

# **405 and 415 Mount Pleasant Road, 323, 323R and 325 Balliol Street – Request to Permit an Application to Amend the Yonge-Eglinton Secondary Plan and Zoning By-law Amendment Application – Preliminary Report**

Date: November 13, 2020

To: North York Community Council

From: Acting Director, Community Planning, North York District

Wards: Ward 15 - Don Valley West

**Planning Application Number:** 20 185472 NNY 15 OZ

**Notice of Complete Application Issued:** September 14, 2020

**Current Uses on Site:** A 2-storey commercial building (Hudson Plumbing Supplies) at 405 Mount Pleasant Road. A single-storey restaurant (Kentucky Fried Chicken) at 415 Mount Pleasant Road. A 2-storey semi-detached dwelling at 323 and 325 Balliol Street, and a surface parking lot at 323R Balliol Street.

## **SUMMARY**

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An application to amend City of Toronto Zoning By-law Nos. 438-86 and 569-2013 has been received for the lands at 405 and 415 Mount Pleasant Road, 323, 323R and 325 Balliol Street. The application proposes a 9-storey, 32.68 metre high (36.54 metres to the mechanical penthouse) mixed-use building, which will be primarily used for seniors' care and living. The proposal consists of 8,822 square metres of gross floor area, including 325 square metres of ground floor retail/community use space, 372 square metres of office space, 68 memory care suites and 18 assisted living units. Proposed at the rear of the 9-storey mixed-use building on the 323R Balliol Street portion are three, 3-storey, 9 metre high residential townhouses. The proposed density (floor space index) is 3.85 times the area of the lot.

In addition, a request has been received for permission to amend the City's Yonge-Eglinton Secondary Plan. The current Yonge-Eglinton Secondary Plan was approved by the Minister of Municipal Affairs and Housing as Official Plan Amendment 405 ("OPA 405") on June 5, 2019. The related rezoning application was submitted on August 25, 2020 after OPA 405 came into force and effect, and it is subject to the policies of the current Yonge-Eglinton Secondary Plan. The subject site is located at the southeast corner of Mount Pleasant Road and Balliol Street and is a consolidation of five properties.

The site is subject to two land-use designations: *Mixed Use Areas "C"* fronting Mount Pleasant Road and *Neighbourhoods* fronting Balliol Street. To facilitate the proposed redevelopment, an Official Plan Amendment to the Yonge- Eglinton Secondary Plan is required to permit vehicular access and landscaped open space accessory to the proposed seniors' care facility within the *Neighbourhoods* designated portion of the site. Subsection 22(2.1.1) of the *Planning Act* states that: "No person or public body shall request an amendment to a secondary plan before the second anniversary of the first day any part of the secondary plan comes into effect".

The applicant's request to amend the Yonge-Eglinton Secondary Plan has been submitted prior to the second anniversary of the Minister's decision approving OPA 405, and as a result is not permitted pursuant to the *Planning Act*. However, subsection 22(2.2) of the *Planning Act* does permit a request to amend the Yonge-Eglinton Secondary Plan before the expiration of the two year period if City Council declares by resolution that the request is permitted. Therefore, the recommendations of this Preliminary Report will provide City Council the opportunity to consider the applicant's request to amend the Yonge-Eglinton Secondary Plan and make a resolution pursuant to subsection 22(2.2) of the *Planning Act* to either permit or not permit that application prior to the expiration of the two year period.

This report provides information and identifies a preliminary set of issues regarding the application located at 405 and 415 Mount Pleasant Road, 323, 323R and 325 Balliol Street. This report also recommends that City Council consider the applicant's request to amend the Yonge-Eglinton Secondary Plan prior to the second anniversary of the Minister's approval of OPA 405, and decide by resolution pursuant to subsection 22(2.2) of the *Planning Act* to permit or not permit that request.

In the event that City Council issues a resolution to permit the request to amend the Yonge-Eglinton Secondary Plan, Staff will then schedule a community consultation meeting for the application in consultation with the Ward Councillor.

## **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council direct Staff to:

(a) schedule a community consultation meeting for the Zoning By-law Amendment Application located at 405 and 415 Mount Pleasant Road, 323, 323R and 325 Balliol Street together with the Ward Councillor; and

(b) notice for the community consultation meeting for the Zoning By-law Amendment Application be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

2. City Council, pursuant to Subsection 22(2.2) of the *Planning Act*, permit the applicant's request to amend the Yonge-Eglinton Secondary Plan prior to the second

anniversary of the first day any part of the secondary plan came into effect and City Council further direct Staff to schedule and provide notice for a community consultation meeting regarding the request to amend the Yonge-Eglinton Secondary Plan in conjunction with the community consultation meeting for the associated Zoning By-law Amendment Application.

OR

3. City Council, pursuant to Subsection 22(2.2) of the Planning Act, not permit the applicant's request to amend the Yonge-Eglinton Secondary Plan prior to the second anniversary of the first day any part of the plan came into effect and City Council further direct Staff to return all related application fees submitted by the applicant in relation to their request to amend the Yonge-Eglinton Secondary Plan.

## **FINANCIAL IMPACT**

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The City Planning Division confirms that there are no financial implications resulting from the recommendations included in the report in the current budget year or in future years.

## **ISSUE BACKGROUND**

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### **Application Description**

This application proposes to amend the Yonge-Eglinton Secondary Plan and City of Toronto Zoning By-law Nos. 438-86 and 569-2013 for the lands at 405 and 415 Mount Pleasant Road, 323, 323R and 325 Balliol Street to permit a 9-storey, 32.68 metre high (36.54 including the mechanical penthouse) mixed-use building, which will be predominantly used for seniors' care and living.

