

15 Devonshire Place and 6 Hoskin Avenue – Zoning By-law Amendment Application – Final Report

Date: November 13, 2020

To: Toronto and East York Community Council

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

Ward 11 - University-Rosedale

Planning Application Number: 19 125840 STE 11 OZ

SUMMARY

This application proposes to permit a 5-storey, 18,835 square metre institutional building that would contain a 354-bed student residence as well as classrooms and office space, incorporate the existing George Ignatieff Theatre and connect to the existing Larkin Building, at 15 Devonshire Place and 6 Hoskin Avenue.

The proposed development is consistent with the Provincial Policy Statement (2020), conforms with the Growth Plan for the Greater Golden Horseshoe (2020) and conforms with the Official Plan.

This report reviews and recommends approval of the application to amend the Zoning By-law. The application proposes a compact built form on a site that is appropriate for further intensification, within a built-up area, that would take advantage of existing infrastructure, conserve heritage resources, provide new institutional uses and student housing, allocate approximately 50 percent of the site as open space and contribute to the vitality of the campus and surrounding area.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 438-86, for the lands at 15 Devonshire Place and 6 Hoskin Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6 to this report (November 13, 2020) from the Director, Community Planning, Toronto and East York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, City Council require the Owner to:

- a) Provide a revised Functional Servicing and Stormwater Management Report to demonstrate whether the existing municipal infrastructure is adequate to service the proposed development and to determine whether any upgrades may be required to the existing infrastructure to support the proposed development, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and
- b) Secure the design and provision of financial securities for any improvements to the municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, should it be determined that improvements to such infrastructure are required to support this development.

FINANCIAL IMPACT

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

DECISION HISTORY

Pre-application meetings were held on September 19, 2017 and May 11, 2018. The current application was submitted on March 14, 2019 and deemed complete on April 5, 2019. A Preliminary Report on the application was adopted by Toronto and East York Community Council on June 25, 2019 authorizing staff to conduct a community consultation meeting. The issues raised during the community consultation are summarized in this report. The Community Council decision and Preliminary Report are available at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE7.54>.

PROPOSAL

This application proposes to amend the Zoning By-law provisions for the property at 15 Devonshire Place and 6 Hoskin Avenue to permit a five-storey institutional building that would extend across the Devonshire Place street frontage and along the northern portion of the site to Philosopher's Walk. The proposed building would have a height of approximately 20 metres, including the mechanical penthouse, and would consist of approximately 14,263 square metres of new institutional space. The building is proposed to include a 354-bed student residence with associated amenity and common areas that would be owned and operated by the University, as well as academic, teaching and office space.

The proposed building would connect to the northwest corner of the existing Larkin Building, which is located at the southern end of the site, and would extend around the west and north elevations of the existing George Ignatieff Theatre, which is located on the north side of the Larkin Building. The existing institutional uses in the buildings are proposed to be maintained. The total gross floor area of the proposed and retained buildings would be approximately 18,835 square metres.

Approximately 5,970 square metres of landscaped open space are proposed across the site, concentrated in two courtyard areas and at the northeast corner of the site adjacent to Philosopher's Walk. Two existing east-west mid-block pedestrian connections on the north and south sides of the site that connect Devonshire Place through the site to Philosopher's Walk, and a north-south mid-block pedestrian connection from Hoskin Avenue to the east side of the Larkin Building on the site are proposed to be maintained and enhanced. Urban farming facilities and terraces are proposed on the roof of the building.

Loading access is proposed from Devonshire Place on the north side of the building and is proposed to be shared by the proposed building, the Larkin Building, Trinity College (Quad building), and the Munk School of Global Affairs and Public Policy, accessed via an underground tunnel and lanes. No vehicle parking and 104 bike parking spaces are proposed.

See Attachment 1 of this report for application data, Attachment 7 for the proposed Site Plan, Attachments 8-11 for the proposed Elevations and Attachments 12-13 for three dimensional representations of the project in context.

Site and Surrounding Area

The subject property is within the University of Toronto St. George Campus. The site is located on the east side of Devonshire Place, south of Bloor Street West and north of Hoskin Avenue. The site has an area of approximately 12,010 square metres with a frontage on Devonshire Place of approximately 74 metres and a depth of approximately 168 metres.

The southern portion of the subject site includes the three-storey institutional Larkin Building, with the one-storey George Ignatieff Theatre connected to its north side, a 49-space surface parking lot to the north and a playfield at the eastern portion of the site.

See Attachment 2 of this report for the location map.

The buildings and uses surrounding the subject site include the following:

North: The Varsity Centre stadium and arena complex is located immediately north of the site, adjacent to the lane that is shared by the subject site and the Varsity Centre, with a range of low-rise to tall buildings containing a mix of uses along both sides of Bloor Street West beyond.

East: The Philosopher's Walk open space is adjacent to the site, with a mix of primarily low- and mid-rise institutional buildings beyond, including a proposed nine-storey institutional building at 78-90 Queen's Park (File No. 19 118245 STE 11 OZ) and a proposed five-storey institutional building at 73 Queen's Park Crescent East (File No. 19 205018 STE 11 OZ).

South: Although technically part of the larger 6 Hoskin Avenue property, the main low-rise Trinity College building (the Quad) is located south of the site, with the low-rise

Munk School of Global Affairs and Public Policy to its west, and a mix of generally low- and mid-rise institutional buildings and open spaces to the south of Hoskin Avenue.

West: A mix of generally low- and mid-rise institutional buildings are located west of Devonshire Place.

Reasons for Application

The original proposal for the site required an amendment to the former City of Toronto Zoning By-law 438- 86, as it did not conform to the permitted building envelope described in the area-specific Zoning By-law, and had a proposed height of 14 storeys and approximately 52 metres, including the mechanical penthouse, which significantly exceeded the 20 metre height permission. While the current proposal aligns more closely to the permitted building envelope, the applicant opted to proceed with the subject Zoning By-law Amendment application, which will secure appropriate performance standards to regulate the built form on the site, such as site layout, setbacks and density based on the subject proposal.

APPLICATION BACKGROUND

Application Submission Requirements

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

- Planning Rationale
- Heritage Impact Assessment
- Arborist Report
- Sun/Shadow Study
- Pedestrian Level Wind Study
- Toronto Green Standards Checklist
- Energy Efficiency Report
- Public Consultation Plan
- Functional Servicing and Stormwater Management Report
- Geotechnical Report
- Hydrogeological Report
- Transportation Impact Assessment

These reports/studies can be viewed through the Application Information Centre (AIC) here:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>.

Agency Circulation Outcomes

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

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have had an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

POLICY CONSIDERATIONS

Planning Act

Section 2 of the Planning Act sets out matters of provincial interest, which City Council shall have regard to in carrying out its responsibilities, including the:

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

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

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

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (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 use and management of land and infrastructure;

- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards.

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 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Provincial Plans

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

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

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") came into effect on August 28, 2020. This was an amendment to the 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, establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

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, 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 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 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan requires that, at the time of the next MCR, the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs plan for the prescribed densities.

The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the Planning Act, all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Staff have reviewed the proposed development for consistency with the PPS (2020) and for conformity with the Growth Plan (2020). The outcome of staff analysis and review are summarized in the Comments section of this report.

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan, including the Downtown Plan and University of Toronto Secondary Plan. The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Chapter 2 - Shaping the City

Policy 2.2.2 directs growth to the Downtown, Centres, Avenues, and Employment Areas in order to efficiently use existing infrastructure, create a concentration of jobs and people in areas well served by transit, and facilitate cultural and economic activity. The

site is identified as part of the Downtown and Central Waterfront on Map 2 of the Official Plan. The Official Plan states that the Downtown will continue to evolve as a healthy and attractive place to live and work as new development that supports the reurbanization strategy and the goals for the Downtown is attracted to the area. While the Downtown is identified as an area offering opportunities for substantial employment and residential growth, this growth is not anticipated to be uniform. Design guidelines specific to districts of historic or distinct character will be implemented to ensure new development respects the context of such districts in terms of the development's fit with existing streets, setbacks, heights and relationship to landmark buildings.

Chapter 3 - Building a Successful City

Chapter Three of the Official Plan identifies that most of the City's future development will be infill and redevelopment and, as such, will need to fit in, respect and improve the character of the surrounding area. Section 3.1.1 of the Official Plan contains Public Realm policies, which recognize that all public and private spaces to which the public has access play an essential role in supporting overall quality of life, are a fundamental organizing element of the city and its neighbourhoods, and are a key shared asset that draws people together and creates strong social bonds. These policies aim to ensure that development will enhance and extend a high quality public realm and support the creation of complete communities, and that elements of the public realm will be designed together to form a well-connected, walkable, attractive, safe, functional and accessible network.

Section 3.1.2 of the Official Plan contains Built Form policies, which state that development will be located, organized and massed to fit harmoniously with the existing and planned context, and to frame and support adjacent streets, lanes, parks and open spaces. Development will limit its impacts on neighbouring properties and the public realm by respecting street proportions, creating appropriate transitions in scale, providing for adequate light and privacy, minimizing impacts of servicing and vehicular access, and limiting shadow and wind impacts.

Section 3.1.5 of the Official Plan addresses the identification and evaluation of properties of cultural heritage value or interest. It provides for conservation of heritage resources and includes policies that state that Heritage Impact Assessments will evaluate the impact of a proposed alteration to a property on the Heritage Register and/or to properties adjacent to a property on the Heritage Register, to the satisfaction of the City.

Section 3.2.1 of the Official Plan includes housing policies that encourage the provision of a full range of housing in terms of form, tenure and affordability to meet the current and future needs of residents, which includes ownership and rental housing, affordable and mid-range rental and ownership housing, social housing, shared and/or congregate-living housing arrangements, supportive housing, emergency and transitional housing for homeless people and at-risk groups, housing that meets the needs of people with physical disabilities and housing that makes more efficient use of the existing housing stock.

Chapter 4 - Land Use Designations

The subject site is designated Institutional Areas on Map 18 of the Official Plan. Institutional Areas are made up of major educational, health and governmental uses with their ancillary uses, cultural, parks and recreational uses, religious, commercial and institutional residence facilities, including the full range of housing associated with a health institution, as well as utility uses.

See Attachment 3 of this report for the land use map.

The Downtown Plan

Official Plan Amendment 406 (the "Downtown Plan") was adopted by City Council on May 22, 2018 and modified and approved by the Ministry of Municipal Affairs and Housing on June 5, 2019. OPA 406 includes amendments to Section 2.2.1 and Map 6 of the Official Plan, as well as a new Downtown Plan. It applies to all applications deemed complete after June 5, 2019. As this application was complete prior to June 5, 2019, the Downtown Plan does not apply to this application. However, staff considered the Downtown Plan for additional guidance with respect to the planned context.

