

21, 23 and 25 Price Street - Official Plan Amendment and Zoning Amendment Application - Request for Direction Report

Date:	December 5, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	11 257217 STE 27 OZ

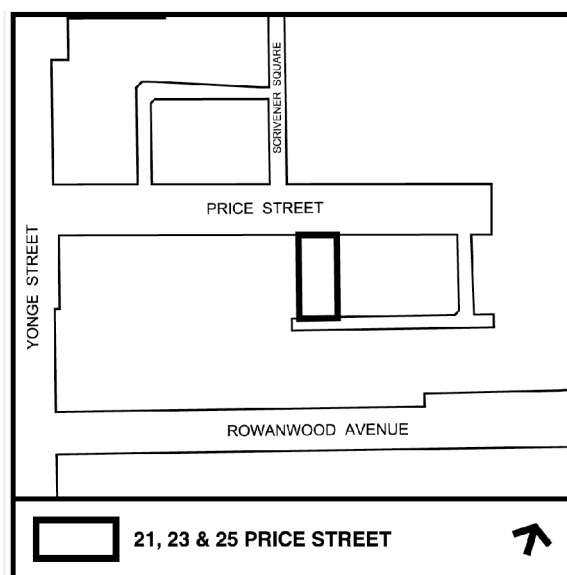
SUMMARY

The applicant proposes to demolish the existing 2-storey building at 21 Price Street and a pair of 2 ½ semi-detached buildings at 23 and 25 Price Street used for existing office uses and construct a 4-storey office building with two levels below grade, for a total of building gross floor area of 1,320 square metres and 4 surface parking spaces at the rear of the lot. The overall height of the building would be 13.98 metres to the rooftop with an additional 2.44 metres for the exit stair enclosure for a total height of 16.42 metres.

Planning staff recommend support of this proposal given that it is compatible with the surrounding neighbourhood context and relevant Provincial Policy Statement, Growth Plan, and Official Plan Policies.

The applicant appealed to the Ontario Municipal Board on November 14, 2012 on the basis of Council's failure to enact the requested amendments within the timelines prescribed by the *Planning Act*. However, the site plan application related to the proposed development has not been appealed. At the time of writing of this report, a hearing date had not been set.

The purpose of this report is to request direction from City Council regarding the



pending Ontario Municipal Board hearing on the combined application for an Official Plan and Zoning By-law Amendments.

RECOMMENDATION

The City Planning Division recommends that:

1. City Council authorize the City Solicitor, together with City Planning staff and any other appropriate staff, to support the Official Plan Amendment and Zoning By-law Amendment appeals at the Ontario Municipal Board substantially in the form of the draft Official Plan found in Attachment 9 of the attached Final Report, and substantially in the form of the draft Zoning By-law Amendment found in Attachment 1 of the Supplementary Report (File No. 11 257217 27 OZ).

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

On November 2, 2011, the Toronto and East York Community Council considered a Preliminary Report dated October 11, 2011, from the Director, Community Planning, Toronto and East York District. Toronto and East York Community Council adopted the recommendations within that report and can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.TE11.41>

On November 6, 2012, at the statutory public meeting held under the *Planning Act*, the Toronto and East York Community Council considered a Final Report recommending approval of the proposed development dated October 10, 2012, and a related Supplementary Report dated October 31, 2012, from the Director, Community Planning, Toronto and East York District. At this meeting, Community Council adjourned the statutory public meeting to the January 22, 2013 Community Council meeting. This Council decision and the reports can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE20.9>

On November 16, 2012, the applicant appealed the combined Official Plan and Zoning By-law Amendment application to the Ontario Municipal Board due to Council's failure to make a decision. However, the site plan application related to the proposed development has not been appealed.

COMMENTS

The application for 21, 23 and 25 Price Street remains unchanged from the proposal considered at the statutory public meeting held on November 6, 2012. City Planning's position with respect to the proposal is outlined in the Final Report dated October 10, 2012, as Attachment 1 and the Supplementary Report dated October 31, 2012, as Attachment 2.

OMB Appeal

On November 14, 2012, the applicant appealed its combined Official Plan and Zoning By-law Amendment application to the Ontario Municipal Board, on the grounds that City Council failed to make a decision on the application within the timelines prescribed within the *Planning Act*.

Conclusion

The proposal remains unchanged and staff's position as outlined in the two previous reports, also remains unchanged. As such, Planning staff recommend that City Council direct the City Solicitor, together with City Planning staff any other appropriate staff to support the proposed development in its current form at the Ontario Municipal Board.

CONTACT

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SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Final Report
Attachment 2: Supplementary Report

Attachment 1: Final Report



STAFF REPORT ACTION REQUIRED

21, 23 & 25 Price Street– Official Plan Amendment and Zoning Amendment Applications – Final Report

Date:	October 10, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	11 257217 STE 27 OZ

SUMMARY

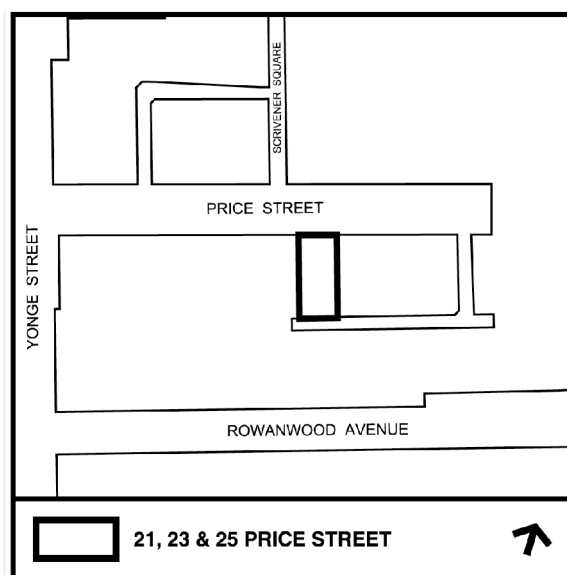
This application proposes to demolish the existing 2-storey building at 21 Price Street and a pair of 2 ½ semi-detached buildings at 23 and 25 Price Street used for existing office uses and construct a 4-storey office building with two levels below grade, for a total of building gross floor area of 1,320 square metres and 4 surface parking spaces at the rear of the lot. The overall height of the building would be 13.98 metres to the rooftop with an additional 2.44 metres for the exit stair enclosure for a total height of 16.42 metres.

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 21, 23 and 25 Price Street substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 9 to report dated



(October 10, 2012).

2. City Council amend Zoning By-law 438-86, as amended, for the lands at 21, 23 and 25 Price Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 10 to report dated (October 10, 2012).
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On November 2, 2011, the Toronto and East York Community Council considered a Preliminary Report dated October 11, 2011, from the Director, Community Planning, Toronto and East York District. Toronto and East York Community Council adopted the recommendations within that report and can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.TE11.41>

ISSUE BACKGROUND

Proposal

The applicant proposes the redevelopment of the lands at 21, 23 and 25 Price Street to permit a 4-storey office use development. The total gross floor area of the project is 1,320 square metres, with a total density of 3.09 times the area of the lot. Four rear yard surface parking spaces are proposed with access to the site from a public laneway located at the south end of the property. A total of 13 bicycle parking spaces are proposed; 7 occupant spaces located on the basement level and 6 visitor spaces located at grade at the front of the building.

The proposed height is 13.98 metres to the rooftop with an additional 2.44 metres for the exit stair enclosure for a total height of 16.42 metres. Attachments 1-5 are drawings of the proposal and Attachment 8 is the Application Data Sheet.

Site and Surrounding Area

The site is located on the south side of Price Street east of Yonge Street. The site is 426.8 square metres in area, generally rectangular in shape and has approximately 14.14 metres of frontage along Price Street. The site is occupied by a single 2-storey building at 21 Price Street and a pair of 2 ½ semi-detached house form buildings at 23 and 25 Price Street currently used as offices.

Surrounding uses include:

North: at the northeast corner of Yonge and Price Streets is a 3-storey mixed-use commercial building, adjacent on Price Street is a laneway running north/south, a 3 to 4-storey mixed-use retail building and a realty office building.

