

300 Bloor Street West and 478 Huron Street – Zoning By-law Amendment – Final Report

Date: June 11, 2019

To: Toronto and East York Community Council

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

Ward 11 - University-Rosedale

Planning Application Number: 17 279303 STE 20 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Zoning By-law to alter an existing heritage property (Bloor Street United Church) with the incorporation of a new 29-storey mixed-use building (103.85 metres including mezzanine level and mechanical penthouse) with 70 square metres of retail/commercial space at-grade, 2,209 square metres of place of worship space, 3,994 square metres of office space, and 249 residential units above at 300 Bloor Street West and 478 Huron Street. A total of 124 parking spaces are proposed in a 5 1/2-level underground garage accessed off of Huron Street.

The proposal is consistent with the Provincial Policy Statement (2014), as it provides a density and a mix of land uses which efficiently use land and resources. It is also transit supportive being less than 250 metres from two subway stations. The proposal provides for the conservation of significant built heritage resources.

The proposal conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as it provides for an appropriate type and scale of development in a strategic growth area that provides an acceptable transition of built form to adjacent areas.

The proposed building is to be located and massed to provide a transition through appropriate setbacks and/or stepping down of height toward lower scale *Neighbourhoods* and the building is also located and massed to adequately limit shadow impacts on adjacent *Neighbourhoods* and parks. The proposal allows for the integration and conservation of a listed heritage church on the site.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 569-2013 for the lands at 300 Bloor Street West and 478 Huron Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to the June 11, 2019 report from the Director, Community Planning, Toronto and East York District.
2. City Council amend City of Toronto Zoning By-law 438-86 for the lands at 300 Bloor Street West and 478 Huron Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to the June 11, 2019 report from the Director, Community Planning, Toronto and East York District.
3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.
4. Before introducing the necessary Bills to City Council for enactment, City Council shall require the owner to enter into a Heritage Easement Agreement with the City to the satisfaction of the Chief Planner and Executive Director, City Planning, the City Solicitor and the Senior Manager, Heritage Preservation Services respecting 300 Bloor Street West and 478 Huron Street in accordance with the plans and drawings prepared by KPMB Architects, dated March 6, 2019, the Heritage Impact Assessment prepared by ERA Architects Inc., dated March 6, 2019, (the HIA), and a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services, to be prepared by a qualified heritage consultant and that is consistent with the conservation strategy set out in the HIA and provides a detailed description with supporting documentation of the methods for restoration/replacement of the foundations of the retained building elevations at 300 Bloor Street West and 487 Huron Street.
5. Before introducing the necessary Bills to City Council for enactment, City Council will require the owner to provide a revised Functional Servicing Report to the satisfaction of the Chief Engineer, Engineering and Construction Services and such report will determine, whether the municipal water, sanitary and storm sewer systems can support the proposed development and whether upgrades or improvements of the existing municipal infrastructure are required.
6. Before introducing the necessary Bills to City Council for enactment, City Council shall require the owner to enter into and to register on title an agreement with the City pursuant to Section 37 of the *Planning Act*, and any other necessary agreements, to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Preservation Services. The community benefits to be provided by the Owner, at its expense and secured through the required Section 37 Agreement are as follows:
 - a. the matters set forth in Recommendations 7.b.1., 7.b.2., and 7.b.3. of the Report of the Senior Manager, Heritage Preservation Services, Urban Design, City Planning Division, to the Toronto Preservation Board and Toronto and East

York Community Council dated May 31, 2019, "Alterations to Heritage Properties at 300 Bloor Street West and 478 Huron Street, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into Heritage Easement Agreements at 300 Bloor Street West and 478 Huron Street.";

b. The following community benefits are recommended to be secured in the Section 37 Agreement;

i). A financial contribution in the amount of \$2,344,000.00 payable to the City prior to issuance of the first above-grade building permit, with such amount to be indexed upwardly in accordance with Statistics Canada Residential Building or Non-Residential Building Construction Price Index, as the case may be, for the Toronto Census Metropolitan Area, reported by Statistics Canada in the Building Construction Price Indexes Publication 327-0058, or its successor, calculated from the date of the Section 37 Agreement to the date of payment. The funds shall be directed as follows:

ii). \$2,344,000.00 towards capital improvements for new or existing Toronto Community Housing and/or affordable housing in consultation with the Ward Councillor.

iii). \$416,000.00 of benefit value in addition to recommendation 6. b.ii). towards providing space during the week, for the Annex Seniors Adult Services (SAS) group for accommodation within the Bloor Street United Church building subject to the following conditions:

- A minimum of 200 square metres of space
- Available 2 half days per week (8 hours per week total)
- A minimum of a 10 year term
- 50% discount over rental rate
- Not to be assignable/transferrable to any other group without the City's consent

c. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

i). the owner shall provide, at its own expense, all to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, a minimum area of 41 square metres adjacent to the sidewalk on Bloor Street West, as a Privately-Owned Publically-Accessible Space (POPS) and 327 square metres adjacent to the sidewalk on Huron Street as a second POPS, and shall provide to the City for nominal consideration POPS easements subject to public access easements for use of both POPS by members of the general public. Such easements to be conveyed to the City prior to the earlier of the issuance of any site plan approval for the site and the issuance of any heritage permit or building permit for the site and with the specific location, configuration and design to be determined to the satisfaction of the Chief Planner and Executive Director, City Planning Division in the context of site plan approval. The owner

shall, operate, maintain and repair the two POPS and install and maintain signs, at its own expense, stating that members of the public shall be entitled to use both the POPS at all times of the day and night, 365 days of the year. The owner shall have completed the construction of the two POPS prior to the earlier of any new commercial or any residential use of the site and registration of any condominium on the site; and

ii). The owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting of October 26 and 27, 2009.