The Plan – in conjunction with the associated infrastructure strategies that address water, energy, mobility, parks and public realm, and community services and facilities – provides a comprehensive and integrated policy framework to shape growth in Toronto's fast-growing Downtown over the next 25 years. It provides the City with a blueprint to align growth management with the provision of infrastructure, sustain liveability, achieve complete communities and ensure there is space for the economy to grow. The Plan area is generally bounded by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north and the Don River to the east.

The Downtown Plan can be found here:

<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf>

University of Toronto Secondary Plan (1997)

The site is subject to the existing University of Toronto Secondary Plan, which was adopted in 1997 under the former City of Toronto Official Plan and was brought forward into the current Official Plan. The objectives for the Secondary Plan Area are to:

- Recognize and protect the Area primarily as an Institutional District;
- Provide planning regulations that give the institutions flexibility to adjust to changing program, technological and funding constraints; and
- Preserve, protect and enhance the unique built form, heritage and landscape character of the Area.

Section 3.3 of the Secondary Plan outlines Built Form policies, which are intended to guide development in the area. These policies direct that:

- New buildings will be sited in a manner that clearly defines and gives form to the edges of streets, open spaces and mid-block pedestrian routes;

- The height and mass of new buildings will achieve an appropriate relationship to the scale of adjacent streets and open spaces, ensuring access to sunlight and sky view and shelter from prevailing winds;
- New buildings will achieve a harmonious relationship to their built form context through consideration of matters such as, but not limited to, the building massing and setbacks, roof line and profile, scale, texture, architectural detail and expression, including fenestration and materials; and
- High quality usable open spaces which continue the pattern of university open space types and are physically and visually linked to the streets, parks and mid-block pedestrian routes will be provided in conjunction with new developments

The Secondary Plan identifies certain sub-areas within the University of Toronto Area that have a unique character, which should be protected and enhanced by additional regulations specific to the sub-area. The site is located in the Institutional Area of Special Identity. Section 4.1 of the Secondary Plan describes this as a unique and valuable environment characterized by distinctive nineteenth-century, institutional development patterns and a traditional and spacious campus character created by unique heritage buildings, monuments and open spaces, which form the traditional core of the University of Toronto Area. The value of the Institutional Area of Special Identity includes the concentration of unique heritage buildings, the relationships between the buildings and their settings, and the quality of open spaces defined by the buildings. Secondary Plan objectives for the Institutional Area of Special Identity are to:

- Preserve and enhance the built and open space environment;
- Encourage the usefulness of, but limit physical changes to, existing buildings within this area; and
- Ensure that any infill development is carefully designed to be compatible with and supportive of the area's patterns and heritage character.

The Secondary Plan identifies 29 sites across the area with development potential. These sites are identified as having development potential based on the policies of the Plan and the associated design guidelines. The subject site is identified as one of the potential development sites and the Plan includes a built form envelope for the site. Policy 6.1 of the Secondary Plan permits increases to the height and density of the potential development sites provided that the proposal fulfills the objectives of the Plan and Section 3 in particular, through the review of a Zoning By-law Amendment application.

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

See Attachment 4 of this report for a map of the Secondary Plan Area.

University of Toronto Secondary Plan Review

The site is within the University of Toronto Secondary Plan area, which is subject to an Official Plan Amendment application (File No.: 16 221931 STE 20 OZ) to establish a new University of Toronto St. George Campus Secondary Plan. This new Secondary

Plan would replace the existing Secondary Plan that was adopted in 1997. The purpose of the new Secondary Plan is to provide an updated policy framework that would manage change and guide new development in the area. Additional information about the application may be found here: www.toronto.ca/planning/UofTSecondaryPlan.

On July 23, 2018, City Council adopted a Status Report on the University of Toronto St. George Campus - Official Plan Amendment, and endorsed a series of principles for the Secondary Plan Area, including:

- Protect the Secondary Plan area for predominantly institutional land uses along with ancillary uses that support the functioning of the area as an institutional district;
- Prioritize the movement of pedestrians and cyclists;
- Conserve built heritage resources and cultural heritage landscapes;
- Enhance and expand the existing open space and public realm network;
- Affirm that the institutional uses, collection of heritage resources and public realm network are character-defining elements of the area; and
- Ensure that the Secondary Plan area will continue to grow and evolve in a way that positively contributes to the character-defining elements of the area.

City Council's decision may be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.88>

City Council has not made a decision, as of the date of this report, to adopt an Official Plan Amendment to amend the University of Toronto Secondary Plan. Staff anticipate preparing a Final Report for the new Secondary Plan and Urban Design Guidelines for the area in early 2021. The existing University of Toronto Secondary Plan remains in force and effect.

The outcome of staff analysis and review of relevant Official Plan policies and designations; the University of Toronto Secondary Plan; the Downtown Plan; and the emerging direction of the University of Toronto St. George Campus Secondary Plan noted above are summarized in the Comments section of the report.

Zoning

The site is zoned Institutional (Q) in the former City of Toronto Zoning By-law 438-86, as amended. This zoning category permits a range of institutional uses, including universities, educational, cultural, hospital and government uses. The site is also subject to an area-specific zoning exception (12(2)310) in Zoning By-law 438-86, which establishes built form envelopes for sites identified in the Secondary Plan as having development potential. The envelope for the site has a maximum height limit of 20 metres and includes a requirement for a minimum landscaped courtyard area of 1,000 square metres within the envelope boundaries.

The site is not subject to City of Toronto Zoning By-law 569-2013.

See Attachment 5 of this report for the site's existing zoning.

Design Guidelines

Policy 5.2.5.6 of the Growth Plan indicates supporting documents, such as design guidelines, will direct the development of a high quality public realm and compact built form in achieving minimum intensification and density targets of the Plan. Official Plan Policy 5.3.2.1 states that guidelines will be adopted to advance the vision, objectives and policies of the Plan. Urban design guidelines are intended to provide a more detailed framework for built form and public improvements. The following design guidelines that have been adopted by City Council apply to the proposed development.

University of Toronto (Main Campus) Urban Design Guidelines

The University of Toronto (Main Campus) Urban Design Guidelines are intended to be read in conjunction with the policies of the Official Plan and the University of Toronto Secondary Plan. The design guidelines provide detailed built form envelopes for those sites identified as having development potential in the Secondary Plan and as further outlined in the area-specific zoning exception (12(2)310) in Zoning By-law 438-86, as required in Section 6 - Implementation, of the University of Toronto Secondary Plan. The envelope for the site has a maximum height limit of 20 metres and includes a landscaped courtyard area of 1,000 square metres within the envelope boundaries. The guidelines may be found here:

<https://www.toronto.ca/wp-content/uploads/2017/08/8f36-Toronto-Urban-Design-Guidelines-University-of-Toronto-Main-Campus.pdf>.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has been submitted (File No. 20 180671 STE 11 SA).

COMMUNITY CONSULTATION

Planning staff have compiled feedback from residents from community meetings, the City's Application Information Centre, and direct phone and e-mail correspondence. On February 27, 2020, staff hosted a Community Consultation Meeting to discuss the proposed development. Approximately three members of the public were in attendance as well as the Ward Councillor and the applicant. General support was expressed for the proposal and no issues of concern were raised by the public. Written comments and phone calls about the application have also been received, and conveyed general support for the proposal. The only issues raised relate to the provision of open space across the site and the shadow impact of the proposed building on Philosopher's Walk. These issues are addressed in the Comments section below.

COMMENTS

Planning Act

Section 2 of the Planning Act requires municipalities to have regard for matters of provincial interest, including the conservation of features of significant architectural, cultural, historical, archeological or scientific interest, adequate provision of a full range of housing and employment opportunities, and the promotion of a built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant. The proposed development has regard for relevant matters of provincial interest, as the proposal conserves on-site and adjacent heritage resources, the built form is well-designed with a height, scale and massing that is appropriate for its context and proposed institutional uses, and the development will create new employment opportunities at the campus along with increased institutional space, and new student housing and educational facilities. These provincial interests are further articulated through the PPS and the Growth Plan.

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2020) and the Growth Plan (2020). Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

The PPS, through policy 1.1.1, establishes that healthy, liveable and safe communities are sustained by, among other matters, promoting efficient development and land use patterns and accommodating an appropriate range and mix of residential, employment, institutional, parks and open spaces and other uses to meet long-term needs. The proposed development addresses these objectives by adding a mix of new institutional uses and intensifying the site with an appropriate built form for the site that has been designed to limit potential impacts on surrounding properties, including shadows on Philosopher's Walk. It also expands and enhances the public realm along Devonshire Place, adds a series of publicly accessible open spaces and courtyards across the site, and maintains and enhances the outdoor, publicly accessible mid-block connections on the north and south sides of the site.

Policy 1.3.1 states that planning authorities shall promote economic development and competitiveness by, among other approaches, providing for an appropriate mix and range of employment, institutional and broader mixed uses to meet long-term needs and encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities. Policy 1.4.3 requires that provision be made for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents. Policy 1.6.7.4 states that a land use pattern, density and mix of uses should be promoted that minimizes the length and number of vehicle trips and supports current and future use of transit and active transportation. Policy 1.8.1 expands on this by directing planning authorities to support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and to prepare for the impacts

of a changing climate through land use and development patterns which: promote the use of active transportation and transit in and between residential, employment and institutional uses and other areas.

The proposed development is consistent with this policy direction by providing a range of institutional uses in the development, including student residences and academic space, and contributing to the enhancement and vitality of the campus and surrounding neighbourhoods through new housing options and public service facilities, in an appropriate built form at a location that is in close proximity to the St. George, Spadina and Museum subway stations, the cycle tracks on Bloor Street West, Hoskin Avenue and Queen's Park/University Avenue, and the bike lanes on St. George Street and Bedford Road, and will expand and enhance the pedestrian network of mid-block connections.

Policy 1.7.1 states that long-term economic prosperity should be supported in part by encouraging 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 directs that significant built heritage resources and significant cultural heritage landscapes shall be conserved and Policy 2.6.3 directs that planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. The proposal has been designed to sensitively intensify the site while conserving the Larkin Building, which will be recommended to be designated under Part IV of the Ontario Heritage Act, and conserves the adjacent heritage resources.

Section 2.2.3 of the Growth Plan (2020) identifies the Downtown as an Urban Growth Centre, which is a regional focal point for accommodating population and employment growth in complete communities that are well designed to meet people's needs for daily living throughout an entire lifetime. Policy 2.2.2.3 of the Growth Plan directs municipalities to develop a strategy to achieve minimum intensification targets, which will encourage intensification generally throughout the delineated built up area, recognize strategic growth areas as the key focus for development, and identify the appropriate type and scale of development in strategic growth areas and transition of built form towards adjacent areas. Policy 5.2.5.6 states that, in planning to achieve the minimum intensification and density targets of the Plan, municipalities will develop and implement urban design and Official Plan policies, including other supporting documents, which direct the development of a high quality public realm and compact built form.

