29-31 Pleasant Boulevard - Official Plan Amendment, Zoning Amendment Applications - Preliminary Report

Date: April 12, 2016
To: Toronto and East York Community Council
From: Director, Community Planning, Toronto and East York District
Wards: Ward 22 – St. Paul's
Reference Number: 16-118620 STE 22 OZ

SUMMARY

This application proposes a 7-storey (28.8 metres, plus a 4.5 metre mechanical penthouse) office building at 29-31 Pleasant Boulevard. The office building will be designed for the functions of the College of Chiropractors of Ontario (CCO) and will contain a combination of office spaces as well as multi-function meeting rooms.

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 community consultation process.

The next step is to hold a community consultation meeting where the community can review the application, provide comments, and ask questions of City staff and the applicant.

A final report is anticipated in the first quarter of 2017 assuming the applicant will provide all required information in a timely manner.
RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 29-31 Pleasant Boulevard together with the Ward Councillor.

2. Notice for the community consultation meeting 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 have been no recent Planning Act applications for the subject site.

Pre-Application Consultation
A pre-application consultation meeting was held on September 14, 2014 with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal
This application proposes a 7-storey (28.8 metres, plus a 4.5 metre mechanical penthouse) office building at 29-31 Pleasant Boulevard. The office building will be designed for the functions of the College of Chiropractors of Ontario (CCO) and will contain a combination of office spaces as well as multi-function meeting rooms. The density of the proposed development is 4.11 times the area of the lot (2131 square metres).

Site and Surrounding Area
The subject site is located on the south side of Pleasant Boulevard and is currently vacant. The rectangular shaped site has an area of 554.3 square metres with 16.2 metres of frontage along Pleasant Boulevard and a depth of 34.6 metres. To the west and south of the site is an L-shaped public laneway. The lane currently has a width of 3.62 metres for the portion running north south along the west side lot line, and a width of 3.64 metres for the portion running east west along the rear lot line. Lane widening for each portion of the lane will be required as part of the application.
Uses and structures near the site include:

North: On the north side of Pleasant Boulevard are 31- and 32-storey residential towers linked by a 6-storey podium, and an entrance to the St. Clair subway station, including a bus loop and streetcar stop. Further north are office buildings that front onto St. Clair Avenue East generally ranging in height from 10 to 14 storeys.

South: A public lane, and a 15-storey residential apartment building fronting onto Rosehill Avenue. Further south is a large apartment complex with two residential apartment buildings at 24- and 28-storeys with a large amount of outdoor amenity space. Southeast of the site is David A. Balfour Park.

East: A 2-storey house form building containing a health services clinic and a 4-storey multi-tenant medical office building. Further east are 4-storey stacked townhouses, a number of residential apartment buildings ranging in height from 9 to 22 storeys, and ravine lands known as the Vale of Avoca.

West: A public lane, a 6-storey Toronto Parking Authority parking garage, and a 1-storey commercial building containing a convenience store. Further west are 2-storey commercial buildings fronting onto Pleasant Boulevard, and 2- and 3-storey mixed use buildings fronting onto Yonge Street.

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. 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. The Plan directs the majority of growth to Urban Growth Centres. Growth can also occur in Major Transit Station Areas such as Yonge and St. Clair. City Council’s planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity 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. Apartment Neighbourhoods are made up of apartment buildings and
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.

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

**Official Plan Amendment 320**

On December 9 and 10, 2015, City Council adopted Official Plan Amendment 320 (OPA 320) as part of the ongoing review of the Official Plan Five Year Review. This amendment addresses changes to the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* sections of the Plan. OPA 320 clarifies, strengthens and refines the Healthy Neighbourhood, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support the Plan's goals to protect and enhance existing neighbourhoods and allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*.

Although still under consideration by the Ministry of Municipal Affairs and Housing, the amendments represent City Council's most current thinking on these policies and as such have relevance to the proposed application.