The proposal consists of 8,822 square metres of gross floor area, including 325 square metres of ground floor retail/community use space, 372 square metres of office space, 68 memory care suites and 18 assisted living units. The memory care suites are for seniors with cognitive impairment. The assisted living units are for seniors who need help with everyday tasks. Proposed at the rear of the 9-storey mixed-use building on the 323R Balliol Street portion are three, 3-storey, 9 metre high residential townhouses. The proposed density (floor space index) is 3.85 times the area of the lot.

The site is proposed to be accessed via a private driveway on Balliol Street leading to one level of underground parking for the mixed use building and the proposed townhouses.

Details of the application are outlined in the chart below and in Attachment 13 – Application Data Sheet.

Category	September 2, 2020 Submission	
Site Area	2,294 square metres	
Building Setbacks from Property Line (mixed use building)	North (Balliol St)	0 metre
	South	0 metre
	East	12.96 metres
	West (Mount Pleasant Rd)	0 to 1.8 metres
Building Setbacks from Property Line (townhouses)	North	1.2 metres
	South	1.2 metres
	East	5 metres
	West	9.2 metres
Building Stepbacks Above the 6th Floor (abutting Mount Pleasant Road)	1.2 metres	
Rear Building Stepbacks Above the 7th Floor	11.85 metres	
Gross Floor Area (GFA)		
Memory Care	5,887 m <sup>2</sup>	
Assisted Living	1,819 m <sup>2</sup>	
Retail/Community Spaces	325 m <sup>2</sup>	
Office Space	372 m <sup>2</sup>	
Townhouses	420 m <sup>2</sup>	
TOTAL	8,822 m <sup>2</sup>	
Floor Space Index (FSI)	3.85 times the lot area	
9-Storey Mixed Use Building Height	32.68 metres (to parapet) 36.72 metres (to MPH)	
3-Storey Townhouse Building Height	9 metres	
Proposed Units		
Memory Care	68	
Assisted Living	18	
Residential Townhouse Units	3	
TOTAL	89 suites and units	
Amenity Area		
Indoor	128.86 square metres	
Outdoor	296.13 square metres	
Total	424.99 square metres	
Proposed Vehicular Parking (institutional:residential townhouses)	19 spaces (16:3)	
Loading Spaces	1 Type 'C', 1 Type 'G'	
Bicycle Parking (long-term:short term)	19 spaces (17:2)	
Proposed Parkland Dedication	None	

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-informationcentre/>

See Attachments 1-9 of this report for three-dimensional representations of the application in context, a location map, site plan and building elevations.

### **Provincial Policy Statement (2020) and Provincial Plans**

Land use planning in the Province of Ontario is a policy-led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

The PPS provides policy direction 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:

- Managing and directing land use to achieve efficient and resilient development and land use patterns;
- Providing for an appropriate range and mix of housing options and densities required to meet projected requirements;
- The protection of natural features and areas for the long term; and
- Encouraging compact, mixed use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy.

### **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) 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 (2020) 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 (2020), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of employment areas, and others.

The Growth Plan (2020) may be found here:

<https://www.ontario.ca/document/placegrow-growth-plan-greater-golden-horseshoe>

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 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 and better connected transit to where people live and work;
- 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 (2020) 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 (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the *Planning Act* all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

### **Toronto Official Plan Policies and Planning Studies**

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The *Planning Act* of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

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

The subject lands are designated *Mixed Use Areas* fronting Mount Pleasant Road and *Neighbourhoods* fronting Balliol Street on Map 17 of the Official Plan.

*Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

*Neighbourhoods* are considered physically stable areas 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 four storeys. 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*.

The application is located on lands within the Yonge-Eglinton Secondary Plan Area. On June 5, 2019, the Minister of Municipal Affairs and Housing issued his decision on the Yonge-Eglinton Official Plan Amendment (OPA 405). The Official Plan Amendment, as modified, is now in force. As this application was submitted after OPA 405 came into force and effect, it is subject to the policies of OPA 405. OPA 405 can be found here:

[https://www.toronto.ca/wp-content/uploads/2019/07/96a5-CityPlanning\\_OPA405.pdf](https://www.toronto.ca/wp-content/uploads/2019/07/96a5-CityPlanning_OPA405.pdf)

In the Yonge-Eglinton Secondary Plan, the lands at 405 and 415 Mount Pleasant Road are designated *Mixed Use Areas* "C" and the lands at 323, 323R and 325 Balliol Street are designated *Neighbourhoods* per Map 17 of the Official Plan. Per Policy 2.1.3 of the Secondary Plan, development will be generally in accordance with the Official Plan's development criteria for *Neighbourhoods*, while encouraging for compatible intensification where appropriate.

On September 21, 2020, Official Plan Amendments 479 (Public Realm) and 480 (Built Form) came into force. There are new or revised policies regarding building types (including mid-rise buildings), building design and massing, parks, POPs (privately owned, publicly accessible spaces), and trees and natural areas, among other policies. The proposal will be evaluated against these policies.

## **Zoning**

The site is subject to both former City of Toronto Zoning By-law 438-86 and City-wide Zoning By-law 569-2013. Under the former City of Toronto Zoning By-law 438-86 the sites at 405 and 415 Mount Pleasant Road are zoned CR T2.5 (C2.0 R2.5), which permits commercial and residential uses with a maximum permitted building height of 18 metres and a total density of 2.5 times the area of the lot for commercial and residential uses. The sites at 323, 323R and 325 Balliol Street are zoned R2 Z0.6 which allows for a range of residential uses with a maximum density of 0.6 times the lot area.

