



STAFF REPORT ACTION REQUIRED

808 Mount Pleasant Rd - Zoning Amendment Application - Preliminary Report

Date:	January 30, 2018
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	17 261931 STE 22 OZ

SUMMARY

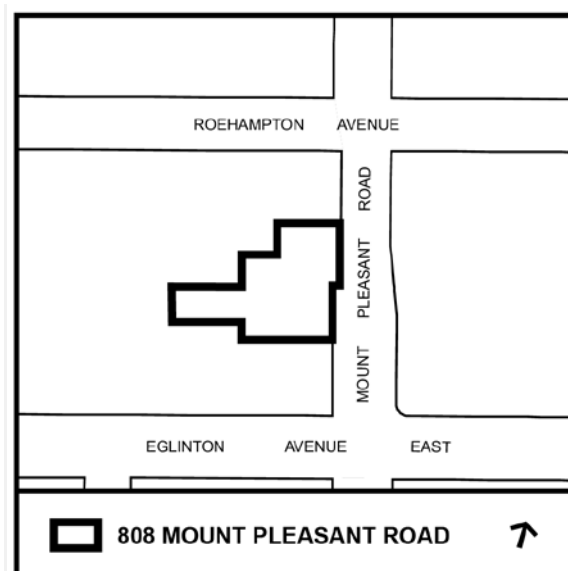
This application proposes a 44-storey (148.2 metres including mechanical penthouse) mixed-use building containing a total of 457 dwelling units. A total of 166 parking spaces will be provided in a 4-level below-grade garage.

This report identifies significant concerns with the proposed development. The proposal is not acceptable in its current form and is premature.

Prior to the application, the applicant was advised of the need for the proposal to address the emerging directions of the Midtown in Focus: Growth, Built Form and Infrastructure Review (the "Review").

City staff will work with the applicant through the review of the application and the ongoing Review to resolve the outstanding concerns with the application and align the proposal with the directions in the proposed Yonge-Eglinton Secondary Plan update considered by City Council at its December 5th, 2017 meeting.

Staff are also assessing the potential cumulative impact of all applications in the Yonge-Eglinton Secondary Plan area on the availability of necessary infrastructure to support development.



This report provides preliminary information on the application and seeks Community Council's direction on its further processing and the community consultation process.

The next step is to hold a community consultation meeting at which the public can review the proposal, provide comments and ask questions.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 808 Mount Pleasant Road 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

On August 25, 2014, City Council adopted the Midtown in Focus – Parks, Open Space and Streetscape Plan for the Yonge-Eglinton Area ("Public Realm Plan").

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=d421bf26585a2410VgnVC M10000071d60f89RCRD>

On June 10, 11, 12, 2015, City Council adopted Official Plan amendments to the Yonge Eglinton Secondary Plan (OPA 289) that incorporate, among other matters, the urban design and public realm policies of the Midtown in Focus Public Realm Plan. As OPA 289 is currently under appeal at the Ontario Municipal Board (OMB), it is relevant but not determinative in terms of the Official Plan policy framework.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG4.2>

On July 12, 2016, City Council adopted the recommendations in the report from the Chief Planner titled: "Midtown in Focus: Growth, Built Form and Infrastructure Review – Status Report". The recommendations direct staff to use the draft built form principles in the report in the review of the development applications in the Yonge-Eglinton Secondary Plan Area. Planning staff were also directed to use the emerging community infrastructure priorities that have been identified, as part of the development application review process.

<http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-93903.pdf>

On December 5, 2017 City Council adopted the recommendations in the report from the Acting Chief Planner titled: "Midtown in Focus: Proposals Report". Staff were directed to continue to consider and review applications submitted prior to November 15, 2017 in the context of the City

Council directed Midtown in Focus: Growth, Built Form and Infrastructure Review, including the proposed Secondary Plan. As well, staff were directed to assess the potential cumulative impact of all applications in the Yonge-Eglinton Secondary Plan Area on the City's ability to provide the necessary infrastructure to support development, and to use planning mechanisms, including holding provisions, as necessary, to ensure that growth and infrastructure needs are aligned.

<https://www.toronto.ca/legdocs/mmis/2017/pg/bgrd/backgroundfile-108408.pdf>

Pre-Application Consultation

Pre-application consultation meetings were held with the applicant on December 6, 2016 and March 22, 2017 to discuss complete application submission requirements. City Planning staff expressed concerns related to the height of the proposed building and its setbacks. Planning staff also informed the applicant of the on-going Midtown in Focus Study, reviewed emerging directions publicized at prior community consultation events, and indicated that a proposed Secondary Plan update would be presented to City Council in late 2017.

ISSUE BACKGROUND

Proposal

This application proposes a 44-storey (148.2 metres, including 5 metre mechanical penthouse) mixed-use building with commercial uses on the ground floor (472 square metres) and 457 residential units (248 one-bedroom units, 161 two-bedroom units, and 48 three-bedroom units).

The building will be setback a minimum of 1.7 metres at grade from the property line on Mount Pleasant Road, providing a minimum setback of 4.84 metres from building face to curb. The building will be setback approximately 0.0 metres at grade from the majority of rear and site lot lines, with a 0.92 metre rear setback at the northwest corner of the site.

The 2nd through 7th floors will be setback a minimum of 5.5 metres from the rear lot lines, and 0.0 metres from the north and south lot lines. Along the Mount Pleasant frontage, the southern half of the building will be setback 0.41 metres from the property line, and the northern half of the building will be setback 3.15 metres, with balconies extending to the property line. The streetwall height along Mount Pleasant Road will be 27.5 metres.

Above the 7th floor, the tower portion of the building will be setback approximately 5.6 metres from the north property line, 12.6 metres from the south property line abutting Mount Pleasant Road, and a minimum of 5.6 metres from the rear lot lines. A tower separation distance of 25 metres is provided to the 15-storey apartment building to the northwest of the subject site.

A total of 166 vehicle parking spaces are proposed in a 4-level underground garage accessed from a driveway on Mount Pleasant Road at the south end of the site. The loading area will be accessed from the driveway and will be located inside the building. A total of 921 square metres of indoor amenity space and 914 square metres of outdoor amenity space are provided on the 2nd and 8th floors.

