

871-899 College Street Zoning Amendment Application and Rental Housing Demolition Applications – Final Report

Date: February 28, 2019

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 9 - Davenport

Planning Application Number: 17 196947 19 OZ and 17 196947 STE 19 RH

SUMMARY

This zoning amendment application proposes an eight-storey building with 1,658 square metres of retail/commercial space at-grade and 112 residential units above at 871-899 College Street. A total of 61 parking spaces and 146 bicycle parking spaces are proposed within a one-level underground garage accessed from the rear lane. The proposed building would have a density of 4.34 times the area of the lot.

The Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code (Section 111 of the *City of Toronto Act*) proposes to demolish two existing residential rental apartment buildings containing a total of 13 rental dwelling units and provide replacement of all 13 rental dwelling units within the proposed building.

The proposed development is consistent with the Provincial Policy Statement (2014) and conforms with the Growth Plan for the Greater Golden Horseshoe (2017).

The proposal represents an appropriate redevelopment of the site and presents a built form and public realm that is compatible with the surrounding context. The massing of the building has been revised to provide a better transition to its neighbours, and the landscaping has been revised for consistency with the local BIA streetscape plan.

This report reviews and recommends approval of the Zoning By-law Amendment and Rental Housing Demolition Applications.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 438-86, for the lands at 871-899 College Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 871-899 College Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to this report.
3. City Council approve the application for a Rental Housing Demolition permit in accordance with Chapter 667 of the Toronto Municipal Code to allow for the demolition of thirteen (13) existing rental dwelling units located at 871 and 899 College Street, subject to the following conditions:
 - a. The owner shall provide and maintain thirteen (13) replacement rental dwelling units, comprising two (2) bachelor units, five (5) one-bedroom units, five (5) two-bedroom units and one (1) three-bedroom unit, on the subject site for a period of at least twenty (20) years beginning from the date that each such replacement dwelling unit is first occupied and as generally shown on the plans submitted to the City Planning Division dated January 16, 2019; any revision to these plans must be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
 - b. The owner shall as part of the thirteen (13) replacement rental dwelling units required above provide at least two (2) bachelor, four (4) one-bedroom, five (5) two-bedroom, and one (1) three-bedroom replacement rental dwelling units at affordable rents, and at least one (1) one-bedroom, replacement rental dwelling unit at mid-range rent for a period of at least ten (10) years, beginning from the date of first occupancy;
 - c. The owner shall provide and maintain one (1) market rental dwelling unit, numbered as Unit 210, on the subject site for a period of at least twenty (20) years beginning from the date that each such dwelling unit is first occupied, and as generally shown on the plans submitted to the City Planning Division dated January 16, 2019; any revision to these plans must be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
 - d. The owner shall provide and maintain an additional seventy-five (75) market rental dwelling units on the subject site for a period of at least ten (10) years beginning from the date that each such dwelling unit is first occupied, as generally shown on the plans submitted to the City Planning Division dated

January 16, 2019 for the second floor plan, and November 1, 2018 for the rest of the building; any revision to these plans must be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

e. The owner shall provide and maintain a common laundry room on the second floor which shall be equipped with at least six (6) washers and six (6) dryers as generally illustrated in the plans submitted to the City on January 16, 2019;

f. The owner shall provide tenants of the replacement rental dwelling units with access to all indoor and outdoor amenities on the site at no extra charge. Access and use of these amenities shall be on the same terms and conditions as any other building resident;

g. The owner shall provide a minimum of two (2) vehicle parking spaces that will be made available for rent to tenants of the replacement rental dwelling units;

h. The owner shall provide at least three (3) of the replacement rental dwelling units with a balcony or terrace;

i. The owner shall provide tenants of the replacement rental dwelling units with access to all bicycle parking and visitor parking on the same terms and conditions as any other resident of the building;

j. The owner shall provide tenant relocation and assistance to all eligible tenants, including the right to return to a replacement rental dwelling unit, to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

k. The owner shall enter into and register on title one or more Agreement(s) to secure the conditions outlined in (a) through (j) above to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division.

4. City Council authorize the Chief Planner and Executive Director, City Planning Division to issue the Preliminary Approval for the application under Municipal Code Chapter 667 for the demolition of the thirteen (13) existing rental dwelling units at 871 and 899 College Street after all of the following have occurred:

a. Satisfaction or securing of the conditions in Recommendation 3.a-k above;

b. The Official Plan Amendment has come into force and effect;

c. The Zoning By-law Amendments have come into full force and effect;

d. The issuance of the Notice of Approval Conditions for site plan approval by the Chief Planner or their designate, pursuant to Section 114 of the *City of Toronto Act, 2006*;

e. The issuance of excavation and shoring permits for the approved structure on the site; and

f. The execution and registration of a Section 37 Agreement pursuant to the *Planning Act* securing Recommendation 9 and any other requirements of the Zoning-Bylaw Amendment.

5. City Council authorize the Chief Building Official to issue a Section 111 permit under Municipal Code Chapter 667 after the Chief Planner and Executive Director, City Planning Division has given preliminary approval referred to in Recommendation 4 above.

6. City Council authorize the Chief Building Official to issue a demolition permit under Section 33 of the *Planning Act* no earlier than the issuance of the first building permit for excavation and shoring of the development, and after the Chief Planner and Executive Director, City Planning Division has given preliminary approval referred to in Recommendation 4 above, which permit may be included in the demolition permit for Chapter 667 under 363-11.1, of the Municipal Code, on condition that:

a. the owner remove all debris and rubble from the site immediately after demolition;

b. the owner erect solid construction hoarding to the satisfaction of the Chief Building Official;

c. The owner erects a residential building on site no later than three (3) years from the day demolition of the buildings is commenced; and

d. Should the owner fail to complete the new building within the time specified in condition (c) above, the City Clerk shall be entitled to enter on the collector's roll, to be collected in a like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000.00) for each dwelling unit for which a demolition permit is issued, and that each sum shall, until payment, be a lien or charge upon the land for which the demolition permit is issued.

7. City Council authorize the appropriate City officials to take such actions as are necessary to implement the foregoing, including execution of the Section 111 Agreement.

8. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

9. Before introducing the necessary Bills to City Council for enactment, require the Owner to enter into an Agreement pursuant to Section 37 of the Planning Act as follows:

a. Prior to the issuance of the first above-grade building permit, a cash contribution of \$600,000 towards park improvements within the vicinity of the site within the boundaries of Ward 9, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor. Such amount to be indexed upwardly in accordance with the Statistics Canada Construction Price Index for Toronto, calculated from the date of registration of the Section 37 Agreement to the date the payment is made.

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

i. Replacement of 13 rental dwelling units with rents secured at affordable and mid-range rent categories;

ii. Securing a tenant relocation and assistance plan to mitigate adverse impacts on existing tenants and provide existing eligible tenants the right to return to a replacement rental dwelling unit at similar rent; and,

iii. Submission, and thereafter implementation, of a construction management plan by the owner of 871-899 College Street to address such matters as wind, noise, dust, street closures, parking and laneway uses and access. Such plan to be to the satisfaction of the Chief Planner and Executive Director City Planning Division in consultation with the local Councillor and shall be completed prior to Site Plan Approval.

10. Before introducing the necessary Bills to City Council for enactment, the owner is required to submit a revised Functional Servicing Report and Hydrogeological Report satisfactory to the Chief Engineer & Executive Director, Engineering & Construction Services in consultation with the General Manager, Toronto Water.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

PROPOSAL

This application proposes an eight-storey mixed-use building with a total gross floor area of 12,090 square metres and a density of 4.34 times the area of the lot. The overall height is 25 metres, inclusive of all mechanical equipment and rooftop amenity space, and 21.5 metres, exclusive of the mechanical equipment and rooftop amenity space.

The ground floor is proposed to contain 1,658 square metres of commercial/retail space fronting on College Street, a pedestrian entrance and lobby to the residential units above, and access to the loading and underground parking off the rear lane. A total of 112 residential units would be contained within the six floors immediately above the ground floor, with amenity space comprising the eighth floor. It is proposed that the tenure be comprised of 24 condominium suites, and 88 rental apartment units. The unit mix for the rental apartment units consists of two bachelor units (2%), 61 one-bedroom units (69%), 17 two-bedroom units (19%), and eight three-bedroom units (10%). The unit mix for the condominium suites consists of 17 one-bedroom (71%) and seven two-bedroom units (29%).

The building is proposed to be located at the limits of the property boundaries along College Street West and the rear lane. The ground floor is proposed to be setback approximately 1 metre from the front property line, allowing for a 4.8 metre sidewalk along College Street for the majority of the frontage. Floors 2-5 would cantilever over the 1 metre ground floor setback. The building steps back 2.7 metres from the front façade for the majority of the fifth storey. At the seventh floor, the building steps back 5 metres from the College Street property line, and 7 metres on the eighth floor from the property line. Front balconies are proposed on storeys five and seven.

At the rear, the building terraces with stepbacks progressively getting larger from 3.2 metres on the second storey, to 17 metres on the seventh storey. Rear balconies are proposed on storeys two through seven. The building is proposed to be built to the east property line, and 5.4 metres from the first storey along the west property line to accommodate a private one-way driveway connecting the rear laneway to College Street. The above storeys will cantilever over the driveway at a setback of 1.23 metres from the west property line.

Indoor and outdoor amenity space, totalling 301 square metres and 486 square metres respectively, would be provided on the second and eighth floors. This equates to 2.69 square metres and 4.34 square metres of indoor and outdoor amenity space per unit respectively. The indoor amenity space on the eighth floor, consisting of 85 square metres, will be located 8.2 metres from the front lot line, and 23.4 metres from the rear lot line.

A total of 61 vehicular parking spaces are proposed to be provided in a one-level below-grade parking garage and will include 11 spaces shared between the commercial/retail

units and visitors of the residential unit. A total of 146 bicycle parking spaces (134 long-term and 12 short-term spaces) are to be provided at-grade and within the below-grade parking garage. Vehicular access, including loading, is proposed to be off the rear laneway.

The development would require the demolition of the existing rental apartment buildings located on the subject lands, containing 13 rental dwelling units. The applicant proposes to replace all existing rental dwelling units in the new residential building with the same number, type, size and with similar rents. The applicant has proposed a tenant relocation and assistance plan to address tenant impacts imposed by the redevelopment, including financial compensation and offering existing eligible tenants the right to return.

See Attachments 1 and 7-12 of this report for application data, site plan, elevations and 3D renderings of the proposed development.

Changes from the Original Proposal

The current revised application was submitted on November 8, 2018 and incorporates a number of changes from the original proposal submitted in July, 2017. The revisions include:

- The removal of the eighth residential floor and replacing it with outdoor amenity space which is connected to 85 square metres of indoor amenity space;
- Decreasing the total gross floor area and density from 12,739 square metres to 12,090 square metres and 4.69 to 4.34 times the area of the lot, respectively;
- Relocating the 2.7 metre front step-back on the west side of the façade from the sixth to the fifth storey to provide a better transition to the adjacent house form buildings;
- Shifting the massing of the mechanical penthouse further north to fully comply with the 45 degree rear angular plane, measured from the residential properties on the opposite side of the rear lane;
- Revising the landscape plans to include street trees, furniture and paving consistent with the College Promenade BIA standards;
- Revising the ground floor plans to include a minimum of three commercial units; and
- Increasing the proposed indoor amenity space from 222 square metres to 301 square metres (from 1.98 to 2.69 square metres/unit), and the proposed outdoor amenity space from 89 square metres to 486 square metres (from 0.79 to 4.34 square metres/unit).

Reasons for Application

Amendments to both the former City of Toronto Zoning By-law No. 438-86 and the City-Wide Zoning By-law No. 569-2013 are required to implement the proposed performance standards for the development, such as height and density. The height limit in the

zoning by-laws is 16 metres exclusive of the mechanical penthouse, while the proposal is requesting 25 metres, inclusive of the mechanical penthouse. The current density permitted is 3 times the area of the lot, while the requested density is 4.34 times the area of the lot. Additional deviations from the zoning by-laws related to setbacks, and parking, amongst other matters, are also required.

The applicant has also submitted an application for a Rental Housing Demolition and Conversion permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units as the subject lands contain six or more residential dwelling units, of which at least one is rental.

APPLICATION BACKGROUND

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements as well as to provide feedback on the proposal. The application was submitted on July 12, 2017 and deemed complete on August 14, 2017.

A Preliminary Report on the application was adopted by Toronto and East York Community Council on November 14, 2017 authorizing staff to conduct a community consultation meeting with an expanded notification area. Community consultation is summarized in the Comments section of this Report. The report can be accessed at the following link: <https://www.toronto.ca/legdocs/mmis/2017/te/bgrd/backgroundfile-108537.pdf>.

Application Submission Requirements

The following reports/studies were submitted in support of the application:

- Planning Rationale
- Draft Zoning By-law Amendments
- Community Services and Facilities Report
- Public Consultation Plan
- Architectural and Landscape Plans
- Building Massing Model
- Functional Servicing and Storm Water Management Report
- Engineering Plans
- Arborist Report
- Sun/Shadow Study
- Pedestrian Level Wind Study
- Energy Performance Report
- Transportation Impact Study

- Hydrogeological Study
- Toronto Green Development Standards Checklist
- Geotechnical Study
- Traffic Impact Study prepared
- Housing Issues Report
- Rental Screening Form

A Notification of Complete Application was issued on August 14, 2017.

Agency Circulation Outcomes

The application together with the applicable reports noted above, has been circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

Site and Surrounding Area

The site is located on the south side of College Street, just west of Ossington Avenue. It has an overall site area of 2,783 square metres, with a frontage of 67 metres along College Street, a depth of 41 metres, and comprises five consolidated lots. The existing uses and buildings on the lots consist of a 3-storey apartment building at 871 College Street, automotive sales and repair buildings at 877-895 College Street, a semi-detached residential dwelling at 897 College Street, and a 3-storey mixed use building with retail at-grade and residential units above at 899 College Street. At the rear property line, the site fronts onto a public laneway that leads to Ossington Avenue. There is a private right-of-way for a driveway that straddles 899 College Street and 901 College Street and provides access to the rear of both properties.

Thirteen (13) rental units exist on the subject lands. Nine (9) rental dwelling units are located at 871 College Street and four (4) are located at 899 College Street. All 13 units have affordable or mid-range affordable rents. All 13 rental units were occupied at the time the rental housing application was made. The units have the bedroom type and rent classifications (according to information provided by the applicant) as follows:

Rental Unit Bedroom Type		Rent Category	
Bachelor	2	Affordable rents	2
One-bedroom	5	Affordable rents	4
		Mid-range rents	1
Two-bedroom	5	Affordable rents	5

Rental Unit Bedroom Type		Rent Category	
Three-bedroom	1	Affordable rents	1

The surrounding development and land uses are as follows:

North: On the north side of College Street are 3-storey mixed-use buildings, as well as 2½-storey house form buildings, with retail at grade and residential units above.

East: To the east of the site are 3-storey mixed-use buildings with retail at-grade and residential units above, with the exception of a 6-storey mixed-use building at 799 College Street.

South: To the south of the site is a residential neighbourhood, comprised of detached and semi-detached houses.

West: Immediately west of the site are 2½-storey detached and semi-detached buildings with a mix of retail and residential at-grade, and residential above. Further west, at the south-east corner of Dovercourt Road and College Street, is a 4-storey YMCA building.

POLICY CONSIDERATIONS

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."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

The Growth Plan for the Greater Golden Horseshoe (2017)

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and

an attractive and vibrant public realm established through site design and urban design standards;

- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

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 to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of 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.

Staff have reviewed the proposed development for consistency with the PPS (2014) and for conformity with the Growth Plan (2017). The outcome of staff analysis and review is summarized in the Comments section of the Report.