Under By-law 569-2013, 405 and 415 Mount Pleasant Road are zoned CR 2.5 (c2.0; r2.5) SS2 (x2418) which permits commercial and residential uses and a range of seniors' care facilities, with a maximum permitted height of 18 metres and density of 2.5 times the area of the lot for commercial and residential uses. The properties at 323, 323R and 325 Balliol Street are zoned R (d0.6) (x930) which allows for a range of residential uses and a maximum height of 9 metres and maximum density of 0.6 times the lot area.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

## **Design Guidelines**

The following design guidelines will be used in the evaluation of this application:

- Performance Standards for Mid-Rise Buildings;
- Midtown Parks and Public Realm Plan;
- Bird Friendly Guidelines;
- Pet Friendly Design Guidelines;
- POPS guidelines; and
- Townhouse and Low-Rise Apartment Guidelines.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

## **Site Plan Control**

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

## **COMMENTS**

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### **Reasons for the Application**

A request to permit an application to amend the Yonge-Eglinton Secondary Plan is required to permit vehicular access accessory to the proposed seniors' care facility within the *Neighbourhoods* designated portion of the site.

Subsection 22(2.1.1) of the *Planning Act* states that: "No person or public body shall request an amendment to a secondary plan before the second anniversary of the first day any part of the secondary plan comes into effect".

The applicant's request to amend the Yonge-Eglinton Secondary Plan has been submitted prior to the second anniversary of the Minister's decision approving OPA 405, and as a result is not permitted pursuant to the *Planning Act*. However, subsection 22(2.2) of the *Planning Act* does permit a request to amend the Yonge-Eglinton



Secondary Plan before the expiration of the two year period if City Council declares by resolution that the request is permitted. Therefore, the recommendations of this Preliminary Report provide City Council the opportunity to consider the applicant's request to amend the Yonge-Eglinton Secondary Plan and make a resolution pursuant to subsection 22(2.2) of the *Planning Act* to either permit or not permit that application prior to the expiration of the two year period.

A Zoning By-law amendment is required as the application proposes to exceed maximum building heights in existing By-laws, as amended. It is also needed to establish new development standards related to parking, building setbacks, and others.

## **ISSUES TO BE RESOLVED**

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

### **Provincial Policies and Plans Consistency/Conformity**

Planning staff will evaluate this planning application for consistency with the PPS (2020) and conformity with the Growth Plan (2020).

Given the recognition in Provincial Policy of the importance of official plans and long term planning, consistency with the PPS and conformity with the Growth Plan (2020) will be informed by conformity with the City's Official Plan.

### **Official Plan Conformity**

Staff will evaluate this planning application to determine its conformity with the Official Plan, including the application's conformity with the *Mixed Use Areas* and *Neighbourhoods* policies and the Yonge-Eglinton Secondary Plan which applies to this application.

### **Built Form and Transition to *Neighbourhoods***

The subject site is designated *Mixed Use Areas* in the City's Official Plan and *Mixed Use Areas "C"* in the Yonge-Eglinton Secondary Plan for lands fronting Mount Pleasant Road. The Secondary Plan defers to the parent Official Plan designation of *Neighbourhoods* for lands fronting Balliol Street. The site is within the Mount Pleasant Gateway Character Area, which permits a height range of 7 to 10 storeys, and is directly abutting to a *Neighbourhoods* designated area in the Official Plan. Section 5.6.6 of the City's Official Plan states that the policies of the Official Plan apply to areas subject to Secondary Plans, except in the case of a conflict, the Secondary Plan policies will prevail.

Within the Yonge-Eglinton Secondary Plan, the Built Form policies contained within Section 5.1.1(b) address transition from *Mixed Use Areas* to *Neighbourhoods* and state that transition from *Mixed Use Areas* will be provided through a variety of context-appropriate approaches that adequately limit shadow and privacy impacts, such as

transitioning building heights, placing buildings in landscaped settings with building setbacks, or a combination thereof.

Section 5.1.1(b) of the Yonge-Eglinton Secondary Plan aligns with Policies 3.1.2.1 and 3.1.2.3 of the Official Plan that require new developments to fit within their existing and/or planned context, and with Policy 3.1.2.3 (c) that requires limiting the impact of new development by creating appropriate transitions in scale to neighbouring existing and/or planned buildings. This is expanded on by *Mixed Use Areas* Policy 4.5.2 (c) which references a transition between areas of different development intensity and stepping down of heights particularly towards lower scale *Neighbourhoods*.

Staff have concerns with the transition proposed to the *Neighbourhoods* designated lands to the east of the site. Per the City's Performance Standards for Midrise Buildings, transition between *Mixed Use Areas* and *Neighbourhoods* is typically achieved through the application of a rear 45-degree angular plane. As it is currently proposed, the building breaks the angular plane at levels 4-6 and 8-9.

Increased setbacks and stepbacks on the Balliol Street and Mount Pleasant Road frontages could limit massing, overlook and shadow impacts from the public realm. In its current form, the proposed front stepback above the 6th floor along Mount Pleasant Road is 1.26 metres and no stepbacks are being provided on the north side of the building fronting Balliol Street.

The City's Performance Standards for Midrise Buildings indicate that an angular plane will be taken from a height equivalent to 80 percent of the right of way width and subsequent storeys must fit within a 45-degree angular plane from this point. The building in its current form is not meeting this performance standard.

Improved massing in relation to setbacks and stepbacks is required along Mount Pleasant Road and Balliol Street of the proposed building to address transition and shadowing. A Shadow Study and Pedestrian Level Wind Study have been submitted and is being reviewed by staff.

With respect to the proposed townhouses, the Minister of Municipal Affairs and Housing recently approved the new Public Realm and Built Form policies of the Official Plan (OPAs 479 and 480) and they include policies that require new buildings to front onto a public street, park, or open space. Staff have concerns with the proposed townhouses as they do not have frontage onto a public street and are located within the interior of the development block abutting rear yards on all sides.

