



REPORT FOR ACTION

Housing Now – 140 Merton Street – Zoning Amendment – Final Report

Date: November 22, 2019

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning
Ward 20

Planning Application Number: 19 114200 STE 12 OZ

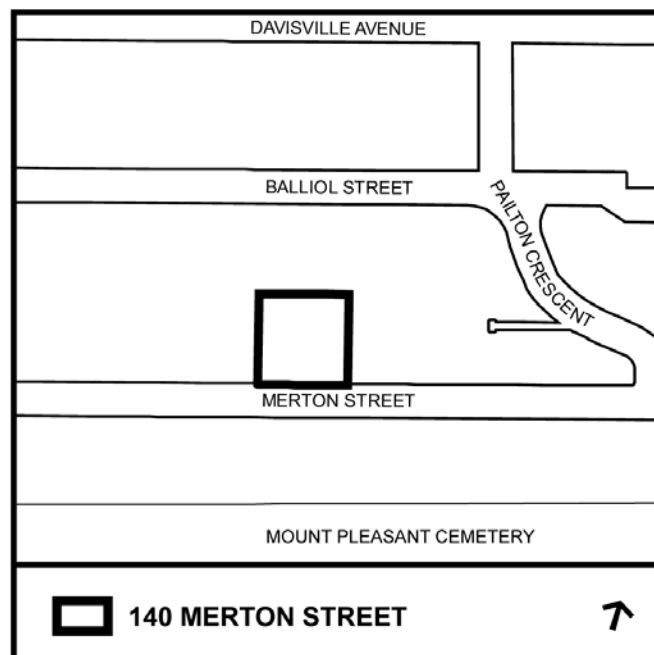
SUMMARY

This report recommends approval of a City-initiated amendment to Zoning By-law 569-2013, as amended, for the City-owned property at 140 Merton Street, as part of the Housing Now Initiative.

The recommended Zoning By-law Amendment (Attachment 4) will facilitate the development of approximately 180 new rental units on the site, with a minimum of 50% affordable rental units and an overall target of 100% affordable rental units.

The recommended amendment would permit an 18-storey building including a five-storey base building with approximately 2,150 square metres of community space on the ground and second floors. The existing designated heritage structure is identified for retention in situ and, through alteration, will be incorporated into the proposed development.

The recommended Zoning By-law Amendment would enable redevelopment of the site consistent with the development concept prepared by CreateTO and refined through public consultation and the City's review process. The development's residential and community space is proposed to focus on seniors' needs.



The development of 140 Merton Street in accordance with this report's recommendations will ensure this City-owned property is optimized for the development of affordable rental housing and supports the achievement of a complete, inclusive, livable community. The recommended Zoning By-law Amendment takes advantage of its transit-oriented location, is consistent with the Provincial Policy Statement (2014), conforms with the Growth Plan for the Greater Golden Horseshoe (2019), the City of Toronto Official Plan and the Yonge-Eglinton Secondary Plan. The proposed base building respects the established pedestrian scale along Merton Street. The tower portion of the development fits within the existing and planned building height context, providing appropriate separation distances from neighbouring properties and preserving skyview and access to sunlight from the public realm, neighbouring properties and new residential units.

The recommended Zoning By-law Amendment ensures that on site future development will not encroach on the visual integrity of the designated heritage building through front yard setbacks and building stepbacks and by locating the tower element of the development well behind the conserved portion of the heritage building. The amendment also protects for a mid-block connection and outdoor social spaces.. These features serve to contribute to a safe, varied and dynamic public realm on Merton Street.

City Council's decision regarding the recommended Zoning By-law Amendment will set the stage for the next phase of the Housing Now Initiative for this site including the procurement by the City of a non-profit partner to construct and operate a mixed-use, mixed-income development at 140 Merton Street. The development partner will be responsible for submitting a Site Plan Control application in 2020 to finalize development plans. The City will secure the terms of construction and housing operation through a 99-year lease with the selected partner.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council amend Zoning By-law 569-2013, as amended, for the lands at 140 Merton Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 4 to the report dated November 22, 2019, from the Chief Planner and Executive Director, City Planning.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

FINANCIAL IMPACT

The recommendations in this report have no immediate financial impact.

As part of its decision on January 31, 2019, City Council approved funding and financial incentives under the Open Door Program to support the creation of up to 3,700 affordable rental units in phase one of the Housing Now Initiative. The report estimated investments of approximately \$280 million in City incentives (foregone revenue) over a 99-year term.

The January 31, 2019 decision also recommended that the Chief Financial Officer and Treasurer, in consultation with the Deputy City Manager, Corporate Services, and Executive Director, Housing Secretariat, identify appropriate funding solutions to address operational needs identified by City divisions or agencies on the first 11 properties and to seek funding approval in future budget cycles, as required.

At its January meeting, City Council requested that staff work with Senior Peoples' Resources in North Toronto Incorporated (SPRINT), which currently occupies the building at 140 Merton, to secure a facility for its temporary relocation and facilitate the design and provision of new community space within the 140 Merton Street redevelopment. Staff will bring forward budget requests in 2020 to advance these directions.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

Equity Impact

The Housing Now Initiative has been analysed for potential impacts on equity-seeking groups and vulnerable residents of Toronto. The Housing Now Initiative advances a number of the City of Toronto's equity strategies and commitments including the Housing Opportunities Toronto Action Plan, Social Procurement Policy, Strong Neighbourhoods Strategy, Toronto Newcomer Strategy and the Toronto Seniors Strategy.

An intersectional analysis reveals that women, seniors, newcomers and low-income residents who require access to affordable housing, access to affordable childcare, access to city spaces, access to public transit, safety and security will be positively impacted. The proposal at 140 Merton Street calls for a mix of residential, retail and community uses with a focus on seniors' needs. At least 50% of units located on this site will be rented below the City-wide average market rent, providing lower-income individuals with the opportunity to access safe, quality housing near high-order transit. A combination of housing supports and rental allowances will also be deployed to deepen the affordability of these units. The new affordable homes will remain affordable for 99 years, providing quality housing for future generations.

Through incorporating social procurement principles in the market offering process for the Housing Now properties, the implementation of the Housing Now Initiative can encourage local hiring and create employment, training and apprenticeship opportunities for people experiencing economic disadvantage, including those from equity-seeking communities.

DECISION HISTORY

The property at 140 Merton Street, the War Amputations of Canada (War Amps) building, was designated on March 9, 2017 under City of Toronto by-law 1020-2017 under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, meeting Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value. The decision can be found here:

<https://www.toronto.ca/legdocs/bylaws/2017/law1020.pdf>

In March 2017, authority was provided for the entering into a Heritage Easement Agreement for the conservation of the property known municipally as 140 Merton Street. City of Toronto By-law 1021-2017, can be found here:

<https://www.toronto.ca/legdocs/bylaws/2017/law1021.pdf>

Official Plan Amendment 405 (OPA 405) was submitted to the Ministry of Municipal Affairs and Housing on August 9, 2018 for Ministerial review and approval. The Minister issued a decision modifying and approving the OPA on June 5, 2019. The Official Plan Amendment, as modified by the Minister, is now in force. The decision can be found here:

<https://www.toronto.ca/legdocs/refdocs/11189.pdf>

On December 13, 2018, City Council adopted CC1.3 "Housing Now", which approved the dedication of 11 City-owned sites to the development of affordable housing and mixed-income, mixed-use and transit-oriented communities.

The City Council decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.CC1.3>

On January 31, 2019, City Council adopted EX 1.1 "Implementing the "Housing Now" Initiative". This report provided recommendations on the organizational structure and processes to deliver the Housing Now Initiative, the proposed affordable housing program and the overall financial implications of the program.

The City Council decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX1.1>

At its meeting on July 16-18, 2019, City Council adopted the report "Minister's Approval of Official Plan Amendments 405 (Yonge-Eglinton) and 406 (Downtown) with Modifications and Staff's Preliminary Assessment of Potential Impacts of Bill 108." The report summarizes the Minister of Municipal Affairs and Housing's modifications to the Yonge-Eglinton Secondary Plan and provides a preliminary assessment of the potential effect of these modifications.

The report can be found here:

<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135949.pdf>

On September 24, 2019, the Board of Directors of CreateTO adopted RA 8.2 "Housing Now Business Cases for 140 Merton Street, 50 Wilson Heights Boulevard, 705 Warden Avenue and 777 Victoria Park Avenue", which presented business cases and a recommended approach to the market offering process for the first four Housing Now properties.

