

265 Balliol Street – Zoning Amendment and Rental Housing Demolition Applications – Request for Direction Report

Date: February 26, 2019

To: Toronto and East York Community Council

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

Ward: 12 - Toronto-St.Paul's

Planning Application Number: 17 223999 STE 22 OZ and 17 224019 STE 22 RH

SUMMARY

This application proposes to demolish seven existing rental townhouse dwellings and replace them in a new 29-storey residential building with a six-storey base building to the west of an existing 26-storey rental apartment building at 265 Balliol Street.

The proposed development is not consistent with the Provincial Policy Statement (2014) and does not conform with the Growth Plan for the Greater Golden Horseshoe (2017). The proposal also does not conform with the Toronto Official Plan.

This report recommends that the City Solicitor together with Planning Staff and other appropriate Staff be directed to oppose the appeal at the Local Planning Appeal Tribunal (LPAT). The proposed building does not fit within the character of the *Apartment Neighbourhood* along this section of Balliol Street in terms of height and density and does not provide an appropriate transition from the adjacent *Mixed Use Area*.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council authorize the City Solicitor, together with appropriate staff, to attend the Local Planning Appeal Tribunal (LPAT) hearing to oppose the appeal respecting the Zoning By-law Amendment application for 265 Balliol Street.

2. City Council authorize the City Solicitor and appropriate staff to continue discussions with the applicant to address the issues outlined in this report and to report back to City Council on the outcome of discussions, if necessary.

3. City Council defer making a decision at this time on the Rental Housing Demolition and Conversion Application (17 224019 STE 22 RH) under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 to demolish the seven (7) existing rental dwelling units at 265 Balliol Street, known municipally as 239-251 Balliol Street, and instruct staff to report to Toronto and East York Community Council at such time as an LPAT decision has been issued regarding the Zoning By-law Amendment appeal, if necessary.

4. In the event that the LPAT allows the appeal in whole or in part:

a) City Council direct the City Solicitor to request the LPAT to withhold the issuance of any Order(s) on the Zoning By-law Amendment appeal for the subject lands pending City Council approval of Application 17 224019 STE 22 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 to demolish the seven (7) existing rental dwelling units at 265 Balliol Street, known municipally as 239-251 Balliol Street.

b) City Council direct the City Solicitor to request the LPAT to withhold the issuance of any Order(s) on the Zoning By-law Amendment appeal for the subject lands pending confirmation of water, sanitary and stormwater capacity from the Chief Engineer and Executive Director, Engineering and Construction Services, and pending receipt of a Functional Servicing and Stormwater Management Report satisfactory to the Chief Engineer and Executive Director, Engineering and Construction Services;

c) City Council direct the City Solicitor to request the LPAT to withhold the issuance of any Order(s) on the Zoning By-law Amendment appeal for the subject lands until such time as the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning and the owner have provided Zoning By-laws to the Tribunal in a form and with content satisfactory to the Director, Community Planning, Toronto East York District and the City Solicitor, including securing the tenure of retained rental dwelling units and needed improvements to the rental building in conformity with Section 3.2.1.5 of the Official Plan, and the owner has entered into and registered a Section 37 Agreement with the City incorporating such tenant assistance, any other rental related matters, and other Section 37 matters, all to the satisfaction of the City Solicitor.

d) City Council authorize the Chief Planner and Executive Director, City Planning to secure services, facilities or matters pursuant to Section 37 of the Planning

Act, in consultation with the Ward Councillor, for matters including, but not limited to:

- i) public realm improvements in the Yonge-Eglinton Secondary Plan Area; and/or
- ii) community services and facilities in the Yonge-Eglinton Secondary Plan Area in accordance with the priorities identified in the Council-adopted Yonge Eglinton Official Plan Amendment (OPA 405)'s Community Services and Facilities Strategy; and/or
- iii) tenant assistance plan; and/or
- iv) any other matters to be secured as a matter of convenience.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

PROPOSAL

The site is located on the south side of Balliol Street between Mount Pleasant and Pailton Crescent (see Attachment 2). It is rectangular in shape with an area of 5,182.4 square metres, and a frontage of 105 metres on Balliol Street.

The subject site is currently occupied by a rental housing complex consisting of a 26-storey tower in the eastern half of the site, and a two-storey row of townhouses in the south west corner of the site. The remainder of the site is occupied by vehicle manoeuvring areas, and landscaping with trees, lawns and paved open space. The extensive landscaped open space currently on the subject site is a primary characteristic of the Davisville Village Apartment Neighbourhood and is reflected in a number of other similar existing properties in the area.

The site contains 209 existing rental dwelling units; 202 are within the residential tower and seven are in a row of townhouses. The rental units have the following bedroom type and rent classifications:

265 Balliol Street Rental Housing Summary

| Rental Unit Bedroom Type | | Rent Category | |
|-------------------------------|-----|------------------|-----|
| Bachelor | 1 | Mid-range rents | 1 |
| One-bedroom | 151 | Affordable rents | 22 |
| | | Mid-range rents | 129 |
| Two-bedroom | 50 | Affordable rents | 1 |
| | | Mid-range rents | 49 |
| Three-bedroom townhouse units | 7 | High-end rents | 7 |

(Source: Housing Issues Report, Bousfields, 2017)

The surrounding development and land uses are as follows:

On the north side of Balliol Street is a 24-storey slab style apartment building, with its main entrance on Davisville Avenue. To the west of the apartment building is a series of townhouse units fronting onto Balliol Street. At the north east corner of Pailton Crescent and Balliol Street is a 22-storey slab style apartment building. Further to the north, on the north side of Davisville Avenue between Acacia Road and Mount Pleasant Road is June Rowlands Park.

To the immediate east of the site are a series of two-storey semi-detached dwellings. At the south west corner of Mount Pleasant and Balliol Street is an 8-storey residential building. Fronting onto the east side of Mount Pleasant Road are 1 and 2-storey commercial buildings, including a service station. Further to the east is a low-rise residential neighbourhood.

To the south is a mixed-use area on both sides of Merton Street consisting of commercial and residential buildings ranging in height from 2 to 15-storeys. An application for a 16-storey residential building is currently under review at 276-290 Merton Street (18 172768 STE 22 OZ) directly south of the subject site. Further to the south is Mount Pleasant Cemetery.

To the immediate west is a slab style 17-storey apartment building. Further to the west, at the south west corner of Pailton Crescent and Balliol Street, is a private tennis club. Continuing to the west is an apartment neighbourhood with buildings ranging in height from 2 to 30-storeys. There are currently three other applications pending west of the subject site and east of Yonge Street with frontage on Balliol Street: An application for a 16-storey residential building is currently under appeal at 141 Davisville Avenue (17 262355 STE 22 OZ), an

application for a 24-storey residential building is currently under review at 155 Balliol Street (18 173481 STE 22 OZ), and an application for a 38-storey mixed-use building is currently under appeal at 22 Balliol Street (16 119794 STE 22 OZ).

This application proposes the construction of a new 29-storey rental residential building (95.98 metres to the top of the mechanical penthouse), with a 6-storey base building, to the west of the existing 26-storey rental apartment building located on the site. Seven rental townhouse units are proposed to be demolished to facilitate the redevelopment. A total of 264 new dwelling units are proposed, including the replacement of the seven rental townhouse units. The new and existing buildings will be self-contained and connected only through the underground parking garage.

The proposed development incorporates two levels of below-grade parking consolidated with the existing parking garage at 265 Balliol Street. The proposed parking comprises 135 spaces. Access to the below-grade facility is proposed to be provided via the existing ramp to the east of the existing apartment building.

The loading/servicing space for the new building will be accessed from the driveway located between the new and existing buildings. 264 bicycle parking spaces are proposed for the new building, with 238 spaces proposed interior and 26 spaces exterior to the building intended to serve as short-term bicycle parking. An additional 48 spaces are proposed to expand the provision of bicycle parking for the existing apartment building, where 48 spaces are currently provided resulting in a total of 96 spaces for the existing residents.

The lobby of the new building will be accessed from Balliol Street. The existing driveways will be reconfigured with the removal of the west driveway entrance and the addition of a new driveway entrance in the middle of the site. The garage and loading space for the new building will be accessed from the driveway located between the new and existing buildings.

Improvements are proposed to the existing 26-storey rental building as follows:

- Relocating the laundry room from the basement to the ground floor in the space currently occupied by the lounge;
- Relocating the lounge to a larger space on the ground floor currently occupied by the site management office, which will be moved to the new building;
- Creating additional storage space in the basement within the area vacated by the laundry;

- Providing 38 more secure bike parking spaces in the basement and establishing 10 short term bike parking spaces near the building entrance; and,
- Moving the un-enclosed outdoor garbage area adjacent to the existing building to a combined enclosed waste management and loading area in the new building.

The Housing Issues Report confirms the costs of the improvements will not be passed through to the tenants.

Indoor and outdoor amenity space would be provided on the 7th floor of the new building. These spaces would be accessible to all residents within the complex, including those in the existing residential rental tower. A pet relief area would be provided near the front lot line.

Refer to the chart below and Attachments 1-14 of this report for further information.

| Category | Metric |
|---|--|
| Total Building Height | 29 storeys (90.35 metres; 95.38 metres to the top of the mechanical penthouse) |
| Base Building Height | 6 storeys (19.2 metres) |
| Proposed Base Building Setbacks North Lot Line (Balliol Street) South Lot Line West Lot Line | 7.0 metres 7.33 metres 5.5 metres |
| Proposed Tower Setbacks North Lot Line South Lot Line West Lot Line | 9.0 metres 10.0 metres 18.3 metres |
| Proposed Tower Separation West East | 30.0 metres 20.0 metres |
| Tower Floor Plate | 690 square metres |

| Number of Units | Proposed / New | Existing |
|----------------------|--------------------|----------|
| Studio | 0 | 1 |
| 1 Bedroom | 174 (65.9%) | 151 |
| 2 Bedroom | 54 (20.5%) | 50 |
| 3 Bedroom | 36 (13.6%) | 0 |
| Subtotal | 264 | 202 |
| Total | 466 | |
| Ground Floor Height | 4.0 metres | |
| Bicycle Parking | | |
| Existing | 48 | |
| For new units | 264 | |
| For existing units | 96 | |
| Total | 360 | |
| Loading Spaces | 1 Type G | |
| Amenity Space | | |
| Interior Residential | 578 square metres | |
| Exterior Residential | 1300 square metres | |

The Rental Housing Demolition application proposes to demolish seven rental townhouse units on the southwest corner of the site. All rental units which would be demolished have rents above the mid-range rent category.

The application proposes to secure the rental tenure of all existing rental dwelling units with affordable and mid-range rents.

