

1141 Bloor Street West, 980 Dufferin Street, and 90 Croatia Street – Official Plan Amendment and Zoning By-law Amendment – Request for Directions Report

Date: November 25, 2019

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District
Ward 9 - Davenport

Planning Application Number: 17 237256 STE 18 OZ

SUMMARY

This application proposes a large-scale, mixed-use redevelopment of the Toronto District School Board (TDSB) land, located at the southwest corner of Bloor Street West and Dufferin Street, municipally known as 1141 Bloor Street West, 980 Dufferin Street, and 90 Croatia Street. The application proposes:

- 6 buildings ranging in height from 8 to 37 storeys;
- a new City-owned affordable rental residential building;
- a City-owned Community Hub, inclusive of a City-owned childcare centre;
- a new public park;
- a below-grade connection to the Dufferin Subway Station;
- a new north-south public street and a new north-south private street providing connections from Bloor Street West south to Croatia Street;
- two east-west pedestrian pathways from Dufferin Street into the interior of the site;
- a privately-owned publically accessible space (POPS) at the corner of Bloor Street West and Dufferin Street;
- the heritage conservation and designation of the Kent School building at 980 Dufferin Street; and,

- the commemoration of the Bloor Collegiate Institute building generally at 1141 Bloor Street West.

An application to amend the Official Plan and the former City of Toronto Zoning By-law 438-86, along with a Draft Plan of Subdivision application, was submitted to the City for review on September 22, 2017. An associated Site Plan Control application was subsequently submitted on April 26, 2018. City Planning staff were not supportive of the initial proposal, broadly identifying concerns of overdevelopment of the sight resulting from excessive heights, and concern of the proposal's lack of fit within, and transition to, the low-scaled surrounding residential and commercial context.

The applicant appealed the Official Plan and Zoning By-law Amendment application and the related Draft Plan of Subdivision and Site Plan Control applications to the Local Planning Appeal Tribunal on March 26, 2018, citing the City's failure to issue a decision within the time prescribed by the *Planning Act*.

This report reviews the revised application, and requests that City Council authorize the City Solicitor and appropriate City Staff to attend the LPAT in support of the revised submission, dated November 13, 2019, proposing to amend the Official Plan and the Zoning By-law. The revised application proposes a transit-oriented mixed-use development on the Toronto District School Board lands which currently contains a public high school. The revised application proposes a built form that transitions well to the surrounding context, new connections that will knit this property back into the existing fabric of the surrounding neighbourhood, and along with public city-building components, will create a complete community, and a new focal point in the Bloor and Dufferin neighbourhood.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council authorize and direct the City Solicitor and appropriate staff to attend the LPAT in support of the revised proposal prepared by Hariri Pontarini architects, dated November 13, 2019 for the requested Zoning By-law Amendment for the lands municipally known as 1141 Bloor Street West, 980 Dufferin Street, and 90 Croatia Street, as described in the report from the Director, Community Planning, Toronto and East York District dated November 25, 2019, and subject to the recommendations below.
2. City Council authorize and direct the City Solicitor and appropriate staff to attend the LPAT in support of the application to amend the Official Plan for 1141 Bloor Street West, 980 Dufferin Street, and 90 Croatia Street, generally as described in Attachment 5: Draft Official Plan Amendment to the report from the Director, Community Planning, Toronto and East York District dated November 25, 2019, and subject to technical and stylistic changes by the City Solicitor as required.

3. City Council authorize and direct the Chief Planner and Executive Director, City Planning and the City Solicitor to prepare the form of Zoning By-law Amendment(s) to both former City of Toronto Zoning By-law 438-86, as amended, and City-Wide Zoning By-law 569-2013 that reflect and implement the revised proposal and the requirements set out in these recommendations, including the matters to be secured in the Section 37 Agreement with such modification as may be required to implement the revised proposal as described in the report dated November 25, 2019, from the Director, Community Planning, Toronto and East York District.

4. City Council accept an on-site parkland dedication pursuant to Section 42 of the Planning Act having a minimum size of 3,580 square metres, generally as shown on Attachment 6: Site Plan to the report dated November 25, 2019, from the Director, Community Planning, Toronto and East York, with the exact size, location and configuration of the on-site parkland dedication to be to the satisfaction of the General Manager, Parks, Forestry and Recreation, and such on-site parkland dedication to be transferred to the City shall be in an acceptable environmental condition, free and clear, above and below grade, of all easements, encumbrances, and encroachments, with the exception of the Garrison Trunk Sewer.

5. City Council require that the parkland dedication shall be conveyed to the City, at no cost to the City, prior to the earlier of, (1) the issuance of a first above grade building permit for any of Phase 3, 4, or 5 (illustrated on the phases in Draft Phasing Plan in Attachment 12: Draft Phasing Plan, to the report dated November 25, 2019, from the Director, Community Planning, Toronto and East York, and (2) the registration of all or any part of the development under the Condominium Act within Phase 2 of the Draft Phasing Plan to the satisfaction of the General Manager, Parks, Forestry and Recreation, and the City Solicitor.

6. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks, Forestry and Recreation. The development charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks, Forestry and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

7. City Council authorize the City Solicitor to provide for in the Section 37 Agreement a permission of up to a maximum of one third of the public park (1,074 square metres) described in Recommendation 4 to be used for staging purposes after the lands have been conveyed to the City to the satisfaction of the General Manager, Parks, Forestry and Recreation and such staging permission will be subject to the Parkland Occupation Permit Process, as detailed in the memorandum from Park, Forestry and Recreation, dated June 20, 2018.

8. City Council accept the general location and right-of-way width of the proposed new public street from Bloor Street West connecting south to Croatia Street for the purpose

of the Zoning By-law Amendments, as generally shown on Attachment 6: Site Plan to the report dated November 25, 2019, from Director, Community Planning, Toronto and East York. The conveyance of the proposed new public street to be transferred to the City shall be free and clear, above and below grade, of all easements, encumbrances, and encroachments and the following shall apply:

a. the owner shall, at its own cost, design, construct, build, and convey, a new public street from Bloor Street West connecting south to Croatia Street, that together with the right of way widening conveyance described below, will be a minimum of 18.5 metres in width generally as shown on the Draft Phasing Plan. The new public street, excluding the right of way widening, and development blocks are intended to be identified in a Plan of Subdivision, and the new public street and services will be secured in the appropriate agreement(s), including any required works external to the plan of subdivision, such as the intersection improvements and signalization or signage, pedestrian/cycling infrastructure and construction of the right of way widening, all in accordance with the City's applicable policies, standards and guidelines for public streets, including any required environmental assessments, all to the satisfaction of the Chief Engineer and Executive Director, Engineering & Construction Services, the General Manager, Transportation Services and the Chief Planner and Executive Director, City Planning.

b. the owner shall, at its own cost, ensure that all required water mains and sanitary sewers, and appropriate appurtenances, within the new public street in Recommendation 8 a. have been installed, and are operational and timing is coordinated with the Final Phasing Plan, and secured as part of the Draft Plan of Subdivision and/or Section 37 Agreement, all to the satisfaction of the Chief Engineer and Executive Director, Engineering & Construction Services;

c. the owner shall provide to the City financial securities by way of an irrevocable letter of credit in the amount of 120 percent of the value required to secure the design and construction of the public street identified in Recommendation 8 a. above, all on terms and such time as are secured to the satisfaction of the Chief Engineer and Executive Director, Engineering & Construction Services and the General Manager, Transportation Services; and

d. that the construction of the new public street and services may proceed concurrent with below grade construction on the lands rather than be required in advance of any building permit provided that, (1) the owner has entered into a subdivision agreement with the City to the satisfaction of the Chief Planner and Executive Director, City Planning, Chief Engineer and Executive Director, Engineering & Construction Services, (2) the construction of the public street and services proceed only once release for construction of services is obtained, (3) all other requirements of the Chief Building Official have been satisfied, including provision of necessary services for construction purposes, and (4) the right of way widening referred to in Recommendation 10 that will form part of the new public street has either been conveyed to the City to the satisfaction of the City

Solicitor, or arrangements for its conveyance, including provision for timing and any required environmental remediation that may be required, have been made at the discretion of and to the satisfaction of the Chief Engineer and Executive Director, Engineering & Construction Services.

9. City Council require that the new public street, and associated services, identified in recommendation 8 be constructed and fully completed subject to modification to timing deemed appropriate by the Chief Planner and Executive Director, City Planning in the context of the subdivision review process, prior to the earlier of, (1) the issuance of a first above grade building permit for any of Phase 3, 4, or 5 in the Draft Phasing Plan, and (2) the registration of all or any part of the development under the Condominium Act for Phase 2a (the first of Building A or B) in the Draft Phasing Plan, satisfactory to the Chief Engineer and Executive Director, Engineering & Construction Services, and General Manager, Transportation Services.

10. City Council direct that the owner be required to coordinate the timing of construction and dedication of the new public street, inclusive of the future right-of-way widening that is contemplated to be conveyed to the City to the satisfaction of the Chief Engineer and Executive Director, Engineering & Construction Services in the context of Consent Application No. 19 217341 STE 09 CO or as part Site Plan Application No. 18 126273 STE 18 SA relating to the demolition and construction of a new public school on adjacent lands, and such arrangements shall be on terms as set out in the Section 37 and/or the Subdivision Agreement with the City all to the satisfaction of the Chief Engineer and Executive Director, Engineering & Construction Services, and the General Manager, Transportation Services.

11. City Council require that pursuant to Section 37 of the *Planning Act*, the owner shall construct a residential building, known as Building F, in the northwest area of the property containing a minimum of 56 affordable rental housing units as part of the owner's Section 37 contribution, and Building F will be conveyed to the City in fee simple on such terms and conditions to be secured in the Section 37 Agreement satisfactory to the Executive Director, Housing Secretariat, Chief Planner and Executive Director, City Planning, and the City Solicitor.

12. City Council direct that the Building F property shall be conveyed to the City, free and clear, above and below grade, of all easements, encumbrances, and encroachments, unless otherwise authorized by the City, upon completion of construction of the Building F, which shall be conveyed prior to the earlier of, (1) the issuance of a first above grade building permit for any of Phase 3, 4, or 5 in the Draft Phasing Plan, and (2) the registration of all or any part of the development under the *Condominium Act* within Phase 2 in the Draft Phasing Plan.

13. City Council require that, prior to the issuance of the first above-grade building permit for any part of the development site, the Chief Financial Officer of Habitat for Humanity Greater Toronto Area ("Habitat") shall confirm in writing to the City that it has entered into a binding agreement with the owner whereby a not-for-profit and affordable housing trust or entity, with its objective being the management of a set of funds for the

creation and support of affordable housing, will created to receive a capital contribution from the owner in the amount of \$9,000,000 to be used for the purpose of providing affordable housing in the City of Toronto, where a minimum of 50% shall be directed to affordable housing in Ward 9, and as part of the capital contribution, up to a maximum of \$2,000,000.00 may be directed to the provision of community space in Ward 9 and such confirmation shall be to satisfaction of the Executive Director, Housing Secretariat, and the City Solicitor.

14. City Council require that, prior to the issuance of the last above grade building permit for the lands at 1141 Bloor Street West, 980 Dufferin Street, and 90 Croatia Street, the Chief Financial Officer of Habitat will confirm in writing to the City that the \$9,000,000.00 has been contributed to the affordable housing trust and such confirmation shall be to satisfaction of the Executive Director, Housing Secretariat, and the City Solicitor.

15. City Council authorize the Executive Director, Housing Secretariat, to provide capital funding from the Development Charges Reserve Fund for Subsidized Housing (XR2116) in an amount not to exceed \$11,000,000 of which:

a. \$10,800,000 be directed towards the purchase of the 56 affordable rental housing units for Building F on the terms and conditions described in the Section 37 Agreement and the Agreement of Purchase and Sale; and,

b. \$200,000 be provided to hire an architect and such other professionals deemed advisable to represent the City in design and construction-related matters for Building F on terms and conditions satisfactory to the Executive Director, Housing Secretariat.

16. City Council approve an increase to the 2020 Recommended Operating Budget for Shelter, Support and Housing Administration, in coordination with the Executive Director, Housing Secretariat, cost centre FH5417, of \$11,000,000 gross, \$0 net for the construction and purchase of affordable and/or supportive units on the Building F property, funded from the Development Charges Reserve Fund for Subsidized Housing (XR2116).

17. City Council authorize a minimum of 56 affordable rental housing units to be developed in the Building F to be exempt from the payment of development charges, building, planning, and parkland dedication fees in accordance with the terms of the City's Open Door Program.

18. City Council exempt a minimum of 56 affordable rental housing units to be developed in Building F from taxation, arising from By-law 124-2016 contemplated in recommendation 21 below, for municipal and school purposes for a term of 99 years commencing from date of first occupancy of the 56 affordable rental units in Building F.

19. City Council authorize City staff to cancel or refund any taxes paid from the by-law exempting the portion of the land on which Building F is proposed from taxation.

20. City Council authorize the Executive Director, Housing Secretariat, to negotiate and execute a municipal housing facility agreement (the City's Contribution Agreement) and any other agreements or documents necessary, including an assignment of the Contribution Agreement to the successful non-profit proponent under the competitive process for an operator, and provide any consent necessary under the Contribution Agreement, to secure the financial assistance being provided, and to set out the terms of the development and operation of the new affordable and/or supportive rental homes at the property on terms and conditions satisfactory to the Executive Director, Housing Secretariat, and in a form satisfactory to the City Solicitor.

21. City Council direct the City Solicitor to withhold entering the Bill to City Council for enactment regarding the municipal housing facility as authorized under section 252 of the City of Toronto Act, 2006, paragraph 18, section 2 of O.Reg 598/06, subsection 7(1) of O.Reg 598/06 and By-law 124-2016, until such a time as the Official Plan Amendment and Zoning By-law Amendment have come into full force and effect.

22. City Council authorize the Executive Director, Housing Secretariat to undertake a competitive process for the selection of a not for profit affordable rental housing provider to operate Building F as permanently affordable rental housing, under a long term lease with the City.

23. City Council direct that the Section 37 Agreement set out the processes and timing for negotiating the agreement of purchase and sale for the design, construction, purchase and turn-over of the minimum of 56 affordable rental units in Building F, and any other agreements or documents necessary, with the owner or its successor corporation and in consultation with the successful non-profit proponent under the competitive process for an operator, to the satisfaction of the Executive Director, Housing Secretariat, and in a form satisfactory to the City Solicitor, and that the agreement of purchase and sale be entered into prior to the issuance of the first above grade building permit for any portion of the development site.

24. City Council delegate authority to the Executive Director, Housing Secretariat, the General Manager, Shelter, Support and Housing Administration to execute, on behalf of the City, any security or financing documents required to secure the City's financial incentives and contributions, including any documents required by the owner of the lands, or a related corporation, or the successful non-profit proponent under the competitive process for an operator of Building F, to secure construction and conventional financing and subsequent refinancing, including any postponement, tripartite agreement, confirmation of status, discharge or consent documents where and when required during the term of the Contribution Agreement, as required by normal business practices, and provided that such documents do not give rise to financial obligations on the part of the City that have not been previously approved by City Council, and such arrangements are satisfactory to the City Solicitor.

25. City Council declare the lands on which Building F is situated surplus, effective as of the date the City acquires ownership, with the intended manner of disposal to be by way of a long-term lease, as contemplated by Recommendation 18 to a not for profit

affordable rental housing provider for the purposes of operating Building F permanently as affordable rental housing.

26. City Council delegate authority to the Director, Real Estate Services to take all necessary steps to implement Recommendation 25, in accordance with Chapter 213, Sale of Real Property of the City of Toronto Municipal Code.

27. City Council authorize the Executive Director, Housing Secretariat, to submit on behalf of the City request(s) to the Federal and/or Provincial Governments for any appropriate affordable housing program funding that may be or become available for Building F.

28. City Council authorize the Executive Director, Housing Secretariat, to negotiate and execute, on behalf of the City, any agreements and security required by the Federal and/or Provincial Governments to obtain the Federal/Provincial affordable housing program funding considered above on such terms and conditions deemed reasonable by the Executive Director, Housing Secretariat, and in a form approved by the City Solicitor.

29. City Council authorize the Executive Director, Housing Secretariat, to approve the acceptance of Federal/Provincial affordable housing program funding, in accordance with the Recommendations 27 and 28.

30. City Council authorize the Executive Director, Housing Secretariat, in the event that the Federal/Provincial affordable housing program funding contemplated above is allocated to the City for Building F, to decrease the funding for Building F from the City's Development Charges Reserve Fund for Subsidized Housing (XR2116) by the same amount as the Federal/Provincial affordable housing program funding allocation to the City for Building F, if deemed reasonable by the Executive Director, Housing Secretariat and the Chief Financial Officer.

31. City Council authorize the Executive Director, Housing Secretariat, to execute all other documents, security, consents, waivers and ancillary agreements with respect to the lease and operation of Building F, on behalf of the City, in a form satisfactory to the City Solicitor and the Director, Real Estate Services.

32. City Council authorize the Executive Director, Housing Secretariat, to execute, on behalf of the City, any funding agreements with the Province/Federal Government, assignments, security or financing documentation required by the City, the Province or lenders associated with Building F, when, and as, required, in a form satisfactory to the City Solicitor and in consultation with Chief Financial Officer.

33. City Council authorize the Executive Director, Housing Secretariat, to make all decisions, including any necessary elections, waivers, approvals, consents and notices, on behalf of the City, as they relate to Building F, during the pre and post- construction and construction phases of Building F in accordance with the terms and conditions set out in the relevant agreement(s).

34. City Council direct the City Solicitor to secure the owner's agreement to design, construct, and convey the Community Hub and Child Care Centre to be located at 980 Dufferin Street in the Section 37 Agreement, including a minimum of 4 parking spaces for the Community Hub and Child Care Centre.

35. City Council require that prior to or concurrent with the earlier of registration of all or any part of the lands under the Condominium Act within Phase 4 (Building D) in the Draft Phasing Plan, and the issuance of the first Above Grade Building Permit for any development within Phase 5 (Building C) in the Draft Phasing Plan, and in any event prior to any residential use on Phase 4 (Building D), the owner shall design, construct, and convey to the City, for nominal consideration and at no cost to the City, a minimum 30,000 square foot (approximately 2,787 square metres) Community Hub located in the lower two floors of the existing Kent School building (connected to Building D) in the Draft Phasing Plan, including an 8,000 square foot (approximately 743 square metre) Child Care Centre, in fee simple, and in an acceptable environmental condition, with the final design to be determined in the context of the site plan approval process, all satisfactory to the Director, Real Estate Services, the Chief Planner and Executive Director, City Planning, and the City Solicitor.

36. City Council require that the Community Hub be delivered to the City finished to Base Building Condition, including, but not limited to, a fitted and operational community kitchen, electrical, plumbing, heating, venting and air conditioning service connections, with the terms and specifications to be finalized and secured in the Section 37 Agreement as agreed to between the City and the owner, all satisfactory to the Executive Director, Social Development, Finance and Administration, Director, Real Estate Services, the Chief Planner and Executive Director, City Planning, and the City Solicitor.

