



## STAFF REPORT ACTION REQUIRED

### 200 St Clair Ave W - Official Plan Amendment, Zoning Amendment, and Site Plan Applications - Request for Direction Report

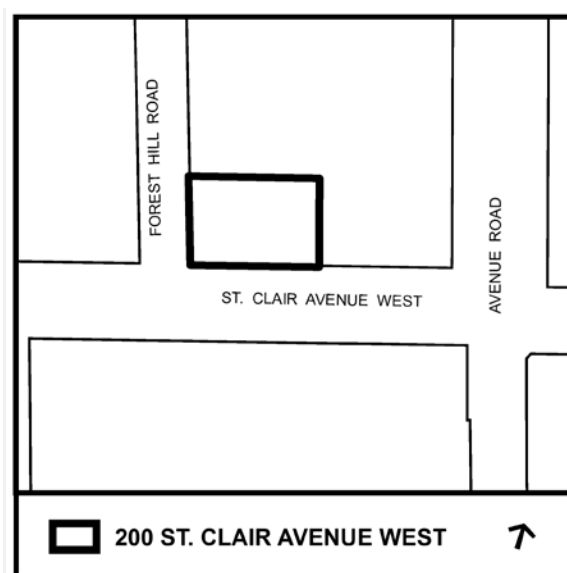
<b>Date:</b>	August 12, 2015
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 22 – St. Paul's
<b>Reference Number:</b>	14 200553 STE 22 OZ & 14 200555 STE 22 SA

#### SUMMARY

This application proposes to construct a 15-storey apartment building containing 130 residential units at 200 St. Clair Avenue West.

The proposed building does not represent good planning, and if constructed as proposed would be an overdevelopment of the site. The development does not meet the existing or amended policies of the Official Plan for this segment of St. Clair Avenue West. The proposed development would have negative impacts on the adjacent *Neighbourhood*, the St. Clair Avenue streetscape, and Glenn Gould Park.

The application was appealed to the Ontario Municipal Board (OMB) on May 20, 2015 for failure to make a decision. The purpose of this report is to seek City Council's direction for the City Solicitor to oppose the proposal at the OMB and to advise the OMB of Council's position regarding the appropriate form of development on the site.



## RECOMMENDATIONS

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### **The City Planning Division recommends that:**

1. City Council direct the City Solicitor and appropriate staff to attend the Ontario Municipal Board (OMB) hearing to oppose the owner's Zoning By-law and Official Plan appeals respecting the lands at 200 St. Clair Avenue West.
2. City Council direct the City Solicitor to also advise the OMB that City Council's position is that any redevelopment of the site, if approved by the OMB, should:
  - a. secure services, facilities or matters pursuant to Section 37 of the Planning Act, as may be required by the Chief Planner and Executive Director, City Planning Division; and
  - b. satisfy the Chief Planner and Executive Director, City Planning Division with respect to site plan matters, including the approval of plans and drawings and site plan conditions;
3. City Council authorize the City Solicitor and City staff to take any necessary steps to implement the foregoing.

### **Financial Impact**

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

### **DECISION HISTORY**

On May 6, 2014 City Council directed Planning staff to conduct a review of Area Specific Policy No. 221 of the Official Plan, and to report to the Toronto and East York Community Council in 2014 providing recommended amendments with respect to height and built form, as well as community benefits under Section 37.

On August 12, 2014 Toronto and East York Community Council commenced the statutory public meeting on proposed amendments to Area Specific Policy No. 221. It adjourned the statutory public meeting and consideration of the Final Report from the Director, Community Planning, Toronto and East York District dated July 15, 2014 "St. Clair Avenue West – Review of Area Specific Policy No. 221 – Official Plan Amendment – Final Report" to its meeting on December 4, 2014.

<http://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-73851.pdf>

On December 4, 2014 Toronto and East York Community Council continued the statutory public meeting on amendments to Policy No. 221 and considered both the Final Report from the Director, Community Planning, Toronto and East York District dated July 15, 2014 and a Supplementary Report dated November 18, 2014 "St. Clair Avenue West – Review of Area Specific Policy No. 221 – Official Plan Amendment – Supplementary Report" recommending approval of revised amendments. The

Community Council recommended to City Council that Area Specific Policy No. 221 be amended as recommended in the Supplementary Report dated November 18, 2014.  
<http://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-73855.pdf>

On December 11, 2014 City Council adopted Official Plan Amendment No. 279 to Area Specific Policy No. 221 as recommended by Community Council.  
<http://app.toronto.ca/tmmis/viewPublishedReport.do?function=getCouncilDecisionDocumentReport&meetingId=7935>

At its meeting of January 13, 2015, the Toronto and East York Community Council considered a preliminary planning report with respect to the proposed development at 200 St. Clair Avenue West. The report is available at:  
<http://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-74291.pdf>

On January 5, 2015 Official Plan Amendment No. 279 to Area Specific Policy No. 221 was appealed to the Ontario Municipal Board.

