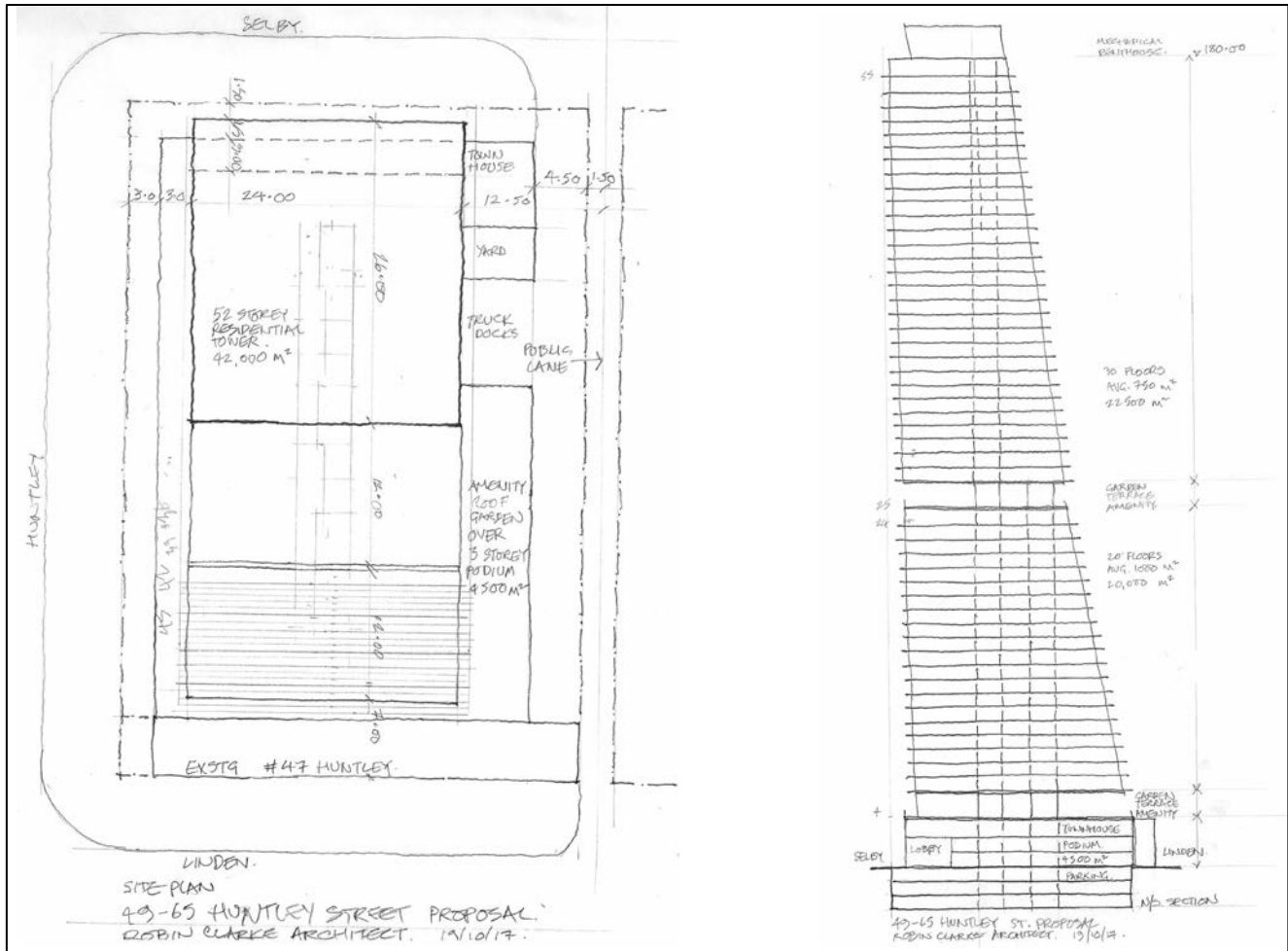
GOALS AND POLICIES OF THE PROPOSED DOWNTOWN PLAN	HOW THE PROPOSED REDESIGNATION & REDEVELOPMENT SUPPORTS THE DOWNTOWN PLAN
<p>Complete Communities</p> <p>3.1. Growth will be accompanied by the physical and social infrastructure required to support complete communities and the health of residents, workers and visitors.</p> <p>3.2. All neighbourhoods will have walkable access to the complete range of elements that support complete communities.</p> <p>3.3. New buildings will fit within their existing and planned context, improve the public realm, create a comfortable microclimate, transition between differing scales of development and provide indoor and outdoor amenities for both residents and workers.</p> <p>3.5. Downtown will be inclusive and affordable, with a range of housing that meets the requirements of a diverse population with varying needs, including supportive services for vulnerable populations.</p>	<ul style="list-style-type: none"> • Opportunity to provide additional community services and infrastructure within an already well-served area. • Within convenient walking distance of a range of employment opportunities, stores, services and amenities. • Existing context characterized by tall buildings and intensive land uses. Opportunity to provide a more appropriate transition between differing scales of development and a more blended environment. • Opportunity to provide both public and private indoor and outdoor amenity space (e.g. POPs or fitness centres). • Will help diversify the range of housing options (e.g. types, tenure and price) and create jobs. Opportunity to provide affordable housing and other special services (through Section 37 or within the building).
<p>Connectivity</p> <p>3.6. Downtown will continue to be Canada's corporate capital and the region's largest and most accessible employment and institutional centre.</p> <p>3.7. Downtown will be less dependent on the private automobile. More space within the street network will be allocated to sustainable modes of transportation, prioritizing high-quality, accessible and safe networks for pedestrians, cycling and surface transit.</p> <p>3.8 A connected public realm with an expanded system of parks and open spaces linked together by a fine-grain network of streets, laneways, mid-block connections and pathways will provide the foundation for health, liveability and public life as Downtown grows.</p>	<ul style="list-style-type: none"> • Will increase the supply of housing to help support major local employers (e.g. Rogers, National Post, Manulife Wellesley Hospital, etc.) and facilitate live-work environments and strengthen the appeal of the adjacent Bloor-Bay Office Corridor. • Will increase the mass of residents and employees to help support existing public transportation and investment in active transportation infrastructure. • Within the 'Schematic Boundary of the Core Circle' of the Downtown that provides convenient access to parks, trails and open spaces. • Opportunities to enhance the public realm and the pedestrian environment to improve overall neighbourhood connectivity.