Council's decision and the staff report can be found at: app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG8.5

**Yonge-St. Clair Secondary Plan**

The site is located within the Yonge-St. Clair Secondary Plan area generally bounded by Avenue Road to the west, Mount Pleasant Cemetery/Kay Gardiner Beltline to the north, the Moore Park Ravine/Beltline Trail to the east, and the CP rail line to the south.

The purpose of the Secondary Plan is, in part, to:

- protect, promote and enhance the existing type and quality of *Neighbourhoods* and *Apartment Neighbourhoods* and maintain their stability;

- retain, protect and enhance the special physical character and public spaces of the Yonge-St. Clair Secondary Plan area; and

- ensure that new development meets high urban design standards which contribute to achieving public areas which are attractive, inviting, comfortable and safe.
The Secondary Plan contains Urban Design Principles for Built Form and Public Amenity relevant to this proposal, including:

- achieving a harmonious relationship to the built form context through building height, massing, setback, stepbacks, roof line and profile, architectural expression and vehicle access and loading; and

- providing high quality, co-ordinated streetscape and open space improvements.

Policy 4.2 of the Secondary Plan states that in addition to development criteria of the Official Plan, new development in Apartment Neighbourhoods in Yonge-St. Clair will provide setbacks at and below grade, from the front lot line to facilitate the planting of large shade trees in the setback areas. These trees will be planted at regular intervals.


**Zoning**

**Zoning By-law 438-86**

Under Zoning By-law 438-86, as amended, the property is zoned R4A Z2.0 with a height limit of 16 metres and a maximum density of 2.0 times the area of the lot. The R4A zoning category allows for a broad range of residential and commercial uses.

**Zoning By-law 569-2013**

On May 9, 2013, City Council enacted city-wide Zoning By-law 569-2013, which is currently under appeal at the Ontario Municipal Board. Therefore, both Zoning By-law 569-2013 and former City of Toronto General Zoning By-law 438-86 currently apply to the site.

Under Zoning By-law 569-2013, the site is zoned R (d2.0) (x944) with a height limit of 16 metres and a maximum density of 2.0 times the area of the lot. The R zoning category allows for a broad range of residential and commercial uses. The zoning label includes Exception 944 which states that an office is a permitted use and that the site is subject to prevailing by-law 208-72. By-law 208-72 is a site specific by-law for 29-31 Pleasant Boulevard that permits "one or more offices of a professional person or persons such as a physician, barrister, engineer, architect or Ontario Land Surveyor" on the site. By-law 208-72 allows the uses mentioned above in a house form building which has since been demolished.

**Site Plan Control**

The proposal is subject to Site Plan Control. An application was submitted and is currently under review.
Reasons for the Application
The application proposes an office building that does not serve the needs of the local
neighbourhood and does not comply with the policies for Apartment Neighbourhoods
regarding land use. An Official Plan Amendment is therefore required.

The proposed building will have a height of 28.8 metres (plus a 4.5 metre mechanical
penthouse) and a density of 4.11 times the area of the lot. The maximum height and
permitted density permitted in the Zoning By-laws is 2 times the area of the lot and 16
metres. The overall proposed height also exceeds the maximum floor space index and
height limit for the site. A Zoning By-law amendment is therefore required. Through the
review of the application, staff may identify additional areas of non-compliance with the
Zoning By-laws, such as setbacks and parking requirements.

COMMENTS

Application Submission
The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale Report (including Shadow Study)
- Arborist Report
- Transportation Impact/Parking/Loading Study
- Functional Servicing Report
- Noise Impact Study
- Vibration Study
- Electrolysis Stray Current Report
- Pedestrian Level Wind Study
- Geotechnical Study
- Toronto Green Standard Checklist

A Notification of Complete Application was issued on March 21, 2016.

Issues to be Resolved
Planning staff have identified a number of preliminary issues. Additional issues may be
identified through the review of the application, agency comments and the community
consultation process.