South: to the south are rear yards of residential 2 to 2 1/2-storey dwellings at 16 and 18 Rowanwood Avenue that are separated by a public laneway.

East: adjacent to the subject site is a 3-storey residential condominium building (formerly the Ontario Registered Nurses Association Building) with parking at the rear and flanking the east side, adjacent are a pair of 2-storey semi-detached dwellings, and at the end of the street is the Toronto Lawn Tennis Club courts, clubhouse and a 2 to 3-storey enclosed parking facility sited along the north side of Price Street.

West: at the southeast corner of Yonge and Price Streets is a 1-storey retail showroom, adjacent is the 3-storey Serendipity Point Films production building, adjacent to the east is a Toronto Parking Authority (TPA) public surface parking lot that extends south to Rowanwood Avenue.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

City Council's planning decisions are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is designated '*Apartment Neighbourhoods*' in the Official Plan on Map 17 - Land Use Plan and it abuts a '*Neighbourhoods*' designation to the south and west. Apartment Neighbourhood Areas are made up of apartment buildings, parks, local institutions, cultural and recreational facilities and small-scale retail service and office uses that serve the needs of the area residents. (Policy 4.2.1).

The Official Plan also includes Development Criteria (Policy 4.2.2) to help guide new development in an Apartment Neighbourhood, including in particular:

- locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scaled *Neighbourhoods*;
- locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale Neighbourhoods, particularly during the spring and fall equinoxes;
- locating and massing new buildings to frame the edge of streets and parks with good proportions and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- including sufficient off-street motor vehicle and bicycle parking for residents and visitors; and
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences.

The proposed office use serves an area that extends beyond the scope of the local area and therefore, does not meet the intent of Policy 4.2.1 with respect to small-scale office uses that serve the needs

The Toronto Official Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/introduction.htm

Zoning

The site is zoned 'R4A' zone permitting a wide range of residential, institutional, parks, community services, and an office of a professional person/administrative office. The density allowed is 2.0 times the lot area. A maximum height of 11.0 metres is permitted with the addition of 5.0 metres for rooftop mechanical equipment. Attachment 6 provides an excerpt of the Zoning map for the site and immediate area.

Site Plan Control

The proposed development is subject to Site Plan Control. A site plan control application has been submitted and is being reviewed (file # 11 257222 STE 28 SA).

Reasons for Application

The proposed building requires amendments to the Zoning By-law to permit the proposed density and height. The applicant is proposing a total gross floor area of 3.09 times the lot area where the By-law permits a maximum density of 2.0 times the lot area. The permitted building height is 11.0 metres exclusive of the 5.0 metres permitted for mechanical equipment. The applicant is proposing a height of 13.98 metres with 2.44 metres for an exit stair enclosure.

The proposal does not conform to the existing zoning restrictions. A Zoning By-law amendment is required for development standards such as, density, height, parking, building depth and setbacks.

An amendment to the Official Plan is required in order to permit the office use at the proposed scale, and intensity because it serves the needs beyond the scope of the area residents. The Apartment Neighbourhoods land use designation only permits new small-scale offices that are incidental to and support apartment neighbourhoods.

The Official Plan does discuss re-designation and in Policy 5.3.1.3, it notes that amendments to the Official Plan that are not consistent with its general intent will be discouraged, however if a re-designation is being considered, Council must be satisfied that any development permitted under an amendment to this Plan is compatible with its physical context and will not affect the nearby *Neighbourhoods* in a manner contrary to the Apartment Neighbourhoods protection policies of this Plan.

Community Consultation

A community consultation meeting was held on January 10, 2012 with Planning staff, the applicant, the Ward Councillor and approximately 17 members of the community. Following presentations by Planning staff and the applicant's consultants, the floor was opened up for comments and questions from the community.

The concerns expressed by residents included:

- height and density;
- transition from commercial to residential uses;
- water flow and drainage during the construction period;
- views into adjacent residential backyards;
- the Official Plan should not be amended;
- insufficient provision and siting of parking spaces;
- building design does not comply with the characteristics of the neighbourhood;
- preservation of trees; and
- insufficient applicant consultation with neighbours.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal supports and is consistent with the 2005 Provincial Policy Statement (PPS) which sets out policy direction on matters of provincial interest related to land use planning and development. This application complies with the policies of the PPS with regard to building strong communities by promoting efficient land use.

Policy 1.1.1(b) promotes an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs.

Policy 1.1.1(g) ensuring that necessary *infrastructure* and *public service facilities* are or will be available to meet current and projected needs.

Policy 1.6.5.4 promotes a land use pattern, density and mix of uses that minimize the length and number of vehicle trips and supports the development of viable choices and plans for public transit and other alternative transportation modes.

The proposed development complies with the above policies and other relevant policies of the Provincial Policy Statement and Plans by maintaining an existing employment use that is desirable, making efficient use of existing infrastructure and by being within a short walk to transit.

The proposal also meets the policies of the Provincial Growth Plan. The Growth Plan promotes increasing intensification of the existing built-up area with a focus on areas of the City such as providing a mix of jobs and housing to create opportunities for people to work close to where they live. Section 2.2.2(h) of the Growth Plan promotes "encouraging cities and towns to develop as *complete communities* with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services."

The site is located on a street that contains a diverse mix of residential, commercial and office uses that allows the opportunity for residents to live near where they work and to have good accessibility to services nearby.

Land Use

The Official Plan identifies that *Apartment Neighbourhoods* are intended to serve small-scale office uses that are incidental to, and support the needs of the area residents and where the proposal is for an office use that extends beyond the local area. Typically, City Planning staff would not support the introduction of a non-neighbourhood office use into an Apartment Neighbourhood designated area however, in this instance, the office use can be supported for the following reasons:

- the office use has been in existence at this site since 2002, with few negative impacts on the surrounding area;
- the proposal is a continuation of the same business office operation;
- due to its location, access, relationship, and orientation there are few impacts on the surrounding lands uses;
- the proposal is walkable to the subway; and
- due the eclectic nature of existing mixed-uses on Price Street that range from residential, office, a public parking lot, retail, a film production company and a tennis club facility, the proposal is a suitable fit.

In addition, the proposed office use is permitted in the R4A zoning which applies to the site. Therefore, the proposed land use is acceptable to staff.

Heritage

The existing buildings at 21, 23 and 25 Price Street are designated under Part V of the Ontario Heritage Act and they are located in the South Rosedale Heritage Conservation District. These buildings are classified as 'unrated' which means that they are "not national, provincial, citywide or contextual heritage significance and do not contribute to the heritage character of South Rosedale, or they are buildings which are too recent to be accurately evaluated for their heritage value" (South Rosedale Heritage Conservation District Study).

The applicant has submitted a heritage impact assessment report which has been reviewed by Heritage Preservation Services' staff. Heritage staff have worked with the applicant to have the proposal reduced in height from 5 to 4-storeys in order to mitigate potential negative impacts in consideration of the heritage context. As a result, this reduction in height provides an improved relationship with the 2-storey dwellings to the south and the 3-storey residential condominium to the east.

It is anticipated that Heritage Preservation Services' staff will submit a report to the Toronto Preservation Board meeting to be held on October 23rd requesting that the demolition of buildings at 21, 23 and 25 Price Street be permitted and to allow new development to proceed.

Height and Massing

The proposed development is 4-storeys, 16.42 metres in total height, with a density of 3.09 times the area of the lot. The building is located 0.20 metres from the north property line, 7.5 metres from the south property line, 0.0 metres from the east property line and 0.12 metres from the west property line.

On the south elevation, staff worked with the applicant to ensure that a 7.5 metre separation distance is maintained to act as an appropriate transition and a buffer given

that the site is adjacent to a designated *Neighbourhoods*. Also, the built form massing on this elevation maintains a 45 degree angular plane that reinforces and respects the transition to the *Neighbourhoods*. Proposed on the fourth level is an approximately 4.45 metre accessible terrace for the tenants that will contain a landscaping treatment along the edge with a glass and metal railing to mitigate privacy and overlook issues into the residential dwellings to the south.