7. City Council authorize the City Solicitor to request the Local Planning Appeal Tribunal to modify OPA 365 to permit a building height of 29 storeys, including a fourth floor mezzanine and mechanical penthouse, which do not constitute storeys, for a maximum building height of 104 metres.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

On July 4, 2018, a Preliminary Report for the application dated June 22, 2018 was adopted by Toronto and East York Community Council. A copy of the report is available at: <https://www.toronto.ca/legdocs/mmis/2018/te/bgrd/backgroundfile-117679.pdf>

APPLICATION DETAILS

Consultation with the Applicant

Pre-application consultation meetings were held with the applicant on September 11, 2017 to discuss complete application submission requirements. Planning staff also informed the applicant of their concern with the proposed building height at the time.

PROPOSAL

Site Overview

The proposed site consists of the Bloor Street United Church (300 Bloor Street West) building that covers most of the site and fronts on the northwest corner of Bloor Street West and Huron Street. To the rear of the church building is a surface parking lot with approximately 33 spaces that is accessed off Huron Street. On the northside of the

parking lot is Pidgeon House (478 Huron Street) which is a 2 1/2 storey building used for church office space.

Original Proposal

The original application was for a 38-storey tower, with an 8-storey podium located between the rear of the church building and Pidgeon House at the rear of the site. The podium was proposed to incorporate an above grade parking garage. The proposed tower height and location resulted in shadow impacts on a large residential apartment building further north. The height and massing of the podium overwhelmed the abutting pedestrian sidewalk on Huron street. The proposed tower height also breached the view corridor of Knox College and would have detracted from that heritage designated buildings main spire.

Current Proposal

The Zoning By-law Amendment application proposes a 29-storey (103.85 metres including the mezzanine and mechanical penthouse), mixed use building with 249 units and a total gross floor area of 26,297 square metres. The overall density is 7.23 times the area of the lot under Zoning By-law 569-2013 (See Attachment No.1: Application Data Sheet).

Church Building Preservation

The applicant proposes to preserve the south façades of the existing church up to the depth of the east and west spires/towers. The east façade will be conserved in its current location along the Huron Street frontage. The north and substantive portions of the west façade are to be removed to allow for the excavation of a below-grade parking garage. Portions of the north and west façades are to be rebuilt in their current location. A glass enclosed walkway is proposed to extend alongside and enclose the western façade of the church. It is proposed to be the main entry and circulation corridor separating the church and the western podium (with frontage on Bloor Street West). The church will be rebuilt to be fully accessible and support a variety of worship formats.

Pidgeon House Preservation

Pidgeon House (478 Huron Street) is proposed to be retained to the western extent of the roof gable. The rear two-storey addition is proposed to be removed to facilitate an accessible connection to the podium of the proposed development. Pidgeon House would be connected at the rear to the proposed tower podium. Access would be provided to the second and third office floors by an elevator and a stairwell.

Southwest Base Building - Height and Setback

The southwest portion of the base building is four storeys (23 metres, including a rooftop residential amenity pavilion) and approximately 41 metres in depth with a 1 metre setback from the west property line. This portion of the podium contains retail space, community meeting space and outdoor POPS at ground level. The second floor and third floors are proposed for office and meeting room space for Bloor Street United

Church staff. The fourth floor is to be occupied by Bloor Street United Church tenant office space. The partial mezzanine floor above is for residential indoor amenity space.

North Base Building - Height and Setbacks

The north base building is five storeys (25 metres) in height, and approximately, 38 metres in depth. The property line setbacks for the west wall is 6 metres, east wall is 4 metres at grade and 3 metres for the second and the third floor, then a 6.3 metres stepback at the fourth floor, while the north wall is 11.5 metres. This portion of the podium contains at grade a combination of a car court, Type C and G loading spaces and a small amount of office tenant space. The second and third floors are proposed for Bloor Street United Church tenant space. The fourth to sixth floors contain for residential units with balconies or terraces.

Tower - Setbacks

The tower is rectangular and is articulated horizontally and vertically. The articulated tower floor plates are predominantly 800 square metres. The tower is positioned south of the subway right-of-way extending south over the church to align with the northern extent of the existing sanctuary space, approximately 25 metres from the north property line of Pidgeon House, 23.7 metres from the Bloor Street West property line and 10.5 metres from the west property line and 3 metres from the Huron Street east property line.

Midblock Connection

A pedestrian mid-block connection is proposed along the south edge of Pidgeon House at the north end of the proposed tower. The midblock connection would be accessed through a POPS landscaped walkway serving the public and running from the west side of Huron Street sidewalk through the site and connecting to the 9 Madison Avenue proposed POPS area through a covered passageway.

Unit Mix

Table 1: Unit Type Breakdown

Unit Type	Unit Count	Percentage
1-bedroom	91	36%
2-bedroom	135	54%
3-bedroom	23	10%
Total	249	100%

Amenity Space

There are two indoor and three outdoor amenity space locations proposed for the development. Residential indoor amenity space is located on the mezzanine level above the fourth floor in the southwest base building and on the sixth floor of the north base building. The outdoor amenity spaces are located adjacent to the Huron Street

residential entrance, on the southwest corner of the fourth floor roof of the base building and on the north end of the fifth floor roof of the base building.

