

733 Mount Pleasant Road – Official Plan and Zoning Amendment Applications – Preliminary Report

Date: March 28, 2019

To: North York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 15 - Don Valley West

Planning Application Number: 18 254194 STE 22 OZ

Date Complete Application Submitted: November 8, 2018

Current Use(s) on Site: Vacant; formerly a 2-storey commercial building (funeral home) and associated surface parking lot.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application for a 9-storey mixed-use building located at 733 Mount Pleasant Road. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 733 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 application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal Description

The application proposes a 9-storey mixed-use building with retail on the ground floor, 58 dwelling units, and 26 parking spaces located in a one-storey below-ground parking structure with access taken from Mount Pleasant Road as an interim solution until a laneway can be constructed at the rear of the subject site (see Attachments 4 and 6).

Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 1 and 2 of this report for a three dimensional representation of the project in context.

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2014) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: the Growth Plan for the Greater Golden Horseshoe (2017) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The *Planning Act* of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The site is located on lands shown as an *Avenue* on Map 2 and *Mixed Use Areas* with a *Neighbourhood* to the immediate east on Map 17 of the Official Plan (see Attachment 5).

The site is also located within the Yonge-Eglinton Secondary Plan. On July 23, 2018, City Council adopted Official Plan Amendment 405 (OPA 405 / Midtown in Focus) which replaced in its entirety the Yonge-Eglinton Secondary Plan. OPA 405 is currently under review by the Ministry of Municipal Affairs and Housing. OPA 405 (Midtown in Focus) and Council's decision can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG31.7>

Zoning By-laws

The property is zoned MCR T3.0 C2.0 R2.5 under Zoning by-law 438-86 and CR3.0 (c2.0; r2.5) SS2 (x2417) under Zoning By-law 569-2013. These zones permit a range of commercial and residential uses. The site has a maximum permitted height of 16.0 metres and a maximum permitted density of 3.0 times the area of the lot.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

The following design guideline(s) will be used in the evaluation of this application:

- Avenues and Mid-Rise Buildings Study Performance Standards and Addendum; and
- Growing Up: Planning for Children in New Vertical Communities.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

COMMENTS

Reasons for the Application

The applicant has submitted an Official Plan Amendment to remove the subject site from the Yonge-Eglinton Secondary Plan and replace it with a Site and Area Specific Policy enabling the height as proposed. The applicant has stated that the Official Plan Amendment application has been submitted "out of an abundance of caution" given the Province has not yet made a decision regarding OPA 405 (Midtown in Focus).

The applicant has also submitted a Zoning By-law Amendment to obtain relief from the provisions of Zoning By-laws 438-86 and 569-2013 including those related to height, density, and setbacks.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

The PPS states in Policy 1.5.1 that healthy, active communities should be promoted by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity.

Policy 1.7.1 states that long-term economic prosperity should be supported by maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets and encouraging a sense of place by promoting well-designed built form.

Policy 1.8 of the PPS states that Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing these, and other, policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans".

The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe 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.

One of the Growth Plan's primary objectives is to achieve "complete communities", described in part by Policy 2.2.1.4 as places that:

- provide a diverse range and mix of housing options;
- ensure the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards;
- mitigate and adapt to climate change impacts, build resilience, reduce greenhouse gas emissions, and contribute towards the achievement of low-carbon communities; and
- integrate green infrastructure and low impact development.

Section 2.2.2.4, speaking to managing growth within Delineated Built-up Areas such as Toronto, states that intensification will be managed in part by identifying the appropriate type and scale of development and transition of built form to adjacent areas through official plan policies and designations and other supporting documents such as design guidelines.

Given the explicit link between Provincial Policy and the Official Plan, consistency with the PPS and conformity with the Growth Plan (2017) will be largely determined by conformity with the Official Plan.

Official Plan Conformity

Planning staff are continuing to review the application for conformity to the Official Plan. Improvements are being sought to bring the application into conformity with the Yonge-Eglinton Secondary Plan and into greater alignment with OPA 405 (Midtown in Focus).