The site is located in the Downtown Urban Growth Centre. The planning framework that governs this site includes the Official Plan, University of Toronto Secondary Plan and University of Toronto Urban Design Guidelines, which contain policies and guidelines that support a high quality public realm and compact built form. The Downtown Urban Growth Centre is on track to meet its density target of 400 residents and workers per hectare, as set out in Policy 2.2.3.2.a. Policy 5.2.5.4 notes that the target is the average of the entire Urban Growth Centre and it is not for any one particular area within the Centre, such as the University of Toronto Secondary Plan Area, to meet this target.

While the proposed development is not required for the City to meet the density target of 400 people and jobs per hectare in the Downtown Urban Growth Centre, it will contribute towards meeting and/or exceeding this specific target.

Policy 4.2.7.1 of the Growth Plan states that Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas. The proposal conserves the existing Larkin Building, which will be recommended for designation, while accommodating intensification of the site.

The application conforms to the policy direction to target growth to the Downtown Urban Growth Centre (Section 2.2.3), supports the achievement of complete communities by contributing to the mix of land uses on the site and in the area, investing in public service facilities, creating a vibrant public realm, including on-site open spaces (Policy 2.2.1.4 and Section 3.2.8), and is located on a campus where institutional growth is anticipated and encouraged (Policy 2.2.5.2). The proposal represents a form of contextually appropriate intensification that makes efficient use of land and existing services, including proximity to public and active transportation options. The proposal provides for a high quality, compact built form that meets applicable urban design standards, conserves cultural heritage resources and incorporates sustainable development principles.

Land Use

The proposed range of institutional uses are permitted in both the Official Plan and Zoning By-law. The uses are compatible with the adjacent institutional, commercial and residential uses, and are consistent with the development criteria contained in the Official Plan as well as the policies of the Official Plan as a whole.

Massing, Height, Density

This application has been reviewed against the policies and direction contained in the Official Plan, Downtown Plan and University of Toronto Secondary Plan, University of Toronto Urban Design Guidelines and the emerging direction of the new University of Toronto St. George Campus Secondary Plan described in the Policy Consideration Section of this report. Given the existing and planned context of the subject property and the surrounding area, the proposed massing, height and density are appropriate and can be supported by staff.

Section 3.1.2 of the Official Plan identifies that development must be considered not only in terms of the individual building and site, but also in terms of how the building and site fit within the larger existing and planned context of the surrounding area. Policy 3.1.2.1 requires that new development frame and support adjacent streets, lanes, parks and open spaces to promote civic life and the use of the public realm, and to improve the safety, pedestrian comfort, interest and experience, and casual views to these spaces. This is achieved by locating buildings parallel to the street or along the edge of a park or open space; providing additional setbacks or open spaces at key locations; locating main building entrances so that they front onto a public street, park or open space, are clearly visible and directly accessible from a public street; providing ground floor uses, clear windows and entrances that allow views from, and where possible,

access to adjacent streets, parks and open spaces; preserving mature trees; and providing comfortable wind conditions and air circulation to preserve the utility and intended use of the public realm.

Section 3.3 of the University of Toronto Secondary Plan identifies that new buildings will be sited in a manner that clearly defines and gives form to the edges of streets, open spaces and mid-block pedestrian routes; the height and mass of new buildings will achieve an appropriate relationship to the scale of adjacent streets and open spaces ensuring access to sunlight and sky view and shelter from prevailing winds; and new buildings will achieve a harmonious relationship to their built form context.

The subject site is located within the Institutional Area of Special Identity in section 4.1 of the Secondary Plan. This area is identified as a unique and valuable environment characterized by distinctive nineteenth century institutional development patterns, and a traditional and spacious campus character. The objectives for the Institutional Area of Special Identity are to preserve and enhance the built and open space environment, to encourage the usefulness of, but limit physical changes to, existing buildings, and to ensure that any infill development is carefully designed to be compatible with and supportive of the area's patterns and heritage character.

The proposed setbacks from the property lines and the resulting separation distances from the adjacent properties, in combination with the proposed building height, serve to ensure an appropriate fit within the existing and planned built form context. The current condition along this segment of Devonshire Place includes a grade change up from the street to the Larkin Building and George Ignatieff Theatre, which presents a blank wall to the street and an inaccessible entrance from the sidewalk. The proposed building would internalize the existing George Ignatieff Theatre along Devonshire Place, which would improve the pedestrian condition along the street and provide a direct and accessible primary entrance from the sidewalk along the street frontage. The proposed building would connect to the northwest corner of the Larkin Building, enhancing the building's accessibility with a sensitive one-storey glazed connection. The new building would be set back from the Devonshire Place property line by a minimum of 3.5 metres and the area proposed along the street would include sufficient glazing, and public lobby areas, flexible common space and work spaces on the first floor, which would allow views to and enhanced activity along the street while still leaving sufficient space for enhanced landscaping and streetscape improvements.

Outside of the portion of the building along the street, the footprint and massing of the revised proposal include a primary building spine that would be parallel to the northern edge of the site, containing the student residences and the majority of the teaching facilities, and a shorter projecting wing that would run north-south to the east of the George Ignatieff Theatre, Larkin Building and a proposed courtyard, containing the majority of the common residence facilities. The proposed siting and footprint of the building are appropriate for the site and would reflect and extend the historic collegiate quadrangle character evident in the main Trinity College (Quad) building along Hoskin Avenue and other parts of the larger campus. This built form and public realm pattern consists of relatively long, low-rise buildings set in the landscape and arranged around open courtyards. This can be seen in other institutional buildings that have evolved over

time on the campus, including Burwash Hall Residences, Hart House North Wing, University College, Sir Daniel Wilson and Morrison Hall Residences, New College Residence and the Earth Sciences Building.

While the overall siting and building length are considered to be appropriate, the building mass and footprint have been staggered to provide visual interest and variety across the site. The primary east-west spine would include varying setbacks and building components along its northern edge, with the building being divided into three equal sections having setbacks from the north lot line to the proposed building that vary from approximately 8.5 metres at the western portion of the site closest to Devonshire Place, to approximately 15 metres in the central portion of the site, and approximately 20 metres at the eastern portion of the site where an open space is proposed adjacent to Philosopher's Walk. Staggering the east-west building footprint serves to visually break up its mass, so that the full building length could not be readily viewed from the public realm around the site. The setbacks from the north also allow for sufficient separation from the Varsity Centre on the north side of the shared laneway and the generous additional setback to the central portion of the proposed building allows for the preservation of several mature trees on the south side of the shared laneway on the site. Even with the staggered setbacks, the building would be generally aligned with and frame the shared laneway and open space on the north side of the site. The south face of the building would be similarly staggered and would frame and define two proposed courtyard spaces. Methods to further visually break up the mass of the building through detailed articulation and materiality will be evaluated and secured through the Site Plan Approval process.

The building is proposed to be organized around three principal open spaces on the site. The first would be at the northeast portion of the site, which would visually extend and connect to Philosopher's Walk and the other two are courtyards on the south side of the proposed building. The first courtyard would be between the east elevation of the George Ignatieff Theatre and Larkin Building and the west elevation of the proposed north-south wing of the new building. The second courtyard would be on the south side of the east-west wing of the new building, the east side of the north-south wing of the new building and the north side of the existing designated main Trinity College building. These accessible open spaces would be framed by low-rise heritage buildings and the proposed building, and would connect to Philosopher's Walk.

The proposed height of approximately 20 metres, including the mechanical penthouse, would be consistent with the existing predominant low- and mid-rise heights in this portion of the campus, would retain the existing street scale and profile, and would be compatible with the on-site and adjacent low-rise heritage buildings. The proposed height would also closely align with the permitted height in the existing zoning for the site.

The proposed and retained buildings would result in an overall density of approximately 1.6 times the area of the site. Staff are of the opinion that the proposed density represents an appropriate level of intensification for the site, achieving it through an acceptable built form, building height, massing and site organization, and in a way that is compatible with the height and massing of buildings in the immediate area.

The proposal is contextually appropriate and fits with the existing and planned context. It would maintain the lower scale of this portion of the campus, reflect the historic quadrangle vernacular of Trinity College and other parts of the surrounding campus, be massed to provide visual interest and variety, and closely align with the existing permissions in the Zoning By-law. The position, height, massing and stepbacks of the proposed institutional building, as well as its impact on and separation from adjacent properties, provision of open space and conservation strategy are appropriate for the site.

Sun and Shadow

The Shadow Study submitted in support of the application is satisfactory to staff. Official Plan Policies 3.1.2.5 and 3.1.2.8 require that new development be located and massed to ensure access to direct sunlight and daylight on the public realm. Downtown Plan Policy 9.17 requires development to adequately limit shadows to preserve the utility of sidewalks, parks, open spaces, natural areas and institutional open spaces. The building's massing and height have been designed to minimize shadow impacts on the public realm and adjacent sites. Though Philosopher's Walk is not identified as one of the Sun Protected Parks and Open Spaces on Map 41-13 of the Downtown Plan and is not subject to Policy 9.18, which seeks to adequately limit net-new shadow as measured from March 21st to September 21st from 10:18 a.m. to 4:18 p.m. on parks and open spaces, staff sought to ensure the proposal would comply with this direction in order to maintain the utility of this important and historic open space and connection through the campus. The proposal would exceed this direction by casting approximately 25 percent less shadow on Philosopher's Walk during these times than the existing zoning permissions for the site would allow. This would help maintain the utility and feel of this historic open space.

The shadows cast on the Devonshire Place sidewalks by the proposed building would be generally located within the shadows that are permitted under current zoning provisions for the site and would be off of the sidewalks on both sides of the street by 11:18 a.m. during the spring and fall equinoxes. The shadows cast on the on-site open space at the northeast portion of the site by the proposed building would be generally located within the shadows that are permitted under current zoning provisions for the site. Shadows would not be cast on the proposed courtyard spaces until after 2 p.m. during the spring and fall equinoxes and would be limited to a small easterly portion of the open space. The proposal conforms with the policy direction of the Official Plan by ensuring the development would not create undesirable shadow impacts on the public realm.

Pedestrian Level Wind

The Pedestrian Level Wind Study submitted in support of the application concludes that all wind impacts created by the proposal will be minimal and of a tolerable level for the anticipated uses of the spaces, including for sitting, standing, strolling and walking outdoors. Suitable wind conditions are predicted at all building entrances, sidewalks, walkways, open spaces, and rooftop terraces and urban farming areas. The wind safety criterion is expected to be met at all areas both on-site and surrounding the proposed development.

Heritage Impact and Conservation Strategy

Section 3.1.5 of the Official Plan addresses the identification and evaluation of properties of cultural heritage value or interest. It also provides for conservation of heritage resources and includes policies that state that Heritage Impact Assessments will evaluate the impact of a proposed alteration to a property on the Heritage Register, and/or to properties adjacent to a property on the Heritage Register, to the satisfaction of the City.

In particular, Policy 3.1.5.3 directs that heritage properties that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register. Policy 3.1.5.4 states that heritage resources on the Heritage Register will be conserved and Policy 3.1.5.5 further states that proposed alterations and/or development on or adjacent to a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property. Policy 3.1.5.26 identifies that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impact on it. Policy 3.1.5.27 encourages the conservation of whole or substantial portions of buildings, structures and landscapes on those properties and discourages the retention of façades alone.

