

100 McCaul Street (OCAD University) – Zoning Amendment Application – Preliminary Report

Date: June 7, 2019

To: Toronto and East York Community Council

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

Wards: Ward 10 - Spadina-Fort York

Planning Application Number: 19 137896 STE 10 OZ

Date of Complete Application Submission: May 7, 2019

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application for a nine-storey addition to an existing four-storey institutional building located on the north end of the 100 McCaul Street property. Staff are currently reviewing the application, which 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 100 McCaul Street 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

Application Description

This application proposes a 9-storey addition for institutional uses to an existing 4-storey building located at the north end of the Ontario College of Art and Design University (OCAD University) campus. The proposed building would have a total gross floor area of 3,890 square metres and result in a density of 3.6 times the area of the lot. The overall height would be 37 metres, excluding the rooftop mechanical equipment.

The proposed building would contain an elevator core addition, supporting three elevator shafts, along the McCaul Street frontage of the existing four-storey building. Above the existing four-storey building, five additional floors are being proposed that vary in size and dimensions. Floors 5-7 would have floor areas of approximately 750 square metres, and approximately five metres of the building would cantilever above the existing building's north side setback. Floors eight and nine would be comprised of similar floor plate sizes as the preceding floors, but would provide additional cantilevering at the north-east and south-west corners of approximately four metres above the 5-7 level setbacks.

The addition would be comprised of institutional uses that expand the existing OCAD University campus. The building addition would be serviced by the existing Type B loading space located at the rear of the building and accessed from a private driveway off McCaul Street. No new vehicle or long-term bicycle parking spaces are being proposed.

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, 2, 4 and 6 of this report for a three dimensional representation of the project in context, the proposed site plan and application data sheet, respectively.

Provincial Policy Statement

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"). [The PPS may be found on the Ministry of Municipal Affairs and Housing website.](#)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan, 2019 establishes policies that require implementation through a

Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act that comprehensively applies the policies and schedules of the Growth Plan (2019), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of provincially significant employment zones, and others.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- 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 (2019) 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 (2019) 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.

The Growth Plan (2019) contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan requires that, at the time of the next municipal

comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs achieve appropriate densities.

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 subject site is identified on Map 2 of the Official Plan as being within the *Downtown and Central Waterfront* and is designated *Institutional Areas* on Map 18 of the Land Use Map (see Attachment 5).

The application is also subject to Site and Area Specific Policy 223 (SASP 223), which does not permit expansion of OCAD University to take place within Grange Park or the adjacent *Neighbourhoods* designated properties.

TOcore: Planning Downtown

City Council adopted OPA 406 on July 27, 2018. OPA 406 included amendments to the Downtown section of the Official Plan and Map 6 of the Official Plan and brought forward a new Secondary Plan for the entire Downtown area.

On August 9, 2018 the City's application under Section 26 of the Planning Act was sent to the Minister of Municipal Affairs and Housing (MMAH) for approval. The Ministry issued its decision regarding OPA 406 on June 5, 2019.

As part of the decision the Ministry revised the Plan to add the following transition policy: "This Plan does not apply to applications for official plan amendment, zoning by-law amendment, draft plan of subdivision or condominium approval, site plan approval, consent or minor variance which were complete prior to the approval of this Plan and which are not withdrawn. In-force site-specific official plan and/or zoning by-law amendments shall be deemed to conform with this Plan." Given that this application was complete prior to June 5, 2019, OPA 406, the new Downtown Secondary Plan, does not apply to this application.

Zoning By-laws

The site is zoned Institutional under Zoning By-law 438-86 (Q T2.0), and Zoning By-law 569-2013 (I2.0). The Institutional Zones permit a range of institutional uses, such as art galleries, museums and schools.

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/>

In 2001, Zoning By-law 438-86 was amended to allow for an addition to the OCAD University building on the south side of the property. The site specific zoning By-law No. 714-2001 allows for a height of 41 metres, and density of 3.03 times the area of the lot.

Site Plan Control

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

COMMENTS

Reasons for the Application

The Zoning By-law Amendment application proposes to obtain relief from the development criteria in Zoning By-law 438-86, as amended, and Zoning By-law 569-2013, including those related to density, setbacks and parking supply. Additional deviations from the Zoning By-law may be identified as part of the application review.