Built Form, Planned and Built Context

Section 3.1.2 of the Official Plan contains policies speaking to built form. It 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. New development in Toronto will be located and organized to fit with its existing and/or planned context. It will do this by generally locating buildings parallel to the street, 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 the streets.

The Yonge-Eglinton Secondary Plan states in Policy 2.4 that it is a primary objective to maintain and reinforce the stability of Neighbourhoods and to minimize conflicts among uses in *Mixed Use Areas*, *Neighbourhoods*, *Apartment Neighbourhoods* and *Parks and Open Space Areas* in terms of land use, scale and vehicular movement.

Policy 2.7 of the Yonge-Eglinton Secondary Plan further states that in order to ensure that the form of buildings promotes a compatible physical and land use relationship between development within the various land use designations and between sites in abutting land use designations, and that all new buildings within Yonge-Eglinton Secondary Plan area form a positive visual relationship to the street, it is an objective of this Secondary Plan to secure a transition in height and scale from developments in *Mixed Use Areas* and *Apartment Neighbourhoods* to *Neighbourhoods* and, in particular, to those sites which abut a *Neighbourhood*.

Policy 2.16 states that improvements to the public realm throughout the area will be encouraged including enhancements to streetscapes, existing open spaces and wider sidewalks. When a new development is proposed on a major street, the possibility of a building setback to provide a wider sidewalk will be considered.

OPA 405 (Midtown in Focus) provides greater detail with regard to the vision for built form in the Yonge-Eglinton Secondary Plan area. Map 21-14 indicates that the subject site is a "Midtown Mid-rise" site and is to be a maximum of 8 storeys or 26 metres with the provision for additional height being contingent on the impact of the additional height and adherence to the other policies of Midtown in Focus. Policies 5.3.18 to 5.3.27 identify development criteria for Midtown Mid-rise sites which largely implement the Mid-rise Building Performance Standards. Section 5.4 of Midtown in Focus speaks to building heights and establishes the parameters for exceeding the height permissions identified on Map 21-14.

Based on the policies summarized above, although the proposal is generally aligned with the built form standards described in Midtown in Focus, Planning staff are seeking minor

revisions to improve its fit with its built form context and improve the proposed building's visual impact as seen from the pedestrian perspective.

Public Realm and Streetscape

Section 3.1.1 of the Official Plan speaks to the design and function of Toronto's streets, parks, sidewalks, and other open spaces that residents and visitors use to get around the city and connect with each other. The goal of these policies is to ensure streets, sidewalks, and other open spaces are designed to be safe, accessible, enjoyable, connected, and related appropriately to adjacent and nearby buildings.

The Yonge-Eglinton Secondary Plan states in Policy 2.16 that improvements to the public realm throughout the area will be encouraged including enhancements to streetscapes, existing open spaces and wider sidewalks. OPA 405 (Midtown in Focus) provides greater detail regarding these streetscape enhancements and describes the vision for the particular public realm goals articulated generally in Section 3.1.1 of the Official Plan. Map 21-6 of OPA 405 (Midtown in Focus) identifies the subject site as part of the Mount Pleasant Road Arboretum public realm move which aims to widen sidewalks, enable the construction of dedicated cycling infrastructure, and create a continuous green corridor through tree plantings and other landscape treatments.

Based on the policies summarized above, Planning staff is seeking revisions to the proposed development to enhance its presence and public realm amenity on Mount Pleasant Road. Revisions sought include:

- improving the relationship of the proposed doors opening onto Mount Pleasant Street to the sidewalk area to achieve the required minimum 2.1 metre pedestrian clearway; and
- the provision of suitable growing medium and conditions for proposed street trees.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).

The applicant has submitted an Arborist Report and proposes to remove twenty-six trees located on the subject site and on neighbouring properties. Four street trees are proposed to be planted on Mount Pleasant Road; there are no current street trees on this section of Mount Pleasant Road. No new private trees are proposed.

- Forestry staff has reviewed the Arborist Report and associated Landscape Plans and have requested further information from the applicant.