On the west elevation, the building contains windows on the second, third and fourth levels which will not create any negative impacts given that the existing use is a Toronto Parking Authority lot.

Proposed on the north elevation fourth level is a modest scaled terrace at approximately 1.25 metres and there are no perceived negative impacts with the proposed massing given that the building flanks a public street.

Proposed on the roof is an accessible green space area for tenant usage. Staff have worked with the applicant to ensure appropriate architectural and landscape treatments to provide a buffer to the residential units to the south and east. This is further discussed in the report under the Overlook and Privacy heading.

Given the proposed architectural and landscape treatments, staff are satisfied that the height and massing are appropriate.

Sun and Shadow

A shadow study was submitted by the applicant and was reviewed by staff for the months of March, June and September. There will be negligible increased shadowing on the adjacent residential condominium at 33 Price Street. As such, staff have deemed it acceptable.

Traffic Impact, Access, Parking

The general Zoning By-law requires the provision of 13 occupant spaces and the proposal is for 4 surface parking spaces at the rear of the site. Access to the laneway is from the east side of 33 Price Street. Transportation Services staff have reviewed the proposed parking report that was submitted by the applicant and have found it to be acceptable.

As part of Site Plan Approval, the owner will be conveying to the City a 0.37 metre portion of the property to widen the public lane at the south end of the property.

Bicycle Parking

The general Zoning By-law does not require the provision of bicycle parking spaces however, proposed will be a total of 13 spaces, 7 spaces for occupant use and 6 for visitors. The occupant spaces will be located on the basement level and the 6 visitor spaces will be at grade in front of the building.

Servicing

The applicant has submitted a storm water management plan report and a site servicing plan and a site grading and drainage plan in support of the proposed development to the Executive Director of Technical Services for review and acceptance prior to entering into a Site Plan Agreement with the City.

Overlook and Privacy

One of the concerns raised at the community consultation meeting was related to overlook from the south elevation facing the adjacent residential backyards. In response, staff have worked with the applicant to reduce the size of the windows to a more domestic scale particularly on the third and fourth levels. Also proposed on the fourth level terrace is a glass and metal railing with landscaped planting beds filled with shrubs spanning the length of the terrace to act as a buffer.

On the rooftop level of the south elevation is a 1.1 metre high cedar slat privacy screen and a 1.5 metre screen on the east, west and north sides. Behind the privacy screen is an approximate 4.5 metre setback area that is inaccessible for individuals given that it contains a combination of mechanical equipment and green roof plantings. Further, in response to requirements related to the City's Bird Friendly Guidelines, fritting is proposed on the office windows which should lessen the transparent character of the office environment into the adjacent backyards.

In addition, the applicant has reduced the building height from 5 to 4-storeys which lessens the potential overlook impact to adjacent properties. With respect to potential overlook into the adjacent residential condominium at 33 Price Street which has secondary window views on its west elevation, no windows are proposed on the east elevation of the proposed development thereby eliminating any overlook.

Tree preservation, Removal and Planting

Urban Forestry staff have reviewed the application and the associated arborist report. The proposal is for 2 new trees to be planted on the City's boulevard in addition to the 1 existing tree to improve the streetscape condition. The applicant proposes the removal a total of 8 trees that are all located on private property. Two trees meet the criteria for protection under the City's Private Tree By-law however the balance of the trees do not qualify for protection. All of the details related to the tree protection, planting and removal will be secured through Site Plan Approval.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.43 to 0.79 hectares of local parkland per 1,000 people. The site is in the second lowest quintile of current provision of parkland.

The City Wide Parkland Dedication By-law 1020-2010 requires a 2% parkland dedication for non-residential uses. The proposed building would have 1320 square metres of non-residential use on a site with a net area of 426 square metres. In total, the parkland dedication requirement for this proposed development is 9 square metres.

The applicant proposes to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as an on-site parkland dedication requirement of 9 square metres would not be of useable size. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

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: Automobile Infrastructures and Cycling Infrastructure. Other applicable TGS performance measures will be secured through the Site Plan Approval process.

Development Charges

It is estimated that the development charges for this project will be \$111,673.30. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

Conclusion

The application has been carefully considered with respect to compatibility with the surrounding neighbourhood. As such, Planning staff recommend approval of the proposed Official Plan and Zoning By-law Amendments.

CONTACT

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E-mail: dsilver2@toronto.ca

SIGNATURE

Gregg Lintern, MCIP, RRP
Director, Community Planning
Toronto and East York District

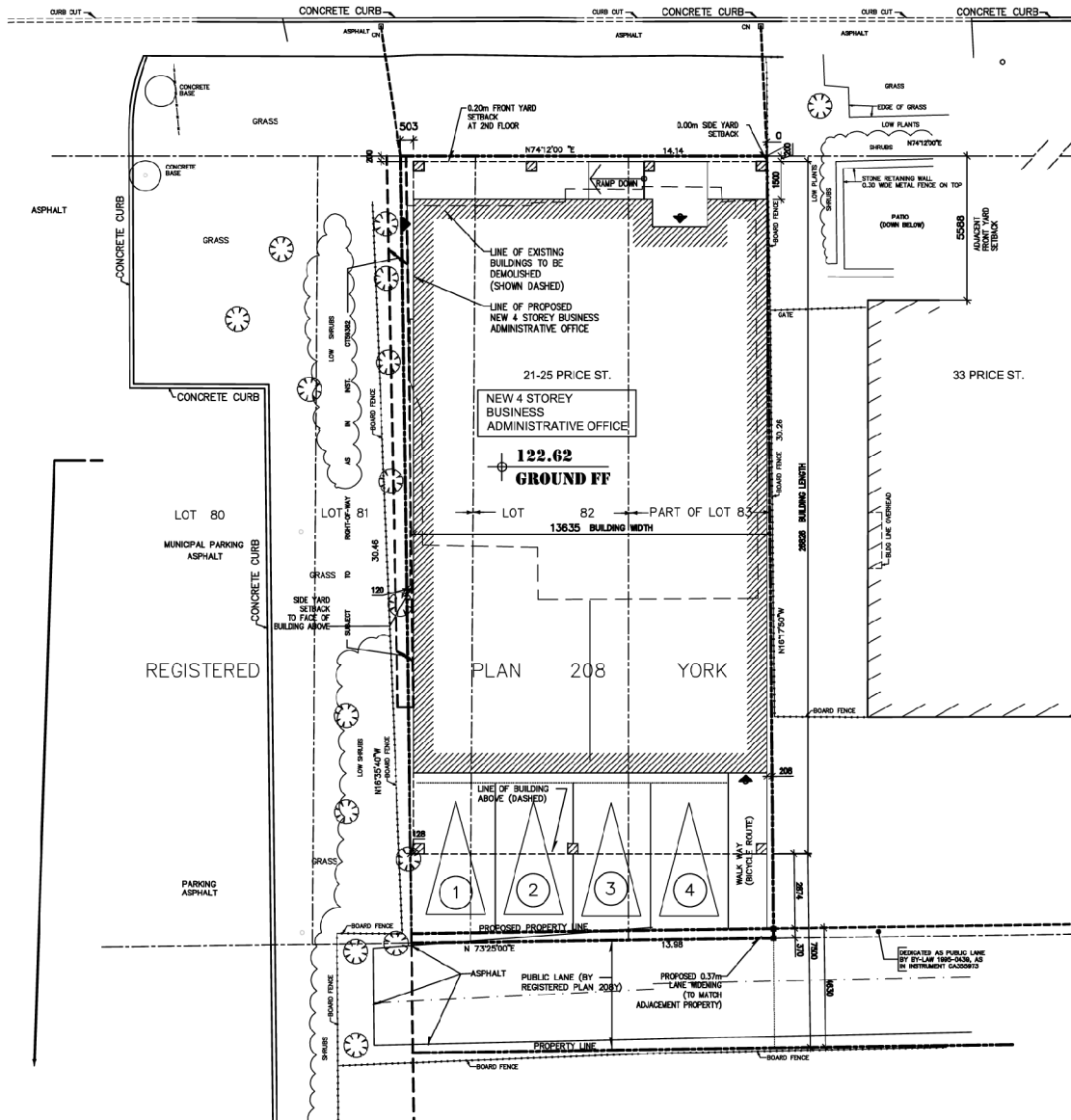
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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North Elevation
Attachment 3: South Elevation
Attachment 4: East Elevation
Attachment 5: West Elevation
Attachment 6: Zoning
Attachment 7: Official Plan
Attachment 8: Application Data Sheet
Attachment 9: Draft Official Plan Amendment
Attachment 10: Draft Zoning By-law Amendment