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

Staff will continue to evaluate this planning application against the PPS (2014) and the Growth Plan (2019) to establish the application's consistency with the PPS (2014) and conformity with the Growth Plan (2019).

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

Official Plan Conformity

Staff will continue to evaluate this planning application to determine the application's conformity to the Official Plan and SASP 223.

Built Form, Planned and Built Context

The following built form issues have been identified on a preliminary basis:

- The suitability of the proposed building height and massing, including setbacks and stepbacks, in relation to the existing and planned context;

- The suitability of the proposed built form transition to the Sharp Centre For Design building to the south and Art Gallery of Ontario building to the north;
- The appropriateness and suitability of the proposed public realm including the proposed front addition (including elevator core), alignment with adjacent properties, and streetscape treatment;
- The appropriateness and suitability of the proposed cantilevering on the north and south sides;
- The potential shadow impacts on the public realm, including Grange Park;
- The impact of the proposal on the adjacent heritage-designated buildings; and
- The suitability of the proposed surface parking to be retained.

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 a Tree Inventory and Preservation Plan. Staff will assess the appropriateness of the applicant's Preservation Plan, which currently proposes the retention of six trees and the removal of two trees that are located on the subject property.

Heritage Impact & Conservation

The site includes the George A. Reid wing of OCAD University, located at the southern part of the property, and which is a designated building under Part IV of the Ontario Heritage Act. Adjacent to the subject site are a pair of two and half storey house form buildings at 74-76 McCaul Street, as well as 317 Dundas Street West (The Grange and Grange Park located south of the Art Gallery of Ontario building), both of which are designated under Part IV of the Ontario Heritage Act.

The applicant has submitted a Heritage Impact Assessment (HIA) as part of the proposal. City Planning staff are reviewing the HIA and evaluating the application's impact on the aforementioned heritage-designated buildings.

Infrastructure/Servicing Capacity

Staff are reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, etc.) to accommodate the proposed development.

Engineering and Construction Services staff will continue to assess:

- The Functional Servicing and Stormwater Management Report provided by the applicant, to evaluate the effects of the development on the City's municipal

servicing infrastructure and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to provide adequate servicing to the proposed development; and

- The Loading and Parking Study submitted by the applicant, to evaluate the proposed loading and parking systems, and to identify any transportation related improvements that are necessary to accommodate the proposed development.

Revisions and additional details may be requested of the applicant by Engineering and Construction Services staff.

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 and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement. The applicant has submitted the required Toronto Green Standards Checklist for Mid to High Rise 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. Staff will encourage the applicant to pursue the enhanced Tier 2 performance measures.