Heritage Planning staff have determined that the Larkin Building has cultural heritage value for its design, associations and context. Although the subject application only applies to the portion of the larger 6 Hoskin Avenue property that is north of the main Trinity College (Quad) building and has the address of 15 Devonshire Place, the subject site is technically part of this larger property. The larger 6 Hoskin Avenue property is designated under Part IV of the Ontario Heritage Act, but the heritage attributes noted in the designation by-law only relate to the main Trinity College (Quad) building and do not include the Larkin Building. The proposal would not alter any of these heritage attributes and therefore, permission under Section 33 of the Ontario Heritage Act is not required for this development.

The subject site is adjacent to the following heritage properties:

- Trinity College to the southeast at 6 Hoskin Avenue is designated under Part IV of the Ontario Heritage Act (as noted, the subject application applies only to the portion of the larger 6 Hoskin Avenue site north of this building)
- Munk School of Global Affairs and Public Policy to the south at 3 Devonshire Place is listed on the City's Heritage Register
- Massey College to the southwest at 4 Devonshire Place is designated under Part IV of the Ontario Heritage Act

The Heritage Impact Assessment submitted with the application outlines the design considerations intended to mitigate impacts on the cultural heritage value of on-site and adjacent heritage resources, and to ensure that the proposed development conserves and enhances the cultural heritage value of the properties. The proposed building would connect to the three-storey Larkin Building only with a one-storey vestibule at its

northwest corner and would internalize the north and west elevations of the George Ignatieff Theatre.

The impact has been mitigated through the proposed built form, which is appropriate in terms of siting, scale and form with the existing heritage resources. The impact to the Larkin Building from the proposed connection is considered to be minor and would enhance the accessibility and overall function of the site, and there is no impact from internalizing and recladding the George Ignatieff Theatre, as it was not an original component of the Larkin Building heritage property's design. The height of the surrounding buildings is referenced in the proposed building, ensuring a similar scale, while contemporary cladding and physical separation would ensure the new building is distinct from the existing buildings.

Enhanced landscaping and new open spaces are proposed to the east of the George Ignatieff Theatre. The permeability of the site would be maintained and enhanced as the courtyards would be publicly accessible, the existing mid-block connections would be maintained and new pathways would be installed to improve circulation through the area. The proposed semi-enclosed courtyards would respond to the series of courtyard and forecourt spaces that define the landscape character of the surrounding area and enhance the relationship between the new and existing buildings.

The proposed development includes an appropriate conservation strategy for the on-site and adjacent heritage properties. Staff are of the opinion that the proposal is consistent with the applicable policies in the PPS (2020), Growth Plan (2020), Official Plan and Parks Canada "Standards and Guidelines for the Conservation of Historic Places in Canada". Staff support the proposed conservation strategy and conclude that the proposal would conserve the scale, form and massing of the heritage structures. The conservation of the Larkin Building will be secured through the Site Plan Approval process, and by replacing the existing designation by-law for 6 Hoskin Avenue with a new designation by-law that encompasses the heritage value and attributes of the whole property including those of the Larkin Building.

Public Realm and Streetscape

Official Plan policies require that attention be given to the streetscape by ensuring that these areas are attractive, comfortable and functional for pedestrians through landscaping and setbacks, and that new development frames and supports the public realm (Policies 3.1.1.2, 3.1.1.6, 3.1.1.12, 3.1.1.13, 3.1.2.1 and 3.1.2.10). Policy 3.1.2.2 directs that development will provide accessible open space, where appropriate. Policy 3.3.1 of the University of Toronto Secondary Plan directs that high quality usable open spaces, which continue the pattern of university open space types and are physically and visually linked to the streets, parks and mid-block pedestrian routes, will be provided in conjunction with new development.

Approximately 5,970 square metres of landscaped open space are proposed across the site, which is approximately 50 percent of the site. This would result in substantially more open space than anticipated by the in-force Zoning By-law provisions for the site. The on-site open space would be concentrated at the northeast portion of the site, and

between the south elevation of the proposed building and the north elevation of the existing main Trinity College building.

The open space proposed on the north side of the building would be adjacent to Philosopher's Walk and have an area of approximately 1,140 square metres. The space is intended as a publicly accessible passive recreation and seating area, with a primarily soft landscape, a range of planting including preserved mature trees, and a walkway that would connect to Philosopher's Walk's path system.

One courtyard space would be framed by the George Ignatieff Theatre and Larkin Building on its west and south sides and the new building on its north and east sides. This approximately 680 square metre space would be accessed from the mid-block connections on the south side of the site and from within the proposed building, and would be composed of a mix of soft and hard landscaping. Adjacent active academic and food service uses would open onto and use the space, which would be publicly accessible during operating hours.

A second primary courtyard space to the east would be framed by the proposed building on its west and north sides and the existing main Trinity College building to the south, would be accessed from the mid-block pedestrian connections and the existing and proposed buildings that surround it, and would be publicly accessible during operating hours. The space is proposed to be divided by a covered walkway at its centre into two spaces that would serve distinct functions. The approximately 1,084 square metre western sub-area would include an outdoor café seating area, and a mix of soft and hard landscaping. The approximately 1,795 square metre eastern sub-area is intended to function as a more active recreation space, with a playfield, terraced seating and planting. The planting, seating, lighting and paving details for the open spaces will be secured through the Site Plan Approval process.

The proposed setback from the Devonshire Place lot line to the building would range from approximately 3.5 to 6.1 metres, which would result in a minimum sidewalk zone width of nine metres along Devonshire Place, measured from the sidewalk curb to the building face. This exceeds the direction of Downtown Plan Policies 9.5 and 9.6, which suggest a six metre sidewalk zone. This area provides opportunities to enhance the public realm with new trees and other planting, seating areas, lighting, bike parking and paving materials, and would include accessible ramps and preserved mature trees. The streetscape improvements will be secured through the Site Plan Approval process.

The existing east-west mid-block connections on the north and south sides of the site that connect Devonshire Place through the site to Philosopher's Walk and the existing Trinity College buildings are proposed to be improved through new paving, lighting, planting and bike parking to make them more accessible, visible, attractive and safe, and contribute to the overall pedestrian network and permeability of the block. The northern mid-block connection would continue to be shared with the Varsity Complex to the north and would serve multiple functions, but with a safer, more attractive and inviting condition. The consolidation and relocation of loading from across the site to the north side of the proposed building would allow an existing north-south mid-block connection from Hoskin Avenue to the east side of the Larkin Building on the site to be

improved and become a continuous, accessible connection from the street to the site. It would allow for the removal of the existing loading area that blocks part of the mid-block connection, which would improve the safety, function and usability of this space. The design details of the enhancements to the mid-block connections will be secured through the Site Plan Approval process.

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 Arborist Report and Tree Preservation Plan submitted in support of the application indicate there are 116 trees both within and immediately adjacent to the subject site. Of these, five trees on the site that qualify for protection are proposed to be removed and all others are proposed to be preserved. Sixteen large growing shade trees are proposed to be planted on the site. Urban Forestry requires the applicant to submit a tree planting deposit to ensure the planting and survival of the new trees. Additional tree planting opportunities and injury mitigation measures will be further reviewed and secured through the Site Plan Approval process.

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.

The applicant is required to meet Tier 1 of the TGS. The site specific Zoning By-law will secure performance measures for the following Tier 1 development features: the wider sidewalk space, courtyards and open spaces and the mid-block connections, covered outdoor waiting areas and bicycle parking spaces. Other applicable TGS performance measures will be secured through the Site Plan Approval process.

The proposal is intended to exceed the minimum TGS requirements in a number of ways:

- Achieve TGS Tier 2 and LEED Gold certification, with the ambition of achieving carbon neutrality and net-zero energy targets.
- The proposal includes substantial rooftop photovoltaics to complement the existing array on the Larkin Building, and geothermal energy systems are contemplated under the courtyard area.
- The structure of the new building is proposed to be mass timber.
- The proposed building would also include substantial rooftop urban agriculture facilities.

Staff will continue to work with the applicant to encourage them to exceed the minimum requirements and achieve greater sustainability.

Housing

Housing policies in Section 3.2.1 of the Official Plan outline that a full range of housing in terms of form, tenure and affordability across the City and within neighbourhoods, is to be provided and maintained to meet the current and future needs of residents. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan, and the PPS and Growth Plan contain policies to support the development of a range of housing to accommodate the needs of all households. The proposal includes a 280-unit, 354-bed student residence that would be owned and operated by the University. The site, on the campus with its mix of institutional uses and combined with on-site supportive uses and academic facilities, is an appropriate location for this type of housing. The subject application would assist in meeting demand for additional purpose-built student housing in the area and would achieve this through an appropriate built form and site layout.

Traffic Impact, Access, Parking

Official Plan Policy 2.4.4, Downtown Plan Policy 8.2, and University of Toronto Secondary Plan Policies 3.1.3 and 3.1.4 encourage reduced automobile dependency and promote active modes of transportation. The policies attempt to increase the opportunities for better walking and cycling conditions. Pedestrian access is proposed from the street and mid-block connections on all sides of the building and through open spaces, with the primary entrance located on Devonshire Place. No vehicle parking spaces are proposed, and the building and open spaces would replace the existing 49-space surface parking lot on the site. Based on previous approved applications, a minimum of 1,655 vehicle parking spaces are currently required to be provided across the campus, which would be reduced by 12 parking spaces through the subject application, for a total minimum requirement of 1,643 vehicle spaces across the campus. A total of 104 bike parking spaces are proposed, consisting of 48 long-term, secure spaces and 56 short-term spaces at grade across the site. Shower and change facilities are proposed adjacent to the long-term bike parking area.

Policy 3.1.2.4 of the Official Plan directs new development to locate and organize vehicular access, loading, servicing, and utilities to minimize their impact and improve the safety and attractiveness of the public realm, the site and surrounding properties. Consolidated vehicle and loading access is proposed from one driveway on Devonshire Place, using the shared lane on the north side of the site. The loading area would be shared by the proposed building, the Larkin Building, Trinity College (Quad) building, and the Munk School of Global Affairs and Public Policy, accessed via an underground tunnel and lanes, and would replace an existing, separate loading area south of the site.

The Transportation Impact Study submitted in support of the application concludes that the transportation impacts of the site are anticipated to be negligible and will not negatively influence the area transportation network. Transportation Services and Solid Waste Services staff have reviewed the proposal and found the anticipated transportation impacts, proposed parking and loading to be acceptable.