On July 9, 2015 a prehearing conference of the OMB was held. The Board ordered that the appeal of Official Plan Amendment No. 279 be restricted to the site at 200 St. Clair Avenue West. Official Plan Amendment No. 279 is in full force for all the lands to which it applies with the exception of the appellants site (200 St. Clair Avenue West) as of July 9, 2015. <http://www.omb.gov.on.ca/e-decisions/pl150015-Jul-23-2015.pdf>

## **ISSUE BACKGROUND**

### **Proposal**

The applicant proposes to demolish the existing 4-storey medical office building located on the site and replace it with a new residential building. The proposed building has a maximum height of 15 storeys (46.7 metres plus 5.5 metre mechanical penthouse) for the tower portion of the building.

Along the St. Clair Avenue West frontage, the western portion of the building is 8 storeys in height with a 1.7 metre stepback at the 7<sup>th</sup> floor, while the 15-storey tower portion on the east side of the building has a 1.5 metre stepback at the 14<sup>th</sup> floor. At the rear of the building there is an 8 metre stepback on the 4<sup>th</sup> floor and a 2.7 metre stepback on the 5<sup>th</sup> floor for the entire width of the building. The 15-storey tower portion of the building has a 1.5 metre stepback at the rear on the 14<sup>th</sup> floor. On the western 8-storey portion of the building there are additional rear stepbacks at the 6<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup> floors.

On the Forest Hill Road frontage, the building has a 1.7 metre stepback at the 7<sup>th</sup> floor. On the east site, abutting Glen Gould Park, the building rises straight up 13 storeys (39.7 metres) with a 1.5 metre stepback at the 14<sup>th</sup> floor.

The building is set back 1.2 metres from the rear lot line abutting the low-rise residential neighbourhood to the north, 1.5 metres on the east side abutting the public park, 3 metres

on the west side by Forest Hill Road, and 0.2 metres on St. Clair Avenue West. The proposed Floor Space Index is 6.68 times the area of the lot.

The proposed development consists of 13,100 square metres of residential gross floor area, containing 130 residential units. There is a proposed unit mix of 46 one-bedroom units, and 84 two-bedroom units (including 10 townhouse units). The residential entry will be located on the Forest Hill Road frontage on the west side. The proposal has 588 square metres of indoor and 198 square metres of outdoor amenity space, on the 2<sup>nd</sup>, 3<sup>rd</sup>, and 9<sup>th</sup> floors of the building.

A total of 152 residential parking spaces are proposed in a 3-level underground parking garage, comprised of 139 residential parking spaces and 13 visitor spaces. A Type G loading space will be provided. The parking garage and loading space will be accessed from a vehicular driveway on Forest Hill Road. A total of 131 bicycle parking spaces will be provided, including 14 visitor spaces.

The Site Plan and Elevations are included in Attachments 1-5. Additional project information is included in Attachment 9 of this report (Application Data Sheet).

## **Site and Surrounding Area**

The site fronts onto the north side of St. Clair Avenue West. It is rectilinear and approximately 1,961 square metres in size. The site frontages on St. Clair Avenue West and Forest Hill Road are approximately 52.7 metres and 36.8 metres respectively. The site is currently occupied by a 4-storey medical office building.

The following uses abut the site:

North: 2-3 storey low-rise detached houses within a *Neighbourhoods* designated area.

South: The one-storey First Unitarian Church is located on the south side of St. Clair Avenue West immediately across from the site. To the west of the church are a number of 3-storey detached house-form buildings. On the southwest corner of St. Clair Avenue West and Avenue Road is a 19-storey residential building stepping down to 6 storeys to the west along St. Clair Avenue West.

East: Immediately to the east of the site is Glen Gould Park, a public park. To the northeast is a 13-storey residential building fronting onto Avenue Road.

West: 2-3 storey house form buildings used as medical offices.

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character

is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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 to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The site is designated *Apartment Neighbourhoods* on Map 17 - Land Use Plan of the City's Official Plan (see Attachment 7). *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities and small-scale retail, service and office uses that serve the needs of area residents.

The Official Plan distinguishes *Apartment Neighbourhoods* from low-rise *Neighbourhoods* because a greater scale of buildings is permitted and different scale-related criteria guide development. In addition, *Apartment Neighbourhoods* are stable areas of the City where significant growth is not anticipated. New development in *Apartment Neighbourhoods* is subject to criteria respecting: location; massing; transition to lower scale *Neighbourhoods* and areas of different development intensity; and minimizing shadow impacts, among others.

This segment of St. Clair Avenue West is not identified as an Avenue on Map 2 – Urban Structure of the Official Plan. The site is not within the area of the Yonge-St. Clair Secondary Plan.