37. City Council require that The Child Care Centre will be designed, constructed, finished, furnished and equipped, all to the satisfaction of the Chief Planner and Executive Director, City Planning, the Director, Real Estate Services, the Executive Director, Social Development, Finance and Administration, and the Executive Director, Children Services, in accordance with Provincial and City of Toronto Child Care Development Guideline (2016) and secured in the Section 37 Agreement as agreed to between the City and the owner, and will be subject to the following:

a. the owner will provide a one-time financial contribution for defrayment of operational deficits incurred during the first year of operation based on the licensed capacity of the program (approximately \$180,000), and a one-time financial contribution towards a replacement reserve fund for the Child Care Centre to replace appliances and large equipment (approximately \$150,000), with such amounts will be finalized and secured in the Section 37 Agreement;

b. will be located on the ground floor in Building D, with a minimum size of 8,000 square feet (743 square metres) of interior space and 3003 square feet (279 square metres) of exterior space;

c. will be constructed, finished, furnished and equipped by the owner and be in accordance with the Child Care and Early Years Act 2014; CAN/CSA-Z614-03 Children's Play Spaces and Equipment or equivalent, Annex H; the Toronto Child Care Design & Technical Guideline R1 2016,, the Toronto Accessibility Guidelines, the Toronto Green Development Standards – Tier 1 and 2; Children's Services Early Learning & Child Assessment for Quality Improvement, 2014 (AQI);

d. will accommodate a minimum number of 49 children 0 to 4 years in age, generally in accordance with the *Child Care and Early Years Act 2014*, and the City of Toronto's Child Care Development Guidelines and such minimum capacity of the Child Care Centre may be reduced at the sole discretion of the Chief Planner and Executive Director, City Planning in consultation with the General Manager, Children's Services;

e. the details such as phasing, timing, location, obligations, and any such matters to implement the Child Care Centre will be coordinated with the Community Hub; and

f. a not for profit child care centre operator will be chosen through an Expression of Interest process, the child care centre operator must be approved by the General Manager, Children's Services, and such child care operator meets the City of Toronto's not for profit status, and the Executive Director, Social Development, Finance and Administration, and the General Manager, Children Services are authorized to carry out such a processes.

38. City Council require that on, or prior to, the conveyance of the Community Hub and Child Care Centre as provided above, the City and the owner enter into, and register on title to, the appropriate lands an Easement and Cost Sharing Agreement for nominal consideration and at no cost to the City, that is in a form satisfactory to the City Solicitor. The Easement and Cost Sharing Agreement shall address and/or provide for the integrated support, use, operation, maintenance, repair, replacement, and reconstruction of certain shared facilities, and the sharing of costs, in respect thereof, of portions of the subject lands to be owned by the City and the owner as they pertain to the Community Hub and the Child Care Centre, and the development to be constructed within Block D of the development.

39. City Council direct that if there are any development charges payable on the gross floor area associated with the Community Hub and/or Child Care Centre, the owner may apply for a refund of such development charges, and City Council authorize a refund of any development charges payable, if any are charged, for the gross floor area associated with the Community Hub and/or Child Care Centre, to the owner, without interest. However, the owner may not apply for a refund of such development charges until the Community Hub and the Child Care Centre have been conveyed to the City in a manner satisfactory to the City Solicitor and Director, Real Estate Services.

40. City Council direct the City Solicitor to secure the owner's agreement to design, finance and construct a below-grade pedestrian tunnel connection linking the proposed building on Phase 5 (Building C) in the Draft Phasing Plan to the Dufferin Subway Station on the north side of Bloor Street West at no cost to the City or the TTC, including the supply and installation of payment turnstiles/gates that provide access to Dufferin Subway Station via the TTC entrance connection (if determined to be required by the TTC), and such below-grade TTC entrance connection shall be designed, constructed, repaired and maintained to the City and TTC standards at the sole cost and expense of the owner. The expected cost estimate, at the sole expense of the owner, is up to \$8,000,000, and such maximum cost will be subject to a satisfactory cost estimate provided to the City confirming the maximum cost or identifying any increased cost required to ensure that the TTC entrance connection will be completed satisfactory to the City and the TTC and the owner.

41. City Council require that, prior to the earlier of any residential use and the registration of any residential component of the development under the *Condominium Act* within Phase 5 (Building C) in the Draft Phasing Plan, the owner will complete the TTC Entrance Connection, at the sole cost and expense of the owner, and at no cost to the City or the TTC, and a public access easement, or license as applicable, shall be provided to the City concurrently to provide access through the interior of Phase 5 (Building C) in the Draft Phasing Plan to the TTC entrance connection to the Dufferin Subway Station in a manner and form satisfactory to the Director, Real Estate Services, the TTC, and the City Solicitor.

42. City Council require that, prior to Site Plan Approval for Phase 5 (Building C) and prior to the issuance of any above grade building permit for Phase 5 (Building C) and prior to any works conducted within or below Bloor Street West as it relates to the TTC Entrance Connection, the owner shall obtain all necessary approvals and enter into a Tunnel Encroachment Agreement and/or an Entrance Connection Easement Agreement with the City and/or the TTC, at no cost to the City and/or TTC, regarding the below-grade TTC Entrance Connection, which shall include the required maintenance, licensing permissions, any required letters of credit prior to the construction for a period of time as specified in the agreement, insurance, indemnity and any necessary provisions, to the satisfaction of the General Manager, Transportation Services, the Director, Real Estate Services, the TTC, and with such agreement(s) entered into, executed and registered on title satisfactory to the City Solicitor and subject to the following:

- a. that the owner shall be responsible for all costs relating to the preparation, execution registration of the Tunnel Encroachment Agreement and/or the Entrance Connection Easement Agreement, including without limiting the generality of the foregoing: (i) a TTC Entrance Connection Fee as determined by the TTC, (ii) the costs for providing any surveys or reference plans that may be required by the City and/or the TTC and (iii) all the registration costs relating to the registration of such agreements on title to lands owned by the owner in first priority subject to such permitted encumbrances as may be permitted by the City; and,

b. that the owner satisfy any required pre-conditions and post-conditions, including any agreements, easements, maintenance arrangements, and fees of the TTC and the City in relation to the TTC Entrance Connection, to the satisfaction of the General Manager, Transportation Services, the TTC, and the City Solicitor, in consultation with the Chief Planner and Executive Director, City Planning.

43. City Council require that the owner convey to the City, for nominal consideration and at no cost to the City or the TTC, licences and/or public access easements, as may be required for public use of the proposed below-grade TTC entrance connection, including any space internal to the building as required to access the below-grade TTC entrance connection to the satisfaction of the City Solicitor.

44. City Council require that, prior to the earlier of any residential use and the registration of any component of the development under the *Condominium Act*, within Phase 5 (Building C) in the Draft Phasing Plan, the owner will construct the plaza area, which includes the plaza at the northeast corner of the Project lands and the two pedestrian mews on the north and south sides of the Kent School connecting between Dufferin Street (the "POPS Areas") and the private street, and subject to the following:

a. the owner shall convey a surface easement to the City, including support rights, at no cost to the City, for public access over the POPS Areas and private street, where the owner shall operate, maintain, and repair the POPS Areas and the private street, at its own expense, and the public shall be entitled to use the POPS Areas and private street at all times of the day and night, 365 days of the year, unless otherwise reduced times are authorized by the City;

b. the details of terms and conditions relating to the POPS Areas and private street, including indemnity and insurance requirements will be included in the Section 37 Agreement;

c. the plaza area POPS shall be a minimum size 150 square metres;

d. the north pedestrian mews POPS shall be a minimum width of 9.5 metres and the south pedestrian mews POPS shall be a minimum width of 6.1 metres, and exclusive of any architectural features such as overhangs, canopies, building entry stairs, accessible entrances, landscaping, bicycle parking areas and outdoor play areas which may encroach;

e. the private street, connecting Bloor Street West to Croatia Street shall be a minimum width 20.0 metres as shown on the Plans, including the activity zone, landscaping, bicycle parking areas and sidewalks; and,

f. the specific configuration and design of the private street and the POPS Areas shall be determined in the context of a Site Plan Approval application pursuant to Section 114 of the City of Toronto Act, 2006, and secured in a Site Plan

Agreement with the City, including any require signage relating to public access, satisfactory to the Chief Planner and Executive Director, City Planning.

45. City Council direct the Chief Planner and Executive Director to ensure that the following built form parameters are secured in the proposed Zoning By-law, in particular:

- a. Building A shall be a maximum of 11 storeys and a maximum building height of 38.5 metres, plus a mechanical and amenity penthouse;
- b. Building B East shall be a maximum of 37 storeys and a maximum building height of 123.9 metres, plus a mechanical penthouse;
- c. Building B West shall be a maximum of 34 storeys and a maximum building height of 114.9 metres, plus a mechanical penthouse;
- d. Building C shall be a maximum of 32 storeys and a maximum building height of 108.1 metres, plus a mechanical penthouse;
- e. Building D shall be a maximum of 19 storeys and a maximum building height of 62.1 metres, plus a mechanical penthouse;
- f. Building E shall be a maximum of 22 storeys and a maximum building height of 76.2 metres, plus a mechanical penthouse;
- g. Building F shall be a maximum of 8 storeys and a maximum building height of 27.0 metres, plus a mechanical penthouse; and,
- h. the requirement to provide a minimum of 20 percent of the total residential units as 2-bedroom units, and a minimum of 11 percent of the total residential units as 3-bedroom units to the satisfaction of the Chief Planner and Executive Director, City Planning; and,
- i. the requirement to provide a minimum of 1.3 square metres of outdoor amenity space per unit, and a minimum of 1.5 square metres of indoor amenity space per unit for all market units to the satisfaction of the Chief Planner and Executive Director, City Planning.

46. City Council authorize and direct the City Solicitor to request that the LPAT withhold its Order respecting the approval of the Zoning By-law Amendment until such a time as:

- a. the proposed Official Plan Amendment has come into force prior to, or will come into force concurrently with, the proposed Zoning by-law Amendment for the property in a form and content satisfactory to the Chief Planner and Executive Director, City Planning, and the City Solicitor;
- b. the proposed Zoning By-law Amendment for the property are in a content and form satisfactory to the Chief Planner and Executive Director, City Planning, and the City Solicitor;

c. the owner has provided a final form of Phasing Plan, in a content and form acceptable to the Chief Planner and Executive Director, City Planning in consultation with the General Manager, Transportation Services, the General Manager, Parks, Forestry and Recreation, the Chief Engineer and Executive Director, Engineering & Construction Services, the Toronto Transit Commission, the Director, Children's Services, the Director, Housing Secretariat, Director, Real Estate Services, and the City Solicitor;

d. the owner has, at its sole expense:

i) submitted a revised Functional Servicing Report, together with supporting documentation, including confirmation of water and fire flow, sanitary and storm water capacity, Stormwater Management Report and Hydrogeological Report to the satisfaction of the Chief Engineer and Executive Director, Engineering & Construction Services, in consultation with the General Manager, Toronto Water;

ii) confirmed that the implementation of the Engineering Reports that are accepted by the Chief Engineer and Executive Director, Engineering & Construction Services either do not require changes to the proposed Zoning By-law Amendment or any such required changes have been made to the proposed Zoning By-law Amendment to the satisfaction of the Chief Planner and Executive Director, City Planning, the City Solicitor and the Chief Engineer and Executive Director, Engineering & Construction Services;

iii) filed a complete revised Draft Plan of Subdivision application to the City, including updated plans, drawings, reports and studies in support of the same, which reflect the revised proposal for circulation and comment by all applicable divisions, agencies and boards, both internal and external, to the City, the circulation of the Draft Plan of Subdivision shall have been completed and the Chief Planner and Executive Director, City Planning, shall be satisfied with the Draft Plan of subdivision, and shall have prepared draft plan approval conditions in acceptable form for approval of the LPAT, as applicable; and,

iv) to secure the design and the provision of financial securities for any upgrades or required improvements to the existing municipal infrastructure and/or new municipal infrastructure identified in the accepted Engineering Reports to support the development, to the satisfaction of the Chief Engineer and Executive Director, Engineering & Construction Services, and such upgrades or improvements shall have been secured at the discretion of the Chief Engineer and Executive Director, Engineering & Construction Services in the Section 37 Agreement and/or in a Subdivision Agreement with the City.

e. arrangements are in place to the satisfaction of the Chief Engineer and Executive Director, Engineering & Construction Services, for the construction and City acquisition of that portion of the proposed public street located outside of the property, including, if necessary, use of the Consent Application No. B0087/19TEY;

f. the owner has entered into a Section 37 agreement with the City that has been executed, and registered on title to the property all to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor securing the owner's Section 37 contributions identified in recommendation 11 and 12 and the matters agreed to and/or required in support of the development of the property as identified in recommendations 4 to 10, and 13 to 46 above, in addition to the following matters below:

i) the requirement of the owner to enter into a Heritage Easement Agreement with the City for the property at 980 Dufferin Street (Kent School) in a form and content, including the requirement for a conservation plan, satisfactory to the Senior Manager, Heritage Planning and registered on title in a manner satisfactory to the City Solicitor;

ii) the requirement of the owner to provide, prior to the issuance of the first above-grade building permit for any portion of the property, a Commemoration Plan for the Bloor Collegiate Institute building that includes, among other matters, retention of portions of the of the façade of the Bloor Collegiate Institute building at 1141 Bloor Street West, and the dismantling, relocation, and reconstruction of other portions of Bloor Collegiate and/or the Timothy Eaton Embroidery Factory building in a content and form satisfactory to the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Preservation Services;

iii) that the owner construct and maintain the development of the property in accordance with Tier 1 performance measures of the Toronto Green Standard, and the owner aim to achieve Toronto Green Standard, Tier 2 or higher;

iv) that the owner submit a wind study, including the required wind tunnel test, prior to the issuance of final Site Plan Approval, and implement any mitigation measures identified in the analysis to the satisfaction of the Chief Planner and Executive Director, City Planning; and,

v) mechanisms to ensure coordination of the entirety of the new public street and services contemplated through the Draft Plan of Subdivision in a form satisfactory to the Chief Planner and Executive Director, City Planning and the Chief Engineer and Executive Director, Engineering & Construction Services.

47. City Council authorize and delegate the authority of the Chief Planner and Executive Director, City Planning, in consultation with the Chief Engineer and Executive Director, Engineering & Construction Services, and in the context of the Draft Plan of Subdivision, to make final determinations as to any modifications required relating to the timing, phasing, and implementation of municipal infrastructure and municipal services to be provided to the City, including the right of way widening that will form part of the new public street referred to in Recommendation 10, and for securing the same pursuant to Section 37 Agreement and/or a Subdivision Agreement, with such determination to include the timing for entering into any Subdivision Agreement as well as timing for registration of the plan of subdivision.

48. City Council authorize that in the event that there are any land conveyances related to City to be obtained that are not otherwise captured under the Section 37 Agreement, a Site Plan Agreement, Consent Agreement or a Subdivision Agreement, then the Director, Real Estate Services be authorized to execute any and all documents in relation to such matters, subject to the terms and conditions set out therein, and the City Solicitor be authorized to complete the transaction contemplated by the land conveyances, including amending the closing, due diligence and other dates, and amending and waiving terms and conditions, on such terms as the City Solicitor considers reasonable.

49. City Council authorize and direct City Officials to take the necessary steps to implement Council's decision, including execution of the Section 37 Agreement and any other necessary agreement(s).

FINANCIAL IMPACT

As part of the Section 37 contribution, Building F of the development at 980 Dufferin Street, 1141 Bloor Street West, and 90 Croatia Street, containing 56 bachelor and 1-bedroom units will be constructed and transferred to the City by the owner at an estimated total cost of \$20,800,000.

This report recommends \$10,800,000 be provided from the Development Charges Reserve Fund for Subsidized Housing (XR2116) to support the construction of these affordable and/or supportive units. The remainder of the construction cost will be borne by the owner and provided as a Section 37 community benefit under the *Planning Act*. The City's \$10,800,000 payment for affordable housing at Building F will require an increase to the 2020 Recommended Operating Budget for Shelter Support and Housing Administration by \$10,800,000 gross and \$0 net.

This report recommends an additional \$200,000 be provided from the Development Charges Reserve Fund for Subsidized Housing (XR2116) for the City to hire a project manager, and such other professionals deemed advisable to represent the City in construction-related matters for Building F. The transfer of \$200,000 for construction project management services at Building F requires an increase in the 2020

Recommended Operating Budget for Shelter Support and Housing Administration by \$200,000 gross and \$0 net.

This report also recommends City incentives through the Open Door Affordable Rental Housing Program to be provided for the housing at Building F. Open Door Program incentives include relief from development charges, planning and building permit fees and property taxes for 99 years.

A list of City incentives is summarized below:

Affordable Rental Homes	Affordability Period	Estimated Development Charges*	Estimated Planning Fees and Charges**	Estimated Net Present Value of Property Taxes	Estimated Total Value of Incentives
56	99 years	\$1,716,736	\$468,406	\$1,203,293	\$3,388,435

* calculated using November 2020 Rates as per [By-law 515-2018](#)

**includes estimated 2019 building permit fees of \$66,683, planning fees of \$121,723, and parkland dedication fees of \$280,000.

The value of the annual property tax exemption is estimated at \$38,143 at current 2019 rates. The net present value of tax relief over the 99 year term is estimated at \$1,203,293 as summarized below:

Property Tax	Annual	NPV: 99 years
City	\$28,017	\$883,857
Education	\$9,989	\$315,126
City Building	\$137	\$4,310
Total	\$38,143	\$1,203,293

A tax exemption would have no net present impact to the City for the educational portion of taxes remitted to the Province.

In the event of a default, the Contribution Agreement will provide that the by-law providing the property tax exemption will be repealed.

The Chief Financial Officer and Treasurer has been provided the financial impacts associated with this program for review as part of the 2020 budget process.

The Deputy City Manager and Chief Financial Officer has reviewed this report, and agrees with the financial impact information.

EQUITY IMPACT STATEMENT

Access to safe, secure, affordable rental housing in all parts of Toronto is a fundamental goal of the City's Housing Opportunities Toronto Action Plan 2010-2020. Providing new affordable housing is also a goal of the City's Poverty Reduction Strategy.

The acquisition and development of Building F at 1141 Bloor Street West, 980 Dufferin Street, and 90 Croatia Street will provide 56 much-needed affordable rental and/or supportive housing apartments in the neighbourhood and assist the City in meeting its housing targets.

City ownership of Building F will enable a long term lease to a not for profit operator for the homes. The homes are expected to be available at very low rents for low-income residents.

DECISION HISTORY

The development application was submitted on September 22, 2017, and a notice of complete application letter from City Planning was subsequently sent to the applicant on October 16, 2017. A Preliminary Report on the combined Official Plan and Zoning by-law Amendment application was adopted by Toronto and East York Community Council on February 21, 2018, authorizing staff to conduct a community consultation meeting, and to expand notification area beyond the prescribed area in the *Planning Act*. The link to the preliminary report can be found here:

<https://www.toronto.ca/legdocs/mmis/2018/te/bgrrd/backgroundfile-112546.pdf>.