Parking and Loading

Parking and loading access and drop-off is internalized on the site. A total of 124 parking spaces are proposed within 5 1/2-levels of underground parking. Entry to the underground garage is proposed at the rear of the north end of the site with a curb cut off Huron Street. The application proposes 240 residential bicycle parking spaces on level P1 and 43 visitor bicycle parking spaces located outside on ground level. Also, 1 Type G and 2 Type C loading spaces are being proposed.

SITE AND SURROUNDING AREA

The rectangular-shaped site is located on the northwest corner of Bloor Street West and Huron Street. It is 3,635 square metres in area, and has a frontage of approximately 44.3 metres on Bloor Street West and 86.3 metres on Huron Street.

The site is occupied by Bloor Street United Church (300 Bloor Street West), which occupies the majority of the site and is built to the south lot line, and Pidgeon House (478 Huron Street), at the north portion of the site that faces Huron Street. Between the two buildings is a surface parking lot with approximately 33 parking spaces associated with the Bloor Street United Church building and it also operates as a paid commercial parking lot.

Uses and structures near the site include:

North: of Pidgeon House, is a 2½-storey semi-detached house at 480-482 Huron Street, further north is 488 Huron Street, a 3-storey converted dwelling currently used for office uses (Abrahams LLP), followed by three detached houses (490-494 Huron Street), which backs onto 25 Madison Avenue, occupied by a 3-storey residential building accessed from Madison Avenue, further north is a 3-storey converted dwelling at 496 Huron Street occupied by the Italian Culture Institute. Further north are additional 2 1/2 - 3 storey primarily house form buildings.

South: at the south/southwest corner of Bloor Street and Huron Street, is the 4-storey University of Toronto Schools (UTS) building (371 Bloor Street West), built in 1910 (wings added in 1924, 1931 and 1949), which is listed on the City's Heritage Register. The UTS building occupies the entire block on the south side of Bloor Street West, from Huron Street to Spadina Avenue, with Matt Cohen Park located at the southeast corner of Bloor Street West and Spadina Avenue.

East: at the northeast corner of Bloor Street West and Huron Street, is the Toronto Baha'i Centre (288 Bloor Street West), a 3½-storey institutional building with a primarily blank wall facing the subject site. The building is composed of two elements, the rear one of which is a converted dwelling that has been incorporated into the front, later addition. The rear element is set back from Huron Street, while the newer element is built to the front lot line, further north of the Baha'i Centre and attached to it is a 2½-storey place of worship occupied by the Light Korean Presbyterian Church and New

Hope Fellowship Church (455 Huron Street). A small City-owned surface parking lot is located immediately north (465 Huron Street), directly opposite Huron Street from Pigeon House, followed by The Dunhill Club Condos, an 8-storey, 206-unit slab apartment building that is massed along the Prince Arthur Avenue frontage from Huron Street almost all the way to St. George Street (95 Prince Arthur Avenue).

West: at the northeast corner of Bloor Street West and Madison Avenue, is the 18-storey Tartu College building (310 Bloor Street West). Built in the 1960s, the building includes 460 student residence units with the main pedestrian entrance on Bloor Street West. The building is L-shaped and massed to the Bloor Street West and Madison Avenue lot lines, with a 2-storey podium in the rear. There are no windows on its easterly façade adjacent to the subject site. In the rear is a loading area, a ramp to a below-grade parking garage and a small surface parking lot that is accessed through the adjacent Toronto Parking Authority (TPA) surface parking lot at 9 Madison Avenue. The Tartu College building, including the tower, which is approximately 9 metres deep at the closest point to the subject site and approximately 11.5 metres deep further west, is set back approximately 0.23 metres from the subject site's west lot line, further north west is the TPA lot at 9 Madison Avenue and a converted dwelling at 11 Madison Avenue that was most recently occupied by a Buddhist temple. The TPA lot was declared surplus by the City and is in the process of being redeveloped for a 3-storey elevated connection between Tartu College and 11 Madison Avenue with a POPS area fronting on Madison Avenue.

See Attachment No. 2: Location Map

APPLICATION BACKGROUND

Application Submission Requirements

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

- Survey
- Plans and Drawings
- Draft Zoning By-law Amendments
- Landscape Plans
- Sun/Shadow Study
- Planning and Urban Design Rationale Report
- Community Services and Facilities Study
- Toronto Green Standards Checklist
- Transportation Considerations Report, including Parking and Loading Study
- Pedestrian Level Wind Study
- Civil and Utilities Plans
- Energy Efficiency Modeling
- Geotechnical Study/Hydro Geotechnical Review
- Noise Impact Study
- Project Data Sheet

- Heritage Impact Study
- Public Consultation Plan
- Functional Servicing and Stormwater Management Report
- Community Services and Facilities Study
- Vibration Study
- Project Statistics
- Arborist Report-Construction/Tree Protection
- Computer generated building mass model
- Accessibility Design Standards Checklist

Copies of the submitted documents are available on the City's Application Information Centre at:

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

Application Complete Date

The application was deemed complete as of December 27, 2017. A Notice of Complete Application was issued on February 2, 2018.

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.

Reasons for Application

The application proposes a mixed-use building with a height of 103.85 metres (including mezzanine and mechanical penthouse) and a density of 7.2 times the area of the lot. A Zoning By-law amendment is required as the proposal exceeds the maximum permitted height and density in the Zoning By-laws of 18 metres and 3 times the area of the lot as well as other matters including the parking requirements.

POLICY CONSIDERATIONS

Planning Act

Section 2 of the *Planning Act* sets out matters of provincial interest which City Council shall have regard to in carrying out its responsibilities, including: the orderly development of safe and healthy communities; the adequate provision of a full range of housing, including affordable housing; the appropriate location of growth and development; the supply, efficient use and conservation of energy and water; the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems; and the promotion of a built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

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 is provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

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 (the "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 GGH 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, (2019). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan, (2019).