Reasons for Application

The Zoning By-law amendment application has been submitted to obtain relief from several of the development criteria articulated in Zoning By-laws 438-86 and 569-2013 including those related to height and density. The Rental Housing Demolition application has been submitted to permit the demolition of the seven existing rental townhouse units which currently exist on the subject site.

APPLICATION BACKGROUND

On July 12, 2016 City Council adopted the recommendations in the report from the Chief Planner and Executive Director, City Planning, 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 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://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG13.1>

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.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG24.10>

On July 23, 2018, City Council adopted Official Plan Amendment 405 (Midtown in Focus) with modifications and authorized the Chief Planner and Executive Director, City Planning to seek the approval of the Minister of Municipal Affairs for OPA 405, pursuant to Section 26 of the Planning Act. The Province has yet to render a decision as of the drafting of this report.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG31.7>

A pre-application consultation meeting was held with the applicant on June 8, 2017 to discuss complete application submission requirements. City Planning expressed concerns related to the height of the building, setbacks, and separation distances. Planning staff also informed the applicant of the on-going Midtown in Focus Study and reviewed emerging directions that had been publicized at prior community consultation events and indicated that a proposed Secondary Plan update would be presented to City Council in late 2017.

The current application was submitted on August 28, 2017 and deemed complete on October 17, 2017. A Preliminary Report on the application(s) was adopted by Toronto East York Community Council on January 16, 2018 requesting staff to hold a community consultation meeting. The feedback from the community consultation is summarized in the Comments section of this Report.

On March 2, 2018, the applicant appealed to the Local Planning Appeal Tribunal (LPAT), citing Council's failure to make a decision on the application within the timeframe prescribed by the Planning Act. The first prehearing conference was held on January 16, 2019.

Application Submission Requirements

The following reports/studies were submitted in support of the application:

- Architectural Plans

- Energy Efficiency Report
- Servicing Report
- Stormwater Management Report
- Hydrogeological Assessment
- Landscape and Lighting Plans
- Pedestrian Level Wind Assessment
- Contaminated Site Assessment
- Sun/Shadow Study
- Survey Plans
- Toronto Green Standards Checklist
- Transportation Impact Study
- Arborist Report

The application material referenced above can be accessed from the City's Application Information Centre using the following link:

<http://app.toronto.ca/DevelopmentApplications/associatedApplicationsList.do?action=init&folderRsn=4235386>

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application.

POLICY CONSIDERATIONS

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2014)

The Provincial Policy Statement (2014) (the PPS) 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; 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 provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the Planning Act and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the 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."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

The Growth Plan for the Greater Golden Horseshoe (2017)

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

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 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.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Staff have reviewed the proposed development for consistency with the PPS (2014) and for conformity with the Growth Plan (2017). The outcome of staff analysis and review are summarized in the Comments section of the Report.

Rental Housing Demolition Bylaw

Section 111 of the City of Toronto Act, 2006 authorizes Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition By-law, implements Section 111. Chapter 667 prohibits the demolition or conversion of rental housing units in buildings containing six or more dwelling units, of which at least one unit is rental, without obtaining a permit from the City and requires a decision by either City Council or, where delegated, the Chief Planner and Executive Director, City Planning.

Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. These conditions implement the City's Official plan policies protecting rental housing. Council approval of demolition under Section 33 of the Planning Act may also be required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the Building Code Act.

Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion, City Council typically considers both applications at the same time. Unlike Planning Act applications, decisions made by City Council under By-law 885-2007 are not appealable to the LPAT.

On August 28, 2017, the applicant made an application for a Rental Housing Demolition permit pursuant to Chapter 667 of the City of Toronto Municipal Code. The application proposes to demolish seven rental dwelling units. A Housing Issues Report has been submitted with the required application.

As per Chapter 667-14, a tenant consultation meeting shall be held to review the impact of the proposal on tenants of the rental property and matters under Section 111.

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan, the Yonge-Eglinton Secondary Plan, and the Midtown in Focus: Growth, Built Form and Infrastructure Review as follows:

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

Apartment Neighbourhoods policies in the Official Plan (4.2) state that development will contribute positively to quality of life by having respect for: location; massing; transition to lower scale Neighbourhoods and areas of different development intensity; framing the street edge with good proportion; providing sufficient off street vehicle and bicycle parking; screening service areas; providing amenity space; and minimizing shadow and wind impacts, among others. *Apartment Neighbourhoods* are considered to be stable areas of the City where significant growth is generally not anticipated, however, the Plan recognizes that there may be opportunities for new development or infill on underutilized sites and sets out criteria to evaluate these situations.

The Public Realm policies in the Official Plan (3.1.1) speak 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. Streets, sidewalks, and other open spaces should be designed to be safe, accessible, enjoyable, connected, and related appropriately to adjacent and nearby buildings. The Built Form policies (3.1.2) state that new development will be located and organized to fit with its existing and/or planned context. The Built Form Tall Building Policies (3.1.3) state that tall buildings come with larger civic responsibilities and obligations than other buildings. To ensure that tall buildings fit within their existing and/or planned context and limit local impacts, built form principles will be applied to the location and design of tall buildings. Proposals will demonstrate how the building and site design will contribute to and reinforce the overall City structure and relate to the existing and/or planned context.

The housing policies of the Official Plan (Section 3.2.1) require a full range of housing opportunities to provide for complete communities. Intensification of existing rental housing sites must secure the tenure of existing rental housing with rents at or below mid-range rents. Improvements to the existing rental housing may be secured.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Secondary Plan

The subject site is located in the Yonge-Eglinton Secondary Plan Area (see Attachment 4).

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. Higher density residential development proposals within *Apartment Neighbourhoods* should be directed to sites with nearby subway station access. The Plan states that 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.

The Yonge-Eglinton Secondary Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Official Plan Amendment 405 (Midtown in Focus)

Midtown in Focus is an inter-divisional response to the rapid intensification and change underway in parts of the Yonge-Eglinton area. The cumulative impact of the development under construction and proposed in the area risks adversely affecting quality of life and sense of place in Midtown. Building on the 2014 Midtown in Focus: Parks, Open Space and Streetscape Plan, City Council adopted a series of amendments and strategies in July 2018 to address key contributors to a liveable community. The result is a new plan for Midtown with an up-to-date planning framework and prioritized improvements related to local transportation, parks, municipal servicing and community infrastructure.

Adopted in July 2018, Official Plan Amendment 405 establishes a comprehensively updated Yonge-Eglinton Secondary Plan as well as amendments to relevant policies and maps in the Official Plan. The Plan sets out a 25-year vision for Midtown that emphasizes the importance of complete communities and the diversity of Midtown's character areas. It envisions Midtown as a green, resilient, connected and prosperous place. The Plan also provides detailed direction on the appropriate scale and location of future growth and links growth with the provision of infrastructure.

OPA 405 has been forwarded to the Ministry of Municipal Affairs and Housing by the City of Toronto for a decision. The Ministry is presently reviewing the OPA.

As the Council-adopted framework for the area, OPA 405 is used to inform development review in the area. The policy directions in the updated Yonge-Eglinton Secondary Plan that are specifically applicable to the review of this application include:

Map 21-2 identifies the subject site as falling within the Davisville Apartment Neighbourhood Character Area, described as consisting of a diversity of tower-in-the-park buildings, mid-rise buildings and townhouses set within abundant landscaped open spaces. As per Policy 1.3.3 (d) speaking to the Davisville Character Area, new tall buildings with a consistent, modest height will respect and reinforce the area's physical character, building spacing, landscaped setbacks and characteristics green qualities.

Map 21-6 identifies the subject site as fronting onto the Balliol Green Street public realm move. Policy 3.2.11 speaks to the Balliol Green Street and

describes a vision for the street as a pleasant and tranquil connection for pedestrians through the Yonge-Davisville area and a landscaped setting for apartment buildings. A six-metre setback at- and above-grade is required to accomplish this goal to support landscaping, forecourts, and other open spaces.

Map 21-14 identifies the subject site as a "Midtown Infill Apartment Neighbourhood Building" site. The type of infill building proposed in this application – a new stand alone tall building – is not permitted by the Midtown Infill Apartment Neighbourhood Buildings policies. The only infill development permitted by Policy 5.3.51 are:

- A low-rise addition to an existing apartment building;
- A new low- and/or mid-rise building;
- An addition on top of an existing apartment building; and/or
- A tall building addition resulting from the partial demolition of an existing apartment building and redevelopment of the demolished portion of the building and any underutilized portion of the site with a new tall building.

Although the proposed development is not one of the four types of buildings permitted by Policy 5.3.51, Policies 5.3.28 to 5.3.47 speak to stand alone Midtown Tall Buildings. They include, but are not limited to, the following criteria:

- A maximum height of four storeys (13.5 metres) for base buildings;
- A minimum stepback of three metres above the base building;
- A maximum floorplate of 750 square metres; and
- A separation distance to adjacent residential tall buildings of 30 metres in *Apartment Neighbourhoods* and 25 metres in *Mixed Use Areas*.

Staff note that up to the date of appeal, March 2, 2018, OPA 405 (Midtown in Focus) had not been adopted by City Council. However, Council had provided direction to staff as early as August, 2014, as Midtown in Focus evolved and developed, to consider applications in the context of the emerging policy direction. As such, for the purposes of this application, the direction provided in OPA 405 and described above is "relevant but not determinative" to the review of the application.

Zoning

The subject site is zoned R2 Z2.0 in Zoning By-law 438-86, as amended, and is zoned R (d2.0) (x919) in Zoning By-law 569-2013, as amended (see Attachment 5). Both Zoning By-laws permit residential uses in buildings with a maximum density of 2.0 times the area of the lot and a maximum height of 38.0 metres. The minimum side and rear yard setbacks are 7.5 metres, and the maximum depth of an apartment building is 14.0 metres.

City-Wide Tall Building Design Guidelines

City Council has adopted city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of 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 link to the guidelines is here:

<https://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-57177.pdf>

Draft Growing Up Guidelines: Planning for Children in New Vertical Communities

On July 4, 2017 City Council directed City Planning staff to use these draft Guidelines in the evaluation of new and under review multi-unit residential development proposals. The Guidelines direct how new development can better function for larger households at three scales: the unit, the building and the neighbourhood.

The link to the draft guidelines is here:

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/growing-up-planning-for-children-in-new-vertical-communities/>

Site Plan Control

The proposed development is subject to Site Plan Control. A site plan application has not been submitted.

Community Consultation

A community consultation meeting was held on April 10, 2018 at the Best Western currently located at 808 Mount Pleasant Road and several communications were received via e-mail. Feedback on the proposal included concerns regarding impacts on the existing apartment building at 265 Balliol Street, the height of the proposed building, and the impact on the streetscape character of Balliol Street.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2014) and the Growth Plan (2017). The proposal has also been reviewed and evaluated against Policy 5.1 of the Growth Plan as described in the Issue Background section of the Report.