Servicing

Engineering and Construction Services staff reviewed the Functional Servicing and Stormwater Management Report submitted with the application. Revisions to the report are required to be provided prior to final acceptance by staff to demonstrate whether the existing municipal infrastructure is adequate to service the proposed development and to determine what upgrades may be required to the existing infrastructure to support the proposed development. The owner will be responsible to pay for and construct any improvements to the municipal infrastructure in connection with the Functional Servicing and Stormwater Management Report, should it be determined that improvements to such infrastructure is required to support the development. Staff recommend that a revised Functional Servicing and Stormwater Management Report be submitted to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services prior to introducing the necessary Bills to City Council.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Toronto Official Plan, the Downtown Plan, the University of Toronto Secondary Plan, applicable urban design guidelines and the emerging direction of the updated Secondary Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020), conforms with the Growth Plan (2020) and conforms with the Official Plan. The proposal represents an appropriate level of intensification at a suitable location and in an appropriate built form based on the existing and planned context of the site. The proposed building location, height and massing are appropriate for the site, would introduce a range of new institutional uses on the campus, including student residences, and contribute to the mix of uses in the larger area, would include an appropriate conservation strategy for the on-site and adjacent heritage properties, and would result in an expanded and enhanced public realm. Staff recommend that Council approve the application.

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: University of Toronto Secondary Plan Area

Attachment 5: Existing Zoning By-law Map

Attachment 6: Draft Zoning By-law Amendment to Amend By-law 438-86

Applicant Submitted Drawings

Attachment 7: Site Plan

Attachment 8: West and East Elevations

Attachment 9: North Elevation

Attachment 10: South Elevation

Attachment 11: Courtyard Elevations

Attachment 12: 3D Model of Proposal in Context - Northwest

Attachment 13: 3D Model of Proposal in Context - Southeast

Attachment 1: Application Data Sheet

Municipal Address: 6 Hoskin Avenue Date Received: March 14, 2019

Application Number: 19 125840 STE 11 OZ

Application Type: Rezoning

Project Description: Zoning By-law Amendment application to permit a 5-storey (20 metres including mechanical penthouse), 18,835 square metre institutional building containing a 354-bed student residence as well as classrooms and office space. The existing Larkin Building and George Ignatieff Theatre are proposed to be retained.

Applicant	Agent	Architect	Owner
Trinity College	Acronym	RDHA and Mecanoo Architecten B.V.	Governing Council of the University of Toronto

EXISTING PLANNING CONTROLS

Official Plan Designation:	Institutional Areas	Site Specific Provision:	N/A
Zoning:	438-86	Heritage Designation:	Yes
Height Limit (m):	20	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq m): 12,010 Frontage (m): 74 Depth (m): 168

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,258	1,258	4,711	5,969
Non-Residential GFA (sq m):	4,572	4,572	14,263	18,835
Total GFA (sq m):	4,572	4,572	14,263	18,835
Height - Storeys:	3	3	5	5
Height - Metres:	13	13	19	19

Lot Coverage Ratio (%): 49.7 Floor Space Index: 1.57

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Institutional/Other GFA:	18,835	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	0	0	0	0
Freehold:	0	0	0	0
Condominium:	0	0	0	0
Other:	0	0	280	280
Total Units:	0	0	280	280

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	0	0	0	0	0
Proposed:	0	0	206	74	0
Total Units:	0	0	206	74	0

Parking and Loading

Parking Spaces: 0 Bicycle Parking Spaces: 104 Loading Docks: 1

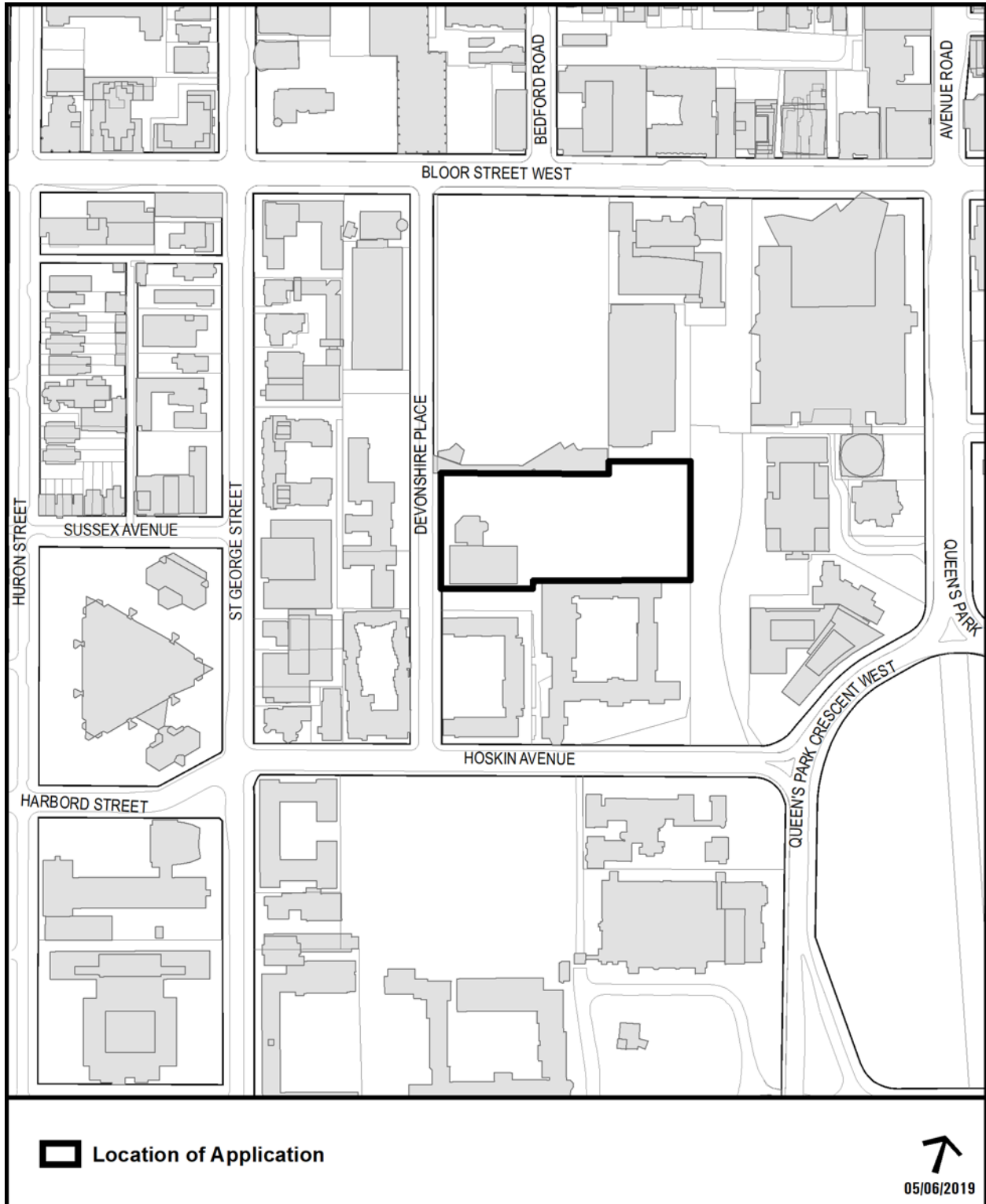
CONTACT:

Paul Johnson, Senior Planner

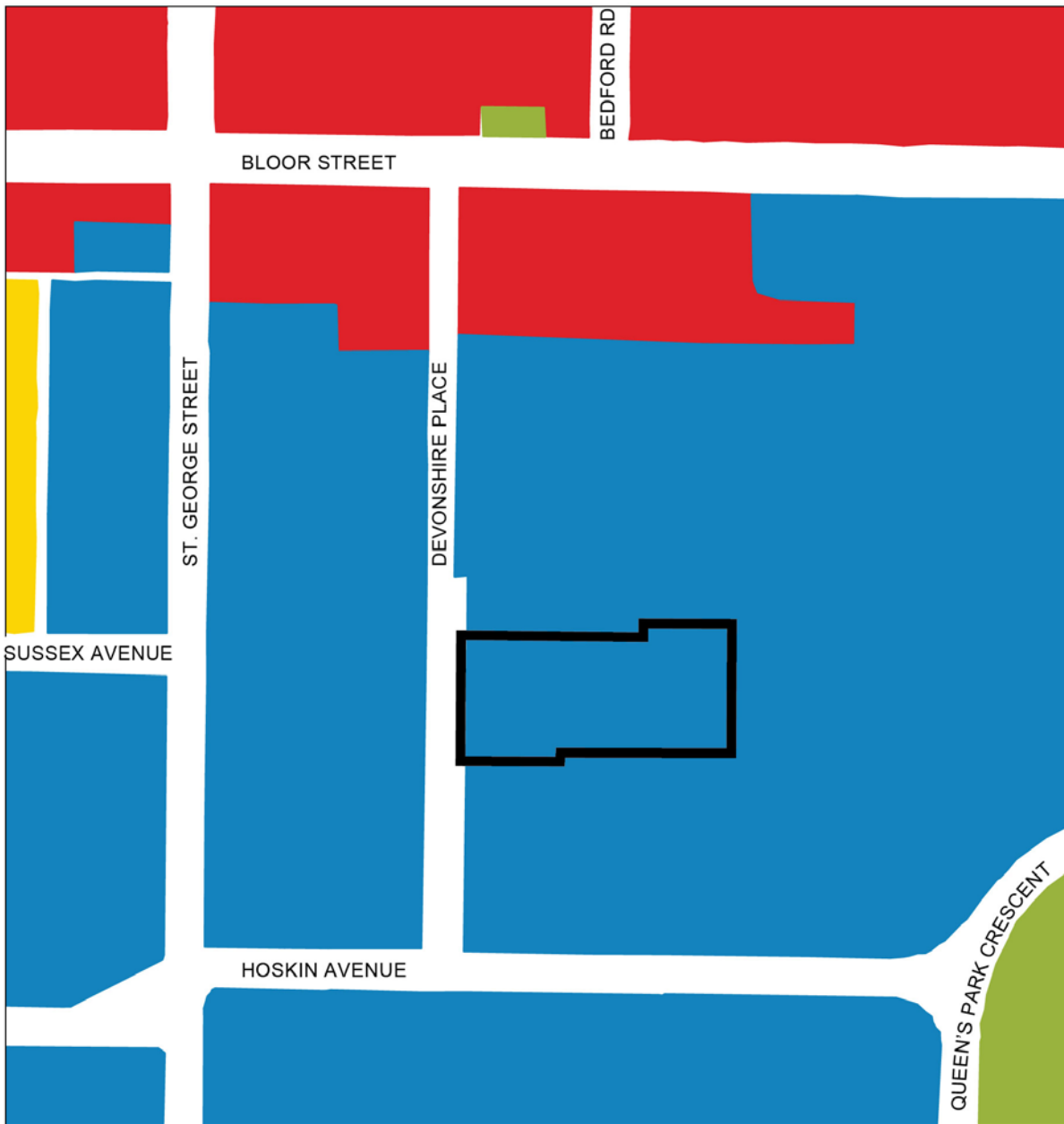
416-397-0259

Paul.M.Johnson@toronto.ca

Attachment 2: Location Map








Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #18

15 Devonshire Place and 6 Hoskin Avenue

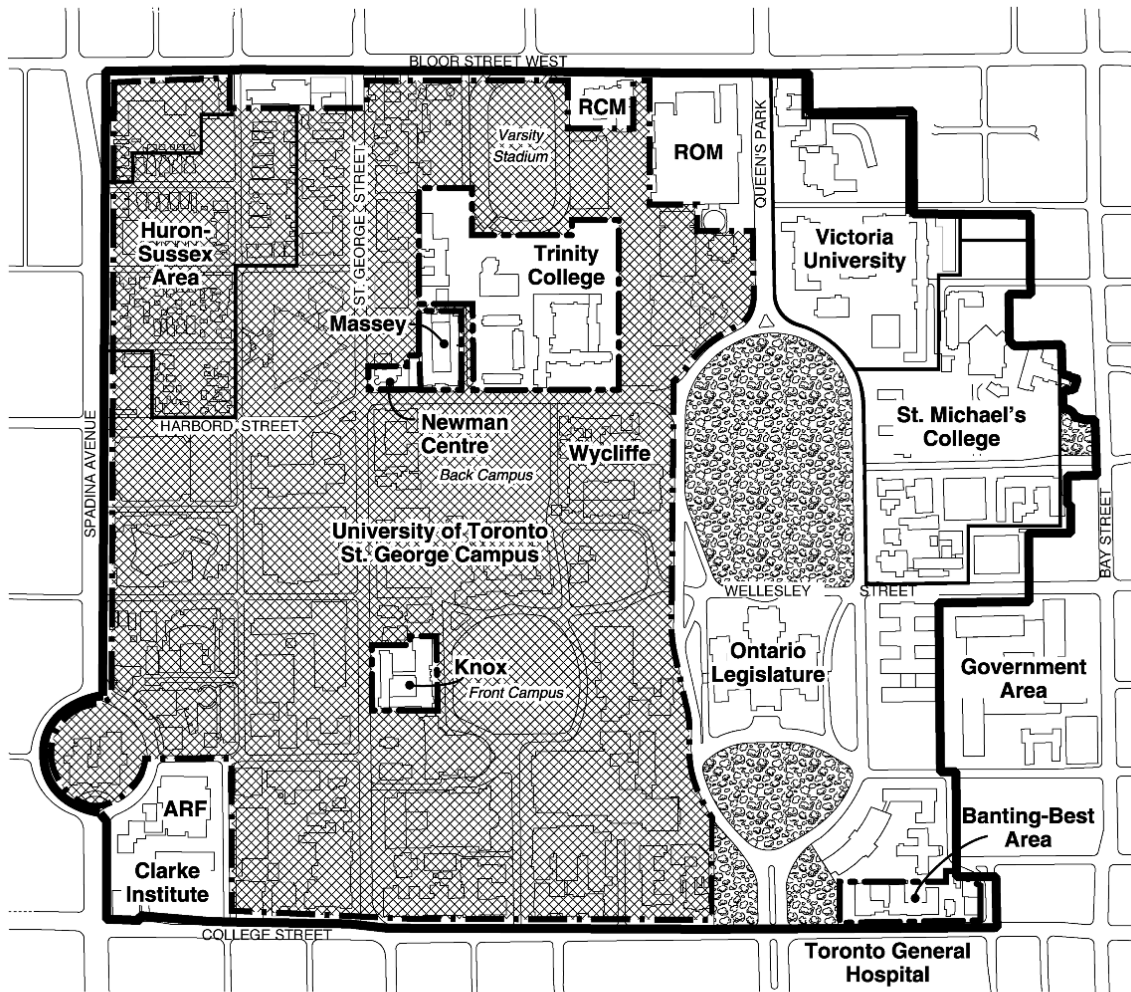
File # 19 125840 STE 11 OZ

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Institutional Areas
-  Parks



Not to Scale
10/27/2020

Attachment 4: University of Toronto Secondary Plan Area







Not to Scale 



University of Toronto Secondary Plan

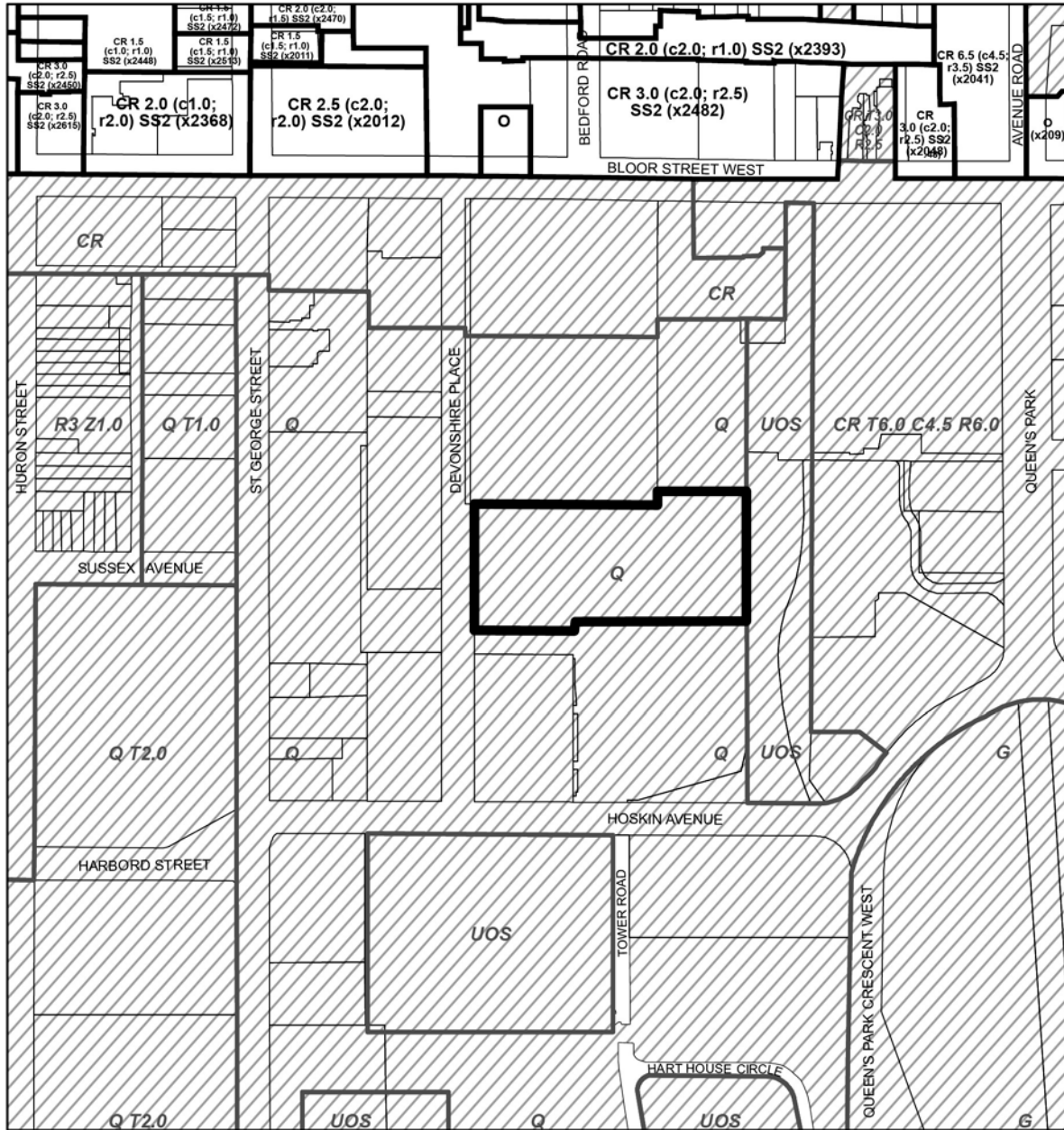
MAP 20-1 Area Institutions and Subareas

-  Secondary Plan Boundary
-  U of T Master Plan Area (St. George Campus)
-  Subareas
-  Parks and Open Areas

- ARF** Addiction Research Foundation
- RCM** Royal Conservatory of Music
- ROM** Royal Ontario Museum

Note:
Properties of Knox College, Massey College, Trinity College and the Newman Centre are not included in the University of Toronto Master Plan

Attachment 5: Existing Zoning By-law Map



15 Devonshire Place and 6 Hoskin Avenue

Zoning By-law 569-2013

File # 19 125840 STE 11 OZ

Location of Application

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

CR Commercial Residential
 O Open Space

R3 Residential District
 CR Mixed-Use District
 Q Mixed-Use District
 G Parks District
 UOS Parks District