Following the appeal of the applications on March 26, 2018 by the applicant, a pre-hearing conference was scheduled by the Local Planning Appeal Tribunal (LPAT) on November 5, 2018. The purpose of this conference was to identify parties, identify issues, and to explore potential mediation measures to resolve concerns. In addition to the City and the appellant, the Build a Better Bloor Dufferin (BBBD) community group sought, and was granted, party status in the appeal process. At this meeting, the LPAT accepted Issues Lists from the respective parties, and scheduled a second pre-hearing conference for November 26, 2019. The purpose of this second LPAT pre-hearing conference was to provide a status update on the progress of negotiations between the parties and possibly convert to a settlement hearing if negotiations were successful, and if not, to schedule a hearing date.

Since the time of the appeal to LPAT and the initial pre-hearing conference, City staff have reviewed several iterations of the revised application. There have been numerous internal meetings with City staff from various divisions, including City Finance and the Toronto Transit Commission (TTC), and several meetings with the applicant, community representatives, and the ward councillor, Deputy-Mayor Bailao. There have also been community meetings, working group meetings, and meetings with the local Member of

Provincial Parliament, all with the common goal of reaching an acceptable development proposal for the property.

At the request of the BBBB, a one-day private mediation session was held on October 2, 2019, including the three parties involved in the appeal. City staff from City Planning, City Legal, Social Development, Finance and Administration, and Children Services were involved in the one-day mediation. At the time of the mediation, the majority of City Planning's concerns with the original proposal had been addressed.

PROPOSAL

Original Application

The originally submitted application proposed to amend the Official Plan designation from Neighbourhoods to Mixed-Use Areas and Parks and Open Space Areas, and to amend former City of Toronto Zoning By-law 438-86 from its current residential classification to mixed commercial-residential and open space. The purpose of these requested amendments was to redevelop the site with 6 buildings ranging in height from 6 to 47 storeys, an on-site public park, a Community Hub inclusive of a Child Care Centre, 2 new streets, 2 pedestrian walkways, and a mix of residential, retail and office uses. The adaptive integration of the Kent School building, at 980 Dufferin Street into the redevelopment, was proposed as a heritage conservation strategy. The Bloor Collegiate Institute building, at 1141 Bloor Street West, was proposed to be demolished.

Two new north-south streets were proposed to connect Bloor Street West to Croatia Street by extending Russett Avenue and Pauline Avenue south beyond their current termination at Bloor Street West. A 2-level underground parking and loading garage was proposed below the majority of the site, with access proposed from Croatia Street to the south, and from the new public street proposed to be located toward the western limit of the site. East-west oriented pedestrian walkways were proposed to connect Dufferin Street to the interior new private street, and across the north edge of the park to the new public street.

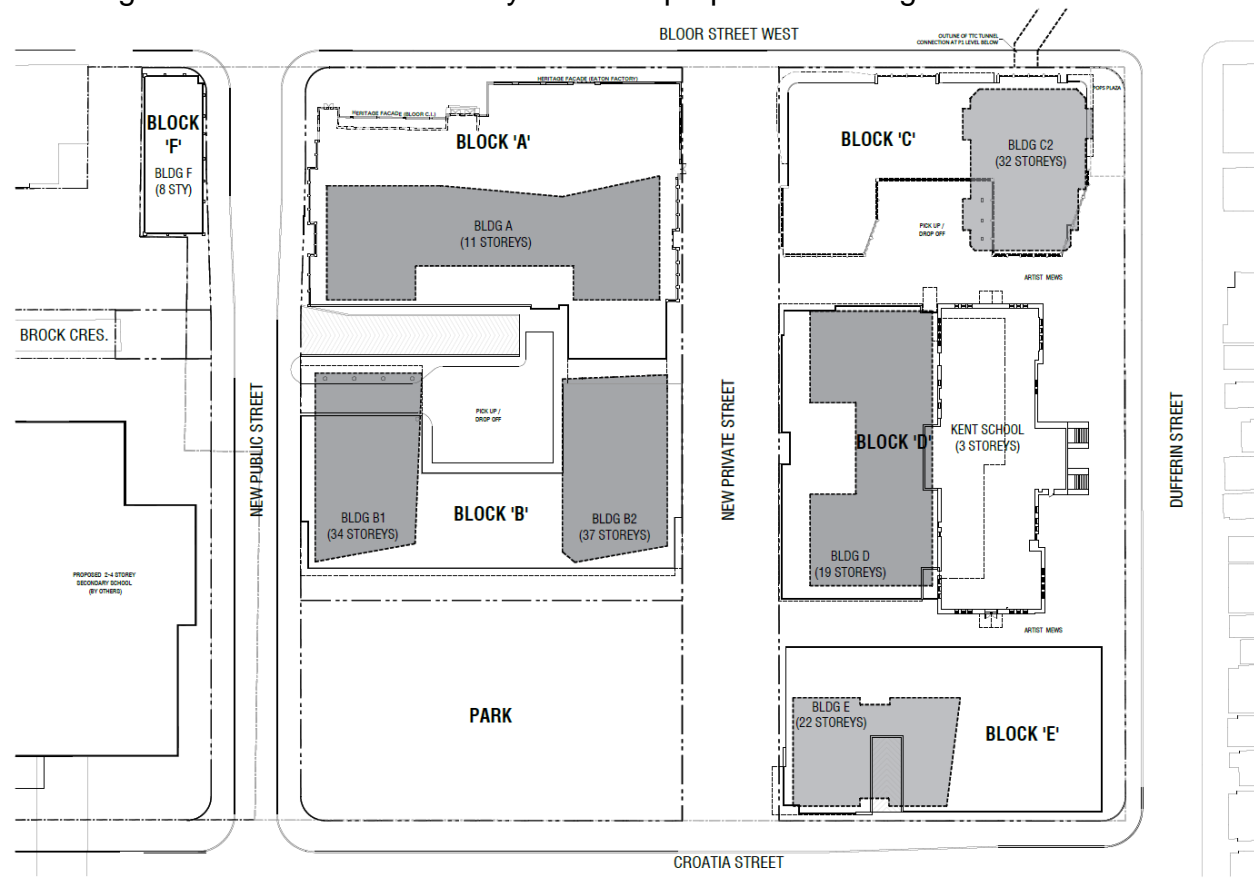
Revised Application

The revised set of architectural plans provided as part of the re-submission prepared by Hariri Pontarini Architects dated November 13, 2019 included the draft Official Plan Amendment, as revised, included as Attachment 5: Draft Official Plan Amendment. The revised plans propose the same number of buildings as originally proposed, however, the overall heights of the buildings have been reduced, the massing of the buildings has improved, building setbacks have increased, and Building F has been transformed from a 6-storey office use to an 8-storey, stand-alone affordable housing building to be conveyed to the City. The former Kent School building continues to be conserved and incorporated in the new development in the revised application. Additionally, as a commemoration of the site's history, the Timothy Eaton Embroidery Factory building component of the Bloor Collegiate Institute building will be dismantled and reconstructed, and the façade of the main entrance component of Bloor Collegiate

Institute along Bloor Street West will be maintained in situ, both of which to be incorporated into the design of the buildings fronting Bloor Street West.

The revised plans also include a commitment from the developer to construct the affordable housing, a Community Hub, and Child Care Centre prior to conveying these assets to the City, and construction of a direct, below-grade connection from the P1 Level of the development site, under Bloor Street West, to the Dufferin Subway Station. In addition to these improvements from the original proposal, the revised plans maintain key components that were part of the original proposal, including a new public park, 2 new north-south streets, 2 east-west pedestrian walkways, and conservation of the Kent School building.

The diagram below identifies the layout of the proposed buildings:



A comparison of key changes between the original submission and the proposal are identified in the chart below.

Component	Original Proposal (September 2017)	Settlement Proposal (November, 2019)
Residential GFA	154,523 m ²	148,683 m ²
Retail GFA	16,259 m ²	15,987m ²
Office GFA	5,130 m ²	3,032 m ²
Community Space GFA	2,815 m ²	2,855 m ²
Child Care Centre	743 m ²	743 m ²
Total Density	5.8 times lot area	5.7 times lot area
Total Residential Units	2,219	2,162
Building A	11 storeys	11 storeys
Building B - West - East	44 storeys 47 storeys	34 storeys 37 storeys
Building C	30 storeys	32 storeys
Building D	11 storeys	19 storeys
Building E	25 storeys	22 storeys
Building F (affordable/supportive housing)	6 storeys	8 storeys
Residential Unit Mix	Bachelor: 3% 1-bedroom: 54.5% 2-bedroom: 36% 3-bedroom: 6.5%	Bachelor: 7 % 1-bedroom: 52% 2-bedroom: 31% 3-bedroom: 10%
Heritage Conservation	Kent School	Kent School
Commemoration	N/A	Bloor Collegiate Institute
Affordable Housing	N/A	Building F - 56 units
Community Hub	Not fully funded	Fully funded
TTC tunnel under Bloor Street West	N/A	Link from P1 to Dufferin Subway Station
Park Dedication	3,580 m ²	3,580 m ²

Site and Surrounding Area

The site, owned by the Toronto District School Board, is located at the southwest corner of Bloor Street West and Dufferin Street, and includes the addresses 1141 Bloor Street West, 980 Dufferin Street, and 90 Croatia Street. The site is 29,390 square metres in area, with 203 metres of frontage along Bloor Street West, 156 square metres along Dufferin Street and 180 metres along Croatia Street.

There are two school buildings on the TDSB land deemed to be surplus; Bloor Collegiate Institute located at 1141 Bloor Street West, which is a 2-storey operating public high school building, and the 3-storey former Kent School, located at 980 Dufferin Street, currently being used by various community groups. The remainder of the land is occupied by a northern surface parking lot, accessed from Bloor Street West, a paved open space at the corner of Bloor Street West and Dufferin Street, and a southern parking lot and a large green space abutting Croatia Street.

The site is surrounded by the following uses:

North: On the north side of Bloor Street West, a 2-storey place of worship (Dovercourt Baptist Church), Dufferin Subway Station, and a 14-storey retirement home building (New Horizons). Further west are 2 and 3-storey mixed-use buildings. North of Bloor Street West are detached and semi-detached 2 and 3-storey residential buildings.

South: Croatia Street, followed by a 2-storey place of worship (Croatian Catholic Church), a 1-storey commercial building (KFC and Taco Bell), a surface parking lot, and the Dufferin Mall, which is subject to a recently submitted development application currently under review (File No. 19 184841 STE 09 OZ).

East: On the east side of Dufferin Street are 1 to 2.5-storey mixed-use buildings. Farther south, across from the Dufferin Mall, is the 53,288 square metres Dufferin Grove Park.

West: 2 and 3-storey mixed-use buildings fronting Bloor Street West, followed by Brock Avenue. On the east side of Brock Avenue, are 2 and 3-storey residential buildings. Farther south is Brock Crescent, followed by the recently demolished Brockton High School, which is associated with a separate application by the TDSB for a replacement high school (File No. 18 126273 STE 18 SA). Along the west side of Brock Avenue and farther west are 2 and 3-storey detached and semi-detached residential buildings.

Reasons for Application

An application to amend the Official Plan is required to re-designate the *Neighbourhoods* designated portion of the site to *Mixed-Use Areas* to permit the proposed non-residential retail use, and the proposed heights and building forms

proposed on the site. Through this application, a portion of the land will also be re-designated *Parks and Open Space* to secure the on-site public parkland dedication, and an amendment to Schedule 2 of the Official Plan to secure the new public street.

An amendment to former City of Toronto Zoning By-law 438-86, as amended, is required to allow for the non-residential uses within the residentially-zoned portion of the site. Amendments to the applicable performance standards of the By-law for both the mixed commercial-residentially zoning and the residentially-zoned portions of the site are also required for the proposed development including, but not limited to, maximum permitted height, density, setbacks and parking. It is anticipated that this site would also be brought into the City-wide Zoning By-law 569-2013 through this application. The new parkland will be zoned "G".

A Draft Plan of Subdivision application is required to create the new north-south public street, new development blocks east of the new public street, the new public park, and provide for new servicing infrastructure as required and detail phasing requirements.

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 of Ontario. 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 provincial 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 to 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 to provincial plans.

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

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) [the "Growth Plan (2019)"] came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2019) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the *Planning Act* that comprehensively applies the policies and schedules of the Growth Plan (2019), including the establishment of minimum density targets, and the delineation of strategic growth areas, for the conversion of provincially significant employment zones, and others.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources, and infrastructure to reduce sprawl, contribute to environmental sustainability, and provide for a more compact built form, and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land-use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation, and green space that better connect transit to where people live and work;
- Public service facilities and public services should be co-located in Community Hubs, and integrated to promote cost-effectiveness.
- Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.
- Retaining viable lands designated as employment areas, and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- 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 (2019) 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 (2019) 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 to the Growth Plan (2019). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform to the Growth Plan (2019).

Planning for Major Transit Station Areas

The Growth Plan (2019) contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 metre to 800 metre radius of a transit station, representing about a

10-minute walk. The Growth Plan (2019) requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries, and demonstrate how the MTSAs achieve appropriate densities.

The support for approval of this development application will not impact the implementation of these policies regarding MTSAs that require comprehensive implementation.

Staff have reviewed the proposed development for consistency with the PPS (2014), and for conformity with the Growth Plan (2019), and have determined consistency and conformity with provincial policy. The outcome of staff analysis and review is summarized in the Comments section of the Report.

Toronto Official Plan

Toronto's Official Plan contains land-use policies to responsibly guide the City's long-term growth over the next quarter-century. Broadly, these policies are intended to ensure a liveable and sustainable City that meets the needs of Toronto's diverse population at all stages of life.

This application has been reviewed against the policies of the City of Toronto Official Plan which are intended to be read as a compressive whole. The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Chapter 2 - Shaping the City

Section 2.2: Structuring Growth in the City: Integrating Land Use and Transportation

To create a more livable Greater Toronto Area, future growth within Toronto will be directed to areas that are well served by transit, the existing road network, and which have a number of properties with redevelopment potential. Growth directed to major streets identified as Avenues in the Official Plan, such as Bloor Street West, will concentrate jobs and people in areas well served by surface transit and rapid transit stations, promote mixed-use development to increase opportunities for living close to work and to encourage walking and cycling for local trips, and offer opportunities for people of all means to be affordably housed.

Section 2.2.3: Avenues: Reurbanizing Arterial Corridors

The *Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities, and transit service for community residents.

Section 2.3.1: Healthy Neighbourhoods

New development in *Mixed Use Areas, Regeneration Areas and Apartment Neighbourhoods* that are adjacent, or close to, *Neighbourhoods* will be compatible with those *Neighbourhoods*, provide a gradual transition of scale and density, as necessary to achieve the objectives of this Plan through the stepping down of buildings towards, and setbacks from, those *Neighbourhoods*.

New development will maintain adequate light and privacy for residents in adjacent *Neighbourhoods*, orient and screen lighting and amenity areas so as to minimize negative impacts, locate and screen service areas, any surface parking, and access to underground and structured parking so as to minimize impacts on adjacent land, and enclose service and access areas where distancing and screening do not sufficiently mitigate visual, noise, and odour impacts upon adjacent land in those *Neighbourhoods*.

Chapter 3 - Building a Successful City

The policies in Chapter 3 of the Official Plan guide growth by integrating social, economic, and environmental perspectives in decision making to create an attractive Toronto with a strong economy and complete communities. As such, this chapter contains policies to improve the everyday lives of Torontonians by ensuring high quality design, providing parks and open spaces, building liveable neighbourhoods, and ensuring clean air and a strong economy.

Section 3.1.1: The Public Realm

This section of the Official Plan promotes good design as a means of creating a great city, stating that the quality of public spaces, such as parks, streets, and squares, and the buildings that frame them, contribute to a great city. Ensuring new development enhances the quality of the public realm, is, therefore, a critical component of development review, and of city building.

Streets

City streets are significant public open spaces which connect people and places, and support the development of sustainable, economically vibrant and complete communities. New streets will be designed to provide connections with adjacent neighbourhoods, promote a connected grid of streets that offers safe and convenient travel options, extend sight lines and view corridors, divide larger sites into smaller development blocks, provide access and addresses for new development, and allow the public to freely enter without obstruction.

New streets should be public streets. Private streets, where they are appropriate, should be designed to integrate into the public realm and meet the design objectives for new streets. New city blocks and development lots within them will be designed to have an appropriate size and configuration for the proposed land use, scale of development,

and intended form of buildings and open space, promote street-oriented development with buildings fronting onto street and park edges, provide adequate room within the block for parking and servicing needs, and allow for incremental, phased development.

Parks

New parks and open spaces will be located and designed to provide a comfortable setting for community events and for individual use, provide appropriate space and layout for recreational needs, including forms of productive recreation such as community gardening, and emphasize and improve unique aspects of the community's natural and human-made heritage. New parks should also front onto a street for good visibility, access, and safety.

Section 3.1.2 - Built Form

Official Plan Built Form Policies 3.1.2.3 (e) and (f) require that new development provide adequate light, and limit shadows on streets, properties, and open spaces while minimizing additional shadowing on neighbouring parks to preserve their utility. Policy 3.2.3.3 states that development minimize additional shadows on parks and open spaces to preserve their utility. In the Tall Building Design Guidelines, Guideline 1.3 recommends maintaining access to sunlight and sky view for surrounding streets, parks, open spaces and neighbouring properties. Guideline 1.4 (a) and (b) recommends protecting access to sunlight and sky views including maintaining at least 5 hours of sunlight on the opposite side of the street and protecting open spaces/parks and heritage properties.

Section 3.1.3: Built Form - Tall Buildings

This section of the Official Plan requires tall building proposals to address key urban design considerations that include: demonstrating how the proposal will contribute to, and reinforce, the overall City structure; demonstrating how the proposed building and site design relate to the existing and/or planned context; taking into account the relationship of the site to topography and other tall buildings; and providing high quality, comfortable and usable publicly accessible open space areas.

Section 3.1.5: Heritage Conservation

Section 3.1.5 provides policy direction on the conservation of heritage properties on the City's Heritage Register and for development adjacent to heritage properties. Policy 5 requires proposed alterations for development on, or adjacent to, a property on the Heritage Register to ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained. Policy 26 requires that new construction on, or adjacent to, a property on the Heritage Register be designed to conserve the cultural heritage values, attributes, and character of the property, and to mitigate the visual and physical impact on it, including consideration such as scale, massing, materials, height, building orientation, and location relative to the heritage property.

Section 3.2.1: Housing

This section of the Official Plan discusses housing, stating that adequate and affordable housing is a basic requirement for everyone. Where we live and our housing security contribute to our well-being and connect us to our community. Current and future residents must be able to access and maintain adequate, affordable, and appropriate housing. The City's quality of life, economic competitiveness, social cohesion, as well as its balance and diversity depend on it. The intent of policy 3.2.1.1 is to ensure that a full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods, will be provided and maintained to meet the current and future needs of residents. A healthy supply of rental housing is critical to attracting residents and business.

3.2.2: Community Services and Facilities

Locally-delivered community services form part of the essential support to people living and working in Toronto and are the building blocks of our neighbourhoods. Policy 3.2.2.7 discusses the relationship between new development and community services, stating that the inclusion of community services and facilities will be encouraged in all significant private sector development across the City.

3.2.3 Parks and Open Spaces

The City's Green Space System, made up of parks and open spaces, the natural heritage system, and a variety of privately-managed but publicly-accessible spaces, is an integral part of our quality of life and social well-being. It provides opportunities for recreation, relaxation, and experiencing nature in peace and quiet, and contributes to Toronto's competitive advantage as a place to invest.