Attachment 1: Site Plan

PRICE STREET (BY REGISTERED PLAN 208Y)
PIN 21119 - 0335 (LT)



Site Plan

21, 23 & 25 Price Street

Applicant's Submitted Drawing

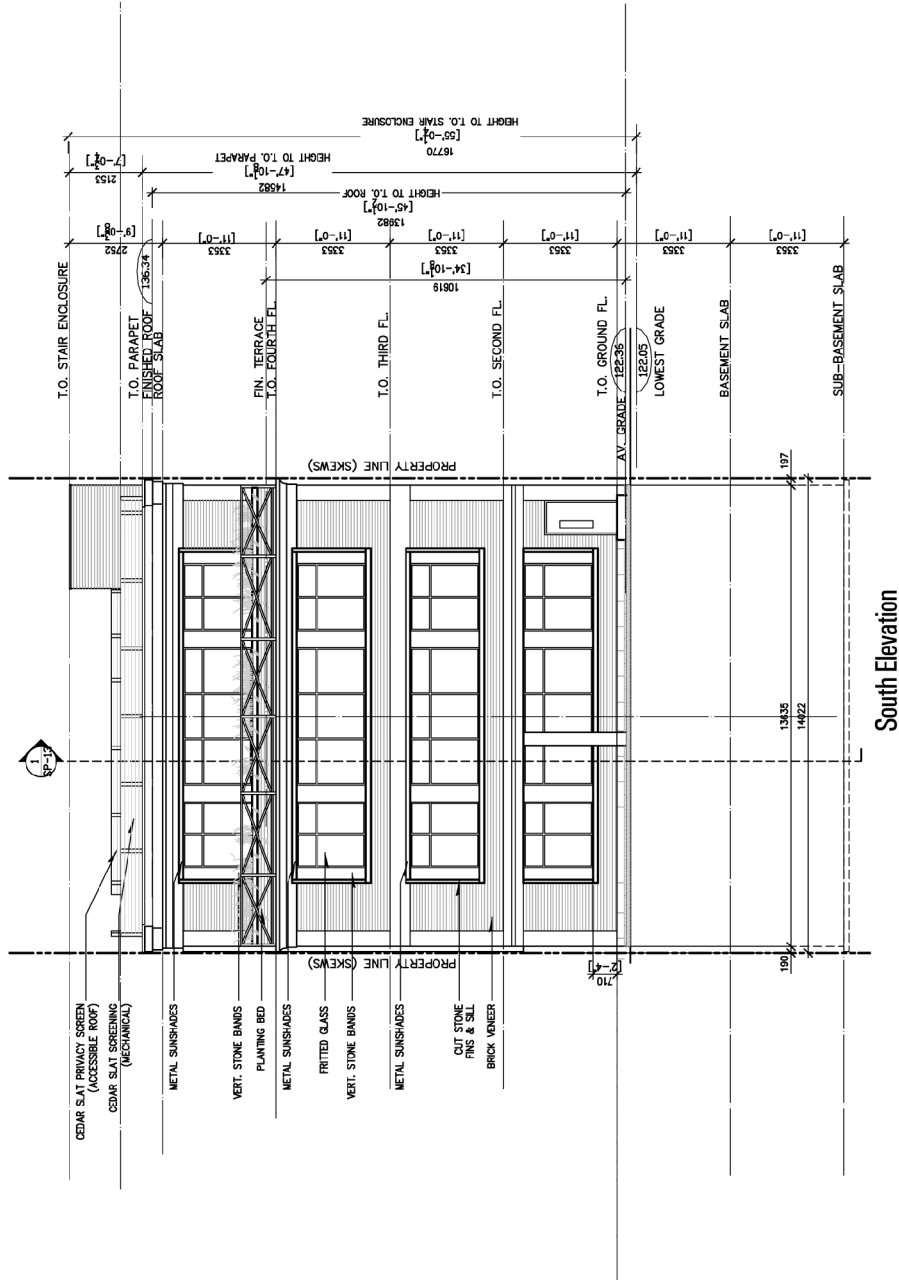
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File # 11 257217