Staff have determined that the proposal is not consistent with the PPS and does not conform to the Growth Plan for the following reasons:

The Provincial Policy Statement, 2014 (PPS) provides for a coordinated and integrated approach to planning matters within municipalities. Speaking to sustaining the health, livability, and safety of communities, Policy 1.1.1 states that land use should accommodate an appropriate range and mix of uses to meet long-term needs, avoid development which may cause environmental or public health and safety concerns, and that promote development that conserves biodiversity and considers the impacts of a changing climate. The proposed development does not adequately address these land use objectives as it proposes to negatively impact the privacy and enjoyment of existing residents by locating the proposed building too close to the existing apartment building, increasing the amount of impermeable surface area on the subject site, and reducing the amount of landscaped open space.

The PPS recognizes that local context and character is important. Policy 1.7.1(d), speaking to the need for long-term economic prosperity, recognizes that this is supported by creating "a sense of place, by promoting well-designed built form". Although the PPS does not specify the requirements for defining "well-designed built form", it does identify in Policy 4.7 that "the Official Plan is the most important vehicle for implementation" and directs municipalities to provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas. The proposed development's design does not adequately consider its impact on existing residents or appropriately respond to the established or planned context or character of the local area which is in large part defined by multi-unit residential buildings set in generous landscaped open spaces which provide amenity and ample sky-view for residents. While infill development can be accommodated, it must conserve these characteristics in order to protect the quality of life and the character of the community.

The Growth Plan (2017) reinforces the PPS' goal of sustaining long-term economic prosperity via land use planning. 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:

- 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.

Recognizing that housing is an important component of creating complete communities and managing growth, the Growth Plan also states in Section 2.2.6.3 that municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.

The challenge of mitigating and adapting to climate change is addressed by the Growth Plan as well, stating in Section 4.2.10 that municipalities will develop policies in their official plans that include:

- supporting the achievement of complete communities;
- reducing dependence on the automobile and supporting existing and planned transit and active transportation; and
- incorporating appropriate green infrastructure and low impact development

The proposed development does not meet the criteria described in the PPS for the creation of communities that have a sense of place or are sustainable in the long term from the perspective of livability and health. Although the application proposes to intensify the site, it does so in a manner that compromises the quality of life for both existing and future residents by proposing an inappropriate built form and compromising the landscaped open space character of the subject site and the surrounding community. Moreover, both the PPS and the Growth Plan identify that the Official Plan is the most important implementation tool for their respective policy goals. As the proposed development does not conform with the policies of the Toronto Official Plan, including the Healthy Neighbourhood, Built Form, *Apartment Neighbourhoods*, or Yonge-Eglinton Secondary Plan policies, the proposed development is not consistent with the PPS and does not conform to the Growth Plan.

Land Use

This application has been reviewed against the official plan policies, secondary plan policies, and planning studies described in the Issue Background Section of the Report as well as the policies of the Toronto Official Plan as a whole.

The proposed development is located in an area designated *Apartment Neighbourhoods* on Map 17 of the Toronto Official Plan. The residential use proposed in the development is permitted in areas designated *Apartment Neighbourhoods* and by the applicable Zoning By-laws. Therefore, the proposed land use is acceptable.

Density, Height, Massing

The Official Plan directs growth primarily to the *Centres, Avenues, Employment Areas, and the Downtown* identified on Map 2. Although growth is expected and can be accommodated outside of those areas, such as in *Neighbourhoods* and *Apartment Neighbourhoods*, the Official Plan requires that intensification to be managed carefully in order to mitigate its impact on surrounding buildings and open spaces.

Development should be massed to fit harmoniously into its existing and/or planned context and limit its impact on its neighbours by relating to the proportion of the street, creating appropriate transitions in scale to neighbouring existing and/or planned buildings, and ensuring adequate access to sky view. And tall building proposals in particular must demonstrate how the proposed building and site design will contribute and reinforce the overall City structure and how they relate to the existing and/or planned context including other tall buildings. Development criteria for proposals in *Apartment Neighbourhoods* described in Section 4.2 rearticulate these principles.

The Yonge-Eglinton Secondary Plan identifies that the highest intensity development is to be located at the Yonge-Eglinton intersection and within *Mixed Use Areas*. High density development is anticipated outside of those areas, but they should progressively reduced heights and densities away from those peaks. The Secondary Plan allows for significant growth elsewhere in the Secondary Plan Area to allow for less significant growth in other areas in order to respond to the varied context and provide for the orderly development across this part of the city.

The Tall Buildings Design Guidelines provide direction for how proposed development should respond to the need for transition and a contextually-appropriate built form. With regard to the massing of the middle portion of the proposed development, the guidelines suggest that the tower should step back approximately three metres from the face of the base building. The tower portion should also be sufficiently separated from adjacent properties so that residents are ensured privacy and retain access to sunlight and sky view. The Tall Buildings Design Guidelines indicate that a setback of 12.5 metres or more on each property (for a total separation of 25 metres) is appropriate for these purposes while the draft Yonge-Eglinton Secondary Plan policies that were in draft form during the application review period suggest a 30-metre separation distance was more appropriate in Midtown's *Apartment Neighbourhoods*. Finally, to create visual interest and break up the perceived height and massing, tower exteriors should be well-articulated.

At a height of 29 storeys (95.38 metres to the top of the mechanical penthouse), the proposed development would be approximately 18 metres taller than the existing apartment building on the subject site. The proposed building is also taller than the existing apartment buildings in the immediate area. On the north

side of the street, 225 Davisville Avenue is 24 storeys tall, the existing apartment building to the west of the subject site, 221 Balliol Street, is 18 storeys tall, and the building at 200 Balliol Street at the corner of Balliol Street and Pailton Crescent is 23 storeys tall. Given this context, the proposed development does not appropriately respond to the built form character of the surrounding context.

The proposed tower separation distances of 20 metres to the existing apartment building at 265 Balliol Street and 30 metres to the existing apartment building at 221 Balliol Street is unacceptable. The proposed development is too close to the existing building on the subject site, creating adverse privacy and overlook impacts for the existing tenants at 265 Balliol Street. The proposed development also does not meet the required 12.5-metre separation distance to the south property line, providing a separation distance of only 10 metres. Given the current application at 276-290 Merton Street also does not meet their requisite tower separation distance from their north property line, the total proposed tower separation distances will fall below the 25-metre separation distance required in the Tall Buildings Design Guidelines.

The proposed base building at six storeys tall (19.2 metres) is inappropriately scaled with reference to the Tall Buildings Design Guidelines which indicate base buildings of tall buildings should be no 80% of the width of the adjacent street right-of-way. Given Balliol Street has a width of 20 metres, a more appropriate base building height would be 16 metres, or approximately four storeys. The proposed tower setback of 2.0 metres at the eighth storey fronting Balliol Street is also inadequate in delivering a built form that relates appropriately to the character of the street and/or the pedestrian scale.

The proposed building neither does not conform with the Healthy Neighbourhoods, Built Form, or *Apartment Neighbourhoods* policies of the Official Plan. The proposed building also does not adequately address the City's Tall Building Design Guidelines, or the intent of those guidelines.

The proposed building also does not align with the policy framework described in OPA 405 (Midtown in Focus) which requires a separation distance of 30 metres within *Apartment Neighbourhoods*, a 27.5-metre separation distance between *Apartment Neighbourhoods* and *Mixed Use Areas*, a base building height of no more than four storeys, and a floor plate of no more than 750 square metres.

Sun, Shadow, Wind

This application has been reviewed against the official plan policies secondary plan policies, planning studies, and design guidelines described in the Issue Background Section of the Report.

The proposed building creates additional shadowing on the landscaped open spaces of the apartment buildings on the north side of Balliol Street as well as on June Rowlands Park on the north side of Davisville Avenue. However, given that

the intervening sites on the north side of Balliol Street are identified as having infill and/or redevelopment potential and that the proposed building's shadow only reaches June Rowlands Park in proximity to the winter solstice, the impact of the additional shadowing is not a primary concern. Nevertheless, a reduction in overall height will help to mitigate the impact of the additional shadow generated by the proposed development on the sidewalks and landscaped open spaces of the intervening properties north of the subject site.

Traffic Impact, Access, Parking

The proposed development incorporates two levels of below-grade parking consolidated with the existing parking provided to the existing building at 265 Balliol Street. The proposed additional parking comprises 135 parking spaces. Access to the below-grade facility is proposed to be provided via the existing ramp to the east of the existing apartment building. The existing driveways will be reconfigured with the removal of the west driveway entrance and the addition of a new driveway entrance in the middle of the site. The loading/servicing space for the new building will be accessed from the driveway located between the new and existing buildings. 264 bicycle parking spaces are proposed for the new building, with 238 spaces proposed interior to the building and 26 spaces exterior to the building intended to serve as short-term bicycle parking. An additional 48 spaces are proposed to expand the provision of bicycle parking for the existing apartment building, where 48 spaces are currently provided resulting in a total of 96 spaces for the existing residents.

Comments provided by Engineering and Construction Services staff request that additional information and revised drawings be provided to the City including revising the proposed parking supply and providing a Type C loading space.

Streetscape and Public Realm

The character of apartment neighbourhoods like those east of Yonge Street and south of Davisville Avenue are defined in part by generous landscaped open spaces including mature trees between and around apartment buildings. The Midtown in Focus study recognized this characteristic and recommended that the unique open space amenity and spaciousness provided by the Midtown Apartment Neighbourhoods be reinforced by ensuring abundant landscaping at grade and generous building spacing. Additionally, public realm and built form policies in the Official Plan note the mutually-supportive relationship between buildings and the streets, open spaces, and parks they front. New development serves as an opportunity to improve sidewalks, conserve mature trees and plant new ones, and create additional connections to enhance the pedestrian network.

The proposed development's servicing and access strategy requires three curb-cuts along Balliol Street, the introduction of an additional vehicular driveway into the interior of the site, and an associated "hammerhead" turnaround at the rear of the site. Additional paving is also proposed for outdoor bicycle parking spaces

adjacent to both the proposed and existing buildings. The cumulative effect of these changes is a substantial reduction of the availability and amenity of the open landscape area on the subject site and an unacceptable sidewalk condition that will create unnecessary conflict between vehicles and pedestrians.

For these reasons, it is the opinion of Planning staff that the proposed building neither conforms with the Healthy Neighbourhoods, Public Realm, and *Apartment Neighbourhoods* policies of the Official Plan nor conforms to the planned or existing policy framework as described in the Yonge-Eglinton Secondary Plan and the Midtown in Focus study.