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 will update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs will achieve appropriate densities and built form at that time, and this approval does not impact this matter that will require a MCR.

Notwithstanding the required process under the Growth Plan, (2019), Spadina Subway Station Area, a potential MTSA, exceeds the required minimum densities for persons and jobs combined per hectare. Preliminary analysis of the area within 500 metres of Spadina Subway Station indicates that the estimated 2016 density was 210 people and jobs per hectare, surpassing the Growth Plan, (2019) targets of 200 people and jobs per hectare for this station.

Since that time there has been significant development proposed including 316 Bloor Street West and proposals for two tall buildings at the north east and west corners of Bloor Street West and Spadina Road.

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan including TOcore; Planning Downtown (OPA 406), OPA 352, and Site and Area Specific Policy 334 as follows:

Chapter 2 - Shaping the City

The subject site is located within the Downtown and Central Waterfront area identified on Map 2 - Urban Structure of the Toronto Official Plan. Growth is encouraged in this area through residential intensification in Mixed Use Areas (2.2.1.4) shaped by applicable design guidelines which "ensure development respects the context...in terms of the development's fit with existing streets, setbacks, heights, and relationship to landmark buildings" (2.2.1.6). In addition, Official Plan policies in this section speak to reducing auto dependency and the transportation demands and impacts of new development (2.4.4).

Chapter 3 - Building a Successful City

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.

Chapter 4 - Land Use Designations

The subject site is designated *Mixed Use Areas* on Map 18 - Land Use Plan. *Mixed Use Areas* are described as areas made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Policies in the Official Plan speaking to development in *Mixed Use Areas* state that development will reduce automobile dependency, locate and mass new buildings to provide a transition between areas of different development intensity and scale, frame the edges of streets with good proportion, and maintain comfortable wind conditions for pedestrians on adjacent streets (4.5.2).

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

See Attachment No. 3: Official Plan Land Use Map

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.

OPA -352 - Downtown Tall Building Setback Area

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area (currently under appeal). The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of tall buildings Downtown. At the same meeting, City Council adopted area-specific Zoning By-laws 1106-2016 and 1107-2016 (also under appeal), which provide the detailed performance standards for portions of buildings above 24 metres in height.

At its meeting on October 2-4, 2017, City Council considered the Proposed Downtown Plan and directed Staff to undertake stakeholder and public consultation on that document and its proposed policies, leading to the Downtown Plan Official Plan Amendment. Further background information can be found at www.toronto.ca/tocore.

Site and Area Specific Policy 334

Site and Area Specific Policy (SASP) 334 applies to Bloor Street West generally between Avenue Road and Bathurst Street. It recognizes that this area is composed of a variety of land uses including residential, commercial, retail, institutional, cultural, parks and open spaces which contribute to the vibrancy and stability of the neighbourhood. The subject site falls within the "Institutional Precinct" of the SASP. Development criteria for new development within this precinct states that development will generally provide for a transition in height, density and scale from higher building forms in the east to a low-rise, main street character in the west and provide visual cohesion through the use of massing and architectural elements including ground floor heights, podium heights, cornice lines and materials.

SASP 334 provides general direction for development along the Bloor Corridor. It also addresses streetscaping initiatives and the re-designation of Ecology Park (now Paul Martel Park) from *Mixed Use Areas* to *Parks and Open Spaces Areas*.

SASP 334 requires new development to respond to the function and character of these unique areas with built form that generally provides for a transition in height, density and scale from higher buildings in the east to a low-rise, main street character in the west, with nodes of development at key intersections near transit hubs. The subject site is located in the Spadina Node as illustrated on Map 1-Nodes and Precincts.

SASP 334 speaks to a diversity of housing types and tenures. It calls for support for the continued diversity of the Bloor Corridor population, and encourages a range of housing types and tenures. New residential development in the Bloor Corridor is encouraged to include a mix of unit sizes to provide housing opportunities for a range of households, including those with children.

Development will respect, conserve and reinforce heritage buildings and features throughout the Bloor Corridor. New buildings will provide appropriate transition through setbacks, stepbacks and stepping down of height in order to protect adjacent heritage elements, significant views and distinctive characteristics of Heritage Conservation Districts.

Development within the Bloor Corridor will be subject to a view corridor analysis completed to the satisfaction of the City, to preserve and enhance views of the Connaught Laboratories (Knox College) spire at 1 Spadina Crescent, when viewed from the south.

OPA 365 and OPA 368 (Bloor Corridor/Annex Block Study) – St. George St. to Walmer Road

On March 9, 2017, City Council adopted Official Plan Amendments 365 and 368, which resulted from a planning study focused on properties located on the north side of Bloor Street West between Walmer Road and St. George Street (the “Bloor Corridor/Annex Block Planning Study Area”).

OPA 365 is a proposed amendment to Site and Area Specific Policy 334, described in detail in the section above. It proposes to replace the Spadina Node policies in Policy 334(c) (ii), as well as to add a new Map 3 to Policy 334(e). OPA 365 is under appeal by a number of property owners, including Bloor Street United Church, and therefore is not in force. However, in its review of the application staff have considered the direction of this amendment.