Site and Surrounding Area

The site is located on the west side of Mount Pleasant Road north of Eglinton Avenue East. It is irregular in shape, approximately 2343.4 square metres in size and has 50.2 metres of frontage on Mount Pleasant Road. The site is currently occupied by a 10-storey hotel (Best Western Roehampton) and a surface parking lot. The following uses are adjacent to the site:

- North: At the southwest corner of Mount Pleasant Road and Roehampton Avenue are three 2-storey detached dwellings. To the northwest, fronting onto the south side of Roehampton Avenue, is a 15-storey apartment building. Farther north is an 11-storey apartment building on the north side of Roehampton Avenue, and a two-storey commercial building and a series of two-storey semi-detached dwellings fronting onto Mount Pleasant Road.
- South: At the northwest corner of Mount Pleasant Road and Eglinton Avenue East is the site of a future Crosstown LRT station. On the north side of Eglinton Avenue East, directly south of the site, are a series of commercial buildings of 4 to 8 storeys in height and an 11-storey residential building. On the south side of Eglinton Avenue East is Eglinton Junior Public School.
- East: On the east side of Mount Pleasant Road is a church and a 10-storey apartment building. On the northeast corner of Mount Pleasant Road and Roehampton Avenue is Northern Secondary School.
- West: On Eglinton Avenue East are two mixed-use buildings of 8 and 21 storeys in height. On Roehampton Avenue is an existing 12-storey apartment building and a new 34-storey apartment building under construction.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2014) provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing types and affordability to meet projected requirements of current and future residents; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and

- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its official plan and to inform decisions on other planning and development matters. Policy 4.7 states that the Official Plan is the most important vehicle for implementing the PPS. The PPS is issued under Section 3 of the Planning Act and all decisions of Council affecting land use planning matters "shall be consistent with" the PPS.

The Growth Plan for the Greater Golden Horseshoe (GGH) (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. It provides a framework for managing growth in the GGH 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 application of the Growth Plan's policies is intended to support the achievement of complete communities.

The proposal is located within the *Yonge-Eglinton Centre*, which is one of five Urban Growth Centres (UGC) identified in the City of Toronto. UGCs are intended to be focal areas for accommodating a significant share of people and jobs as well as investment in major services, institutions and transit services to ensure these areas "become more vibrant, mixed-use, transit-supportive communities". The Growth Plan supports intensification and advances density targets to accommodate the projected growth identified in the Plan. UGCs in Toronto are required to achieve a combined minimum gross density target of 400 residents and jobs per hectare by 2031.

The Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

Official Plans are identified as the most important vehicles for implementing the PPS and the Growth Plan. All municipalities are required to include strategies and policies in Official Plan policy to achieve the respective targets established. City Council's planning decisions are required by the *Planning Act* to conform, or not conflict as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

Staff are reviewing the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The City of Toronto Official Plan contains several policies that apply to the proposed development.

Chapter 2 – Shaping the City

Secondary Plans

The Official Plan identifies that Secondary Plans establish local development policies to guide growth and change in a defined area of the City. They outline and promote a desired type and form of physical development with the objective of ensuring highly functional and attractive communities that account for an appropriate transition in scale and activity between neighbouring districts.

Policy 5.2.1.2 identifies that Secondary Plans may be prepared for a number of reasons. Of particular note for the Yonge-Eglinton area, the Official Plan directs that Secondary Plans will be prepared for areas where development is occurring, or proposed, at a scale, intensity or character which necessitates reconsideration or reconfiguration of local streets, block plans, public works, open space or other public services or facilities. Where Council has determined that a Secondary Plan is necessary, no amendment to the Zoning By-law in the area will be made without prior or concurrent adoption of a Secondary Plan, provided that the Secondary Plan is adopted within a reasonable period of time.

In June 2016, City Council directed staff to consider and review Official Plan amendment and rezoning applications in the Yonge-Eglinton Secondary Plan area in the context of the City Council directed Midtown in Focus: Growth, Built Form and Infrastructure Review. At its December 5, 2017 meeting, Council reaffirmed this direction for applications submitted prior to November 15, 2017, and also directed staff to assess the cumulative impact of development in the area on the availability of the necessary infrastructure to support continued development, and to use planning mechanisms, including holding provisions, as necessary to ensure that growth and infrastructure needs are aligned.

Section 2.3.1 Healthy Neighbourhoods

Policy 2.3.1.3 identifies that intensification of land adjacent to neighbourhoods will be carefully controlled to protect neighbourhoods from negative impact. The policy provides the opportunity to determine, through the review of applications involving significant intensification adjacent to a *Neighbourhood* or *Apartment Neighbourhood*, whether a Secondary Plan, area specific zoning by-law or area specific policy should be created in consultation with the local community following an *Avenue Study* or area based study. The policy requires City Council to make this determination at the earliest point in the process. The proposal is located within 60 metres of a *Neighbourhood* to the northeast.

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment 320 on December 10, 2015 to strengthen and refine the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and allow limited infill on underutilized *Apartment Neighbourhood* sites.

In addition, OPA 320 adds new criteria to existing Healthy Neighbourhoods policy 2.3.1.2 in order to improve the compatibility of new developments located adjacent and close to *Neighbourhoods* and in *Mixed Use Areas*, *Apartment Neighbourhoods* and *Regeneration Areas*. The new criteria address aspects in new development such as amenity and service areas, lighting and parking.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016, and this decision has been appealed in part. The OMB commenced the hearing of appeals of OPA 320 in May 2017 and the hearing process is ongoing.

On December 13, 2017 the OMB issued an Order partially approving OPA 320 and brought into force new Policies 10 and 12 in Section 2.3.1, Healthy Neighbourhoods and Site and Area Specific Policy No. 464 in Chapter 7. Other portions of OPA 320 remain under appeal, and these appealed policies as approved and modified by the Minister are relevant and represent Council's policy decisions, but they are not in effect. More information regarding OPA 320 can be found at the following link:

www.toronto.ca/OPreview/neighbourhoods.

Chapter 3 – Built Form

Section 3.1.2 Built Form

The Official Plan states that architects and developers have a civic responsibility to create buildings that not only meet the needs of their clients, tenants and customers, but also the needs of the people who live and work in the area who will encounter the building in their daily lives.

New development in Toronto will be located and organized to fit with its existing and/or planned context by: generally locating buildings parallel to the street or along the edge of a park or open space; having a consistent front yard setback; acknowledging the prominence of corner sites; locating entrances so they are clearly visible; and, providing ground floor uses that have views into and access from streets. New development will also locate and organize vehicle parking and vehicular access to minimize their impacts on the public realm, create appropriate transitions in scale to neighbouring existing and/or planned buildings, limit shadowing on streets, properties and open spaces and minimize any additional shadowing and uncomfortable wind conditions on neighbouring parks to preserve their utility.