The City's park planning areas are shown on Map 8(C) of the Official Plan. The information on Map 8(B) for these park planning areas will be used to require, wherever possible, that new parkland be provided when development occurs in areas of low parkland provision. The area requires new parkland on site.

Policy 3.2.3.3 contemplates the effects of development from adjacent properties, to minimize additional shadows, noise, traffic, and wind on parks and open spaces to preserve their utility.

Section 3.3 Building New Neighbourhoods

Building new neighbourhoods is discussed in Section 3.3 of the Official Plan, stating that they must function as communities, not just housing. This application is creating a new urban community with the introduction of new patterns of streets, development blocks, and open spaces to connect it with the surrounding fabric of the City.

Chapter 4 - Land Use Designations

The site is comprised of two land-use designations on the Official Plan's Land Use Designation Map 18, as identified in Attachment 3. Along the south side of Bloor Street West, the property is designated *Mixed-Use Areas*. The remainder of the site, along Dufferin Street to the east, Croatia Street to the south, and to its western limit, east of Brock Avenue, is designated *Neighbourhoods*. The site is surrounded to the north (north side of Bloor Street West) and south (Dufferin Mall) by *Mixed-Use Areas* and to the east and west by *Neighbourhoods*.

Section 4.1: *Neighbourhoods*

The Official Plan identifies *Neighbourhoods* as being physically stable areas which can be made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, and townhouses, as well as interspersed walk-up apartments that are no higher than 4 storeys in height. Parks, low scale local institutions, home occupations, cultural and recreational facilities, and small scale retail, service, and office uses are also provided for in *Neighbourhoods*.

Section 4.3: *Parks and Open Spaces*

Parks and Open Space Areas are the parks, open spaces, valleys, watercourses and ravines, portions of the waterfront, golf courses and cemeteries that comprise a green open space network in Toronto. Development is generally prohibited within *Parks and Open Space Areas* except for recreational and cultural facilities, conservation projects, cemetery facilities, public transit, and essential public works and utilities where supported by appropriate assessment. Currently, the site does not include a *Parks and Open Space* designation. However, a portion of the land will be conveyed to the City for the purpose of providing an on-site public park, and will be appropriately re-designated as such through the proposed Official Plan Amendment.

Section 4.5: *Mixed-Use Areas*

The northern portion of the site fronting Bloor Street West is designated *Mixed-Use Areas*. *Mixed-Use Areas* permit a broad array of uses, including, but not limited to, residential, office, retail and services, recreation, and cultural activities. The purpose of the *Mixed-Use Areas* land designation is to encourage Torontonians to live, work, and shop in the same area. The majority of the site, currently designated as *Neighbourhoods*, will be appropriately re-designated as *Mixed-Use Areas* to allow for the non-residential use and the increase in height beyond the 4-storey *Neighbourhoods* limit, helping to achieve the city-building objective of creating a complete community.

Chapter 5 - Implementation

Section 37 of the *Planning Act* provides a means by which the City can achieve responsible and balanced growth. Policy 5.1.1 of the Official Plan allows for an increase

in height and/or density in return for the provision of community benefits for a proposed development, in accordance with Section 37 of the *Planning Act*. The proposed density meets the Official Plan's threshold for Section 37 considerations.

Policy 5.3.1.2 of the Official Plan requires that amendments to the Official Plan be consistent with its general intent, otherwise they are discouraged. The policy also requires that Council will be satisfied that any development permitted under an amendment to this Plan is compatible with its physical context, and will not affect nearby *Neighbourhoods* in a manner contrary neighbourhood protection policies of the Official Plan.

Design Guidelines

Policy 5.3.2.1 of the Official Plan also contemplates that City Council will adopt guidelines to advance the vision, objectives and policies of the Plan.

City-Wide Tall Building Design Guidelines

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

All buildings proposed in this application are tall buildings by definition. The application, therefore, has been reviewed against the standards of the City's Tall Buildings Guidelines to ensure, amongst other design and performance criteria, appropriate overall heights and podium heights, setbacks from the street edges to achieve a quality public realm, and stepbacks from the base buildings of the tower components to provide a human-scaled built form environment at the pedestrian level, and minimum separation distances to ensure sunlight and sky views within, and toward, the site.

Growing Up: Planning for Children in New Vertical Communities

In July 2017, Toronto City Council adopted the Growing Up Draft Urban Design Guidelines, and directed City Planning staff to apply the "Growing Up Guidelines" in the evaluation of new, and under review, multi-unit residential development proposals. The objective of the Growing Up Guidelines is to strive to ensure developments deliver tangible outcomes to increase liveability for larger households, including families with children at the neighbourhood, building, and unit scale. The Council Decision and draft Guidelines are available on the City's website at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG21.3>, and were considered in the review of this proposal.

The outcome of staff analysis and review of relevant Official Plan policies and design guidelines are further discussed in the Comments section of the Report.

Zoning

The site is regulated by former City of Toronto Zoning By-law 438-86, and is currently zoned Mixed Commercial-Residential (MCR T3.0, C1.0, R2.5) along the Bloor Street West frontage, and zoned Residential (R4, Z1.0) for the remainder of the site. The height limit for the MCR zoning portion of the site is 16 metres, and the height limit for the residentially-zoned area is 10 metres. See Attachment 4: Zoning. The site is not subject to City-Wide Zoning By-law 569-2013.

Site Plan Control

Site Plan Control applies to this property. An application for Site Plan Control was submitted to the City on April 26, 2018, and has been added to the LPAT appeal.

Draft Plan of Subdivision

A Draft Plan of Subdivision application was submitted concurrently with the combined Official Plan and Zoning By-law Amendment application. The purpose of this associated application is to create the new public street, development blocks, park parcel, and provide for infrastructure to support the redevelopment as contemplated in the Zoning By-law Amendments. The Chief Planner has delegated approval authority for Plans of Subdivision as set out in the Municipal Code, Chapter 415, including provision for providing instructions to the City Solicitor on appeal of the Draft Plan of Subdivisions to the LPAT. The Draft Plan of Subdivision application was included in the appeal of the combined Official Plan and Zoning By-law Amendment application. The Draft Plan of Subdivision does not include a portion of the Toronto and District School Board lands that will be retained and that are required to complete the new public street and this will be addressed in the context of the through co-ordination of various planning approvals for the development. City Planning staff will report on the Draft Plan of Subdivision at a later date, as applicable.

Consent to Sever Land

As discussed previously in this report, the TDSB is retaining ownership of a portion of the subject property adjacent to the proposed redevelopment. The purpose of retaining this piece of land is to replace the now demolished Brockton High school building, located at the northeast corner of Brock Avenue and Croatia Street, with a new 4-storey school. This new school will be a replacement for students displaced by the redevelopment of Bloor Collegiate Institute resulting from this application. The proposed 4-storey school building is the subject of a separate application to the City for Site Plan Approval (File no. 18 126273 STE 18 SA) currently under review. To create two distinctive lots; one for the larger redevelopment discussed in this report, and one to

locate the new 4-storey replacement building for Brockton High on the retained TDSB land, a Consent to Sever Land application (File No. B0087/19TEY) to the Committee of Adjustment has been submitted and is under review.

Community Consultation

Pre-application

In 2016, the TDSB declared the land located at the southwest corner of Bloor Street West and Dufferin Street to be surplus, and began preliminary master planning exercises to prepare to sell a 7.3 acre parcel of land. This master plan organized the site with new mid-block connections, a new park, and identified building locations and building heights. Also identified as a component associated with the sale of the land, was a commitment required by potential purchasers to deliver community space of up to 30,000 square feet in the form of an on-site Community Hub inclusive of a Child Care Centre. The provincial government committed to contributing to building the Community Hub.

During this time, City Planning identified expectations that a redevelopment of this scale would deliver, which included, but was not limited to: retention of heritage assets, introduction of mid-block connections; a Community Hub inclusive of a Child Care Centre; an affordable housing component; and an on-site park. City Planning staff anticipated a more intense level of development than currently exists in the surrounding area considering the large size of the site, coupled with its location along an *Avenue* across the street from the Dufferin Subway Station.

A "Visionary Group" was assembled amongst community members during the pre-application process. The focus of this group was to discuss the Community Hub component of the redevelopment. Provincial staff and staff from the City's Social Development, Finance and Administration division led this visioning process. Much of the discussions focussed on potential locations of the hub, the size required, the potential tenants and users of the hub, and the appropriate process for selecting tenants.

City Planning later met with the successful purchaser of the surplus TDSB land, Capital Developments, reiterating the expectations that had been previously discussed with the TDSB regarding heritage conservation, new connections, an on-site park, affordable housing, and a Community Hub with Child Care Centre. City Planning also provided comments to the applicant regarding the scale of development that could be supported on this site, and the importance for any redevelopment plan to fit in with, and transition well to, the existing low-scaled surrounding area. This transition will include appropriate setbacks from streets to enhance the public realm, and streetwall heights that reinforce the existing lower-scaled main street character of Bloor Street West.

The applicant hosted a pre-application Open House drop-in for community residents in June 2017, at Bloor Collegiate Institute, prior to the combined Official Plan and Zoning By-law Amendment application being received by the City.

Post-application

City Planning, along with the ward councillor, hosted a community consultation meeting on February 7, 2018 in Bloor Collegiate Institute's auditorium. In anticipation of the large number of residents attending, a combined open house and roundtable discussion format was chosen instead of the typical town hall-style format. Facilitators from City Planning provided guides and information sheets, and lead the roundtable discussions. Comments and concerns from those in attendance, and provided in writing, included prioritizing affordable housing and community space. Additional concerns were raised regarding the proposed height, density, and potential traffic impacts of the proposal, and the level of heritage conservation proposed for the two school buildings. Some in attendance, raised concerns of the displacement of students from Bloor Collegiate Institute.

As noted previously in this report, the BBBD community association was created with the goal of representing interests of some of the wider Bloor and Dufferin community, and has been actively involved in the development review process. The primary focus of BBBD has been to advocate for community uses associated with the Community Hub, and to advocate for affordable housing to be included in the redevelopment. BBBD has obtained party status in the former OMB appeal, and have subsequently been involved in meetings with City staff from City Planning, Social Development, Finance and Administration (SDFA), City Legal, Children Services, the Housing Secretariat, the ward councillor, and the developer.

The ward councillor, with support from City Planning and SDFA, held 3 working group sessions with several members of the BBBD and residents from the wider community to discuss topics of affordable housing, park location and size, public realm, transportation, built form and location, size and potential uses of the Community Hub.

Another reoccurring concern of residents was the TTC's ability to accommodate the proposed density both at the Dufferin Subway Station, and along the Dufferin Street bus route, both of which were described by residents as being "over-capacity". Much of the concern regarding increased density included the compounding impacts of other recent approvals and proposals for large-scaled redevelopments in the vicinity including; the Galleria Mall located north at the southwest corner of Dupont Street and Dufferin Street; the Dufferin Mall located south of this redevelopment proposal; and the redevelopment of the TDSB and Toronto Catholic School Board land located on the southeast corner Bloor Street West and Dundas Street West.

Comments received over the past two years via the City's Application Information Centre web site echoed the concerns noted above. Other comments received from local residents voiced support of the application, welcoming density to an underutilized property well-served by transit, and the inclusion of a new public park, a new Community Hub and Child Care Centre, and the potential of an affordable housing component to be secured in the development.

COMMENTS

The *Planning Act*

Section 2 of the *Planning Act* establishes matters of provincial interest including:

- the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- the orderly development of safe and healthy communities;
- the adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- the adequate provision of a full range of housing, including affordable housing;
- the co-ordination of planning activities of public bodies;
- the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and
- The promotion of built form that is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

It is the opinion of planning staff that the Revised proposal has regard for the relevant matters of provincial interest under section 2 of the *Planning Act*. As detailed below, the Revised proposal is consistent with, and conforms with provincial and municipal policies which are intended to guide the desired outcomes of the matters of provincial interest established in the *Planning Act*. The proposal represents orderly development of a safe and healthy community, and provides for on-site affordable housing, a Community Hub, and a public park which is designed to support public transit and be oriented towards pedestrians. The location, form and scale of buildings and open spaces, the addition of new streets and pedestrian walkways to improve accessibility, and approach to heritage conservation have been designed to promote a sense of place that is vibrant, safe, and accessible.

Provincial Policy Statement (2014)

The PPS provides policy direction on matters of provincial interest related to land-use planning and development. City Council's planning decisions are required to be consistent with the PPS.

Policy 1.1.3.3 requires planning authorities to identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, and the availability of suitable existing and planned infrastructure and public service facilities to meet projected needs, and shall be directed in accordance with the policies dealing with Resource Management (Section 2) and Public Health and Safety (Section 3). These locations and areas are to be identified in the official plan and zoning by-laws in accordance with policies 4.7 and 4.8 of the PPS. The Official Plan Amendment would permit the development, and the Revised proposal can be accommodated as it provides for community services and facilities, through a Community Hub and child care space, the provision of a new public park addressing policy 1.5.1 of the PPS, and conserving heritage resources in accordance with Policy 2.6.1 of the PPS, and providing for a new public street that will be designed and integrated into the City's transportation network as contemplated by Policies 1.5.1, and 1.6.7 of the PPS.

Policy 1.4.3 directs planning authorities to provide a range of housing types and densities to meet projected requirements of current and future residents, including affordable housing. This policy directs planning authorities to permit and facilitate all forms of housing required to meet the social, health, and well-being requirements of current and future residents, and all forms of residential intensification, and redevelopment where existing or planned infrastructure can accommodate projected needs. This policy further directs planning authorities to promote densities for new housing, which efficiently use land, resources, infrastructure, and public service facilities, while supporting the use of active transportation and transit in areas where it exists or is to be developed. Planning authorities are also directed to establish development standards for residential intensification which minimize the cost of housing, and facilitate a compact form.

Policy 1.6.7.4 promotes a land use pattern, density and mix of uses that minimizes the length and number of vehicle trips and supports current and future use of transit and active transportation.

Policy 1.7.1. a) states that long-term economic prosperity should be supported by promoting opportunities for economic development and community investment-readiness.

Policy 1.7.1. e) encourages a sense of place by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

Policy 2.6.1 states that significant built heritage resources and significant cultural heritage landscapes shall be conserved.

The Revised Proposal is consistent with the relevant policies of the PPS. The Revised proposal provides for a healthy, liveable, and safe community by accommodating an appropriate range and mix of employment and residential uses, including affordable housing units to be conveyed to the City in perpetuity. The proposal is well served by

transit by the Bloor-Danforth Subway line and the 29 Dufferin Street bus service, and is located within walking distance of a range of services, helping to minimize the need for, and length of, automobile trips. The proposal supports economic competitiveness by providing for commercial space along Bloor Street West and throughout the interior of the site, revitalizing this currently underutilized stretch of Bloor Street West, and offering new retail opportunities throughout the interior of the site through the introduction of new streets and pedestrian pathways.

The Revised proposal offer also proposes the conservation and adaptive reuse of the Kent School building to include 2 floors to be conveyed to the City in perpetuity to be used as a Community Hub and Child Care Centre, promoting human services and cultural uses. This conservation strategy will maintain the cultural heritage of the site, and along with the commemoration of the Bloor Collegiate Institute, will create a sense of place for the new community. New streets and pedestrian pathways will help knit this new community into the existing fabric of the neighbourhood, and will help to make the site much more permeable, vibrant, and liveable than its current condition.

A Place to Grow (2019)

The City has reviewed the subject application against the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)").

Similar to the PPS, 2014, the Growth Plan (2019), provides for a series of guiding principles, such as

- Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime;
- Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households;
- Improve the integration of land use planning with planning and investment in infrastructure and public service facilities, including integrated service delivery through Community Hubs, by all levels of government;
- Provide for different approaches to manage growth that recognize the diversity of communities in the GGH; and
- Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.

Policy 2.2.1.4 c) supports the achievement of complete communities that provide a diverse 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. Policy 2.2.1.4 d) directs that there be an expansion of a range of transportation options, provide access

to public service facilities, co-located and integrated in Community Hubs, an appropriate supply of safe, publicly accessible open spaces, spaces and recreational facilities. Policy 2.2.1.4 e) directs the provision of a more compact built form and a vibrant public realm, including public open spaces. The Revised proposal provides for an urban form that optimizes infrastructure to support the achievement of complete communities through a more compact built form, provision of Community Hub space, inclusive of a child care centre and new public park and public street as well as publically accessible privately owned spaces.

Policy 2.2.6.1 of the Growth Plan (2019) directs that municipalities will support housing choice through a diverse range and mix of housing options and densities, including second units and affordable housing to meet projected needs of current and future residents. Policies 2.2.14 a) and 2.2.6.2 directs that municipalities support complete communities by planning for the range and mix of housing options and densities of the existing housing stock and planning to diversify and increase density of the overall housing stock across the municipality and feature diverse mix of land uses, access to local stores and public service facilities.

Policy 3.2.8 speaks to the integration of public service facilities, maintaining and adapting spaces as Community Hubs to meet the needs to the community and optimize the long term viability of public investments.

Policy 4.2.7.1 directs that municipalities conserve cultural heritage resources in order to foster a sense of place and benefit communities.

The proposed development conforms to the above sections and other relevant policies of the Growth Plan (2019). The proposal provides for a diverse range and mix of residential unit sizes, including City-owned affordable housing. It supports a compact urban form that optimizes existing infrastructure to support the achievement of complete communities. The site is located across the street from the Dufferin Subway Station and along the Dufferin Street bus route. The proposal provides for a vibrant public realm, including public open spaces such as new streets, new pedestrian pathways, an expanded sidewalk along Bloor Street West and Dufferin Street associated with proposed building setbacks and the removal of existing fences, a new on-site public park, and community space, including a child care centre to be owned by the City in perpetuity. The proposal also promotes the heritage conservation of the Kent School building. The proposed development, therefore, conforms to the relevant policies of the Growth Plan (2019).

Official Plan Conformity

The Revised proposal has been reviewed against the Official Plan policies discussed in the Policy Considerations section of this report above, as well as against the policies of the Toronto Official Plan as a whole. The site's proposed land uses, organization of buildings, transition to the surrounding built form context, pattern of streets, proximity to the Dufferin Subway Station, mix of uses, and conservation of a heritage resource conforms to municipal policies to promote a safe, liveable, and complete community fostering a sense of place through high quality design, public realm improvements, and

heritage conservation. The proposed Official Plan Amendment to achieve higher densities close to higher order transit, and to secure both a new public street and a new public park is supported by City Planning staff in this context

Land Use

The broad range of residential, retail, office, community, and recreational land uses proposed, in a location in close proximity to the Dufferin Subway Station conforms to the Official Plan *Mixed-Use Areas* policies. The proposed mix of land uses along a major street identified as an *Avenue*, conforms to the Official Plan's re-urbanization policies. Through the Site Plan Approval process, City Planning staff will ensure the retail uses proposed reflect and reinforce the rhythm and fine grain of units characterizing Bloor Street West, sensitively integrating into, and improving upon, the streetscape and public realm.