The revised policies for the Spadina Node, which is located west of the subject site, include the following:

- the height peak of the Spadina Node will be at the northeast and northwest corners of Bloor Street West and Spadina Road, with a maximum height of 25 storeys, while properties adjacent to the height peak will have a maximum height of 20 storeys;
- a minimum tower separation distance of 25 metres is required between existing and proposed tall buildings;
- a view corridor analysis must be submitted demonstrating that proposed developments do not interrupt the silhouette view against the sky above the spires and the east and west wing ridgelines of Knox College in its entirety, as shown on Official Plan Map 7B (the identified view of Knox College from the public realm is taken from the southeast and southwest corners of College Street and Spadina Avenue);
- new development will be designed to provide an appropriate transition in scale to minimize any visual or massing impacts on the Madison Avenue Heritage Conservation District (HCD) and the low rise *Mixed Use Areas* north of the Bloor Corridor;
- through the development application review process, the City shall secure publicly accessible open spaces, widened sidewalks and mid-block connections; and
- new development will use shared service areas in development blocks including public and private lanes, driveways and service courts.

Map 3, which applies to lands both within the Spadina Node and within the study area generally, shows an east-west Midblock Connection across the property at 9 Madison Avenue, terminating at the westerly limit of the subject site. It also illustrates Existing Tower and Potential Tower locations; the subject site is not identified as a potential tower location.

OPA 368, also adopted on March 9, 2017, is a proposed amendment to the Official Plan policies applying to Knox College (1 Spadina Crescent). It was appealed to the Local Planning Appeal Tribunal (LPAT) by a number of parties, including Bloor Street United Church, and a decision was rendered by the Tribunal, dated May 15, 2019. The

applicant's proposal complies with the revised description of the view corridor for Knox College.

OPA 368 revised description as approved through a mediated settlement at the LPAT is as follows:

“The Knox College building at 1 Spadina Crescent is a prominent Toronto landmark since its construction in 1875 and an excellent example of a High Victorian Gothic style college building. The views from the public realm at the northeast and northwest corners of College Street and Spadina Avenue as identified on Official Plan Map 7B (Identified Views from the Public Realm) will include the prevention of any further intrusion into the silhouette view against the sky above the spires and the east and west wing ridgeline of Knox College, as shown in the view diagrams attached to this Official Plan Amendment. The views from the identified public realm of College Street to and beyond Knox College in its entirety will be conserved.”

The outcome of staff analysis and review of relevant Official Plan policies and designations; Site and Area Specific OPAs; and site and area specific official plan studies noted above are summarized in the Comments section of the Report.

Zoning

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

Under Zoning By-law 569-2013, the majority of the site is zoned CR 3.0 (c2.0;r2.5) SS2 (x2618). The entire site has a height limit of 18 metres (plus a 5-metre mechanical penthouse) and a maximum density of 3.0 times the area of the lot. Under Zoning By-law 438-86, as amended, the property is zoned MCR T3.0 C2.0 R2.5 with a height limit of 18 metres (plus a 5-metre mechanical penthouse) and a maximum density of 3.0 times the area of the lot. Both the CR and MCR zones permit a broad range of residential and commercial uses.

See Attachment No. 4: Existing Zoning By-law Map

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>.

Downtown Tall Buildings: Vision and Supplementary Design Guidelines

This project is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines. This document identifies where tall

buildings belong Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings. The Downtown Vision and Supplementary Design Guidelines should be used together with the city-wide Tall Building Design Guidelines to evaluate Downtown tall building proposals. The link to the guidelines is here:

<https://www.toronto.ca/wp-content/uploads/2018/03/9712-City-Planning-Downtown-Tall-Building-Web.pdf>.

Draft Growing Up Urban Design Guidelines

In July 2017, Toronto City Council adopted the Draft Growing Up Urban Design Guidelines and directed City Planning staff to apply the "Growing Up Guidelines" in the evaluation of new and under review multi-unit residential development proposals. The objective of the Growing Up Guidelines is for developments to increase liveability for larger households, including families with children, at the neighbourhood, building and unit scale.

The draft Guidelines are available at:

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

Site Plan Control

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

COMMUNITY CONSULTATION

The applicant held three pre-application community information meetings, June 21, 2017, September 27, 2017 and November 21, 2017 to discuss the future application.

Following the application submission on December 27, 2017 and after the original application was submitted, there were five working group meetings held and chaired by the Ward Councillor, between January 19, 2018 and May 7, 2018. A revised application with two options was submitted on June 8, 2018. A sixth working group meeting, chaired by the Ward Councillor was held January 25, 2019. City staff held a community consultation meeting on December 17, 2018. A seventh working group meeting was held on April 15, 2019.

Through the development review and the community consultation process the original application was modified in height, massing and setbacks to fit more harmoniously into its urban and heritage context. The community consultation involved three residents associations and attracted a large turnout from the surrounding community at the various evening meetings. The key issues included: reducing the height of the tower to below the Knox College view corridor and measurably lower than the original proposal, lowering the height of the base building to transition to the house form buildings on Huron Street and not overwhelm the Huron Street pedestrian area, move the tower further south away from the Annex neighbourhood, relocate the parking garage

underground which assisted in lowering the tower height, stepping back the tower overhang of the church roof, preservation of the church exterior walls wherever possible, providing outdoor green space, providing a pedestrian connection to Madison Avenue, at the rear of the development to access Paul Martel Park, contribution towards affordable housing in the area and possible seniors activity space in the redeveloped church property. These issues have been addressed through the review of the application.

COMMENTS

Planning Act

It is staff's opinion that the proposed development has regard for the relevant matters of provincial interest, including: the orderly development of safe and healthy communities; the adequate provision of a full range of housing, including affordable housing; the appropriate location of growth and development; the supply, efficient use and conservation of energy and water; the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems; and the promotion of a built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

These provincial interests are further articulated through the PPS and the Growth Plan (2019).