New development will be massed to define the edges of streets, parks and open spaces to ensure adequate access to sky view for the proposed and future uses. New development will also provide public amenity, enhance the public realm through streetscape improvements and ensure that significant new multi-unit residential development provides indoor and outdoor amenity space for its residents.

Section 3.1.3 Built Form – Tall Buildings

The application proposes a new tall building on the subject site. Policy 3.1.3 states that tall buildings come with larger civic responsibilities than buildings of a smaller scale. In addition to specific built form characteristics, the policy states that proposals for tall buildings should demonstrate how they relate to the existing and planned context, take into account their relationship with the topography and other tall buildings and how they meet the other objectives of the Official Plan.

Chapter 4 – Land Use Designations

Section 4.5 Mixed Use Areas

The site is designated *Mixed Use Areas* on Map 17 - Land Use Plan of the City's Official Plan (see Attachment 7). This designation permits a broad range of commercial, residential and institutional uses, in single or mixed use buildings, as well as parks and open spaces. *Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in the coming decades and provide much of the new housing.

Development proposals in *Mixed Use Areas* are evaluated to:

- provide a transition between areas of different development intensity and scale through means such as providing appropriate setbacks and/or stepping down of height, particularly toward lower scale *Neighbourhoods*;
- locate and mass buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- provide an attractive and safe pedestrian environment;
- have access to schools, parks, community centres, libraries and childcare;
- take advantage of nearby transit services;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents.

Yonge-Eglinton Secondary Plan

The subject site is located in the Yonge-Eglinton Secondary Plan Area. A primary objective of the Yonge-Eglinton Secondary Plan is to maintain and reinforce the stability of *Neighbourhoods* and to minimize conflicts among *Mixed Use Areas*, *Apartment Neighbourhoods*, *Neighbourhoods* and *Parks and Open Space Areas* in terms of land use, scale and vehicular movement. The Secondary Plan also requires a full range of housing options (form, tenure) in the Yonge-Eglinton Area suitable for family and other households that is: "contextually appropriate and compatible with existing residential uses and residential built form."

The *Mixed Use Areas* in the Secondary Plan contain a mix of retail, service commercial, office and residential uses, with the highest concentration at Yonge Street and Eglinton Avenue and a lesser concentration near the Yonge/Davisville subway station.

The Secondary Plan identifies that Yonge-Eglinton Centre's *Apartment Neighbourhoods* are largely built-up and considered physically stable. New development in the Yonge-Eglinton Secondary Plan Area will protect the scale of development in *Neighbourhoods* while minimizing impacts (shadowing, overlook, loss of sky view) on lower scale built form in *Neighbourhoods*. New development will provide transition in height and scale from developments in *Mixed Use*

Areas and Apartment Neighbourhoods to Neighbourhoods, particularly when higher density designations about a *Neighbourhood*.

New development will promote architectural excellence while providing for improvements in the public realm. New, flexible, community services facilities and social infrastructure will be provided in a timely manner in the Yonge-Eglinton Secondary Plan Area. New parks and open spaces will be secured in the Secondary Plan Area along with improvements to existing parks and open spaces and the public realm.

In 2010, the City amended the Yonge-Eglinton Secondary Plan to conform to the Growth Plan for the Greater Golden Horseshoe.

Midtown in Focus: Parks, Open Space and Streetscape Plan and OPA 289

The Midtown in Focus Public Realm Plan ("Public Realm Plan") is a framework for improvements within the Yonge-Eglinton area to the network of parks, open spaces, streets and public buildings to create an attractive, safe, and comfortable network of public spaces. The Public Realm Plan recognizes that the area's distinct quality and character, consisting of a vibrant mixed use community with an open and green landscaped character. The Plan has five Place-Making Moves that, together with other streetscape improvements and the enhancement and expansion of parkland in the area, will form a thriving system of parks, open spaces and streets.

On June 10, 11, 12, 2015, City Council adopted Official Plan amendments to the Yonge Eglinton Secondary Plan (OPA 289) that incorporate, among other matters, the urban design and public realm outcomes of the Public Realm Plan. The proposed Secondary Plan amendments are currently under appeal at the OMB.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG4.2>

OPA 289 outlines a comprehensive public realm strategy and a system of improvements for the Yonge-Eglinton Secondary Plan Area. Any new development within the Secondary Plan area will be required to implement the public realm policies of OPA 289.

Midtown in Focus: Growth, Built Form and Infrastructure Review of Yonge-Eglinton Secondary Plan

The City Planning Division is leading the review of growth, built form and infrastructure issues in the Yonge-Eglinton Secondary Plan Area that builds on the Midtown in Focus Public Realm Plan. The Review is a response to the rapid intensification and change underway in parts of the Yonge-Eglinton Secondary Plan Area. Continued development in a complex and mature urban environment like the Yonge-Eglinton Secondary Plan area requires careful attention. The cumulative impact of development currently proposed in the area – and its scale, intensity and character – has the potential to adversely affect quality of life and sense of place in Midtown's collection of neighbourhoods. The objective of the Review is to ensure that growth positively contributes to Yonge-Eglinton's continued livability and vitality by establishing a clear and up-to-date planning framework and ensuring that local transportation, municipal servicing and community infrastructure keeps pace with development.

The Review began in late 2015 and includes the following activities:

- **Growth Analysis**, including development of near, medium and long term growth estimates to inform the infrastructure assessments;
- A **Built Form Study** to document area character and development trends, develop built form principles and a built form vision, undertake built form testing, visualize a future built form concept and identify policy directions to guide the location, scale and form of future development;
- A **Cultural Heritage Resource Assessment** to document the area's archaeological and development history, identify properties of cultural heritage value or interest for listings and designations and identify additional recommendations for conservation and further study;
- A **Community Services and Facilities Assessment** to inventory existing services and facilities, assess needs and opportunities in the context of future growth and demographic change and outline an implementation strategy for priority projects across multiple service-providing sectors;
- **Transportation and Municipal Servicing Assessments** to document the performance and capacity of existing transportation and municipal servicing infrastructure, evaluate priority areas and identify potential capital upgrades required to support continued growth in the Secondary Plan Area; and
- An area-wide **Parks Plan** highlighting parkland expansion and acquisition priorities to meet the needs of a growing population and a **public realm strategy for the Yonge-Davisville area** to expand on and complement the 2014 Public Realm Plan.