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan as follows:

Chapter 4- Land Use Designations

The subject site is designated *Mixed Use Areas* in the City of Toronto Official Plan (see Attachment 3). This designation permits a broad range of commercial, residential and institutional uses and includes policies and development criteria to guide development and its transition between areas of different development intensity and scale.

The development criteria in *Mixed Use Areas* include, but are not limited to:

- Creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- Providing for new jobs and homes for Toronto's growing population on underutilized lands;
- Locating and massing new buildings to provide a transition between areas of different development intensity and scale;
- Locating and massing new buildings to frame the edges of streets and parks;
- Providing an attractive, comfortable and safe pedestrian environment;
- Providing good site access and circulation and an adequate supply of parking for residents and visitors;
- Locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- Providing indoor and outdoor recreation space for building residents in every significant multi-residential development.

Chapter 2 - Shaping the City

The Healthy Neighbourhoods Section of the Official Plan (Section 2.3.1) identifies that the intensification of land adjacent to neighbourhoods will be carefully controlled so that neighbourhoods are protected from negative impact. The plan also states that developments in *Mixed Use Areas* that are adjacent or close to *Neighbourhoods* will, among other matters, be compatible with those *Neighbourhoods*, provide a gradual transition of scale and density and maintain adequate light and privacy for residents in those *Neighbourhoods*.

Chapter 3 - Building a Successful City

In addition to the specific land use policies, and the Healthy Neighbourhood Policies, Section 3.1.2 of the Official Plan contains Built Form Policies. This section of the Plan identifies that our enjoyment of streets and open spaces largely depends upon the visual quality, activity, comfortable environment, and perceived safety of these spaces. These attributes are largely influenced by the built form of adjacent buildings. The Built Form section of the Plan also identifies that the majority of new growth will take place in the areas of the City where intensification is appropriate. These areas include the *Downtown, Centres, and along Avenues*.

College Street is identified as an *Avenues* on Map 2 – Urban Structure of the Plan with a right-of-way width of 20 metres. *Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new residential and employment opportunities while improving the pedestrian environment, streetscapes, retail opportunities and transit service for residents of the community.

The framework for new development on each *Avenue* will be established through an Avenue Study, resulting in appropriate zoning and design guidelines created in consultation with the local community. Development applications which proceed in

advance of an Avenue Study are required to complete a study, called an Avenue Segment Study, which will address the impacts of the incremental development of the entire Avenue segment at a similar form, scale and intensity. Related considerations include appropriate built form and massing necessary to protect adjacent *Neighbourhoods* and the adequacy of supporting community facilities and infrastructure.

At present, there is no Avenue Study for this segment of College Street. However, an Avenue Segment Study was prepared by Armstrong Hunter & Associates in 2012, in support of a 7-storey mixed use building located at 998 College Street. The Avenue Segment Study identifies three redevelopment sites along the segment that may be appropriate for redevelopment at heights and densities that are similar to 998 College Street. Amongst the potential redevelopment sites was 877-893 College Street, the existing automotive sales and repair buildings, which was identified to have potential for a 6-7 storey building containing 50-60 units. As part of the submission requirements, the applicant provided an addendum to the 2012 Avenue Segment Study embedded within the Planning Rationale, which includes the subject application, and which reiterates the conclusions of the initial Study that incremental development within the segment would not adversely impact adjacent *Neighbourhoods*.

Section 3.2.1 Housing

Section 3.2.1 of the Official Plan includes policies that encourage the provision of a full range of housing, in terms of form, tenure and affordability, and the protection of rental housing units.

Rental replacement Policy 3.2.1.6 states that new development that would result in the loss of six or more rental housing units will not be approved unless all of the rental housing units have rents that exceed mid-range rents at the time of application, or in cases where planning approvals other than site plan are sought, the following secured:

- At least the same number, size and type of rental housing units are replaced and maintained with similar rents to those in effect at the time the redevelopment application was made;
- For a period of at least 10 years, rents for replacement units will be the rent at first occupancy, increased annually by not more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time; and
- An acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement rental units at similar rent, the provision of alternative accommodation at similar rents and other assistance to lessen the hardship of relocation. This proposal has been reviewed against

This proposal has been reviewed against the policies described above as well as the policies of the Official Plan as a whole.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Rental Housing Demolition By-law

Section 111 of the *City of Toronto Act, 2006* authorizes Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the Toronto Municipal Code, the Rental Housing Demolition and Conversion By-law, implements Section 111. Chapter 667 prohibits the demolition or conversion of rental housing units in buildings containing six or more residential dwelling units, of which at least one unit is rental, without obtaining a permit from the City and requires a decision by either City Council or, where delegated, the Chief Planner and Executive Director, City Planning.

Pursuant to Chapter 667, City Council may refuse an application, or approve the demolition and may impose conditions, including conditions that must be satisfied before a demolition permit is issued. These conditions further the intent of the City's Official Plan policies protecting rental housing.

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

Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion and an application under Chapter 363 for residential demolition control, City Council typically considers both applications at the same time. Unlike *Planning Act* applications, decisions made by City Council under Chapter 667 are not appealable to the Local Planning Appeal Tribunal (LPAT).

On July 12, 2017 the applicant made an application for a Rental Housing Demolition permit pursuant to the Bylaw.

Zoning

The subject properties are zoned 'MCR T3.0 C1.0 R2.5' by By-law No. 438- 86, as amended (see Attachment 4). The 'MCR' zone permits a broad range of residential and commercial uses. The maximum permitted building height is 16 metres, while the maximum permitted density is 3 times the site area.

The subject sites are zoned 'CR 3.0 (c1.0; r2.5) x1571' by Zoning By-law 569-2013. Zoning By-law 569-2013 permits generally the same uses, height and density on the subject site as By-law 438-86.

Avenues and Mid-Rise Buildings Study and Performance Standards

In 2010, City Council adopted the Avenues and Mid-Rise Buildings Study and an addendum containing performance standards for mid-rise buildings. They identify a list of best practices and establish a set of performance standards for new mid-rise buildings. Key issues addressed include maximum allowable building heights, setbacks and step backs, sunlight and skyview, pedestrian realm conditions, transition to *Neighbourhoods* and *Parks and Open Space Areas* and corner sites. The link to the guidelines is here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/mid-rise-buildings/>.

The 2010 study has been used to identify portions of Avenues where there is an existing character that should be considered in the development of new mid-rise buildings. These Character Areas have characteristics that require additional consideration of the existing context in terms of architectural and urban design. Along the *Avenues*, and especially within Character Areas, the diversity of building typologies, heritage buildings, streetscapes and existing city fabric requires that each new building consider and respond to the surrounding context. Within Character Areas, it will be especially important that new buildings recognize and reflect the important elements that define the existing context.

The July 2010 report identifies 871-899 College Street as being located within the, Dufferin Grove Character Area, which contains a mix of detached and semi-detached houses, walk up apartment buildings and fine grain retail.

City Council also adopted a revised Mid-Rise Building Performance Standards Addendum, for staff to use together with the 2010 approved Mid-Rise Building Performance Standards in the preparation of area studies or during the evaluation of development applications, where mid-rise buildings are proposed and Performance Standards are applicable, until such time as City Council adopts updated Mid-Rise Building Design Guidelines. Council's decision is here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and <http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>.

Community Consultation

City Planning held a community consultation meeting on January 22, 2018 at Pope Francis Catholic School. The local Councillor, the applicant and approximately fifty members of the public attended the meeting. A follow-up working group meeting was also organized on February 21, 2019, attended by the local Councillor and eight members of the public that were also present at the community consultation meeting.

The concerns raised by residents with respect to the proposed development were generally related to the following matters:

- Height and massing of the building in relation to the residential neighbourhood to the south, and potential privacy and overlook issues;
- Articulation of the façade and the ground-floor commercial units to ensure fine grain patterns along College Street are maintained;
- The proposed resident parking supply and additional demand for on-street parking;
- Increased usage of the rear public laneway for site access and servicing;
- Opportunities to improve the streetscaping on College Street;
- Transition and impact on the adjacent house form buildings; and
- The impacts on the live music venues in the neighbourhood.

These issues have been considered in the review of the application.

Tenant Consultation

On April 19, 2018, planning staff hosted a Tenant Consultation Meeting. The purpose of the meeting was to review the impact of the proposal on tenants, present the City's rental housing policies, and provide information on the proposed redevelopment of the site. A typical Tenant Relocation and Assistance Plan was presented. These plans are designed to address the impact on tenants incurred because of the need to move and finding alternative accommodation during the construction of replacement units.

This meeting was attended by the local Councillor, planning staff, the applicant and eight tenants. During the meeting, tenants asked specific questions about the proposed replacement rental units (unit layouts, amenities, location), whether or not the applicant would assist with finding alternative accommodations during construction, permitted rent increases for the replacement rental dwelling units and expected length of construction. Feedback from the meeting was used to inform the tenant relocation and assistance plan agreed between the City and the applicant.

Site Plan Control

A Site Plan application has been filed and is being reviewed concurrently with the Zoning Amendment application.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2014) and the Growth Plan (2017). The proposal has also been reviewed and evaluated against Policy 5.1 of the Growth Plan as described in the Issue Background section of the Report.

Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan as follows:

The PPS (2014) requires provisions to be made for an appropriate range of housing types and densities to meet projected requirements of current and future residents. This policy for healthy, livable and safe communities is achieved, amongst other means, by accommodating a range of residential, employment, institutional and other uses to meet long-term needs, facilitating all forms of residential intensification and redevelopment, promoting densities for new housing which effectively use land, resources, infrastructure and public services, and support the use of public transit. Specifically, the PPS requires growth and development to focus in settlement areas, and promotes the use of appropriate development standards to support intensification and redevelopment while mitigating risks to public health and safety.

Policy 1.4.3 outlines that one of the ways planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents is by 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.

Policy 4.7 of the PPS refers to the Official Plan as the most important vehicle for implementing the PPS and as such the development standards in the Toronto Official Plan have particular relevance. The Toronto Official Plan section of this Report evaluates the appropriateness of the subject site for intensification.

The proposed development supports Provincial policy objectives to focus growth in existing settlement areas. The proposal would also support efficient land use, mix of housing types, reduced land consumption related to residential development, and efficient use of existing infrastructure, and would be transit supportive. The proposed development is therefore consistent with the PPS.

The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe. Section 2.2.1.2 of the Growth Plan directs the vast majority of growth to occur within settlement areas that have a delineated built boundary, have existing or planned municipal infrastructure including water and waste water systems, and that can support the achievement of complete communities.

Section 2.2.1.4 of the Growth Plan provides further direction on the achievement of complete communities. It articulates a set of objectives including a diverse mix of land uses, and range and mix of housing options to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes. Convenient access to a range of transportation options, public service facilities, and open spaces and recreational facilities is also highlighted as a key component of complete communities. Furthermore, this section directs that complete communities ensure the development of high quality, compact built form, an attractive and vibrant public realm, including open spaces, through site design and urban design standards.

The proposed development is consistent with the above section and other relevant sections of the Growth Plan. The proposal provides for high quality compact built form and meets applicable urban design standards. The proposed development conforms to the Growth Plan.

Land Use

The Official Plan identifies that *Mixed Use Areas* are intended to achieve a multitude of planning objectives by combining a broad array of residential, office, retail and service uses. *Mixed Use Areas* are intended to be areas which allow residents to live, work and shop in the same area, even the same building, giving individuals an opportunity to be less dependent upon their automobiles, while creating districts along transit routes that are animated, attractive, and safe. Although *Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service uses in the City, not all *Mixed Use Areas* will experience the same scale or intensity of development. The highest buildings and greatest intensity will occur in the *Downtown*, with decreased intensity and scale in the *Centres* and along *Avenues*.

The development criteria contained within Section 4.5.2 of the Official Plan seeks to ensure that, among other matters, development in *Mixed Use Areas* creates a balance of high quality commercial, residential, institutional uses that reduce automobile dependency while meeting the needs of the local community. The Plan also seeks to create and sustain well paid, stable, safe and fulfilling employment opportunities on lands designated *Mixed Use Areas*.

The development has non-residential space at grade along College Street which is in keeping with the commercial/retail character of the *Avenue*. Staff have determined that the proposed mixed-use, mid-rise development is appropriate for this site and complies with *Mixed Use Areas* Policies contained within the Official Plan.

Built Form and Massing

Official Plan Section 2.3.1 – Healthy Neighbourhoods provides policy direction on development in *Mixed Use Areas*. The performance standards of the *Avenues* and *Mid-rise Buildings Guidelines* (*Mid-Rise Guidelines*) provide guidance pertaining to size, shape and quality of mid-rise buildings that are intended to implement this section of the Official Plan. The proposed development has been reviewed against policies from the Official Plan, and the pertinent performance standards from the *Mid-Rise Guidelines*, including the performance standards addendum.

Performance Standard 1 of the *Mid-Rise Guidelines* identifies that the maximum allowable height of the *Avenues* will be no taller than the width of the *Avenue* right-of-way. On College Street, which has a right-of-way width of 20 metres at this location, the mid-rise building consisting of at-grade commercial uses and residential dwelling units above, can be 20-metres in height, or 6-storeys. The study also recognizes that building

height is only one aspect of regulating building design. Performance Standard 13, identifies that mechanical penthouses may exceed the maximum height limit by up to 5 metres, but may not penetrate the angular plane. Therefore, a 20 metre building with a mechanical penthouse of 5 metres, for a total of 25 metres is recognized as being possible.

In this case, the residential units go up to 21.5 metres in height, and then the mechanical penthouse and amenity space bring the overall height to 25 meters. This overall height is consistent with other recently approved mid-rise buildings on College Street and Dundas Street West in the vicinity. However, as was the case for this application, each application is reviewed to consider its particular context and site characteristics.

The Council adopted Mid-Rise Building Performance Standards Addendum recommends limiting the height of buildings within Character Areas with 20 metre right-of-way widths to 16 metres, or 80% of the right-of-way width. The Addendum also clarifies that additional strategies to a reduced maximum height ratio, such as shallower angular planes, increased setbacks and setbacks, lowering streetwall heights, finer-grained building articulation or other envelope controls, should be studied to ensure that a comprehensive and defensible approach is applied when establishing area-specific heights and built form. Although the proposed building exceeds the 16 metre height limit of the Addendum, staff are of the opinion that the combination of a lower street wall height, front façade articulation, and incorporation of fine-grain commercial spaces on the ground floor, as elaborated on in the comments below, provide a comprehensive approach to achieving the objectives of the Addendum.

As a measure of controlling height and massing on the *Avenues*, Performance Standard 4A of the Mid-Rise Guidelines recommends that buildings meet a 45-degree angular plane along the front facade, measured at a height of 80% of the right-of-way width. For example, providing a streetwall height on College Street based on 80% of the right-of-way width would provide for an approximately 5-storey, or 16 metre height along College Street. The building employs a more restrictive approach to the front angular plane by stepping back 2.7 metres at a height of 13.4 metres for the majority of the building's width. The stepback at a height of 13.4 metres mitigates the visual impact of the massing at street level, while responding to the existing context of College Street, which is primarily comprised of a mix of detached and semi-detached houses, and walk up apartment buildings. The rest of the proposed building substantially complies within the front façade 45-degree angular plane performance standard.

As a measure for providing a gradual transition to the *Neighbourhood* designated properties at the rear, Performance Standard 5A of the Mid-Rise Guidelines recommends that buildings meet a 45-degree angular plane measured from the adjacent *Neighbourhood* designated lot lines. Based on feedback from the community and City Planning staff, the applicant revised their application to provide additional

upper storey step-backs at the rear, resulting in a built form that substantially complies with the rear 45-degree angular plane performance standard.