The CreateTO Board decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.RA8.2>

On November 12, 2019, the Toronto Preservation Board adopted PB 11.4 "Alterations to Designated Heritage Property at 140 Merton Street", which recommended approval of the proposed alterations in connection with the recommended Zoning By-law Amendment and approving the execution of a Heritage Easement Agreement registered on title on the property at 140 Merton Street prior to final Site Plan Approval.

The Toronto Preservation Board decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PB11.4>

Housing Now Overview

Housing Now is a new city-building approach that uses City-owned lands to build affordable housing within mixed-use, mixed-income, complete communities. Initiated by City Council in December 2018, the Housing Now Initiative is intended to accelerate the development of affordable housing on City-owned properties across Toronto.

The first phase of the Housing Now Initiative includes 11 properties with the potential to create approximately 10,000 new residential units. A minimum two-thirds of all residential units will be purpose-built rental housing. At least 50% of the rental units (approximately 3,700 units) will be affordable rental housing with rents set at 80% of Toronto's average market rent. The new affordable rental units will remain affordable for 99 years, providing quality housing opportunities for future generations.

The development of new housing through Toronto's Housing Now Initiative will be guided by the following principles adopted by City Council:

- Activate sites to achieve the highest possible public benefits;
- Optimize the development of market and affordable rental housing with a mix of unit types and sizes;
- Create homes affordable for a diverse range of incomes, including deeply affordable homes;
- Appropriately address and accommodate existing City and other operations and uses on the 11 sites;
- Prioritize the public retention of sites, including long-term land leases; and
- Actively engage with City Councillors and local communities in the planning and development of each site.

Through the first stage of work, City and CreateTO staff are undertaking detailed due diligence, developing business cases and preparing recommended planning framework

amendments. This work will establish a market-ready development concept and advance projects through key stages of the approval process, providing the selected development partners with greater certainty and an expedited route to construction and occupancy.

The Housing Now Initiative leverages City contributions and partnerships with experienced housing developers and operators to deliver affordable housing and complete communities at key locations in the city. Through the City's contributions of land value and incentives, the Initiative will leverage millions in third-party investment and create thousands of new rental units needed by Torontonians.

140 Merton Street Work Program

The recommendations contained in this report reflect work undertaken by City and CreateTO staff to prepare a development concept for 140 Merton Street (see Attachment 5), in consultation with local and city-wide stakeholders.

Inter-Divisional Review

To aid in the preparation of the recommended Zoning By-law Amendment recommended in this report, City staff, CreateTO staff and consultants undertook due diligence analysis and prepared a development concept for 140 Merton Street for inter-divisional review.

This review entailed two formal submissions of architectural plans and a full suite of technical reports by CreateTO for the review by City Planning staff and commenting partners. The materials were circulated to all appropriate agencies and City divisions. City staff provided comments and participated in inter-divisional workshops to refine the development concept, confirm the obligations of the eventual developer of the site and expedite planning approvals. The following reports and studies were submitted as part of the inter-divisional review:

- Architectural Plans
- Geotechnical Study
- Heritage Impact Statement
- Hydrogeological Report
- Landscape and Lighting Plan
- Functional Servicing and Stormwater Management Report
- Water Balance Assessment
- Survey Plans
- Toronto Green Standard Summary
- Transportation Impact Study
- Urban Design Brief

The above-mentioned plans, reports and studies are available on the City's Application Information Centre at: www.aic.to/140MertonSt.

The recommended Zoning By-law Amendment and other recommended directions for 140 Merton Street reflect the comments received through this inter-divisional review

process. In addition, division and agency comments will be highlighted in the directions and requirements set out in the City's marketing materials and secured in lease agreements with the development partner and through the Site Plan Approval process.

Community Consultation

Beginning in June 2019, City staff led community meetings and consultation events regarding the proposed redevelopment of 140 Merton Street. These activities included two rounds of public open houses (June 20 and September 10, 2019), as well as additional community consultation activities.

The timing, location and number of attendees for each meeting are identified in Table 1 below. Areas of support and concerns raised by the public at these meetings are identified further below.

Table 1: Public Consultation Summary

Meeting Date	Meeting Type	Meeting Location	Number of Attendees
June 6, 2019	Consultation Launch Pop-Up	Davisville Station	n/a
June 17, 2019	Stakeholder Meeting	Northern District Library, 40 Orchard View Boulevard	20
June 20, 2019	Open House #1	North Toronto Memorial Community Centre, 200 Eglinton Avenue West.	54
September 10, 2019	Open House #2	Glebe Road United Church, 20 Glebe Road East	80

Public Consultation - Areas of Support

- Support for the City prioritizing affordable housing and the overall Housing Now Initiative
- Non-profit housing operator
- Affordable seniors housing
- Proposed building height and massing
- Programming and celebrating a heritage building
- Expanded community space
- Mid-block pedestrian connection
- Walking circuit
- Opportunities for commercial retail uses on the second floor or at grade

Public Consultation - Areas of Concern

- Affordability levels for seniors on fixed incomes
- Shadow impacts on nearby properties

- Building is not tall enough as greater heights could yield more affordable units
- Project feasibility for non-profits
- Unit mix needs to be appropriate to non-profits
- Accessible units for disabled individuals

The two community meetings functioned as open houses with presentations and question-and-answer sessions partway through each meeting. At the June Open House, staff introduced the overall Housing Now Initiative and presented and sought feedback on the preliminary development concept for 140 Merton Street and implementation of the new program. At the second Open House in September, staff presented an updated development concept, provided further information regarding the Housing Now Initiative and responded to questions from community stakeholders.

The project team circulated summaries of all feedback received at and after the events to attendees and posted final summaries online on the CreateTO website: <https://createto.ca/housingnow>.

Input from members of the public through the consultation process has shaped the development concept and recommendations in this report. This includes input regarding unit mix, advice regarding efficient and affordable building design and general support for the proposed scale of the development. The Comments section of this report expands on these considerations.

City staff have continued to engage with the local Councillor and community members in advance of Planning and Housing Committee's consideration of this report. Further consultation and project updates are planned throughout the marketing, site plan application and construction phases.

Zoning By-law Amendment Summary

This report recommends amendments to Zoning By-law 569-2013, as amended, to permit a mixed-use development that includes the alteration and conservation of the existing designated heritage building at 140 Merton Street. The amendments will enable the development of a tall building with a maximum of 16,650 square metres of gross floor area. The recommended Zoning By-law Amendment is based on a comprehensive development concept refined through public consultation and City staff review.

The recommended Zoning By-law Amendment will permit a maximum of 14,500 square metres of residential gross floor area and a minimum of 2,150 square metres of community space uses, of which a maximum of 200 square metres may be occupied by an ancillary commercial establishment. The permissions will facilitate the development of approximately 180 new seniors-oriented rental units on the site with a minimum of 50% affordable units and a target of 100% affordable units.

The recommended Zoning By-law Amendment provides permissions for the development of a new tall building up to 63 metres in height (approximately 18 storeys including a five-storey base) set behind the conserved portion of the heritage building when viewed from the street. Stepback provisions in the recommended Zoning By-law Amendment establish the base building height, mitigate impacts on the pedestrian

realm and preserve the visual prominence of the heritage resource. The building envelope indicated on Diagram 4 of the recommended amendment sets out appropriate building height, setbacks from the property lines, separation distances from existing and planned tall buildings and other performance standards in the Yonge-Eglinton Secondary Plan and Tall Building Design Guidelines.

The recommended Zoning By-law Amendment provides space for improvements to the public realm on Merton Street. Appropriate frontyard setbacks enable views to the heritage building and provide room for both an expanded pedestrian zone along Merton Street and landscaped open space. A mid-block connection is proposed on the west and/or east side of the site to enhance connectivity through the long blocks of the Davisville neighbourhood and improve pedestrian access to the Kay Gardner Beltline and Mount Pleasant Cemetery.

The recommended Zoning By-law Amendment also establishes minimum parking supply standards for resident, visitor and community use parking spaces.

In the context of Housing Now, facilities, services and matters that may be secured in a Zoning By-law through Section 37 of the *Planning Act*, such as those related to public access, easements and community space, will be secured through the lease agreement with the City's housing development and operation partner.

Site and Surrounding Area

The subject site is located midblock on the north side of Merton Street between Yonge Street and Pailton Crescent.

The site is generally square in shape and has a total area of approximately 3,408 square metres. The site has a frontage of 58 metres along Merton Street and a depth of 59 metres. There is no lane at the rear.

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

North: North of the site is an area designated *Apartment Neighbourhoods* within the Davisville Character Area in the Yonge-Eglinton Secondary Plan. The area consists of a diversity of high rise tower-in-the park buildings, mid-rise buildings and townhouses set within abundant landscaped open spaces. Immediately to the north of the subject site is an 18-storey residential building at 155 Balliol Street. North of Balliol Street there are a number of tower-in-the-park buildings ranging in height from 20 to 30 storeys.