The Review is addressing five *Avenues* located within the Secondary Plan area in detail and is satisfying the Official Plan's requirement for *Avenue Studies* for these *Avenues*.

City staff presented a Proposals Report to City Council on December 5, 2017 that outlined a proposed update to the Yonge-Eglinton Secondary Plan and provided updates related to the infrastructure assessments. The proposed Plan sets out a 25-year vision for Midtown Toronto that emphasizes the importance of complete communities and the diversity of Midtown's character areas. It envisions Midtown as a green, resilient, connected, inclusive and prosperous place. The proposed Plan also provides detailed direction on the appropriate scale and location of future growth and links growth with the provision of infrastructure.

The proposed policy directions in the proposed Yonge-Eglinton Secondary Plan update specifically applicable to the review of this application include:

- The subject site is located in the Mount Pleasant Station character area, within a Major Transit Station Area Core and on a Secondary Retail Street;
- The maximum permitted height is 27 to 29 storeys (82.5 to 85.5 metres);

- The Mount Pleasant Station area will emerge as a new focal point in Midtown enlivened by the new transit station, schools and adjacent office and retail clusters. The area will include mid-rise and tall buildings of a modest height that will contribute to a well-established mix of affordable and seniors' housing;
- All buildings will be setback a minimum of 2.0 metres at grade from the property line at Mount Pleasant Road;
- The tower portion of a building will be setback a minimum of 12.5 metres from the rear and side lot lines;
- Development will be located and designed to protect access to sunlight on parks and open spaces. Development proposals will demonstrate that no net new shadow is cast on the school yard at Northern Secondary School on March 21st and September 21st from 9:18 a.m. to 6:18 p.m.;
- The Mount Pleasant Station area will generally have a distinct six-storey character with a two storey streetwall condition. Base buildings of tall buildings will provide a 1.5 metre setback above the second floor; and provide a 3.0 metre setback above the fifth floor;
- New mixed-use development will provide an approximate ratio of 70 per cent residential and 30 per cent office, institutional and cultural uses, complemented by retail uses at grade;
- Development on priority retail streets will require retail stores at grade to have a minimum depth of 15 metres;
- Development that will generate large numbers of residents and workers will be prioritized for on-site provision of community services and facilities to address the increased needs for these services and facilities generated by the development;
- The provision of parkland is an essential element of complete communities. New parkland will be provided to support and be concurrent with growth;
- Development containing more than 50 residential units will include a minimum of 30% 2-bedroom units, and 20% 3-bedroom units; and
- Development containing more than 60 residential units will provide a minimum of 10% of the total gross floor area as on-site affordable rental housing, or 15% of the total residential gross floor area as affordable ownership housing, or a combination of the above.

At its December 5, 2017 meeting, City Council directed staff to undertake stakeholder and public consultation on the proposed Yonge-Eglinton Secondary Plan update. Council directed staff to review all Official Plan amendment and Zoning By-law amendment applications in the

Yonge-Eglinton Secondary Plan Area, submitted prior to November 15, 2017, in the context of the Midtown in Focus: Growth, Built Form and Infrastructure Review. A final report with the recommended Official Plan Amendment will be brought forward in the second quarter of 2018.

Zoning

The south portion of the site is zoned CR T5.0 C3.0 R3.0 (commercial residential) under former City of Toronto Zoning By-law 438-86, as amended, and is zoned CR 5.0 (c3.0; r3.05) SS2 (x1218) in Zoning By-law 569-2013, as amended. Both Zoning By-laws permit a range of non-residential and residential uses in buildings with a maximum density of 5.0 times the area of the lot and a maximum height of 48.0 metres.

The north portion of the site (the existing parking lot) is zoned R4A Z1.0 (residential) under former City of Toronto Zoning By-law 438-86, as amended, and is zoned R(d1.0) x941 in Zoning By-law 569-2013, as amended. Both Zoning By-laws permit residential uses in a range of buildings including detached dwellings and apartment buildings, with a maximum density of 1.0 times the area of the lot and a maximum height of 9.0 metres.

The zoning map is included in Attachment 6.

Site Plan Control

A site plan application is required for the proposal but has not been submitted.

Tall Building Design Guidelines

In May 2013, City Council adopted the updated Tall Building Design Guidelines and directed Planning staff to use them in the evaluation of tall building development applications. The Guidelines establish a unified set of performance measures for tall buildings 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>

Reasons for the Application

A zoning by-law amendment is required because the proposed development, among other matters, exceeds the height and density permissions of the in-force Zoning By-law, and does not meet the minimum setback requirements.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report;
- Community Services and Facilities Report;
- Computer Generated Building Mass Model;
- Public Consultation Strategy;
- Vibration Study;

- Qualitative Pedestrian-Level Wind Assessment;
- Shadow Study;
- Noise Impact Study;
- Arborist Report;
- Transportation Impact Study;
- Geotechnical Investigation and Engineering Design Report;
- Hydrogeological Investigation Report;
- Functional Servicing and Stormwater Management Report;
- Energy Strategy Report; and
- Toronto Green Standards Checklist.

A Notification of Incomplete Application issued on December 14, 2017 identified the outstanding material required for a complete application submission as follows:

- Wind Study (Quantitative as per terms of reference);
- Energy Strategy.

The outstanding material was submitted on January 9, 2018, and a Notification of Complete Application was issued on January 18, 2018.

Issues to be Resolved

Midtown in Focus: Growth, Built Form and Infrastructure Review

The application is contrary to a number of the proposed Yonge-Eglinton Secondary Plan policies presented to City Council in December 2017. In particular, it does not adequately address the following policy directions:

- The maximum permitted tower height of 27 to 29 storeys;
- The maximum base building height;
- The required building setbacks and stepbacks;
- The required mix of uses;
- The required retail unit depth;
- The provision of on-site community services and facilities;
- On-site parkland dedication;
- Inclusion of an east-west mid-block connection;
- No new shadowing on the Northern Secondary School yard; and
- The required unit mix.

New and proposed development in the Yonge-Eglinton area is occurring at a rate, scale and intensity that exceeds the City's projections made in the previous decade, and is not currently directed in sufficient detail by the existing Yonge-Eglinton Secondary Plan or the provincial Growth Plan for the Greater Golden Horseshoe (2017).

As identified in Official Plan policy, any changes to the planned context of the area are best addressed comprehensively – as done in the Midtown in Focus study – rather than on a site-specific basis. At its December 5, 2017 meeting, City Council adopted a recommendation determining the need for a comprehensive update to the Yonge-Eglinton Secondary Plan in order to review applications.