Transition to House Form Buildings to the West

During the community consultation meeting, concerns were raised regarding the impact and transition of the proposed building and its private driveway on the house form buildings to the west. In response to these concerns, the revised plans reduced the height of the front façade along the western portion to 13.4 metres, and provided landscaped buffer space and fence to mitigate the impact of the driveway on the adjacent buildings. The reduced front main wall height will be secured through the site specific zoning by-law amendment, while the landscaped buffer space and fence details will be secured through the concurrent site plan application.

Privacy and Overlook

One of the concerns raised by the community was overlook from the balconies and outdoor amenity space terraces on the south side of the building towards the houses, and the backyards of the houses to the south. The applicant has addressed these concerns by providing 1.5-1.8 metre opaque privacy screens and planting beds on the patios and balconies facing the south. The details of these screens and planting beds will be secured through the Site Plan Approval process.

Sun and Shadow

As discussed in the Official Plan, new development is required to adequately limit any resulting shadowing of neighbouring streets, having regard for the varied nature of such areas. In addition, the Official Plan requires that new development in *Mixed Use Areas* locate and mass new buildings to maintain sunlight for pedestrians on adjacent streets. Taken together, the intent of these policies is to ensure that new development on the *Avenues* provides for appropriate continuous sunlight and limits shadowing on neighbouring streets.

Through review of the sun and shadow studies prepared by the applicant in support of their application, City Planning staff are satisfied that the proposed building ensures appropriate continuous sunlight and limits shadowing on the north sidewalk of College Street. Specifically, during the shoulder seasons (March/September 21), a continuous period of sunlight will be maintained on the north sidewalk of College Street from approximately noon onwards. Taken as a whole with the provisions for intensification on the City's *Avenues*, the amount of continuous sunlight and incremental shadowing is appropriate and meets the intent of the Official Plan.

Traffic Impact, Access, Parking

Vehicular access and servicing is provided via a public lane at the south end of the property accessed from Ossington Avenue. The application includes one Type G loading space, located on the private one-way driveway located on the west side of the property, and which connects the rear public lane with College Street. Transportation Services staff have reviewed the applicant's original Transportation Impact Study (dated May 2017) and Addendum Letter (dated November 2018) and find the traffic impacts of the proposal acceptable. The proposed loading supply and turning movements to access the loading space are also satisfactory.

The proposal includes a total of 61 vehicular parking spaces (48 for residents, 11 shared between residential and commercial visitors, and 2 car-share spaces) in a below-grade garage, whereas Zoning By-law 569-2013 requires a minimum of 76 vehicular parking spaces. The development also includes 146 bicycle parking spaces (134 long-term and 12 short-term spaces), which is greater than the minimum requirement of 112 spaces. The applicant's Transportation Impact Study justifies the reduced vehicular parking supply based on the site's proximity to public transit infrastructure, extended cycling network in the area and other contributing factors, such as potential travel demand management programs geared to reduce reliance on Single Occupant Vehicle travel. Transportation Services staff find the proposed vehicular and bike parking supply acceptable.

Road Widening

The site abuts a City-owned laneway to the south. The laneway is currently a substandard laneway with a right-of-way of less than 6 metres in width. A 1.37 metre wide strip of land abutting the south laneway shall be conveyed to the City. These conveyances will be secured through the concurrent Site Plan Approval process.

Streetscape

Through the community consultation process, residents expressed the need for streetscape improvements on College Street. On the north elevation of the building facing College Street, the ground floor is setback back 1.05 metres. In total, a 4.8 metre wide sidewalk is provided between the curb and ground floor façade, which meets the recommended minimum sidewalk width for right-of-ways of 20 metres in the Mid-Rise Buildings Study.

The landscape plans also include six street trees, an improvement over the existing two street trees, as well as street furniture and paving that is consistent with the College Promenade BIA streetscape plan. To further animate the public realm and to provide a better fit within the existing fine grain context of College Street, the ground floor would be limited to a minimum of three commercial units, and the front façade has been articulated through notches along the front main wall that replicate the fine grain pattern of the street.

Servicing

Engineering and Construction Services staff reviewed the Functional Servicing Report (FSR) and Hydrogeological Report submitted with the application. Revisions to the FSR and Hydrogeological Reports are required to be provided prior to final acceptance by staff. Staff recommend that revised FSR and Hydrogeological Reports be submitted to the satisfaction of the Executive Director of Engineering and Construction Services, prior to introducing the necessary Bills to City Council.

Housing Issues

The applicant proposes to provide 13 replacement rental dwelling units within the new mid-rise building. The unit mix for the replacement rental units would be the same as the existing rental units; two (2) bachelor, five (5) one-bedroom, five (5) two-bedroom and one (1) three-bedroom unit. The building would also contain a mix of market rental and condominium units.

Upon completion, the total gross floor area for the 13 replacement rental dwelling units would be equal to the total gross floor area for the 13 existing rental dwelling units. The average replacement unit size for all unit types would be the same or larger than the existing average sizes.

A common laundry would be located on the same level as the replacement units, containing six washers and six dryers, shared with non-replacement market rental dwelling units. Tenants of the replacement rental units would have access to all indoor and outdoor amenity space provided within the building, and at least two (2) vehicle parking spaces. Bicycle and visitor parking would be provided to tenants of the replacement rental dwelling units on the same terms and conditions as other residents of the building. At least three (3) of the replacement rental dwelling units would be provided with a balcony or terrace.

The Section 37 and Section 111 Agreements will secure all details regarding minimum unit sizes and future tenants' access to all facilities and amenities.

Tenure and Rents for Replacement Units

The applicant has agreed to provide and maintain the 13 replacement rental dwelling units within the proposed mixed tenure rental building for at least 20 years, beginning from the date that each replacement rental dwelling unit is first occupied, and until the owner obtains approvals for a Zoning By-law Amendment removing the requirement for the replacement rental dwelling units to be maintained as rental units.

At the time of application, the existing buildings contained 12 affordable units (two (2) bachelor, four (4) one-bedroom units, five (5) two-bedroom units and one (1) three-

bedroom unit) and one (1) mid-range rental unit (one (1) one-bedroom). The applicant has agreed to secure the rents for the 12 affordable and one (1) mid-range replacement rental units for at least 10 years.

Tenant Relocation and Assistance Plan

The owner has agreed to provide tenant relocation and assistance to all tenants residing at 871 and 899 College Street, all of which would be to the satisfaction of the Chief Planner and Executive Director, City Planning. The plan for it would be secured through the Section 37 and Section 111 Agreements with the City.

The Tenant Relocation and Assistance Plan will assist affected tenants to obtain alternative accommodations while the replacement rental dwelling units are being constructed. As part of this plan, all pre-application eligible tenants would receive:

- At least 6 months' notice of the date that they must vacate their rental unit;
- The right to return to a replacement rental unit in the new building, with rent protected for at least to 20 years;
- Compensation equal to 3 month's rent pursuant to the *Residential Tenancies Act*;
- A move-out moving allowance and a move-back moving allowance if they exercise their right to return to a replacement rental dwelling unit;
- Additional compensation based on length of tenure and rent paid; and
- Special needs compensation as determined by the Chief Planner and Executive Director, City Planning.

As part of this plan, all post-application eligible tenants would receive:

- At least 6 months' notice of the date that they must vacate their rental unit; and
- Compensation equal to 3 month's rent pursuant to the *Residential Tenancies Act*;

Post-application tenants are tenants who moved into the rental building after the date of application and who were informed of the applicant's intent to redevelop the site. The disclosure of this information should have been agreed through the City approved disclosure form prior to signing a tenancy agreement for an existing rental dwelling unit at 871 or 899 College Street.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0 to 0.42 hectares of local parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a

parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication requirement is 1,493 m² or 54% of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% of the development site is applied to the residential use while the non-residential use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is 248 square metres.

Recognizing the site is located in an area where there is currently a low provision of parkland, the applicant has agreed to pursue an off-site dedication as per the Toronto Municipal Code Chapter 415-26 C to satisfy the parkland dedication requirement. The size and location of the off-site conveyance would be subject to the approval of the General Manager, PFR and would be subject to this Division's conditions for conveyance of parkland prior to the issuance of the first above grade building permit.

Should the applicant fail to secure an off-site parkland dedication to the satisfaction of the General Manager, Parks, Forestry & Recreation, the Owner shall satisfy the parkland dedication requirement through cash-in-lieu in accordance with Chapter 415, Article III of the Toronto Municipal Code.

Given the current rise in dog population in the downtown area, especially within condominium towers, the building includes on-site dog off-leash amenities with proper disposal facilities for the building residents or dog relief stations on the roof-top outdoor amenity space area, which will help to alleviate some of the pressure on the existing neighbourhood parks.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

The applicant is required to meet Tier 1 of the TGS. The site specific Zoning By-law will secure performance measures for the following Tier 1 development features: widened sidewalk along College Street, covered outdoor waiting areas, and bicycle parking spaces at- and below-grade.

Other applicable TGS performance measures will be secured through the Site Plan Approval process, including the provision of on-site tree planting and minimum required soil volumes.

Impact on Live Music and Performance Venues

During the public consultation process, members of the public had concerns regarding the potential conflict of uses between the existing live music and performance venues in the neighbourhood, and the proposed residential building.

To mitigate these concerns, the applicant will be required to include warning clauses in all offers of purchase and sale addressing the potential noise and vibration from the nearby live music and performance venues. In addition, the building's windows facing College Street will be comprised of Insulated Glass Units to improve noise control. The aforementioned measures to mitigate noise impacts will be secured through the concurrent Site Plan Control application.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the Planning Act. While the proposed development exceeds the height and density limits of the existing Zoning By-law, the application is consistent with the objectives and policies of the Official Plan, and thus constitutes good planning.

The community benefits recommended to be secured in the Section 37 Agreement are as follows:

- a. Prior to the issuance of the first above-grade building permit, a cash contribution of \$600,000 towards the park improvements in within the vicinity of the site within the boundaries of Ward 9, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor. Such amount to be indexed upwardly in accordance with the Statistics Canada Construction Price Index for Toronto, calculated from the date of registration of the Section 37 Agreement to the date the payment is made.
- b. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
 - i. Replacement of 13 rental dwelling units with rents secured at affordable and mid-range rent categories; and
 - ii. Securing a tenant relocation and assistance plan to mitigate adverse impacts on existing tenants and provide existing eligible tenants the right to return to a replacement rental dwelling unit at similar rent.
 - ii. Submission, and thereafter implementation, of a construction management plan by the owner of 871-899 College Street to address

such matters as wind, noise, dust, street closures, parking and laneway uses and access. Such plan to be to the satisfaction of the Chief Planner and Executive Director City Planning Division in consultation with the local Councillor and shall be completed prior to Site Plan Approval.

Conclusion

The proposal has been reviewed against the policies of the PPS (2014), the Growth Plan (2017), and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2014) and conforms with the Growth Plan. Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan and generally adheres to the Mid-rise Building Performance Standards.

The proposal presents an appropriate redevelopment of the site. The building as proposed complies with the Official Plan by intensifying lots on an *Avenue*, providing transition from the taller portions of the building on the north side of the site to the Neighbourhoods to the south, improving the streetscape along College, maintaining the fine grain non-residential at-grade character of College Street, and by providing sufficient parking and amenity space on site.

Planning Staff recommend approval of the proposed Zoning By-law Amendments. Planning Staff also recommend that City Council approve the demolition of the existing rental dwelling units located at 877-899 College Street subject to the conditions set out in the Recommendations section of this Report.

CONTACT

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SIGNATURE

Lynda H. Macdonald, MCIP, RPP, OALA
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Existing Zoning By-law Map

Attachment 5: Draft Zoning By-law Amendment 438-86

Attachment 6: Draft Zoning By-law Amendment 569-2013

Applicant Submitted Drawings

Attachment 7: Site Plan

Attachment 8: North Elevation

Attachment 9: East Elevation

Attachment 10: South Elevation

Attachment 11: West Elevation

Attachment 12a: 3D Model of Proposal in Context Looking Northwest

Attachment 12b: 3D Model of Proposal in Context Looking Southeast

Attachment 1: Application Data Sheet

Municipal Address: 871-899 COLLEGE STREET **Date Received:** July 12, 2017

Application Number: 17 196947 19 OZ and 17 196974 STE 19 RH

Application Type: Zoning By-law Amendment

Project Description: Proposal for a eight-storey building with 1,658 square metres of non-residential space at-grade and 112 residential units above at 871-899 College Street. A total of 61 parking spaces and 146 bicycle parking spaces are to be accommodated within a one-level underground garage accessed from the rear lane.

Applicant	Agent	Architect	Owner
GOWLING WLG (CANADA)	GOWLING WLG (CANADA)	STUDIO JCI	877-893 COLLEGE STREET PROPERTY INC.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	CR 3.0 (c1.0; r2.5) SS2 (x1571)	Heritage Designation:	N
Height Limit (m):	16	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 2,783 Frontage (m): 68 Depth (m): 41

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,325		2,030	2,030
Residential GFA (sq m):	1,052		10,432	10,432
Non-Residential GFA (sq m):	1,193		1,658	1,658

Total GFA (sq m):	2,245	12,090	12,090
Height - Storeys:	3	7	7
Height - Metres:		25	25

Lot Coverage Ratio (%): 73.12 Floor Space Index: 4.34

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA:	10,432	2,598
Office/Retail GFA:	1,658	
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Prop osed	Total
Rental:	13	13	75	88
Freehold:				
Condominium:			24	24
Total Units:	13	13	99	112

Total Residential Units by Size

Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	2	5	5	1
Proposed:	2	78	24	8
Total Units:	2	78	24	8