The proposed building also does not align with the policy framework described in OPA 405 which requires a minimum 6.0 metre front setback to accomplish the Balliol Green Street public realm move, a further 3.0 metre tower setback above the base building at the front, and the inclusion of a midblock connection to improve the pedestrian network.

Housing Issues

A Rental Housing Demolition application per the related By-law has been submitted, for the demolition of seven rental townhouses.

The Housing Issues Report states that all seven rental townhouses have high-end rents. In this case there is no requirement to replace the units; however a tenant relocation and assistance plan will be required per the Rental Housing Demolition By-law.

Improvements to the existing rental building are proposed including a refurbished laundry facility, outdoor amenity space, and an improved lobby area. In addition, access to the amenity areas of the proposed building would be secured for tenants in the existing building.

Unit Mix

The unit mix of the proposed building would have more than 10% of the total unit count be 3-bedroom units. However, the new building proposes approximately 66% of the units as one-bedroom units. A more diverse unit mix which incorporates a greater amount of two- or three-bedroom units would more appropriately address the policy objectives of the Housing section of the Toronto Official Plan as well as the requirements described in the Draft Growing Up Guidelines.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of 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 site is in the lowest quintile of current provision of parkland. The site is in a parkland priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication requirement is 3,520 square metres or 114.24% of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% of the development site is applied to the residential use. In total, the parkland dedication requirement is 308.13 square metres based on the development proposed.

This site is located in an area where there is currently a low provision of parkland. The site also lies within an area of the city that has been experiencing significant and sustained growth that has put increasing pressure on the existing parks and open spaces. As a result, in order to provide further parks and open spaces for the existing and future population, the applicant is encouraged to satisfy the parkland dedication through acquiring off-site parkland that will contribute positively to existing parks within 500 m of the applicant's site. The size and location of the parkland would be subject to the approval of the General Manager, Parks, Forestry and Recreation and would be subject to this Department's conditions for conveyance of parkland prior to the issuance of the first above grade building permit. Given the subject site is encumbered by a below-ground parking structure, an on-site parkland dedication would not be appropriate in this location.

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 proposes to remove twenty-one trees protected under the provisions of the Private Tree By-law, which would require sixty-three replacement trees to be planted as well as three City-owned street trees protected under the provisions of the City's Street Tree By-law. The applicant's submitted Landscape Plan proposes to plant approximately 50 replacement trees.

With regard to the private trees, where tree planting to replace trees removed is not physically possible on site at a replacement ratio of 3:1, the General Manager of Parks, Forestry & Recreation will accept a cash in lieu payment in an amount equal to 120 percent of the cost of replanting and maintaining the trees for a period of two years. Only large growing shade tree species which are provided an appropriate growing environment and soil volume will be counted in the 3:1 replacement ratio.

With regard to the City-owned street trees, where it is not possible to retain a tree on City road allowance that qualifies for protection under the City of Toronto's

Street Tree By-law, it will be necessary for the applicant to submit an application requesting permission to remove the tree in question to Urban Forestry.

Further information, including confirmation that the proposed replacement trees can be successfully planted without conflict with subsurface infrastructure will be required at the site plan application stage of the development review process.

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 is required to meet Tier 1 of the TGS. Performance measures for the Tier 1 development features will be secured through the Zoning By-law process including those related to Automobile Infrastructure, Cycling Infrastructure, Storage and Collection of Recycling, and Organic Waste. Other applicable TGS performance measures will be secured at the site plan application stage of the development review process.

Section 37

Section 37 of the Planning Act allows the City to enter into an agreement with an applicant to grant an increase in height and/or density (over and above that permitted by the Zoning By-law) in return for community benefits to be provided by the applicant. Details of a Section 37 Agreement between the applicant and the City would be established if the project is ultimately approved.

Planning staff has not had any discussions with the applicant or Ward Councillor regarding a Section 37 contribution due to staff's concerns with the proposed development as addressed in this report. In the event the LPAT grants additional density and/or height beyond that which is permitted in Zoning By-law, the City will request that the LPAT withhold its final order until the City has an agreement with the applicant to secure the appropriate community benefits.

Staff recommend the following benefits be secured:

- public realm improvements in the Yonge-Eglinton Secondary Plan Area; and/or
- community services and facilities in the Yonge-Eglinton Secondary Plan Area in accordance with the priorities identified in the Council-adopted Yonge Eglinton Official Plan Amendment (OPA 405)'s Community Services and Facilities Strategy; and/or

- a tenant assistance plan; and/or
- any other matters to be secured as a matter of convenience.

Conclusion

The proposal has been reviewed against the policies of the PPS (2014), the Growth Plan (2017), the Toronto Official Plan, the Yonge-Eglinton Secondary Plan, the Midtown in Focus study, the Tall Buildings Guidelines, and OPA 405.

The proposal is not consistent with the PPS (2014) and does not conform with the Growth Plan (2017). The proposal does not conform to the Toronto Official Plan, particularly as it relates to Healthy Neighbourhoods, Public Realm, Housing, Built Form, and *Apartment Neighbourhoods* policies. The proposed building is too tall compared to the local planned and existing built form context, fails to meet the requisite tower separation distances to existing and proposed tall buildings, and fails to provide an appropriate setback from Balliol Street among other deficiencies.

The proposal also does not relate to the direction provided in the Midtown in Focus: Growth, Built Form and Infrastructure Review or OPA 405. Further, the proposed development does not adequately address the City's Tall Building Design Guidelines, or the intent of those guidelines.

City Council authorize the City Solicitor, together with appropriate staff, to attend the Local Planning Appeal Tribunal (LPAT) hearing to oppose the appeal respecting the Zoning By-law Amendment application for 265 Balliol Street.

CONTACT

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Jym Clark, Planner, SIPA Tel. No.416-392-8124 E-mail: jym.clark@toronto.ca

SIGNATURE

Lynda H. Macdonald, MCIP, RPP, OALA
Director, Community Planning
Toronto and East York District

ATTACHMENTS

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Yonge-Eglinton Secondary Plan Map
- Attachment 5: Existing Zoning By-law Map
- Attachment 6: Site Plan
- Attachments 7-10: 3D Massing Model
- Attachment 11: North Elevation
- Attachment 12: East Elevation
- Attachment 13: South Elevation
- Attachment 14: West Elevation

Attachment 1: Application Data Sheet

| | | | |
|---------------------------|---|-----------------------|---------------------------|
| Application Type | Rezoning | Application Number: | 17 223999 STE 22 OZ |
| | | Application Date: | August 28, 2017 |
| Municipal Address: | 265 Balliol Street | | |
| Location Description: | PLAN M121 LOTS 12 TO 17 PT LOT 11 RP 66R2661 PARTS 2 & 3 **GRID S2208 | | |
| Project Description: | A new 29-storey rental residential tower | | |
| Applicant: | Agent: | Architect: | Owner: |
| Artmico Holdings G P Inc. | Artmico Holdings G P Inc. | Quadrangle Architects | Artmico Holdings G P Inc. |

PLANNING CONTROLS

| | | | |
|----------------------------|----------------------------|--------------------------|-----|
| Official Plan Designation: | Apartment Neighbourhood | Site Specific Provision: | No |
| Zoning: | R (d2.0) (x919) | Historical Status: | No |
| Height Limit (m): | 38 | Site Plan Control Area: | Yes |

PROJECT INFORMATION

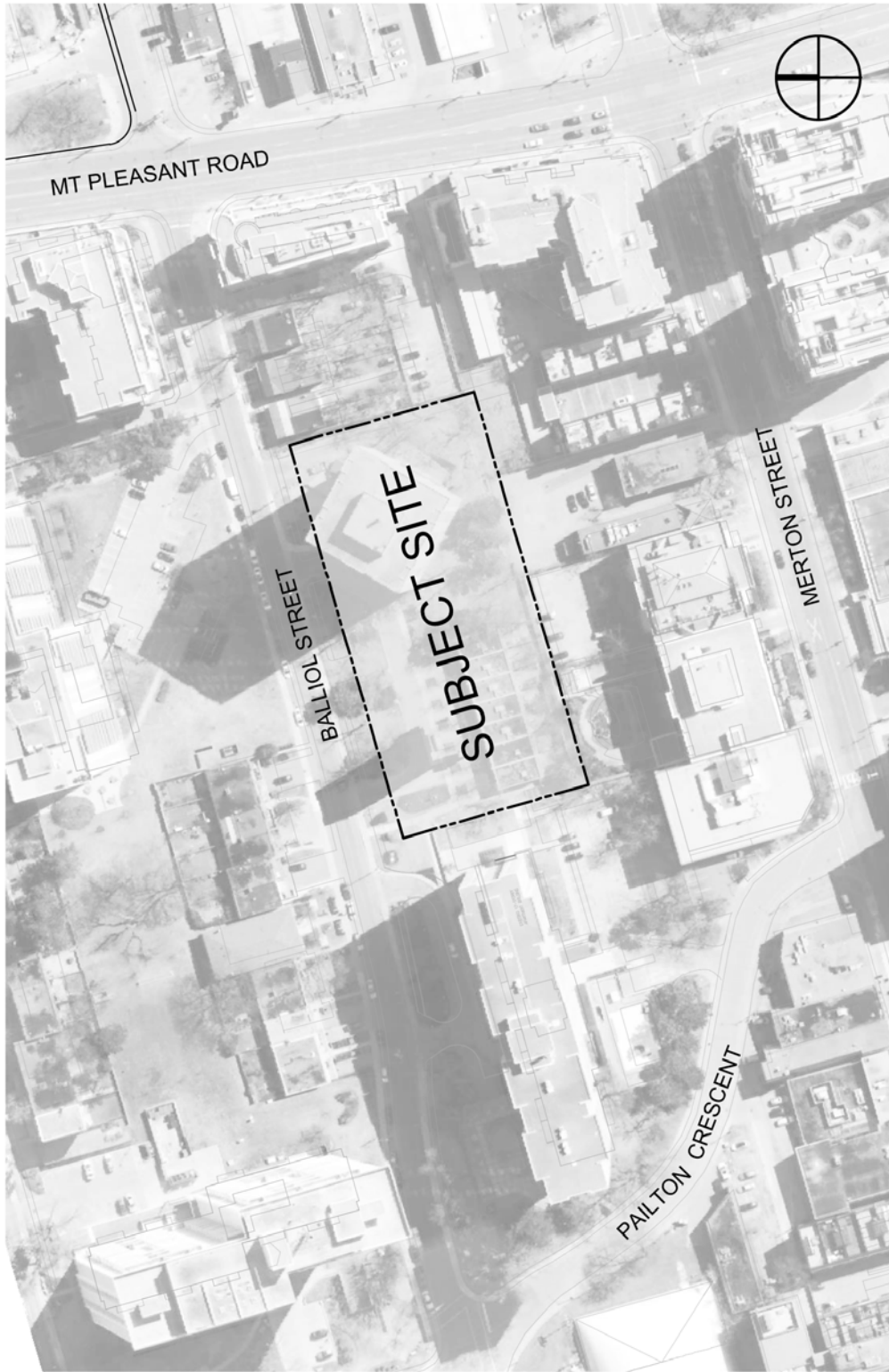
| | | | |
|------------------------------------|---------|---------|---------------------|
| Site Area (sq. m): | 5,182.4 | Height: | Storeys: 29 |
| Frontage (m): | 105.3 | | Metres: 90.35 |
| Depth (m): | 49.3 | | |
| Total Ground Floor Area (sq. m): | 1,745 | | Total |
| Total Residential GFA (sq. m): | 37,532 | | Parking Spaces: 233 |
| Total Non-Residential GFA (sq. m): | 0 | | Loading Docks 1 |
| Total GFA (sq. m): | 37,532 | | |
| Lot Coverage Ratio (%): | 33.7 | | |
| Floor Space Index: | 7.24 | | |