The subject application proposes significant intensification that goes well beyond permissions in the existing zoning. Given this context, Staff are not in a position to report on the application until the adoption of the revised Yonge-Eglinton Secondary Plan, and subject to revisions to the application in accordance with the proposed direction of the Secondary Plan update and in-force Official Plan policy. The Yonge-Eglinton Secondary Plan update is required to ensure that new development does not continue to negatively impact Midtown’s collection of diverse neighbourhoods and that adequate infrastructure is provided to support continued growth.

The application has been circulated to City divisions and public agencies for comment.

Preliminary issues to be addressed include the following:

- prematurity of the application prior to completion of the Midtown in Focus: Growth, Built Form and Infrastructure Review and Yonge Eglinton Secondary Plan update;
- consistency with the Provincial Policy Statement and conformity with the Greater Golden Horseshoe Growth Plan;
- consistency with the Midtown in Focus Public Realm Plan and OPA 289;
- overall height of the proposal;
- streetwall height;
- setbacks of the base building and tower;
- setback along Mount Pleasant Road;
- impact on the development of adjacent properties;
- shadow impacts resulting from the proposed development;
- adequacy of vehicular parking supply;
- the mix of residential unit types;
- on-site parkland dedication;
- tree removal on adjacent properties;

- the inclusion of an east-west mid-block connection;
- sufficient infrastructure capacity, specifically water, sanitary, and storm water capacity;
- sufficient school capacity;
- conformity to the Toronto Green Standard; and
- identification and securing of public benefits pursuant to Section 37 of the Planning Act, should the proposal in some form be approved.

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

The report identifies significant concerns with the proposed development. The proposal is not acceptable in its current form and is premature.

Given the City Council's determination of the need for a comprehensive update to the Yonge-Eglinton Secondary Plan and decision not to render decisions on any applications submitted after November 15, 2017 until the adoption of the revised Yonge-Eglinton Secondary Plan, staff are not in a position to bring forward a final report on the application until that point.

City staff will work with the applicant through the review of the application and the ongoing Midtown in Focus study to resolve the concerns with the application and align the proposal with the directions in the proposed Yonge-Eglinton Secondary Plan update considered by City Council at its December 5th, 2017 meeting.

CONTACT

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SIGNATURE

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Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: East Elevation