South: South of the subject site, on the southeast corner of Merton and Yonge Streets at 1815 Yonge Street, is a 28-storey (86.12 metres) residential tower including a five-storey base building. Further east along the south side of Merton Street, there are a series of 5 to 15-storey residential buildings with interspersed residential and non-residential low-rise buildings.

East: East of the subject site are a series of low and mid-rise buildings ranging in height from two to five storeys including townhouse complexes, walk-up residential apartment

buildings and commercial buildings. Approaching Pailton Crescent, there are a series of distinctive low-rise 2-storey commercial buildings.

West: West of the subject site, the north side of Merton Street includes the following buildings from west (Yonge Street) to east (to subject site): a 12- storey mixed-use building at 1819 Yonge Street, a recently constructed 15-storey residential building at 68 Merton Street, a 10-storey residential building including a 5-storey base building at 100 Merton Street and a 6-storey office building at 130 Merton Street.

Reasons for Amendment

The property is zoned Commercial Residential (CR) in City-wide Zoning By-law 569-2013, as amended. An amendment is required to increase the permitted building height from 21 metres to 63 metres, permit additional density and establish appropriate building setbacks, parking rates, land uses and other performance standards.

The proposed uses and other recommended zoning standards conform with the property's *Mixed Use Areas* designation in the Official Plan and with the Yonge-Eglinton Secondary Plan.

Policy Considerations

Planning Act

Section 2 of the *Planning Act* sets out matters of provincial interest which City Council shall have regard to in carrying out its responsibilities, including: the orderly development of safe and healthy communities; the adequate provision of a full range of housing, including affordable housing; the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and the promotion of a built form that is well designed, encourages a sense of place and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2014)

The Provincial Policy Statement (2014) (the "PPS") 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 provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe (GGH) region, of which the City forms an integral part, including:

- Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime;
- Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households;
- Prioritize intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability; and
- Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.

The Growth Plan builds upon the policy foundation provided by the PPS 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 in the event of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the *Planning Act*, all decisions of Council with respect to the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan. The recommended Zoning By-law Amendment, as described in the Comments section of this report, implements the policies and vision of the Growth Plan.

Staff have reviewed the recommended Zoning By-law Amendment for consistency with the PPS (2014) and for conformity with the Growth Plan (2019). The outcome of staff analysis and review are summarized in the Comments section of this Report.

Toronto Official Plan

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from the *Planning Act*. The Official Plan policies related to building complete communities include the priority of providing a full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods. Toronto Official Plan policies can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The subject site is designated *Mixed Use Areas* as shown on Map 21 - Land Use Plan of the Official Plan. The site is within the Merton Street Character Area and the *Mixed Use Areas 'B'* designation in the Yonge-Eglinton Secondary Plan.

Chapter 2 - Shaping the City

Chapter 2 describes how the City of Toronto will manage growth and sets out policies for building a more liveable urban region and integrating land use and transportation. Policy 2.1.1 states that Toronto will strive to provide a full range of housing types in terms of form, tenure and affordability and encourage the construction of rental housing.

Chapter 3 - Building a Successful City

Chapter 3 contains policies to guide decision making based on the Plan's goals for the human, built, economic and natural environments.

Section 3.1.2 Built Form states that new development be located and organized to fit with its context, and be massed to limit impacts on neighbouring streets, parks, open spaces, and properties by creating appropriate transitions in scale to neighbouring buildings, providing for adequate light and privacy, and limiting shadow and uncomfortable wind conditions.

Section 3.1.3 Built Form-Tall Buildings states that tall buildings are to be located to ensure adequate access to sky view and to ensure that the proposed building and site design will contribute to and reinforce the overall City structure, including its relationship

to its existing and/or planned context and the provision of high quality, comfortable and usable publicly accessible open space areas.

Section 3.2.1 Housing states that adequate and affordable housing is a basic requirement for everyone.

Policy 3.2.1.1 states that a full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods, will be provided and maintained to meet the current and future needs of residents.

Policy 3.2.1.4 states that where appropriate, assistance will be provided to encourage the production of affordable housing. In the case of affordable rental housing, and in order to achieve a range of affordability, municipal assistance may include: loans and grants, land at or below market rates, fees and property tax exemptions, rent supplement and other appropriate assistance.

The Community Services and Facilities policies in Section 3.2.2 of the Official Plan state that strategies for providing new social infrastructure or improving existing community service facilities will be developed for areas that are inadequately serviced or experiencing major growth or change.

Heritage Conservation

The heritage policies contained in Section 3.1.5 of the Official Plan provide the policy framework for heritage conservation in the City.

In particular, Policy 3.1.5.4 states that heritage resources on the City's Heritage Register will be conserved and, further, Policy 3.1.5.6 encourages the adaptive re-use of heritage properties. Policy 3.1.5.5 states proposed alterations, development and/or public works on, or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City.

Additionally, Policy 3.1.5.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impact on it.

Policies 3.1.5.22 - 25 require Heritage Impact Assessments for the demolition or alteration of a heritage building to demonstrate conservation options and mitigation measures consistent with all applicable heritage conservation policies in the Official Plan. Policy 3.1.5.27 discourages the retention of facades alone and encourages conservation of whole or substantial portions of buildings.

Chapter 4 - Land Use Designations

The site is in an area designated *Mixed Use Areas* in the Official Plan. *Mixed Use Areas* are intended to provide a broad range of commercial, residential and institutional uses in single-use or mixed-use buildings. Development within *Mixed Use Areas* should

provide for new jobs and homes on underutilized lands, while locating and massing new buildings to provide a transition between areas of different development intensity and scale. Furthermore, development in *Mixed Use Areas* should be located and massed to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

Development in *Mixed Use Areas* should also provide attractive, comfortable and safe pedestrian environments and have access to schools, parks and community centres as well as libraries and childcare.

Development in *Mixed Use Areas* should also take advantage of nearby transit service and provide good site access and circulation as well as an adequate supply of both visitor and resident parking. Service areas should be located to minimize impacts on adjacent streets, and any new multi-unit residential development should provide indoor and outdoor amenity space for residents.

Yonge-Eglinton Secondary Plan

The site is located within the Yonge-Eglinton Secondary Plan area. On July 23, 2018, City Council adopted Official Plan Amendment 405 (OPA 405 / the Yonge-Eglinton Secondary Plan) to replace in its entirety the former Yonge-Eglinton Secondary Plan. The Minister of Municipal Affairs and Housing modified and approved OPA 405 on June 5, 2019.

Policies 2.2.1, 2.2.2 and 2.2.3 of the approved Secondary Plan identify the link between intensification and the provision of infrastructure to ensure a complete community.

The Secondary Plan locates the site in the Merton Street Character Area. The Secondary Plan provides a character area statement that articulates the planned character of this segment of Merton Street. The statement includes direction regarding new mid-rise and tall buildings on the north side of the street that are compatible with the scale and character of existing buildings and the post-war institutional and office buildings. The statement also speaks to the wide, tree-lined pedestrian promenade planned for Merton Street to be achieved over time to support pedestrian activity.

The site is designated *Mixed Use Area 'B'* in the Secondary Plan. A mix of residential, retail and service, office, institutional, entertainment and cultural uses are permitted. The policies of *Mixed Use Areas 'B'* require new development to replace 100 per cent of any existing office gross floor area on the site.

The Merton Street Character Area is planned to have an anticipated height range of 14 to 40 storeys with heights generally decreasing from north to south and from west to east with increasing distance from the Davisville subway station. Additional height may be permitted where existing community service facilities are replaced within a new development.

The Secondary Plan has provisions for the consideration of Heritage and Civic landmarks, which directs proposals to complement the scale, character, form and

setting of heritage resources through sensitive massing and the placement of new buildings to lend prominence to these resources. Additionally, views from the public realm to heritage resources are to be encouraged.

Zoning

The site is currently zoned Commercial Residential (CR) by Zoning By-law 569-2013, as amended. The CR zone permits a range of residential uses including mixed-use buildings and apartment buildings. In addition to residential use permissions, the CR zone permits non-residential and community uses, including office, retail stores, medical offices, parks, community centres and places of worship. The By-law currently permits a 21-metre building height and a combined density of 2.0 times the lot area for residential and non-residential uses on this site.

Tall Building Design Guidelines

In 2013, City Council adopted the updated Tall Building Design Guidelines and directed City Planning staff to use them in City-initiated processes and the evaluation of tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The Guidelines can be found at the following link: <https://www.toronto.ca/legdocs/mmis/2013/pg/bqrd/backgroundfile-57177.pdf>

Site Plan Control

The property at 140 Merton Street is subject to Site Plan Control. The selected development partner will be required to submit a Site Plan Control application.