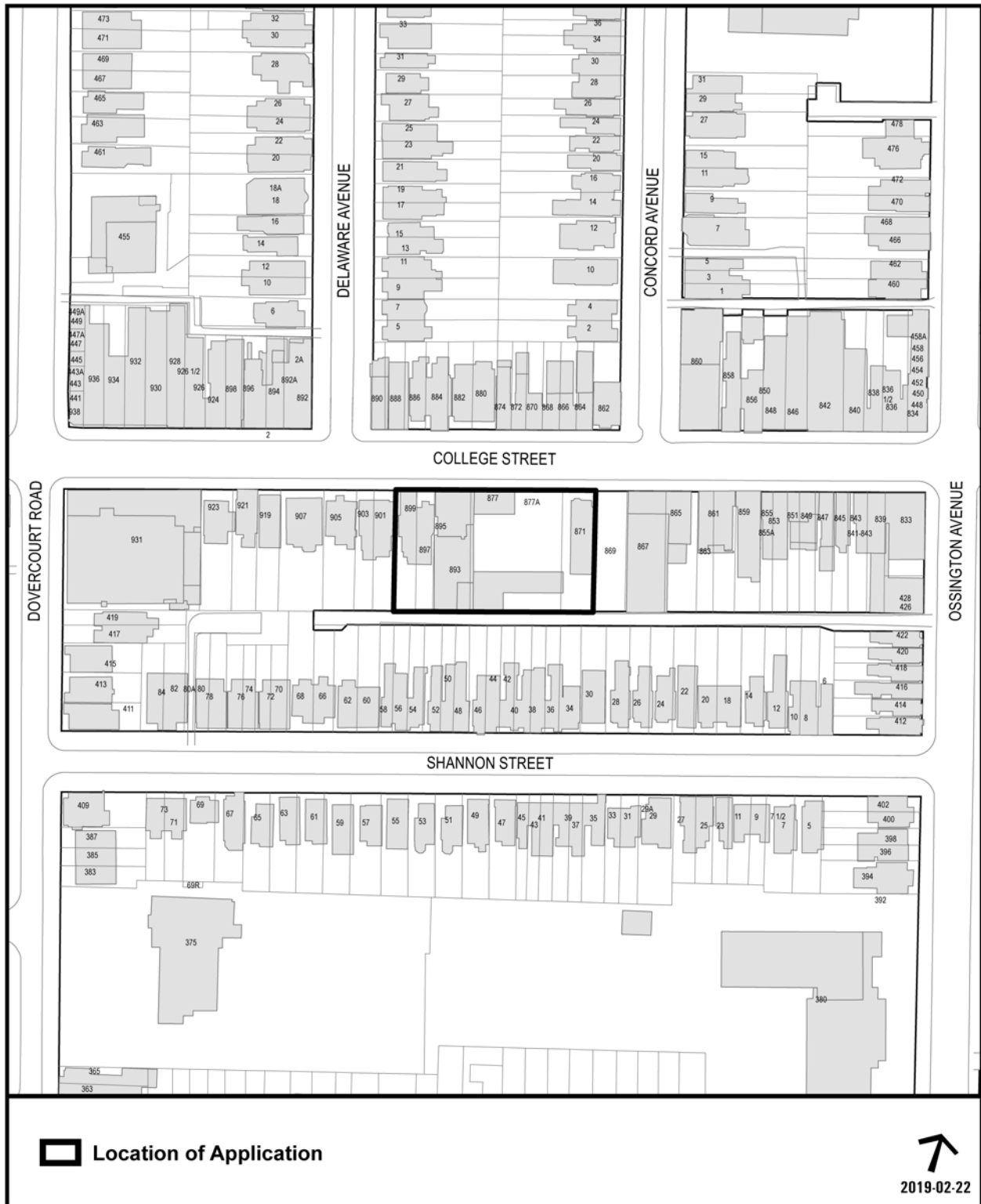
Parking and Loading

Parking Spaces: 61 Bicycle Parking Spaces: 146 Loading Docks: 1

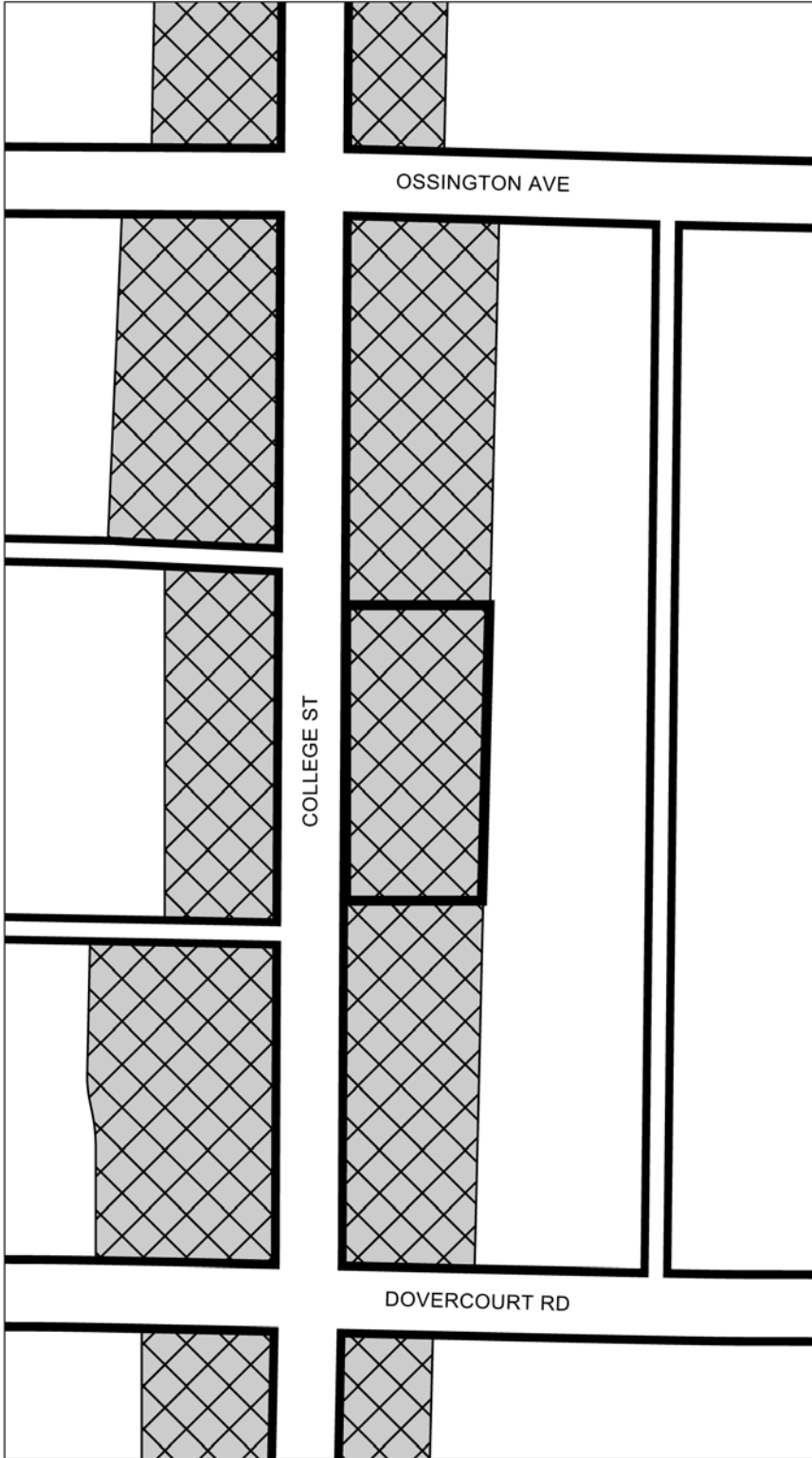
CONTACT:

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



871-899 College Street

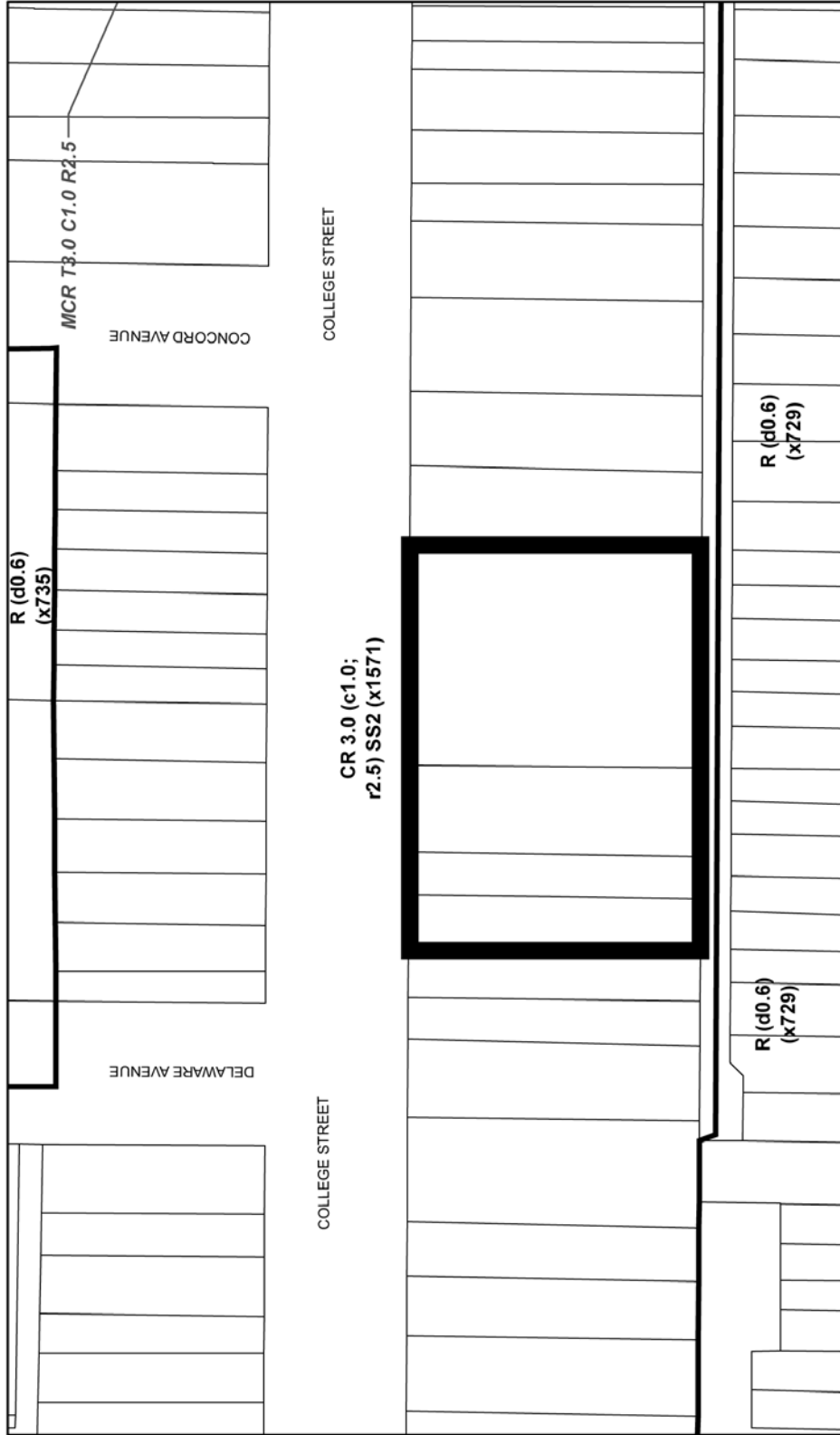
Toronto
Official Plan Land Use Map #18

File # 17 196947 STE 02



↑
Not to Scale
02/19/2019

Attachment 4: Existing Zoning By-law Map



Zoning By-Law No. 569-2013

871-899 College Street West

File # 17 196947 STE 19 0Z

Location of Application

R Residential CR Commercial Residential



Not to Scale
Extracted: 10/12/2017

Attachment 5: Draft Zoning By-law Amendment 438-86

Authority: Toronto and East York Community Council Item TE XX.XX as adopted by City of Toronto Council on XXXXXX, X and X, XXXX

CITY OF TORONTO

BY-LAW No. --2019

To amend former City of Toronto Zoning By-law No.438-86, as amended, with respect to the lands municipally known in the year 2018 as 871 to 899 College Street.

WHEREAS the Council of the City of Toronto has been requested to amend its Zoning By-law pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, with respect to the lands known municipally in the year 2018 as 871 to 899 College Street; and

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

WHEREAS pursuant to Section 37 of the *Planning Act*, the Council of the Municipality may, in a by-law passed under Section 34 of the *Planning Act*, authorize increases in the height or density of development beyond that otherwise permitted by By-law No. 438-86, as amended, in return for the provision of such facilities, services or matters as are set out in the by-law; and

WHEREAS Subsection 37(3) of the *Planning Act* provides that, where an *owner* of land elects to provide facilities, services or matters in return for any increase in the height or density of development, the Municipality may require the *owner* to enter into one or more agreements with the Municipality dealing with the facilities, services or matters; and

WHEREAS the *owner* of the lands hereinafter referred to has elected to provide the facilities, services or matters as are hereinafter set forth; and

WHEREAS the increase in the height and density permitted hereunder, beyond that otherwise permitted on the lands by By-law No. 438-86, as amended, is to be permitted subject to the provision of the facilities, services or matters set out in this By-law and to be secured by one or more agreements between the *owner* of the lands and the City of Toronto (hereinafter referred to as the "City"); and

WHEREAS the Official Plan of the City of Toronto contains provisions relating to the replacement of rental housing; and

WHEREAS Council has required the *owner* of the aforesaid lands to enter into one or more agreements to secure certain facilities, services or matters in connection with the aforesaid lands set forth in the By-law.

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

1. Pursuant to Section 37 of the *Planning Act*, the *heights* and density of development permitted in this By-law are permitted subject to compliance with the conditions set out in this By-law and in return for the provision by the owner of the lot of the facilities, services and matters set out in Appendix 1 hereof, the provisions of which shall be secured by an agreement or agreement's pursuant to Section 37(3) of the *Planning Act*.
2. Upon execution and registration of an agreement or agreements with the *owner* of the *lot* pursuant to Section 37 of the *Planning Act* securing the provision of the facilities, services and matters set out in Appendix 1 hereof, the lot is subject to the provisions of this By-law, provided that in the event the said agreement(s) requires the provision of a facility, service or matter as a precondition to the issuance of a building permit, the owner may not erect or use such building until the *owner* has satisfied the said requirements.
3. Wherever in this By-law a provision is stated to be conditional upon the execution and registration of an agreement entered into with the *City* pursuant to Section 37 of the *Planning Act*, then once such agreement has been executed and registered, such conditional provisions shall continue to be effective notwithstanding any subsequent release or discharge of all or any part of such agreement.
4. Except as otherwise provided herein, the provisions of *By-law No. 438-86*, as amended shall continue to apply to the *lot*.
5. None of the provisions of Sections 2(1) height, 2(1) grade, 4(2), 4(3)(a), 4(3)(d), 4(4), 4(6), 4(7), 4(10), 4(12), 4(13), 4(14), 4(17)(b), 8(3) Part I, 8(3) Part II, 8(3) Part IV, 8(3) Part VIII, 8(3) Part XI(2), 12(2)68 and 12(2)270 of *By-law No. 438-86* of the former City of Toronto, being "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", as amended, shall apply to prevent the erection or use of a mixed-use building or a temporary sales office on the lot provided that:
 - (a) the *lot* on which the proposed building is to be located comprises at least those lands delineated by the dashed lines on Map 1, attached to and forming part of this By-law;
 - (b) No portion of the building or structure erected on the lot above grade is located otherwise than wholly within the areas delineated by solid lines on the attached Map 2 with the exception of the following permitted projections:

- (i) building cornices, ornamental elements, wind mitigation features, window sills, eaves, lighting fixtures, vents and parapets may encroach a maximum distance of 0.5 metres;
 - (ii) balconies may encroach a maximum distance of 1.5 metres; and,
 - (iii) canopies, awnings, trellises, guardrails, balustrades, railings, stairs, stair enclosures, wheel chair ramps, underground garage ramps, landscape and green roof elements, and public art features may encroach a maximum distance of 2.2 metres;
- (c) Despite (b) above, a minimum of 3 notches must be provided within the 'Building Articulation Zone' as shown on Map 2 and each notch:
- (i) must be at least 1 metre wide and 0.4 metres deep; and,
 - (ii) must be no closer than 8 metres to one of the other notches;
- (d) The *height* of any building, structure or portion thereof shall not exceed those *heights* as indicated by the HT symbol on Map 2 with the exception of the following permitted projections:
- (i) structures and elements related to outdoor flooring and roofing assembly may project above the height limits by no more than 0.5 metres;
 - (ii) window washing equipment, safety anchors, lightning rods, elevator overrun, safety railings, guard rails, railings, parapets, terraces, patios, planters, balustrades, bollards, ladders, stairs, accessory structures, retaining walls, wheelchair ramps, ornamental or architectural features may project above the height limits by no more than 1.5 metres;
 - (iii) elements on the roof of the building or structure used for *green roof* technology and related roofing material may project above the height limits by no more than 2.0 metres;
 - (iv) mechanical elements, garbage chutes, vents, screens, emergency generators, lighting fixtures may project above the height limits by no more than 2.5 metres;
 - (v) landscape features, privacy screens, wind mitigation features, terrace dividers, covered stairs or stair enclosures, and fences may project above the height limits by no more than 2.75 metres;
 - (vi) satellite dishes, flagpoles, antennae, acoustical barriers, cabanas and trellises may project above the height limits by no more than 3.6 metres;
 - (vii) cooling tower may project above the height limits by no more than 5.0 metres; and,
 - (viii) within the 'Mechanical Zone' as shown on Map 2, mechanical and electrical elements that service the building, emergency generators, heating vents, cooling vents, other venting, fences, acoustical barriers, covered stairs, and mechanical penthouse may project above the height limits by no more than 3.45 metres;
- (e) the number of *dwelling units* shall not exceed 112;
- (f) the total combined *residential gross floor area* and *non-residential gross floor area* erected on the *lot* does not exceed 12,500 square metres, of which;
- (i) the *residential gross floor area* of the building erected on the *lot* does not exceed 11,000 square metres;