Attachment 3: North Elevation

Attachment 4: South Elevation

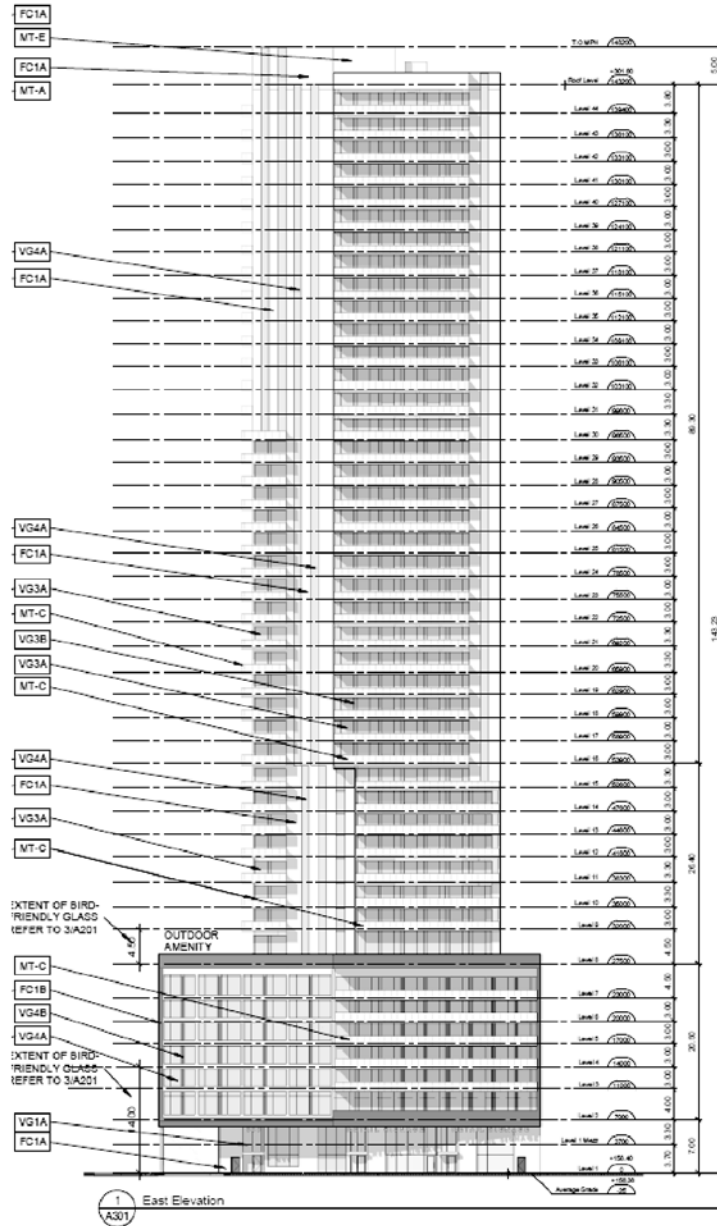
Attachment 5: West Elevation

Attachment 6: Zoning

Attachment 7: Official Plan

Attachment 8: Application Data Sheet

Attachment 2: East Elevation



East Elevations

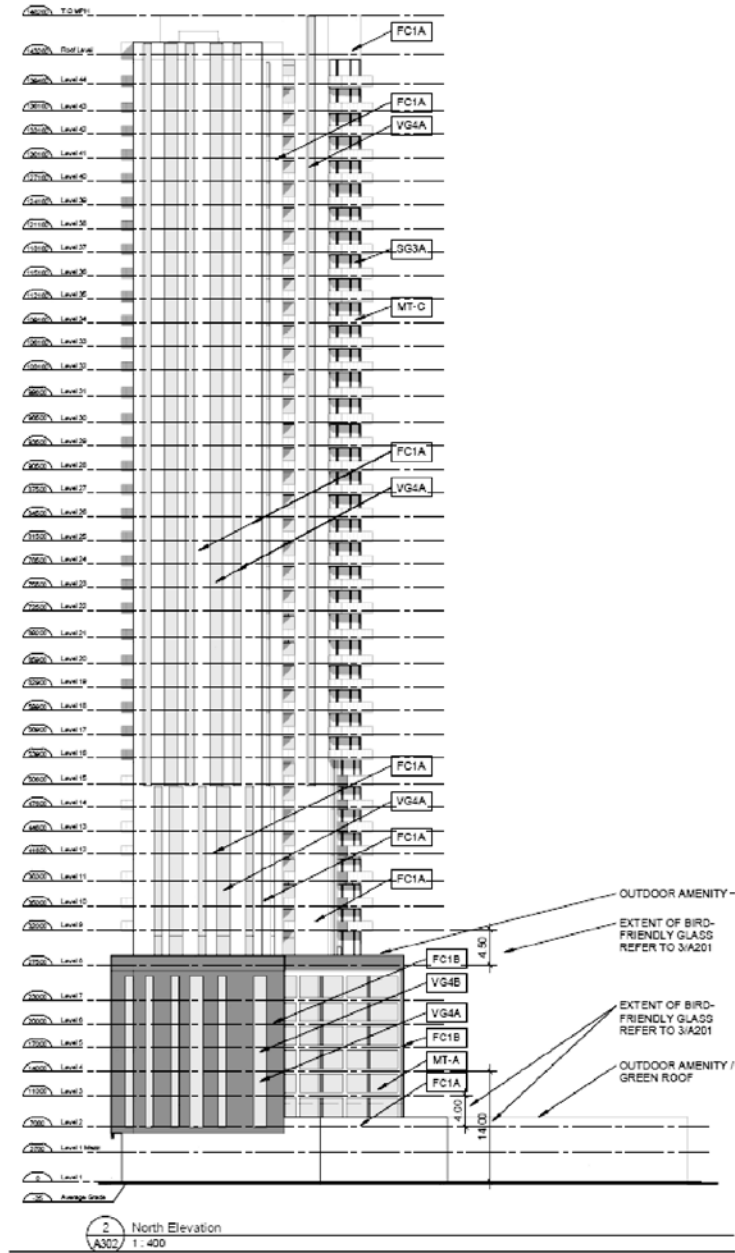
Applicant's Submitted Drawing

Not to Scale
01/15/2018

808 Mount Pleasant Road

File # 17 261931 STE 22 0Z

Attachment 3: North Elevation



North Elevations

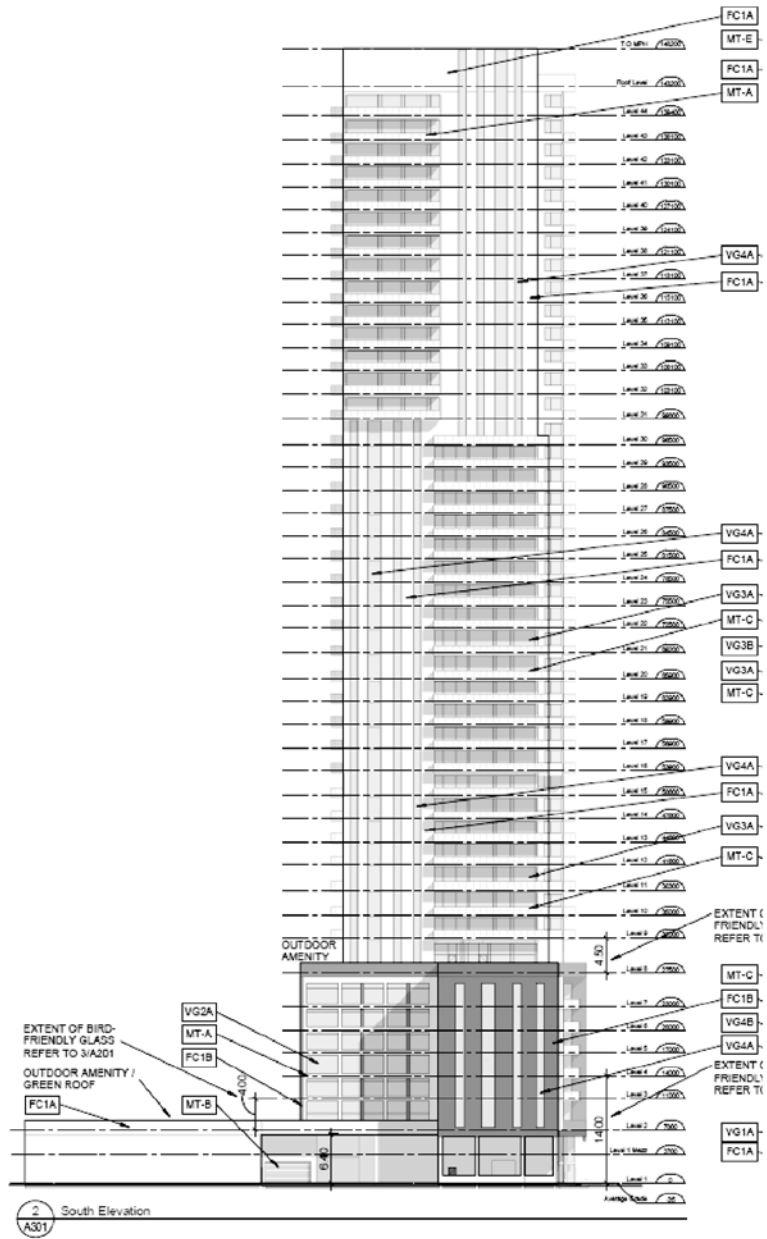
Applicant's Submitted Drawing

Not to Scale
01/15/2018

808 Mount Pleasant Road

File # 17 261931 STE 22 OZ

Attachment 4: South Elevation



South Elevations

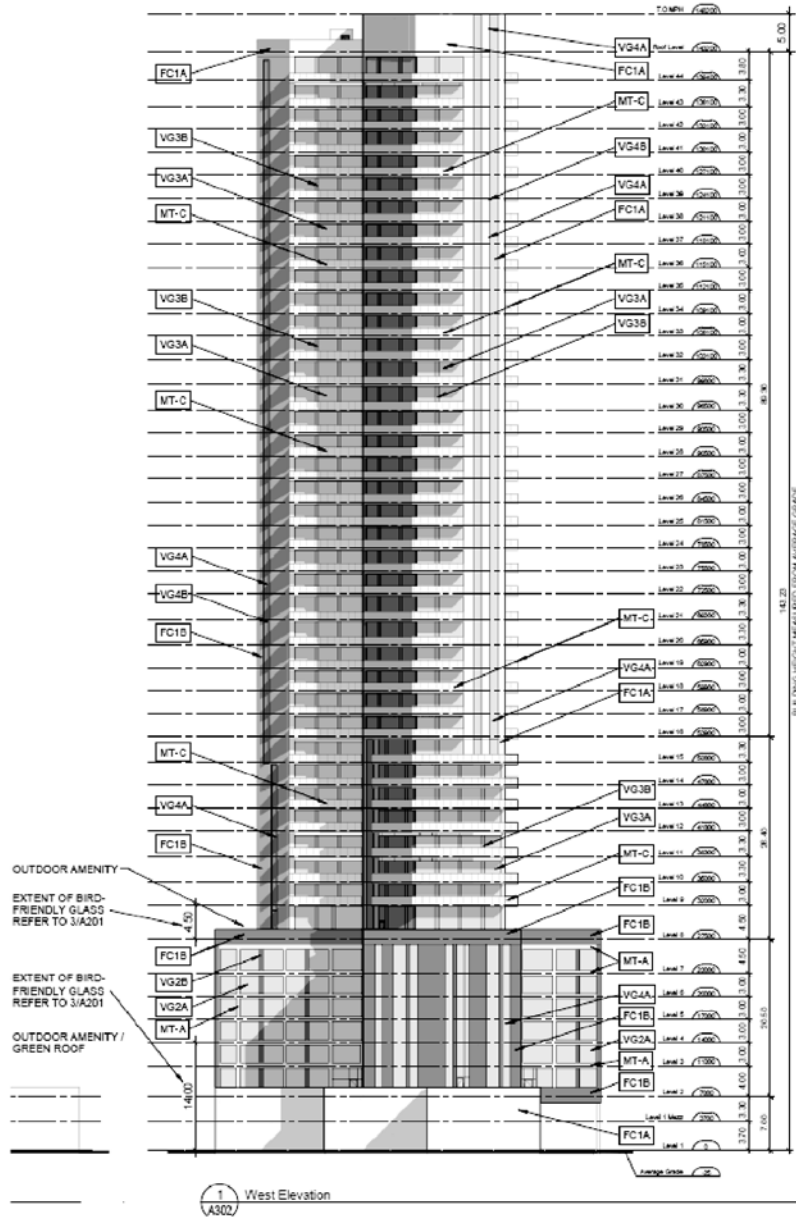
Applicant's Submitted Drawing

Not to Scale
01/15/2018

808 Mount Pleasant Road

File # 17 261931 STE 22 OZ

Attachment 5: West Elevation



West Elevations

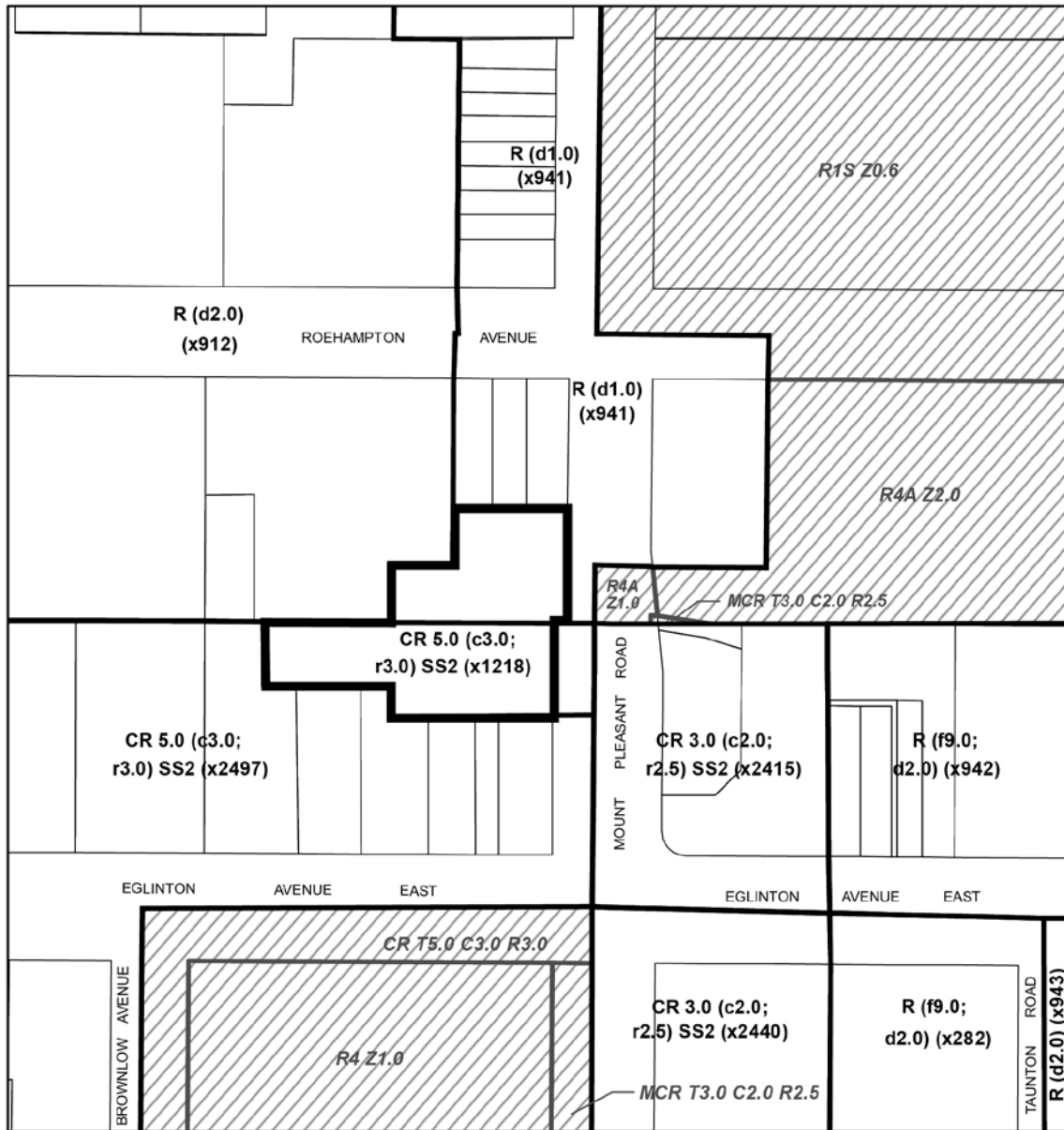
Applicant's Submitted Drawing

Not to Scale
01/15/2018

808 Mount Pleasant Road

File # 17 261931 STE 22 0Z

Attachment 6: Zoning



Zoning By-Law No. 569-2013

808 Mount Pleasant Road