COMMENTS

Provincial Policy Statement and Provincial Plans

The recommended Zoning By-law Amendment has been reviewed and evaluated against the PPS (2014) and the Growth Plan (2019). Staff have determined that the recommended Zoning By-law Amendment is consistent with the PPS and conforms with the Growth Plan.

As part of the Housing Now Initiative, the proposed development provides a mix of affordable and market rental units, which is consistent with Policy 1.1.1 of the PPS (2014), which requires the efficient development and land use patterns to sustain the financial well-being of the Province and municipalities over the long term and the accommodation of an appropriate range and mix of residential units, including affordable housing.

The recommended Zoning By-law Amendment advances a density and land use mix that is consistent with the directions of Policy 1.1.3.2 of the PPS (2014). It represents an efficient use of land and resources; is appropriate for and efficiently uses available and planned infrastructure and public service facilities; and is transit supportive. The

proposed development conserves built heritage resources in compliance with Policies 1.7.1. and 2.6.1. Furthermore, the proposed development is within an area identified by the City as appropriate for intensification, consistent with Policy 1.1.3.3.

By redeveloping an underutilized site in close proximity to rapid transit, the proposed development conforms with the Growth Plan (2019) as it supports the creation of complete communities, transit viability and the more efficient use of land and infrastructure. The development concept also conforms with the Growth Plan (2019) by promoting a mix of land uses as well as a diverse range and mix of housing options. The recommended Zoning By-law Amendment provides for a compact built form and an improved public realm, integrates community facilities, and supports safe, convenient active transportation and transit use.

In terms of cultural heritage resources, by conserving the heritage resource in situ, the recommended Zoning By-law Amendment conforms with and advances Policy 4.2.7.1 of the Growth Plan.

Land Use

The recommended Zoning By-law Amendment recommends a mix of residential, community service and ancillary commercial uses. The recommended Zoning By-law Amendment has been reviewed against the Official Plan, Yonge-Eglinton Secondary Plan and urban design guidelines described in the Policy Considerations section of the report. The Official Plan designates the subject site *Mixed Use Areas*. *Mixed Use Areas* achieve a multitude of planning objectives by combining a broad array of residential uses, offices, retail and services, institutions, entertainment, recreation and cultural activities, and parks and open spaces. *Mixed Use Areas* will absorb much of the new housing anticipated in the coming decades. The Yonge-Eglinton Secondary Plan designates 140 Merton Street as *Mixed Use Area 'B'*, permitting a range of residential, commercial and institutional uses.

The recommended Zoning By-law Amendment conforms with the Official Plan and the Yonge-Eglinton Secondary Plan. The redevelopment of an existing low-rise building and surface parking lot in proximity to higher order rapid transit to a mixed-use building with seniors housing and community uses supports the land use policies of the *Mixed-Use Areas* designation. Specifically, it meets the requirements of Policy 4.5.2 of the Official Plan, which requires development in *Mixed Use Areas* to provide for new jobs and homes for Toronto's growing population on underutilized lands and create a balance of high quality commercial, residential, and open space uses that reduces automobile dependency and meets the needs of the local community.

By combining residential uses and community service facilities on a single site, the proposal conforms with the direction set for *Mixed Use Area 'B'* in Policy 2.5.6 of the Yonge-Eglinton Secondary Plan. The recommended Zoning By-law Amendment ensures that office and employment space on site is replaced and expanded with new community service space, as per Policy 2.5.7 of the Secondary Plan. The provision of supportive community uses within a mixed-use development will further contribute to the mix of uses planned for this area and advance Policy 2.2.1 of the Yonge-Eglinton

Secondary Plan, supporting the timely provision of infrastructure to ensure a complete community in Midtown.

Affordable Housing

As part of the City's Housing Now Initiative, development at 140 Merton Street will include at a minimum 50% affordable rental units, with a target of 100% affordable rental units overall. The recommended zoning by-law permits 14,500 square metres of residential gross floor area, which is estimated to provide for approximately 180 new residential units, of which a minimum of 90 units and up to 180 units would be affordable rental units.

The affordable rental units are planned to be rented for an average cost equivalent to 80% of Toronto's Average Market Rent, as defined by the Canada Mortgage and Housing Corporation (CMHC). The Housing Now Initiative will require the inclusion of deeply affordable rental units within this mix (rented at approximately 40% of Toronto's Average Market Rent). These rent targets are significantly lower than average rental rates in the Midtown market. This mix of units would serve households earning approximately \$21,000 to \$52,000 per year before tax. The units' affordability will be secured for 99 years.

The City's partner will construct and operate the property on a 99 year lease. The City and its partner will advertise housing opportunities to prospective tenants, including affordable rental opportunities, approximately one year prior to the completion of construction.

Heritage

The property at 140 Merton Street contains a two-storey building that was constructed in 1959-1960 for the War Amps as their "Dominion headquarters" and key-tag manufacturing services facility. The building has been owned by the City of Toronto since 1994 and occupied by SPRINT since 1998. The building is clad in limestone, polished black granite and buff brick and is distinguished by the limestone-clad, cenotaph-like pier rising above the roof-line at the south-west corner of the building. The heritage value of the property is embodied in the original 1959-60 front section of the building complex which is set back from the street with a long walkway to the main entrance and an open space.

The designated heritage property will be completely retained in situ for 12.0 metres of depth from the street facing façade. The project will not significantly impact the three dimensional form of the building as viewed from the public realm. The proposed alterations were presented to the Toronto Preservation Board (TPB) on November 12, 2019. The TPB supported the proposed alteration and conservation plan. Should the alterations to the subject property be approved by City Council, staff in its report to the TPB recommend that the leaseholder of the City-owned property be required to enter into a Heritage Easement Agreement and register it on title for the lands municipally known as 140 Merton Street prior to Site Plan Approval in order to ensure the long-term protection of the heritage property.

The 12.0 metre depth of full building retention, combined with an enhanced landscaped setting surrounding the heritage property and transition of scale to the new mixed-use project, is an appropriate Conservation Strategy for the site.

Height and Massing

The recommended Zoning By-law Amendment has been reviewed against the Official Plan policies, Secondary Plan policies and guidelines described in the Policy Considerations section of this Report.

The recommended Zoning By-law Amendment will permit a maximum gross floor area of 16,650 square metres of development and a maximum density of 4.9 times the area of the lot. The amendment will permit a tall building of up to 63.0 metres (approximately 18 storeys) and a base building with a maximum height of 19.0 metres. Diagram 4 of the recommended Zoning By-law Amendment identifies the minimum building setbacks and maximum building heights. Diagram 4 also depicts the preserved segment of the heritage building, as well as a second extension of the base building on the southeast corner with a maximum height of 9.0 metres.

Merton Street is characterized by a mix of tall, mid-rise and low-rise buildings containing residential uses, offices, community agency spaces, retail uses and restaurants. Surrounding building heights include a 28-storey residential building at the intersection with Yonge Street, a recently constructed 15-storey apartment building to the west and 5 to 15-storey apartment buildings south of the subject site along the edge of the Mount Pleasant Cemetery.

The approved Yonge-Eglinton Secondary Plan policies allow for a height range of 14 to 40 storeys in the Merton Street Character Area, with heights generally decreasing from north to south and from west to east with increasing distance from Davisville Subway Station. The recommended height falls within the height range provided in the approved Secondary Plan. The recommended height for this City project also aligns with directions adopted by City Council in its 2018 OPA 405 decision related to the scale of development in the Merton Street Character Area and permissions for additional height where community service space is retained on site.

The Official Plan requires development to fit harmoniously with the existing and/or planned context. At 18 storeys (63.0 metres), the permitted scale of development is consistent with the character of the surrounding area and compatible with the tall buildings to the north, east, south and west.

Based on an assessment of the planned built form context and the provision of replacement community space, as per Policy 6.3 of the Yonge-Eglinton Secondary Plan, the proposed height of 18 storeys is appropriate based on Secondary Plan and Official Plan policies, the surrounding land use, built form context and location of the site near the Davisville Subway Station.

The five-storey base building element permitted in the recommended Zoning By-law Amendment conforms to the maximum height requirement in the Secondary Plan and respects the existing streetwall and character of the surrounding area.

The proposed tower is setback 12.5 metres from both the side and rear lot lines. These setbacks provide adequate separation distances for an 18-storey tall building from existing and potential future tall buildings on adjacent sites. Notably, the rear setback provides more than 35 metres of separation between the new tower and existing slab apartment building in the Davisville Apartment Neighbourhood to the north, a character area defined by spacing between buildings and a generously-scaled landscaped setting.