Loading and Servicing

OPA 405 (Midtown in Focus) illustrates on Map 21-9 the locations of existing and new laneways and identifies the rear of the subject site as forming part of a proposed new laneway facilitating loading and servicing access at the rear of sites which front onto the east side of Mount Pleasant Road between Eglinton Avenue East and Soudan Avenue, the south side of Eglinton Avenue East between Mount Pleasant Road and Bayview Avenue, and the west side of Bayview Avenue between Eglinton Avenue East and Manor Road. For clarity, until the proposed laneway illustrated on Map 21-9 of OPA 405 is complete, access to the loading and servicing area and the underground parking, must be taken from Mount Pleasant Road. When the laneway is completed, the applicants propose to convert the access aisle from Mount Pleasant Road to the rear laneway into ground floor retail space. Although the proposed development provides a 6-metre wide setback from the rear property line to accommodate this future laneway, it is partially encumbered by the below-ground parking structure.

- Further discussion with the applicant and Engineering and Construction Services staff is required to determine the appropriate approach to securing the future laneway.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services.

The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

Strategic Initiatives and Policy Analysis (SIPA) staff advised that given the application proposes fewer than 100 dwelling units, a Community Services and Facilities Study was not required to be prepared in support of this application.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the Planning Act to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

As per Policy 9.4.1 of OPA 405 (Midtown in Focus), mid-rise building sites with a residential floor space index (FSI) of 4.0 times or greater are required to provide public benefits. The residential FSI of the proposal is greater than 4.0.

- Further discussions are required to determine the nature and extent of the community benefits to be secured should this application proceed to approval in some form.

Infrastructure/Servicing Capacity

The applicant has submitted the following studies and reports which are being reviewed by Engineering and Construction Services staff: a Functional Servicing and Stormwater Management Report; Hydrogeological Assessment; Geotechnical Investigation; and Transportation Impact and Parking Study.

- Staff are reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development; and
- Staff will continue to assess the application to evaluate the effects of the development on the City's infrastructure, including the transportation system, and determine if improvements to the existing infrastructure are required.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant has submitted the required Toronto Green Standards Checklist for Mid to High Rise Residential and all New Non-Residential Development.

- The checklist is being reviewed for conformity with Tier 1 requirements and full compliance will be required prior to approval of the requested applications.

Other Matters

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

CONTACT

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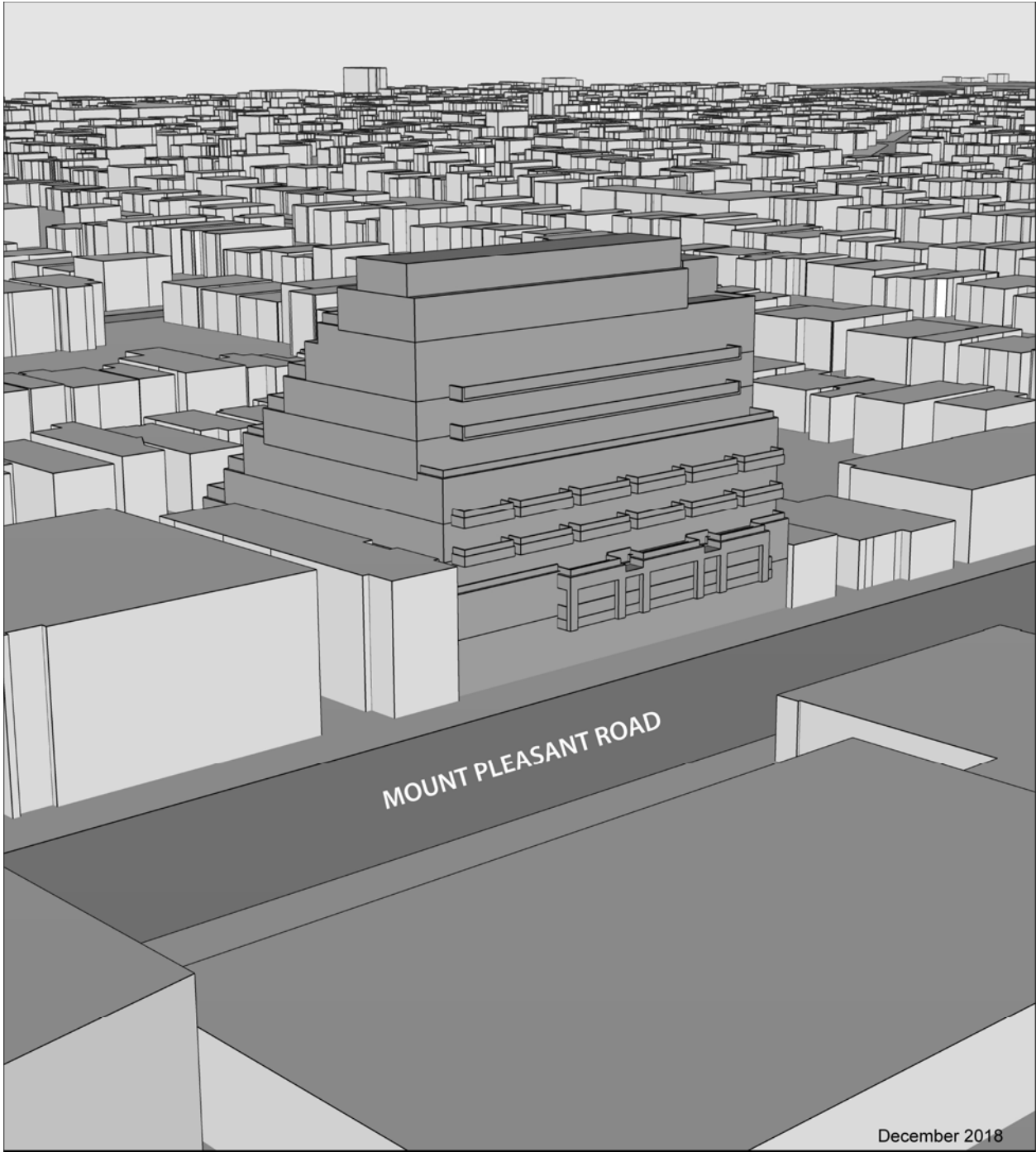
SIGNATURE