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS and the Growth Plan (2019).

Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan (2019) as follows:

The 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 adequately addresses Policy 1.1.1 objectives by locating the proposed tower well away from the nearest Mixed Use house form buildings on Huron Street and the residential neighbourhood further north on Lowther Avenue. Its green roof area meets the City's green standards requirements and it provides outdoor publicly accessible landscaped walkway areas connecting through to a Madison Avenue future privately owned publically accessible (POPS) outdoor square and an adjacent existing City parkette. The proposed residential tower has a unit mix that provides an

adequate amount of both two to three bedroom family size units and smaller one bedroom units for couples and singles.

Policy 1.1.3.2 applies to land use patterns within Settlement areas as identified in the PPS where the subject property on Bloor Street West is located. Policy 1.1.3.2 specifies that land use patterns in the development areas shall be based on a) densities and a mix of land uses which: 1. efficiently use land and resources, and 5. is transit-supportive, where transit is planned, exists or may be developed.

The proposed development is consistent Policy 1.1.3.2 a) 1. densities and a mix of land uses which efficiently use land and resources. The proposed building has an acceptable density of 7.2 times the area of the lot and provides a mix of residential, office, place of worship and retail uses in an efficiently designed base and tower building. It is also consistent with Policy 1.1.3.2 a) 5. in that it is transit supportive being located less than 250 metres from both the Spadina and St. George subway stations and the proposed project provides less parking than required by the zoning by-law, but is still acceptable to the City's Transportation Services, for its proximity to an efficient public transit subway and streetcar system.

Policy 1.3.1 states planning authorities shall promote economic development and competitiveness a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs, c) encourage compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities and d) ensuring the necessary infrastructure is provided to support current and projected needs.

The proposed development is consistent with Policy 1.3.1 a) by providing an appropriate range of office and retail employment and incorporating future community services through restoration of a heritage Place of Worship church building with two different congregations able to worship in a modifiable church facility. The residential dwelling units in the proposed tower above provide on-site potential accommodations for office workers and the proximity to subway station ensures transportation access for employees working in the office/retail spaces.

Policy 1.6.7.4 states land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation. The proximity of the subject site to public transit subway stations and street car lines coupled with the Bloor Street West on-street cycling lanes with the on-site provision of bicycle parking spaces is consistent with this PPS policy goal.

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

The proposed redevelopment plan and conservation of Bloor Street United Church's heritage attributes has been reviewed by Toronto Preservation Services staff who are continuing to work with the applicants heritage consultant on a few outstanding matters, but are of the opinion that the proposal meets the intent of the PPS.

The Growth Plan (2019) designates the site within the Downtown urban growth centre. The Growth Plan (2019) recognizes urban growth centres as areas for development to accommodate intensification, to provide for a range of housing options and in 2.2.2.(3) b) identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas. This application accommodates intensification and provides an acceptable transition of built form to adjacent areas. As such, this application conforms with the Growth Plan (2019).

Section 2.2.2.(3) (Delineated Built-up Areas) states all municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will: c) encourage intensification generally throughout the delineated built up area.

The proposal conforms with the Growth Plan (2019) 2.2.2 (3) c) in that this is for a mixed use intensification along the Bloor Street West corridor in a delineated built-up area of Toronto on a identified High Street where tall buildings are considered to be appropriate form of development. The height of the building exceeds the Downtown Vision Height Map, however, it is generally in the range of recent approvals in this section of Bloor Street West. The built form of the both the base and tower transition in an acceptable setback from the adjacent house form properties and the residential neighbourhood further north. The height of the proposal is also within the recently approved Official Plan Amendment 368 which protects the view corridor of Knox College located at 1 Spadina Circle.

The proposal also conforms with the Growth Plan (2019) 2.2.2 (3) c) as it provides for intensification beyond just the identified subway nodes along Bloor Street West corridor, but also recognizes that this site is well served by two nearby subway stations and it will contribute to both the social, spiritual and community needs of this section of the City's downtown.

Section 2.2.3(1) (Urban Growth Centres) states urban growth centres will be planned: b) to accommodate and support the transit network at the regional scale and provide connection points for inter- and intra-regional transit.

The proposal conforms to the Growth Plan (2019) in that transit already exists within 250 metres at both the Spadina transit station and St. George transit station which allows for greater intensification within a contextual threshold of the anticipated growth for this location in the City. The proposed office and retail employment mixed with high density residential will add toward the possibility of a future large potential employment centre in the nearby Spadina Node.

Section 4.2.7 (1) states cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic

growth areas.

The proposal involves the redevelopment and conservation of Bloor Street United Church's heritage attributes. Toronto Preservation Services staff have advised that the proposal conforms with the intent of the Growth Plan (2019) based on their review of the conservation plans and their work with the applicant's heritage consultant.

Land Use

The site is designated *Mixed Use Area* which provides for a range of uses including residential and retail uses. The underlying Zoning By-laws also provide for a range of uses including residential and retail uses. As such, staff have no concerns with the proposed uses of the development.

Height, Massing and Density

This application has been reviewed against the Official Plan and design guidelines described in the Policy Consideration Section of this report, as well as the policies of the Toronto Official Plan as a whole.

The proposal height of the building is acceptable given the existing and planned context of the subject properties proximity to the redevelopment and intensification of this section of Bloor Street West and the conservation measures taken to restore and revitalize the heritage listed Bloor Street United Church.