Site Organization

The proposed new streets and pedestrian walkways organize the site into development blocks and park space in a manner that supports the existing pattern of streets within the immediate area. The new public street and private street will connect Bloor Street West to Croatia street by extending Pauling Avenue and Russett Avenue, both of which currently terminate at Bloor Street West. These north-south connections will encourage pedestrians and vehicles to access the site from two new points along Bloor Street West and Croatia Street, and will provide for access to the buildings and public spaces framing these streets. Locating the park at the south end of the site will mitigate any potentially negative impacts of shadowing associated with the proposed buildings and include frontage on 2 public streets. The timing of the delivery of the conveyances of the affordable housing, the community space, the new public street, and the public park will be coordinated through the phasing plan as identified in Attachment 14: Draft Phasing Plan.

Public Realm

Public realm improvements are a critical objective of the Official Plan, especially for a redevelopment of this magnitude. From early meetings with the TDSB, prior to a developer being selected, and throughout pre-application meetings with the selected developer, the expectation of new connections into the site, and an improved public realm along Bloor Street West and Dufferin Street were shared by City Planning staff. New connections will seamlessly knit into the surrounding neighbourhood by extending the existing street grid, and introducing new mid-block pedestrian connections, contributing to a complete, accessible, activated, and safe mixed-use community.

In addition to the new streets and pedestrian pathways that were proposed in the original application, the Revised proposal increases the building setback from Bloor Street West in front of Building A from 2 metres in the original proposal to a setback

ranging from 3 metres to 10.45 metres. Setbacks for Building C, located at the corner of Bloor Street West and Dufferin Street, have changed from 2 metres to a range between 1.85 metres and 3.2 metres.

The proposed setback from Dufferin Street of Building C, located at the corner of Bloor Street West and Dufferin Street, ranged in distance from 9.45 metres at the north end to 4.9 metres at the south in the original proposal. In an effort to maintain prominent views to the Kent School building, primarily the view looking south from Bloor Street West, the setbacks have increased. The setback of Building C from Dufferin Street now opens up from 6.55 metres at the north to 9.75 metres towards the Kent School building, revealing a portion of the building's north façade, and addressing City Planning staff's direction to maintain prominent views towards the historic building. These setbacks will provide the opportunity to complete the streetscape including pedestrian clearways, tree planting, and street furniture.

The application proposes a number of privately-owned publicly-accessible open spaces (POPS) and publicly accessible areas throughout the site. These spaces help to provide increased porosity and pedestrian linkages to, and through, the site. The proposed POPS will include:

- The private street proposed to extend Russett Avenue south to Croatia Street;
- the 2 pedestrian pathways proposed to connect Dufferin Street to the new private street;
- the proposed indoor/outdoor space located at ground level at the corner of Bloor Street West and Dufferin Street, and;
- the proposed TTC connection to Dufferin Station located at Level P1.

Any necessary public access conditions and requirements for conveyance of public access easements for these POPS areas and public access areas will be secured as matter agreed to in support of the development through the Section 37 Agreement, and their final design, location and configuration will be determined through the Site Plan Approval process.

Parks and Open Space

Increasing the provision of park space in the City is a key Official Plan policy. The size and location of the proposed park, at the southwest corner of the site, with frontage along Croatia Street to the south, and along the two new abutting north-south streets has been the same since the application was submitted in September 2017. 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 29,587 square metres, or 117 percent of the site area. However, for sites that are 1 to 5 hectares in size, a cap of 15 percent of the development site is applied to the residential use, and 2 percent is applied to the non-residential for on-site parkland dedication. Following this formula, in

total, the parkland dedication requirement is 3,561 square metres. At 3,580 square metres, the size of the proposed parkland dedication slightly exceeds the required amount.

The proposed location of the public park was specifically chosen to be in the area of the site with the least potential to be negatively impacted by shadow from existing and planned context, and development on this site. The chosen location at the southwest corner of the site also benefits from frontage along three streets, providing enhanced visibility into the park, multiple access points, and a safer experience. Although more appropriately discussed during the Site Plan Control process, the community has voiced the opinion that the design and programming of the new on-site public park should complement, and not replicate, the nearby Dufferin Grove park.

Built Form: Height, Density, and Transition

The overall height and massing of the buildings in the original proposal was a concern for Planning staff. The original application proposed 6 buildings ranging in height from 6 storeys to 47 storeys. In an effort to address initial concerns regarding excessive heights, and a reorganization of the taller elements of the proposed built form, 2 buildings have been increased in height, 1 building has remained the same height as originally proposed, and the remaining 3 buildings have decreased in height. The net decrease in building height across the entire site in the revised proposal is 13 storeys from the original proposal.

The majority of the changes achieved serve to provide better transition to, and limit impacts on, the surrounding neighbourhood. The shifting of building mass and reduced heights are improved significantly from the original application, while maintaining close to the same density (5.8 times the area of the lot in the original proposal to approximately 5.7 times the area of the lot in the revised proposal).

The proposed density, as revised, when considered within the planned context of the surrounding area, and the provincial and municipal policies directing growth to areas along major streets well served by transit, and in comparison to nearby large-scaled redevelopments recently approved at Bloor Street West and Bathurst Street (Mirvish Village) and at Dupont Street and Dufferin Street (Galleria Mall), is appropriate

As discussed above in the Site and Surrounding Area section, the immediate built form context is of a lower scale. Transitioning appropriately to this established built form was an expectation City Planning staff shared with the applicant early on in pre-application discussions. To achieve this directive, the site has been organized such that the taller elements of the proposal are located on the interior of the site, where any potential impact on the surrounding neighbourhood is mitigated.

The proposed buildings that frame Bloor Street West and Dufferin Street have appropriate setbacks to provide for wide sidewalks, enhanced streetscaping opportunities, and base buildings of an appropriate scale. They would create a

streetwall height that is generally proportional to the street right-of-way width, and they include components of the site's history in the form of commemoration. The taller portions of these buildings have been designed with multiple stepbacks from the base buildings to adequately transition to the surrounding lower-scale residential and commercial properties, and to give prominence to the site's heritage assets.

Below, the buildings and the revisions are discussed individually.

Building A

Building A, as originally proposed, was to be located predominantly where the Bloor Collegiate Institute building currently exists fronting onto Bloor Street West. In addition to abutting Bloor Street West, this building would have also had frontage on both of the newly proposed north-south streets. The original application proposed the complete demolition of the Bloor Collegiate Institute building to facilitate the construction of a mixed-use building comprised of a combination of a 3 and 5-storey street wall component along Bloor Street West, stepping back from Bloor Street West on floors 6,7,8,9 and 10, and finishing with the 11th storey stepped back farther, and its massing separated into two components at the east and west portions of the building.

The Revised proposal proposes dismantling the Timothy Eaton Embroidery Factory building component of Bloor Collegiate Institute, and relocating it west and south from its current location to abut the main entrance of the school building, which will now be maintained in its original location. Because the Timothy Eaton Embroidery Factory building will be reconstructed at its current height, and the Bloor Street West façade of the entrance component of Bloor Collegiate Institute will be maintained, the street wall will remain as 1-storey in height along this portion of Bloor Street West, helping to maintain the original character and sense of place of this portion of Bloor Street West.

The current location of the Timothy Eaton Embroidery Factory building limits the width of the sidewalk on Bloor Street West. Relocating this component of the school building south will allow for a widened sidewalk, an enhanced public realm, and the opportunity for streetscape improvements. Relocating this component west will facilitate the extension of Russett Avenue south beyond Bloor Street West to Croatia Street, providing permeability and views, and creating further retail opportunities to extend from Bloor Street West into the interior of the site. This building is proposed to have retail use on the ground and second floors fronting Bloor Street West, and along the two new streets, with residential uses in new construction above.

Building B

Located at the centre of the property south of Building A, a 44-storey tower (west) and a 47-storey tower (east) were originally proposed on top of a podium ranging in height from 6 storeys to 8 storeys. The revised proposal reduces the heights of these towers to 34 storeys (west) and 37 storeys (east), respectively, and they are separated a distance of 28.1 metres from one another. The podium of these towers has been reduced to 6

storeys. The ground floor of this building is proposed as non-residential space with frontage along the new public street, the new private street, and abutting the pedestrian walkway located along the north side of the proposed public park to the south.

Building C

Building C is located at the northeast corner of the site, and has frontage on Bloor Street West, Dufferin Street, and the proposed new private street. Because of its prominent location at the corner of Bloor Street West and Dufferin Street, this building will essentially perform as the gateway to the entire redevelopment site. Originally, the podium consisted of a 3-storey streetwall, with stepbacks from Bloor Street West at the 6th and 7th floor. On the west side of the building, an 8-storey massing was proposed. On the east side of the building, a 30-storey tower was proposed.

In an effort to redistribute the height and massing across the entire site to better respond to the surrounding context, the height of this building has increased slightly from the originally proposed 30 storeys to a revised 32 storeys. The podium along Bloor Street West has been increased to 4 storeys and has increased to 7 storeys abutting the proposed new private street. The base of the building at the corner of Bloor Street West and Dufferin Street is proposed as a large volume of glass, creating a seamless indoor and outdoor atrium space in combination with the outdoor POPS space located at the corner. It is anticipated that this atrium space, along with the outdoor POPS, will be used as gathering space for the public, and as a route to the proposed underground connection from Level P1 to the Dufferin Subway Station. This building, as proposed, will include retail uses on the first and second floors fronting onto both Bloor Street West and the new private street, and residential on the upper floors.

Building D

Located south of Building C along Dufferin Street, with frontage also onto the new private street, is the Kent School building located along the east side of Dufferin Street, comprised of a 3-storey building and a 3-storey southern addition. The original application proposed to demolish the 3-storey southern addition, and the rear, 3-storey component of the original building to allow for a 11-storey tower to be constructed abutting the rear of the original Kent School building, with shared servicing and access between the existing building and the proposed new building. The application proposed to locate the required Community Hub and Child Care Centre within the lower 2 floors of the Kent School building.

The Revised Proposal increases the height of this building from its originally proposed 11 storeys to 19 storeys due to the relocation of density from other areas of the site. The 19-storey building is setback 39 metres from Dufferin Street, mitigating its impact on, and transitioning appropriately to, the *Neighbourhoods* properties located along the east side of Dufferin Street. This building will be comprised of a mix of community uses including a Community Hub and a Child Care Centre on the first 2 floors of the Kent School building, which will be conveyed to the City. Retail use is proposed in the new component of the building on the ground floor with frontage along the east side of the

new private street and on both of the pedestrian pathways. Office use is proposed on the 3rd floor of the Kent School building. A restaurant and indoor community farming space is proposed on top of the Kent School building roof, and residential uses on the on the remaining upper floors.

Building E

At the southeast corner of the site, fronting both Dufferin Street and Croatia Street, a 25-storey tower on top of a 6-storey podium was originally proposed. The revised application reduces the height of Building E to 22 storeys on top of a 10-storey podium along Dufferin Street, and a 7-storey podium along Croatia Street. The revised design of this building is designed with 3 stepbacks from the base building from Dufferin Street, creating a 36 metre setback of the upper floors from Dufferin Street, adequately transitioning to the residentially-zoned buildings located along the east side of Dufferin Street. Building E is proposed to be comprised of retail on the ground floor with frontage along Dufferin Street, Croatia Street, the new private street, and along the southern side of the abutting pedestrian pathway. The ground floor also incorporates one of the site's two access points to the underground parking levels, off of Croatia Street.

Building F

Building F, fronting onto Bloor Street West, and flanking the proposed new public street located at the north end of the site's westerly limit, was originally proposed as a 6-storey office building. After many discussions with the applicant, community representatives, the Housing Secretariat, and the local ward councillor, a revised Building F is now proposed as an eight-storey residential building. Ownership of the entire building, after construction, will be conveyed to the City for affordable housing provision. The building, as proposed, will be comprised of small-sized units made up of predominantly bachelor units, and a small number of 1-bedroom units. The unit size and mix preference, endorsed by the community and the Housing Secretariat, was an approach used to create a large number of City-owned affordable units targeted at providing housing for difficult to house residents. The conveyed ownership will ensure perpetual provision of affordable housing for this demographic. Building F is comprised of non-residential uses on the ground floor in the form of a lobby and waste / storage facilities, with residential units above.

Heritage Conservation

City Planning staff have consistently identified the importance of conserving potential heritage assets on site, and the requirement for appropriate conservation strategies.

None of the properties associated with this development application, at the time of submission of this report, are currently listed or designated properties on the City's Heritage Register. However, City Planning staff had expressed the importance of submitting a Heritage Impact Assessment identifying any potential heritage resources on the site, the impacts of the development, and mitigation measures. City Planning staff have evaluated the properties on the site, and will be recommending designation

under Part IV of the Ontario Heritage Act of the Kent School building at 980 Dufferin Street, and the approval of the proposed alterations in a separate report to the December 2, 2019 Toronto Preservation Board meeting.

In 2014, Heritage Preservation Services received a request to evaluate the property at 1141 Bloor Street West for potential inclusion on the City's Heritage Register. As part of the review of the development proposal for the site, staff determined that portions of the property may meet Ontario Regulation 9/06, the provincial criteria for municipal designation that the City also applies when evaluating properties for the Heritage Register. The Toronto and East York Community Council decision can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE31.79>

Commemoration

The current proposal now includes the retention of portions of the of the façade of the Bloor Collegiate building at 1141 Bloor Street West, and the dismantling, relocation and reconstruction of other portions. The loss of this property's integrity will not support its designation under Part IV of the Ontario Heritage Act. However, City Planning staff will instead be requiring a Commemoration Plan.

Unit Mix and Affordable Housing

The Revised Proposal proposes 10 percent of all residential units as three-bedroom units, and 31 percent of all units as two-bedroom units, meeting the unit mix parameters established by the Growing Up Guidelines to encourage family-oriented units in all residential developments across the City. City Planning staff will work with the applicant through the Site Plan Approval process to encourage unit sizes consistent with the Growing Up Guidelines.

As part of the proposed revised proposal, the applicant has agreed that as part of their Section 37 contribution the owner will construct and convey to the City a 56 affordable housing building, known as Building F. It is contemplated that the City would also contribute up to \$10.8 million secured through the Housing Secretariat, that will be used for the 8-storey residential building (Building F) to be constructed by the owner to finish quality, details of which will be secured through the Section 37 Agreement and the Agreement of Purchase and Sale, prior to being conveyed to the City for affordable housing. Through negotiations with City staff, the developer, community representatives, and the ward councillor, it was decided that providing smaller-sized units would be a preferred approach to meeting the needs of hard to house Toronto residents. As such, Building F, after construction and conveyance of ownership to the City, will provide for 56 affordable housing units in perpetuity, as proposed in this revised application.

In addition to the 56 affordable housing units to be conveyed to the City, the applicant has committed to providing a \$9,000,000 capital contribution to a land trust governed by Habitat for Humanity Greater Toronto Area. This purpose of this land trust will be to

provide affordable housing in the City of Toronto, a minimum 50% of which shall be directed for use in Ward 9, and as part of the capital contribution, up to a maximum of \$2,000,000 may be directed toward community space in Ward 9, all to the satisfaction of the Executive Director, Housing Secretariat, and the City Solicitor.

This revised proposal addresses several provincial and municipal policies, and City-wide design guidelines with respect to building complete communities that offer a range of housing options respecting tenure, size, and affordability.

Community Hub

As previously discussed in this report, the TDSB prescribed that a Community Hub of up to 2,787 square metres (30,000 square feet), inclusive of a Child Care Centre was to be part of any redevelopment of the site to ensure no net loss of community services on-site in the exchange of public land to a private entity. As part of the exchange, the provincial government would contribute towards the provision of such community space.

The inclusion of both a Community Hub and a Child Care Centre meet the provincial and municipal policies to create complete communities, offering human services and facilities to an area that is experiencing population growth.

Amenity Space

Zoning By-law 438-86 requires a minimum of 2 square metres per unit each of indoor and outdoor amenity space. The application proposes 1.5 square metres of indoor space, and 1.3 metres of outdoor amenity space. In addition to the communal indoor amenity spaces proposed, the development offers a 2,868 square metre Community Hub. The Revised proposal also includes a 3,580 square metre park on site, open space associated with the Child Care Centre, and is within a short distance from the existing Dufferin Grove park. For these reasons, City Planning have accepted the proposed provision of amenity space associated with this application.

Sun and Shadow

The shadow study submitted in support of the revised application identifies shadow impacts on the surrounding area at the Spring/Fall Equinoxes and Summer Solstice, and have been reviewed against the applicable Official Plan policies. The shadow impacts from the proposed development have been deemed acceptable to City Planning staff.

March 21

At least 50 percent of the sidewalk along the north side of Bloor Street West will enjoy sunlight. The Susan Tibaldi Parkette, located north of Bloor Street West, between Margueretta Street and Brock Avenue will experience additional shadowing between 9:18 am and 10:18 am. However, by 11:18 am, the shadows have completely left the

park. Only a few residential properties, at any given time throughout the day, will experience additional shadowing impacts associated with the proposed development in Spring.

June 21

Additional shadowing on the residential properties will not occur until after 5 pm. It is only Building C, located at the corner of Bloor Street West and Dufferin Street, that will cast additional shadows within the public realm along Bloor Street West at the intersection of Dufferin Street. However, this additional shadowing moves across Bloor Street West, such that only a small portion is shadowed at any given time, and by 2:18 pm, only a small sliver of the north sidewalk along Bloor Street West, at the intersection of Dufferin Street, is in shadow.

Wind

In support of the second submission of materials, the applicant submitted a revised Pedestrian Level Wind Study from Gradient Wind Engineering Inc, dated April 12, 2018. The study concluded that the majority of pedestrian sensitive ground-level locations, within and surrounding the site such as the sidewalks, the Russett Avenue access to Dufferin Station, and the area in and around Kent School, will be acceptable for the intended uses on a seasonal and annual basis. Wind barriers and/or landscape treatments are recommended for the ground level patios proposed along the north edge of the park, along the southern pedestrian pathway, and along the west side of Buildings C, D, and E. The wind conditions predicted for the outdoor amenity areas proposed within buildings A, B, C, D, and E will be suitable during the summer months. Mitigation measures are recommended for the colder months.

It is anticipated that the revised height and massing of the proposed buildings on the site will further improve wind impacts. An updated wind study, including the required wind tunnel test, with any resultant mitigation measures, will be required, and reviewed, by City staff at the Site Plan Control stage. The Section 37 Agreement will require the implementation of any wind mitigation measures as part of the development.

Site Access, Parking, and Loading

Access

The site is proposed to offer vehicular and pedestrian access from the 2 north-south streets that extend Russett Avenue (private) and Pauline Avenue (public) south beyond Bloor Street West, through the site, connecting to Croatia Street at the southern limit of the site. As part of the review of this application, 1 new traffic signal will be required at the intersection of Bloor Street West and the new public street, and a second at Dufferin Street and Croatia Street. Provision of these new traffic signals will be at the owners expense.

Two east-west pathways will provide pedestrian-only access to the site from Dufferin Street west to the new private street. The 2-level underground parking garage is proposed to be accessed from the proposed public street at the western limit of the site, and off of Croatia Street at the southern limit of the site. There are 2 drop-off areas proposed on-site; 1 south of Building C, located at the northeast limit of the site, accessed from the new private street, and a second located north of Building B accessed off the new public street and secured in the appropriate agreements.

Vehicle Parking

The application proposes 600 parking spaces for the residential units, and 258 parking spaces to be shared amongst the commercial component and for visitors. Aside from 13 non-residential surface parking spaces located along the east side of the proposed private street, the balance of the parking provision is proposed in the 2-level underground garage. The proposed parking provision has been accepted by the City's Transportation Services.