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

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

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context Looking Northeast

Attachment 2: 3D Model of Proposal in Context Looking Southwest

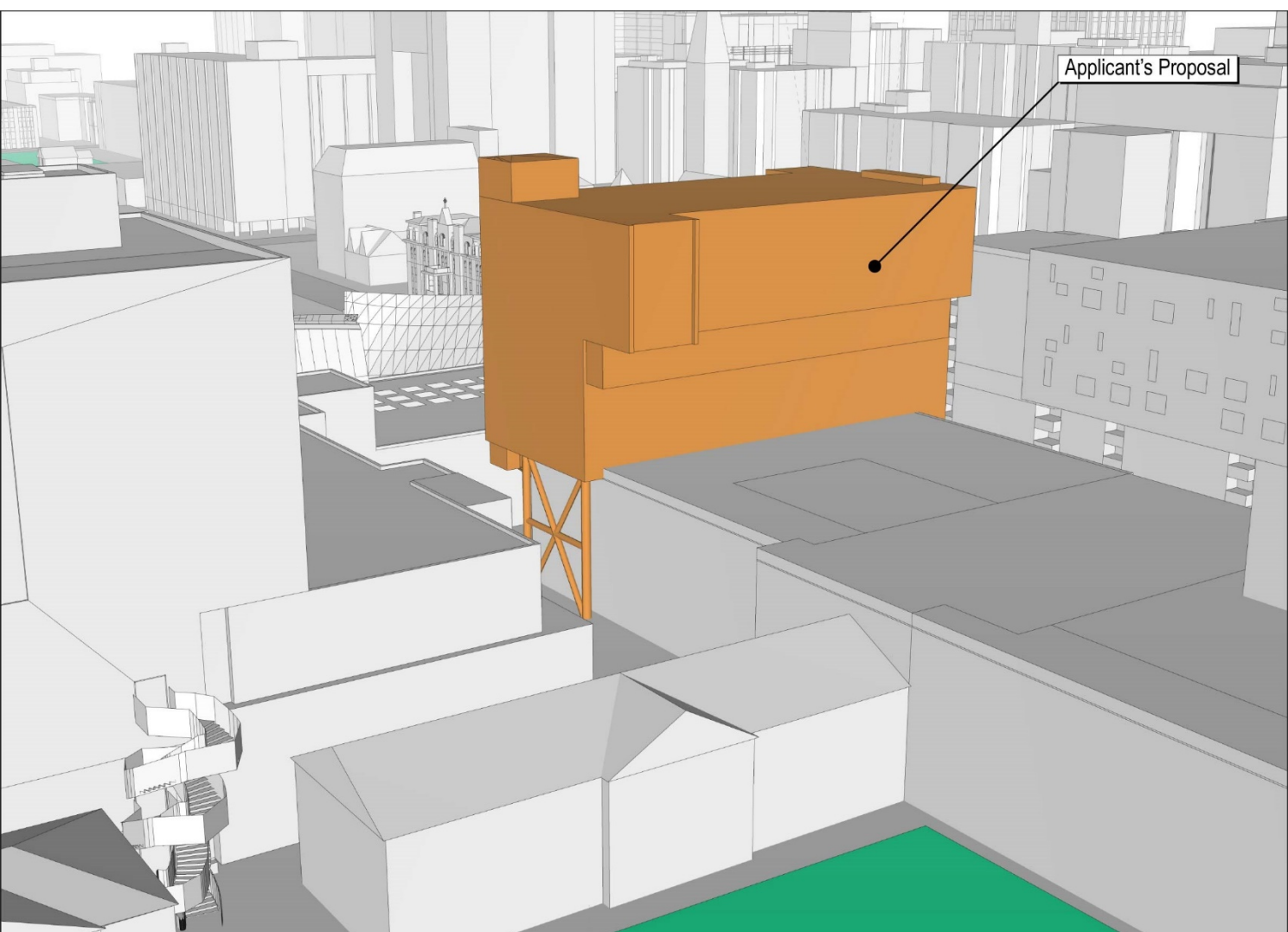
Attachment 3: Location Map

Attachment 4: Site Plan

Attachment 5: Official Plan Map

Attachment 6: Application Data Sheet

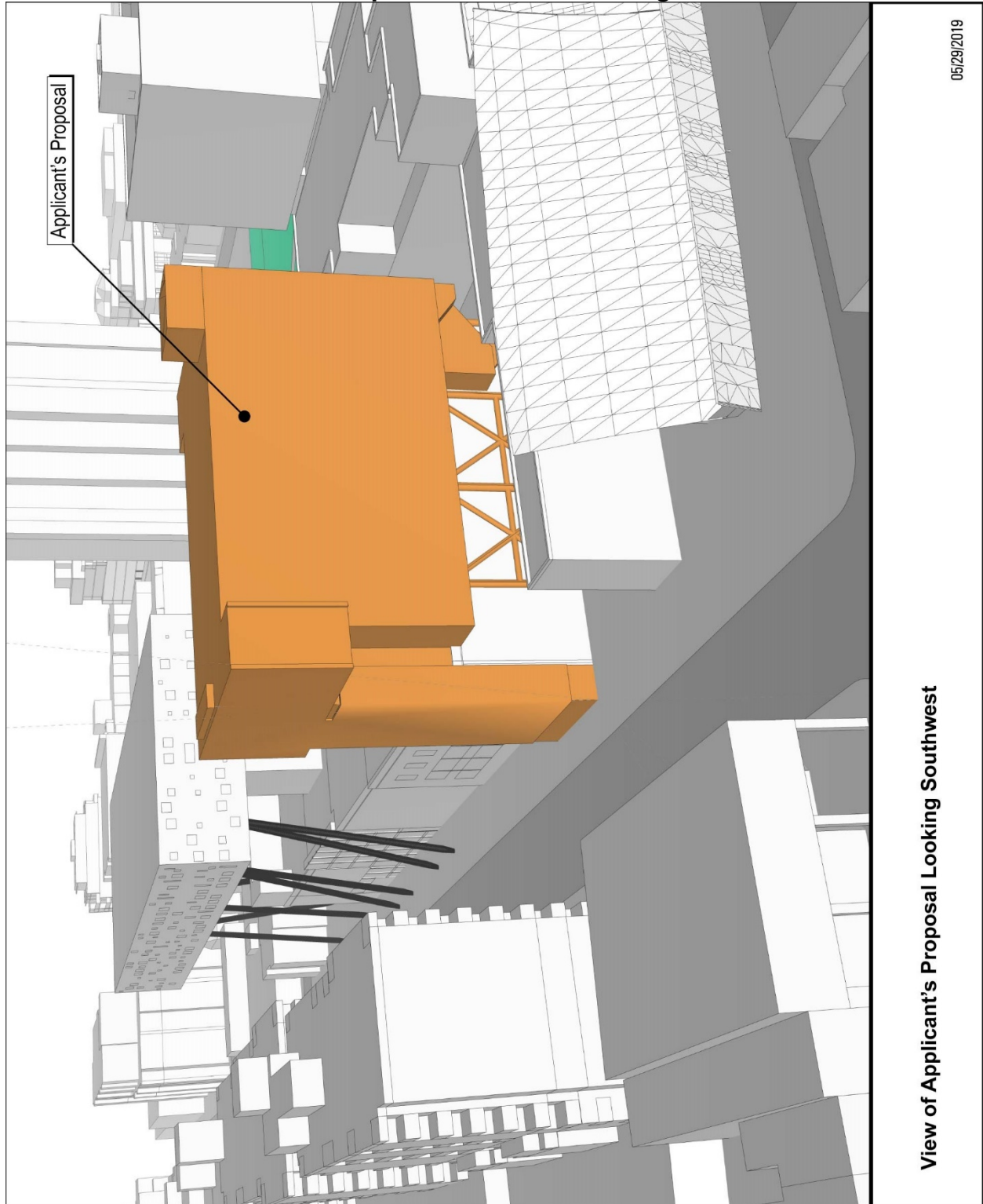
Attachment 1: 3D Model of Proposal in Context Looking Northeast