The Built Form policies in the Official Plan require that new development will be designed to fit harmoniously into its existing and/or planned context, and will limit impacts on neighbouring streets, parks, open spaces and properties.

The 29-storey proposal is in-line with the nearby recently approved 29-storey residential tower at 316 Bloor Street West. It has a 5-storey base building that provides for an appropriate transition to the house form mixed use buildings on Huron Street and provides for an acceptable pedestrian experience along Huron Street. The proposal contextually relates to the height and massing of the existing Bloor Street Church building to be conserved. The proposed tower has no shadow impact on the above mentioned residential apartment building on Prince Arthur Avenue. The reduced height of the proposed tower now respects and reinforces the recently LPAT approved Official Plan Amendment 368 that affords greater protection to the view corridor and silhouette of Knox College.

With respect to massing, the revised proposal has been sited, massed and articulated in a way to reduce the impact of the tower and of the base at the rear (north). The tower itself is set back 23.5 metres from the north property line, with the tower partially cantilevering over the rebuilt church. The tower floorplate is within the range of recently approved and existing floorplates in the surrounding area.

The Official Plan (Policy 4.5.3(c)) requires buildings to be located and massed to provide a transition through appropriate setbacks and/or a stepping down of heights

towards lower scale *Neighbourhoods*, and Policy 4.5.2(d) requires buildings to be located and massed to adequately limit shadow impacts on adjacent *Neighbourhoods*.

The proposed tower would be approximately 200 metres from the closest *Neighbourhoods* and therefore be under a 45-degree angular plane. An appropriate transition will be provided between the proposed building and the closest *Neighbourhoods* designation.

The proposed building has a revised density of 7.2 which is less than other tall buildings approved on Bloor Street West between Avenue Road and Spadina Road since 2005. The taller buildings in this stretch of Bloor Street West range in density from 9.6 to 20 times the area of the lot. The lower density reflects the proposed building is on a larger site and can better accommodate both a tall tower with some side yard and rear yard setbacks which allows it to better respond to its context.

This application has been reviewed against the Official Plan policies, planning studies and/or design guidelines described in the Policy Considerations Section of the Report. Given the existing and planned context for the subject property and the surrounding area the height, massing density and separation distances as proposed by the applicant is appropriate.

Tower Separation

Immediately west of the subject site is a 18-storey (Tartu College) building that has a blank easterly wall and is built almost to the easterly property line. The proposed tower is set back 10.5 metres from the west property line, and has a separation distance of 15 metres from the corner of the Tartu College building.

The proposed tower would be well over 25 metres from the north property line, and at least 25 metres from any potential tower on the Toronto Baha'i Centre site across Huron Street to the east. The resulting separation distance to existing tall buildings would meet the intent of the 25-metre separation distance recommended in the Tall Building Design Guidelines.

Sun, Shadow

This application has been reviewed against the official plan policies described in the Policy Considerations Section of the Report. Given the existing and planned context for the subject property and the surrounding area the shadow studies indicate that the proposed tower does not cast any shadows on the residential neighbourhood. There will be a limited shadow of one hour on Paul Martel Park from 9:18 to 10:18 am on March 21. Staff find that that shadow impact would be adequately limited and is acceptable.

Traffic Impact, Access and Parking

The applicant submitted a revised Transportation Considerations Report, dated March 20, 2019, including a Loading Study and Parking Study to the City for review. The City's Transportation Services has reviewed this document and concur with the limited traffic impacts of the traffic increase on Huron Street as a result of the proposed project. The

parking consultant has recommended 76 parking spaces for the residential units, 25 for office component and residential visitors, and 20 parking spaces for the church component. The proposed parking supply is acceptable to City staff. With respect to loading the parking consultant has proposed 1 Type G and 2 Type C loading spaces which is acceptable to City staff.

Road Widening

In order to satisfy the Official Plan requirement of a 27 metre right-of-way for this segment of Bloor Street West a 0.4 metre road widening dedication along the Bloor Street West frontage of the subject site is required and is proposed to be conveyed to the City with this application. The conveyance would take place during the Site Plan Approval stage.

Streetscape and Public Realm

The current application provides a 4.8 metre existing church building setback from Bloor Street West. There are improvements to the streetscape and public realm of 4 large proposed street trees and two benches in front of the church. There is also a paved terrace and 4 ornamental trees and four benches in front of the retail space. There are 11 bike parking spaces in front of the retail space and unit paver treatment along the street edge. The Huron Street frontage ranges from 5 - 7 metres in width from the existing church building facade. The streetscape improvement in the public realm includes 5 new street trees in addition to 1 protected street tree in front of Pidgeon House. There are 5 new benches and 5 new low planters proposed in the public realm. There are also 43 proposed visitor bike parking spaces along the side of the existing building.

Should the proposed development be approved in some form, City Planning staff will review and secure the landscaping details through the Site Plan Control process.

Indoor/Outdoor Amenity Space

The built form policies of the Official Plan require that every significant multi-unit residential development provide indoor and outdoor recreation space for building residents. City-wide Zoning By-law 569-2013 requires an overall minimum of 4 square metres of amenity space per residential unit. The application proposes 469 square metres of indoor amenity area and 512 square metres of outdoor amenity area for a total of 3.93 square metres of amenity space per unit. The proposal is slightly below the amenity space requirements of Zoning By-law 569-2013 for indoor amenity space, however, it is acceptable to staff.

Unit Mix

The Official Plan encourages the provision of a full range of housing in terms of form, tenure and affordability to meet current and future needs of residents. In addition to the unit type and size direction in the draft Growing Up Guidelines.