Bicycle Parking

The application proposes 1,954 long-term bicycle parking spaces and 279 short-term parking spaces. All of the long-term bicycle parking spaces are proposed to be provided on Level P1. Of the total 279 short-term bicycle parking spaces opposed to be provided, 160 spaces will be located on the surface, while the remaining 119 spaces will be located on Level P1. City staff will also continue to investigate opportunities to provide public bike parking in the public realm as part of the Site Plan Approval process.

Loading

A total of 11 loading spaces are being proposed to adequately serve this redevelopment, including 1 space for a "Type G" vehicle, 4 spaces for "Type B" vehicles, and 6 spaces for "Type C" vehicles. All loading spaces are proposed within the two underground levels and access for loading will be shared with the vehicular access that is gained from the ramp off of the new public street discussed above.

Locating the parking and loading underground, coupled with limiting access to the underground parking garage to two points along the site's periphery, will reduce the amount of traffic within the site, allowing for the public realm to be prioritized for pedestrians rather than vehicles, helping to create a safe environment for residents and visitors. The bicycle parking provision discussed above meets the required number of spaces in the zoning by-law and the Toronto Green Standards, serving to meet provincial and municipal policies of reducing automobile dependency.

Servicing

Engineering & Construction Services require the applicant to submit a revised Functional Servicing and Stormwater Management Report to address outstanding requirements. These comments were outlined in a memorandum, dated May 28, 2019, and as noted in the Recommendations section of this report, must be addressed and

obligations secured to the satisfaction of the Chief Engineer and Executive Director, Engineering & Construction Services prior to the issuance of an Order of the LPAT.

Tree Preservation

Toronto's urban forest plays an important role in making Toronto a clean and beautiful city. Trees significantly enhance all new development and renewal projects, enhancing both the quality and value of our environment. The Official Plan recommends policies that have been adopted by City Council that call for an increase in the amount of tree canopy coverage. City Council has adopted the objective of increasing the existing 27 percent tree canopy coverage to 40 percent.

This application proposes to the retention of 14 trees and the removal of 43 trees on and abutting the site.

Where it is not possible to retain a tree on private property that qualifies for protection under the City of Toronto's Private Tree By-law, or where construction activity will encroach upon a protected tree's minimum tree protection zone, it will be necessary for the applicant to submit an application requesting permission to injure or destroy the trees in question to Urban Forestry.

Where tree planting to replace trees removed is not physically possible on site at a replacement ratio of 3:1, the General Manager of Parks, Forestry & Recreation will accept a cash-in-lieu payment in an amount equal to 120 percent of the cost of replanting and maintaining the trees for a period of two years. Only large growing shade tree species which are provided an appropriate growing environment and soil volume will be counted in the 3:1 replacement ratio.

Where it is not possible to retain a tree on City road allowance that qualifies for protection under the City of Toronto's Street Tree By-law, it will be necessary for the applicant to submit an application requesting permission to remove the tree in question to Urban Forestry. City staff will work with the applicant through the Site Plan Approval process to maintain as many trees as possible, and to ensure optimum planting conditions for new trees.

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 that City staff will continue to encourage on this site. Tier 1 performance measures are secured on site plan drawings and through the Site Plan Agreement.

The Energy Efficiency Division has reviewed the application and are satisfied the proposal meets the requirements of Tier 1 of the Toronto Green Standard. Further review of potential energy savings strategies, and encouragement to pursue the higher tiers of the TGS noted above, will occur throughout the Site Plan Control process.

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, as revised, exceeds the height limit of the Official Plan's *Neighbourhoods Areas* designation, and the height and density limits of the and existing Zoning By-law, the application is consistent with the objectives and policies of the Official Plan, constituting good planning.

The Section 37 Contribution as described in this Report is the provision of a minimum of 56 affordable housing units, to be conveyed to the City in fee simple, in Building F. As matters agreed to in support of the development of the Lands, the City will also secure the following in the Section 37 Agreement:

- The required parkland dedication pursuant to section 42 of the *Planning Act*;
- The provision of a new public street through the subdivision approval process;
- The Community Hub, inclusive of the child care space;
- The proposed below-grade connection to the Dufferin TTC Subway Station;
- Privately owned publically accessible spaces, including the Plaza, two pedestrian mews, the private street, and the pedestrian walkway along the new public park;
- The commemoration plan for Bloor Collegiate;
- The requirements related to the heritage conservation of Kent School;
- The minimum 20% 2-bedroom; and 11% 3-bedroom;
- At a minimum the Toronto Green Standard, Tier 1, and encouraging the owner to achieved Toronto Green Standard, Tier 2 or higher;

Next Steps

City Planning will continue to review the Draft Plan of Subdivision application to coordinate securing the public street, public park, and required infrastructure to service the development. A separate report on the subdivision will be provided at a later date, as required. Review will include ensuring necessary mechanisms are in place for the

conveyance and construction of that portion of the new public street outside of the proposed plan of subdivision to the satisfaction of the Chief Engineer and Executive Director, Engineering & Construction Services.

Conclusion

The Revised proposal has been reviewed against the policies of the PPS (2014), the Growth Plan (2019), and the Toronto Official Plan. The Revised proposal is consistent with the PPS (2014), conforms to the Growth Plan (2019), and conform to, and is consistent with, the intent and purpose of the Official Plan.

A critical component of the revised proposal is the addition of affordable housing to be conveyed to the City, the Community Hub and Child Care Centre. A minimum of 56 affordable residential units have replaced the office space originally proposed in Building F, adding a mix of housing tenure and affordability to the development, assisting in achieving a City-wide priority of providing a wide range of housing that meets the needs of all residents. The building will be constructed by the developer, with funding jointly provided through the Section 37 contribution and the Housing Secretariat's Open Door Affordable Housing program.

The proposed conservation of Kent School, and the commemoration of the Bloor Collegiate Institute will be essential in creating the new neighbourhood's sense of place by maintaining a part of the site's history and the historical character of the Bloor and Dufferin neighbourhood. The conveyance of the Community Hub and Child Care Centre to the City within the Kent School building secures perpetual ownership of a public asset within a historic building.

The reduction in building heights has addressed City Planning staff's initial concerns of transition to, and compatibility with, the surrounding low-scale built form character. The building setbacks from the property lines, and the stepbacks of the taller elements will ensure a human-scaled pedestrian experience, a wider public realm, and limit the impact of the taller elements on the surrounding area. Extending Russett Avenue and Pauline Avenue south from Bloor Street West to Croatia Street reinforces the neighbourhood's existing street pattern, provides the property with permeability, and creates retail opportunities within the interior of the site. The pedestrian pathways, the POPS spaces, the proposed underground connection to Dufferin Station, and the on-site City-owned park will provide public amenity for the neighbourhood's existing and future residents.

A mix of uses, new connections, new public spaces, a range of housing including affordable housing, Community Hub, Child Care Centre, heritage conservation, an enhanced public realm, and a built form that fits in with the existing character of the surrounding neighbourhood are the city-building components required for a complete community that are delivered in this proposal. Given the existing and the planned

context for the subject property and the surrounding area, the revised proposed is appropriate. City Planning staff, therefore, recommend approval of the revised application as proposed in the revised submission, dated November 13, 2019.

CONTACT

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SIGNATURE

Lynda H Macdonald, MCIP, RPP, OALA, FCSLA
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 Official Plan Amendment

Applicant Submitted Drawings

Attachment 6: Site Plan
Attachment 7: Ground Floor Plan
Attachment 8: North Elevation
Attachment 9: South Elevation
Attachment 10: East Elevation
Attachment 12: Axonometric Southwest View
Attachment 13: Axonometric Northwest View
Attachment 14: Draft Phasing Plan

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 1141 Bloor Street West, 980 Dufferin Street, and 90 Croatia Street

Date Received: September 22, 2017

Application Number: 17 237256 STE 18 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Official Plan & Zoning By-law Amendments to facilitate a mixed-use redevelopment of the site: 145,807 square metres of residential GFA (2,162 dwelling units); 15,656 square metres of retail/commercial uses; 2,887 square metres of office uses; 2,868 square metres of existing floor area within the Kent Senior Public School, which will be renovated as a Community Hub.

Applicant	Agent	Architect	Owner
BLOOR DUFFERIN DEVELOPMENT LIMITED PARTNERSHIP	Capital Developments	Hariri Pontarini Architects	TORONTO DISTRICT SCHOOL BOARD

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision: N/A

Zoning: MCR T3.0 C1.0 R2.5 Heritage Designation: Y

Height Limit (m): 16, 10 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 29,390 Frontage (m): 203 Depth (m): 156

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,370	1,370	12,086	13,456
Residential GFA (sq m):			145,807	145,807
Non-Residential GFA (sq m):	5,534	5,534	15,877	21,411
Total GFA (sq m):	5,534	5,534	161,684	167,218
Height - Storeys:	3	3	37	40
Height - Metres:	17	17	116	133

Lot Coverage Ratio (%): 45.78 Floor Space Index: 5.69

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	145,807	
Retail GFA:	15,656	
Office GFA	2,887	

Institutional/Other GFA: 2,868

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			56	56
Freehold:				
Condominium:			2,106	2,106
Other:				
Total Units:			2,162	2,162

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	145	1,116	664	237	
Total Units:	145	1,116	664	237	

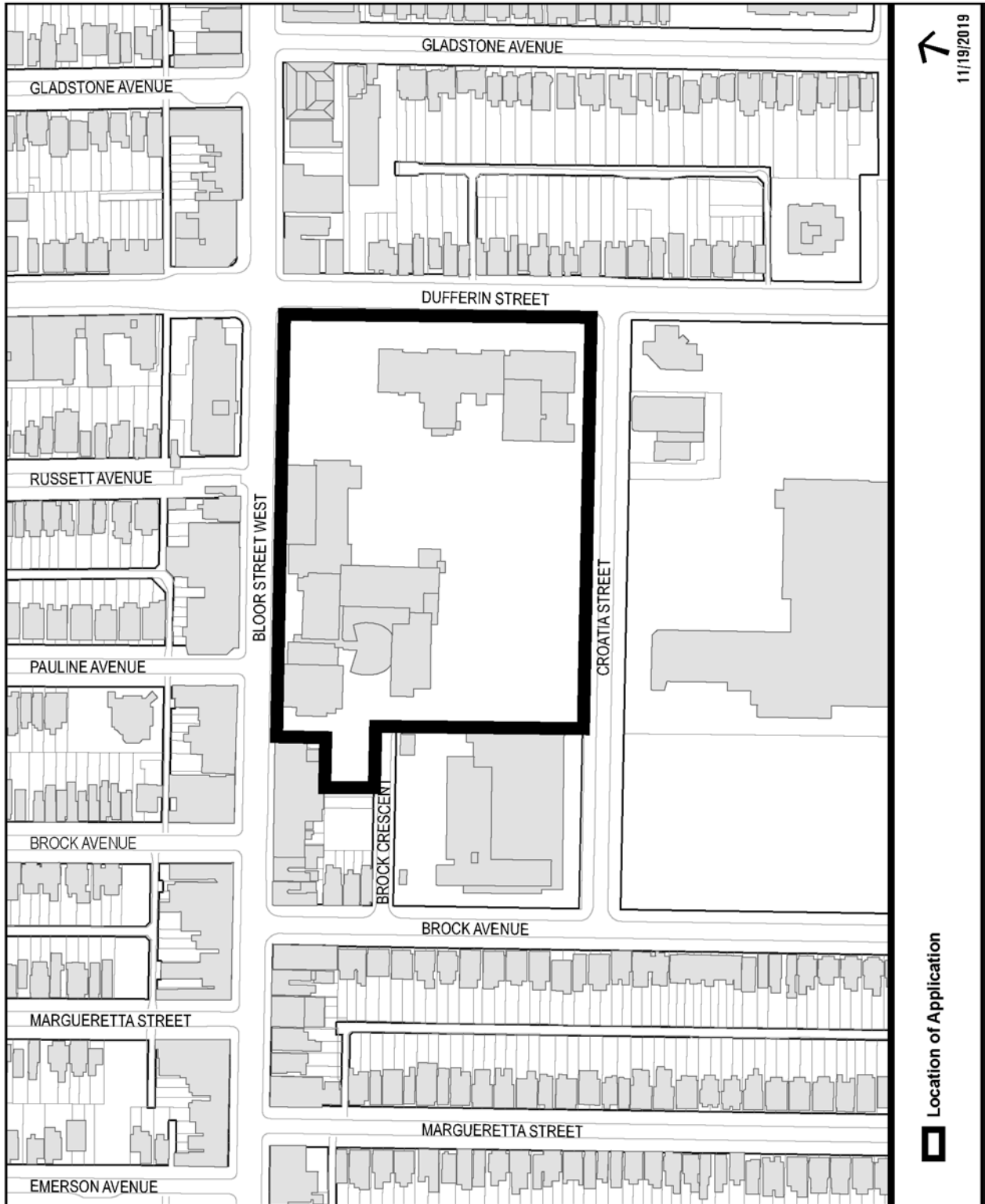
Parking and Loading

Parking Spaces:	855	Bicycle Parking Spaces:	2,270	Loading Docks:	11
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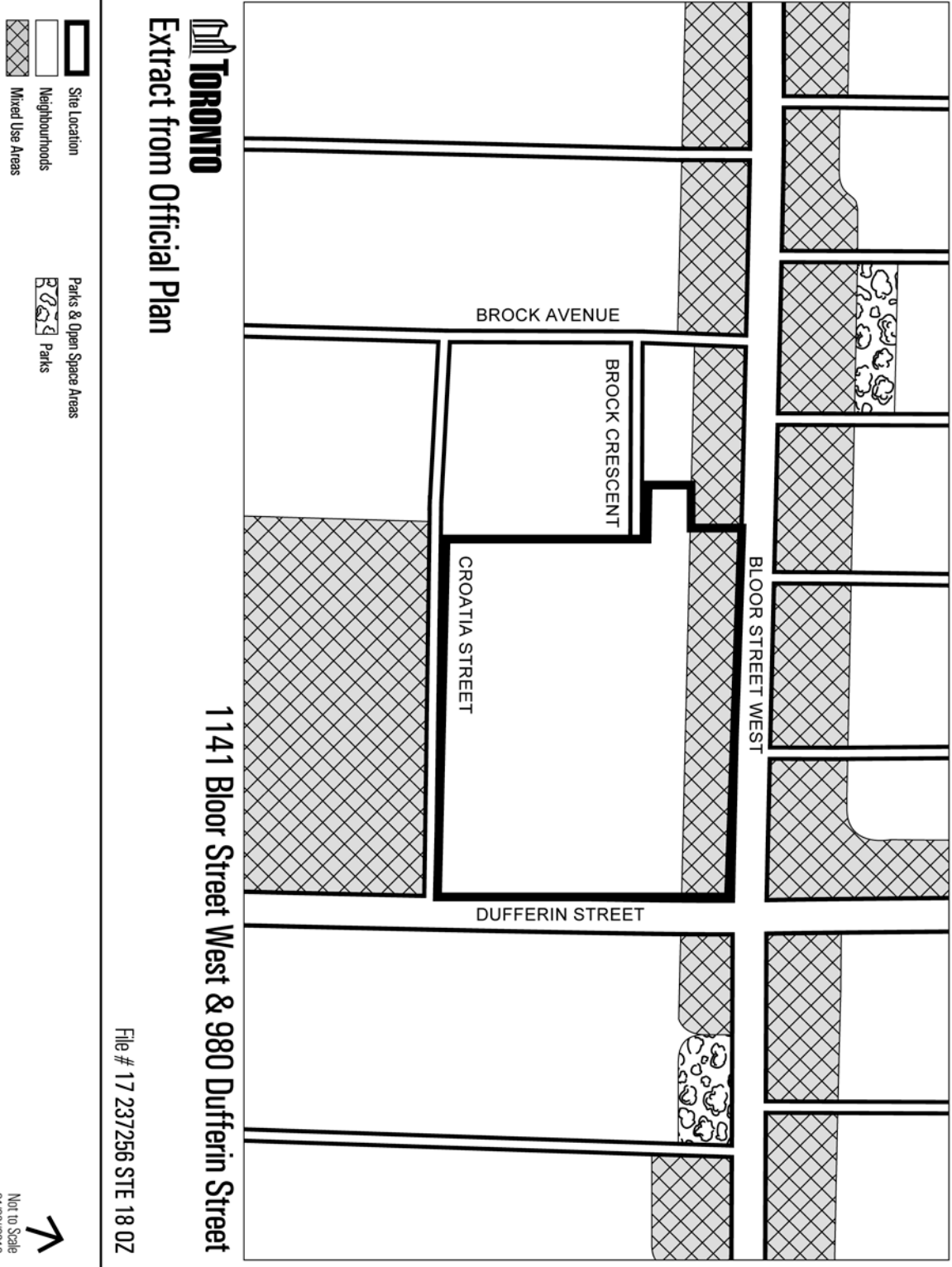
CONTACT:

Kirk Hatcher, Senior Planner (Acting)
 (416) 392-0481
 Kirk.Hatcher@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Toronto
Extract from Official Plan