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Director, Community Planning
Toronto and East York District

ATTACHMENTS

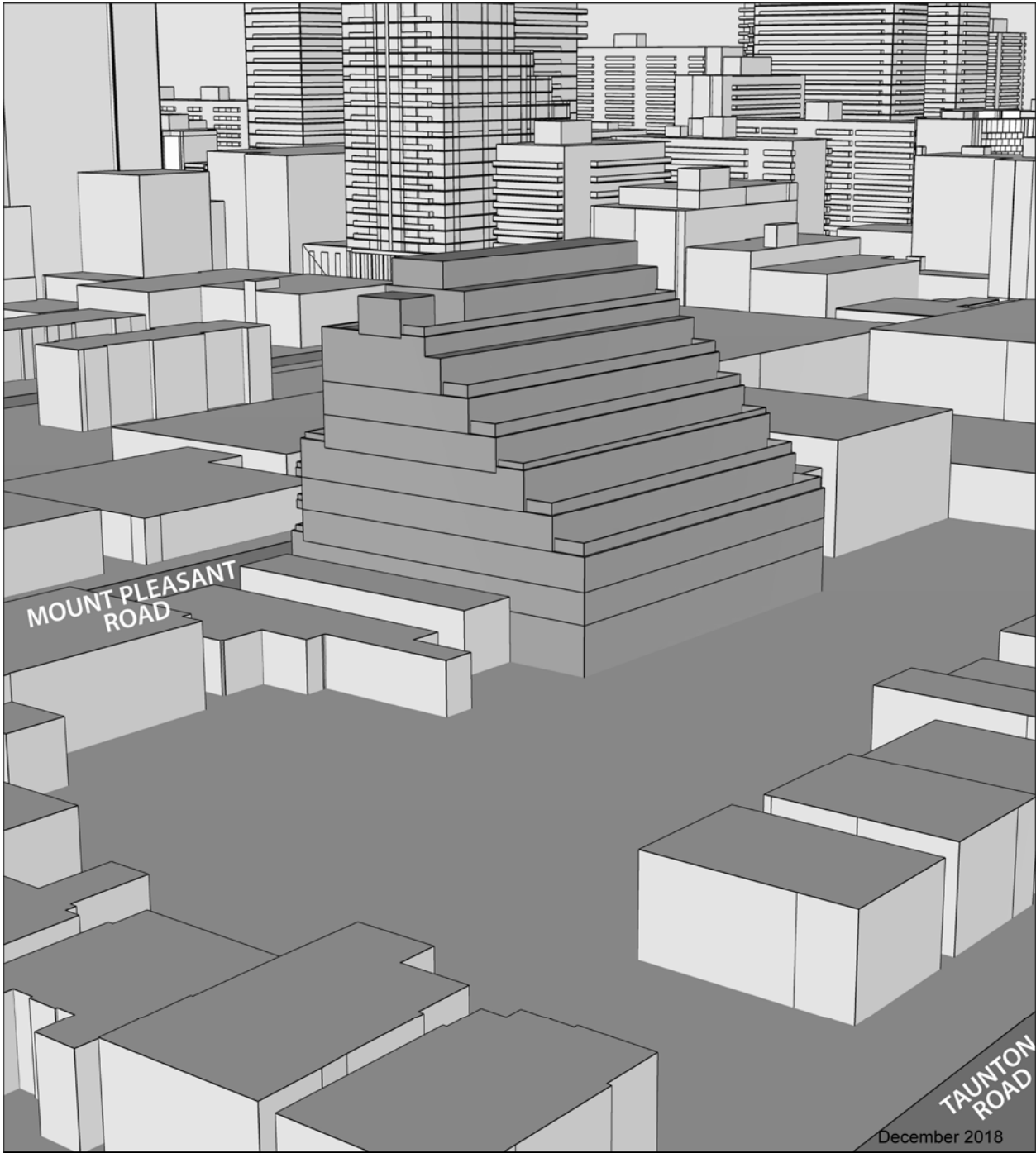
- Attachment 1: 3D Model of Proposal in Context (Looking Southeast)
- Attachment 2: 3D Model of Proposal in Context (Looking Northwest)
- Attachment 3: Location Map
- Attachment 4: Site Plan
- Attachment 5: Official Plan Map
- Attachment 6: Application Data Sheet