(ii) the *non-residential gross floor area* of the building erected on the *lot* does not exceed 1,750 square metres and must be comprised of at least 3 non-residential units;

(g) *residential amenity space* must be provided on the *lot* in accordance with the following:

- (i) a minimum of 224 square metres of indoor *residential amenity space*;
- (ii) a minimum 224 square metres of outdoor *residential amenity space*; and,
- (iii) no more than 25% of the outdoor component may be a *green roof*;

(h) the minimum number of *parking spaces* shall be 61, of which:

- (i) a minimum of 48 *parking spaces* shall be for occupants of the *dwelling units*;
- (ii) a minimum of 13 *parking spaces* shall be shared between the visitors of the *dwelling units* and the non-residential use; and,
- (iii) a maximum of 2 of the required visitor/non-residential *parking spaces* may be *car share parking spaces*;

(i) Despite 4(17) of by-law 438-86, 6 parking spaces may have a minimum dimension of 5.6 metres by 2.6 metres with a height of 2.0 metres when obstructed on one or two sides;

(j) *Bicycle parking spaces* shall be provided in accordance with the following:

(i) at least 0.9 *bicycle parking spaces* per *dwelling unit* shall be allocated as *bicycle parking space – occupant* for the residential use;

(ii) at least 0.1 *bicycle parking spaces* per *dwelling unit* shall be allocated as *bicycle parking space – visitor* for the residential use;

(iii) at least 22 *bicycle parking spaces* shall be allocated as *bicycle parking space – occupant* for the non-residential uses;

(iv) at least 0 *bicycle parking spaces* shall be allocated as *bicycle parking space – visitor* for the non-residential uses;

(v) *bicycle parking spaces* may be provided in any combination of vertical, horizontal or stacked positions;

(iv) *bicycle parking spaces* may be located anywhere above or below grade in the mixed-use building;

(vii) notwithstanding the definition of *bicycle parking space - occupant* and *bicycle parking space - visitor* in Section 2 of By-law 438-86, if *bicycle parking spaces* are provided in a horizontal *bicycle parking space* that is positioned above or below another *bicycle parking space* and equipped with a mechanical device providing floor level access to both *bicycle parking spaces*, the minimum vertical clearance for each bicycle parking space must be at least 1.2 metres; and,

(viii) notwithstanding the definition of *bicycle parking space - visitor* in Section 2 of By-law 438-86, *bicycle parking spaces - visitor* may be provided in a secured room;

(k) At least one (1) *loading space - Type “G”* must be provided on the lot;

(l) In addition to the elements mentioned in section 2(1) of By-law 438-86, the *residential gross floor area* of a *mixed use building* is also reduced by the areas in a building used for *residential amenity space* that exceed the by-law requirement;

6. For the purposes of this By-law, all italicized words and expressions have the same meanings as defined in By-law 438-86 of the former City of Toronto, as amended, with the exception of the following:

- (a) "*lot*" means those lands outlined on Map 1 attached hereto;
- (b) "*grade*" means the established grade at 105.73 metres Canadian Geodetic Datum; and
- (c) "*green roof*" means an extension to a building's roof that allows vegetation to grow in a growing medium and which is designed, constructed and maintained in compliance with the Toronto Green Roof Construction Standard set out in Chapter 492 of the City of Toronto Municipal Code;
- (d) "*car-share or car-sharing*" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable;
- (e) "*car-share parking space*" means a parking space that is reserved and actively used for car-sharing;
- (f) "*temporary sales office*" means a building, structure, facility or trailer on the lot used for the purpose of the sale of dwelling units to be erected on the lot.

7. Pursuant to Section 37 of the Planning Act, and subject to compliance with this By-law, the increase in height and density of the development is permitted beyond that otherwise permitted on the lands shown on Map 2 in return for the provision by the owner, at the owner's expense of the facilities, services and matters set out in Schedule A hereof and which are secured by one or more agreements pursuant to Section 37(3) of the *Planning Act* that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor.

8. Where Schedule A of this By-law requires the owner to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same.

9. The owner shall not use, or permit the use of, a building or structure erected with an increase in height and/or density pursuant to this By-law unless all provisions of Schedule A are satisfied.

10. Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and

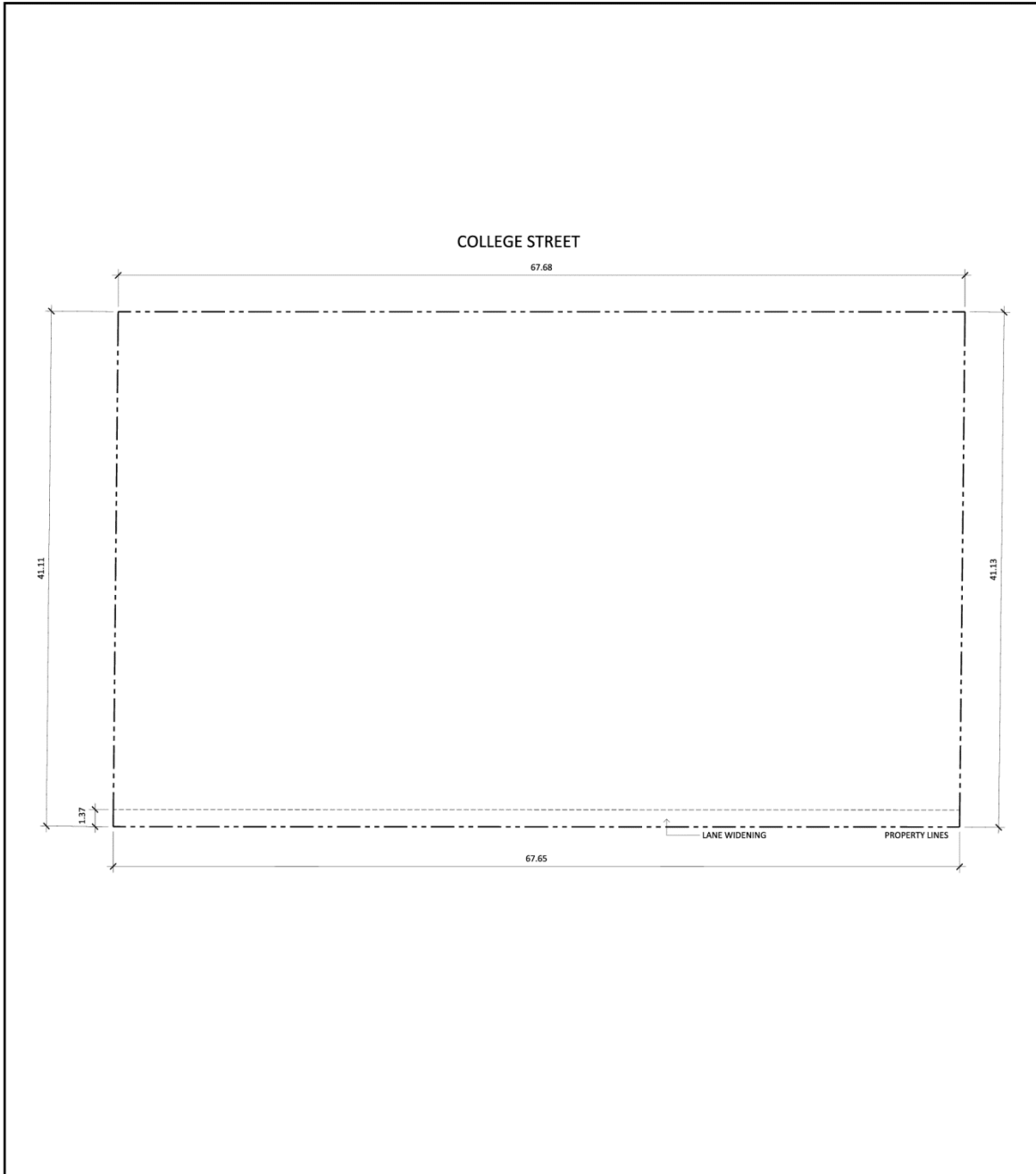
(b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

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

John Tory, ULLI S. WATKISS,
Mayor City Clerk

(Corporate Seal)

Map 1



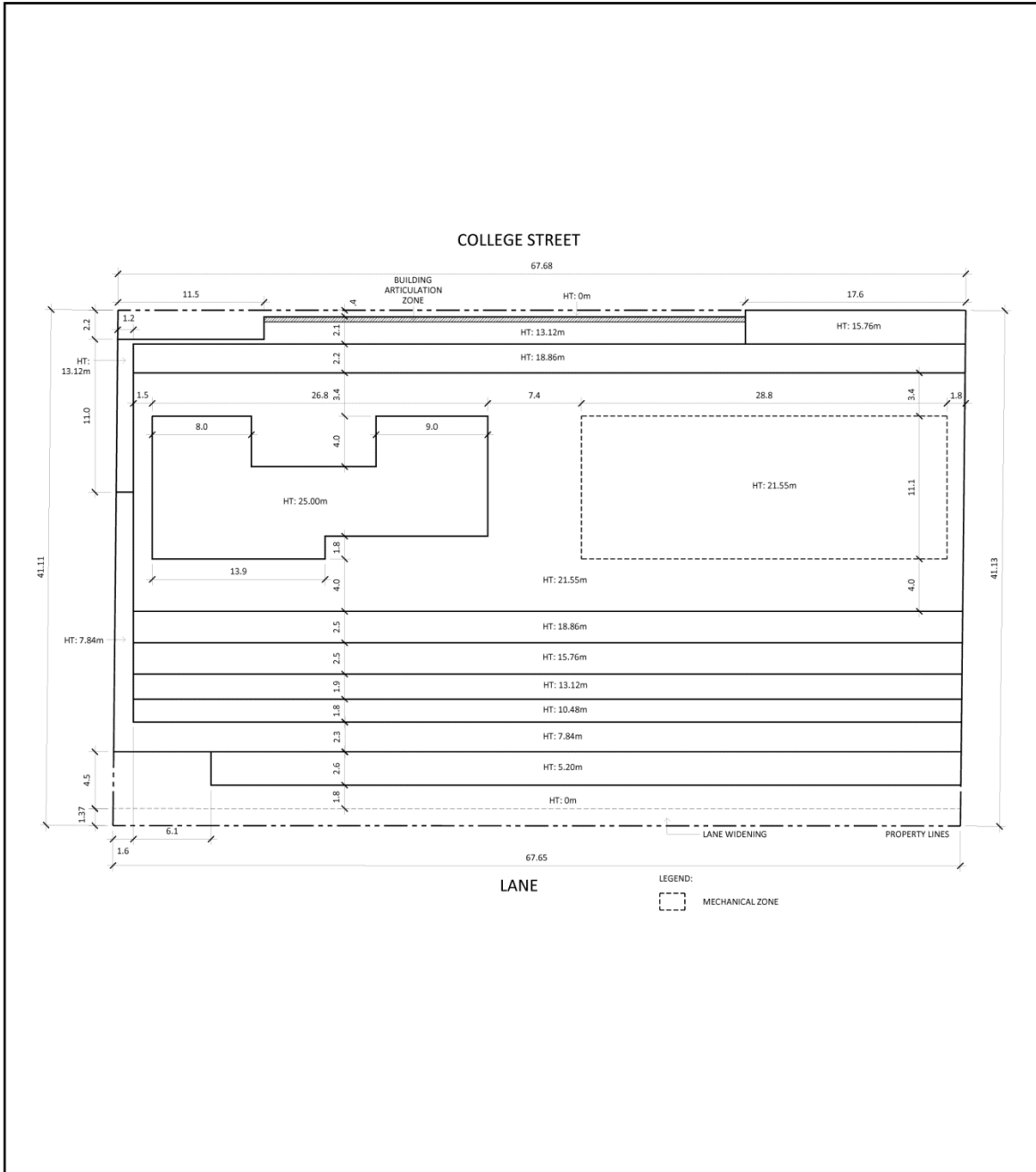
 **TORONTO**
Map 1

871-899 College Street

File # 17 196947 STE 19 0Z


City of Toronto By-law 569-2013
Not to Scale
02/20/2018

Map 2



SCHEDULE A

Section 37 Provisions

The facilities, services and matters set out below are required to be provided to the City at the owner's expense in return for the increase in height and density of the proposed development on the lot and secured in an agreement or agreements under Section 37(3) of the Planning Act whereby the owner agrees as follows:

- (1) Prior to the issuance of the first above-grade building permit, a cash contribution of \$600,000 towards park improvements within the vicinity of the site within the boundaries of Ward 9, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor. Such amount to be indexed upwardly in accordance with the Statistics Canada Construction Price Index for Toronto, calculated from the date of the Section 37 Agreement to the date the payment is made.
- (2) The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
 - a) Replacement of 13 rental dwelling units with rents secured at affordable and mid-range rent categories; and
 - b) Securing a tenant relocation and assistance plan to mitigate adverse impacts on existing tenants and provide existing eligible tenants the right to return to a replacement rental dwelling unit at similar rent.
 - c) Submission, and thereafter implementation, of a construction management plan by the owner of 871-899 College Street to address such matters as wind, noise, dust, street closures, parking and laneway uses and access. Such plan to be to the satisfaction of the Chief Planner and Executive Director City Planning Division in consultation with the local Councillor and shall be completed prior to Site Plan Approval.

Attachment 6: Draft Zoning By-law Amendment 569-2013

Authority: Authority: Toronto and East York Community Council Item TE XX.XX
as adopted by City of Toronto Council on XXXXXX, X and X, XXXX

CITY OF TORONTO

Bill No. ~

BY-LAW No. XXXX-2019

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2019 as 871 to 899 College Street.

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

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

Whereas the Official Plan for the City of Toronto contains provisions relating to the replacement of rental housing;

Whereas pursuant to Section 37 of the Planning Act, a by-law under Section +34 of the Planning Act, may authorize increases in the height and density of development beyond those otherwise permitted by the by-law and that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law; and

Whereas subsection 37(3) of the Planning Act provides that where an owner of land elects to provide facilities, services and matters in return for an increase in the height or density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

Whereas the owner of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out; and

Whereas the increase in height and density permitted beyond that otherwise permitted on the aforesaid lands by By-law No. 569-2013 as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law which is secured by one or more agreements between the owner of the land and the City of Toronto;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by dashed black lines on Diagram 1 attached to this By-law;
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions;
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by dashed lines to CR 3.0 (c1.0; r2.5) SS2 (x179), as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 exception Number 179, so that it reads;

Exception CR 179

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

Site Specific Provisions:

- (A) On 871 to 899 College Street, if the requirements in Section 6 and Schedule A of by-law [Clerks to insert by-law #] are complied with, then regulations 40.10.40.10(2), 40.10.40.70(2), and 40.10.40.40(1) shall not apply to prevent the erection or use of a **building** or **structure permitted** in compliance with the clauses below;
- (B) Despite regulations 40.5.40.10(1) and for the purpose of this exception, the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 105.73 metres to the elevation of the highest point of the **building**;
- (C) Despite regulation 40.10.40.10(2) and 40.10.40.70(2), the height for any portion of a **building** or **structure** must not exceed the maximum height permitted by the letter "HT" as shown on Diagram 3 of By-law No. [Clerks to insert By-law No.];
- (D) Despite (C) above and 40.5.40.10(3)-(7), the following may exceed the height indicated by the numbers following the letter "HT" as shown on Diagram 3 of By-law [Clerks to supply by-law #]:
 - (i) **structures** and elements related to outdoor flooring and roofing assembly may project above the height limits by no more than 0.5 metres;
 - (ii) window washing equipment, safety anchors, lightning rods, elevator overrun, safety railings, guard rails, railings, parapets, terraces, patios, planters, balustrades, bollards, ladders, stairs, accessory **structures**, retaining walls, wheelchair ramps, ornamental or architectural features may project above the height limits by no more than 1.5 metres;

(iii) elements on the roof of the **building** or **structure** used for **green roof** technology and related roofing material may project above the height limits by no more than 2.0 metres;

(iv) mechanical elements, garbage chutes, vents, screens, emergency generators, lighting fixtures may project above the height limits by no more than 2.5 metres;

(v) landscape features, privacy screens, wind mitigation features, terrace dividers, covered stairs or stair enclosures, and fences may project above the height limits by no more than 2.75 metres;

(vi) satellite dishes, flagpoles, antennae, acoustical barriers, cabanas and trellises may project above the height limits by no more than 3.6 metres;

(vii) cooling tower may project above the height limits by no more than 5.0 metres; and,

(viii) Within the 'Mechanical Zone' as shown on Diagram 3, mechanical and electrical elements that service the building, emergency generators, heating vents, cooling vents, other venting, fences, acoustical barriers, covered stairs, and mechanical penthouse may project above the height limits by no more than 3.45 metres;

(E) Despite regulation 40.5.40.70 and 40.10.40.70(2), the minimum **building setbacks** for each level of the **building** are shown on Diagram 3 of By-law [Clerks to supply by-law #]:

(F) Despite clause 40.10.40.60 and (E) above, the following elements of a **building** are permitted to encroach into the required **building setbacks** as follows:

i. **building** cornices, ornamental elements, wind mitigation features, window sills, eaves, lighting fixtures, vents and parapets may encroach a maximum distance of 0.5 metres;

ii. balconies may encroach a maximum distance of 1.5 metres; and,

iii. canopies, awnings, trellises, guardrails, balustrades, railings, stairs, stair enclosures, wheel chair ramps, underground garage ramps, landscape and **green roof** elements, and public art features may encroach a maximum distance of 2.2 metres;

(G) Despite (E) above, a minimum of 3 notches must be provided within the 'Building Articulation Zone' as shown on Diagram 3 and each notch: must be at least 1 metre wide and 0.4 metres deep; and, must be no closer than 8 metres to one of the other notches;

(H) The maximum number of permitted **dwelling units** is 112.