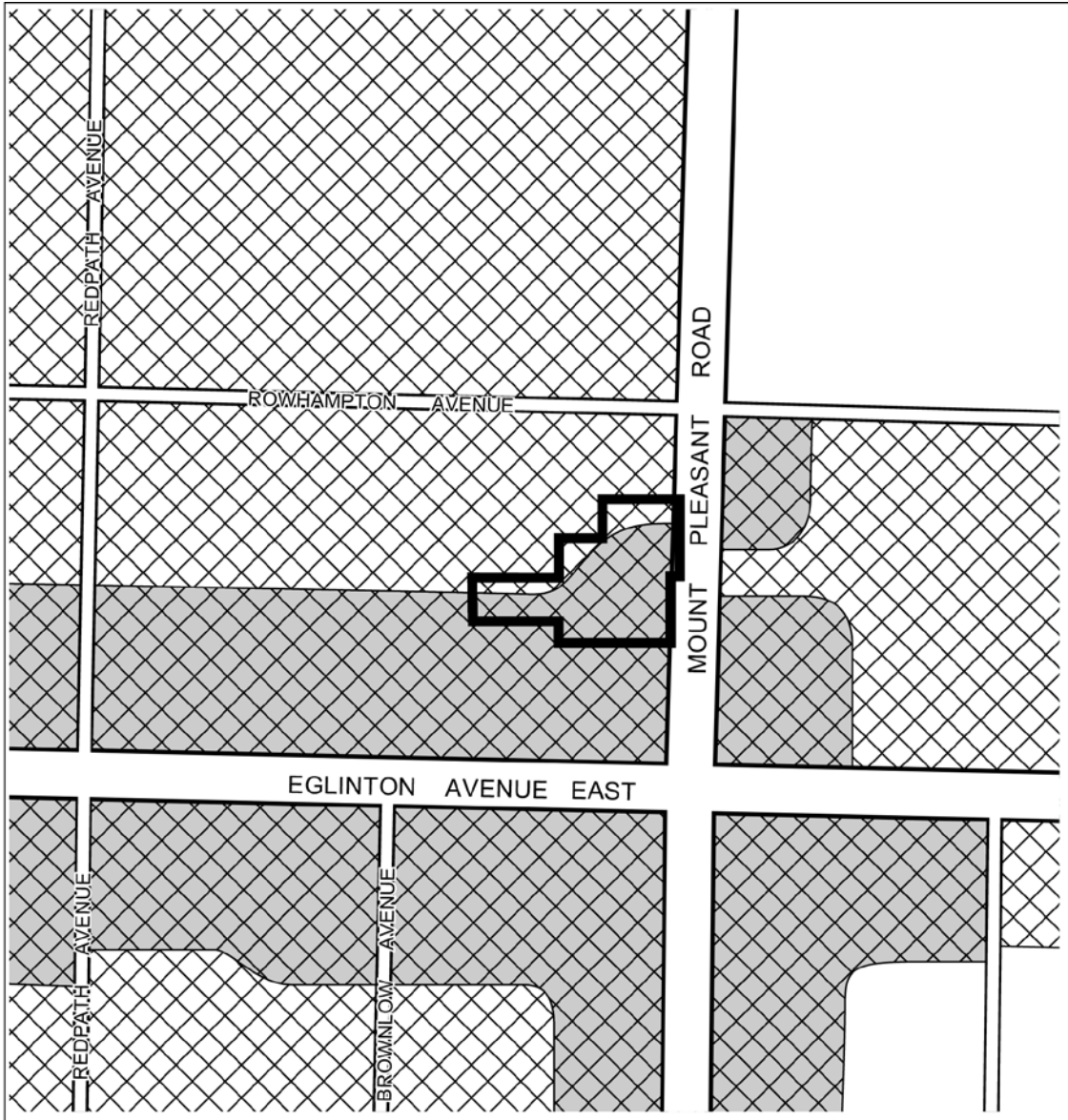
File # 17 261931 STE 22 OZ

Location of Application
R Residential **CR** Commercial Residential

See Former City of Toronto By-Law No. 438-86
R1S Residential District
R4 Residential District
R4A Residential District
CR Mixed-Use District
MCR Mixed-Use District

Not to Scale
 Extracted: 01/10/2018

Attachment 7: Official Plan



TORONTO City Planning
Official Plan

808 Mount Pleasant Road

File # 17 261931 STE 22 0Z

-  Site Location
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas


 Not to Scale
 01/10/18

Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number:	17 261931 STE 22 OZ
Details	Rezoning, Standard	Application Date:	November 14, 2017
Municipal Address:	808 MOUNT PLEASANT RD		
Location Description:	PLAN 639 PT LOTS 16 TO 18 RP 63R2810 PARTS 1 AND 2 **GRID S2201		
Project Description:	44-storey (height 143.8 metres) mixed use building with 472.7 square metres of retail on first floor, and 457 residential units.		

Applicant:	Agent:	Architect:	Owner:
ROBERT DRAGICEVIC, WND Associates, 90 Eglinton Avenue East, Toronto, ON M4P 2Y3	ROBERT DRAGICEVIC, WND Associates, 90 Eglinton Avenue East, Toronto ON, M4P 2Y3	Sweeny & Co Architects, 134 Peter Street, Toronto, ON M5V 2H2	2245883 ONTARIO INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR 5.0 (c3.0; r3.0) SS2 (x1218)	Historical Status:
Height Limit (m):	48	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	2343.4	Height:	Storeys:	44
Frontage (m):	50.2		Metres:	143
Depth (m):	78.3			
Total Ground Floor Area (sq. m):	1881			Total
Total Residential GFA (sq. m):	31509		Parking Spaces:	166
Total Non-Residential GFA (sq. m):	473		Loading Docks	1
Total GFA (sq. m):	31982			
Lot Coverage Ratio (%):	80.3			
Floor Space Index:	13.65			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Condo		Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	31509	0
Bachelor:	0	Retail GFA (sq. m):	473	0
1 Bedroom:	248	Office GFA (sq. m):	0	0
2 Bedroom:	161	Industrial GFA (sq. m):	0	0
3 + Bedroom:	48	Institutional/Other GFA (sq. m):	0	0
Total Units:	457			

CONTACT:	PLANNER NAME:	David Driedger, Senior Planner
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