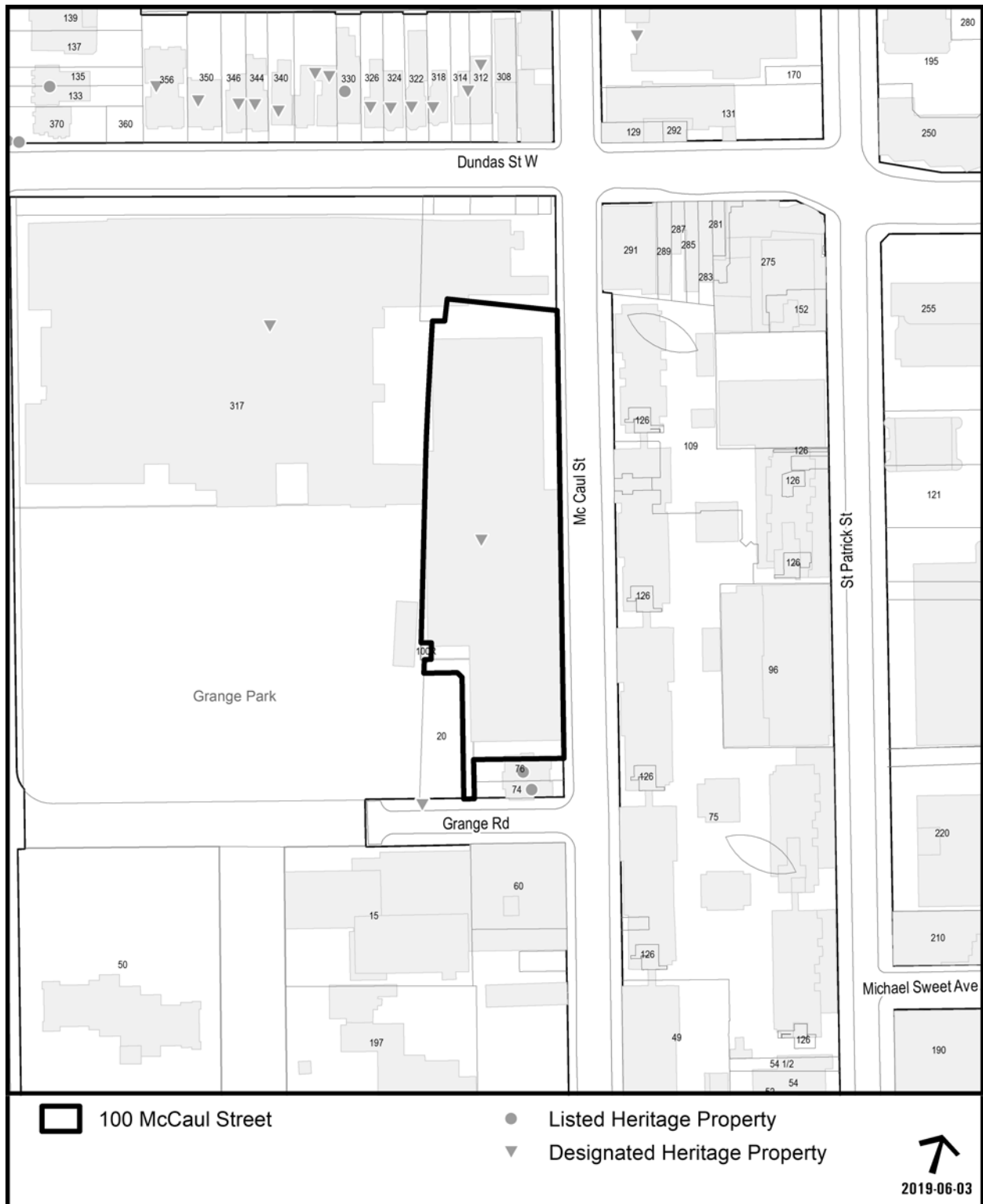
View of Applicant's Proposal Looking Northeast

