



## STAFF REPORT ACTION REQUIRED

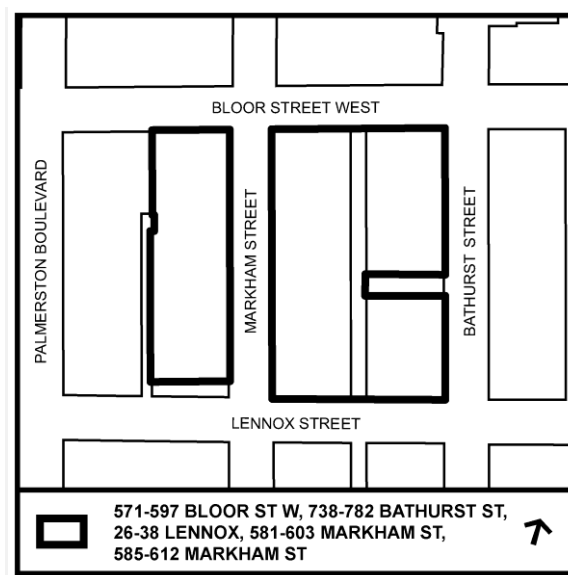
### **Honest Ed's and Mirvish Village 571 to 597 Bloor Street West, 738 to 782 Bathurst Street, 26 to 38 Lennox Street, 581 to 603 and 588 to 612 Markham Street - Official Plan Amendment, Zoning Amendment Applications - Preliminary Report**

<b>Date:</b>	September 18, 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 19 – Trinity-Spadina
<b>Reference Number:</b>	15 188751 STE 19 OZ (East Block) 15 188805 STE 19 OZ (West Block)

## SUMMARY

On July 10, 2015, the City Planning Division received applications from Westbank to amend the Official Plan and Zoning By-laws to redevelop a number of properties bordered by Bloor Street West, Bathurst Street, Lennox Street, and Markham Street, as well as a number of properties on the west side of Markham Street, known locally as the site of Honest Ed's and Mirvish Village.

The proposed development includes a number of mid-rise and tall buildings, ranging in height from 29-storeys at the southwest corner of Bathurst Street and Bloor Street West, to 6 and 7 storeys to the south and west, respectively. A number of buildings of heritage interest fronting both sides of Markham Street are proposed to be retained, while others are proposed to be removed. The proposal comprises a total of 1,017 rental residential units, 17,555 square metres of non-residential space, a 3-level underground parking area, a new publicly accessible market, and the pedestrianization of Markham Street.



This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the continuation of the community consultation process.

A final report is targeted for the 2<sup>nd</sup> quarter of 2016, provided all required materials are submitted in a timely manner and when all outstanding issues, which are detailed in this report, have been addressed.

## **RECOMMENDATIONS**

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

1. Staff be directed to continue to host community consultation meetings for the applications to amend the Official Plan and Zoning By-law at 571 to 597 Bloor Street West, 738 to 782 Bathurst Street, 26 to 38 Lennox Street, and 581 to 603 and 588 to 612 Markham Street, together with the Ward Councillor.
2. Notice for future community consultation meetings be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Decision history**

There are no previous redevelopment applications on the subject sites.

## **PROPOSAL**

On July 10, 2015, the City Planning Division received applications from Westbank to amend the Official Plan and Zoning By-laws for the properties at 571 to 597 Bloor Street West, 738 to 782 Bathurst Street, 26 to 38 Lennox Street, 581 to 603 and 588 to 612 Markham Street.

The proposed development (See Attachments 3, 4, and 5) includes a number of mid-rise and tall buildings in a contiguous built form. A total of five tall buildings are situated on site. Four of these tall buildings are situated atop podiums with heights ranging from 20 - 41 metres fronting Bathurst Street and Bloor Street. A 29-storey (94 metre) building is situated at the corner of Bloor Street and Bathurst Street. To the West of the Bloor / Bathurst intersection is a 25 storey (82 metre) building fronting Bloor Street, and to the south of the intersection are a 25-Storey (82.5 metre) and 15-storey (62 metre) building fronting Bathurst Street. A 19-storey (63 metre) building is situated interior to the site. Buildings ranging from 7 storeys ( 27 metres) to 9 storeys (41 meters) are situated west of Markham Street fronting Bloor Street West. The proposal retains a number of buildings of heritage interest and proposed a new 7 Storey (30 Metre) building on Markham Street.

The residential portion of the proposal comprises a total of 1,017 rental residential units in 71,005 square metres of residential floor area, with the following unit mix:

<b>Res. Units</b>	<b>Number</b>	<b>Percentage</b>
Bachelor	62	6.1%
1 Bed	462	45.4%
2 Bed	390	38.3%
3 Bed +	87	8.6%
Live/Work	16	1.6%

A total of 15,455 square metres of new non-residential floor area, primarily retail, service, and restaurant uses, are proposed. A number of small retail spaces are proposed on an internal pedestrian walkway connecting to Lennox Street. Approximately 2,100 square metres of existing retail space within buildings on Markham Street is proposed to be retained. A total of 1,380 square metres of indoor amenity space and 1,197 square metres of outdoor amenity space is proposed. A new 500 square metre daycare space, with a 260 square metre outdoor play area is proposed. The overall density of the project is 6.25 times the area of the site.

A new publicly accessible market, with an area of approximately 2,500 square metres, is proposed in the interior of the site with pedestrian access from Markham Street, Bathurst Street, Lennox Street and the northeast corner of the site. The market is proposed to be a covered area. The roof structure above the market is proposed to also cover part of Markham Street.

A variety of bike parking facilities are proposed, including 962 bike parking spaces. Bike rental and bike share facilities are also proposed.

Three levels of underground parking are proposed to the east and west sides of Markham Street. A below grade connection is proposed beneath the Markham Street right-of-way. A total of 674 vehicle parking spaces are proposed within the underground parking areas. A total of 6 Type-B, 15 Type-C, and 2 Type G loading areas are proposed internal to the site:

The applications propose the relocation of the city-owned lane currently connecting Bloor Street West to Lennox Street. A new lane, which can be either privately or publicly owned would bisect the east portion of the subject site connecting Bathurst Street to Markham Street.

Markham Street is proposed to remain in City ownership, but become a pedestrian-priority street where vehicle movement is discouraged but not precluded. A redesign of the street, including different paving and landscape treatment is proposed. The new design of Markham Street would allow for the market and various events to occur within the Markham Street right-of-way.

## **Pre-Application Consultation**

Several pre-application consultation meetings were held with the applicant throughout late 2014 and 2015 to discuss complete application submission requirements and high level concepts as the proposal was developed. Westbank also hosted a number of meetings, including drop-in

meetings and workshops, over the course of 2014 to discuss the concepts behind the development proposal with the local community.

On March 3, 2015, the applicant held a pre-application community meeting. This meeting was attended by approximately 500 people. City Planning staff were also in attendance at this meeting.

On March 24, 2015, City staff issued comments on the preliminary proposal presented to the community. These preliminary comments advised the applicant to consider changes to the height, massing and density to respond to the character and the context of the site and its surroundings, the adjacent neighbourhoods and the public realm, while conserving and responding to built heritage. These comments also advised the applicant that on-site parkland dedication would be required as a condition of any redevelopment of these lands. City staff are also amenable to exploring with the applicant off-site parkland dedication opportunities.

## **Community Consultation**

On October 7<sup>th</sup>, City Planning staff will host a drop-in style meeting at the Alternative Learning Centre, Bickford Centre, south of Christie Pits Park., located on Markham Street within the development site, to discuss the proposal with members of the community.

It is anticipated a City Planning-led community advisory group of area residents, business owners and other stakeholders, as well as the Councillors of Wards 19 and 20, will be formed and meet on several occasions towards the end of 2015 and into 2016 to discuss the proposal.

The current application submission is being hosted on the City's website at: [www.toronto.ca/planning/mirvishvillage](http://www.toronto.ca/planning/mirvishvillage)

## **Site and Surrounding Area**

The site comprises a number of properties in two blocks. The 'East Block' contains all property bounded by Bathurst Street, Lennox Street, Bloor Street West and Markham Street with the exception of 756 and 758 Bathurst Street. A City-owned lane bisects the East Block in a north-south direction connecting Lennox Street to Bloor Street West. The 'West Block' includes 585 to 597 Bloor Street West as well as all properties fronting the west side of Markham Street between Bloor Street West and Lennox Street, with the exception of 586 Markham Street. Both blocks are relatively flat.

The East Block contains a large retail space which includes Honest Ed's, as well as several smaller retail spaces in 2 and 3 storey buildings fronting Bathurst Street, Lennox Street and Markham Street. The West Block includes retail uses in 2 and 3 storey buildings. Two residential units are situated above retail spaces in 2 and 3 storey buildings fronting Bloor Street West.