1141 Bloor Street West & 980 Dufferin Street

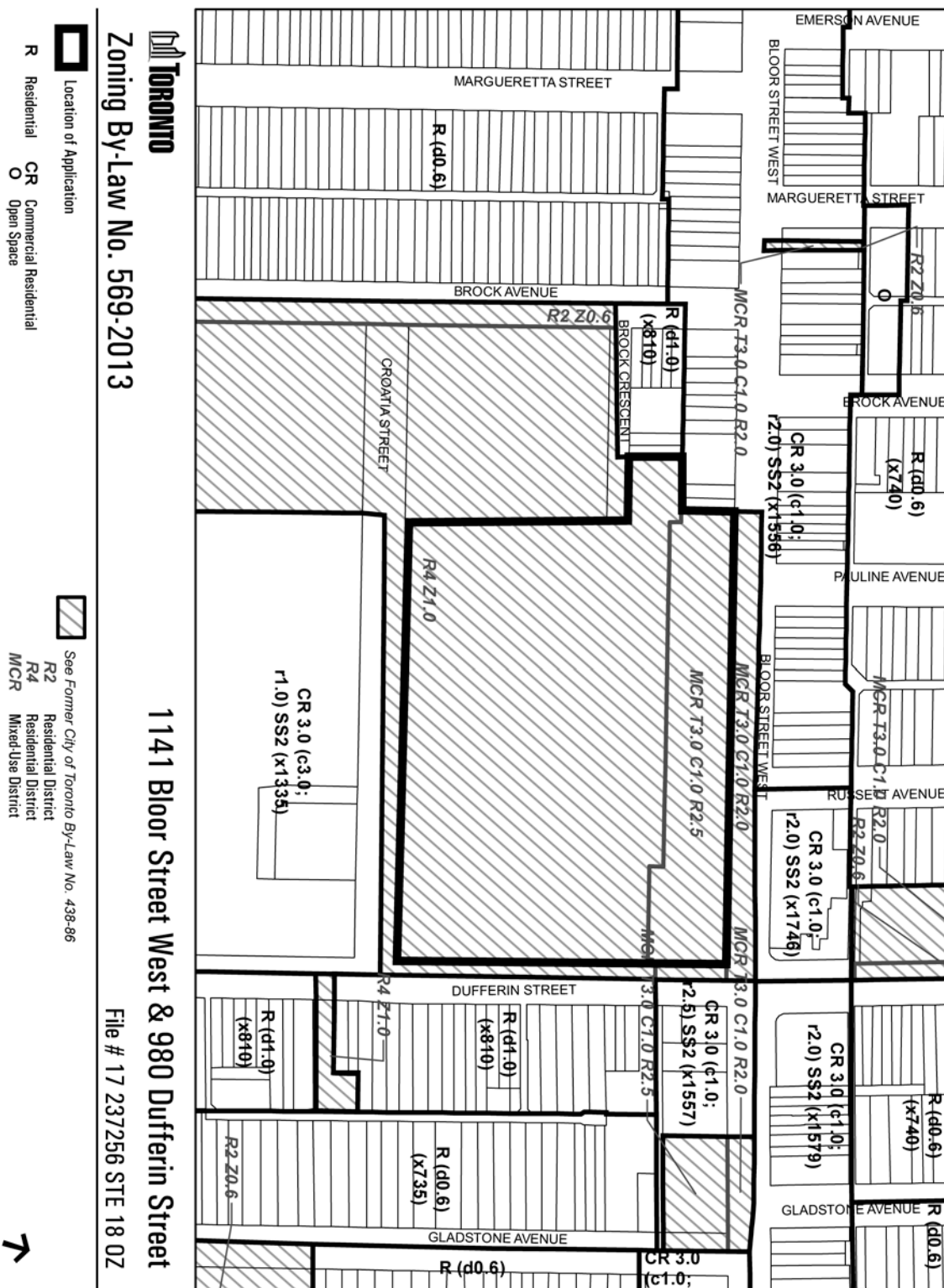
File # 17 237256 STE 18 0Z

Site Location
 Neighbourhoods
 Mixed Use Areas

Parks & Open Space Areas
 Parks

Not to Scale
 01/23/2018

Attachment 4: Existing Zoning By-law Map



CITY OF TORONTO

BY-LAW - 2019 (LPAT)

To adopt Amendment xxx to the Official Plan for the City of Toronto respecting the lands municipally known in year 2018 as 1141 Bloor Street West, 980 Dufferin Street and a portion of 90 Croatia Street

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

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

The Council of the City of Toronto enacts:

1. The attached Amendment XXX to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on [DATE] , 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

AMENDMENT XXX TO THE OFFICIAL PLAN

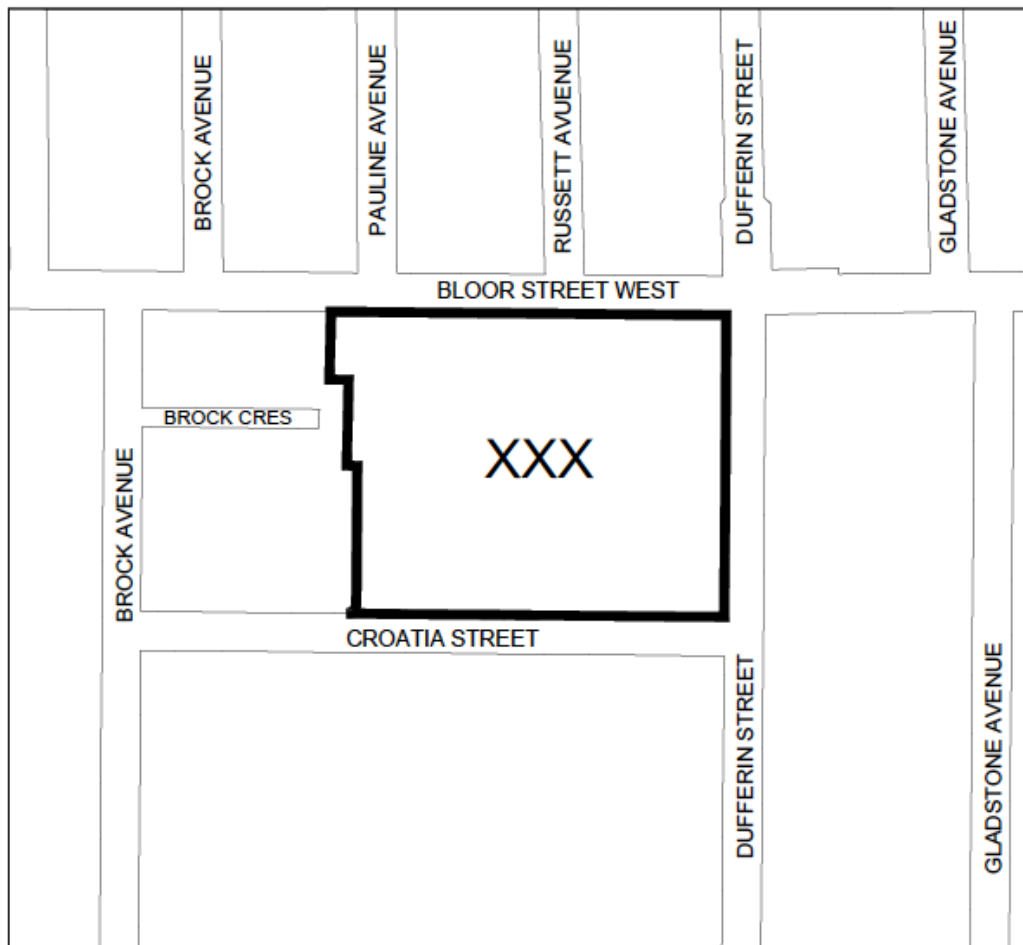
LANDS MUNICIPALLY KNOWN IN THE YEAR 2018 AS 1141 BLOOR STREET WEST, 980 DUFFERIN STREET AND A PORTION OF 90 CROATIA STREET

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

1. Map 18, Land Use Plan, is amended to re-designate the lands municipally known in the year 2018 as 1141 Bloor Street West, 980 Dufferin Street and a portion of 90 Croatia Street from Mixed Use Areas and Neighbourhoods, to Mixed Use Areas and Parks and Open Space Areas – Parks, as shown on attached Schedule '1'.

2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. XXX as follows:

“XXX. 980 Dufferin Street, 1141 Bloor Street West and a portion of 90 Croatia Street



The following policies apply to these lands:

Redevelopment of the lands will:

Create a vibrant new mixed use community including residential uses, retail uses, commercial uses, office uses, a public park and a City-owned community hub, inclusive of a licensed child care centre;

Be developed in a manner that is transit-supportive and include a variety of building types, such as mid-rise and tall buildings;

Not exceed an overall density, on a gross site area prior to any conveyances of land, of 5.69 times the area of the land;

Provide a new network of public streets, private streets and safe and accessible pedestrian walkways that define the development blocks which will provide access and permeability throughout the lands all combined connecting Bloor Street West, Dufferin Street, Croatia Street, and the new public street; and

Be designed to facilitate and encourage various forms of active transportation, including walking and cycling, and providing a comfortable and safe environment for pedestrians and cyclists.

Include creation of a new public street extending existing Pauline Avenue from Bloor Street West south to Croatia Street with a minimum right of way width of 18.5 metres.

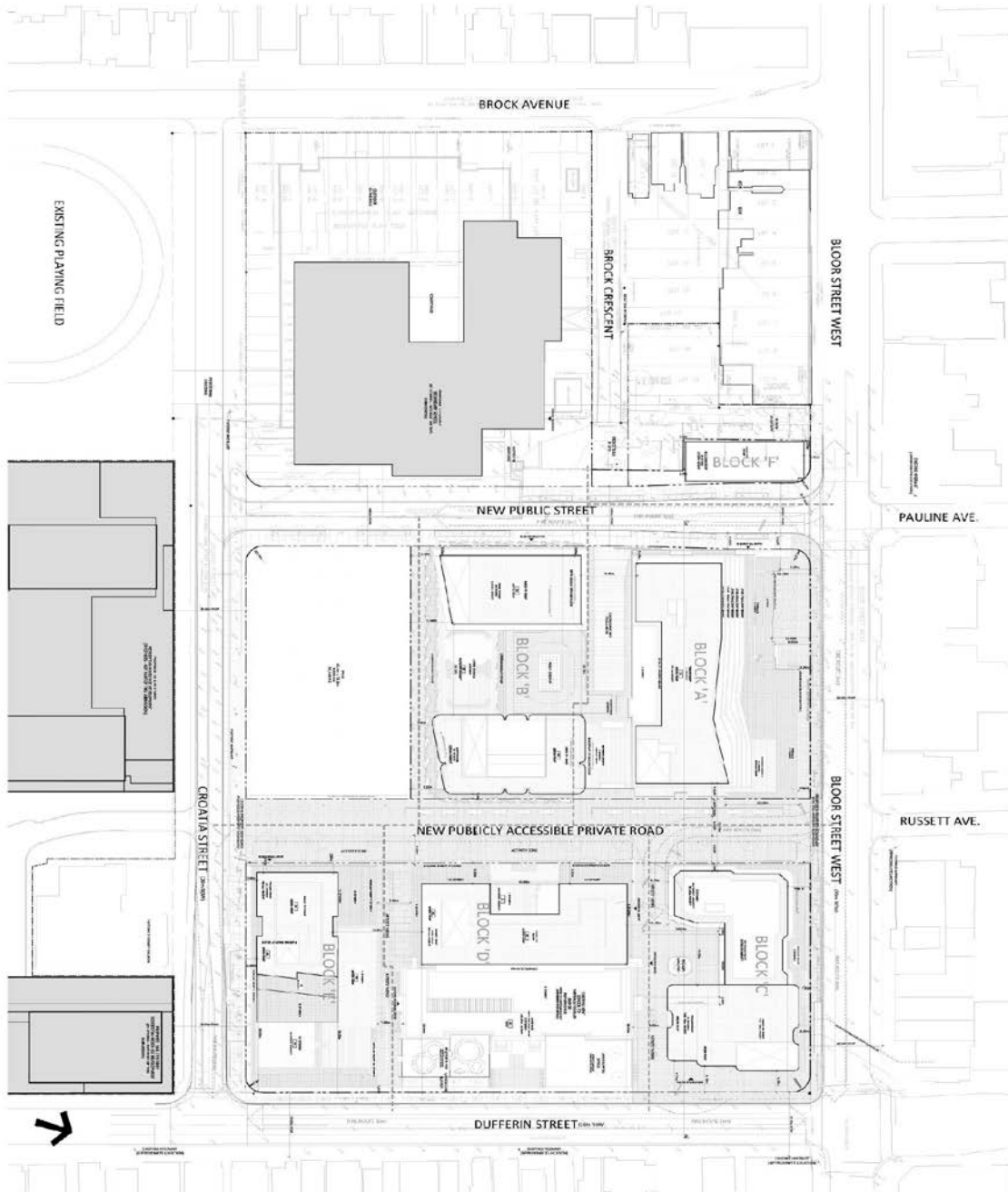
Include a new public park, measuring with an area of no less than 3,580 square metres, generally provided in the south west corner of the lands along the eastern boundary of the new public street and north of Croatia Street.

Include a community hub with a minimum size of 2,787 square metres (or 30,000 square feet), inclusive of a child care centre, conveyed in fee simple to the City at no cost. The community hub should include, among other permitted uses, a variety of community services and programs (educational, health, recreational, employment, social services) and such services to be provided to the public. The community hub will be located either as part of an existing building retained on the lands retrofitted for the community hub or in a new building on the lands.

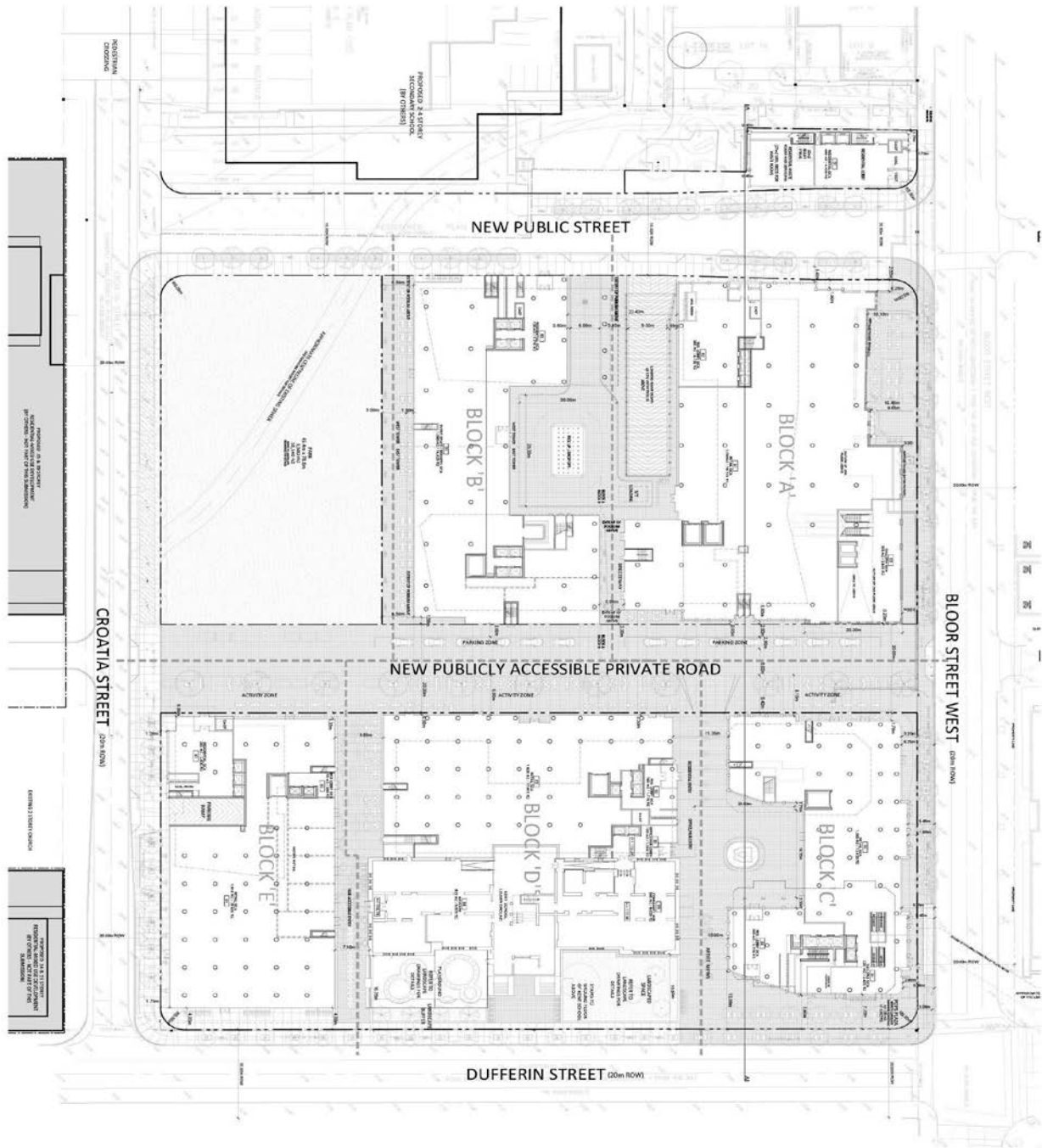
Schedule 2, The Designation of Planned But Unbuilt Roads, is amended by adding:

Street Name	From	To
New Link	Bloor Street West	Croatia Street

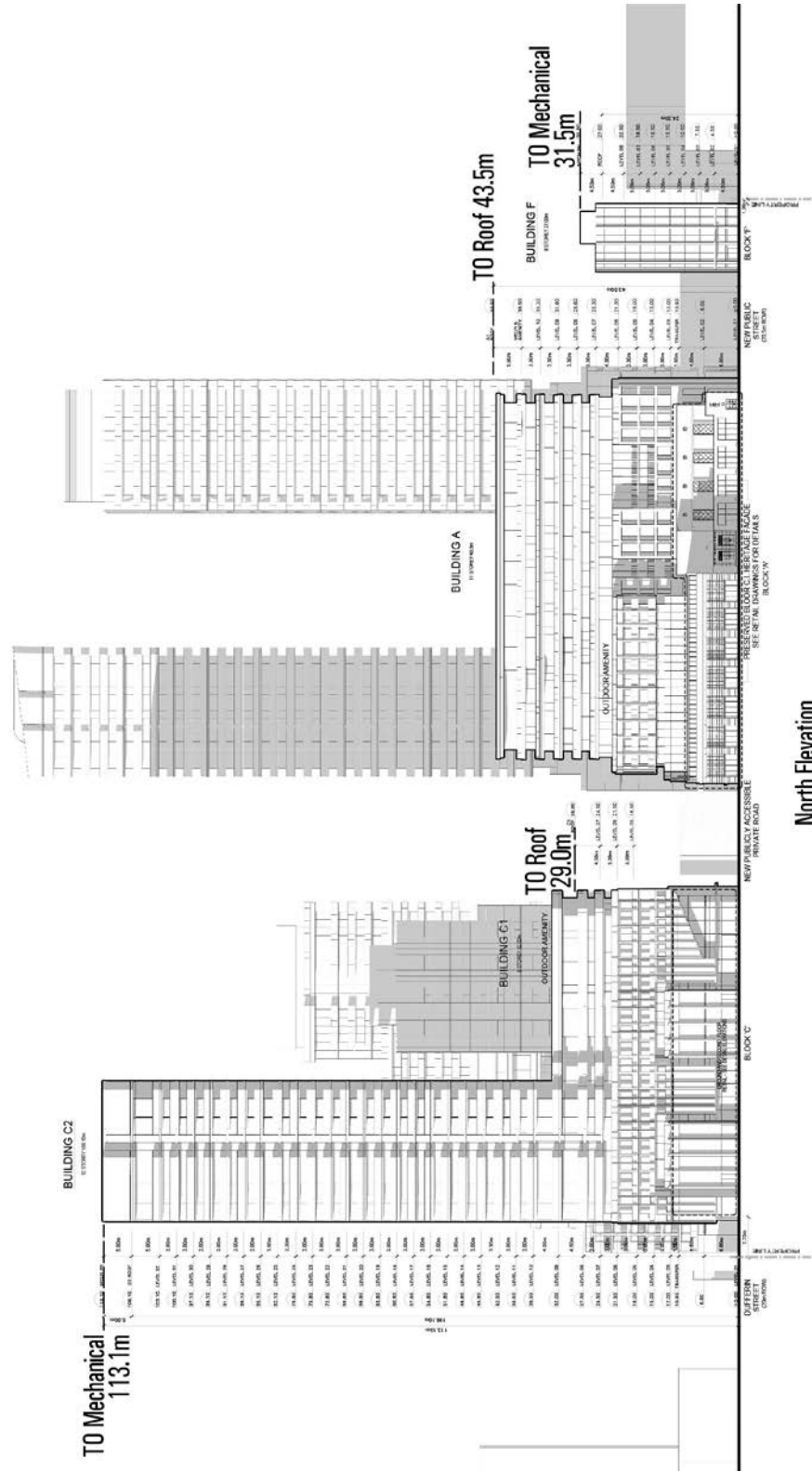
Attachment 6: Site Plan



Attachment 7: Ground Floor Plan

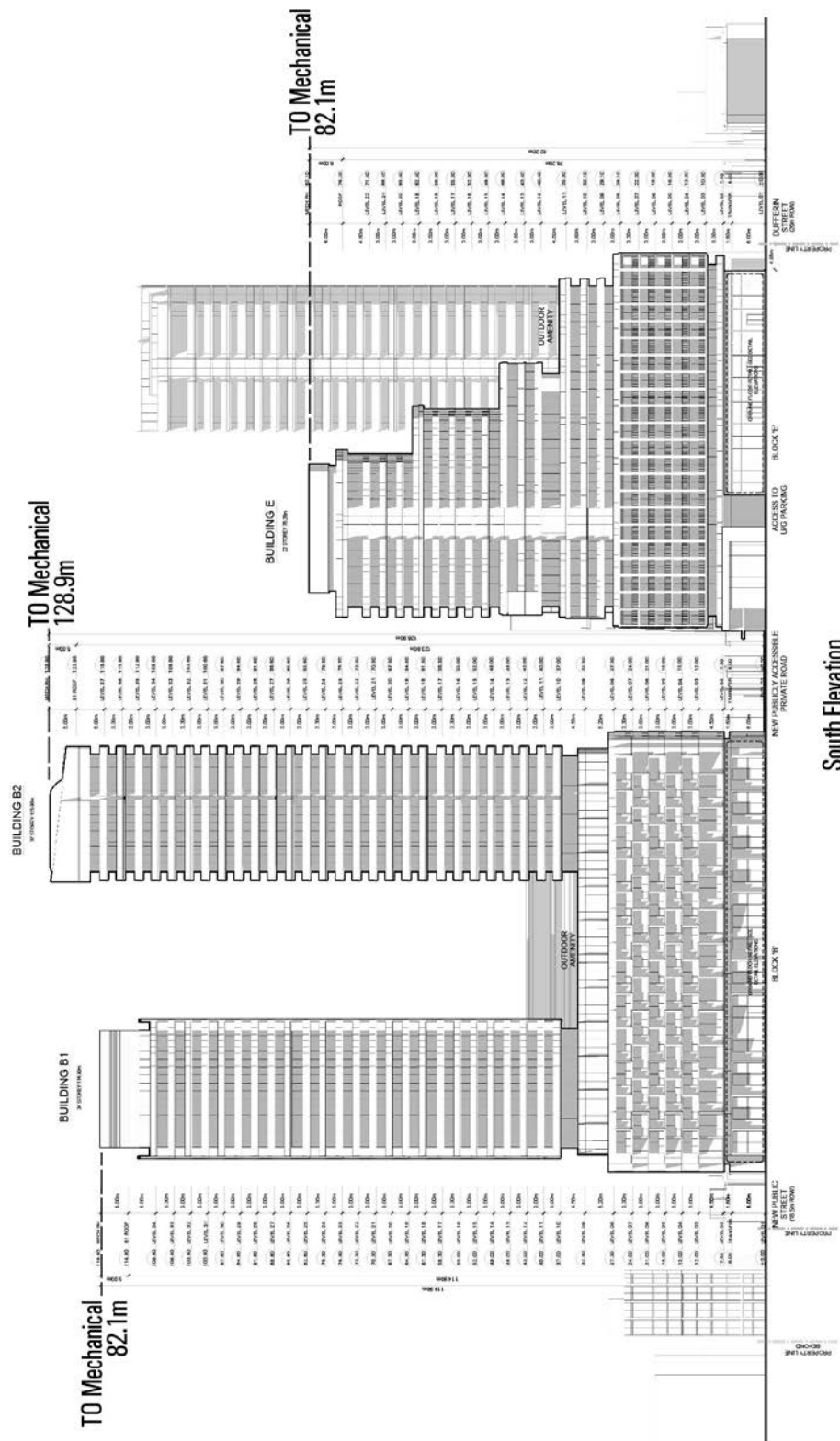


Attachment 8: North Elevation

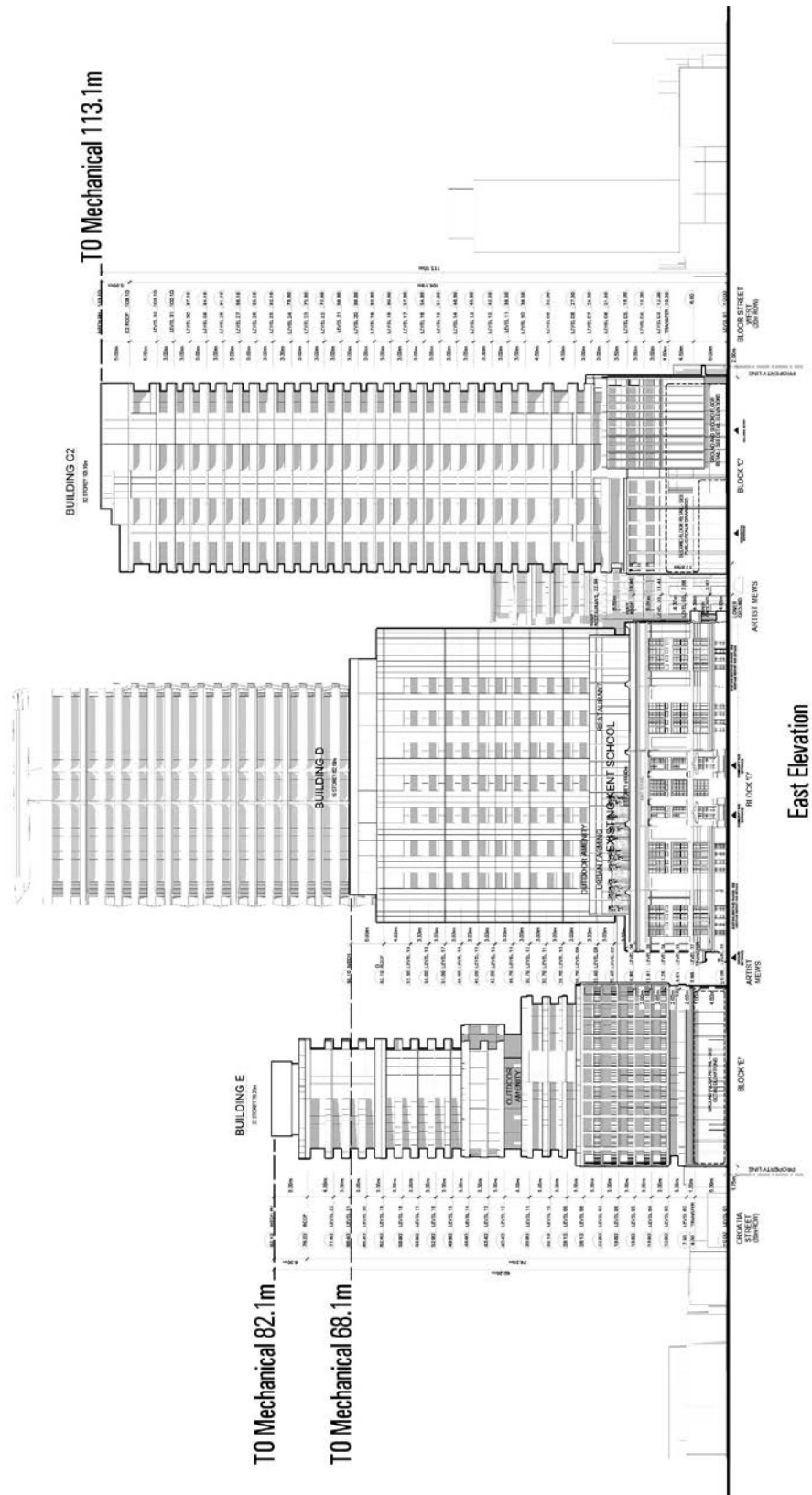


North Elevation

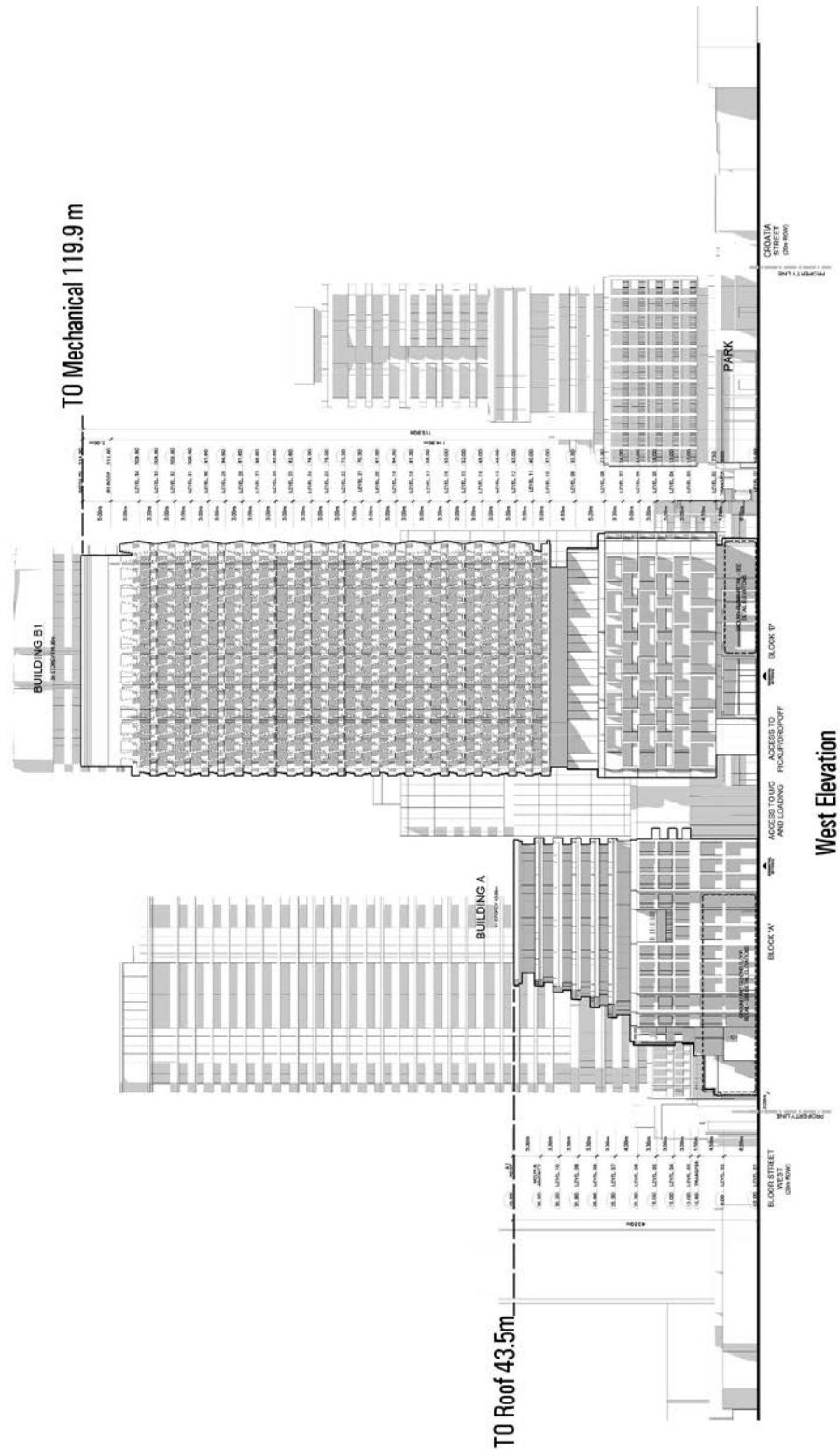
Attachment 9: South Elevation



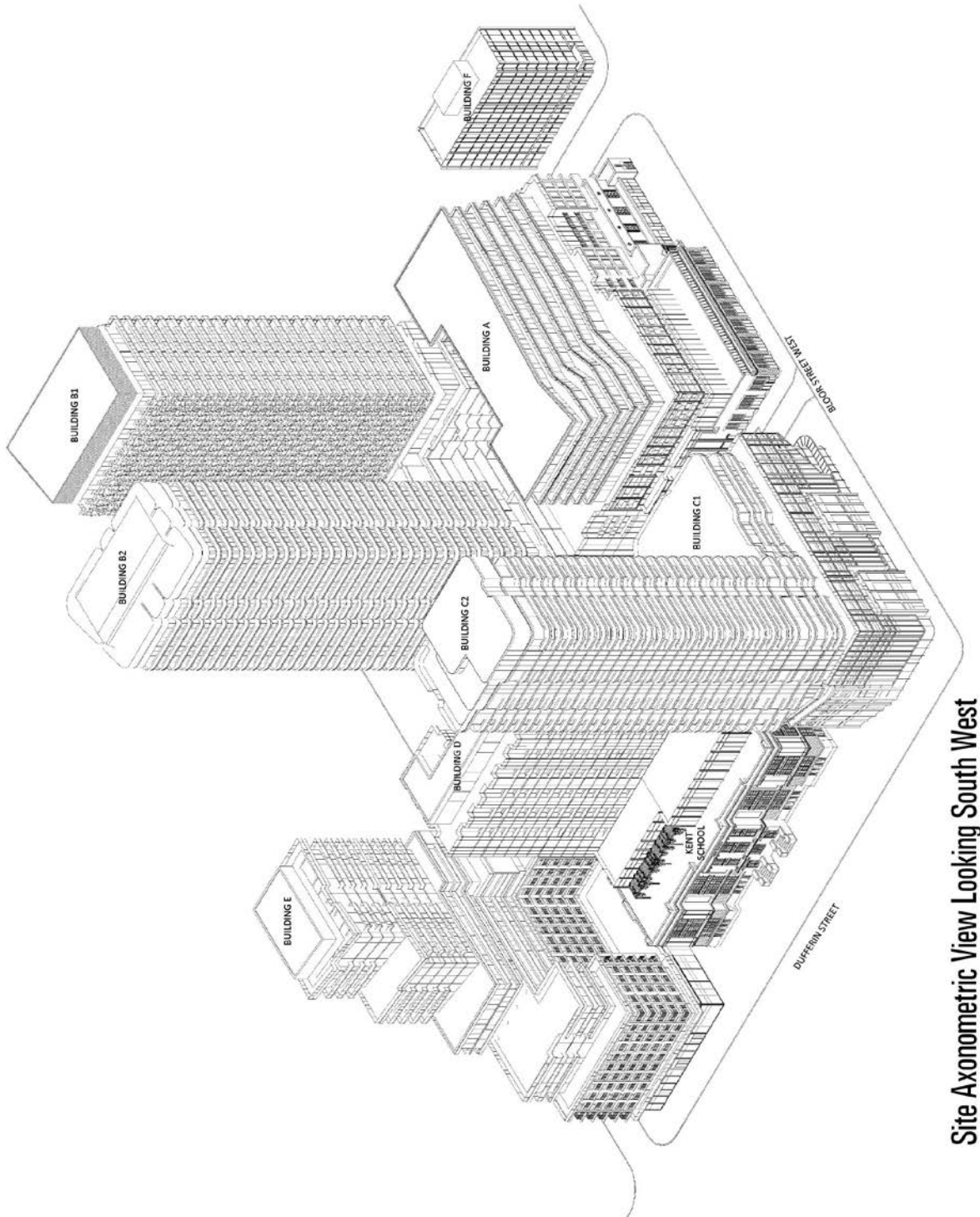
Attachment 10: East Elevation



Attachment 11: West Elevation

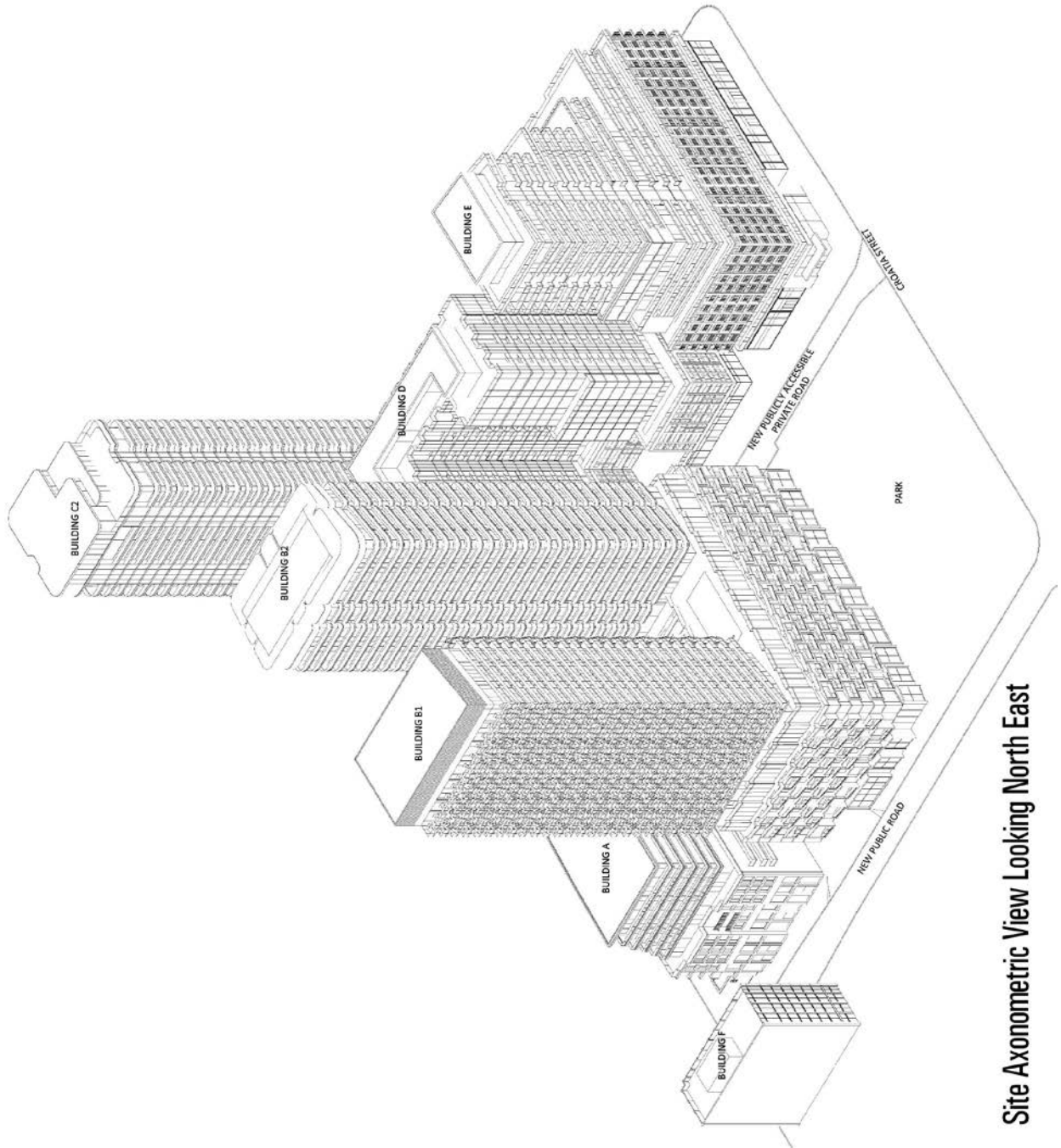


Attachment 12: Axonometric Southwest View



Site Axonometric View Looking South West

Attachment 13: Axonometric Northeast View



Attachment 14: Draft Phasing Plan