05/29/2019

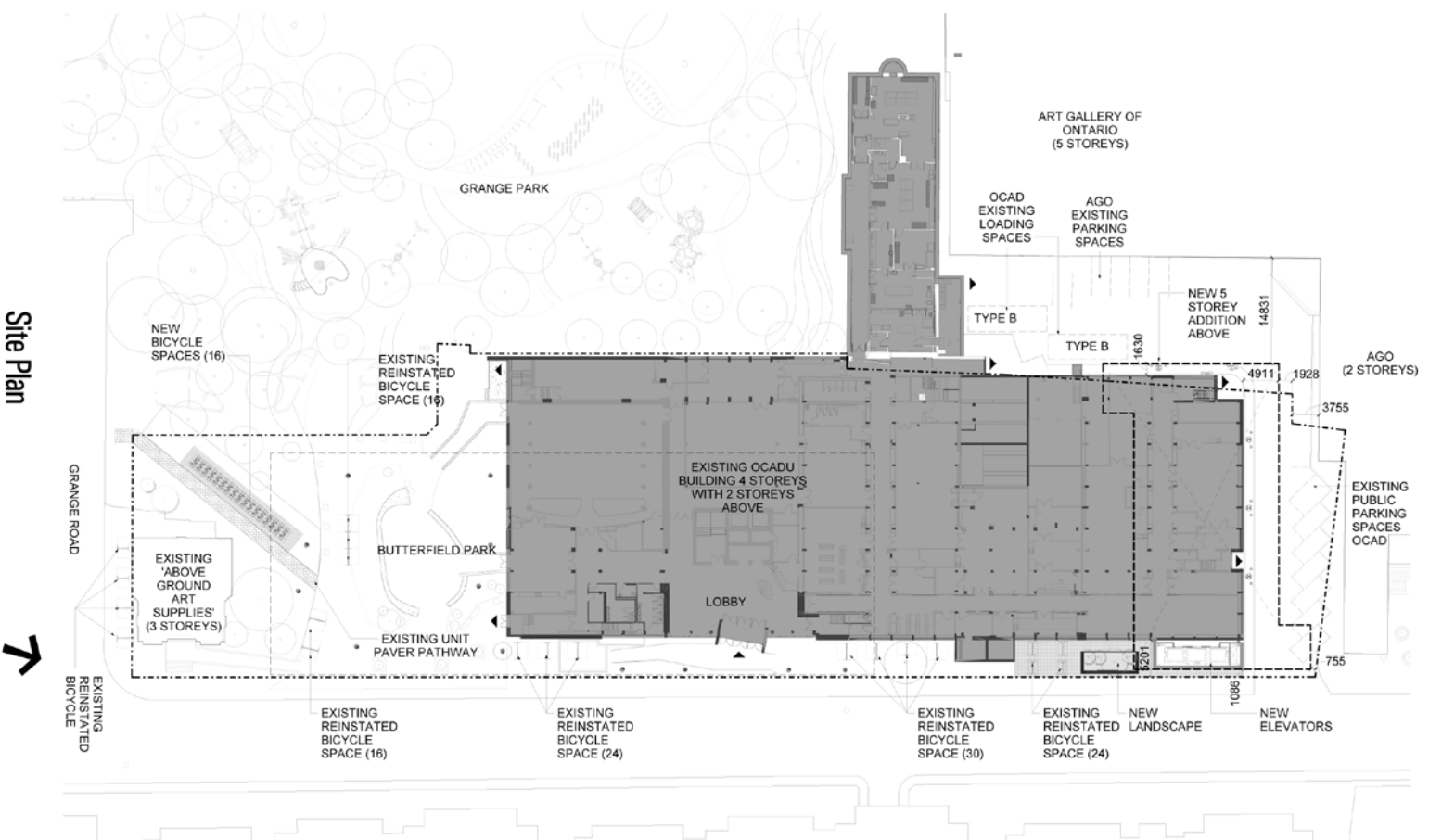
Attachment 2: 3D Model of Proposal in Context Looking Southwest