Attachment 3: South Elevation



Elevations

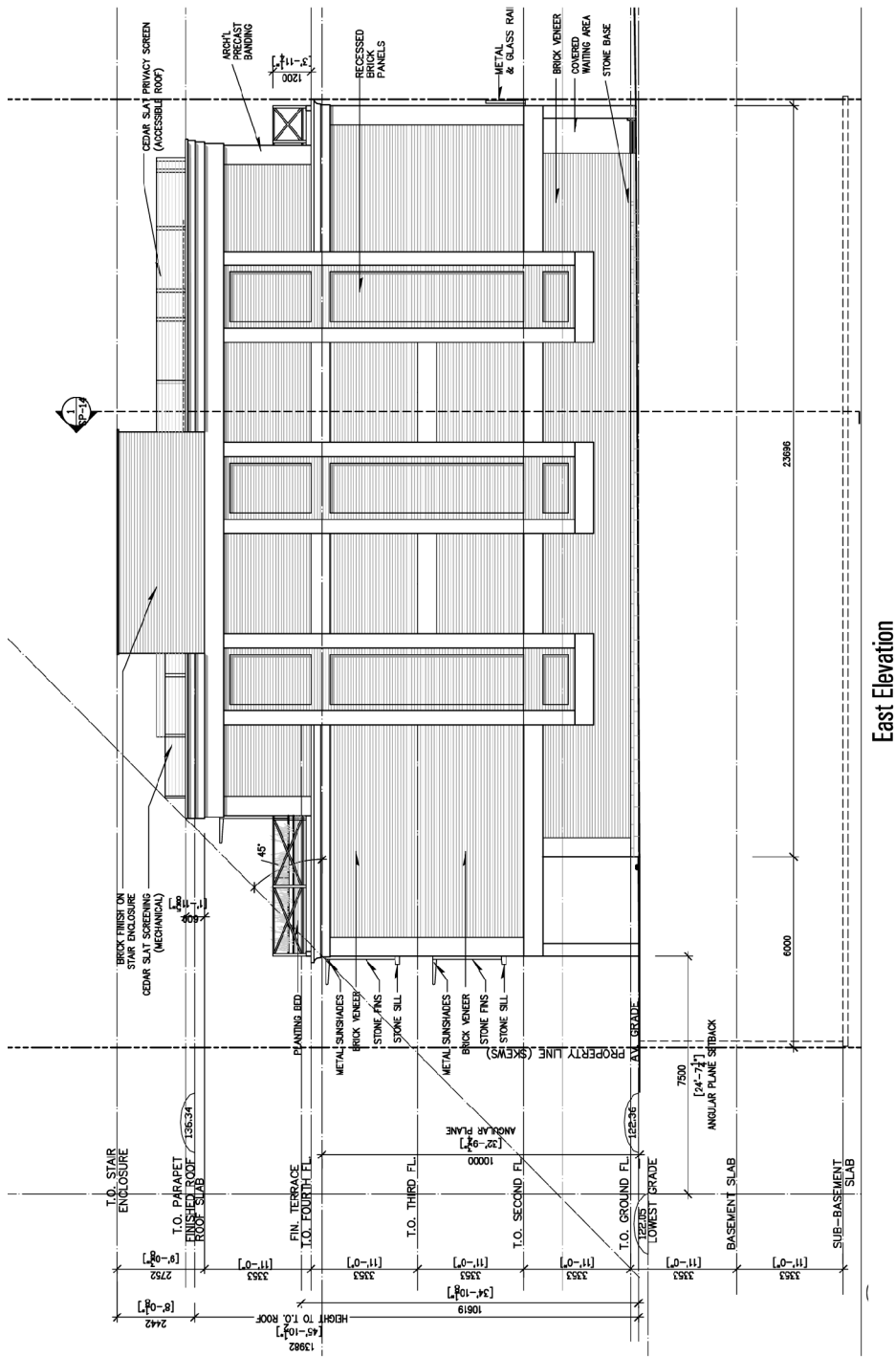
Applicant's Submitted Drawing

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10/03/2012

21, 23 & 25 Price Street

File # 11 257217

Attachment 4: East Elevation



East Elevation

21, 23 & 25 Price Street

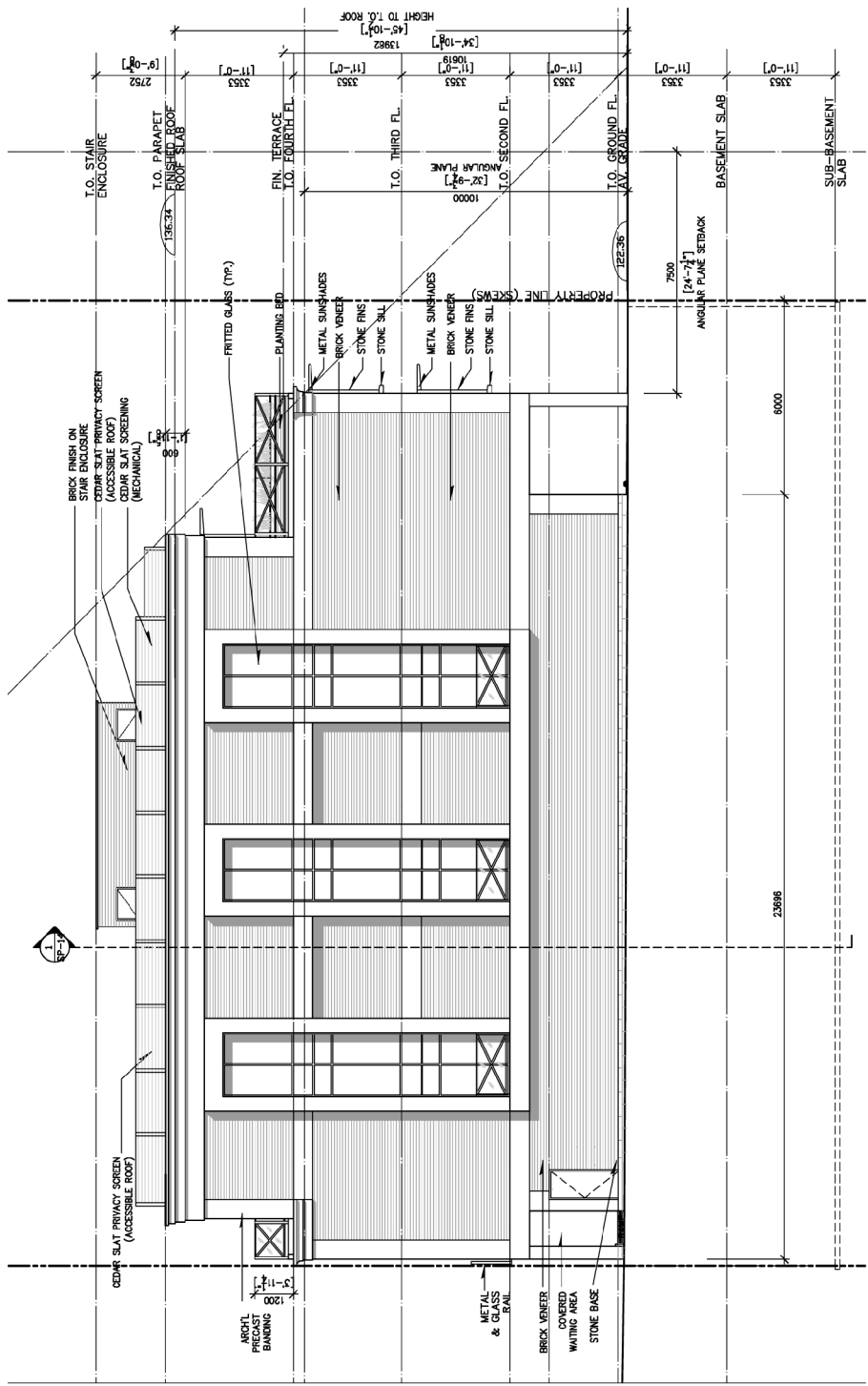
Elevations

Applicant's Submitted Drawing

Not to Scale
10/03/2012

File # 11 257217

Attachment 5: West Elevation



West Elevation

21, 23 & 25 Price Street

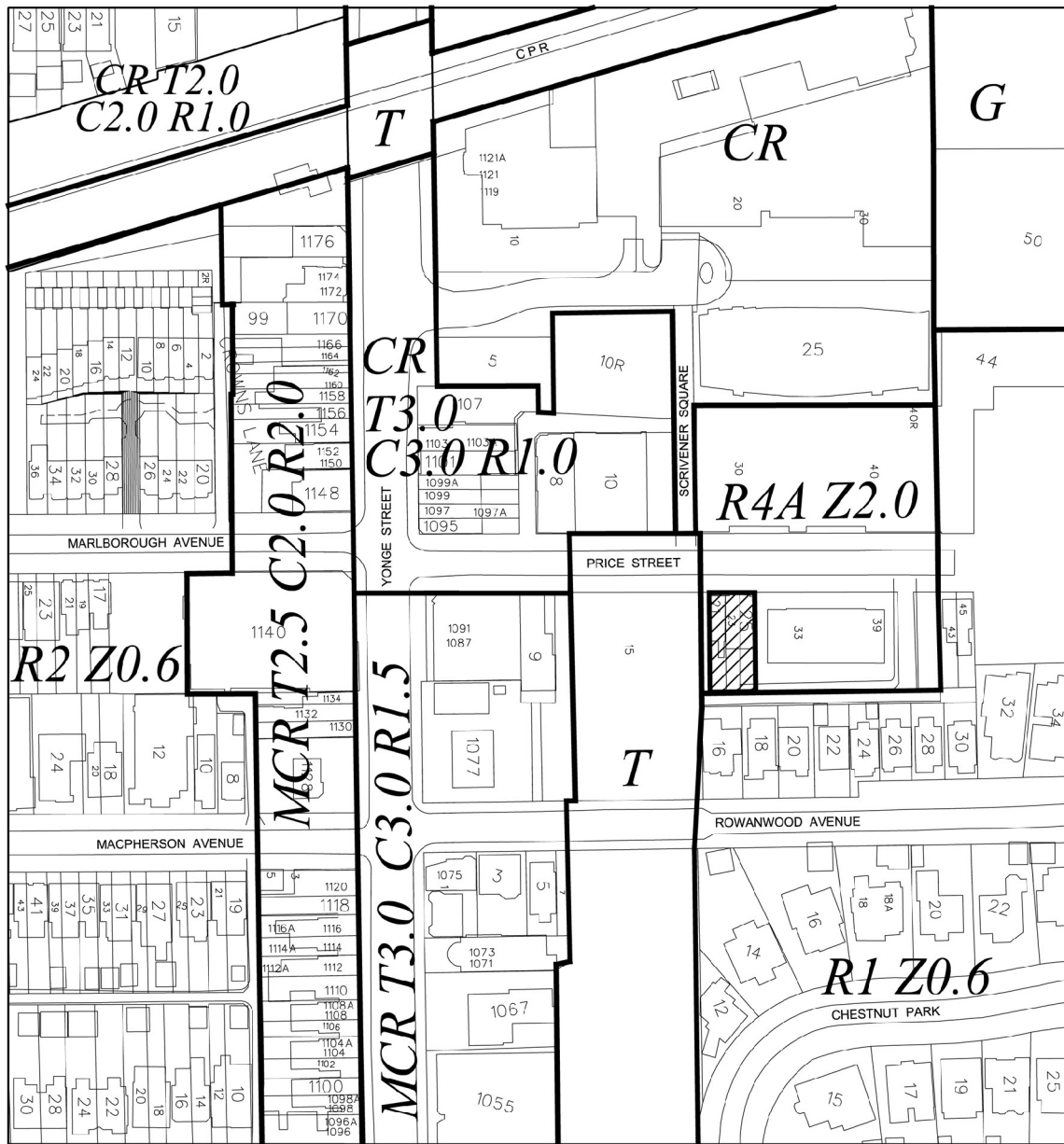
Elevations

Applicant's Submitted Drawing

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10/03/2012

File # 11 257217

Attachment 6: Zoning



TORONTO City Planning
Zoning

21, 23 & 25 Price Street

File # 11 257217 0Z

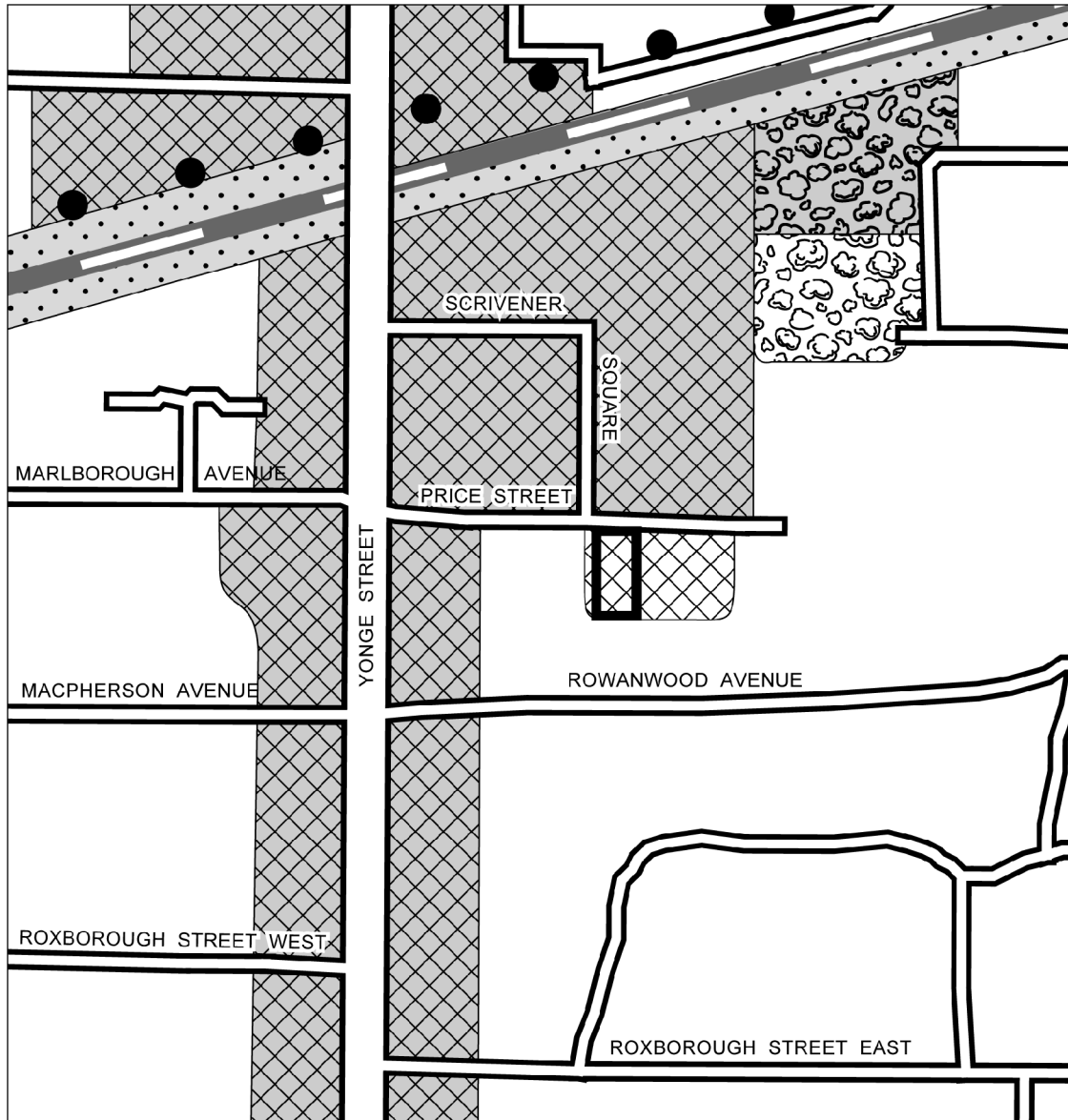
R1 Residential District
R2 Residential District
CR Mixed-Use District
MCR Mixed-Use District

T Industrial District
G Parks District



Not to Scale
Zoning By-law 438-86 (as amended)
Extracted 09/21/2011

Attachment 7: Official Plan



Toronto City Planning
Official Plan

21, 23 & 25 Price Street

File # 11 257217 0Z

	Site Location		Parks & Open Space Areas		Utility Corridors
	Neighbourhoods			Parks	
	Apartment Neighbourhoods		Other Open Space Areas		
	Mixed Use Areas				

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Not to Scale
09/21/2011

Attachment 8: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	11 257217 STE 27 OZ
Details	OPA & Rezoning, Standard	Application Date:	August 15, 2011