<p>Prosperity</p> <p>3.9. Downtown will project a competitive image of Toronto to the world as an attractive place to live, work, learn, play, invest and visit.</p> <p>3.10. Downtown will continue to be an economic driver for the city, region and province, with non-residential uses prioritized in an expanded Financial District and a new Health Sciences District to allow for long-term employment growth.</p> <p>3.11. Toronto will be positioned as a global leader in arts and culture...</p>	<ul style="list-style-type: none"> • New, attractive and high-quality development that will benefit the image of the St. James Town neighbourhood and support the intended role and function of the Bloor-Bay Office Corridor. • Development will generate new short and long-term employment. • Opportunity to support arts and culture and tourism through the provision of public art, live-work units/studios, overnight accommodation (e.g. hotel), art galleries, etc.
<p>Resiliency</p> <p>3.12. Downtown will be stronger and healthier, leveraging green infrastructure opportunities to improve air quality, absorb stormwater, minimize the urban heat island and expand biodiversity.</p> <p>3.13. Downtown will be more resilient to changing weather patterns, with improved back-up power systems in tall residential buildings helping residents withstand extreme weather events and area-wide power outages.</p>	<ul style="list-style-type: none"> • Opportunity for innovative and sustainable building design and stormwater management (e.g. green roofs, permeable paving, bioswales, etc.). • Opportunity to use alternative forms of energy and to design new buildings to provide emergency back-up power sources.
<p>Responsibility</p> <p>3.16. Strong partnerships and communication between the City, the development industry and an array of community-based organizations will provide the basis for implementation of this Plan with a collective understanding and responsibility for building a liveable Downtown.</p> <p>3.17. The predominance of small development sites Downtown will require coordination and collaboration between property owners to achieve complete communities and the other goals of this Plan.</p> <p>3.18. Greater expectations will be placed on developments of greater intensity. Developments that generate significant populations of residents and workers will provide the required infrastructure to ensure that they contribute to the improved liveability of their neighbourhood.</p>	<ul style="list-style-type: none"> • Opportunity to work with the City and community-based organizations and to provide space or funding to provide services and amenities to improve liveability within the area. • Prime example of coordination and collaboration between property owners. Complex land assembly is complete. • Site can accommodate high-rise, high-density development to house a substantial number of new residents and jobs. • Redevelopment of the underutilized lands will contribute to the liveliness of the neighbourhood and support existing and new infrastructure and services.