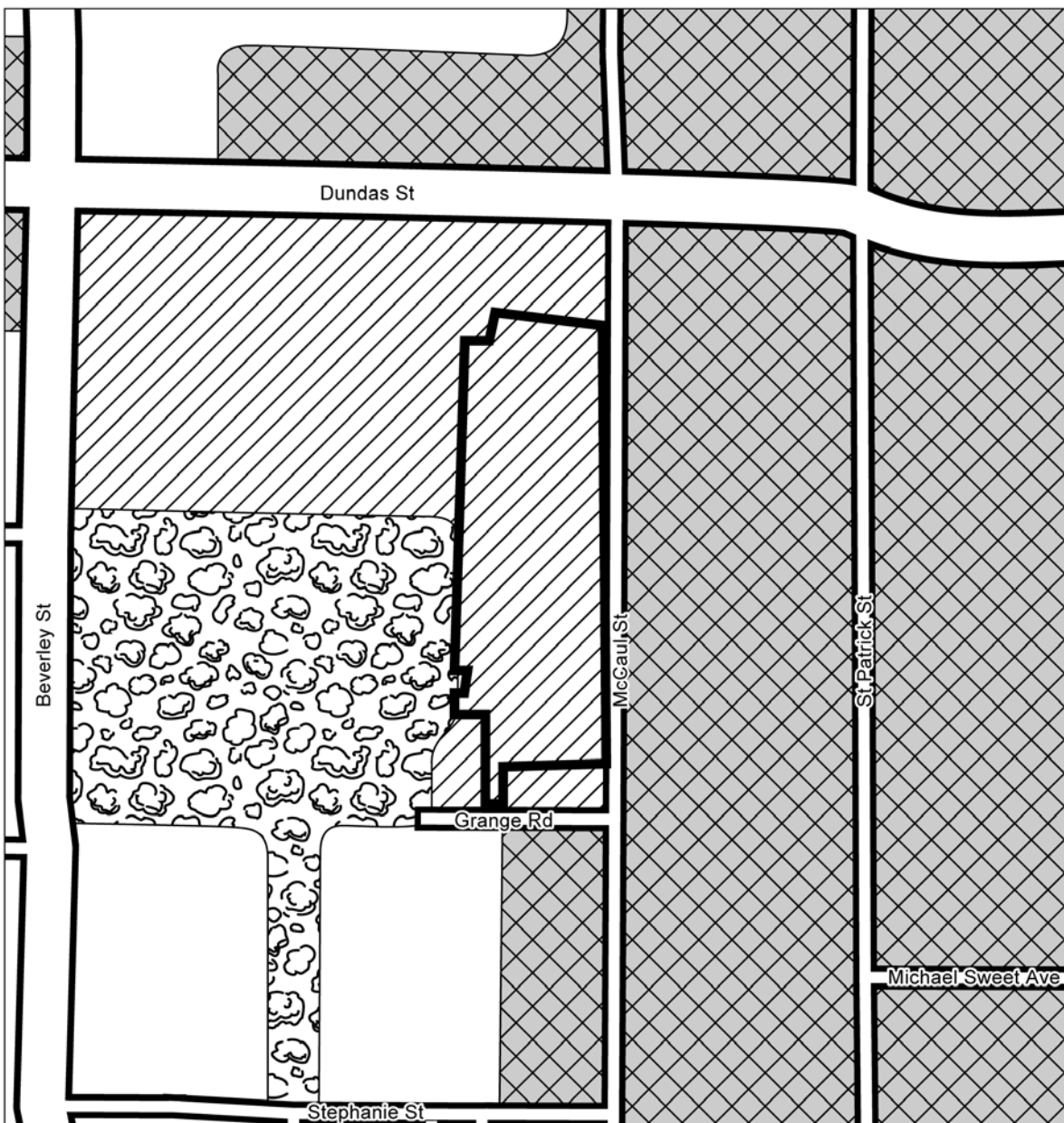
Attachment 3: Location Map



Attachment 4: Site Plan



Attachment 5: Official Plan Map



Official Plan Land Use Map 18

100 McCaul Street

File # 19 137896 STE 10 0Z

	Location of Application		Parks & Open Space Areas
	Neighbourhoods		Parks
	Mixed Use Areas		
	Institutional Areas		



Not to Scale
05/23/2019

Attachment 6: Application Data Sheet

Municipal Address: 100 MCCAUL STREET Date Received: April 9, 2019

Application Number: 19 137896 STE 10 OZ

Application Type: Rezoning

Project Description: Zoning By-Law Amendment to permit a 9-storey addition for Institutional uses to an existing 4-storey building located on the north end of the subject property.

Applicant	Agent	Architects	Owner
Teeple Architects	Acronym Urban Design & Planning	Morphosis, Teeple Architects, Two Row Architect	Ontario College of Art and Design

EXISTING PLANNING CONTROLS

Official Plan Designation:	Institutional Areas	Site Specific Provision:	By-law No. 714-2001
Zoning:	I 2.0 (x88)	Heritage Designation:	Y
Height Limit (m):	41	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 6,837 Frontage (m): 165 Depth (m): 40

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	4,048	4,048	8	4,056
Residential GFA (sq m):				
Non-Residential GFA (sq m):	20,715	20,715	3,890	24,605
Total GFA (sq m):	20,715	20,715	3,890	24,605
Height - Storeys:	6	6	9	9
Height - Metres:	25	25	37	37

Lot Coverage Ratio (%): 59.32 Floor Space Index: 3.6

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA:

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA: 24,605

Residential Units by Tenure	Existing	Retained	Proposed	Total
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Rental:

Freehold:

Condominium:

Other:

Total Units:

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
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Retained:

Proposed:

Total Units:

Parking and Loading on Lot

Parking Spaces:	7	Bicycle Parking Spaces:	178	Loading Docks:	2
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