The recommended Zoning By-law Amendment allows for a maximum tower floor plate of 750 square metres. The Yonge-Eglinton Secondary Plan identifies a general maximum floor plate size of 750 square metres. Slender floor plates reduce the impacts the tower poses on surrounding streets and properties. When adequately separated, slender floor plates cause smaller shadows, improve access to skyview, permit better views between and through sites and contribute to a more attractive skyline.

The recommended Zoning By-law Amendment is appropriate for the subject site. The site is designated *Mixed Use Areas* and in proximity to the Davisville Subway Station. The permitted scale of development is consistent with the planned character of Merton Street, the high-rise character of the surrounding area and is compatible with the tall buildings to the north and south.

Sun, Shadow

The Official Plan requires development to limit shadowing on streets, properties and open spaces and minimize any additional shadowing and uncomfortable wind conditions on neighbouring parks to preserve their utility. It also requires new development to maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

Shadow studies were prepared in support of the proposal which show the extent of the shadow from the proposed building on March 21 and September 21. The proposed development adequately limits shadowing on adjacent properties given the 18-storey maximum height and slender floor plate.

The proposed development does not cast a shadow on any parks in the area and only minor shadows are cast on Pailton Crescent and Merton Street in the late afternoon.

Wind

Adverse wind conditions can be mitigated through the siting, massing, orientation and articulation of the base and the tower. The use of setbacks at the tower base is a particularly useful strategy to dissipate down drafts. The Tall Building Design Guideline identify a minimum 3 metre tower setback, including balconies, from the base of the building and a minimum towers separation distance of 25 metres to help mitigate uncomfortable wind conditions.

The recommended Zoning By-law Amendment requires the tower to step back 3 metres from the base building facing Merton Street and 15 metres where the Heritage building is being preserved. The tower would step back 7.1 metres from the east, west and rear

sides of the base building. In addition, the 12.5 metres tower setback from the side and rear property lines protects for a minimum 25 separation distance between any future tower developments on adjacent properties.

Given that the tower stepbacks from the base of the building are generally in excess of those required in the Tall Building Design Guidelines to mitigate uncomfortable wind conditions and that the proposal has met the minimum tower setbacks to protect for appropriate tower separation distances and uncomfortable wind conditions, staff are comfortable recommending approval of the subject Zoning By-law Amendment in the absence of a pedestrian-level wind study.

Further analysis of pedestrian-level wind conditions will be required at the site plan stage when a more detailed version of the development has been designed to determine if additional mitigation strategies are necessary. Any wind mitigation measures will be secured through the lease agreement with the successful development partner for this project.

Amenity Space

The Built Form policies of the Official Plan require that every significant multi-unit residential development provide indoor and outdoor recreation space for building residents. City-wide Zoning By-law 569-2013 requires an overall minimum of 4 square metres of amenity space per residential unit. The amendment proposes 436 square metres of indoor amenity space and 103 square metres of outdoor amenity space for a total of 3 square metres of amenity space per dwelling unit. Given that the proposed Zoning By-law Amendment also requires the provision of 2,150 square metres of community service space, City Planning staff are satisfied with the amount of amenity space required.

Streetscape

The Yonge-Eglinton Secondary Plan states that Merton Street will consist of wide sidewalks and landscaped boulevards to support pedestrian activity, the eclectic mix of uses along the street and the local commercial hub at Pailton Crescent. Development will provide a reasonable setback at grade and above grade on both the sides of the street. Additional setback depth will be provided on large sites and publicly-owned sites.

The portion of the heritage building to be retained in situ is set back 7.4 metres from the Merton Street property line. The new two-storey extension of the base building is proposed to be set back 10.0 metres. The remainder of the five-storey base building is set back 19.4 metres from Merton Street. The base building is set back 5.4 metres from the side and rear property lines.

The front yard building setbacks allow for a generous landscaped setting that will enhance the public realm and provide amenity for the future users of the site. Rear and side yard setbacks ensure the provision of open space and potential for mid-block connections which will enhance connectivity in the Midtown area. Moreover, the rear and side yard setbacks provide opportunity for a continuous path around the building acting as an uninterrupted circuit and potential exercise space for seniors.

Staff are satisfied the proposed setbacks conform with the Yonge-Eglinton Secondary Plan and provide sufficient room to allow for landscaping that will implement the vision in the Yonge-Eglinton Secondary Plan. A detailed landscape plan will be reviewed as part of the Site Plan Approval process.

Traffic Impact, Access, Parking

Traffic Impact

A Transportation Impact Study was prepared in support of the City-initiated Zoning By-law Amendment. The study estimates that the proposed development will generate a total of 25 two-way trips during the AM Peak Hour and 30 during the PM Peak Hour. The study concludes that the proposed development will have minimal traffic impacts at the intersections within the study area. Transportation Services staff have reviewed the study and find the traffic impacts acceptable.

Parking and Loading

The recommended Zoning By-law Amendment requires 45 parking spaces for the site consisting of 15 spaces for residents, 15 spaces for visitors and 15 spaces for the community use. A parking justification analysis was prepared as part of the Transportation Impact Study and identifies that the proposed parking supply does not meet the requirements of Zoning By-law 569-2013. The parking justification analysis provides a rationale for the reduction in residential parking spaces, including examples of approved residential parking reductions in the area and Travel Demand Management strategies. Transportation Services have reviewed the parking justification analysis and find the number of proposed residential parking spaces acceptable.

The proposal includes one Type G loading space, which meets the minimum Zoning By-law requirement.

Servicing

A comprehensive Municipal Servicing Assessment was undertaken by Toronto Water as part of the update to the Yonge-Eglinton Secondary Plan. This Assessment analyzed the existing conditions and future conditions of Midtown's network of watermains and sewers based on long-term population and employment estimates. The assessment determined that capital upgrades to sewers, watermains and associated infrastructure are required both in the near and longer terms. The Yonge-Eglinton Secondary Plan requires that the City ensure sufficient servicing infrastructure is in place or secured to support development.

A Functional Servicing and Stormwater Management Report (FSSMR) was prepared in support of the proposal for 140 Merton Street. This FSSMR took into account other development applications in the area. A downstream sewer analysis was carried out for the Merton Street combined sewer from the site frontage eastward to the 1200 millimeter diameter combined trunk sewer flowing north in the Mount Pleasant Road right-of-way. The analysis found that the proposed development has negligible impact

on the receiving sewers. No detrimental impacts to the receiving combined sewer are expected as a result of the proposed development, and no combined sewer upgrades are recommended for Merton Street.

Hydrant flow testing was undertaken and included as part of the FSSMR. The test shows that adequate water pressure and flow exist to support this development.

The Hydrogeological Investigation report was also prepared for the subject site and concludes that the long-term groundwater control and short-term dewatering flows can be discharged to the combined sewer and accommodated in the receiving downstream sewers.

The proposal at 140 Merton Street drains to the sewer located at Mount Pleasant, therefore, staff do not anticipate Servicing and Stormwater capacity issues in the immediate term as a result of the proposal. Engineering and Construction Services staff have reviewed the FSSMR and Hydrogeological Investigation report and agree with their conclusions.

A more detailed, cumulative analysis is currently underway for the Yonge-Davisville area to determine what servicing upgrades may be required within the immediate area to support the current development applications in the area and 140 Merton Street. Some servicing upgrades may be identified through this more detailed analysis. Any required upgrades will be secured in appropriate agreements between development proponents and the City.

As part of the Site Plan Approval process, the development partner will be required to submit a detailed Stormwater Management Report, site servicing, grading and drainage plans in order to show compliance with the City's Wet Weather Flow Management requirements, design criteria for sewers and watermains; grading and other Development Engineering requirements.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. City Council direction requires the City's Agencies, Corporations and Divisions apply the Toronto Green Standard Tier 2 Core performance measures to all new buildings. This standard also applies to development undertaken as part of the Housing Now Initiative.

The materials prepared as part of the development concept for 140 Merton Street included a summary of Toronto Green Standard performance measures incorporated at the preliminary design stage. Where possible and appropriate, these measures have been secured in the recommended Zoning By-law Amendment. Implementation of TGS requirements will be confirmed as part of the forthcoming Site Plan Control application and will be secured on site plan drawings and through a Site Plan Agreement.

Community Services Assessment

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

The redevelopment of City-owned lands presents an important opportunity to demonstrate the City's commitment to the sector and principles of co-location and service integration, while expanding service capacity and delivering greater security of tenure for these valuable community partners.