5 Proposed Redevelopment

The proposed redevelopment of the subject site envisages replacing the nine existing 2 and 3-storey buildings with a high-rise residential or mixed-use development. The conceptual diagram provided as Figure 10 shows a 3-level podium set back 3.00 metres from the lot lines. It approximately aligns with the existing building frontages. The podium extends along Selby Street to within 4.50 metres of the public laneway, allowing a widened access for trucks and vehicles entering the site to docks and garage ramps. The podium could include ground-level access residential townhouses, live-work units, office or institutional or cultural space such as an art gallery or a day-care centre. It will also accommodate the entrance lobbies and building amenities such as garbage enclosures, truck docks, bike storage and mechanical equipment that would be accessed from the widened laneway. A roof garden above the podium is contemplated.

A 52-storey tower on top of the podium is proposed. The tower portion could be designed as two parts, each with separate elevator banks and lobby to allow for a broad variety of residential, hotel or commercial uses and tenures. The towers are tapered becoming slimmer and more elegant with height. The upper 30 floors above the garden terrace level at the 25th floor have an average floor plate size of 750 m², for a gross floor area ("GFA") of 22,500 m². The proposed development concept broadly complies with the City of Toronto's Tall Building Guidelines. The building totals approximately 47,000 m² of GFA, representing +/- 20 times density, which is similar to other recent developments within proximity to the site.

Figure 10. Proposed Redevelopment Concept for the Subject Site



PLANNING JUSTIFICATION REPORT
REDESIGNATION OF 49-65 HUNTLEY STREET (TORONTO) TO MIXED USE AREA 2 - TRANSITIONAL
Prepared for EDEV

With a podium and tower component, the building can provide a range of residential unit types and sizes (e.g. 1, 2 and 3 plus bedrooms) to meet the needs of existing and emerging Downtown demographics and household types. The potential exists to provide new services and amenities that will not only benefit the building's residents but also adjacent residents, workers and the larger community.

The redesignation of the subject site and adjacent lands will allow for appropriate intensification and built forms that can provide a better transition between the existing high-density, high-rise development to the north, east and west, to the lower-scale land uses to the south.

A well-designed, well-constructed building can improve the appearance and function of this busy area of Downtown Toronto. The proposed development concept shows an appropriate transition and interface between lower-scale dwellings to the south that will maintain adequate light and privacy. As noted, EDEV is exploring options to include 47 Huntley Street and 2 Linden Street within the land assembly. Alternatively, it will work with the owner to create a cohesive design that marries the existing and new buildings and provides improvements in the form of new landscaping, an upgraded public laneway and shared amenity space.

6 Conclusions

The subject site is particularly well-positioned for intensification given the following unique attributes:

- Large rectangular shape, that is ready for redevelopment (land assembly complete);
- Frontage and access on two public roadways and a public laneway;
- Within a designated 'Urban Growth Centre' and 'Downtown' area;
- Well-serviced by transit, community services and other amenities;
- Surrounded on three sides by high-rise, high-density development; and
- Contains no listed or designated heritage buildings.

As described in Section 5 of this report, there are opportunities to incorporate 47 Huntley Street and 2 Linden Street within the proposed redevelopment, or provide appropriate interface and transition between the buildings and other improvements. With the consolidation of two or more individual lots, intensification of the lands to the east is feasible, although the existing residential and commercial uses could remain in harmony with the proposed Huntley Street development and also benefit from streetscape and public realm improvements.

The requested extension of the 'Mixed Use Area 2 - Transitional' designation through the Proposed Downtown Plan process to include the small pocket of 'Neighbourhoods' land, that includes the subject site, is both desirable and appropriate from a land use planning perspective. Specifically, the redesignation of the lands from 'Neighbourhood' to 'Mixed Use 2 - Transitional' is appropriate for the following reasons:

- The subject site and adjacent lands are located within a predominantly high-rise, high-density mixed-use area of the Downtown that is well-serviced by existing rapid transit and community services and amenities;
- The redesignation of the lands better reflects the existing conditions and the City of Toronto's goals and objectives for the Downtown;
- The lands can accommodate immediate intensification, either as stand-alone residential or mixed-use development;
- The intensification of the underutilized lands would help the City achieve its density targets and alleviate pressures on other areas of the City; and
- The redesignation will result in a more uniform and cohesive approach to planning within the Downtown area and allow for a more appropriate transition zone between the existing high-rise, high-density mixed-use development to the lower scale lands to the south.

The requested redesignation will facilitate an appropriate use and form of land development and represents good planning. It is our professional opinion that the requested redesignation of the subject site (49-65 Huntley Street) and the lands to the east from 'Neighbourhoods' to 'Mixed Use Areas 2 - Transitional' warrants the support of City council and staff.

Respectfully submitted this 29th day of November, 2017.

Regards,

IBI Group



I hereby certify that this Planning Justification Report was prepared by a Registered Professional Planner, within the meaning of the Ontario Professional Planners Institute Act, 1994, and is for this property only.