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

| | Rental | | Above Grade | Below Grade |
|--------------|--------|----------------------------------|-------------|-------------|
| Tenure Type: | Rental | | | |
| Rooms: | 0 | Residential GFA (sq. m): | 37532 | 0 |
| Bachelor: | 1 | Retail GFA (sq. m): | 0 | 0 |
| 1 Bedroom: | 325 | Office GFA (sq. m): | 0 | 0 |
| 2 Bedroom: | 104 | Industrial GFA (sq. m): | 0 | 0 |
| 3 + Bedroom: | 36 | Institutional/Other GFA (sq. m): | 0 | 0 |
| Total Units: | 466 | | | |

Attachment 2: Location Map



265 Balliol Street

File # 17 223999 STE 22 0Z

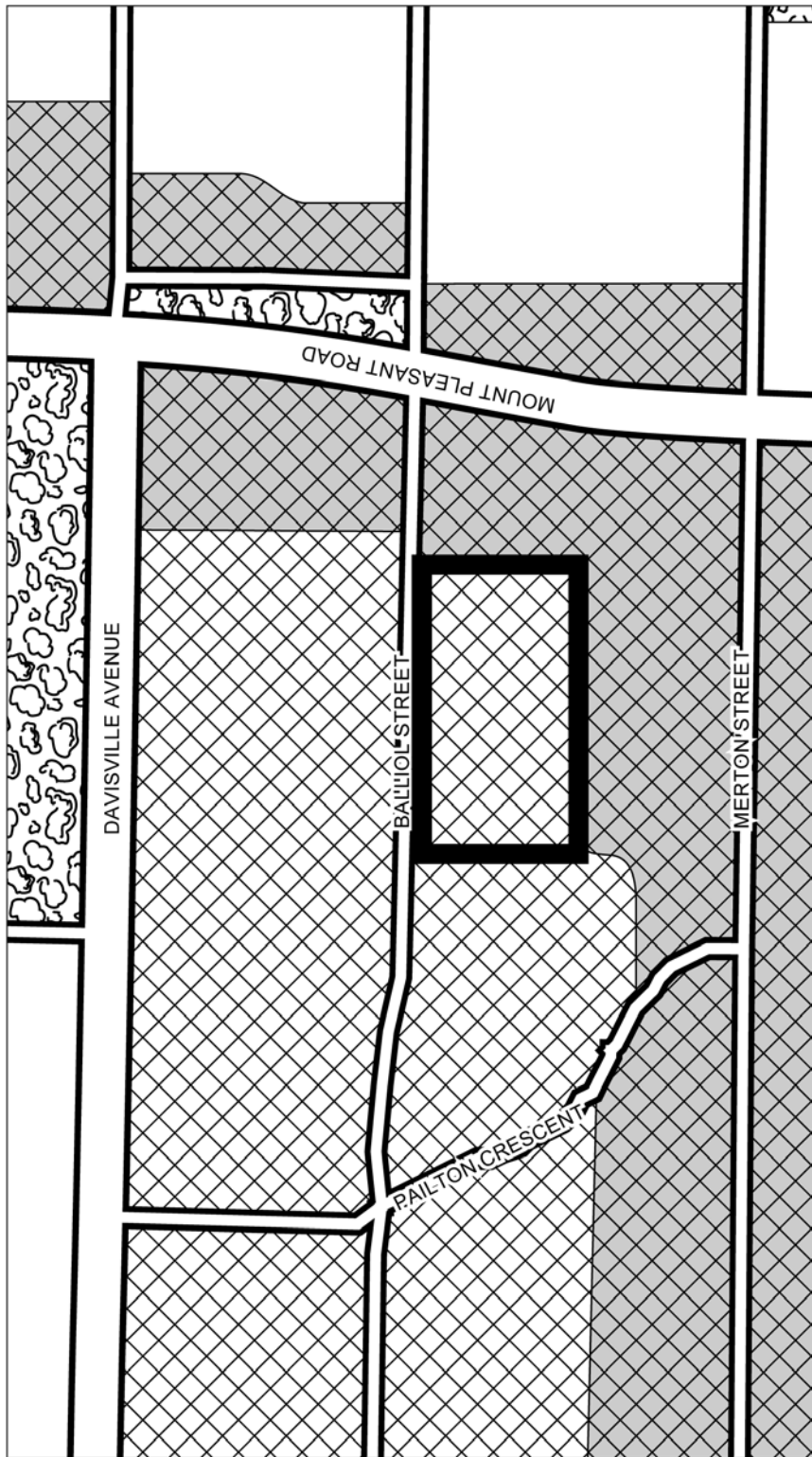
Context Plan

Applicant's Submitted Drawing

Not to Scale
11/27/2018



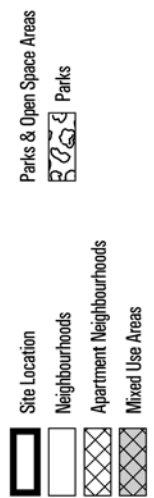
Attachment 3: Official Plan Land Use Map