As part of the Midtown in Focus study, a Community Services and Facilities Strategy was prepared for Midtown to guide the provision of community service facilities to support future growth. The Strategy, endorsed by City Council in July 2018, identified a significant number of human service and community agencies operating throughout Midtown, including several agencies that occupy spaces through leases with the City or its agencies, and explicitly calls for the inclusion of community agency space on any City-owned sites.

Approximately 1,150 square metres of space on the subject site is currently rented to a community agency (SPRINT) under the City's Community Space Tenancy policy. Prior to the Housing Now Initiative, City Planning staff participated in multiple meetings with CreateTO and identified the need to replace and expand the existing community agency space as part of any redevelopment. This was to provide for SPRINT's current operations and allow the expansion of community service delivery on-site.

The proposed development concept is consistent with the policies and strategic directions of the Yonge-Eglinton Secondary Plan and the Midtown Community Services and Facilities Strategy. The proposal specifically advances Section 9.5 of the Midtown CS&F strategy by redeveloping City-owned lands in Midtown to expand human services capacity and delivering greater security of tenure to valuable community partners such as SPRINT. It also demonstrates the City's commitment to ensuring the provision of needed community service facilities to support growth and a complete community in Midtown.

Next Steps

Subject to the approval of the recommended Zoning By-law Amendment in Attachment 4, the City and CreateTO will advance marketing of the project to experienced non-profit housing developers and operators. City and CreateTO staff aim to procure a successful development partner in early 2020.

The development partner will be required to enter into a long-term lease for the site and submit a Site Plan Control application to confirm detailed design prior to construction. The Site Plan Control application and long-term lease will secure Toronto Green Standard requirements at Tier 2 of Version 3, among other matters typical of a standard Site Plan Control application. Staff propose to continue public consultation and project updates throughout these phases of work.

Conclusion

The Zoning By-law Amendment recommended to be adopted through this report has been reviewed against the policies of the PPS (2014), the Growth Plan (2019), the Official Plan and the Yonge-Eglinton Secondary Plan. Staff are of the opinion that the recommended Zoning By-law Amendment is consistent with the PPS (2014) and conforms with and does not conflict with the Growth Plan (2019). Furthermore, the recommended amendments are in keeping with the intent of the Official Plan and Yonge-Eglinton Secondary Plan, particularly as it relates to directing growth towards *Mixed Use Areas* and areas served by transit and compatibility with adjacent land uses.

Development of the site through the Housing Now Initiative will result in the creation of approximately 180 rental units for seniors, targeted to be 100% affordable rental and secured for 99 years, advancing the Official Plan priority of adequate and affordable housing for all Torontonians. The Zoning By-law Amendment advances the implementation of the Midtown Community Services and Facilities Strategy expanding human service spaces in Midtown through the inclusion of an expanded community service facility on site. Moreover, the redevelopment of City-owned lands demonstrates the City's commitment to the human services sector and principles of co-location and service integration.

The development concept has been refined through community consultation, heritage impact assessment and staff review. Staff have carefully considered potential impacts and opportunities while developing the recommended Zoning By-law Amendment. The result is a zoning framework that clearly establishes the City's expectations for development at 140 Merton Street, while permitting creativity and design excellence on the part of the non-profit development partner to be retained in 2020.

The recommendations in this report will enable the development of 140 Merton Street in a manner that delivers much needed affordable seniors housing in combination with community service facilities, public realm improvements and other attributes of a complete, livable, inclusive community. Moreover, the recommendations will ensure the City advances towards the goal of delivering 3,700 affordable rental housing units through the first phase of the Housing Now Initiative.

Staff recommends that Council amend Zoning By-law 569-2013 in accordance with Attachment 4.

CONTACT

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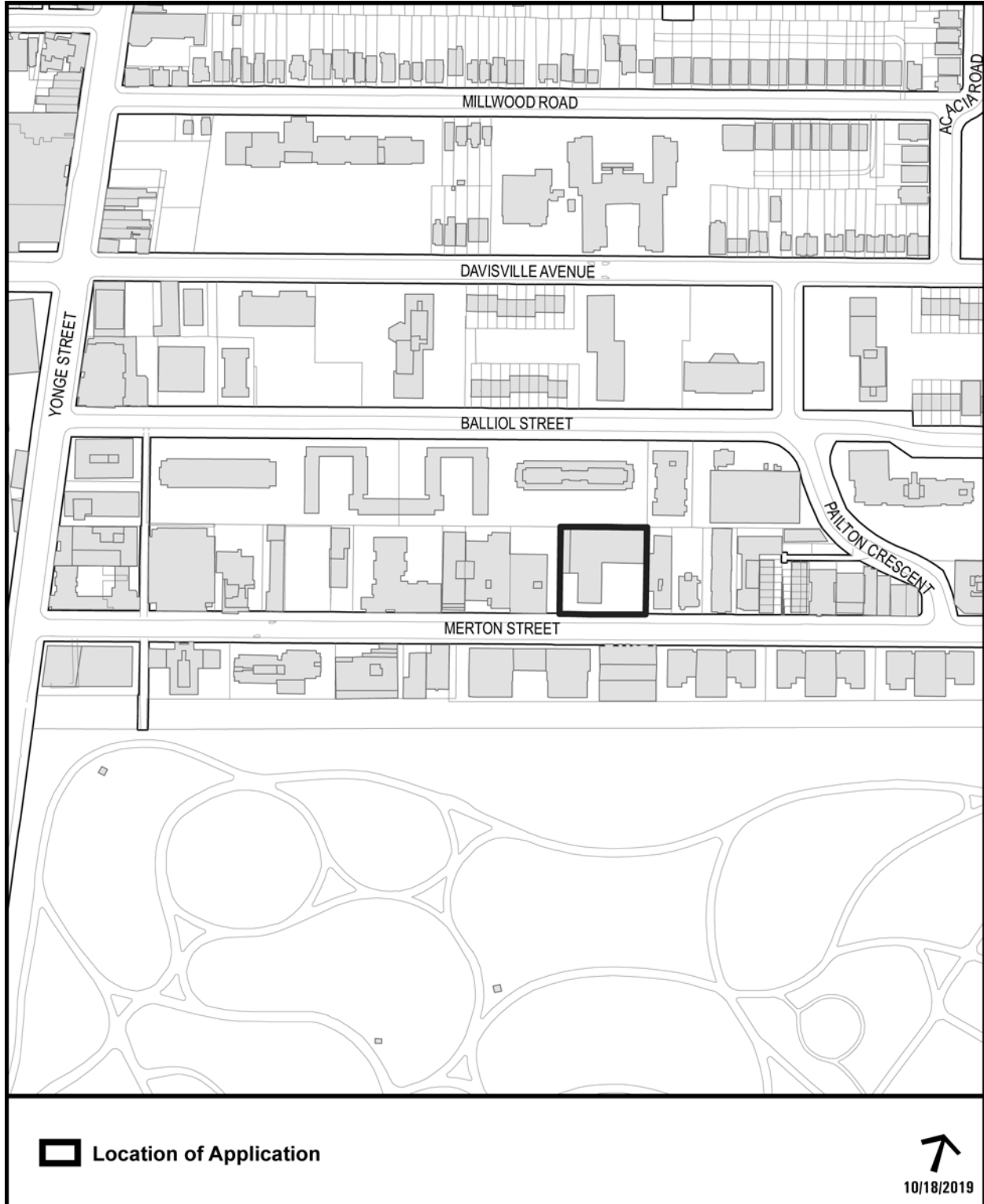
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Gregg Lintern, MCIP, RPP
Chief Planner & Executive Director
City Planning Division