## **Public Realm**

Policy 3.1.1 states that the primary public realm objectives of the Secondary Plan are to maintain and enhance the green, landscaped character of the area, improve and expand the network of parks and open spaces, and create a high-quality public realm and streetscapes to ensure the continued vitality and quality of life in the area.

Mount Pleasant Road is identified on Map 21-5 to be a Secondary Retail Street. Policy 3.1.4 states that pedestrian and public realm improvements will be prioritized to support

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Secondary Retail Streets by prioritizing the provision of additional street trees, understory plantings and street furniture within the right-of way and adjacent setbacks and re-allocating space within public streets to prioritize pedestrians, cyclists and public transit.

Mount Pleasant Road is identified on Map 21-6 to be along the Mount Pleasant Road Arboretum, linking Midtown to the downtown core and providing access to parks, ravines and significant open spaces. Policy 3.2.9 states that this area is to accommodate wide sidewalks, create a variegated streetscape with a variety of native tree species and other landscape treatments along its length, and create a continuous green corridor linking the Mount Pleasant Cemetery to the Mount Pleasant Station Character Area.

Mount Pleasant Road is also identified on Map 21-9 to be a Major Street. Major streets are important because they provide direct and continuous transportation routes within and across the Secondary Plan area. Major Streets are to have generous sidewalks and unobstructed clearways to accommodate the highest intensity of pedestrian and cycling movement and activity.

Staff have concerns with the proposed setbacks of the mixed use building on both Mount Pleasant Road and Balliol Street. The setbacks, as proposed are 0 to 1.8 metres (west) abutting Mount Pleasant Road and 0 metres on the north along the property line abutting Balliol Street. The setbacks are not sufficient to accommodate 2.1 metre wide sidewalks and trees for the entire length of the building facades along the public street frontages to the west and north sides. Additional building setbacks are required to achieve a minimum width of 6 metres to create space for sidewalks and street trees that will contribute to a greened, landscaped and connected public realm on both streets.

### **Laneway**

A new public laneway is identified for the site on Map 21-9 to run along the easterly boundary of the site within the *Mixed Use Areas "C"* designation. Policy 4.8 of the Secondary Plan states that laneways could provide important access to properties primarily located adjacent to Midtown's Major Streets, and could also contribute to additional pedestrian and cyclist connectivity.

The applicant is proposing a new north-south 6 metre wide private driveway off Balliol Street within the *Neighbourhoods* designated lands. Staff will review the appropriateness of the laneway with respect to its proposed location, width and configuration in accordance with Development Infrastructure Policy & Standards (DIPS).

### **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant has submitted an Arborist Report and Tree Preservation Plan which identifies 43 trees on and within six metres of the subject property. One (1) tree within the subject property and two (2) trees on private property within 6 metres of the subject property have diameters of 30 centimetres or more. Two trees of varied diameters less than 30

centimetres are within the road allowance and 38 trees on or within six metres of the subject property are dead.

The development proposes the removal of one (1) City-owned tree to allow for the new private driveway. It also proposes the removal of one (1) privately owned tree and injury to two (2) neighbouring owned trees. There are 33 privately owned trees not regulated under the Private Tree Bylaw that would require removal.

### **Heritage Impact & Conservation**

The subject site is not currently included on the City's Heritage Register. However, the property at 405 Mount Pleasant Road, known as the Hudson Plumbing Supplies building, was nominated for evaluation for potential designation under Part IV of the *Ontario Heritage Act* through Toronto and East York Community Council decision 2015.TE7.113.

The Community Council decision directs Heritage Planning to report back to Toronto and East York Community Council on the possibility of designating the building at 405 Mount Pleasant Road. Heritage Planning will address the request for designation through the planning application process.

A Heritage Impact Assessment (HIA) has been submitted with the application and is currently under review.

### **Infrastructure/Servicing Capacity**

The applicant has submitted a Functional Servicing and Stormwater Management Report, a Hydrogeological Report, and a Geotechnical Report. These reports will allow City staff to evaluate the effects of the development on the City's municipal servicing infrastructure. It will also identify and provide the rationale for whether the City requires the applicant to provide new infrastructure and/or upgrades to the existing infrastructure in order to facilitate this development. These reports are currently under review by staff.

A Transportation Impact Study was submitted by the applicant to evaluate the effects of the development on the transportation system, and to suggest any transportation improvements, if deemed necessary, to accommodate the travel demands and impacts generated by the development. The study is currently under review by staff.

Staff will also assess the appropriateness of the proposed access, parking, loading and garbage storage facilities.

### **Community Services and Facilities**

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc.

The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

The development proposes retail/community spaces at grade. Staff are reviewing the proposal to determine the adequacy of the proposed community spaces.

### **Section 37 Community Benefits**

The Official Plan provides for the use of Section 37 of the *Planning Act* to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

Further discussion with the Ward Councillor, City staff, residents and the applicant will be required to determine the extent and nature of the Section 37 community benefits that the Applicant would be required to provide, should the proposal proceed to approval in some form.

### **Toronto Green Standard**

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

Through an anticipated Site Plan Approval process, staff will work with the applicant to encourage achievement of a higher Tier.

### **Other preliminary issues identified include:**

- Review of the proposed retail uses to ensure conformity with the policies for sites on Secondary Retail Streets;
- The suitability and function of the proposed indoor and outdoor amenity areas; and
- The need for off-site parkland dedication or cash-in-lieu.