265 Balliol Street

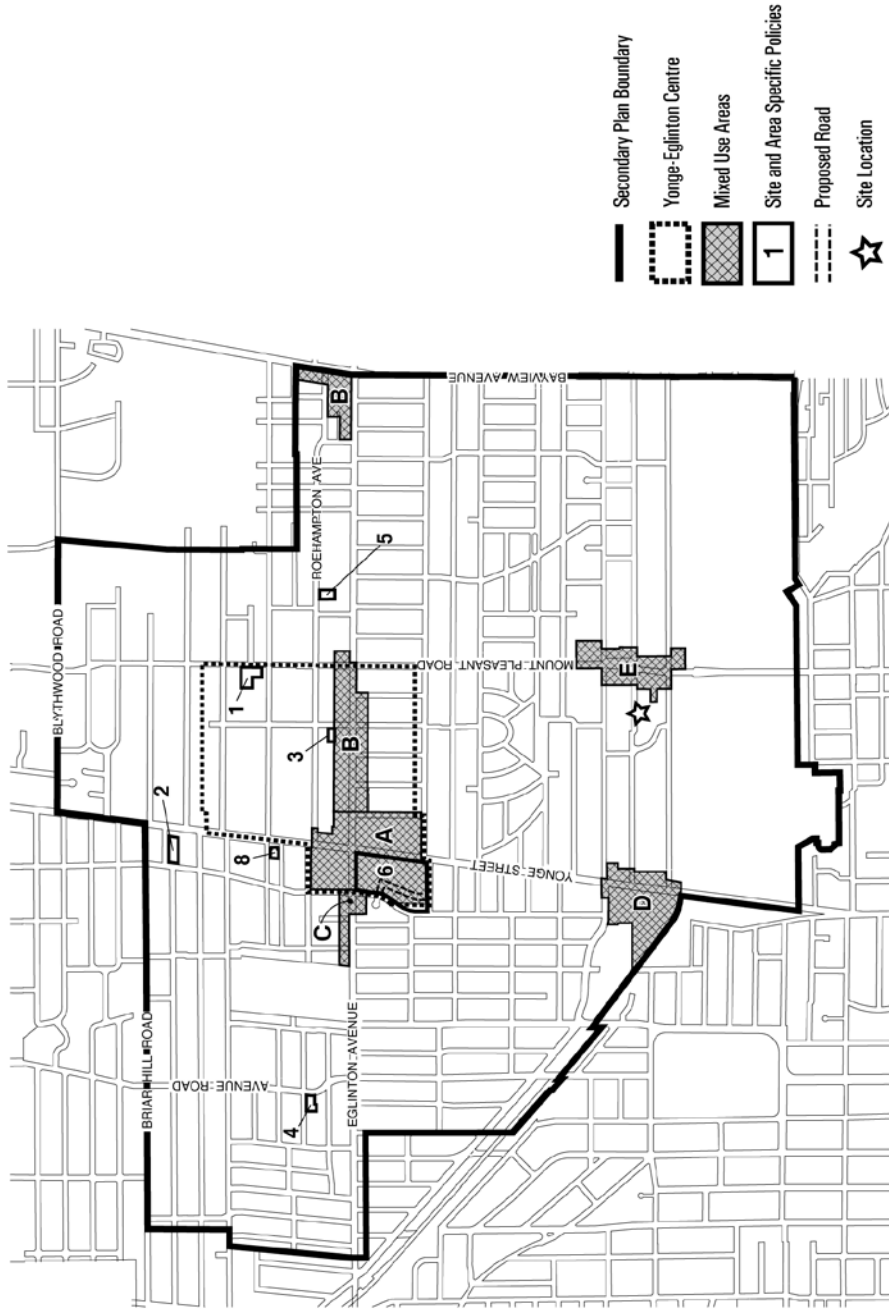
Toronto
Extract from Official Plan

File # 17 223999 STE 22 0Z



↑
Not to Scale
10/16/2017

Attachment 4: Yonge-Eglinton Secondary Plan Map



265 Balliol Street

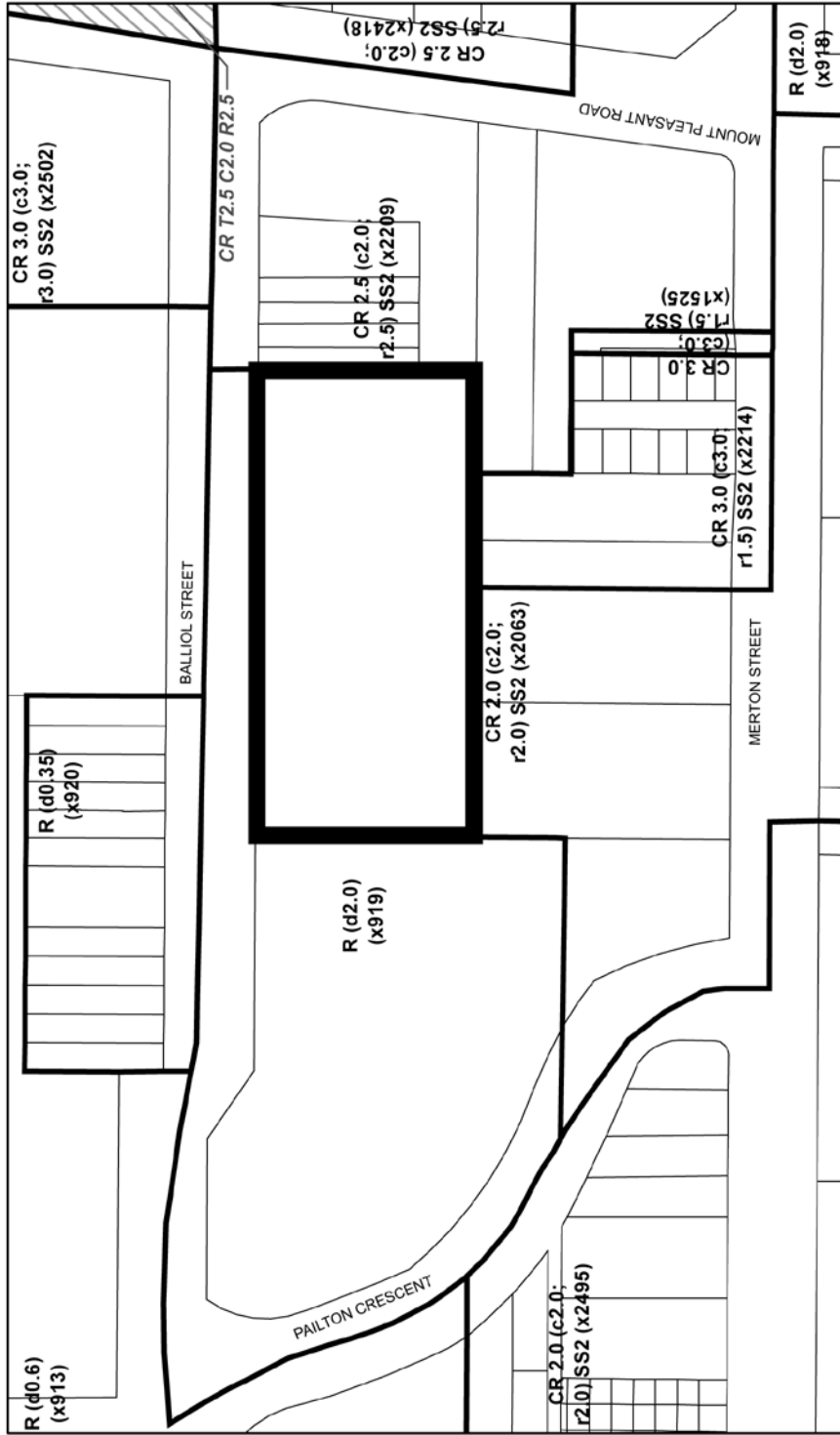
Secondary Plan

Applicant's Submitted Drawing





Not to Scale
10/16/2017

File # 17 223999 STE 22 0Z

Attachment 5: Existing Zoning By-law Map

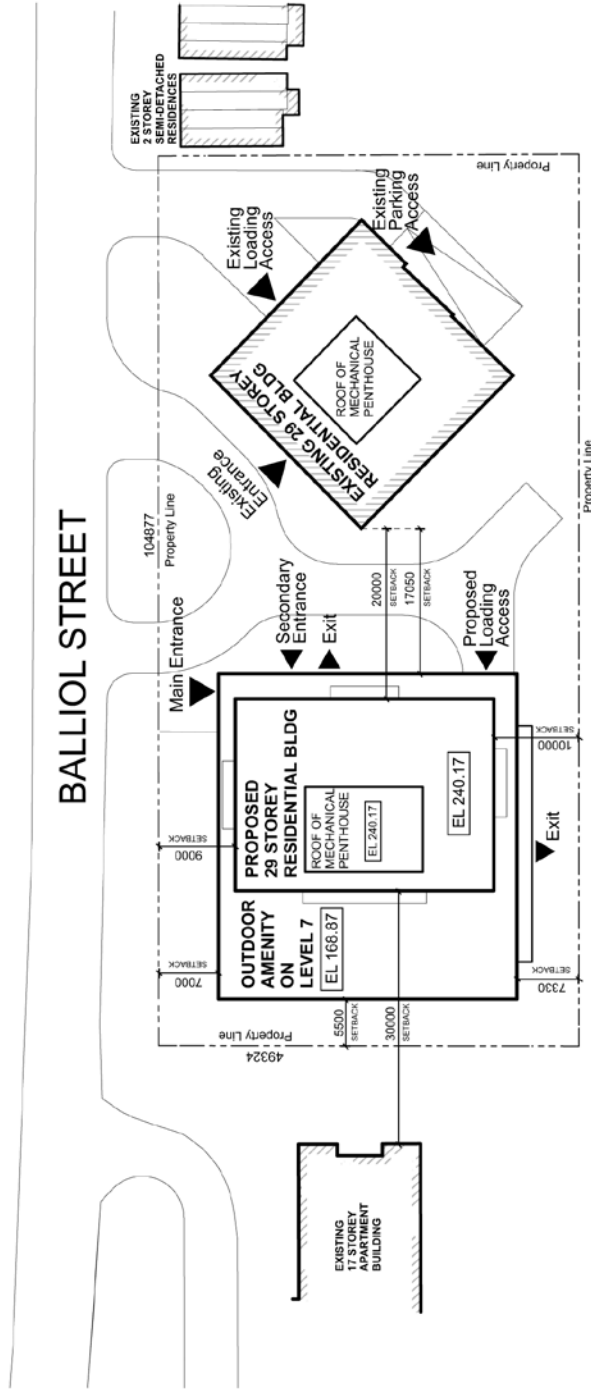


Toronto
Zoning By-Law No. 569-2013
265 Balliol Street
File # 17 223999 STE 22 0Z

 Location of Application
 R Residential
 CR Commercial Residential
 CR Mixed-Use District
 See Former City of Toronto By-Law No. 438-86