(I) Despite regulation 40.10.40.40(1), the **gross floor area** must not exceed 12,250 square metres, of which:

(i) a maximum of 10,750 square metres may be used for residential uses; and

(ii) a maximum of 1,750 square metres may be used for non-residential uses and must be comprised of at least 3 non-residential units;

(J) Despite 40.10.40.10(5), the minimum height of the first storey must be at least 2.75 metres;

(K) Despite regulation 40.10.40.50(1), **amenity space** must be provided and maintained as follows:

(i) a minimum of 224 square metres of indoor **amenity space**;

(ii) a minimum of 224 square metres of outdoor **amenity space**; and,

(iii) no more than 25% of the outdoor component may be a **green roof**;

(L) Despite **200.5.10.1(1)**, the minimum number of required parking spaces is 61, of which:

(i) a minimum of 48 parking spaces must be provided for occupants of the residential **dwelling units**;

(ii) a minimum of 13 parking spaces must be provided and shared between visitors of the residential **dwelling units** and the non-residential use; and,

(iii) a maximum of 2 of the required visitor/non-residential **parking spaces** may be **car share parking spaces**;

(M) Despite Section 200.15 and By-law 579-2017, accessible **parking spaces** must be provided as follows:

(i) of the required **parking spaces** in (L) above, a minimum of 2 must be accessible **parking spaces** and must be provided in the underground **parking garage**;

(ii) accessible **parking spaces** must have the following minimum dimensions:

(a) length of 5.6 metre;

(b) width of 3.9 metres; and,

(c) vertical clearance of 2.1 metres;

(iii) accessible **parking spaces** may be located anywhere in the underground **parking garage**;

(N) Despite regulation 200.5.1.10(2)(A), a maximum of 6 **parking spaces** may have minimum dimensions of 5.6 metres by 2.6 metres with a height of 2.0 metres, when obstructed on one of two sides;

(O) Despite regulation 40.10.100.10(1)(c), 2 **vehicle** accesses are permitted;

- (P) Despite section 220.5.10.1(1), 1 type G **loading space** is required;
- (Q) Despite regulation 40.10.100.10.(1)(a), **vehicle** access can be from the **lane** and the **street**;
- (R) Despite regulation 230.5.1.10(10), long term and short term **bicycle parking spaces** for **dwelling units** or for non-residential uses may be provided in any combination of vertical, horizontal or stacked positions;
- (S) Despite regulations 230.5.10.1(1), (2) and (5):
- (i) at least 0.9 **bicycle parking spaces** per **dwelling unit** must be allocated as long-term **bicycle parking spaces** for the **dwelling units**;
 - (ii) at least 0.1 **bicycle parking spaces** per **dwelling unit** must be allocated as short-term **bicycle parking spaces** for the **dwelling units**;
 - (iii) at least 22 **bicycle parking spaces** must be allocated as long-term **bicycle parking spaces** for the non-residential uses;
 - (iv) No short-term **bicycle parking spaces** are required for the non-residential uses;
- (T) Despite 230.40.1.20(2), a short-term **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** on the lot;
- (U) Regulation 40.5.40.10(5) with respect to limits on Functional Operation of a Building does not apply;
- (V) Despite regulation 40.5.40.10(6), **structures** providing safety or wind protection to rooftop **amenity space** can be closer than 2 metres from an interior face of a **main wall**;
- (W) Despite regulation 40.10.40.1(1), residential use portions of the **building** may also be located on the same level as non-residential use portions;
- (X) Despite 40.5.40.40(3)(E) of By-law 569-2013, the residential **gross floor area** of a **mixed use building** is also reduced by the areas in a building used for **amenity space** that exceed the by-law requirement;
- (Y) Prevailing Sections 12(2)68 and 12(2)270 of By-law No. 438-86 of the former City of Toronto, as amended does not apply;

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 68 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;

5. For the purposes of this By-law, all bolded words and expressions have the same meanings as defined in By-law No. 569-2013, as amended, with the exception of the following:

(A) "**car-share or car-sharing**" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable;

(B) "**car-share parking space**" means a parking space that is reserved and actively used for car-sharing;

6. Section 37 Provisions

(A) Pursuant to Section 37 of the Planning Act, and subject to compliance with this By-law, the increase in height and density of the development is permitted beyond that otherwise permitted on the lands shown on Diagrams 2 and 3 in return for the provision by the owner, at the owner's expense of the facilities, services and matters set out in Schedule A hereof and which are secured by one or more agreements pursuant to Section 37(3) of the Planning Act that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor.

(B) Where Schedule A of this By-law requires the owner to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same.

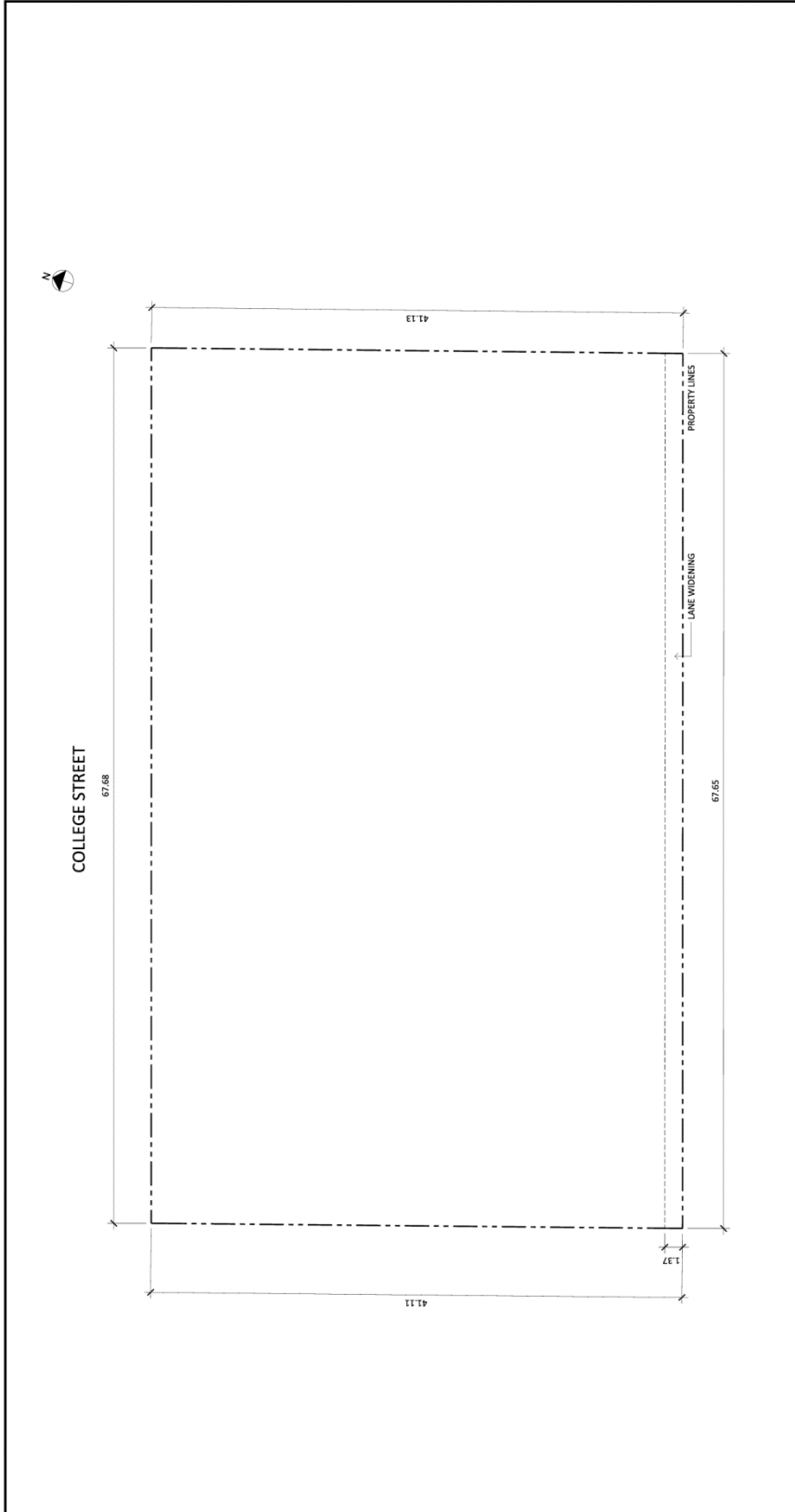
(C) The owner shall not use, or permit the use of, a building or structure erected with an increase in height and/or density pursuant to this By-law unless all provisions of Schedule A are satisfied.

Enacted and passed on month ##, 2018.

Name, Ulli S. Watkiss,
Speaker City Clerk

(Seal of the City)