## **Other Matters**

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## **CONTACT**

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## **SIGNATURE**

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John Andreevski, Acting Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: 3D Model of Proposal in Context - Looking Northeast  
Attachment 2: 3D Model of Proposal in Context - Looking Southwest  
Attachment 3: Location Map  
Attachment 4: Site Plan  
Attachment 5: West (Front) Elevation  
Attachment 6: East Elevation  
Attachment 7: South Elevation  
Attachment 8: North Elevation  
Attachment 9: Townhouse North Elevation  
Attachment 10: Official Plan Map  
Attachment 11: Yonge-Eglinton Secondary Plan Map  
Attachment 12: Zoning By-law 569-2013  
Attachment 13: Application Data Sheet

Attachment 1: 3D Model of Proposal in Context - Looking Northeast



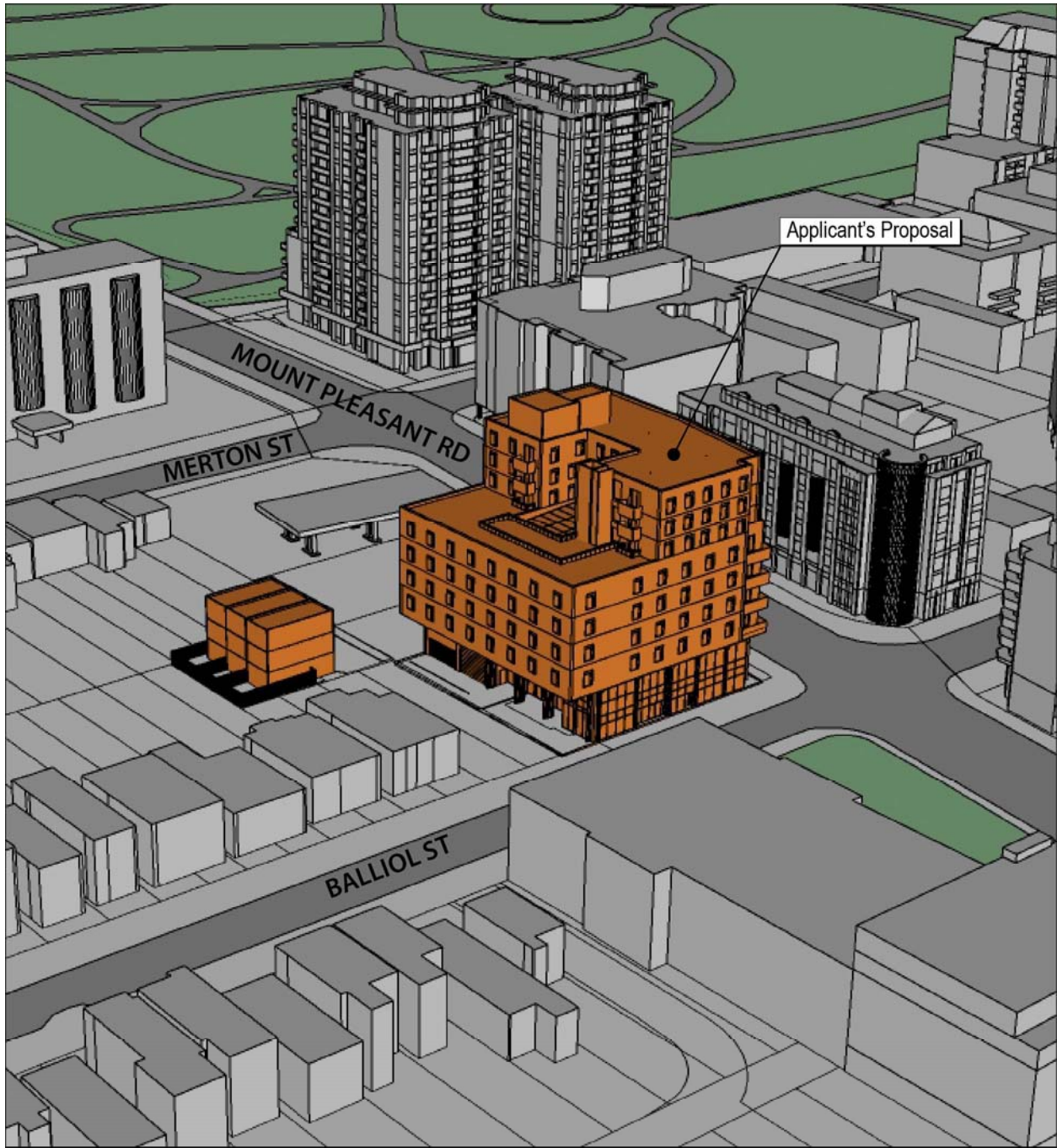
View of Applicant's Proposal Looking Northeast