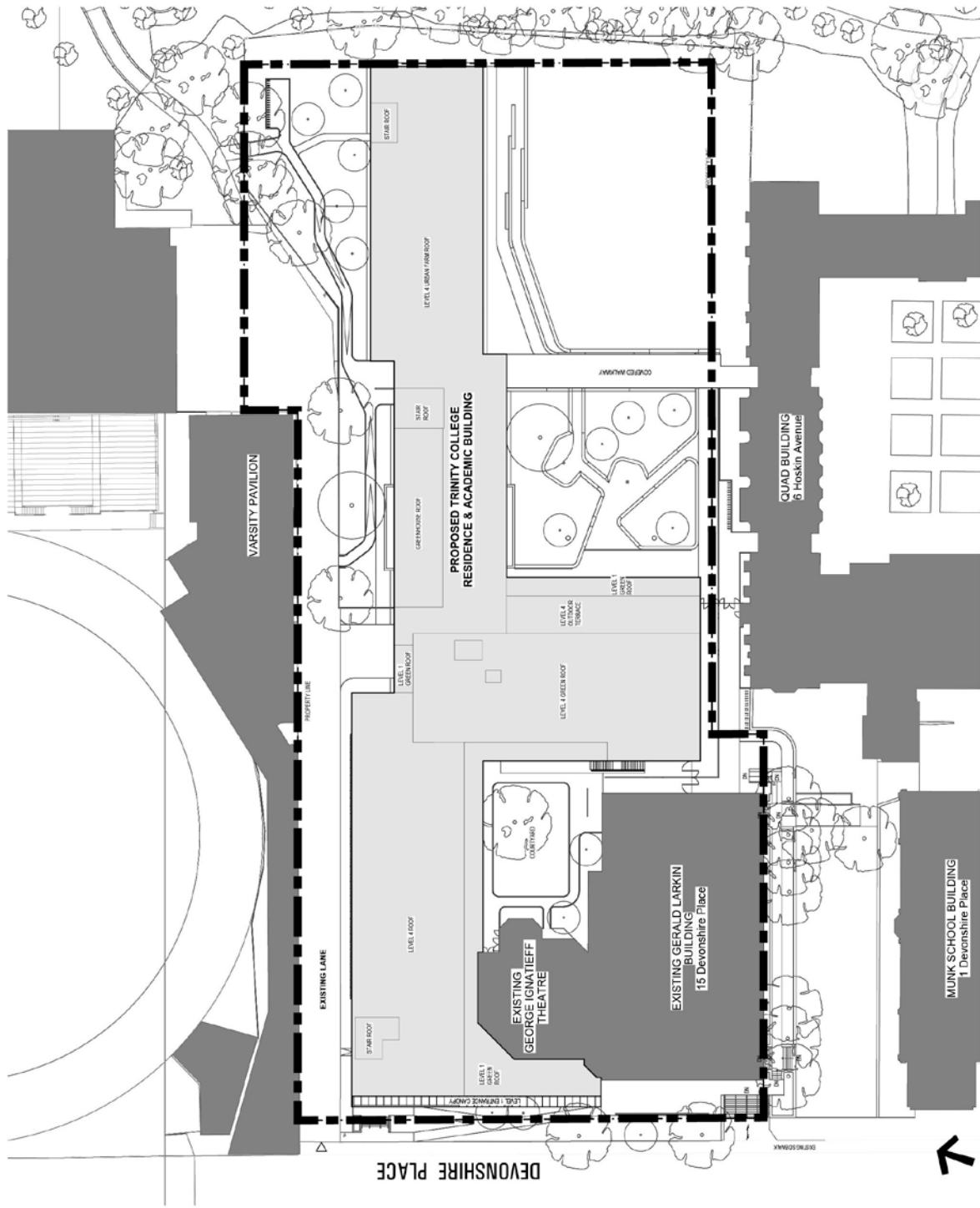


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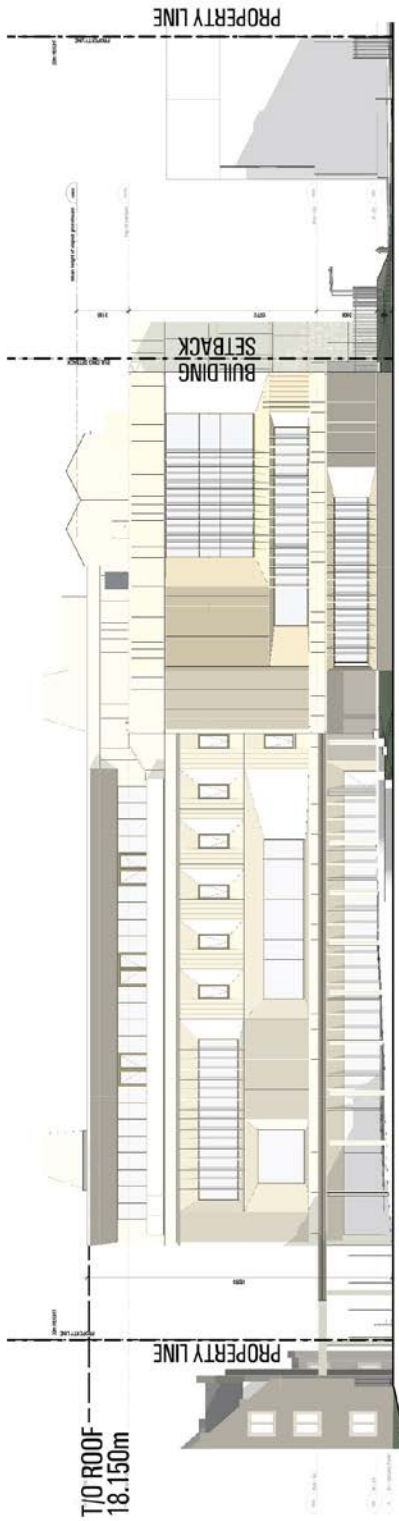
Attachment 6: Draft Zoning By-law Amendment to Amend By-law 438-86

To be available prior to the December 2, 2020 Toronto and East York Community Council Meeting