Map 3 in the Official Plan shows that the anticipated Right-of-Way width of St. Clair Avenue West is 30 metres. This segment of St. Clair Avenue West is also identified as a Transit Priority Segment on Map 5, Surface Transit Priority Network.

## **Area Specific Policy No. 221**

The site is subject to Site and Area Specific Official Plan Policy No. 221, which covers the area on St. Clair Avenue West from west of Avenue Road to west of Spadina Road. Area Specific Policy No. 221 was originally adopted by City Council in 2002. It established a height limit for buildings generally in the range of 4 to 6 storeys.

On December 11, 2014 City Council amended Policy No. 221 to permit mid-rise buildings with a maximum height of 9 storeys (Attachment 8). New development along St. Clair Avenue West will support an improved pedestrian environment with access to sunlight, sky views, *Open Space*, and a generous landscaped boulevard, and will limit the impact on the adjacent *Neighbourhood* areas. This is Council's most recent policy intent.

## **Zoning**

The subject site is zoned R (Residential) under City-wide Zoning By-law No. 569-2013, as amended. This zoning permits residential units in detached, semi-detached, townhouse, duplex, triplex, fourplex and apartment buildings. The maximum permitted gross floor area is 2.0 times the lot area. The maximum permitted height is 14.0 metres. The required rear yard setback is 7.5 metres. The building must be contained within a 45 degree angular plane projected over the lot from the required 7.5 metre rear yard, at an elevation of 10.5 metres above grade. The zoning map is included in Attachment 6.

## **Site Plan Control**

The proposal is subject to Site Plan Control. The applicant has submitted an application concurrently with the Zoning By-law Amendment application.

## **Reasons for the Application**

The proposal does not comply with Area Specific Policy No. 221 of the Official Plan (as adopted by City Council in 2002). Areas of non-compliance include:

- The height of the building exceeds the maximum height of generally 4 to 6 storeys;

The proposal does not comply with Area Specific Policy No. 221 of the Official Plan (as amended by City Council on December 11, 2014). Areas of non-compliance include:

- The height of the building exceeds the maximum height of 9 storeys;
- The building penetrates the rear, front, and side angular planes;
- The building does not maintain sunlight access on Glen Gould Park; and
- The building does not provide setbacks at the 5<sup>th</sup> floor.

With respect to the Zoning By-law, the proposed development does not comply with certain standards, including height, setbacks, and density. At 15 storeys and 46.7 metres in height, the proposal exceeds the maximum 14 metre height limit permitted by the Zoning By-law. The proposed rear and east setbacks of 1.2 metres and 1.5 metres respectively do not meet the minimum required setback of 7.5 metres. The proposed density of 6.68 times the lot area exceeds the maximum total density of 2.0 times permitted by the Zoning By-law.

## COMMENTS

### Provincial Policy Statement and Provincial Plans

Staff have reviewed the proposal and determined that it is generally consistent with the Provincial Policy Statement (PPS), and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

The PPS states, in Section 4.5, that the Official Plan is the most important vehicle for implementing the PPS. Furthermore, Section 4.5 directs municipalities to provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

### Height, Massing, and Transition

The Built Form policies in Section 3.1.2 of the Official Plan require that new development create appropriate transitions in scale to neighbouring existing and planned buildings. As part of the Healthy Neighbourhoods policies in Section 2.3.1 of the Official Plan, development in *Apartment Neighbourhoods* will provide a gradual transition of scale and density through setbacks from adjacent *Neighbourhoods* on its own site.

Policy 3 in section 3.1.2 of the Official Plan requires that "new development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context".

The existing context of this proposal is the *Apartment Neighbourhood* along St. Clair Avenue West, between Spadina Road and Glen Gould Park. It is a low to mid-rise neighbourhood with a mix of buildings ranging from 2-storey detached houses to 5-storey apartment buildings, with a few 7 and 8-storey apartment buildings and one 10-storey apartment building at Poplar Plains Road and St. Clair Avenue West. This neighbourhood context differs and is distinct from the tall building context further to the north and east on Avenue Road and St. Clair Avenue.

The proposed building does not fit harmoniously into the context of this mid-rise *Apartment Neighbourhood*. The area context of the proposal does not support the proposed increase in height.

*Apartment Neighbourhood* policy 2(a) states that new development is to locate and mass new buildings to provide transition between areas of different development intensity and scale, through means such as setbacks, and stepping down of heights towards lower-scale *Neighbourhoods*. The proposed building does not comply with the *Apartment Neighbourhoods* policies of the Official Plan. The building does not provide adequate transition to the adjacent low-rise *Neighbourhood*.

Area Specific Policy No. 221, as amended, provides more specific direction than the above policies of the Official Plan regarding the transition in height of buildings on this segment of St. Clair Avenue West to the low-scale *Neighbourhood* to the north. It

requires new development to transition down in height, through the use of a 45 degree angular plane, to the adjacent *Neighbourhood* to the north. The proposed building significantly penetrates the angular plane required by Area Specific Policy No. 221.