The surrounding uses are as follows:

North: 2 and 3-storey mixed-use buildings front on Bloor Street West. The Bathurst Street TTC Station is located to the north-east of the site. A 5-storey office building and St.

Peter's Church are located north of the site, fronting Bathurst Street. Low-rise residential units are situated north within the Seaton Village neighbourhood and northeast within the Annex neighbourhood.

- West: 2 and 3-storey mixed-use buildings front on Bloor Street West. Low-rise residential units are situated east and southeast within the Palmerston neighbourhood.
- South: Low-rise residential units are situated south within the Palmerston neighbourhood. The Randolph Academy, an approximately 4-storey church building is situated immediately to the south of the site on the west side of Bathurst Street. Central Technical School is located southeast of the site.
- East: 2 and 3-storey mixed-use buildings front on Bloor Street West. A new 9 storey mixed use building is situated on the east side of Bathurst. Low-rise residential units are situated east within the Harbord Village neighbourhood.

## **Planning Act, Provincial Policy Statement and Provincial Plans**

### **The 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 orderly development of safe and healthy communities; the conservation of features of significant architectural, cultural and historical interest; and the appropriate location of growth and development.

### **The Provincial Policy Statement**

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 by accommodating a range and mix of uses; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. With regard to heritage resources, the Provincial Policy Statement 2.6.3 (PPS) states 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.

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 2006**

The Growth Plan for the Greater Golden Horseshoe (the 'Growth Plan') 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 City's Official Plan locates the subject property on an *Avenue*, as noted on Map 2 and within the *Mixed Use Areas* land use designation, as noted on Map 18. While the proposed redevelopment is currently being reviewed primarily against the following Official Plan policies, the Official Plan will be considered comprehensively as the development is reviewed.

The Official Plan is available here:

[http://www1.toronto.ca/static\\_files/CityPlanning/PDF/chapters1\\_5\\_dec2010.pdf](http://www1.toronto.ca/static_files/CityPlanning/PDF/chapters1_5_dec2010.pdf)

### **Avenues (2.2.3)**

Section 2.2.3 of the Official Plan contains policy regarding lands situated on *Avenues* as noted on Map 2 – Urban Structure. *Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents.

The Official Plan encourages intensification along *Avenues* however this intensification must respond to the characteristics of each *Avenue* and is generally not intended to be uniform. Reurbanizing the *Avenues* is intended to be achieved through the preparation of Avenue Studies which guide the strategic development of mixed-use segments of the corridors shown on Map 2. Development proposed in advance of an Avenue Study will require that an Avenue Segment Review is completed.

### **Mixed Use Areas (4.5)**

The subject site is designated *Mixed Use Areas* on Map 18 – Land Use Plan. Section 4.5 of the Official Plan contains policies to govern the built form of new development in *Mixed Use Areas*.

### **Healthy Neighbourhoods (2.3.1)**

The properties to the west and south of the subject site are designated as *Neighbourhoods* by the Official Plan. The Healthy Neighbourhoods Section of the Official Plan (Section 2.3.1) includes policies for development in *Mixed Use Areas* adjacent to *Neighbourhoods*.

### **Public Realm (3.1.1)**

Section 3.1.1 contains policies that help guide the development of streets, sidewalks, boulevards, and other aspects of the public realm.

### **Built Form (3.1.2 and 3.1.3)**

Section 3.1.2 of the Official Plan includes policies for the City's Built Form and requires that new development be located and organized to fit within an area's existing and/or planned context. Section 3.1.3 of the Official Plan addresses matters related to tall building design.

### **Heritage Resources (3.1.5)**

Section 3.1.5 of the Official Plan Heritage Policies requires that development adjacent to heritage resources respects the scale, character and form of the heritage resource. The updated Heritage Conservation Policies contained in Official Plan Amendment 199, recently approved by the Ontario Municipal Board, cover a wide array of heritage properties including: individually

significant buildings and structures, properties that are a part of a heritage conservation district, cultural heritage landscapes, archaeological resources and areas of archaeological potential.

### **Rental Housing Replacement (3.2.1)**

The Official Plan also contains policies addressing the need to preserve and increase the City's supply of rental and affordable housing. Policy 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. Policy 3.2.1.6 provides that applicants proposing to demolish six or more residential rental units (except where all the rents are above the mid-range rent category) are required to replace the rental units with the same number, size and type of rental housing units and maintain them with rents similar to the rents of existing units on the site. Tenant assistance, including the right to return to replacement units, is also required.

## **Built Form Guidelines**

### **Mid Rise Building Design Guidelines**

The City's Performance Standards for Midrise Buildings are typically applied to proposed mid-rise buildings along *Avenues* as indicated by Official Plan Map 2. The Performance Standards for mid-rise Buildings provides a useful framework against which to consider the appropriateness of mixed-use developments on *Avenues* with regard to adjacent to *Neighbourhoods*.

### **Tall Building Design Guidelines**

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

## **Four Corners Study and Bathurst Street Study**

On July 8, 2014, City Council approved changes to Zoning By-law 438-86 limit the size of retail and service uses along the Bathurst Street Corridor from Queen Street West to Dupont Street. The Zoning By-law amendment is currently under appeal. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.8>

On August 25, 2014, City Council adopted the Official Plan Amendment No. 246 to guide development within the Bathurst Street Corridor from Dupont Street to Queen Street West. The amendment requires that the intersection of Bloor Street West and Bathurst Street be subject to further review through an area specific study. The Official Plan Amendment is currently under appeal. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.8>

Following Council's decision on the Bathurst Street Study, Planning Staff initiated the Four Corners Study in the area of Bloor Street West and Bathurst Street.

On December 9, 2014, City staff hosted a Community Consultation Meeting on the emerging principles for the Four Corners study area which would drive further Official Plan Policies for the area. These principles, as refined based on community input, were adopted by City Council on May 5, 2015:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE5.8>

A Community meeting to discuss draft Official Plan Policy amendments intended to further guide development within the Four Corners area will be held in late 2015. A final report on the Four Corners Study, including a recommended Official Plan Amendment, will be before Council for consideration in early 2016, in advance of Final recommendations being brought forward for the subject applications at the Mirvish Village / Honest Ed's Site.

The Mirvish Village / Honest Ed's Site development applications are being reviewed within the context of this study.

### **Bloor Corridor Visioning Study**

On December 7, 2009, City Council adopted Official Plan Amendment No. 98. The amendment contains policy regarding land use, built form, community services and facilities, transportation, heritage and urban design along the Bloor Street West Corridor from Avenue Road to Bathurst Street as Site and Area Specific Policy 334. The Policy also provides direction for the intersection of Bathurst Street and Bloor Street West, referred to as the "Bathurst node". The policy directs that development in the Bathurst node will provide appropriate transition in height, density and scale to Neighbourhoods adjacent to the Bloor Corridor and reinforce the continuous main street character of Bloor Street by situating taller buildings above a podium element which respects existing cornice lines and includes a fine grain of commercial and retail uses at grade.

Further information on the Bloor Corridor Visioning Study can be found here:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=25040621f3161410VgnVCM10000071d60f89RCRD>

### **TOcore: Planning Toronto's Downtown**

On May 13, 2014, Toronto and East York Community Council considered a staff report regarding 'TOcore: Planning Toronto's Downtown', along with a related background document entitled 'Trends and Issues in the Intensification of Downtown'. These reports along with additional information are available on the study website at: [www.toronto.ca/tocore](http://www.toronto.ca/tocore)

TOcore is looking at how Toronto's Downtown should grow, with both a renewed planning framework and the necessary infrastructure to remain a great place to live, work, learn and play. TOcore is in its initial 'taking stock' phase, which involves an analysis of existing conditions, growth trends and priority issues in the Downtown. The study team will be reporting back to TEYCC by the end of 2015 on the results of Phase One and the priorities for Phase Two, "Planning and Analysis".

The proposed development is located adjacent to, not within, the Downtown, though given the scope of the proposal, the review of this application will be informed by the issues being considered under TOcore.



## **Zoning By-law 438-86 and 569-2013**

The subject properties are zoned CR – Mixed Use, by Zoning By-law 569-2013, as amended. The By-law permits a maximum building height of 16-metres near the intersection of Bloor and Bathurst; a maximum of 14-metres for properties to the south fronting Bathurst Street up to Lennox Street; a maximum of 10-metres for those properties on the west side of Markham Street fronting Bloor Street West; and a maximum of 11-metres for the lots fronting either side of Markham Street. Permitted density ranges from 3.0 times the site area at the corner of Bloor and Bathurst to 2.5 times the area of the site for properties further south on Bathurst Street, and 1.5 times the site towards for the lots fronting either side of Markham Street.

The subject site is zoned CR – Mixed Use, and MCR – Mixed use by By-law 438-86, as amended. This By-law permits the same height and density on the subject site as By-law 569-2013, noted above.

## **Site Plan Control**

An application for Site Plan Control is required. A Site Plan control application has not yet been submitted.