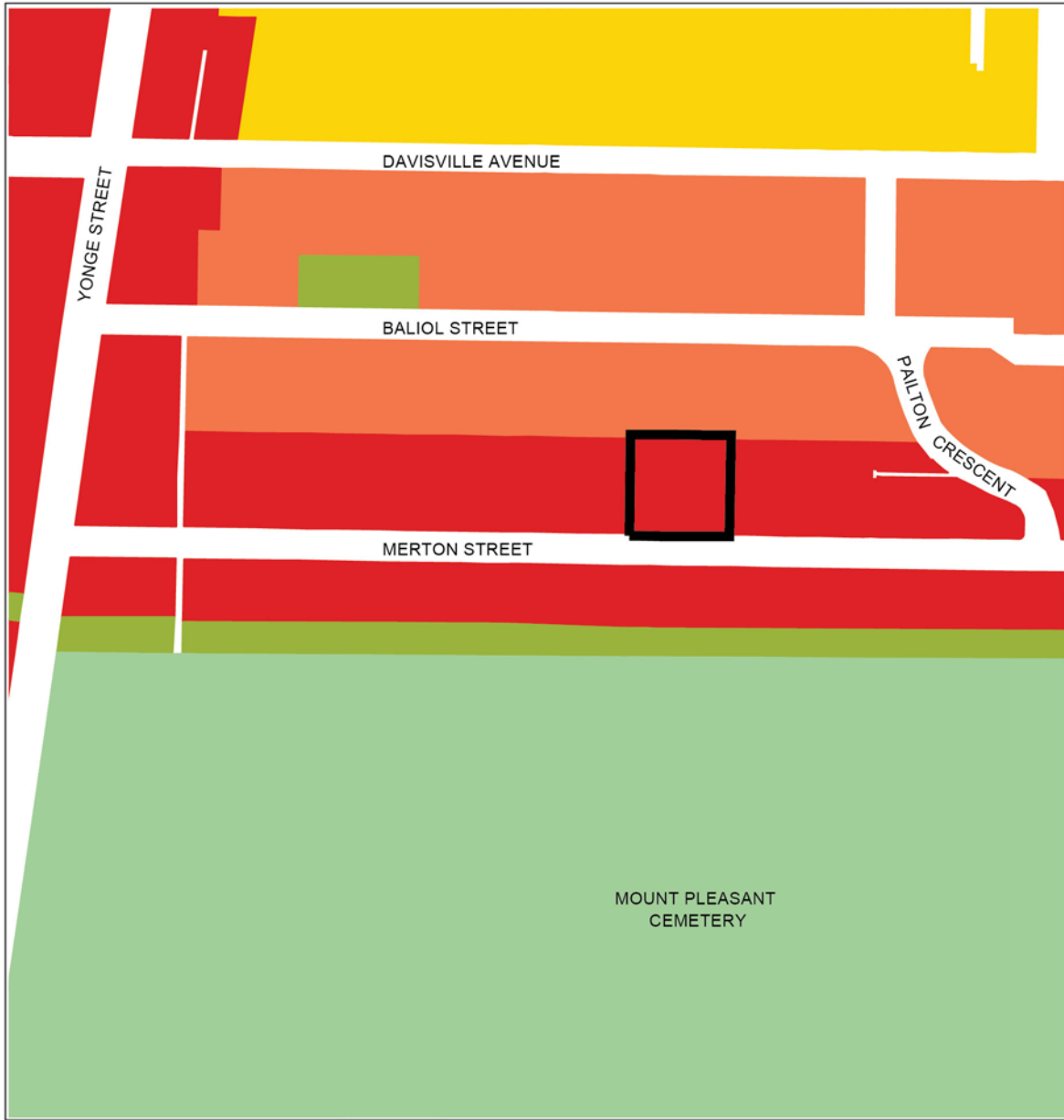
ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Official Plan Land Use Map
Attachment 3: Existing Zoning By-law Map
Attachment 4: Draft Zoning By-law Amendment
Attachment 5: Development Concept Drawings

Attachment 1: Location Map









Attachment 2: Official Plan Land Use Map



Official Plan Land Use Map #17

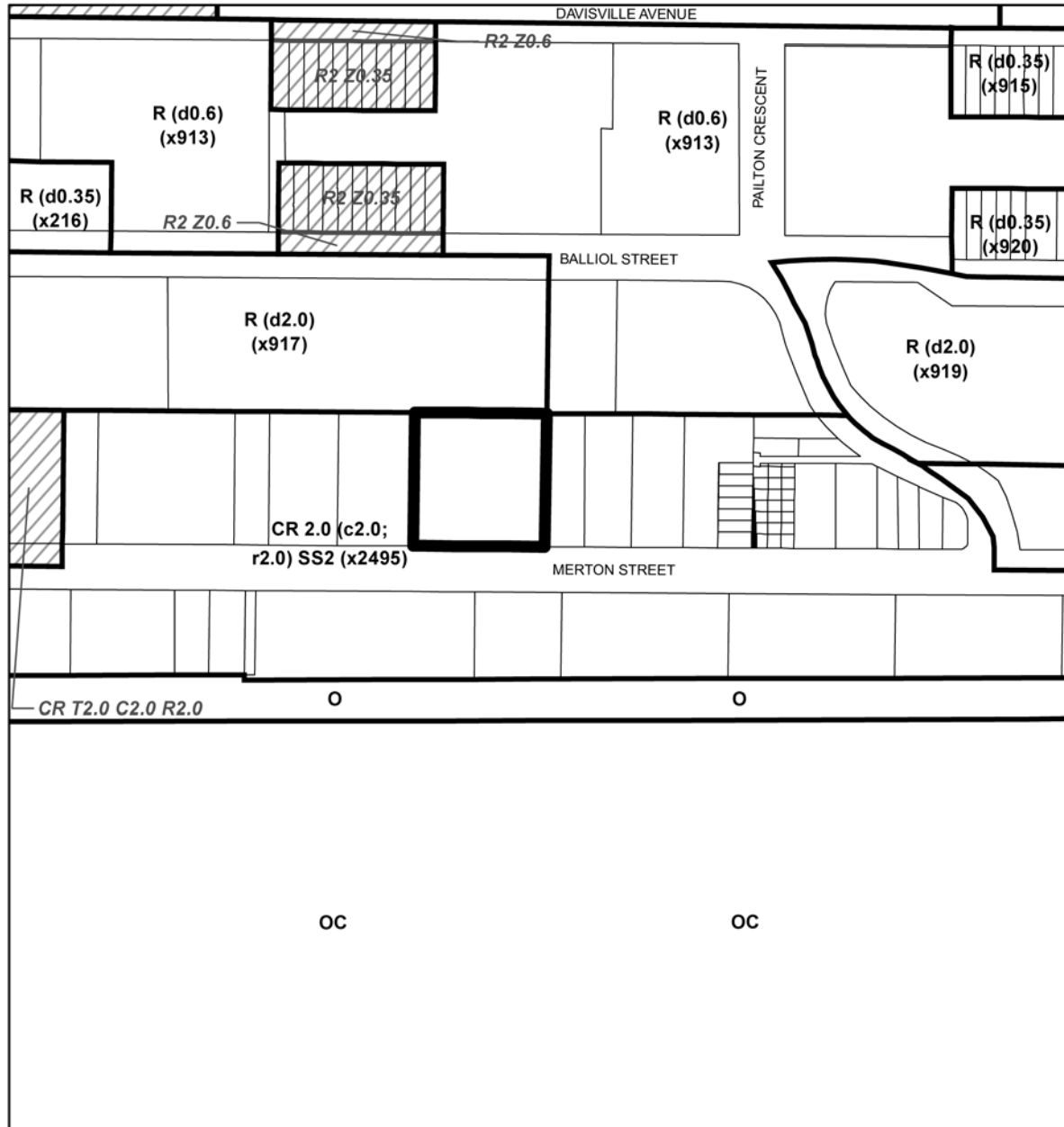
140 Merton Street

File # 19 114200 STE 12 OZ

	Location of Application		Parks
	Neighbourhoods		Other Open Space Areas
	Apartment Neighbourhoods		
	Mixed Use Areas		