10/30/2020



Attachment 2: 3D Model of Proposal in Context - Looking Southwest



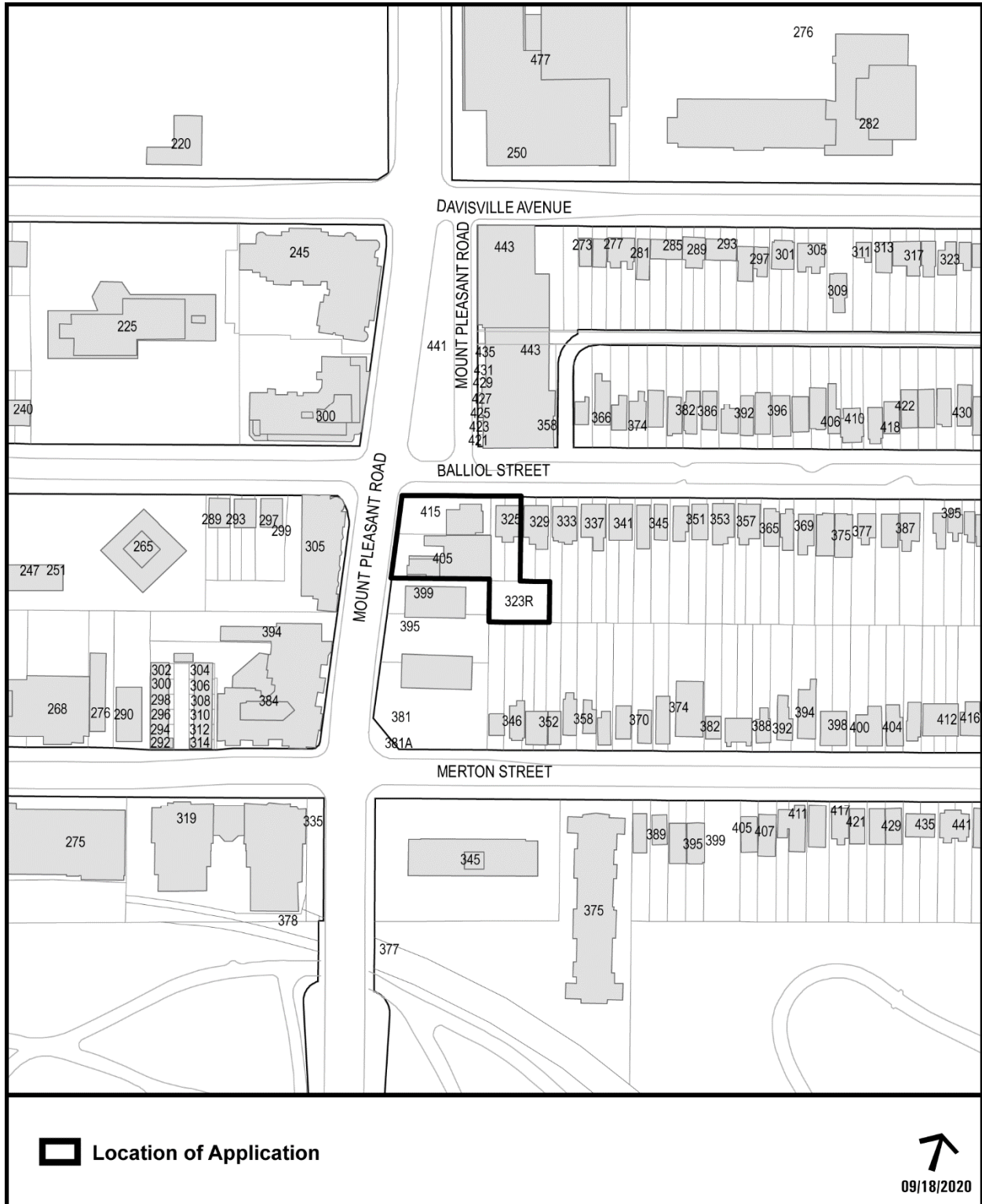
View of Applicant's Proposal Looking Southwest