## **Design Review Panel**

The subject proposal was before Toronto's Design Review Panel (DRP) on July 7, 2015. This meeting was attended by Staff, the applicant, and members of the community.

At the meeting, the DRP emphasized that the site is an important and unique corner of the city. The members complimented the well-documented package and the proponent's comprehensive vision that includes public realm, market, social aspirations and sustainability. Appreciating the positive aspects of the project, the DRP were of the opinion that there should be massing revisions to improve light and views, as well as increased open space on the site.

The panel unanimously voted that the proposal be "Refined", with the condition that the revised proposal include "Provision of Massing refinements to improve access to light and views, and to provide open space on the site". The revised proposal will be before Design Review Panel at a later date.

The complete minutes of the July 7, 2015 DRP meeting are available here:  
[www.toronto.ca/planning/urbandesign](http://www.toronto.ca/planning/urbandesign)

## **Reasons for the Application**

The Zoning By-law Amendment application is proposed to amend the permitted density, maximum building height, minimum setbacks, parking standards, and other By-law requirements in order to permit the proposed redevelopment.

The Official Plan Amendment application has been submitted out of an abundance of caution should the City's Official Plan policies being brought forward through the ongoing Four Corners Study not align with the proposed redevelopment of the subject site.

## **Application Submission**

The following reports/studies were submitted with the application on July 10, 2015:

- Architectural Drawings
- Landscape Drawings
- Planning and Urban Design Rationale
- Shadow Study
- Draft Official Plan and Zoning By-law Amendment
- Retail Market Analysis
- Preliminary Geotechnical Analysis
- Subsurface Investigation
- Hydrogeological Investigation
- Archaeological Resource Assessment
- Arborist Report
- Transportation Considerations
- Functional Servicing and Stormwater Management
- Noise and Vibration Study
- Wind Study
- Community Services and Facilities Study
- History and Context
- Heritage Impact Assessment
- Toronto Green Standards
- 3D Massing Model

As of this report being finalized, the applications are currently incomplete, pending the submission of an Avenue Segment Review, which is anticipated in the next several weeks. A Notification of Incomplete Application was issued on August 10, 2015.

## **COMMENTS**

The proposed redevelopment of the Mirvish Village and Honest Ed's site presents an opportunity to intensify a large, underutilized, and transit-oriented site in a manner which challenges the existing Planning policy context and reinterprets an area with significant historical context while enhancing an established community. The proposal being considered contemplates substantial change to the immediate area and will inevitably influence the redevelopment of other sites with good transit access and proximity to the Downtown.

There are many positive aspects of the proposal, such as the inclusion of rental housing, day care space, the public market, the proposal for Markham Street as a more pedestrian-oriented space, the goal of achieving a LEED Platinum project, the social enterprise spaces, bike sharing facilities, among others. The challenge this proposal presents is balancing the manner in which the positive aspects of the proposal are considered alongside the overall size of the proposal in contrast to the existing and planned area context, with the knowledge that a redevelopment of this site will influence further area redevelopment.

In order to arrive at a development on this site which balances improvements to the area through the positive initiatives proposed, while being sensitive to the existing area context, and acknowledging that some level of intensification of this area is supported by Provincial and City Policy, City Planning Staff will work with the applicant and the community to address the following matters.

## **Built Form Considerations**

The proposed built form presents a new approach of slender towers, and a variation in massing that attempts to mimic the rhythm of a traditional main street, albeit at a different scale. A more typical approach to the redevelopment of this site would be that of a mixed use mid-rise development. As the proposal seeks height and massing beyond this mid-rise approach to development, in some cases significantly, City Staff will work with the applicant, City agencies and other stakeholders to assess the impact of the additional height and massing being proposed, especially given its alternative approach, and determine where these may be acceptable.

The proposal shadows the public realm of both sides of Bloor Street West for significant portions of the day, extending into the late afternoon, and Bathurst Street from the afternoon until the evening, in the Spring/Fall. In the summer months, the proposal shadows large portions of the Bloor Street West public realm from the morning into the early afternoon, and large portions of the Bathurst Street public realm from the mid afternoon and into the evening.

The building height proposed, particularly at the corner of Bloor Street and Bathurst Street, is also particularly challenging when considered in relation to the character of Bloor Street West and the low-rise areas that surround the site.

An Avenue Segment Review, typically required for development on *Avenues*, is a key piece of information that City Staff require in considering the impacts resulting from increased height and density to the immediate context, as well as the manner in which these proposed increases in height and density might translate to the future development of other sites in the broader context. An Avenue Segment Study has not yet been submitted as of the drafting of this report, but is expected.

City Staff will work with the applicant on revisions to the proposal on height and density and the redistribution of massing and density to respond better to the character and the context of the site and its surroundings and reduce shadowing on the public realm. The City will seek revisions to the proposal which transition more appropriately to the adjacent areas and enhance the public realm.

## **Heritage Considerations**

The subject site includes a number of properties that were identified in the Bathurst Street Built Form and Land Use Study as having potential cultural heritage value and is adjacent to a listed heritage property at 730 Bathurst Street. On August 25, 2014 City Council directed staff to report on the heritage attributes of the potential heritage properties and options for their inclusion on the Heritage Register.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.8>

In response to City Council's direction, a report from the Director, Urban Design, will be considered by the Toronto Heritage Preservation Board at its meeting on September 25, 2015 recommending the inclusion of 35 properties on the Heritage Register, the majority of which are located within the development site. These recommendations have also been prepared in anticipation of the *Bathurst-Bloor Four Corners Study – Official Plan Amendment*, which will contain specific recommendations for the conservation of heritage resources within the Bathurst-Bloor Four Corners Study Area.

City Planning staff, including Heritage Preservation Services staff, will continue to meet with the applicant, the ward Councillor and other stakeholders to discuss the retention and conservation of the existing and potential heritage properties. These discussions will continue to explore the conservation of the built heritage within this development site in a manner that is consistent with established heritage policies.

### **Parkland Dedication**

The City of Toronto 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 to 0.42 hectares of local parkland per 1,000 people - the lowest quintile of current provision of parkland. The site is in a parkland acquisition priority area.

The proposal results in a parkland conveyance requirement of approximately 1,900 square metres of new parkland. Given the size of the development parcel, City Staff will not accept cash-in-lieu of parkland as a means to fulfil the requisite parkland dedication requirements. As a condition of any redevelopment of the site, the City will require that the applicant's parkland dedication requirement be addressed through the conveyance of land to the City for new park space. While it is preferred that the proposal be revised to include an on-site park space, the City is open to discussing opportunities for part of the required parkland dedication to be satisfied through off-site lands conveyed to the city, provided such lands are within approximately 500 metres of the development site.

The City will work with the applicant on determining the location and nature of additional parkland to be conveyed to the City in order to satisfy the parkland dedication requirements of the proposed development.

### **Public Laneway and Access**

The proposal includes the realignment of a City-owned laneway connecting Bloor Street West and Lennox Street. A new laneway, which would be partly covered by a proposed building and situated above underground parking, is proposed to connect Bathurst Street to Markham Street.

The new laneway abuts 758 Bathurst Street. The properties at 756 and 758 Bathurst Street are not part of the proposed redevelopment, but are bordered by it on 3 sides, and currently enjoy access via the rear public lane which the proposal seeks to move, maintaining appropriate access to these properties will be secured as a condition of any redevelopment.

City Planning will meet with Real Estate Services, Transportation Services, the applicant and the adjacent landowners to ensure that matters related to the proposed changes to the laneway system are addressed.

### **Other Matters to be Further Reviewed**

The following additional matters will be reviewed and addressed within the context of this application:

- Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- Conformity with the City's Official Plan policies;
- Conformity with the Tall Building Design Guidelines, including built form, transition in scale, sunlight and skyview, views from the public realm, heritage properties and heritage conservation districts, floor plate size and shape, tower placement, separation distance, site servicing and access, pedestrian realm, publicly accessible open space, and sustainable design;
- Compatibility of the proposed uses with the adjacent neighbourhood and any necessary mitigation;
- The appropriateness of the unit mix and the mechanism to secure the proposed rental units;
- The mechanism to securing any existing rental units proposed to be demolished through this development application in accordance with City policy;
- The manner in which the proposed daycare addresses the requirements of the Day Nurseries Act;
- Appropriate servicing required to accommodate the proposal;
- Adequacy of community services and parkland in the area;
- Assessment of traffic generation and flow, and their impacts to the existing transportation network;
- The location and amount of proposed bicycle parking spaces;
- The amount of proposed indoor and outdoor amenity space;
- Conformity to the Toronto Green Standard; and,
- Potential Section 37 benefits being provided in exchange for a supportable increase in height and/or density.