Diagram 1



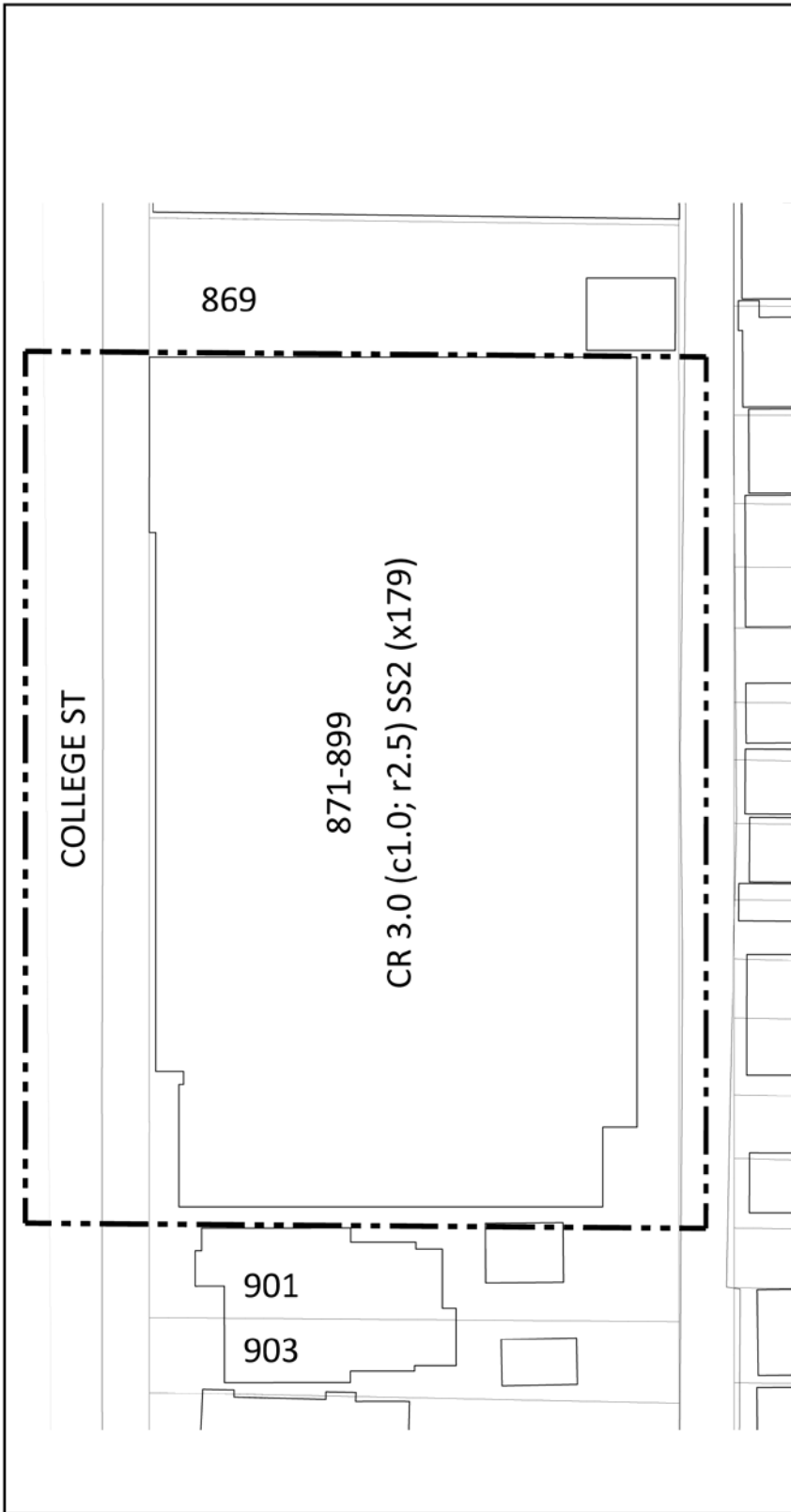
Toronto
Diagram 1

871-899 College Street

File # 17 196947 STE 19 0Z

↑
City of Toronto By-law 569-2013
Not to Scale
02/20/2018

Diagram 2



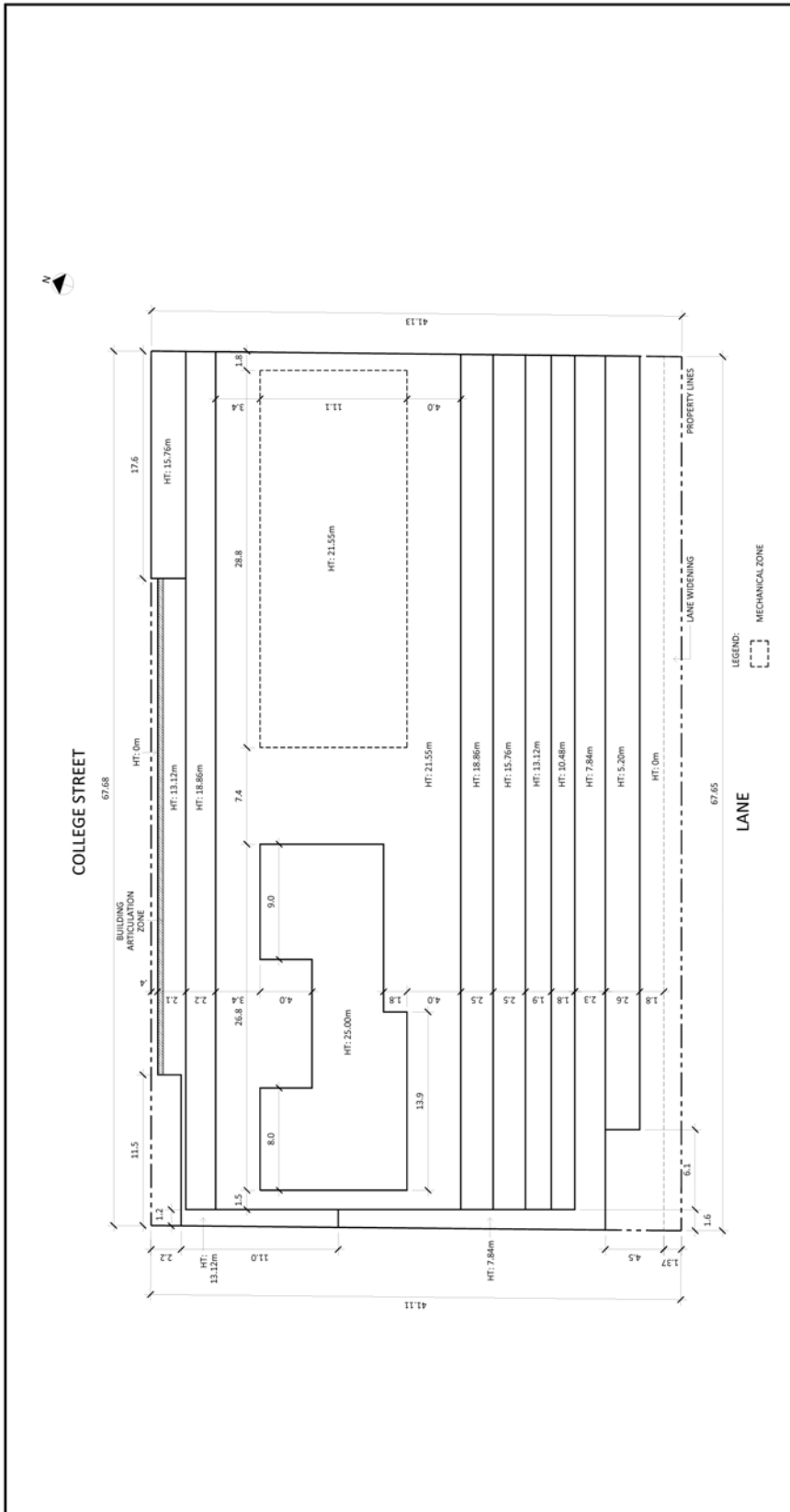
 **TORONTO**
Diagram 2

871-899 College Street

File # 17 196947 STE 19 0Z

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City of Toronto By-law 569-2013
Not to Scale
02/20/2018

Diagram 3



871-899 College Street

File # 17 196947 STE 19 0Z



City of Toronto Bylaw 569-2013
Not to Scale
02/20/2018

SCHEDULE A

Section 37 Provisions

The facilities, services and matters set out below are required to be provided to the City at the owner's expense in return for the increase in height and density of the proposed development on the lands as shown in Diagram 3 in this By-law and secured in an agreement or agreements under Section 37(3) of the Planning Act whereby the owner agrees as follows:

(1) Prior to the issuance of the first above-grade building permit, a cash contribution of \$600,000 towards park improvements within the vicinity of the site within the boundaries of Ward 9, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor. Such amount to be indexed upwardly in accordance with the Statistics Canada Construction Price Index for Toronto, calculated from the date of the Section 37 Agreement to the date the payment is made.

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

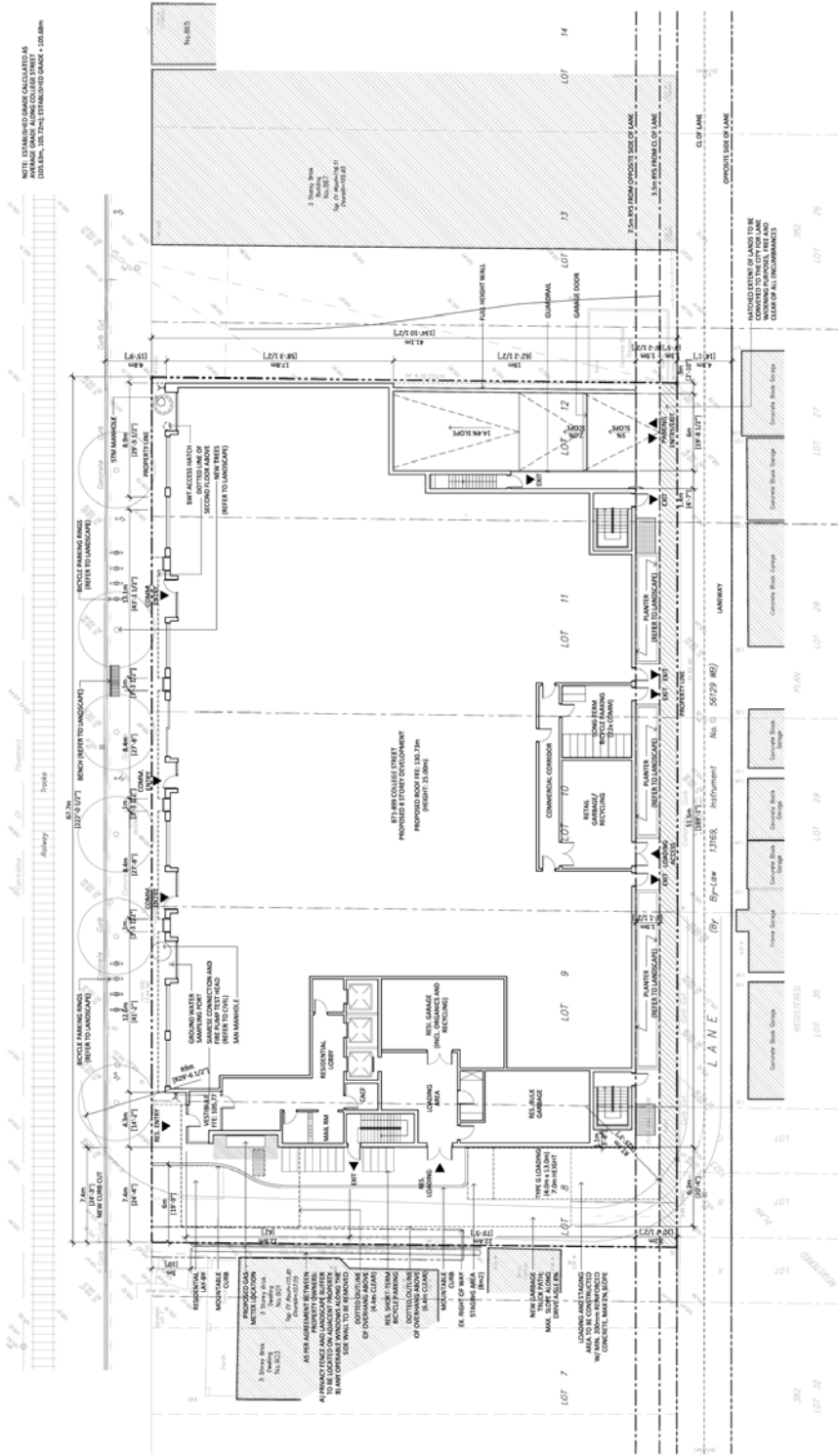
a) Replacement of 13 rental dwelling units with rents secured at affordable and mid-range rent categories; and

b) Securing a tenant relocation and assistance plan to mitigate adverse impacts on existing tenants and provide existing eligible tenants the right to return to a replacement rental dwelling unit at similar rent.

c) Submission, and thereafter implementation, of a construction management plan by the owner of 871-899 College Street to address such matters as wind, noise, dust, street closures, parking and laneway uses and access. Such plan to be to the satisfaction of the Chief Planner and Executive Director City Planning Division in consultation with the local Councillor and shall be completed prior to Site Plan Approval.