Attachment 1: 3D Model of Proposal in Context (Looking Southeast)



View of Applicant's Proposal looking Southeast 

Attachment 2: 3D Model of Proposal in Context (Looking Northwest)

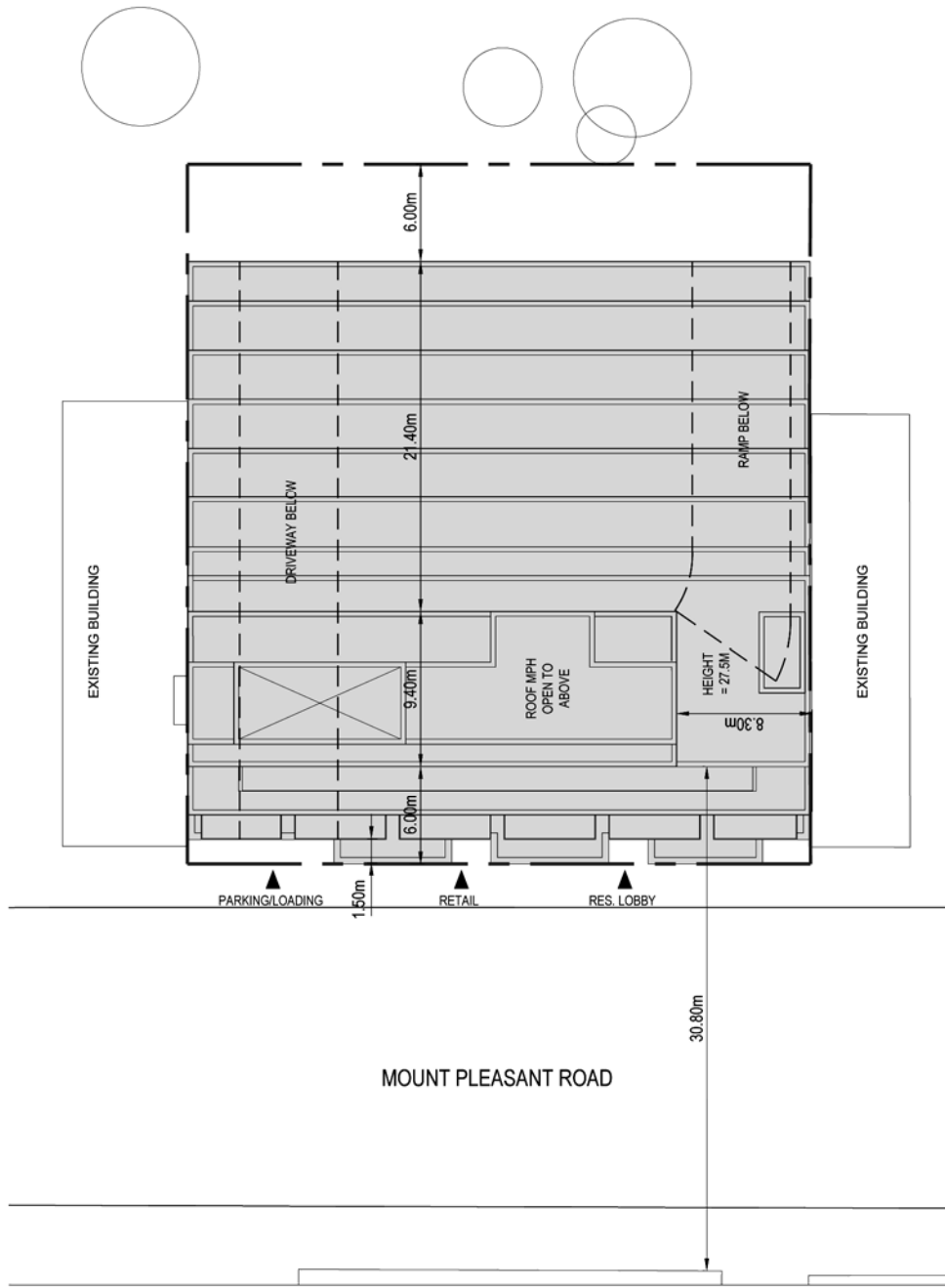


View of Applicant's Proposal looking Northwest 

Attachment 3: Location Map



Attachment 4: Site Plan



733 Mount Pleasant Road

File # 18 254194 STE 22 0Z

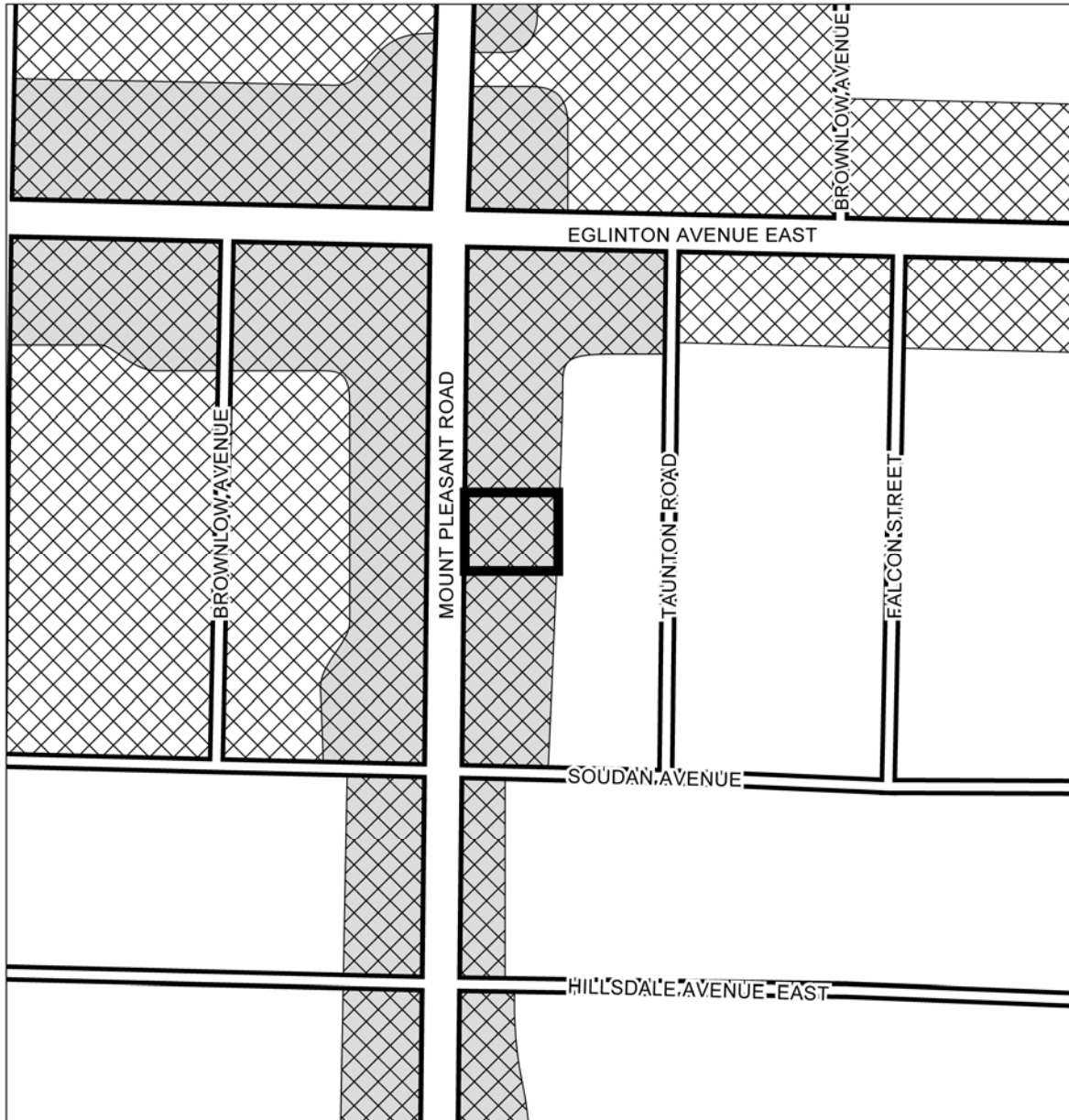
Site Plan

Applicant's Submitted Drawing

Not to Scale
10/12/2018



Attachment 5: Official Plan Map



TORONTO
 Official Plan Land Use Map #17

733 Mount Pleasant Road

File # 18 254194 STE 22 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas


 Not to Scale
 12/10/2018

Attachment 6: Application Data Sheet

Municipal Address: 733 Mount Pleasant Road Date Received: Nov. 8, 2018