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

## **Conclusion**

There are many aspects of this application that contribute positively to the site and broader neighbourhood, and City is encouraged by the level of detail and consideration given to much of the proposal, as well as the efforts of the applicant to meet with City Staff and stakeholders to discuss the various aspects of this complex proposal. City Staff however have concerns with regard to the height and built form in relation to the area context, the way on-site heritage resources are being retained and incorporated, and the details and location of new park space, among other matters. City Planning staff will work with the community, the applicant, the Ward Councillor, and commenting agencies to continue to process this application, further explore and refine aspects of the proposal, and arrive at redevelopment which balances the innovative approach presented by the proposal with principles of enhancing the neighbourhood and complementing the area context.

## **CONTACT**

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## **SIGNATURE**

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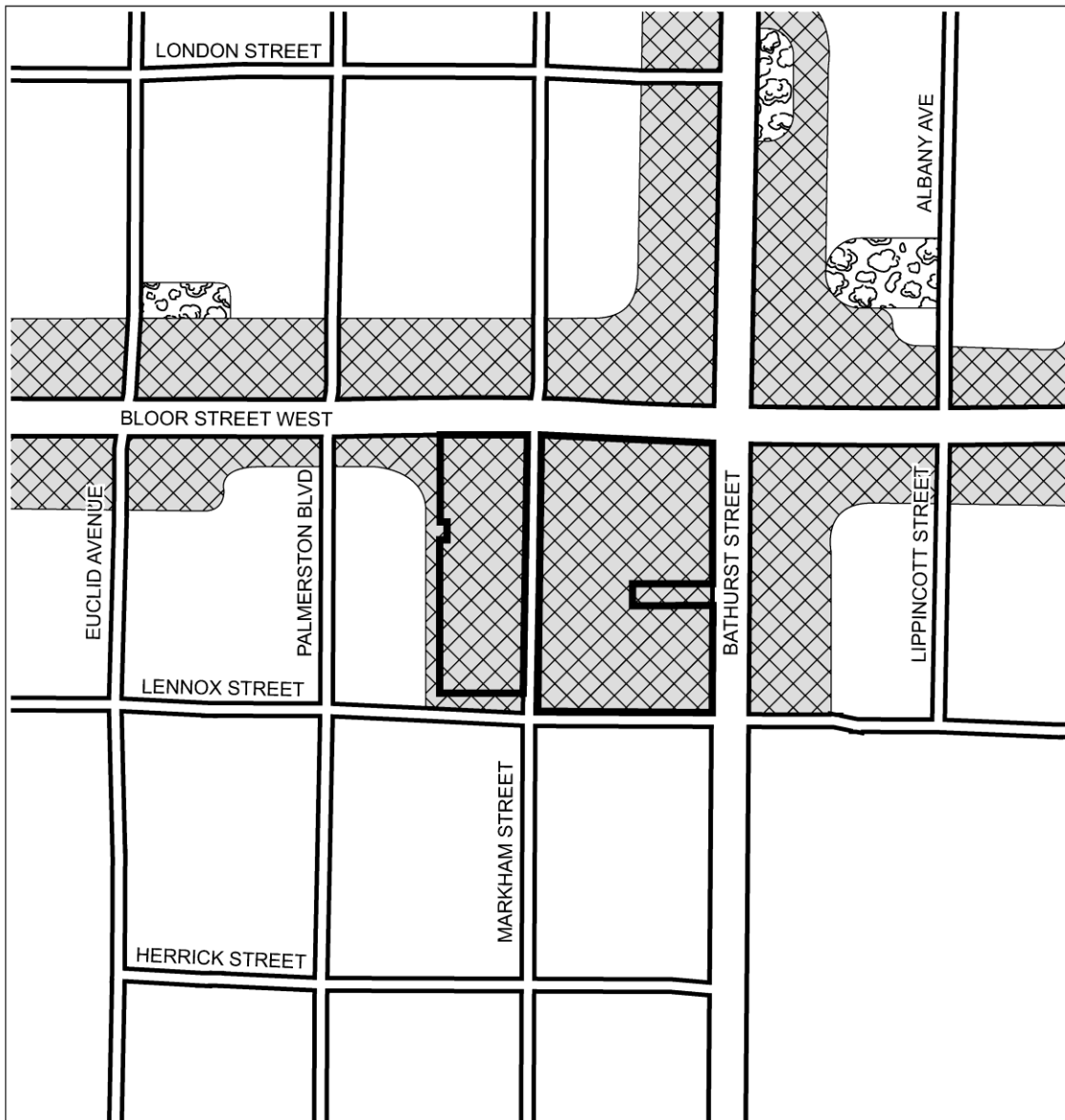
Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Official Plan – Land Use – Map 18 Excerpt  
Attachment 2: Zoning By-law Excerpt  
Attachment 3: Proposed Site Plan  
Attachment 4: Proposed Building Elevations  
Attachment 5: Massing Model Perspective Renderings  
Attachment 6: Application Data Sheet

## Attachment 1: Official Plan – Land Use – Map 18 Excerpt



571-597 Bloor St W, 738-782 Bathurst St, 26-38 Lennox,  
581-603 Markham St, 585-612 Markham St

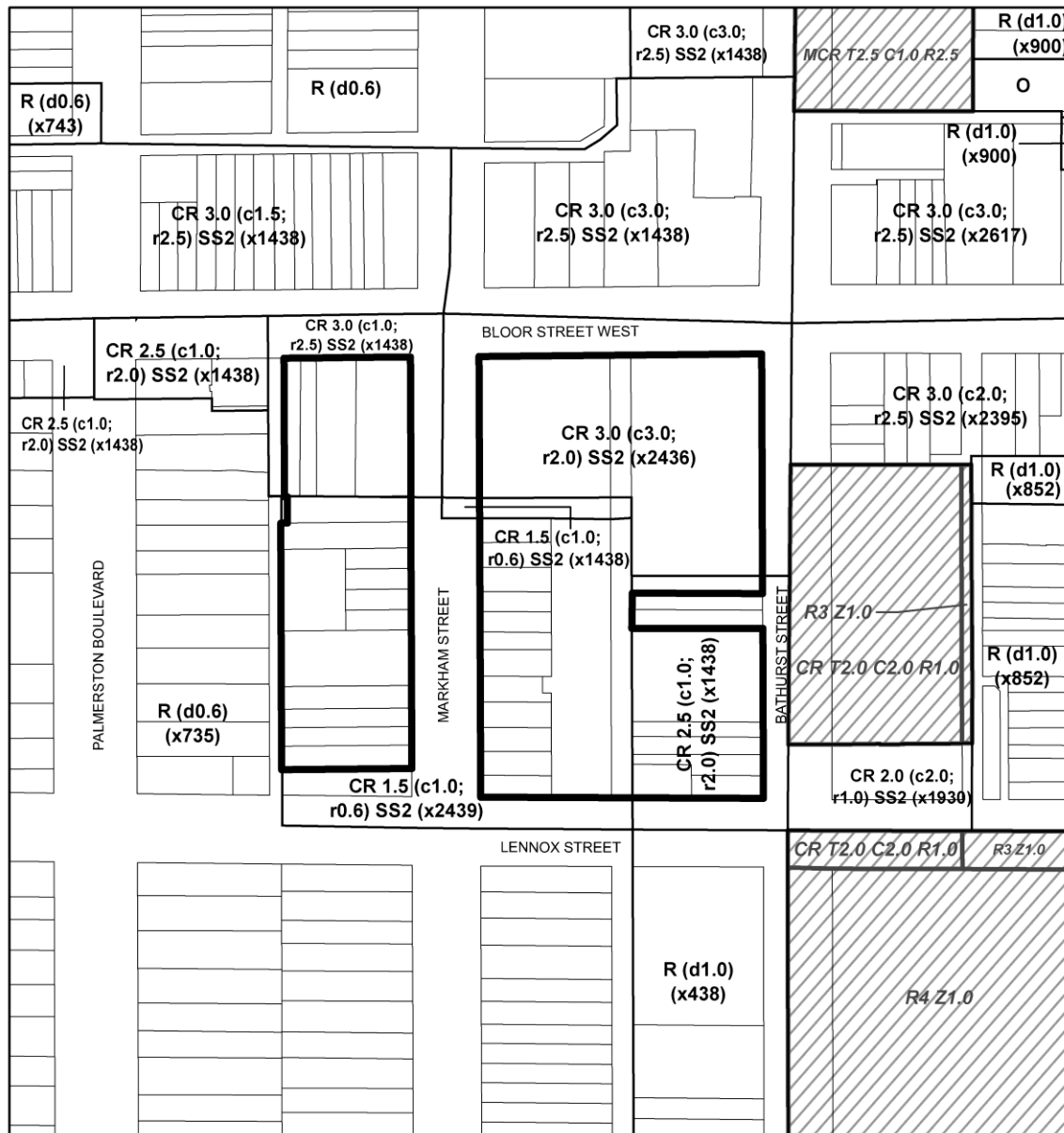
Extract from Official Plan

File # 15 188751 STE 19 0Z



Not to Scale  
09/01/2015

## Attachment 2: Zoning By-law Excerpt



**Zoning By-Law No. 569-2013**

571-597 Bloor St W, 738-782 Bathurst St, 26-38 Lennox,  
581-603 Markham St, 585-612 Markham St  
File # 15 188751 STE 19 0Z