Municipal Address:	21, 23 and 25 Price Street		
Location Description:	PLAN 208 PT LOTS 81 & 82 **GRID S2704		
Project Description:	To demolish the existing 2-storey building at 21 Price Street and a pair of 2 ½ semi-detached buildings at 23 and 25 Price Street and to construct a new 4-storey office building with 2 below grade levels and 4 surface parking spaces.		

Applicant:	Agent:	Architect:	Owner:
21 Price St. Holdings Inc. 1000 Yonge St., Suite 500, Toronto, ON M4W 2K2	Young + Wright/IBI Group Architects, 230 Richmond St. W. 5th Floor Toronto, ON, M5V 1V6	Same as agent	Same as applicant

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:
Zoning:	R4A Z2.0	Historical Status: Y
Height Limit (m):	11.0	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	426.8	Height:	Storeys:	4
Frontage (m):	14.14		Metres:	13.98 + 2.44 for exit stair enclosure
Depth (m):	26.83			
Total Ground Floor Area (sq. m):	300.4			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	4
Total Non-Residential GFA (sq. m):	1319.93		Loading Docks	0
Total GFA (sq. m):	1319.93			
Lot Coverage Ratio (%):	70.03			
Floor Space Index:	3.09			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:			Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	1319.93	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

CONTACT: PLANNER NAME: Diane Silver, Planner
TELEPHONE: (416) 397-4648

Attachment 9: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2012

To adopt an amendment to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2012, as 21, 23 and 25 Price Street