Attachment 7: Site Plan

COLLEGE STREET
(By Resolution No. 882)
PLAT 2286-0024



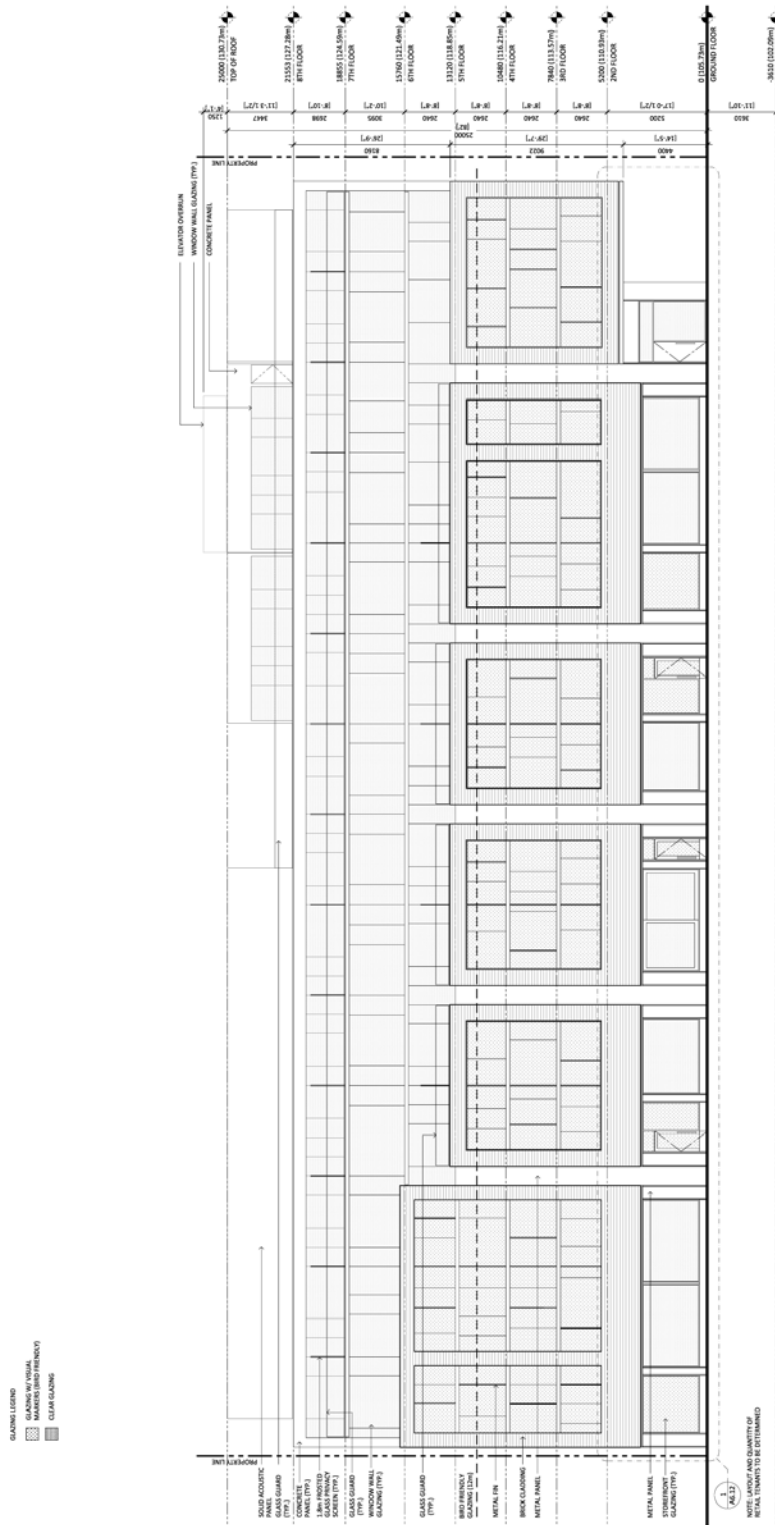
871 - 899 College Street West

Site Plan
Applicant's Submitted Drawing

Not to Scale
02/22/2019

File # 17 196947 STE 19 0Z

Attachment 8: North Elevation



871 - 899 College Street West

North Elevation
 Applicant's Submitted Drawing

File # 17 196947 STE 19 0Z

Not to Scale
 02/22/2019

Attachment 9: East Elevation

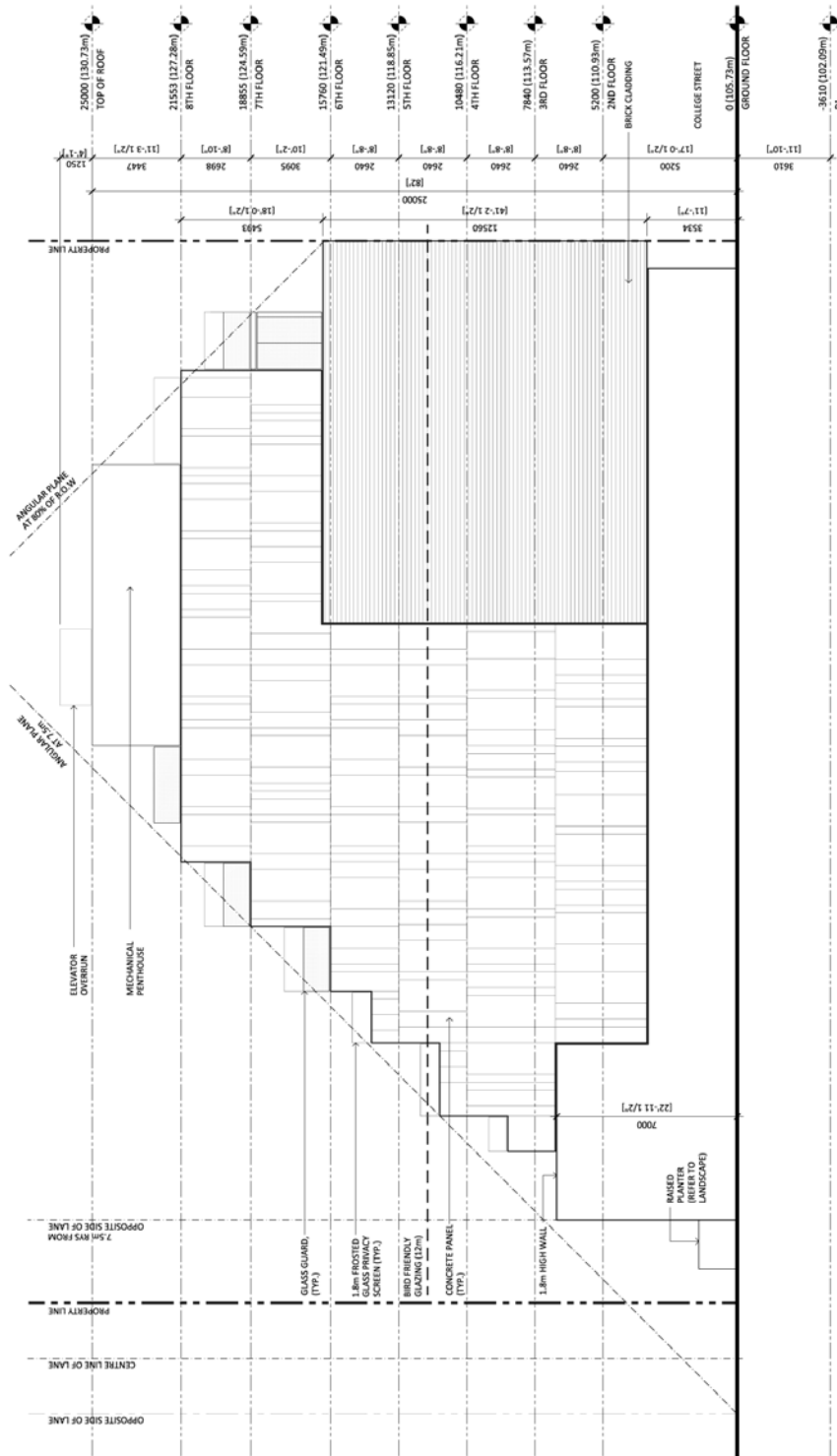
Attachment 10: South Elevations

871 - 899 College Street West

East Elevation
 Applicant's Submitted Drawing

Not to Scale
 02/22/2019

File # 17 196947 STE 19 0Z



Attachment 11: West Elevation

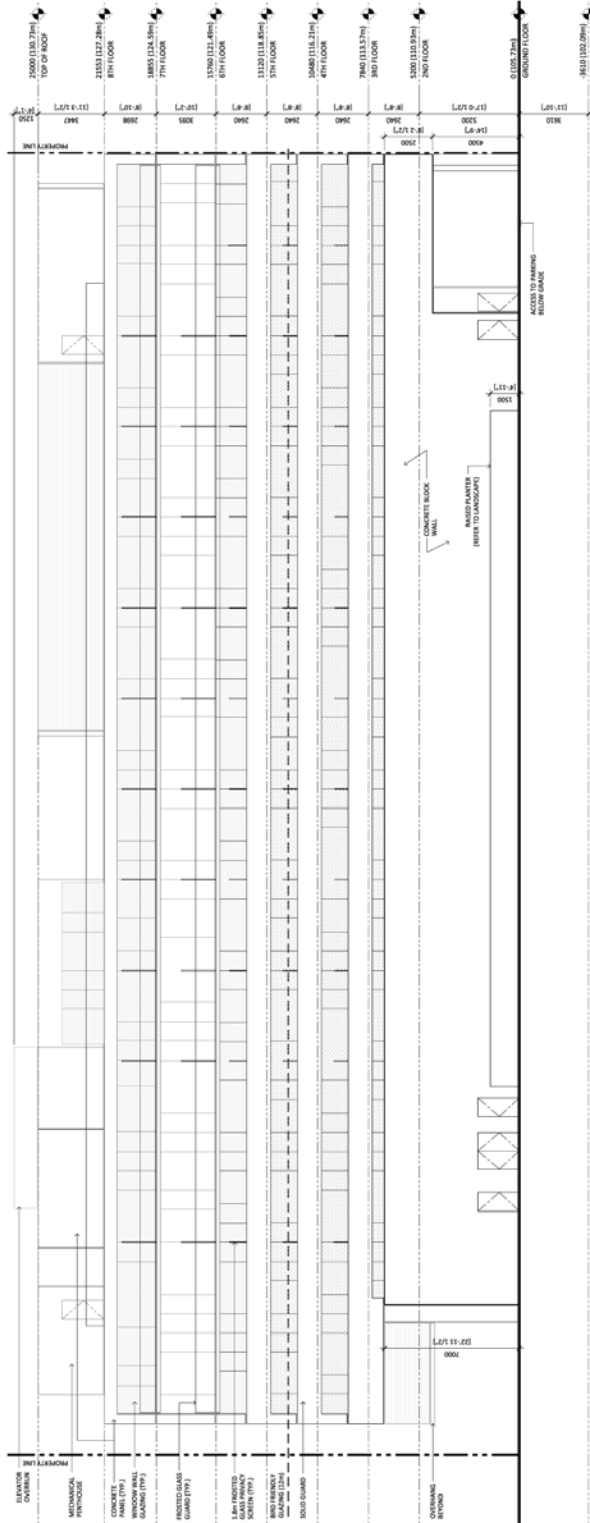
871 - 899 College Street West

South Elevation
 Applicant's Submitted Drawing

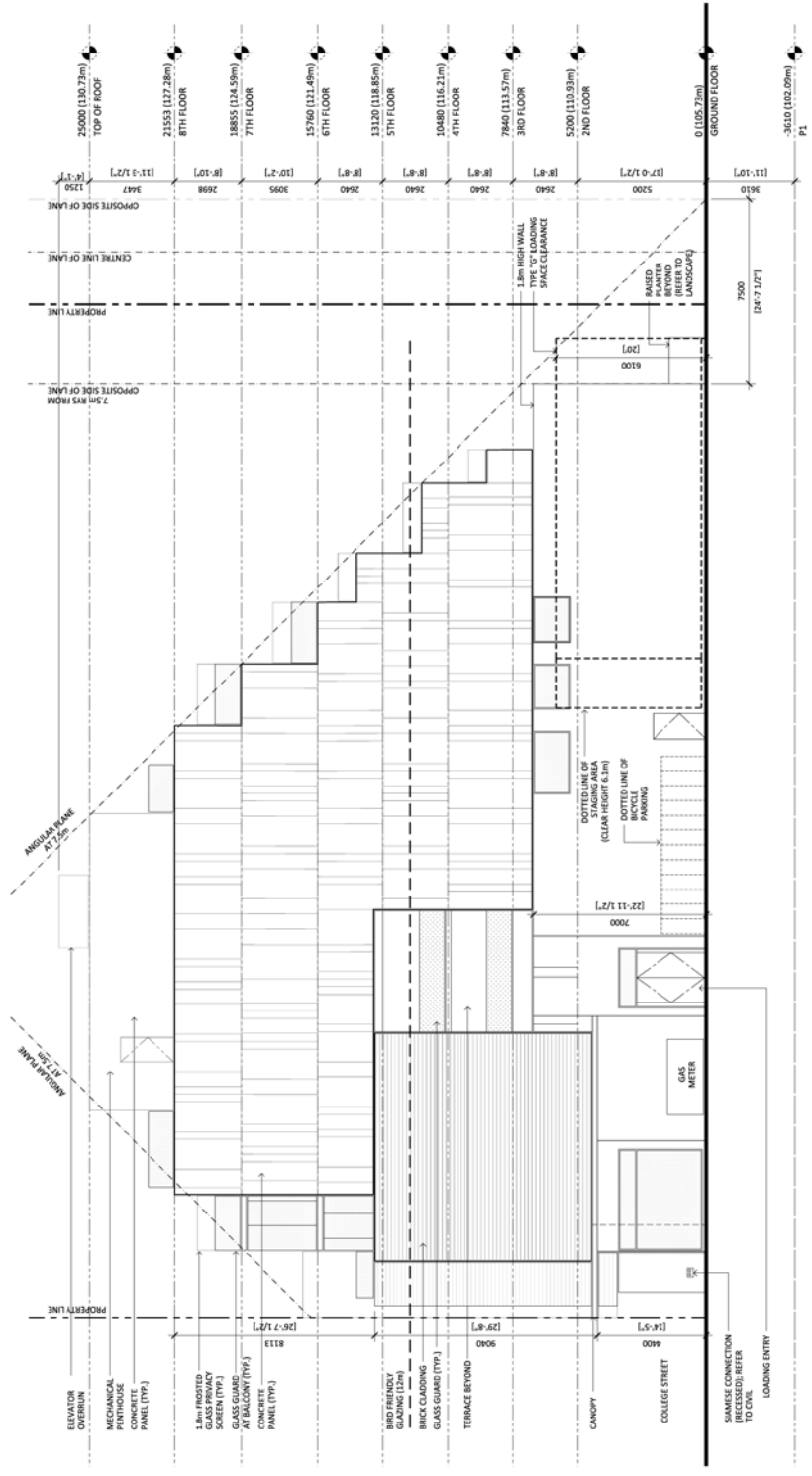
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 02/22/2019

File # 17 196947 STE 19 0Z

- GLAZING LEGEND
- GLAZING W/ VISUAL MARKERS (SHD PENULTY)
- GLAZING W/ VISUAL MARKERS (SHD PENULTY)
- CLEAR GLAZING



Attachment 12a: 3D Model of Proposal in Context Looking Northwest

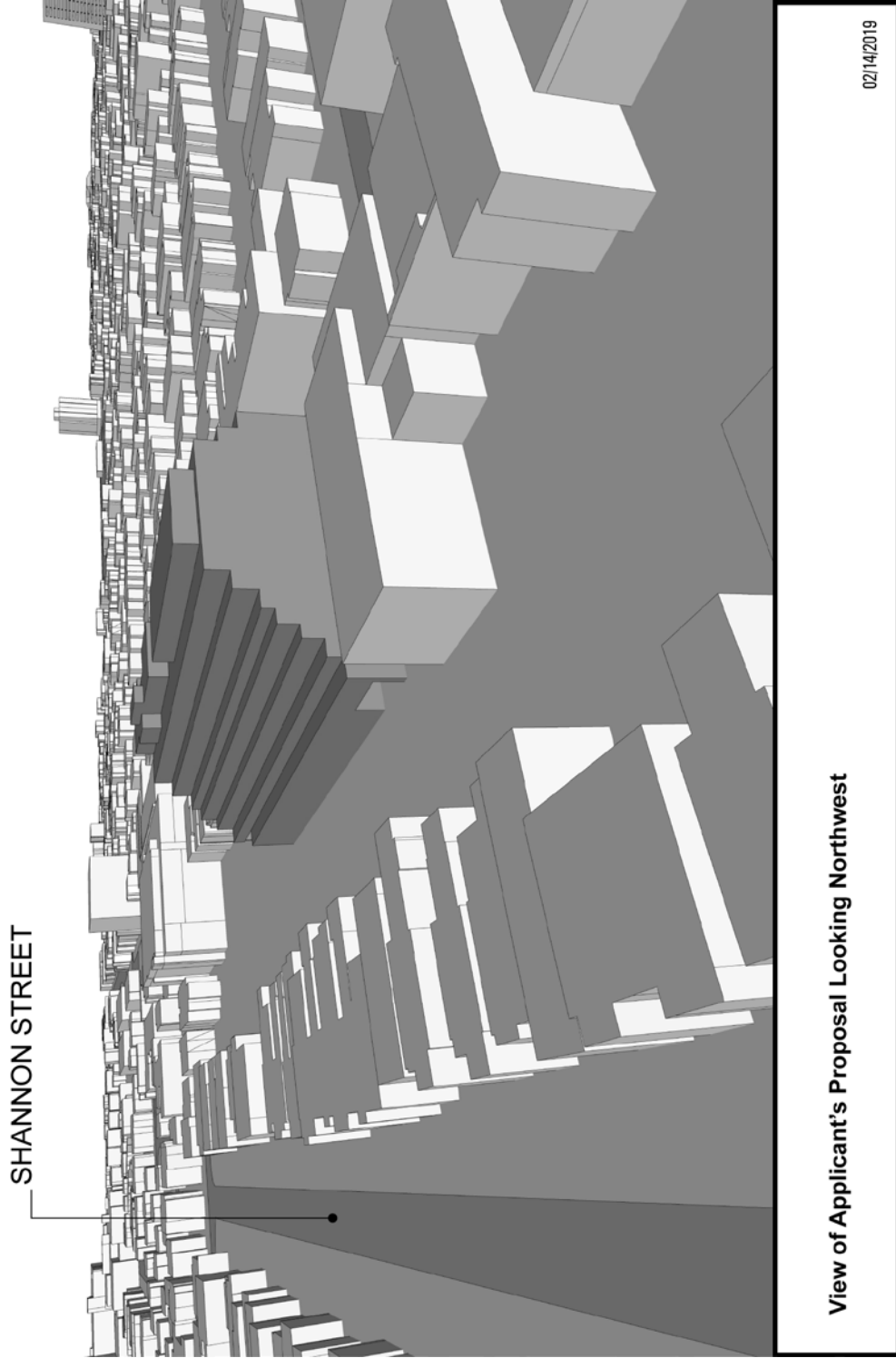


871 - 899 College Street West

West Elevation
 Applicant's Submitted Drawing

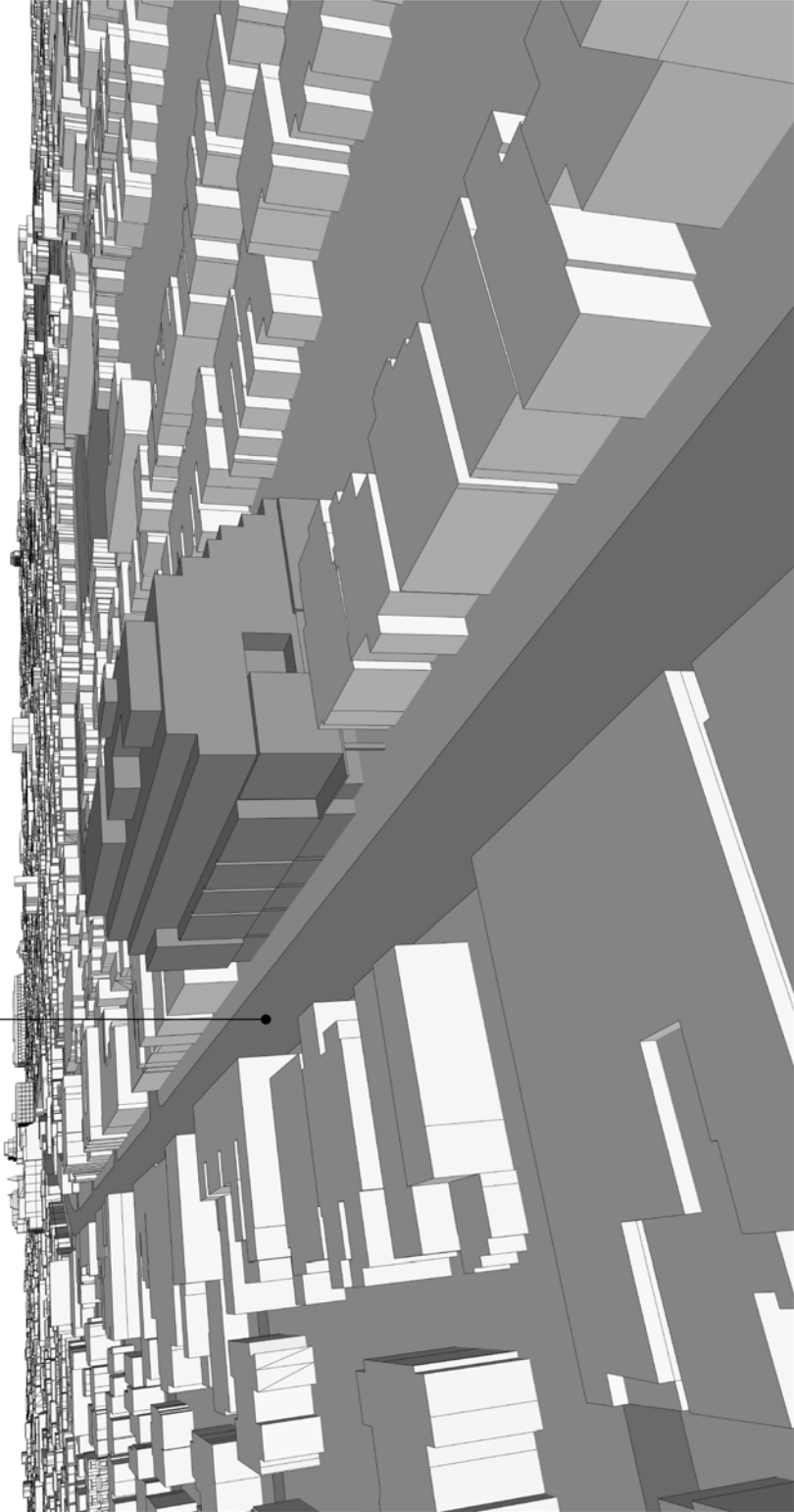
Not to Scale
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File # 17 196947 STE 19 0Z



Attachment 12b: 3D Model of Proposal in Context Looking Southeast

COLLEGE STREET



View of Applicant's Proposal Looking Southeast

02/14/2019