The Healthy Neighbourhoods policies of the Official Plan require that development in neighbourhoods respect and reinforce the existing physical character of the neighbourhood.

Area Specific Policy No. 221, as adopted in 2002, established a height limit of 4 to 6 storeys on this segment of St. Clair Avenue West. The proposed building height of 15 storeys (46.7 metres, plus mechanical penthouse), which is approximately three times the height limit, does not comply with this Official Plan policy, and is not supported by Planning staff.

Area Specific Policy No. 221, as amended in 2014, provides more clarity of the intent of the Official Plan and permits a maximum building height of up to 9 storeys, to achieve a mid-rise built form no taller than the width of the St. Clair Avenue West right-of-way. The maximum height in Area Specific Policy No. 221, as amended, is the result of detailed analysis of the area context, lot dimensions, shadowing, and impact on adjacent low-rise residential neighbourhoods. The proposed building height of 15 storeys significantly exceeds the maximum height in Area Specific Policy No. 221, as amended, and is not supported by Planning staff. A tall building is not appropriate development of the site.

In order to protect the mid-rise neighbourhood character of this portion of St. Clair Avenue West, and to maintain a consistent scale for pedestrians, Area Specific Policy No. 221, as amended, requires a 1.5 metre stepback above the 5<sup>th</sup> floor on the St. Clair Avenue West frontage. The proposed building does not provide the required stepback. The stepback is currently proposed above the 6<sup>th</sup> floor on the west portion of the building, and above the 13<sup>th</sup> floor on the east portion of the building.

The first 3 storeys of the proposed building have a setback of 1.2 m from the rear lot line. The Zoning By-law requires a 7.5 metre setback from the rear lot line. The setback of the proposed building to the adjacent low-rise *Neighbourhood* to the north is insufficient.

The proposed development does not meet the Healthy Neighbourhoods, Built Form, or *Apartment Neighbourhoods* policies of the Official Plan. The development does not meet the existing or amended policies of Area Specific Policy No. 221.

## **Privacy and Shadow**

The *Apartment Neighbourhood* policies of the Official Plan require that new buildings limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*. The proposed building would have privacy and shadow impacts on the adjacent low-rise *Neighbourhood* to the north. The large 4<sup>th</sup> floor terrace is set back 1.2 metres from the adjacent low-rise residential property line which will create unacceptable privacy and overlook impacts. The proposed increase in height, lack of proper transition, and



inadequate rear yard setback, will create an excessive shadow impact on the adjacent *Neighbourhood* to the north.

## **Streetscape**

The Built Form policies of the Official Plan require that new development will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns. Area Specific Policy No. 221, as amended, further articulates this policy intent by requiring that new development be set back from the curb line of St. Clair Avenue West to provide ample space for tree planting, pedestrian clearway, street furniture and lighting, as well as for landscaped open space within the site. The proposed building has a minimal setback of 0.2 metres from the front lot line with steps leading to grade-related units along the St. Clair Avenue West frontage extending to the front lot line, resulting in a sidewalk width ranging from 4.5 metres to 4.7 metres. The proposed development does not provide any on-site landscaped open space within the proposed setback. The building must provide a greater setback along St. Clair Avenue West to achieve the streetscape called for in Area Specific Policy No. 221, as amended.

The *Apartment Neighbourhoods* policies of the Official Plan require that new development frame the edge of streets with good proportion. The proposed building height of 15 storeys does not frame the street with good proportion. Area Specific Policy No. 221, as amended in 2014, further requires that no part of the building be located above an angular plane drawn from the abutting street lot line, commencing at a height of 24 metres above the street level, and then angling upwards at an angle of 45 degrees away from the street over the site. The proposed development significantly penetrates the required angular plane negatively impacting the mid-rise character along this portion of St. Clair Avenue West.

The proposed development does not comply with the Built Form or *Apartment Neighbourhoods* policies of the Official Plan. The proposed development does not meet the requirements of Area Specific Policy No. 221, as amended in 2014.

## **Glen Gould Park**

The Official Plan requires that new development will limit additional shadowing on neighbouring parks to preserve their utility. Planning staff have significant concerns with the massing and shadow impact of the proposed building on Glen Gould Park.

Glen Gould Park is located at the northwest corner of St. Clair Avenue West and Avenue Road and is immediately to the east of the site. This public park of approximately 1,873 square metres in area, contains a playground and is well treed. At the spring and fall equinox, the park is shadowed in the morning hours by tall buildings located at the southwest and southeast corners of the intersection of St. Clair Avenue West and Avenue Road. In the afternoon the existing 4-storey medical office building at 200 St. Clair Avenue West casts a shadow over a portion of the park. The limited sunlight that is available during the late morning and afternoon hours should be maintained to preserve the utility of the park, offering choice and comfort especially in the shoulder seasons.