Location of Application

**R** Residential

**CR** Commercial Residential  
**O** Open Space



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

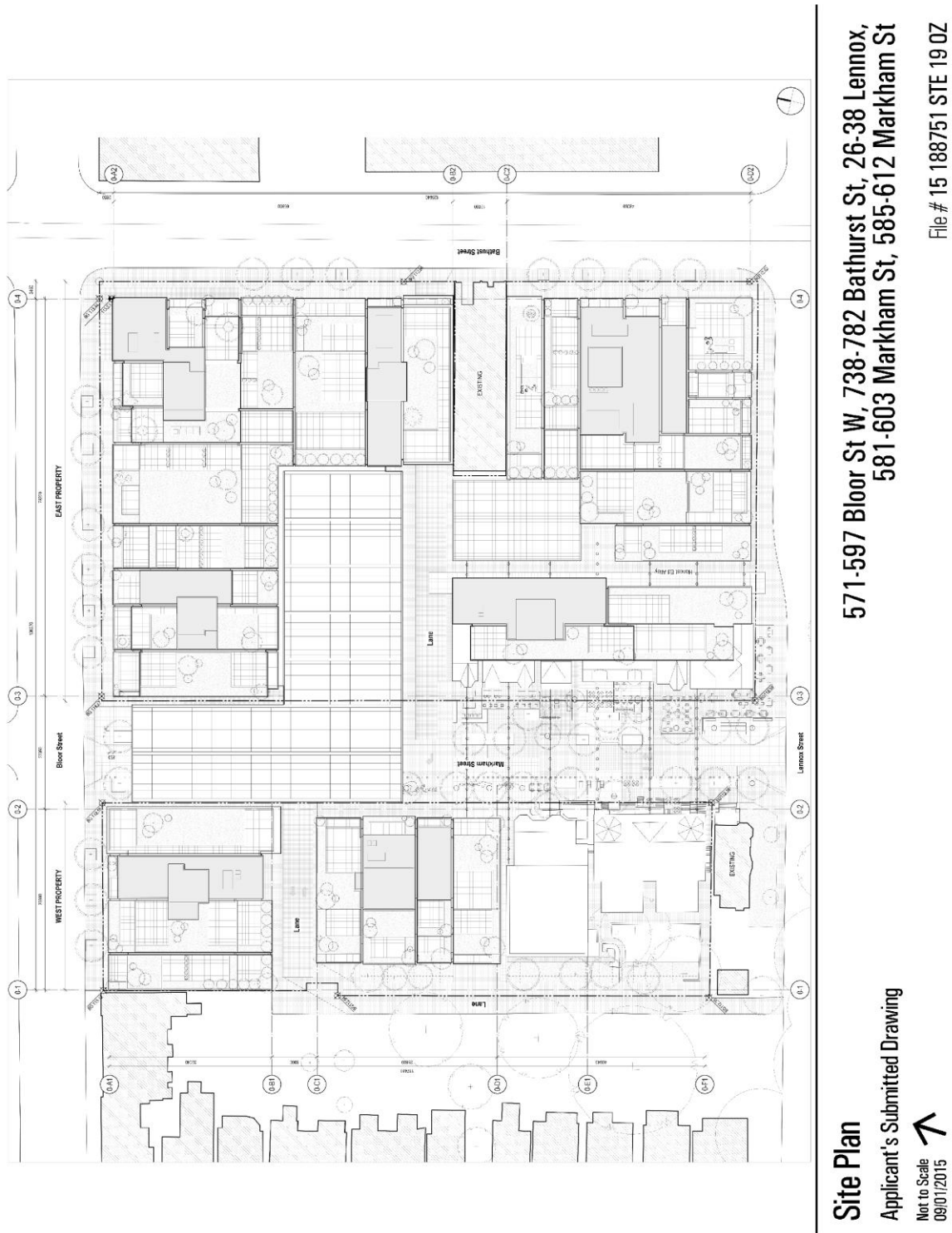
**R3** Residential District  
**R4** Residential District  
**CR** Mixed-Use District  
**MCR** Mixed-Use District



Not to Scale  
Extracted: 09/01/2015



### Attachment 3: Proposed Site Plan



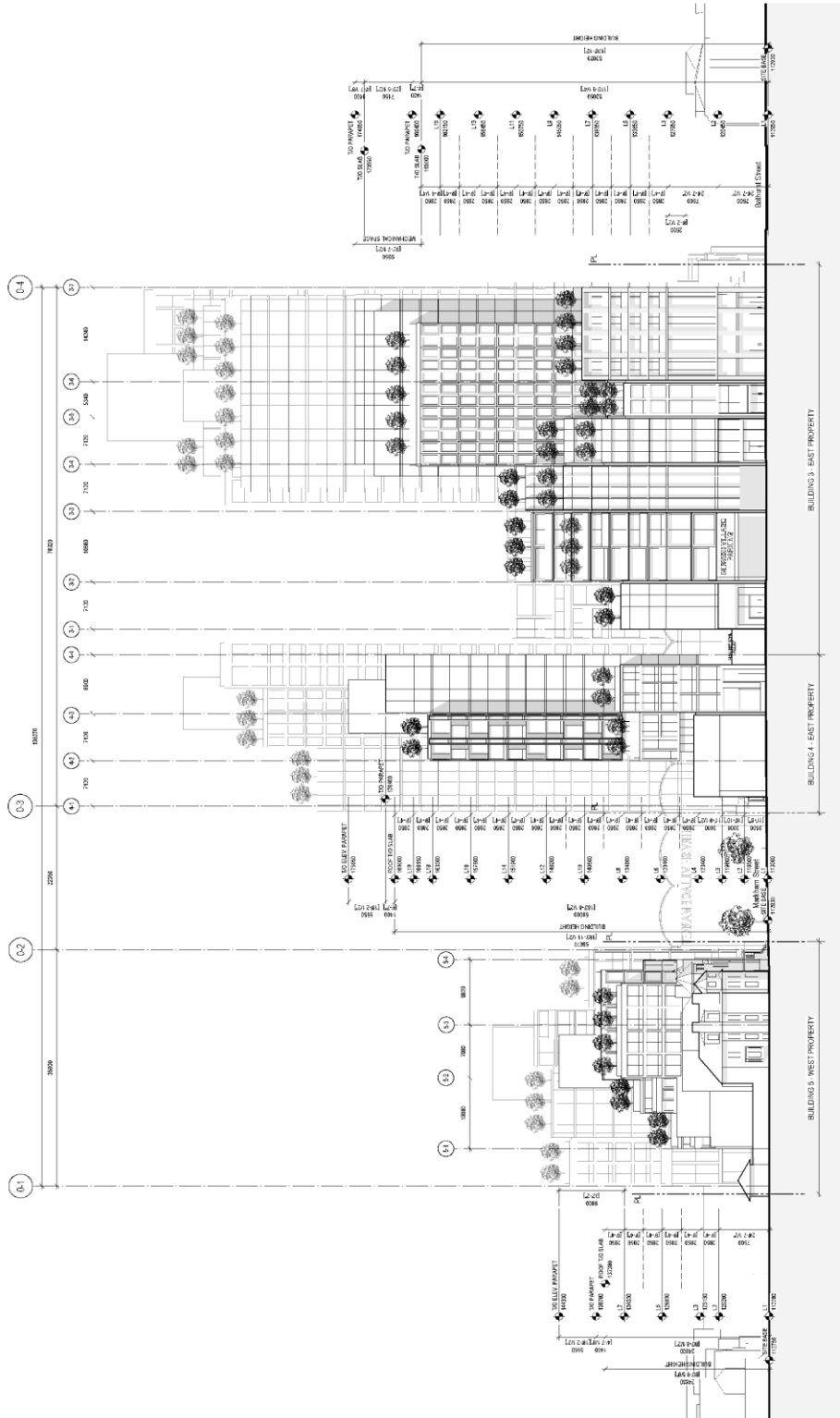
## Elevations

Applicant's Submitted Drawing

Not to Scale  
09/01/2015

571-597 Bloor St W, 738-782 Bathurst St, 26-38 Lennox,  
581-603 Markham St, 585-612 Markham St