Prior to presenting a Final Report to Toronto and East York Community Council, the
following issues, as well as any other issues that may be identified by staff and the public,
will need to be reviewed and addressed:

- appropriateness of the proposed office use in the Apartment Neighbourhood
and its impact on the surrounding area. Typically standalone office buildings
that do not serve the needs of area residents would not be considered suitable
in Apartment Neighbourhoods. In this instance the subject site is zoned to
allow office uses and other properties within the block contain small scale
medical office uses. The area in general is a mix of uses and is in close proximity to transit. Staff will evaluate the potential impact that the proposed development may have on the stability of the surrounding Apartment Neighbourhood designated lands;

- scale and intensity of the use;
- massing and built form, including compatibility with the surrounding context;
- the proposal's relationship to Pleasant Boulevard including the adequacy of the front lot line setback, landscaping and other streetscape improvements;
- other built form and massing issues including, but not limited to: height, setbacks, step backs, shadows and privacy; and
- traffic and parking.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

CONTACT
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E-mail: kfriedr@toronto.ca

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
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Official Plan
Attachment 5: Application Data Sheet
Attachment 1: Site Plan

Site Plan
Applicant’s Submitted Drawing

29-31 Pleasant Boulevard

File # 16_118620_STE 22 OZ

Not to Scale 04/05/2016
Attachment 2: Elevations

North Elevation
Applicant's Submitted Drawing
Scale: 1/180

File # 16_118620 STE 22 DZ

29 - 31 Pleasant Boulevard
East Elevation

Applicant’s Submitted Drawing

Not to Scale
04/4/2018

File #: 16_118620_PLE_22_OZ

29-31 Pleasant Boulevard

Staff report for action – Preliminary Report – 29-31 Pleasant Boulevard

V.03/13
Attachment 4: Official Plan

[Map showing 29-31 Pleasant Boulevard with various planning areas labeled]
**Attachment 5: Application Data Sheet**

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<th>Application Type</th>
<th>Official Plan Amendment &amp; Rezoning</th>
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<tr>
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<td>29 PLEASANT BLVD</td>
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<tr>
<td><strong>Location Description:</strong></td>
<td>PLAN M199 PT BLK H PLAN M154 PT LOT 19 **GRID S2211</td>
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<td><strong>Project Description:</strong></td>
<td>Proposed 7-storey office-building designed for the functions of the College of Chiropractors of Ontario (CCO). The building will contain a combination of office spaces as well as multi-function meeting rooms.</td>
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<td><strong>Applicant:</strong></td>
<td>Fasken Martineau</td>
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<tr>
<td><strong>Agent:</strong></td>
<td>Fasken Martineau</td>
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<tr>
<td><strong>Architect:</strong></td>
<td>Montgomery Sisam Architects Inc.</td>
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<tr>
<td><strong>Owner:</strong></td>
<td>College of Chiropractors of Ontario</td>
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**PLANNING CONTROLS**

- **Official Plan Designation:** Neighbourhoods
- **Zoning:** R(d2.0)(x944)
- **Height Limit (m):** 16

**PROJECT INFORMATION**

- **Site Area (sq. m):** 554.3
- **Height:** 28.8 (plus 4.5 mech)
- **Frontage (m):** 16.185
- **Depth (m):** 34.586
- **Total Ground Floor Area (sq. m):** 180.05
- **Total Residential GFA (sq. m):** 0
- **Total Non-Residential GFA (sq. m):** 2131.03
- **Total GFA (sq. m):** 2131.03
- **Lot Coverage Ratio (%):** 34.76
- **Floor Space Index:** 4.11

**DWELLING UNITS**

- **Rooms:** 0
- **Bachelor:** 0
- **1 Bedroom:** 0
- **2 Bedroom:** 0
- **3 + Bedroom:** 0
- **Total Units:** 0

**FLOOR AREA BREAKDOWN** (upon project completion)

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<th>Retail GFA (sq. m):</th>
<th>Office GFA (sq. m):</th>
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**CONTACT:**

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- **TELEPHONE:** (416) 338-5740