 Not to Scale
 Extracted: 10/16/2017

Attachment 6: Site Plan

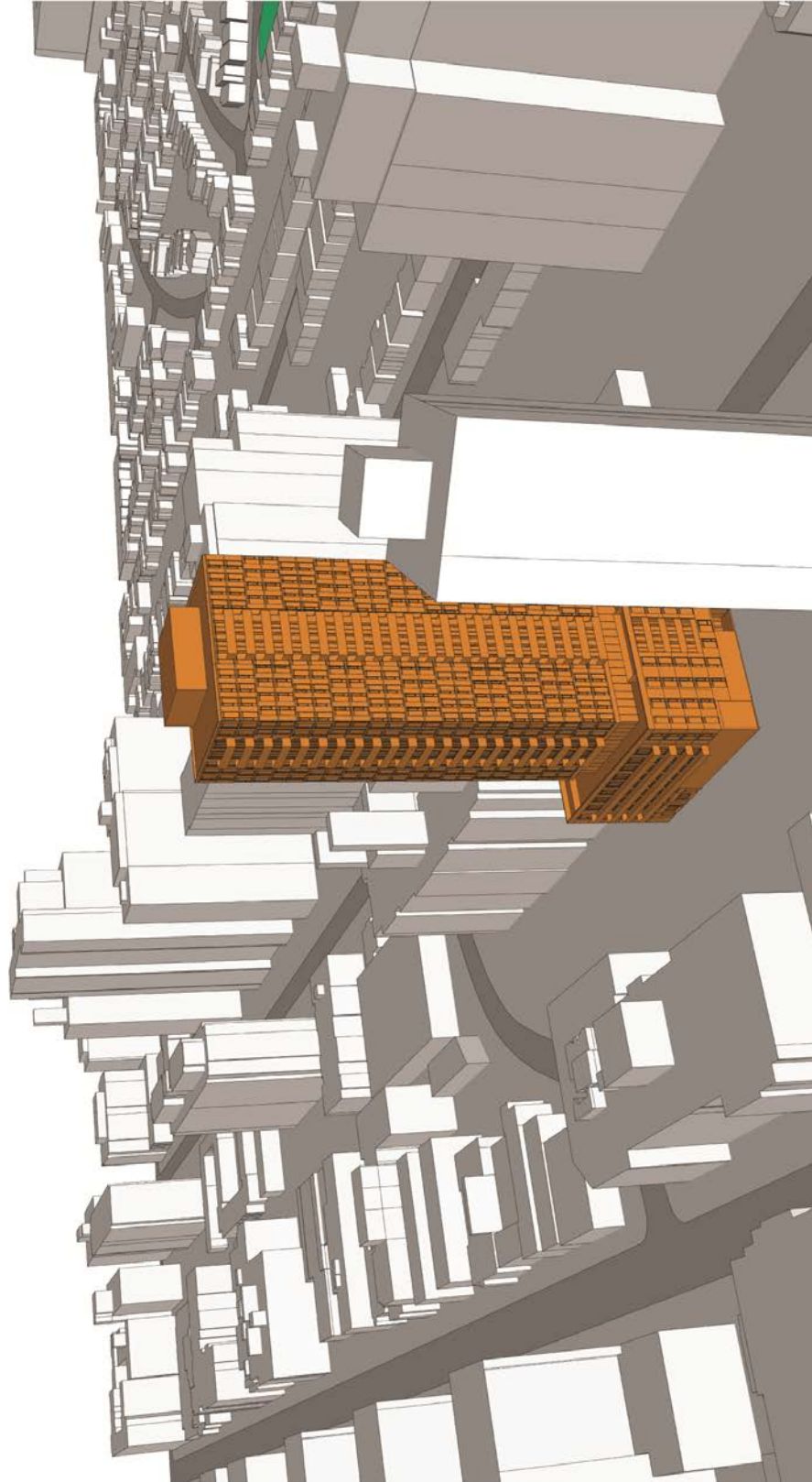


265 Balliol Street

Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 11/27/2018

File # 17 223999 STE 22 0Z

Attachment 7: 3D Massing Model 1



265 Balliol Street

File # 17 223999 STE 22 0Z

3D Massing - 1
Applicant's Submitted Drawing
Not to Scale
12/04/2018

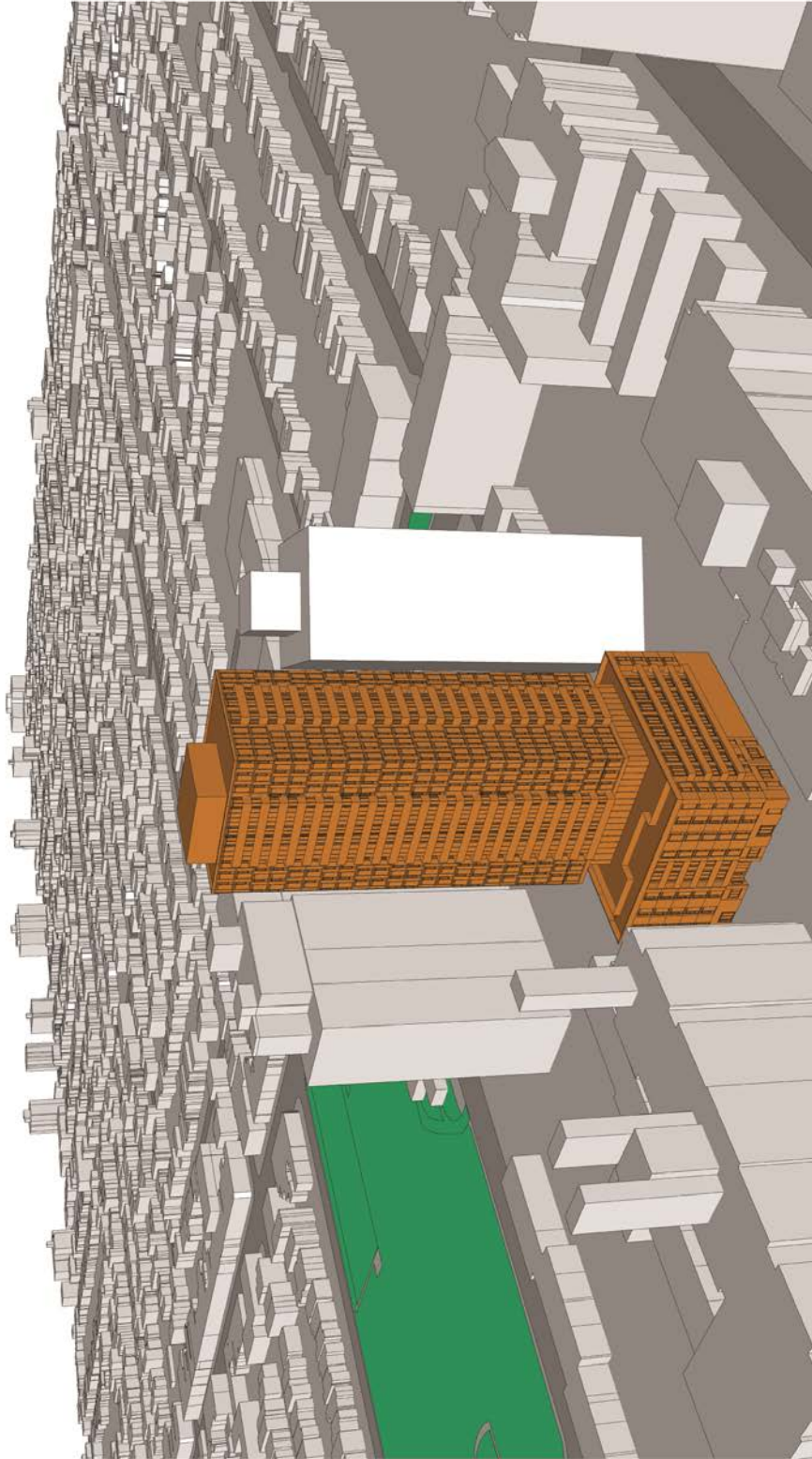
Attachment 8: 3D Massing Model 2



3D Massing - 2
Applicant's Submitted Drawing
Not to Scale
12/04/2018

265 Balliol Street
File # 17 223999 STE 22 0Z

Attachment 9: 3D Massing Model 3



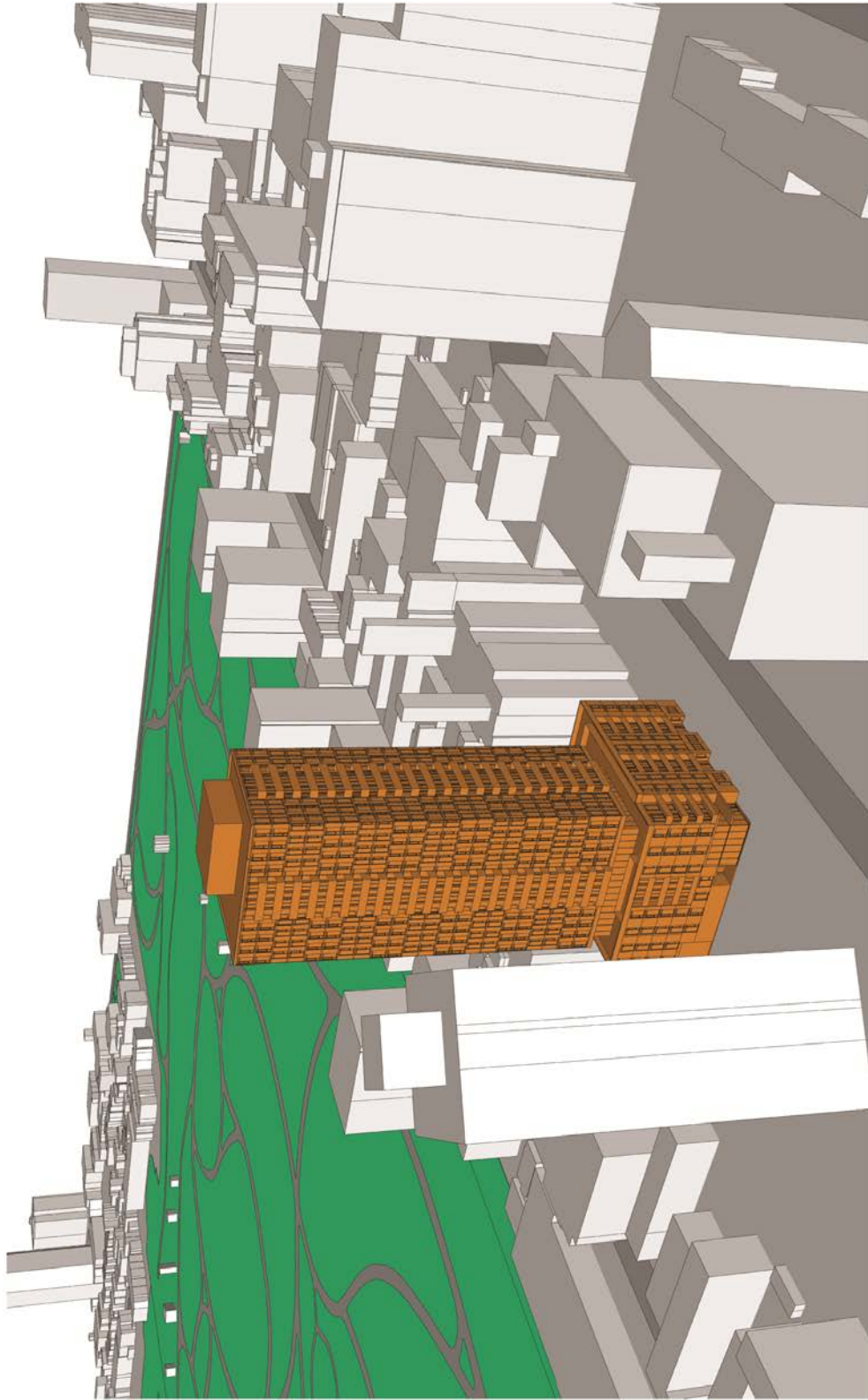
265 Balliol Street

File # 17 223999 STE 22 0Z

3D Massing - 3
Applicant's Submitted Drawing

Not to Scale
12/04/2018

Attachment 10: 3D Massing Model 4



265 Balliol Street

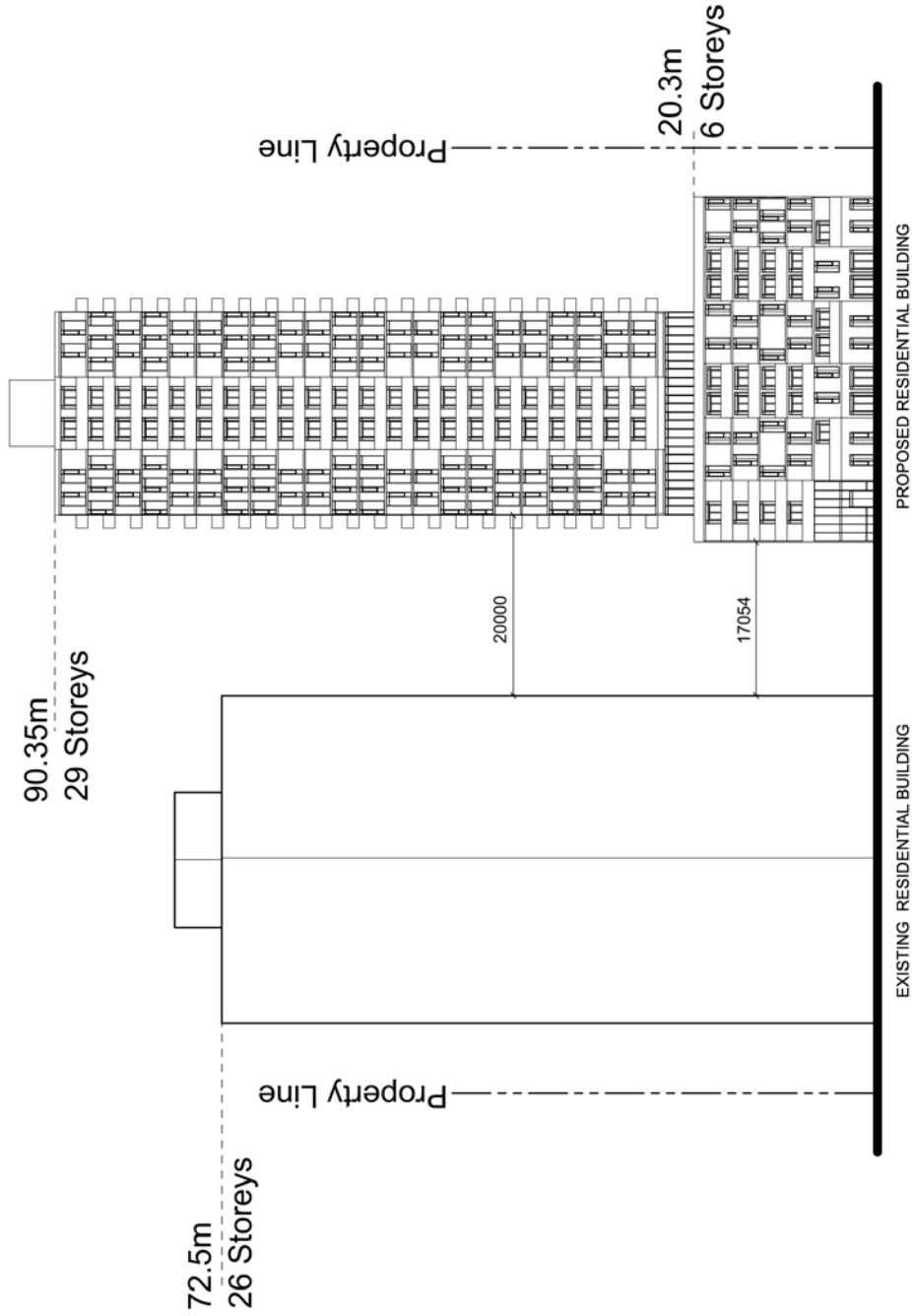