Application Number: 18 254194 STE 22 OZ

Application Type: Official Plan Amendment and Zoning By-law Amendment

Project Description: A 9-storey residential building, with a height of 33.3 metres to the top of the mechanical penthouse floor. The building will contain 58 residential units and includes retail uses at grade, comprising a gross floor area of 196 square metres.

Applicant	Agent	Architect	Owner
Rockport (MPE) Inc.	Annalisa Longo	Wallman Architects	Rockport (MPE) Inc.

EXISTING PLANNING CONTROLS

Official Plan: Mixed Use Area Site Specific Provision: OPA 289, 405

Zoning: CR 3.0(c2.0;r2.5) SS2(x2417) Heritage Designation: N

Height Limit (m): 16 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 1,627 Frontage (m): 38 Depth (m): 43

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	-	-	1,243	1,243
Residential GFA (sq m):	-	-	6,890	6,890
Non-Residential GFA (sq m):	-	-	196	196
Total GFA (sq m):	-	-	7,018	7,018
Height - Storeys:	-	-	9	9
Height - Metres:	-	-	30	30

Lot Coverage Ratio (%): 76.37 Floor Space Index: 4.31

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	6,890	
Retail GFA:	196	
Office GFA:	0	
Industrial GFA:	0	
Institutional/Other GFA:	0	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	-	-	-	-
Freehold:	-	-	-	-
Condominium:	-	-	58	58
Other:	-	-	-	-
Total Units:	-	-	58	58

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	-	-	-	-	-
Proposed:	-	-	10 (17%)	37 (64%)	11 (19%)
Total Units:	-	-	10 (17%)	37 (64%)	11 (19%)

Parking and Loading

Parking Spaces:	26	Bicycle Parking Spaces:	73	Loading Docks:	1
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