The *Apartment Neighbourhood* policies of the Official Plan require that new buildings frame the edge of parks with good proportion and maintain sunlight on adjacent parks. The proposed building does not frame the park with good proportion and does not maintain sunlight access in the park. Area Specific Policy No. 221, as amended, requires that there will be no new net shadow on Glen Gould Park between 10:00 AM and 4:00 PM. The proposed development would add significant shadow on the park during this time period, and have a considerable negative impact on the park.

The proposed building is set back 1.5 metres from the east lot line, which is the west boundary of Glen Gould Park, and proposes ground-related units with entrances facing the park. The existing zoning by-law requires a minimum side yard setback of 7.5 metres. A greater setback from the park must be provided in order to preserve the utility of the park and prevent the perceived privatization of the eastern section of the park.

In addition, due to the height and massing of the proposed development, the shadow cast in the late afternoon and early evening hours during the spring and fall equinox extends across Avenue Road and onto Amsterdam Square. Amsterdam Square is a public park of similar size to Glen Gould Park and is located at the north east corner of the intersection of Avenue Road and St. Clair Avenue West. The increased shadowing on the park and reduced access to sunlight would detract from the utility of Amsterdam Square.

The proposed development does not preserve access to sunlight in, and detracts from the utility of, Glen Gould Park. The proposed development does not comply with the Built Form or *Apartment Neighbourhoods* policies of the Official Plan. The proposed development does not meet the requirements of Area Specific Policy No. 221, as amended in 2014.

## **Amenity Space**

A total of 260 square metres of outdoor amenity space is required by the Zoning By-law. The proposed development will provide 198 square metres of outdoor amenity space. The application should be revised to be more fully in keeping with the required amount of outdoor amenity space.

## **Section 37**

Section 37 of the *Planning Act* allows the City to authorize increased density and/or height in return for the provision of services, facilities or matters. The Official Plan contains provisions authorizing these Section 37 matters, provided the density and/or height increase are consistent with the objectives of the Official Plan regarding building form and physical environment. Section 5.1.1.4 of the Plan allows Section 37 to be used for development with more than 10,000 square metres of gross floor area where the zoning by-law amendment increases the permitted density by at least 1,500 square metres and/or significantly increases the permitted height.

Given the proposed total gross floor area of 13,100 square metres, and the proposed increase to the permitted density of 9178 square metres, the Official Plan would require the provision of Section 37 benefits. Discussions regarding Section 37 benefits between

the applicant and the City were not advanced as there was not a resolution on appropriate development for the site.

In the event that this application is brought before the OMB, and the OMB grants additional density and/or height beyond that which is permitted in Zoning By-law 438-86, the City will request that the OMB withhold its final order until the City has an agreement with the applicant to secure the appropriate community benefits. Such benefits could include contributions (as deemed appropriate by City Council) for:

- Improvements to the existing libraries to improve and expand their capacity to serve this community;
- Improvements to recreation facilities serving the area, particularly to support new growth;
- New infant child care spaces; and
- Improvements to local area parks.

## **CONCLUSION**

The proposal constitutes overdevelopment. This is a mid-rise building site based on the existing and amended policies of the Official Plan. A tall building is not appropriate.

The proposed building does not fit within its existing or planned context and does not meet the policies regarding appropriate transition of built form in the Healthy Neighbourhoods, Built Form and *Apartment Neighbourhoods* sections of the Official Plan. It does not comply with the height limit of Policy No. 221 adopted in 2002.

The proposed building does not comply with Area Specific Policy No. 221, as amended in 2014, due to issues including its height, impacts on the adjacent low-rise *Neighbourhood* and the St. Clair Avenue streetscape, and the utility of Glenn Gould Park.