File # 15 188751 STE 190Z



Lennox Street Elevation

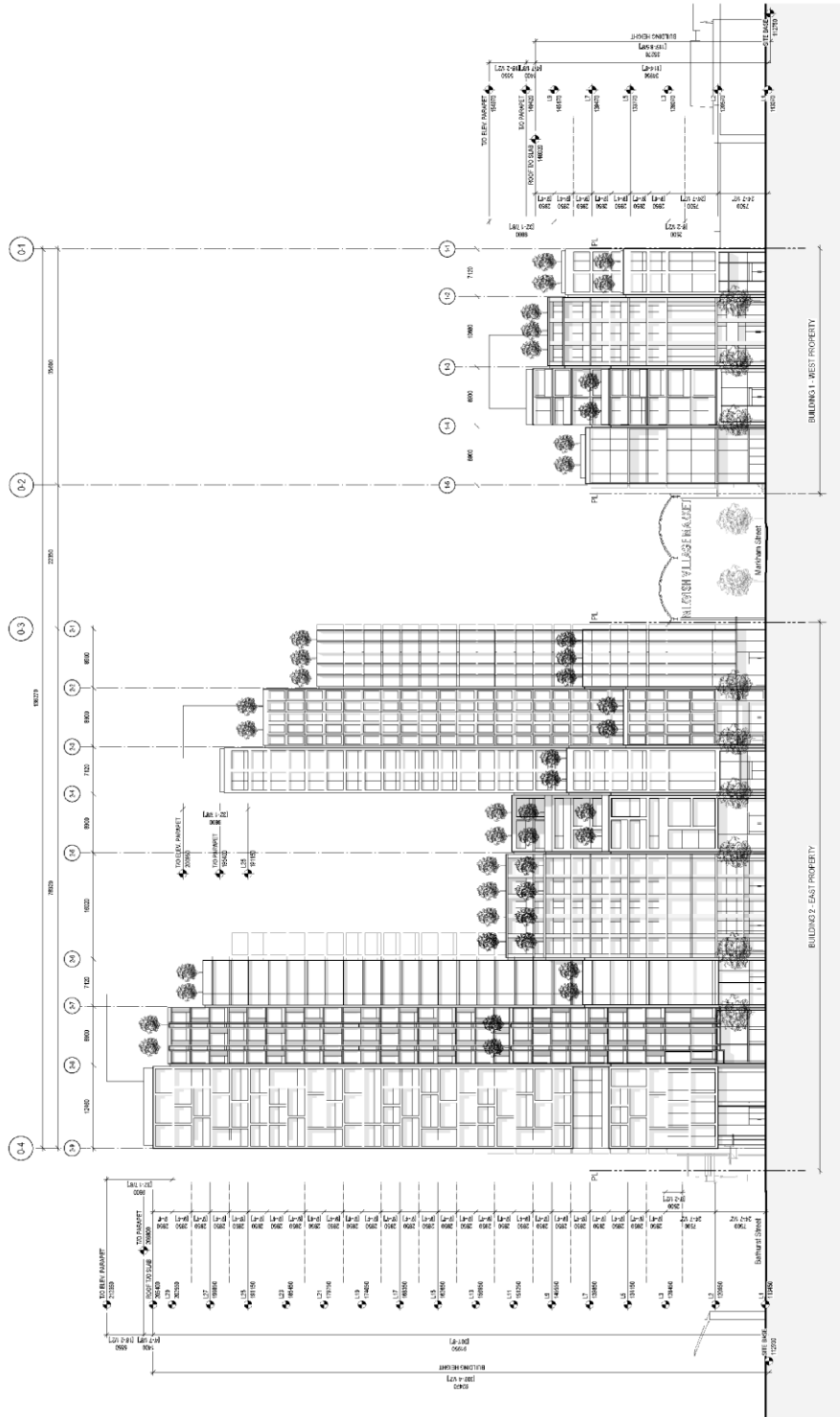
## Elevations

Applicant's Submitted Drawing

Not to Scale  
09/01/2015

571-597 Bloor St W, 738-782 Bathurst St, 26-38 Lennox,  
581-603 Markham St, 585-612 Markham St

File # 15 188751 STE 19 0Z



Bloor Street Elevation

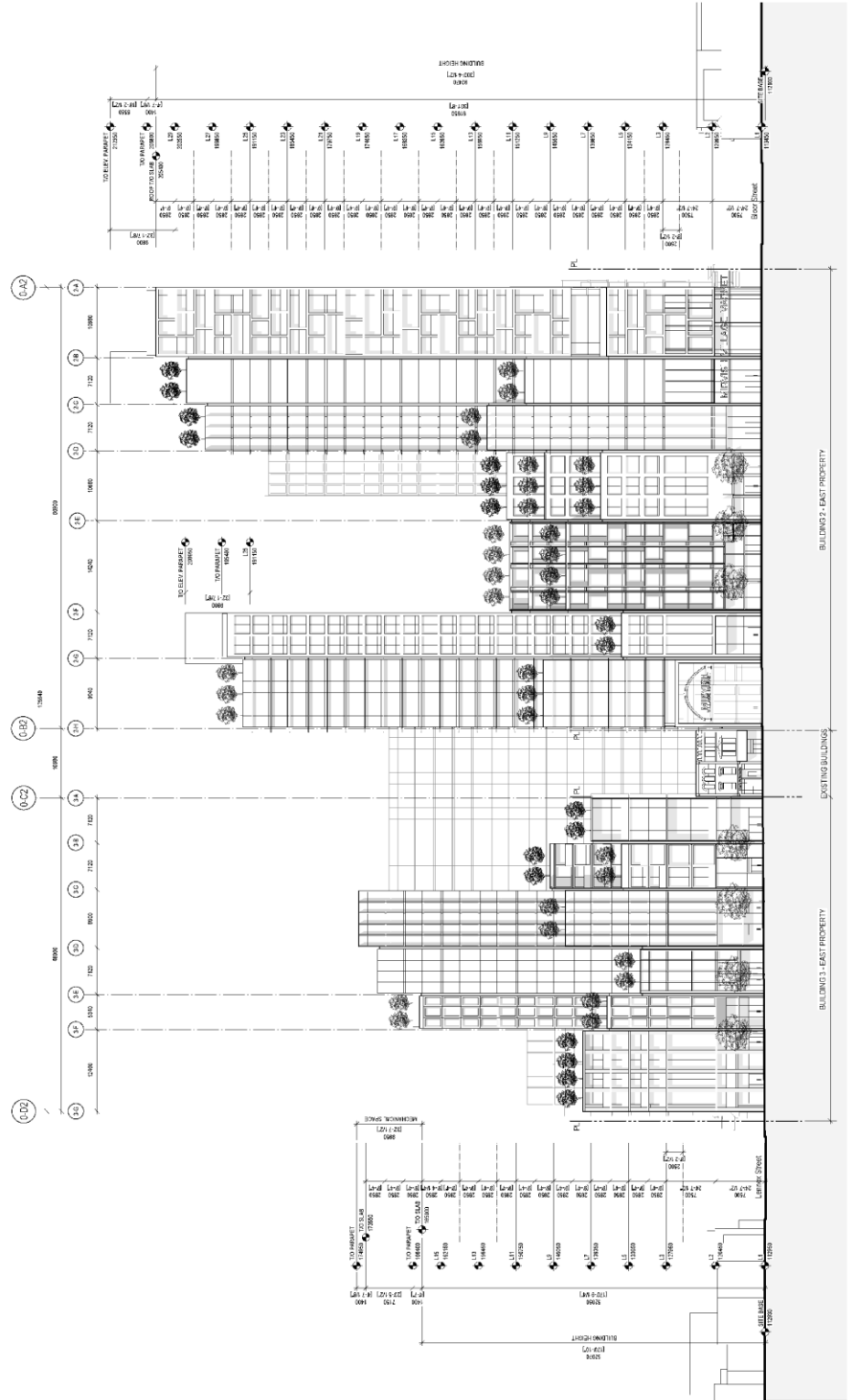
## Elevations

Applicant's Submitted Drawing

Not to Scale  
09/01/2015

571-597 Bloor St W, 738-782 Bathurst St, 26-38 Lennox,  
581-603 Markham St, 585-612 Markham St