Attachment 7: Site Plan



Attachment 8: East and West Elevations

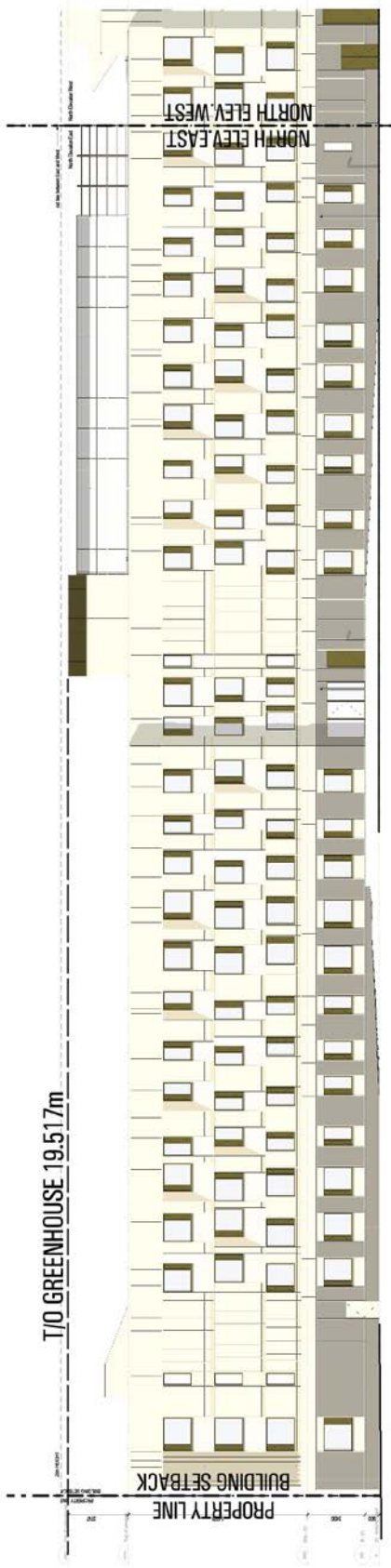


East Elevation

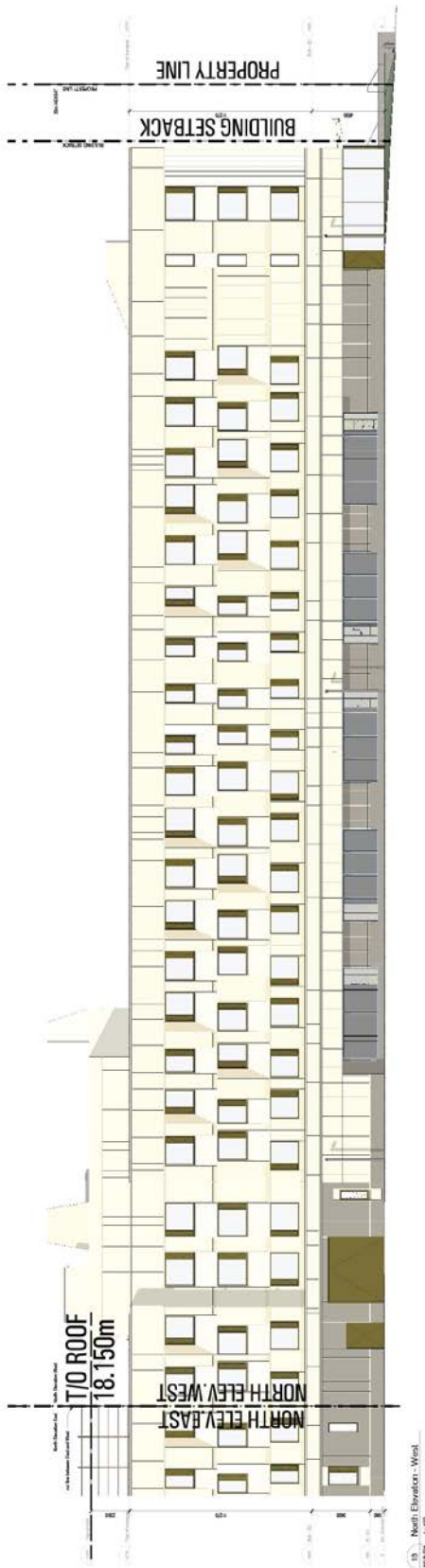


West Elevation

Attachment 9: North Elevation

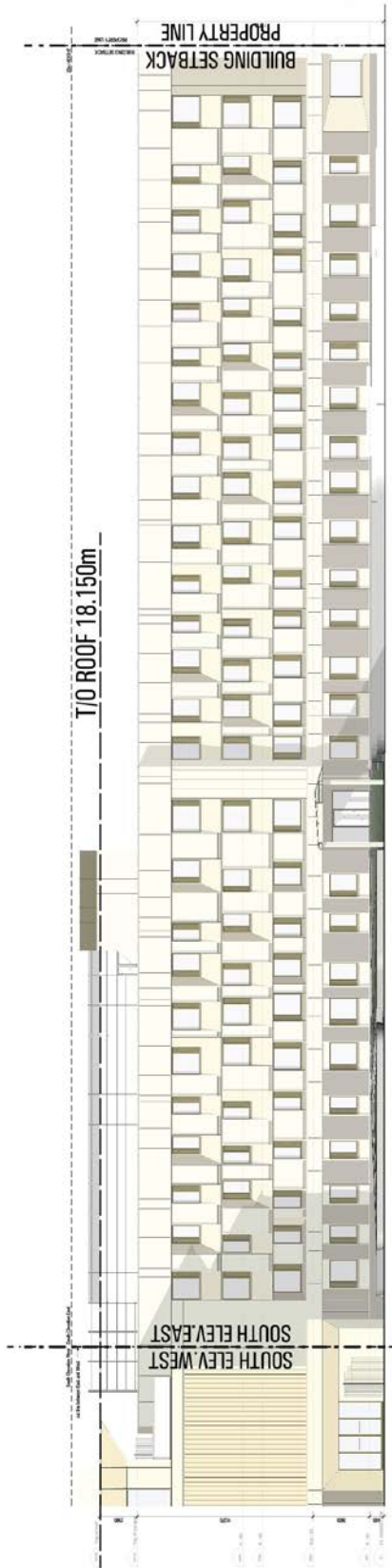


North Elevation - East

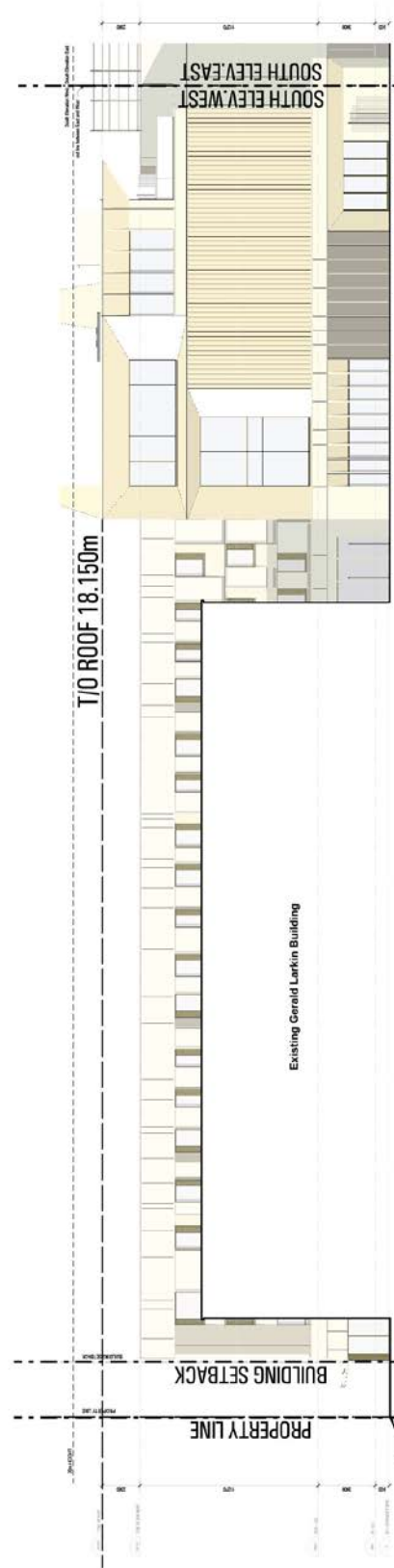


North Elevation - West

Attachment 10: South Elevation



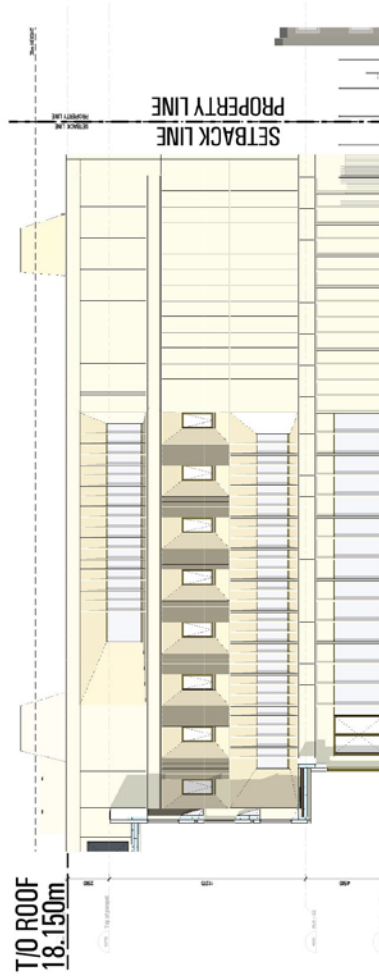
South Elevation - East



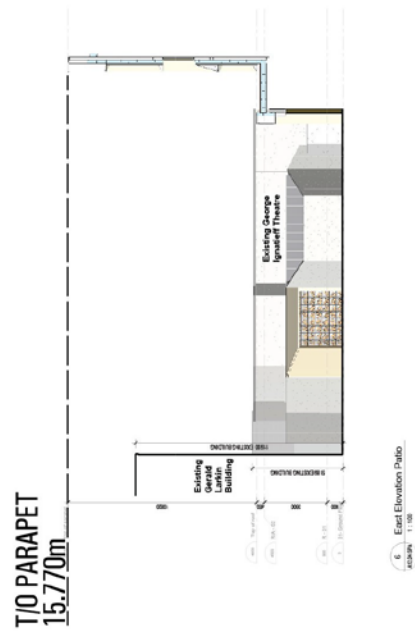
South Elevation - West



South Elevation - West Courtyard / Patio

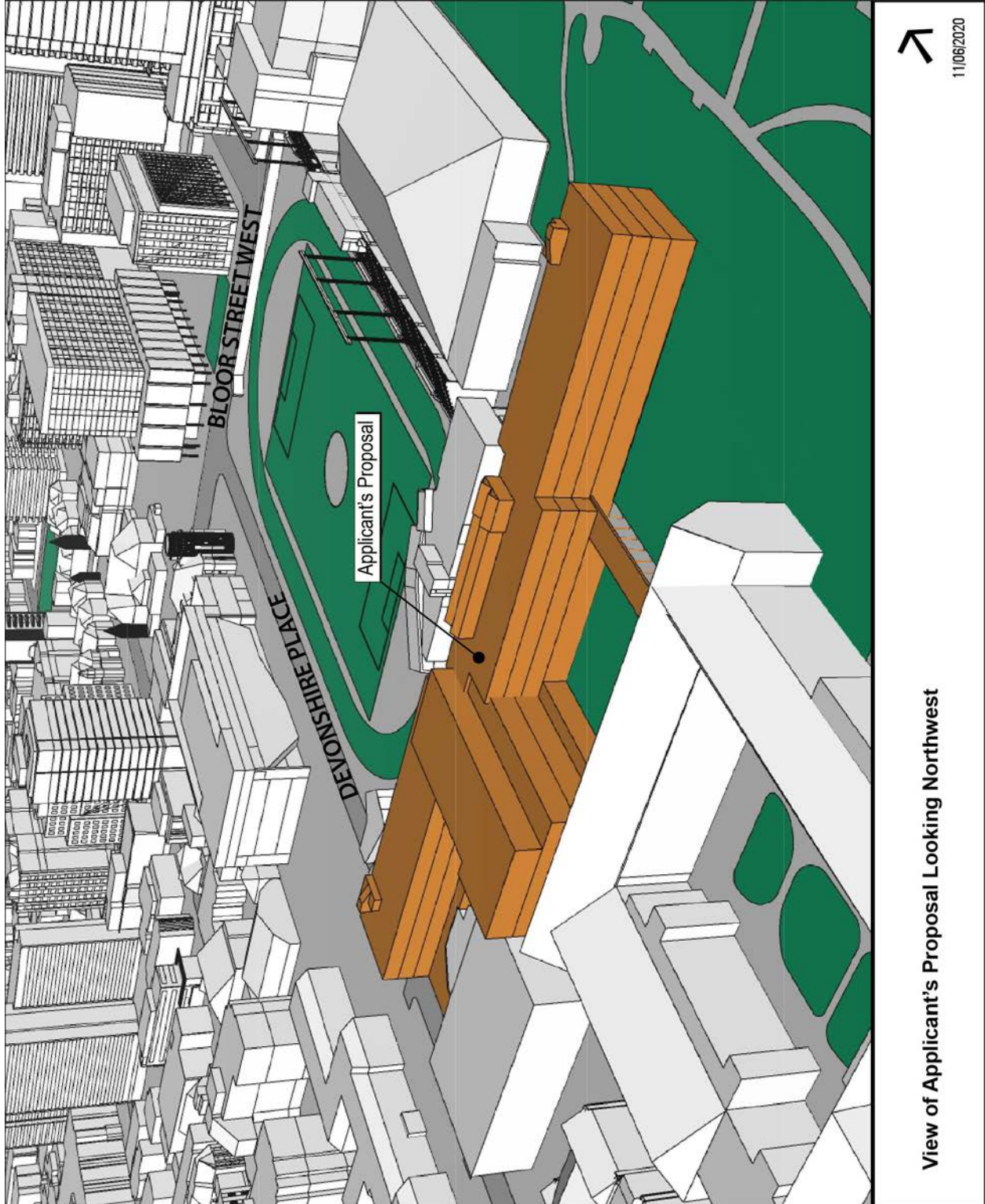


West Elevation - West Courtyard / Patio

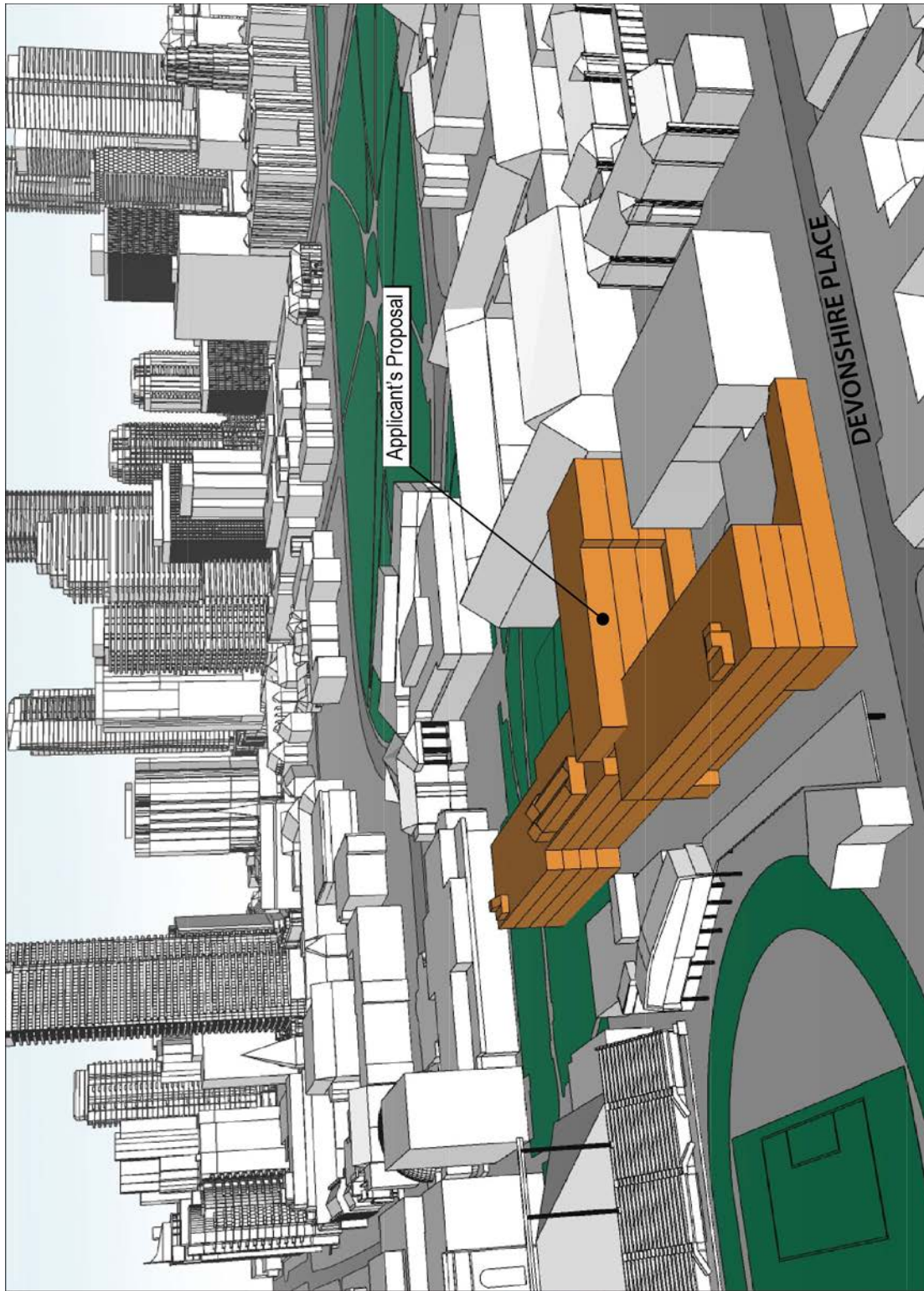


East Elevation - West Courtyard / Patio

Attachment 12: 3D Model of Proposal in Context - Northwest



Attachment 13: 3D Model of Proposal in Context - Southeast



11/06/2020

View of Applicant's Proposal Looking Southeast