## **CONTACT**

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## **SIGNATURE**

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

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## **ATTACHMENTS**

Attachment 1: Site Plan/Subdivision Plan

Attachment 2: South Elevations

Attachment 3: West Elevations

Attachment 4: East Elevations

Attachment 5: North Elevations

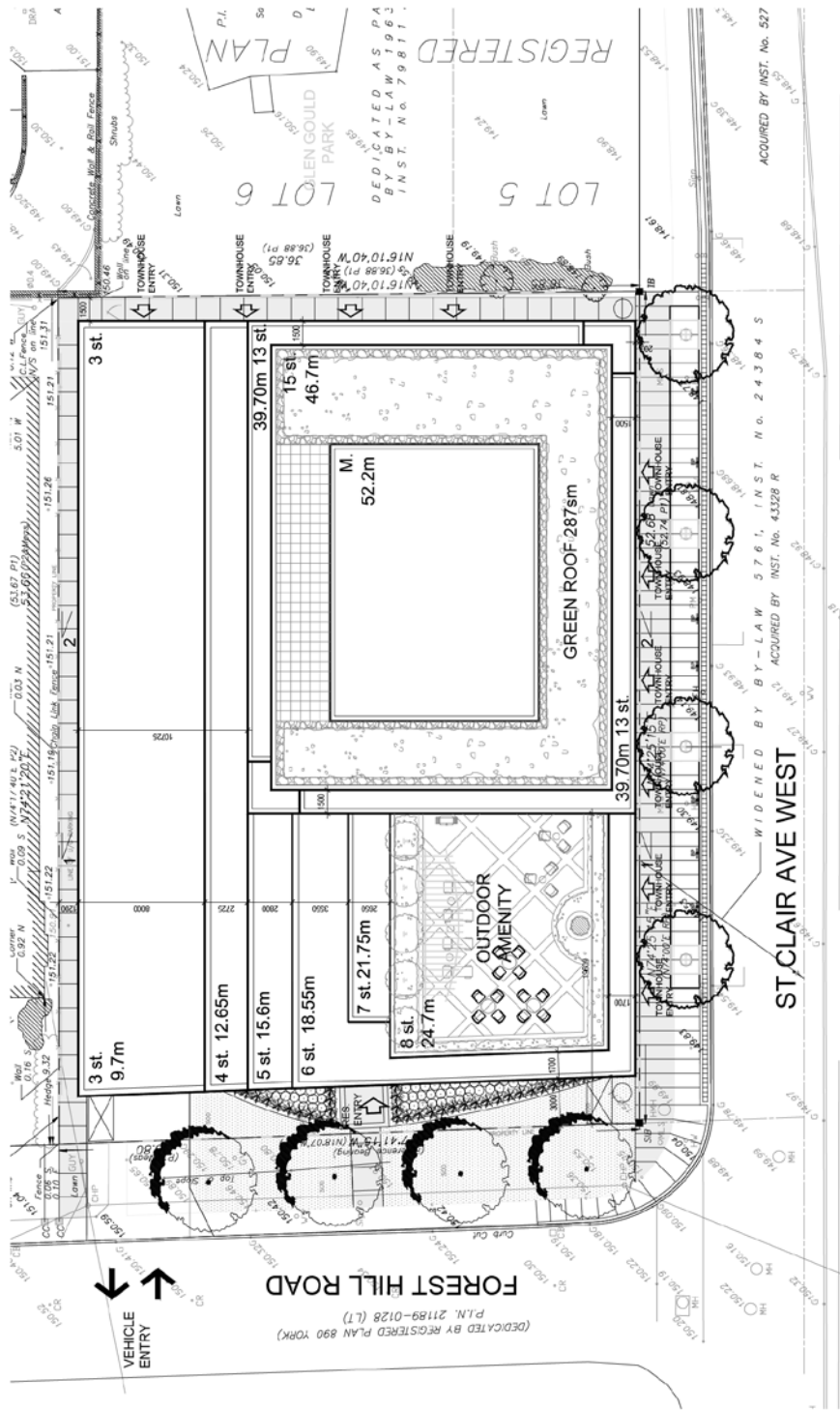
Attachment 6: Zoning

Attachment 7: Official Plan

Attachment 8: Area Specific Policy No. 221

Attachment 9: Application Data Sheet

## Attachment 1: Site Plan



**Site Plan**

Applicant's Submitted Drawing

Not to Scale  
12/02/2014

**200 St. Clair Avenue West**

File # 14\_200553 STE 22.0Z

## Attachment 2: South Elevation



**South Elevation**

Applicant's Submitted Drawing

Not to Scale  
12/02/2014

**200 St. Clair Avenue West**

File # 14\_200553 STE 22 OZ

### Attachment 3: West Elevation



#### West Elevation

Applicant's Submitted Drawing

Not to Scale  
12/02/2014

200 St. Clair Avenue West

File # 14\_200553 STE 22 0Z

Architectural elevation drawing of the west side of a building at St. Clair Ave West. The drawing shows a multi-story building with a flat roof, a mechanical penthouse, and a series of windows and balconies. A vertical dimension line on the left indicates a total height of 46'700, with a 24'700 section for the main building and a 15'000 section for the mechanical penthouse. A horizontal dimension line at the bottom indicates a width of 150'0. A vertical property line is shown on the right. The drawing is labeled "ST. CLAIR AVE WEST" and "PROPERTY LINE".