10/30/2020



Attachment 3: Location Map





Attachment 5: West (Front) Elevation



West Elevation

Attachment 6: East Elevation



East Elevation

Attachment 7: South Elevation



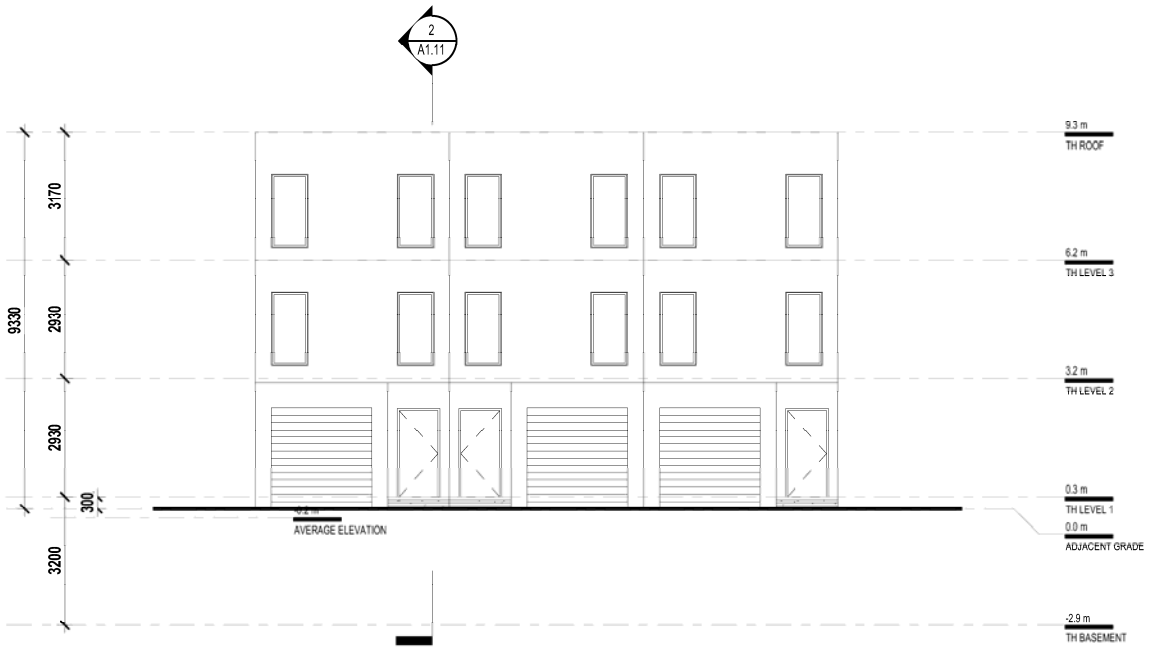
South Elevation

Attachment 8: North Elevation



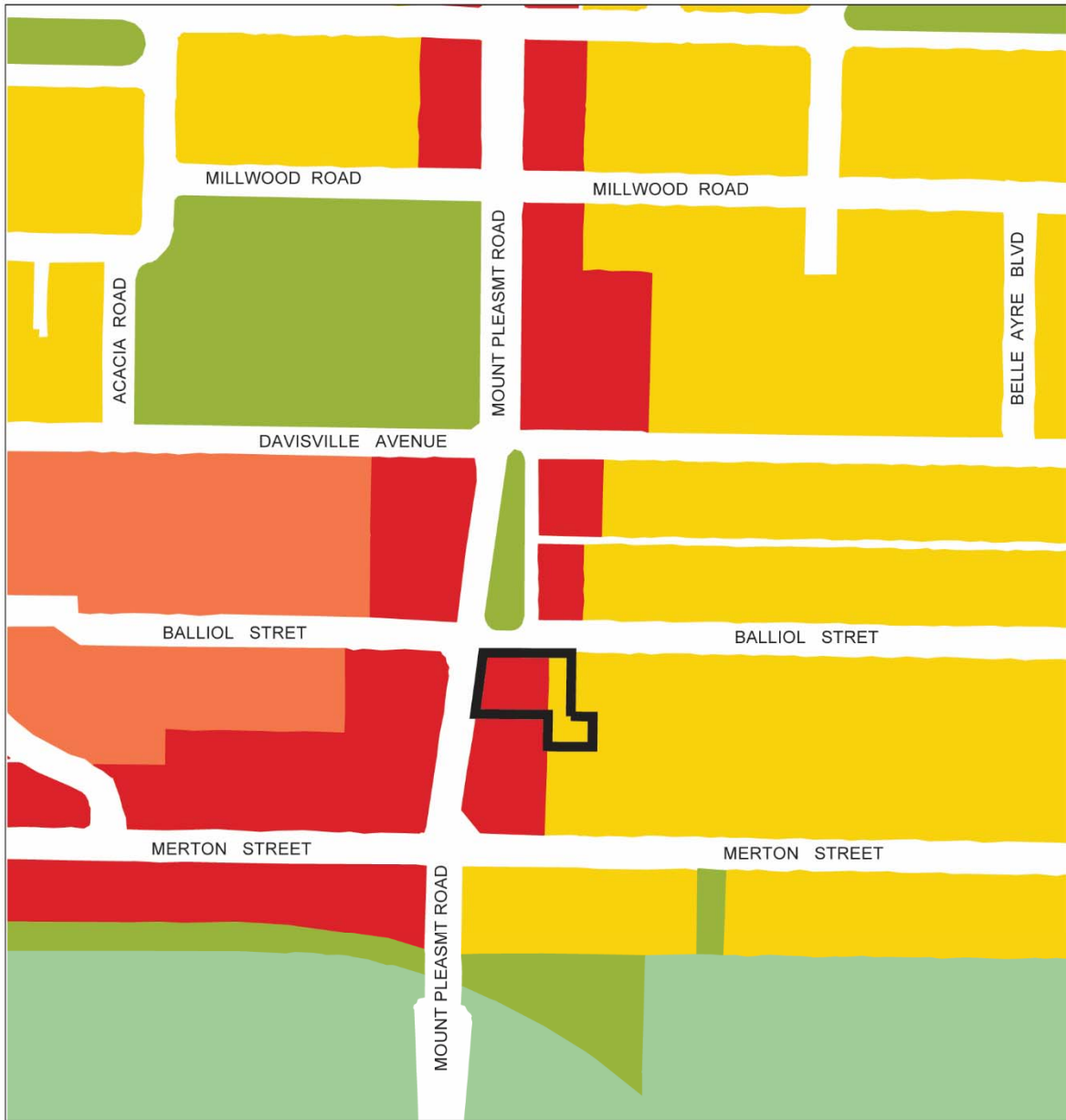
North Elevation

# Attachment 9: Townhouse North Elevation



## North Elevation







Attachment 10: Official Plan Map



Official Plan Land Use Map #17

405 & 415 Mount Pleasant Road  
 323,325 & 323R Balliol Street

File # 20 185472 NNY 15 0Z

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

  
 Not to Scale  
 09/22/2020





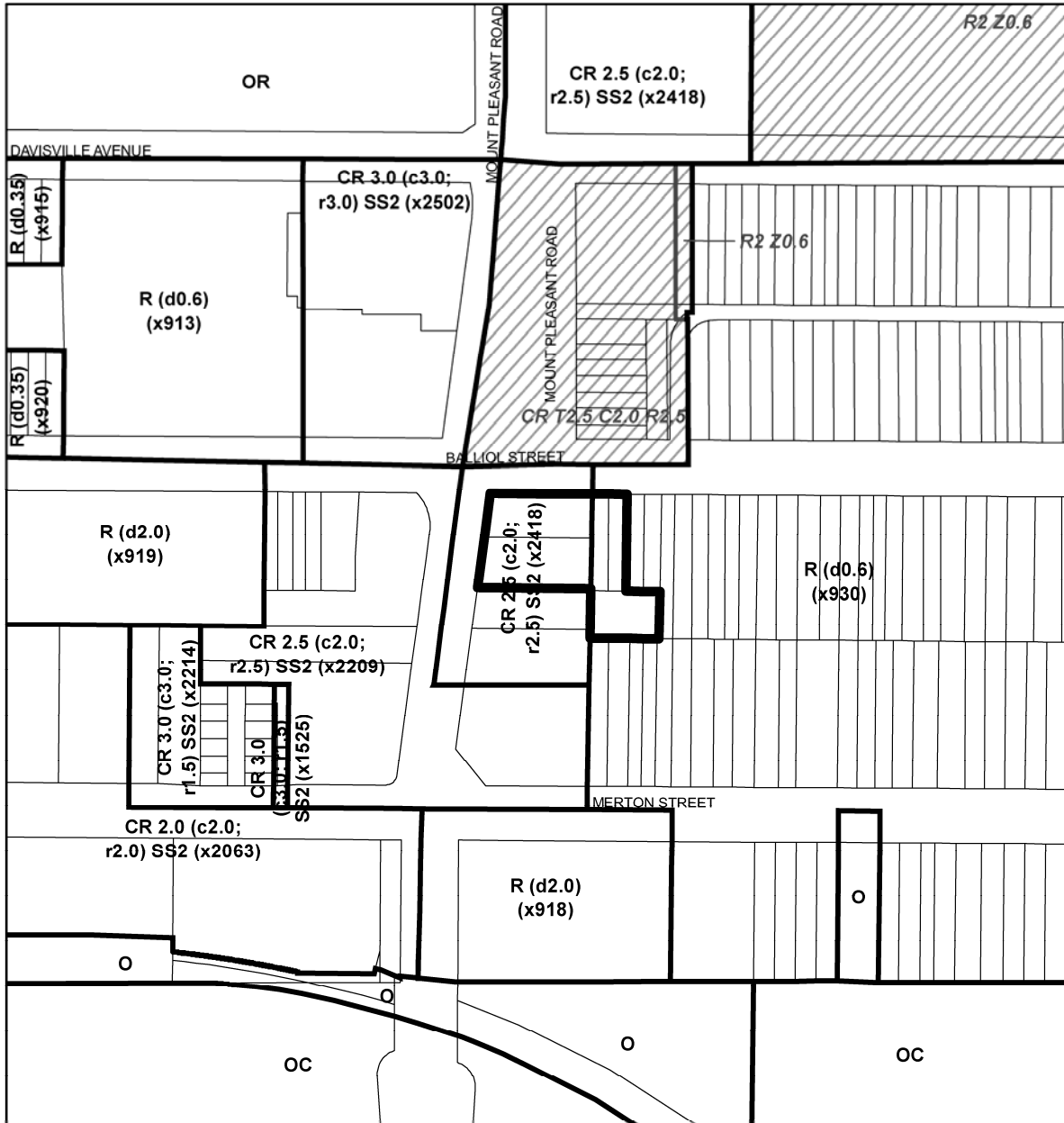
**Toronto**  
**Yonge-Eglinton Secondary Plan Land Use Map - OPA 405**  
**405 and 415 Mount Pleasant Road, 323-325 and 323R Balliol Street**

File # 20 185472 NMY 15 0Z

- Secondary Plan Boundary
- ▨ Mixed Use Areas "A"
- ▧ Mixed Use Areas "B"
- ▩ Mixed Use Areas "C"
- Apartment Neighbourhoods
- ▤ Neighbourhoods "A"
- ▥ Neighbourhoods "B"
- ▦ Parks and Open Space Areas - Parks
- ▨ Land Use Designations per the Official Plan
- ★ Site Location

North Scale  
 1:111,120Z

Attachment 12: Zoning By-law No. 569-2013



Zoning By-law 569-2013

405 & 415 Mount Pleasant Road and 323, 325 & 323R Balliol Street

File # 20 185472 NNY 15 0Z



Location of Application

R  
CR

Residential  
Commercial Residential

O  
OR  
OC

Open Space  
Open Space Recreation  
Open Space Cemetery



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

R2 Residential District  
CR Mixed-Use District



Not to Scale  
Extracted: 11/10/2020

## Attachment 13: Application Data Sheet

Municipal Address: 405 and 415 Mount Pleasant Road, 323, 323R and 315 Balliol Street

Application Number: 20 185472 NNY 15 OZ

Application Type: OPA / Rezoning