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

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

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

1. The attached Amendment No. 200 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

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

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

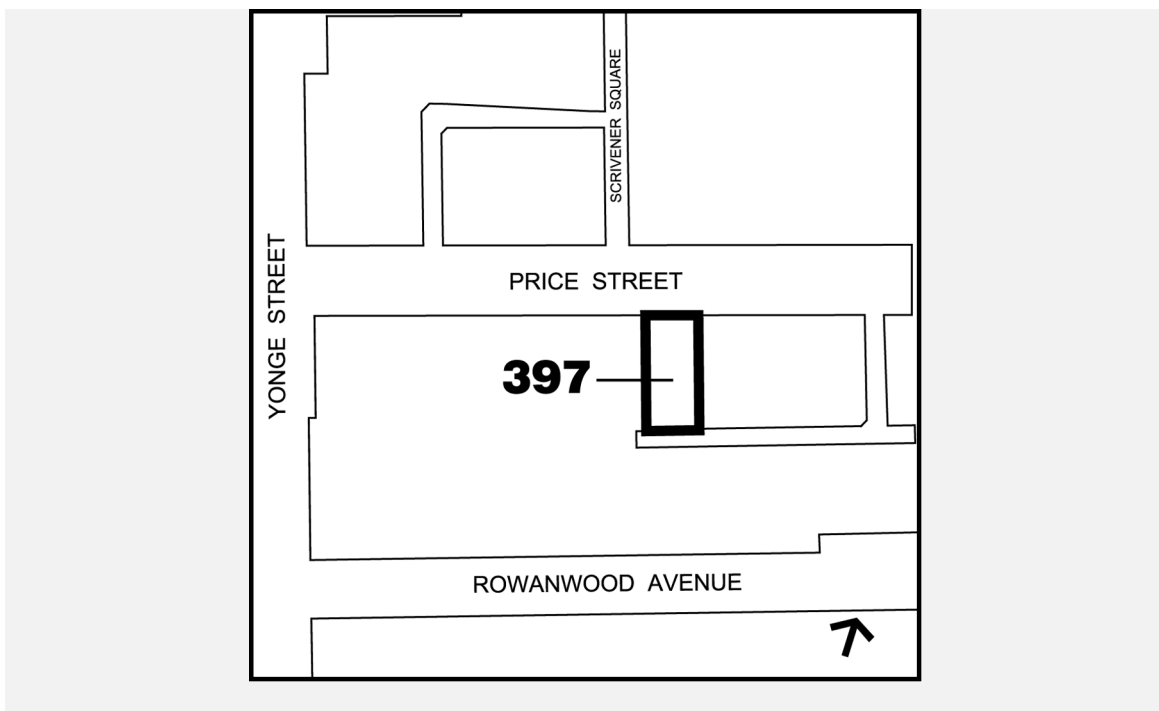
AMENDMENT NO. 200 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 20~ AS
21, 23 and 25 Price Street

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

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 397 for the lands known municipally in 2012 as 21, 23 and 25 Price Street as follows:

397. 21, 23 and 25 Price Street

A four storey office building is permitted.



2. Chapter 7, Map 28, Site and Area Specific Policies, is amended to add the lands known municipally in 2012 as 21, 23 and 25 Price Street, shown on the map above as Site and Area Specific Policy No. 397.

Attachment 10: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of
Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

To amend Zoning By-law No. 438-86, as amended with respect to the lands municipally known as 21, 23 and 25 Price Street.

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

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

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

1. None of the provisions of Sections 2(1) *grade*, *lot*, 4(2)(a), 4(4)(b), 6(3) Part II 2 (III), 6(3) Part II 2(III), 6(3) Part II 3,G, 6(3) Part II 5(1) of Zoning By-law No. 438-86, as amended, being "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", shall apply to the use of existing buildings known municipally in the year 2012 as Nos. 21, 23, and 25 Price Street; and shall not prevent the erection and use of a four-storey office building on the lands delineated by a heavy line and by diagonal hatching on Map 1 attached hereto, provided:
 - (a) the *non-residential gross floor area* of the office building does not exceed 1325 square metres of the total *lot* coverage;
 - (b) no portion of any building or structure erected and used above *grade* is located otherwise than wholly within the heavy lines on Map 2 attached hereto;
 - (c) the owner shall provide 1 *parking space* for each 300 square metres of *net floor area*, or fraction equal to or greater than one-half thereof, contained therein;
 - (d) no portion of any building or structure erected on the *lot* and used above *grade* located within the areas delineated by heavy black lines on the attached Map 2, shall have a greater *height* in metres than the *height* limit

specified by the numbers following the symbol "H", shown on Map 2, but this paragraph does not prevent the erection or use of:

- (i) 3.0 metres for a stair tower on the roof, elevator shaft, chimney stack or other heating, cooling or ventilating equipment or window washing equipment on the roof of the building or a fence, wall or structure enclosing such elements; and
- (ii) 1.5 metres for parapets, including roof drainage, railings, partitions dividing outdoor recreation areas, landscape elements, lighting fixtures, cornices, eaves, and ornamental elements.

2. For the purposes of this By-law:

- (a) *lot* means the lands delineated by heavy lines on Map 1 attached hereto, shall be deemed to be one *lot*, regardless of whether two or more buildings which are not connected below *grade* are erected thereon, and regardless of any conveyances made or easements granted after the date of enactment of the By-law.
- (b) *grade* means 122.36 metres Canadian Geodetic Datum;
- (c) *height* means the height above grade as shown on Map 2; and
- (d) each word or expression that is italicized in the By-law herein shall have the same meaning as each word or expression as defined in By-law No. 438-86, as amended, unless the contrary is expressed in this By-law.

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

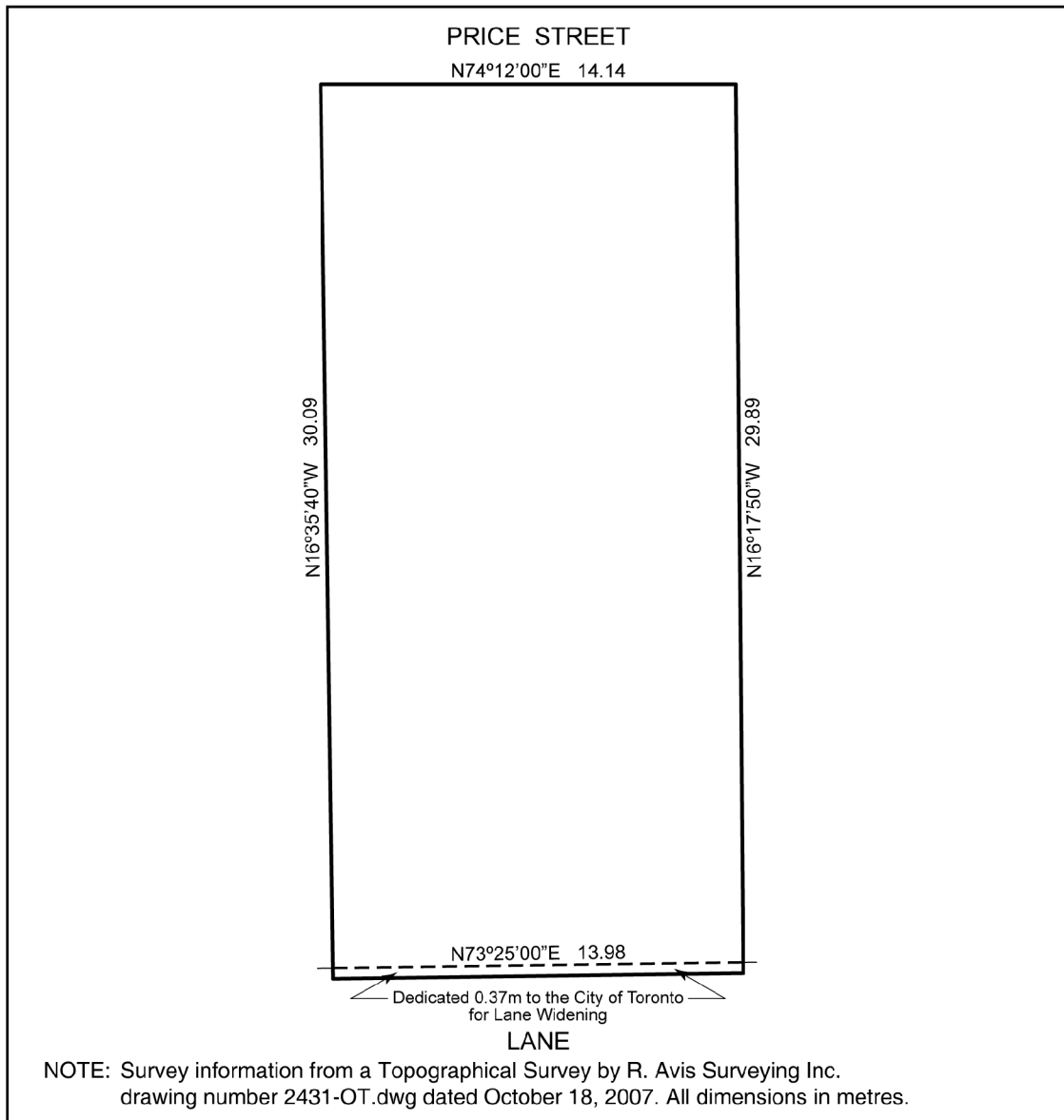
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