File # 15 188751 STE 19 0Z



Bathurst Street Elevation

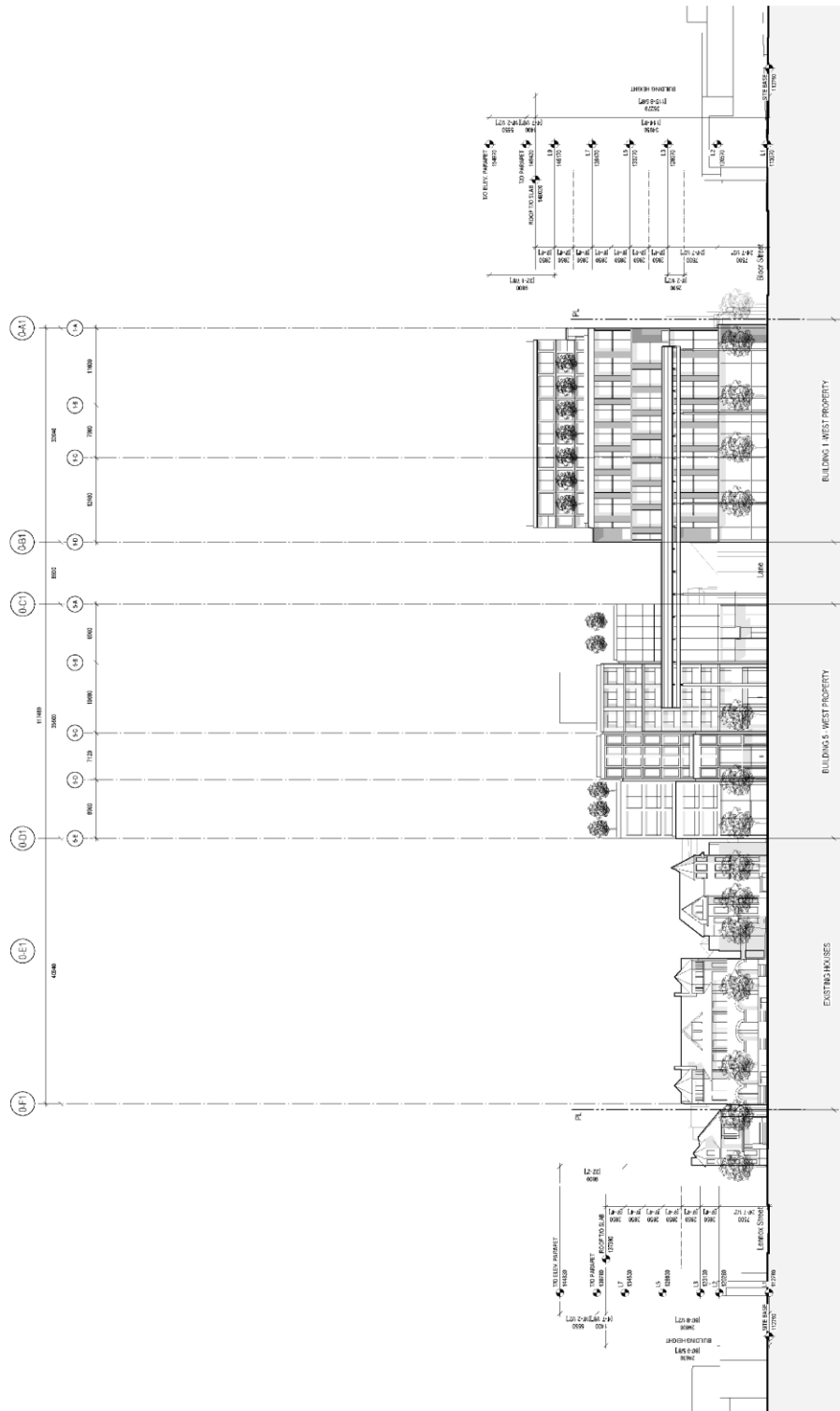
## Elevations

Applicant's Submitted Drawing

Not to Scale  
09/01/2015

571-597 Bloor St W, 738-782 Bathurst St, 26-38 Lennox,  
581-603 Markham St, 585-612 Markham St

File # 15 188751 STE 19 0Z



## Elevations

Applicant's Submitted Drawing

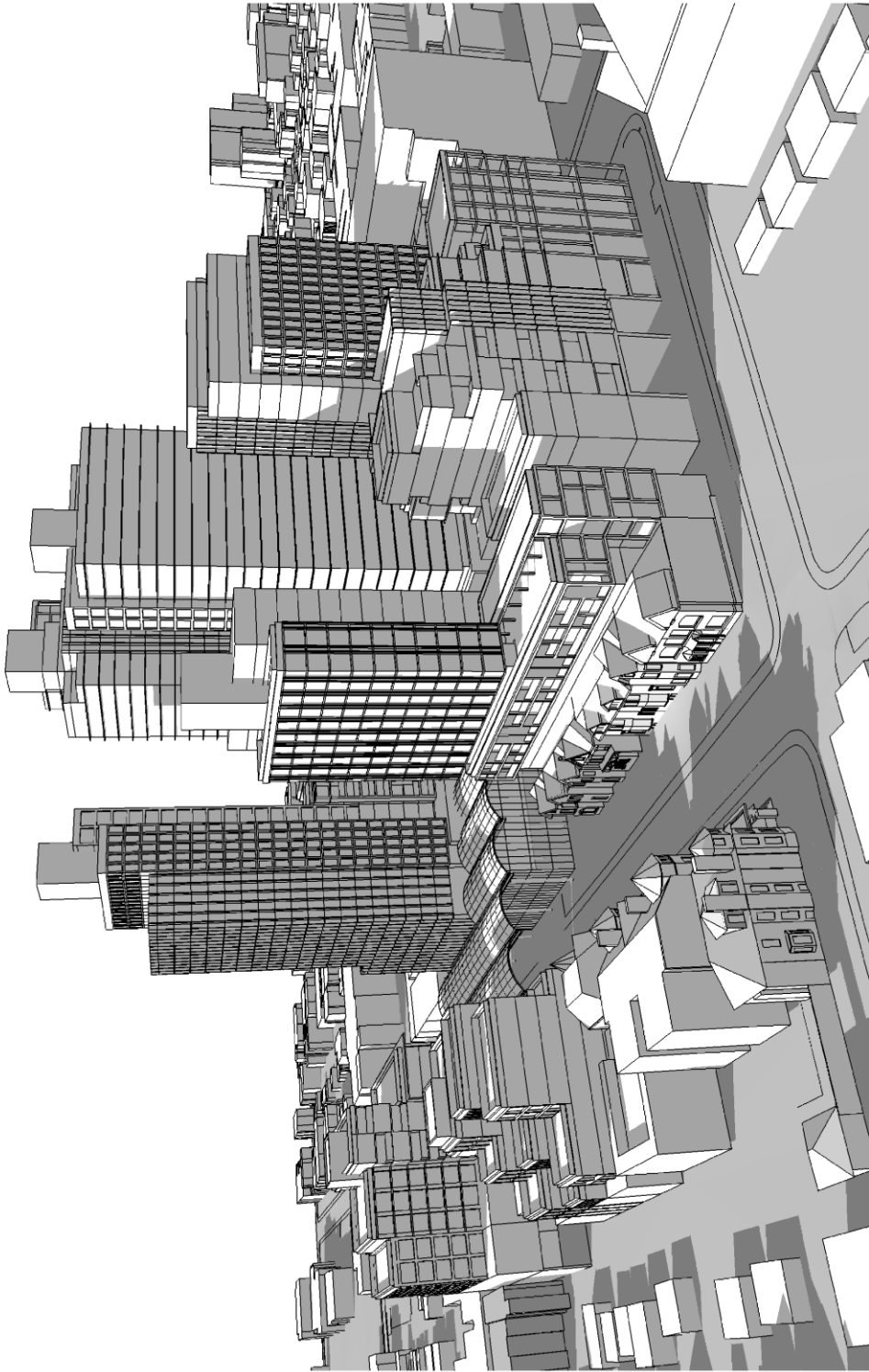
Not to Scale  
09/01/2015

## Markham Street West Elevation

571-597 Bloor St W, 738-782 Bathurst St, 26-38 Lennox,  
581-603 Markham St, 585-612 Markham St