File # 17 223999 STE 22 0Z

3D Massing - 4

Applicant's Submitted Drawing

Not to Scale
12/04/2018

Attachment 11: North Elevation



265 Balliol Street

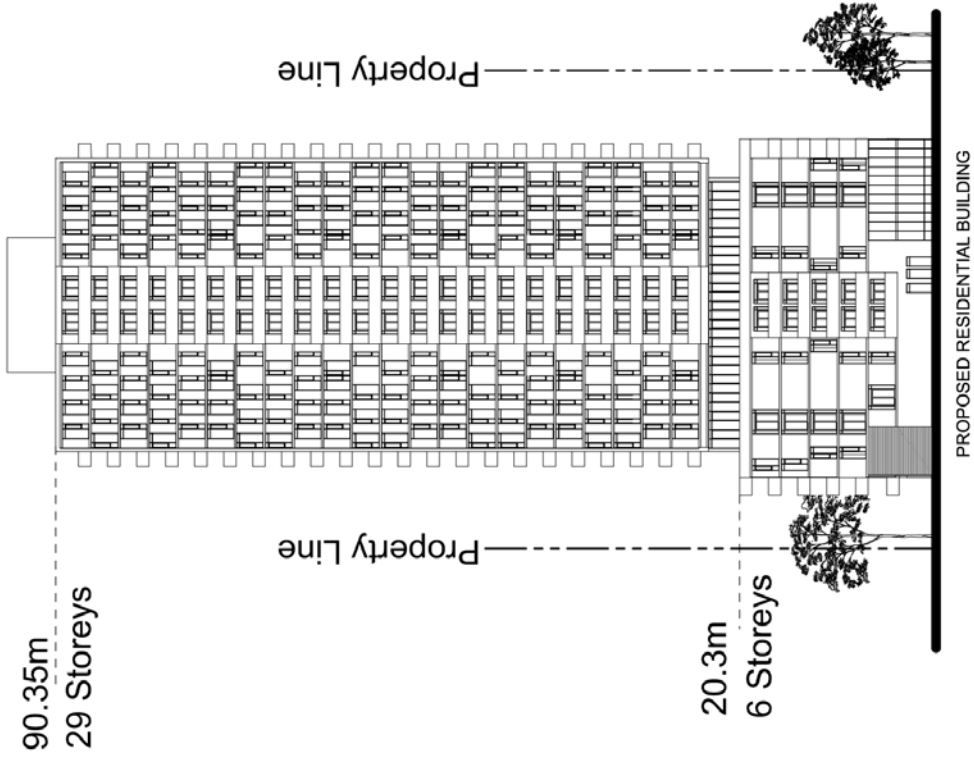
North Elevation

Applicant's Submitted Drawing

Not to Scale
11/27/2018

File # 17 223999 STE 22 0Z

Attachment 12: East Elevation

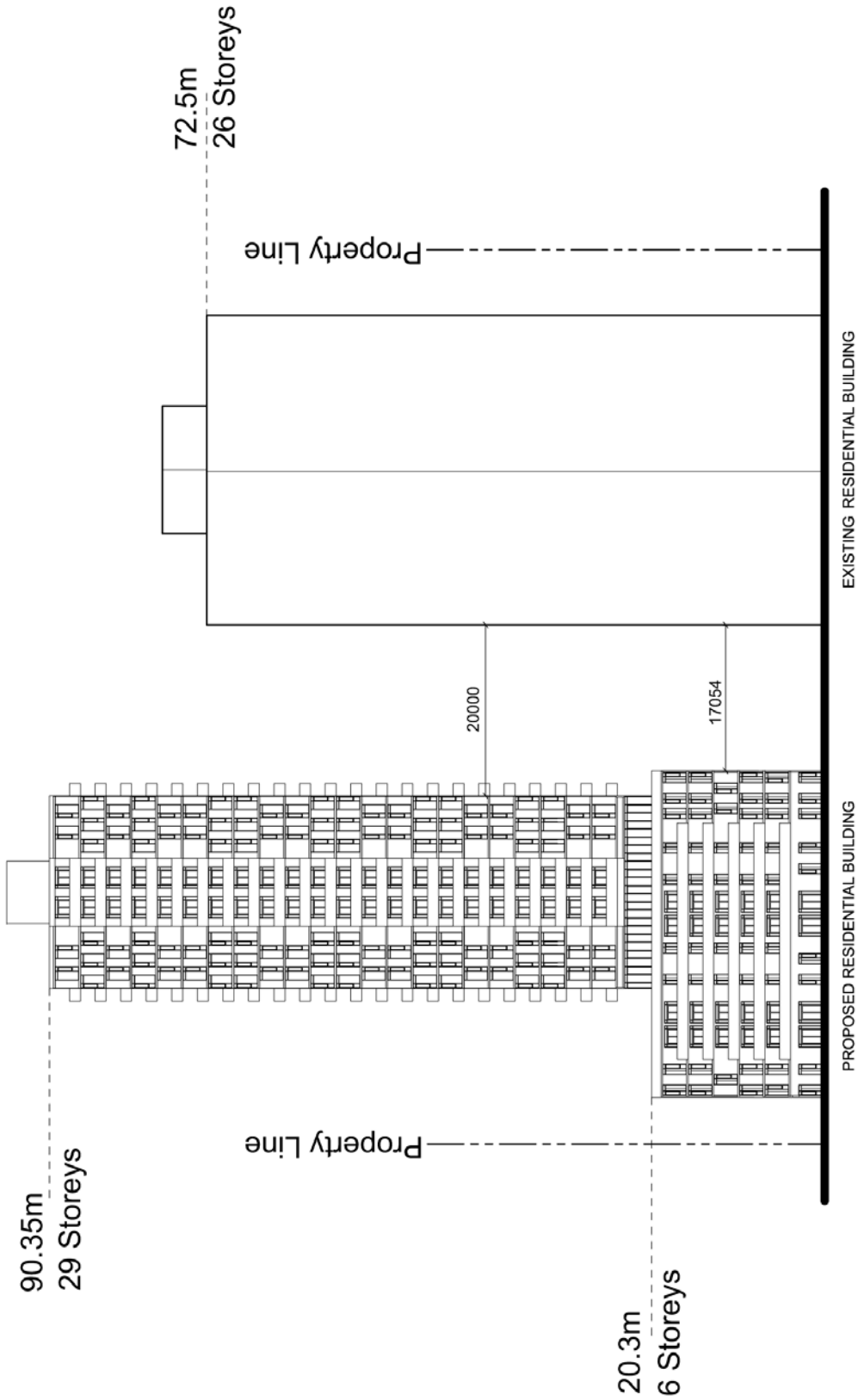


265 Balliol Street

File # 17 223999 STE 22 0Z

East Elevation
Applicant's Submitted Drawing
Not to Scale
11/27/2018

Attachment 13: South Elevation



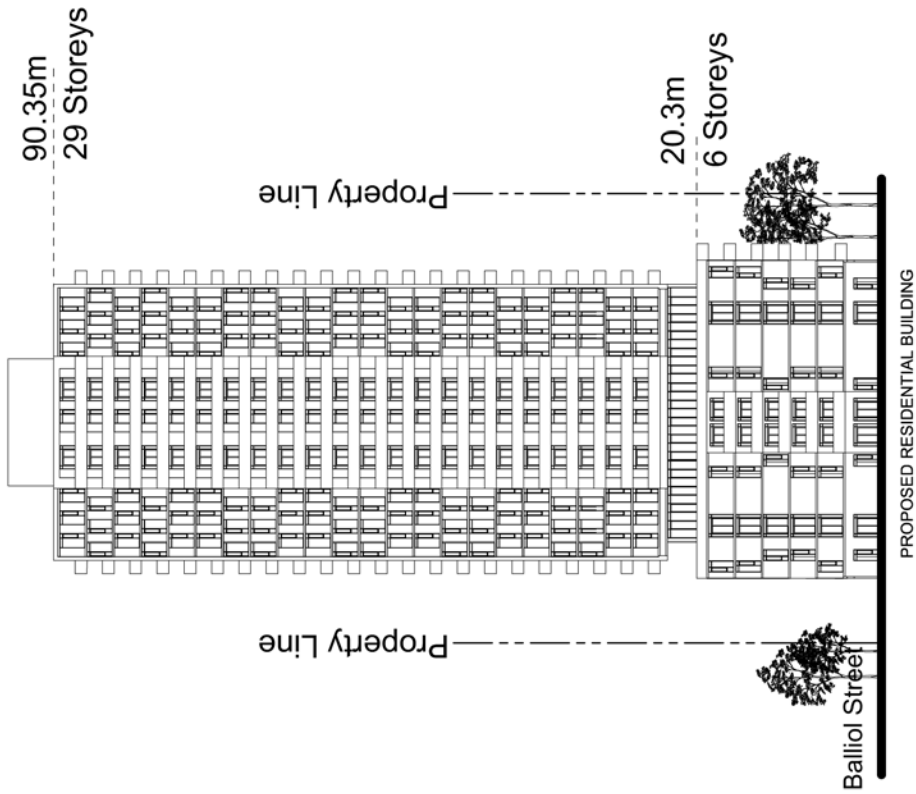
265 Balliol Street

South Elevation
Applicant's Submitted Drawing

Not to Scale
11/27/2018

File # 17 223999 STE 22 0Z

Attachment 14: West Elevation



265 Balliol Street

File # 17 223999 STE 22 0Z

West Elevation
Applicant's Submitted Drawing

Not to Scale
11/27/2018