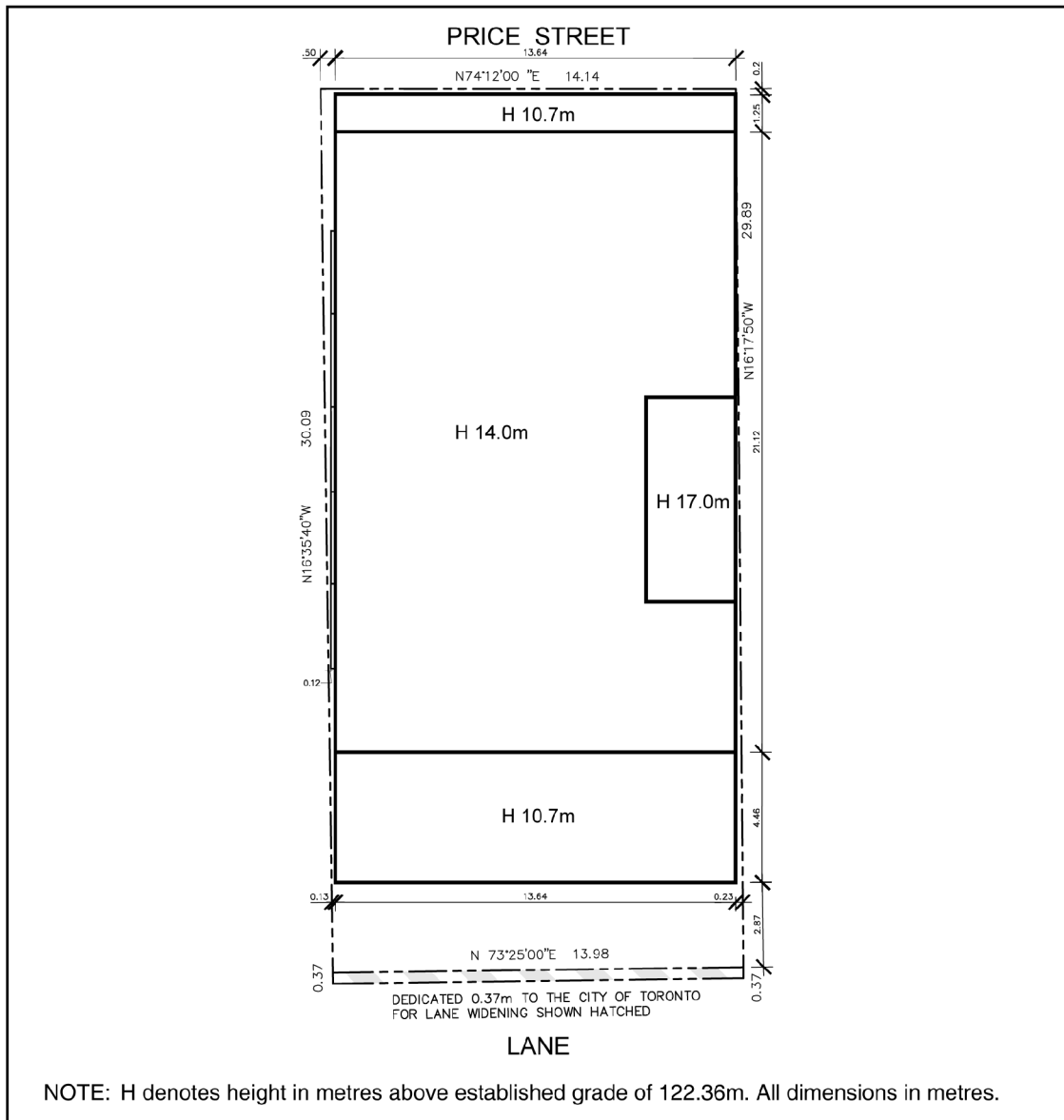
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)





Attachment 2: Supplementary Report



STAFF REPORT ACTION REQUIRED

21, 23 & 25 Price Street – Official Plan Amendment and Zoning Amendment Application - Supplementary Report

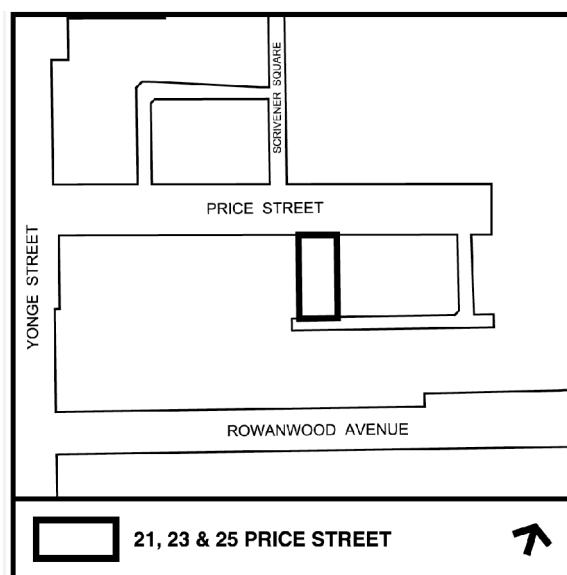
Date:	October 31, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	11 257217 STE 27 OZ

SUMMARY

A correction to the draft zoning by-law attached as Attachment 1 to the report of the Director, Community Planning for the application at 21, 23 and 25 Price Street is required. It neglects to include an exemption to the zoning by-law required for a 7.5 metre rear yard setback. The applicant is proposing a rear yard setback of 2.87 metres.

The proposed rear yard setback of 2.87 metres combined with the existing public lane at 4.26 metres and the future lane conveyance of 0.37 metres will achieve a total separation distance of 7.5 metres to the adjacent properties. The overall separation distance will provide an appropriate transition and buffer to the adjacent property at rear lot line that is designated as Neighbourhoods.

The City Planning Division supports the revision to the Draft Zoning By-law.



RECOMMENDATIONS

The City Planning Division recommends that the recommendations contained in the October 10, 2012 report from the Director Community Planning, Toronto and East York District be amended to read as follows:

1. City Council amend Zoning By-law 438-86, as amended substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 1 to the supplementary report (October 31, 2012) from the Director, Community Planning, Toronto and East York District;
2. City Council authorize the City Solicitor to make such stylistic technical changes to the draft Zoning By-law Amendment as may be required.

COMMENT

City Planning aims to achieve a minimum 7.5 metre separation distance from the rear of sites in Apartment Neighbourhoods to the adjacent properties designated Neighbourhoods to provide a transition between areas of different development intensity and scale. Specifically, the Official Plan Apartment Neighbourhood development criteria policy 4.2.2(a) states:

locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale *Neighbourhoods*.

The Official Plan also states in Policy 3.1.2.3:

New development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties by:

- (c) creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of this Plan.

It is staff's opinion that the proposed rear yard setback of 7.5 metres which includes the width of the existing public lane and the future lane conveyance, provides sufficient separation distance, given the low probability of the public lane being redeveloped in the future, staff can support the proposed rear lot line setback.

CONTACT

Diane Silver, Planner
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Fax No. (416) 392-1330
E-mail: dsilver2@toronto.ca

SIGNATURE

Gregg Lintern, MCIP RRP
Director, Community Planning,
Toronto and East York District

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ATTACHMENTS

Attachment 1: Draft Zoning By-law Amendment

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

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1. None of the provisions of Sections 2(1) *grade*, *lot*, 4(2)(a), 4(4)(b), 6(3) Part II 2 (III), 6(3) Part II 2(III), 6(3) Part II 3,G, 6(3)Part II 4, 6(3) Part II 5(1) of Zoning By-law No. 438-86, as amended, being "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", shall apply to the use of existing buildings known municipally in the year 2012 as Nos. 21, 23, and 25 Price Street; and shall not prevent the erection and use of a four-storey office building on the lands delineated by a heavy line and by diagonal hatching on Map 1 attached hereto, provided:
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ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