File # 15 188751 STE 19 0Z

## Attachment 5: Massing Model Perspective Renderings



View looking from southwest

**Perspective**

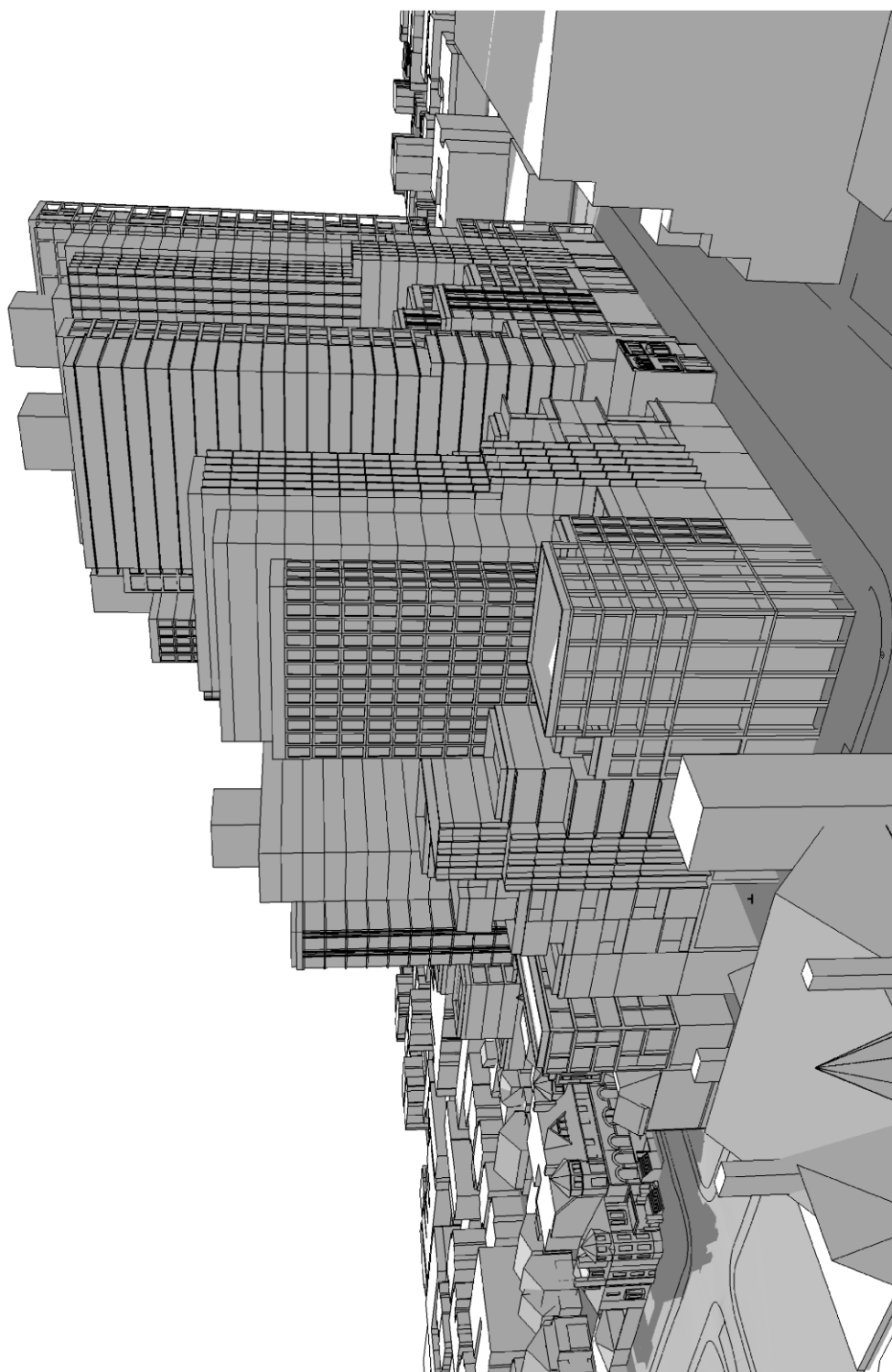
Applicant's Submitted Drawing

Not to Scale  
09/01/2015



571-597 Bloor St W, 738-782 Bathurst St, 26-38 Lennox,  
581-603 Markham St, 585-612 Markham St

File # 15 188751 STE 19 0Z



View looking from southeast

## Perspective

Applicant's Submitted Drawing

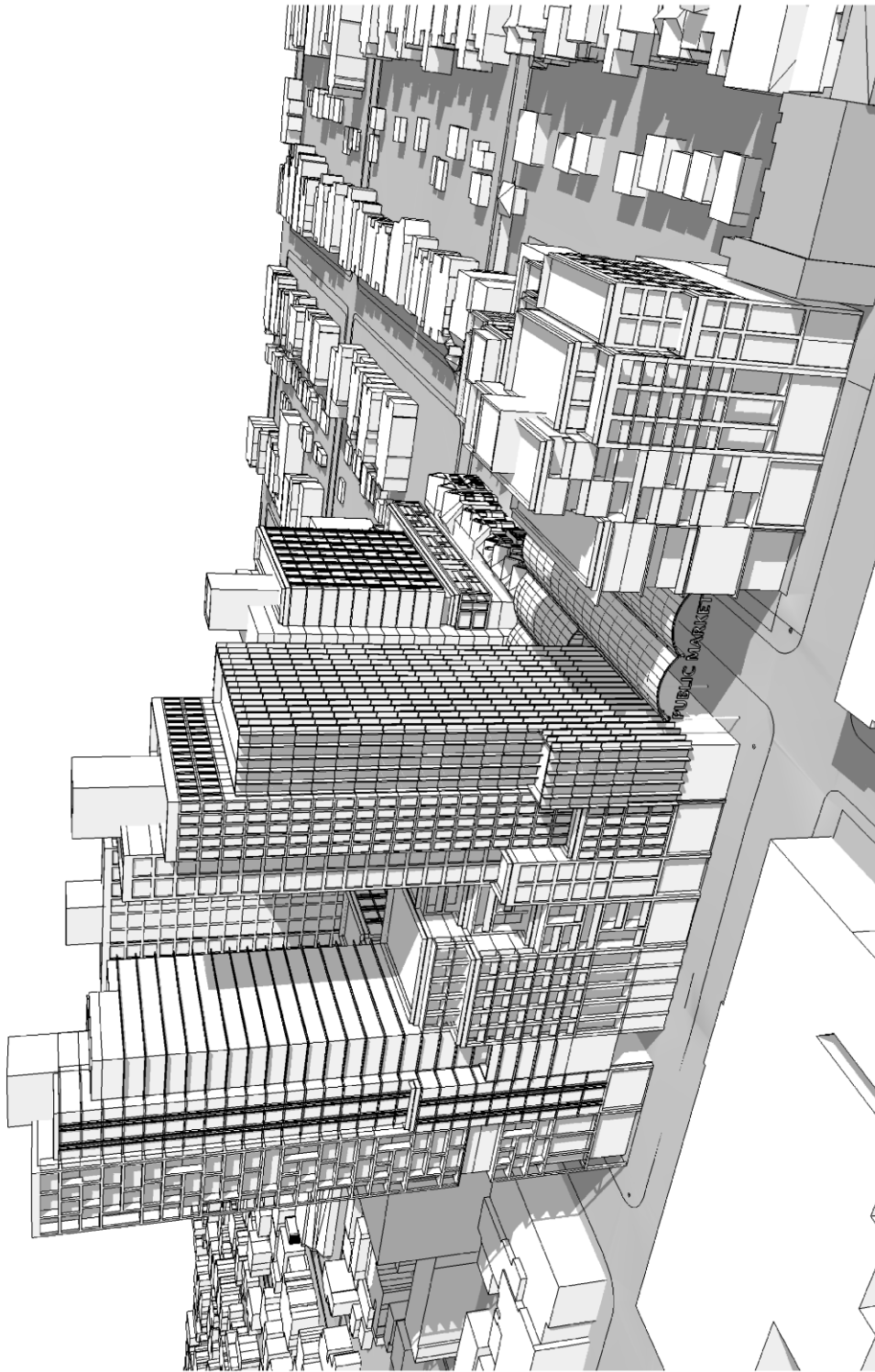
Not to Scale  
09/01/2015



571-597 Bloor St W, 738-782 Bathurst St, 26-38 Lennox,  
581-603 Markham St, 585-612 Markham St

File # 15 188751 STE 19 0Z





View looking from northwest

## Perspective

Applicant's Submitted Drawing

Not to Scale  
09/01/2015



571-597 Bloor St W, 738-782 Bathurst St, 26-38 Lennox,  
581-603 Markham St, 585-612 Markham St

File # 15 188751 STE 19 0Z

## Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	15 188751 STE 19 OZ
Details	OPA & Rezoning, Standard	Application Date:	July 10, 2015
Municipal Address:	571 to 597 Bloor Street West, 738 to 782 Bathurst Street, 26 to 38 Lennox Street, 581 to 603 and 588 to 612 Markham Street		
Location Description:	PLAN 632 PT LOTS 108 & 109 RP 63R1868 PART 5 **GRID S1903		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>
500 Bloor Street Commercial PartnerShip	Westbank	Henriquez Partners Architects

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR 1.5 (c1.0; r0.6) SS2 (x2439); CR 2.5 (c1.0; r2.0) SS2 (x1438)	Historical Status:
Height Limit (m):	16, 14	Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq. m):	10313.5	Height:	Storeys:	Various
Frontage (m):	129		Metres:	Various
Depth (m):	82			
Total Ground Floor Area (sq. m):				<b>Total</b>
Total Residential GFA (sq. m):	71005		Parking Spaces:	674
Total Non-Residential GFA (sq. m):	15455		Loading Docks	23
Total GFA (sq. m):	86460			
Lot Coverage Ratio (%):				
Floor Space Index:	6.25			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental		<b>Above Grade</b>		<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	71005		0
Bachelor:	62	Retail GFA (sq. m):	15455		0
1 Bedroom:	492	Office GFA (sq. m):	0		0
2 Bedroom:	390	Industrial GFA (sq. m):	0		0
3 + Bedroom:	87	Institutional/Other GFA (sq. m):	0		0
Total Units:	1017				

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	Graig Uens, Planner
	<b>TELEPHONE:</b>	416-397-4647