200 St. Clair Avenue West

File # 14\_200553 STE 22 OZ



## Attachment 5: North Elevation



**North Elevation**

Applicant's Submitted Drawing

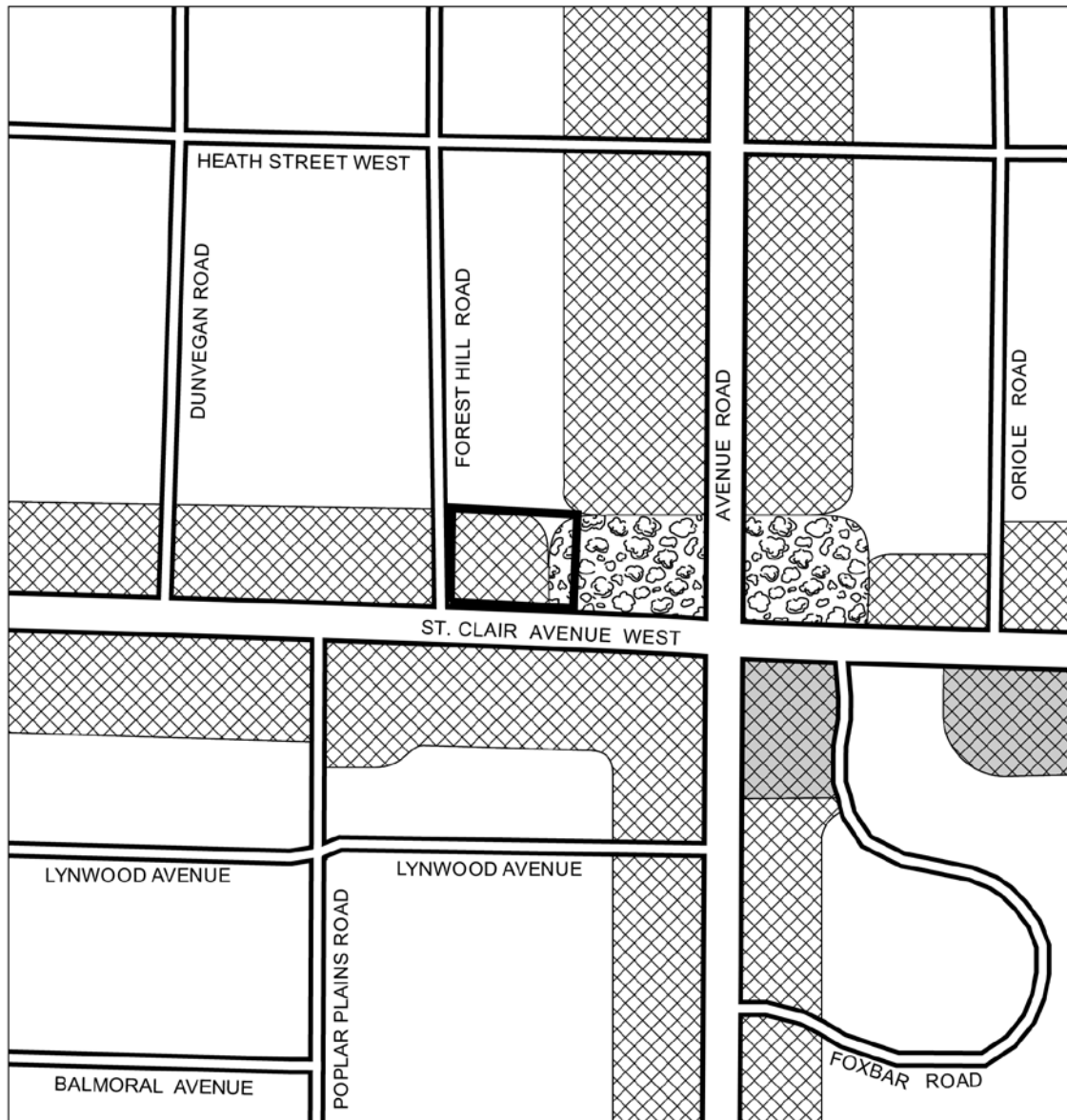
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**200 St. Clair Avenue West**

File # 14\_200553 STE 22 OZ

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## Attachment 7: Official Plan



**Toronto** City Planning  
Extract from Official Plan

200 St. Clair Avenue West

File # 14 200553 STE 22 02



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Not to Scale  
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## Attachment 8: Area Specific Policy No. 221

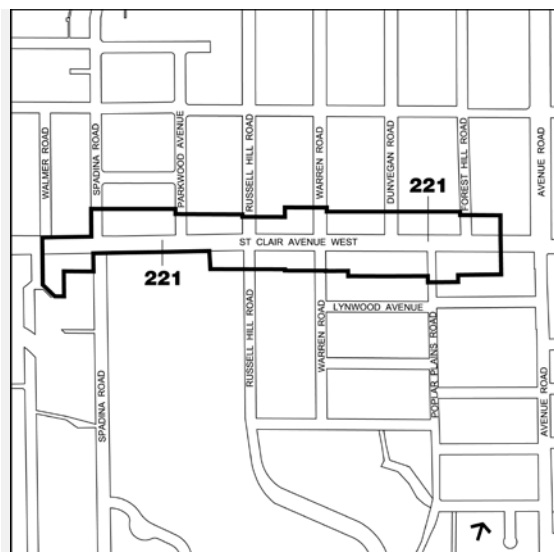
### AMENDMENT NO. 279 TO THE OFFICIAL PLAN

#### AREA SPECIFIC POLICY 221

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

1. Chapter 7, Site and Area Specific Policy No. 221, St. Clair Avenue between West of Spadina Road and Avenue Road, is deleted and replaced by the following:

#### **221. St Clair Avenue West between Walmer Road and Avenue Road**



The intent of this Site and Area Specific Policy is to permit mid-rise buildings with a maximum height no greater than the width of the right-of-way of St. Clair Avenue West. New development along St. Clair Avenue West will support an improved pedestrian environment with access to sunlight, sky views, *Open Space*, and a generous landscaped boulevard, and will limit the impact on the adjacent *Neighbourhood* areas.