↑
Not to Scale
10/31/2019

Attachment 3: Existing Zoning By-law Map



Zoning By-law 569-2013

140 Merton Street

File # 19 114200 STE 12 0Z



Location of Application



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

R Residential
CR Commercial Residential

O Open Space
OC Open Space Cemetery

R2 Residential District
CR Mixed-Use District



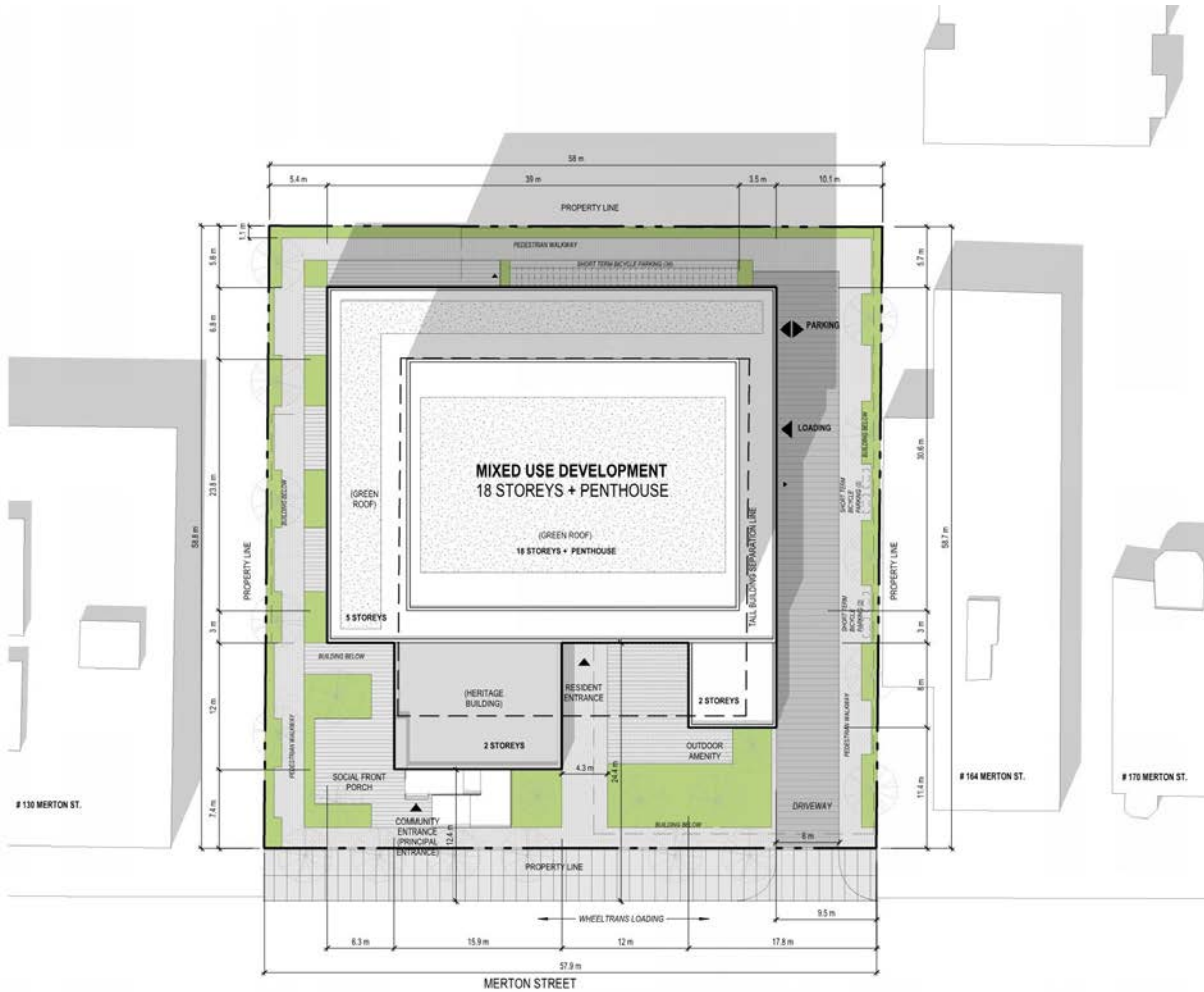
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Attachment 4: Draft Zoning By-law Amendment

Provided separately as a PDF and posted under the Agenda Item for Planning and Housing Committee's December 10, 2019 meeting.

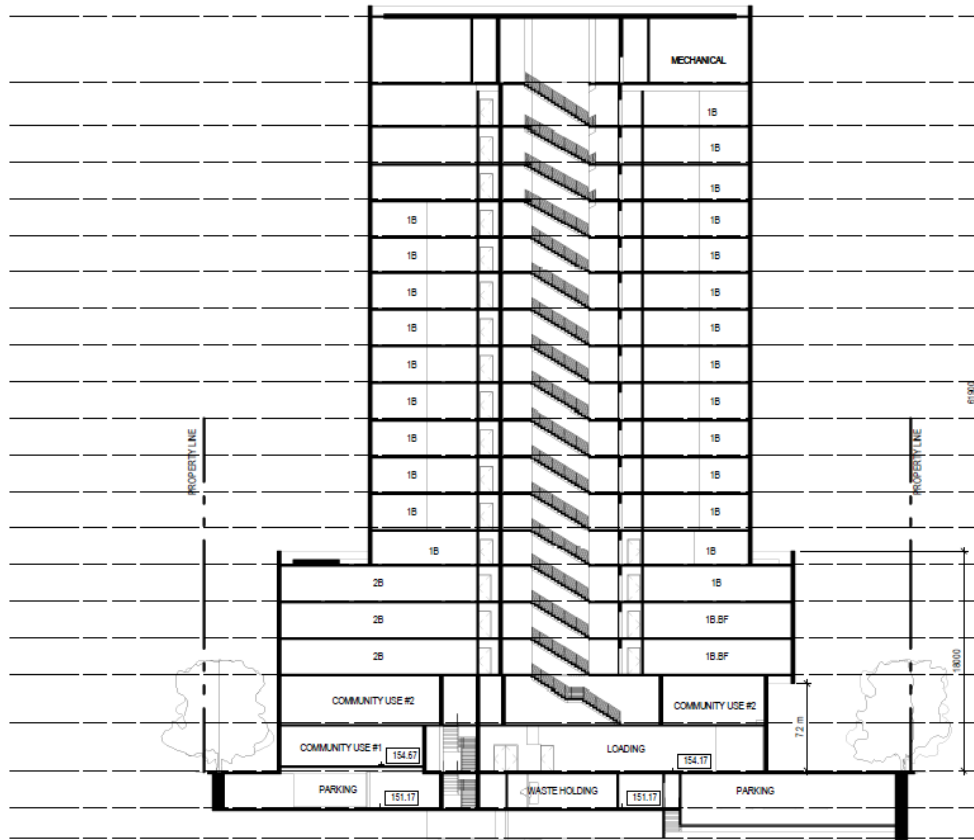
Attachment 5: Development Concept Drawings

Development Concept - Site Plan



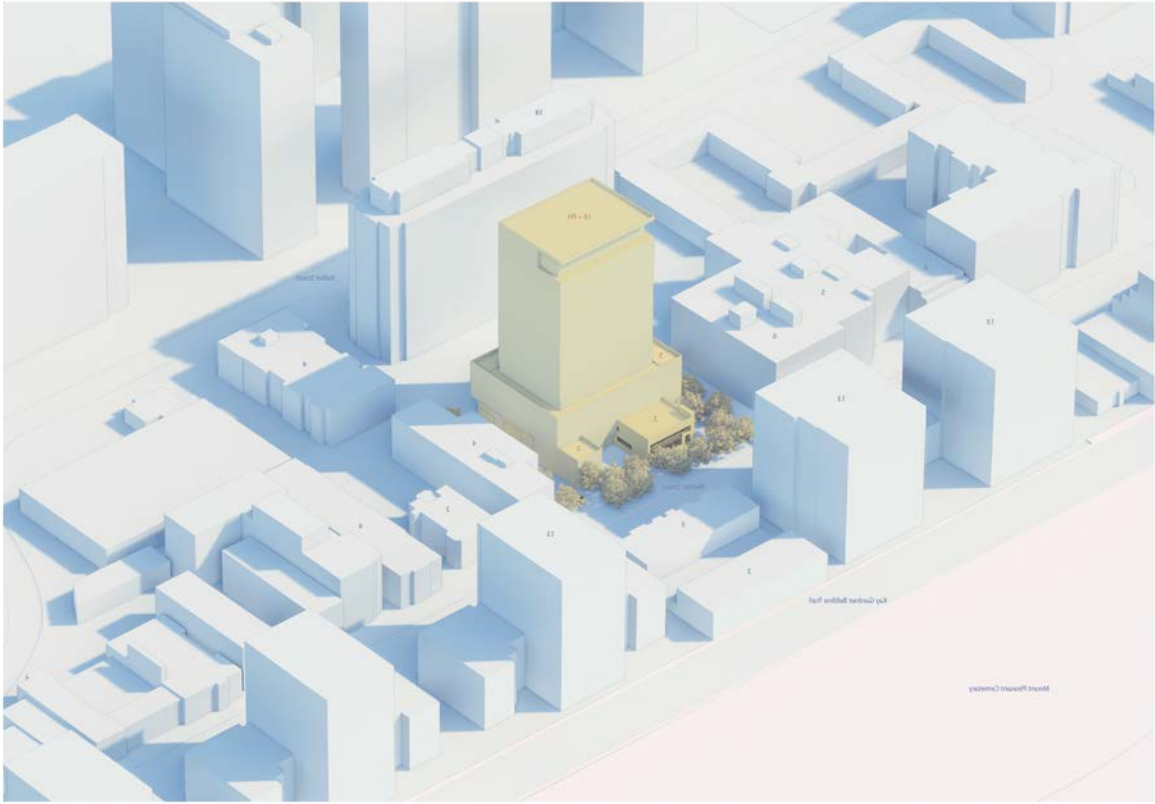
1 SITE PLAN
A1.01 1:300

Development Concept - East-West Section



1
 BUILDING SECTION - EAST / WEST
 AS.01 1:300

Development Concept - Axonometric Drawing and Context



Development Concept - Conceptual Massing and Design