Project Description: A request to permit an application to amend the Yonge-Eglinton Secondary Plan and Zoning By-law Amendment application to permit the proposal for a 9-storey mixed use building and three, 3-storey townhouses. The new mixed-use building would be predominantly used for seniors care and living, and would be comprised of 8,822 square metres of gross floor area, including 325 square metres of ground floor retail/community use space, 372 square metres of office space, 68 memory care suites and 18 assisted living units.

Applicant	Agent	Architect	Owner
Bousfields Inc. 3 Church St Suite 200 Toronto ON M5E 1M2	Bousfields Inc. 3 Church St Suite 200 Toronto ON M5E 1M2	G Architects 310 Spadina Ave Suite 303 Toronto ON M5T 2E8	2659888 Ontario Inc. 1 St Clair Ave West, Suite 401 Toronto ON M4V 1K7

Official Plan:	Mixed Use Areas/Neighbourhoods	Site Specific Provision: N
Zoning:	CR 2.5 (c2.0; r2.5) SS2 (x2418) and R (d0.6) (x930)	Heritage Designation: N
Height Limit (m):	18	Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq. m): 2,294      Frontage (m): 35

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq. m):	781		1,430	1,430
Residential GFA (sq. m):	235		2,238	2,238
Non-Residential GFA (sq. m):	798		6,584	6,584
Total GFA (sq. m):	1,033		8,822	8,822
Height - Storeys:	2		9	9
Height - Metres:	9		33	33

Lot Coverage Ratio  
(%): 62.33

Floor Space Index: 3.85

Floor Area Breakdown	Above Grade (sq. m)	Below Grade (sq. m)
Residential GFA (Townhouses)	420	
Retail /Community Use GFA:	325	
Office GFA:	372	
Institutional GFA:	5,887	
Total	8,822	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Townhouses:			3	3
Total Units:			3	3

#### Parking and Loading

Parking Spaces: 19      Bicycle Parking Spaces: 19      Loading Docks: 2

#### CONTACT:

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