#### **Built Form**

1. A building will be permitted to a maximum height of 9 storeys, provided that it complies with the following:

- (a) A minimum of 5 hours of continuous sunlight must be achieved on the north sidewalk of St. Clair Avenue West from March 21 to September 21.
- (b) The building will have a maximum wall height facing streets of 5 storeys, above which the building must step back from the main building wall.
- (c) No part of the building is located above the angular plane drawn from the abutting street lot line, commencing at a height of 24 metres above the street level, and then angling upwards at an angle of 45 degrees away from street over the site.
- (d) No part of the building is located above the angular plane drawn from each lot line abutting a *Neighbourhoods* designation, commencing 7.5 metres from the lot line at a height of 10.5 metres, and then angling upwards at an angle of 45 degrees away from the lot line over the site.
- (e) The building will be well set back from the curb line of St. Clair Avenue West to provide ample space for tree planting, pedestrian clearway, street furniture and lighting, as well as for landscaped open space within the site.
- (f) The building will be set back along side streets to provide a transition to the front yard setback of adjacent residential properties.
- (g) The building will have a minimum separation of 5.5 metres from side walls containing windows of adjacent buildings. Greater separation may be required if the adjacent windows are primary windows.
- (h) The building façade will be articulated or "broken up" to limit expanses of uninterrupted facade.
- (i) The building will preserve the existing sunlight access conditions such that it will cast no new net shadows on Glen Gould Park between 10:00 AM and 4:00 PM on September 21.
- (j) The mechanical penthouse and residential indoor and outdoor amenity space may be located on top of the 9<sup>th</sup> storey, provided that they are limited in size and comply with policies 1(a), 1(c), 1(d), and 1(i).

### **Community Benefits**

- 2. The City may require any development proposal to be supported by a Community Services and Facilities Study in order to assist in setting priorities for community benefits in accordance with policies 4, 5, 6, and 7 of Section

5.1.1 of the Official Plan, although other priorities may also be secured, as appropriate, in the context of Area Specific Policy No. 221 and the policies of the Official Plan.

### **Exemptions**

3. The lands subject to Site and Area Specific Policy 407, known municipally as 282 St Clair Avenue West, are exempt from the policies of Site and Area Specific Policy No. 221 (OMB case number PL130636, decision number 20140028).
4. The lands known municipally as 213-223 St Clair Avenue West are exempt from the policies of Site and Area Specific Policy No. 221 (OMB case number PL130627, decision number 20140003).
2. Chapter 7, Map 28, Site and Area Specific Policies, is revised to amend the boundary of Site and Area Specific Policy No. 221 as shown on the map above as Site and Area Specific Policy No. 221.

## Attachment 9: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	14 200553 STE 22 OZ
Details	OPA & Rezoning, Standard	Application Date:	August 1, 2014
Municipal Address:	200 ST CLAIR AVE W		
Location Description:	PLAN 347E LOT 3 PT LOT 4 **GRID S2206		
Project Description:	To allow for a Official Plan Amendment and the Rezoning of the subject lands to allow for the construction of a 15 storey building containing 130 residential units and 152 below grade parking spaces of which 139 parking spaces are for residents and 13 parking spaces are for visitors.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
200 St Clair Holdco Ltd., 55 St. Clair Ave. W., Suite 408, Toronto ON M4V 2Y7	200 St Clair Holdco Ltd., 55 St. Clair Ave. W., Suite 408, Toronto ON M4V 2Y7	Page + Steele, IBI Group Architects, 95 St. Clair Ave. W., Toronto ON M4V 1N6	200 St Clair Holdco Ltd., 55 St. Clair Ave. W., Suite 408, Toronto ON M4V 2Y7

### PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	Area Specific Policy
Zoning:	R4 Z2.0	Historical Status:	221
Height Limit (m):	14	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	1961	Height:	Storeys:	15
Frontage (m):	52.68		Metres:	52.2
Depth (m):	36.85			
Total Ground Floor Area (sq. m):	1620			<b>Total</b>
Total Residential GFA (sq. m):	13100		Parking Spaces:	152
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	13100			
Lot Coverage Ratio (%):	82.6			
Floor Space Index:	6.68			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	13100	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	46	Office GFA (sq. m):	0	0
2 Bedroom:	84	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

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**TELEPHONE: 416-392-7613**