The proposed unit mix includes 54% two-bedroom units, of which 9.6% are a minimum 87 square metres in size and a total of 10% of the units contain 3 bedrooms, all of which

are a minimum of 100 square metres. Staff are satisfied this unit mix and sizes meet the intent of the Growing Up Guidelines.

Servicing

The applicant has provided a Functional Servicing Report and accompanying drawings for review. Engineering and Construction Services and Toronto Water have identified a number of issues that must be addressed including the determination of whether any improvements are required to the City's municipal infrastructure related to site servicing and groundwater management. These issues must be addressed prior to introducing Bills to Council for enactment for this development.

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.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The residential component of this proposal is subject to a 10% parkland dedication while the non-residential component is subject to a 2% parkland dedication.

The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first above grade building permit.

Given the current rise in dog population in the downtown area, especially within condominium towers, the applicant is expected to provide on-site dog off-leash amenities with proper disposal facilities for the building residents or dog relief stations within the building. This will help to alleviate some of the pressure on the existing neighbourhood parks.

Privately-Owned Publicly-Accessible Open Space (POPS)

Two Privately-Owned Publicly-Accessible Spaces (POPS) of approximately 368 square metres are being proposed on the site. The first proposed (POPS) is located on the western end of the building's Bloor Street West frontage. It provides for passive use with benches and landscaping, and streetscape enhancement. It also provides a pathway to both a promenade entrance to the sacred space and a separate entrance to a retail outlet that connects to both a community servery and McClure Hall indoor meeting or activity space. The second POPS proposed is located at the rear of the site and provides both a mid-block connection between Huron Street and Madison Avenue through another proposed POPS at 9 Madison Avenue and Paul Martel park on the west side of Madison Avenue. It also provides a garden space with bench seating for passive outdoor enjoyment that runs along the west side of the proposed building. Both

the front and rear of the building two POPS are designed for primarily passive use by the public and tenants of the building as well as pedestrian pathways. Staff recommend that the two POPS be secured in the Section 37 Agreement and their final design be secured through the Site Plan Control approval process.

Heritage Impact and Conservation Strategy

The 300 Bloor Street West property was listed in the City's Heritage Register on October 26, 2005. The Reasons for Listing include architectural, historical and contextual heritage cultural values. The 478 Huron Street (Pigeon House) was listed on the City's Heritage Register on February 6, 1974. No reasons for the listing were provided. The development proposal will have an impact on the cultural resources and a conservation strategy is required by Heritage Preservation staff in the form of a Heritage Conservation Plan that will describe the extent and location of the conservation work. A Heritage Impact Assessment (HIA) was submitted in December 2017 and revised in March of 2019 which evaluated the impact and proposed a strategy for City staff review. In order to accommodate the proposed development, the 1909 Sunday school, 1927 southwest entry vestibule and Bloor Street West narthex additions, and the core of the main church volume, will be removed. The removal of these areas is required to facilitate excavation of the site, and the new above-grade construction.

The demolition will be mitigated by: in situ retention of the full west frontage and the south frontage of the Church to the depth of the Church towers; the partial reconstruction of the west wall of the Church (which will be visible from within the new promenade space); a partial return of the north wall (to maintain the three-dimensional character of the Church) and; the reconstruction of a large portion of the Church's roof (to resemble the existing profile).

The development will rehabilitate Pidgeon House which will continue to be used for commercial office space. The rear portion of Pidgeon House will be removed to facilitate construction of a new addition that will link the building to the proposed development to the south at the second floor level. This new connection will enable Pidgeon House to be fully accessible. The removal of the rear portion of the house is mitigated by the substantial retention of the front portion of the building. The house-form appearance will be maintained. Repair work on the exterior façade will remediate existing deficiencies and protect the integrity of the heritage resource from further deterioration. Pidgeon House will provide a buffer between the development and the low-rise neighbourhood to the north.

City staff have reviewed the HIA and are reporting separately to City Council on their recommendations. The applicant will be required to enter into a Heritage Easement Agreement, provide a Conservation Plan, and secure the required matters for the properties through a Section 37 Agreement.

Tree Planting and Preservation

The applicant has submitted an arborist report and tree removals plan indicating that the proposed development will require the removal of 10 privately owned trees which are required to be replaced at a 3:1 ratio, which will require 30 replacement trees to be planted. There are 4 City street trees proposed to be removed.

The applicant is to submit a tree planting deposit to ensure the planting and survival of 8 new City trees. In addition, Forestry requires the planting of 30 new trees to replace the 10 private trees proposed for removal. Alternatively, a cash in lieu of tree planting on-site will have to be made by the applicant.

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. The site specific Zoning By-law will secure performance measures for the Tier 1 development features including bicycle parking spaces at and below grade, restricted access areas for bicycle parking and visible and publicly accessible visitor bicycle parking locations.

Other applicable TGS performance measures will be secured through the Site Plan Approval process, including the provision of on-site tree planting and minimum required soil volumes, pedestrian walkways, covered outdoor waiting areas, urban heat island reduction measures, minimum building efficiency improvement of 15% over the current Ontario Building Code requirements, inclusion of bird-friendly glazing, inclusion of a green roof, stormwater retention measures on-site and meeting water quality targets for stormwater leaving the site.

Community Services Assessment

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions, such as 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 neighbourhoods. 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.

A Community Services and Facilities Study was prepared by the applicant to respond to the Scope of Work for Community Services and Facilities Submissions in the Downtown Area. It noted that while many service sectors have sufficient existing capacity to accommodate the incremental growth represented by the proposed development, there

remain overall accommodation pressures generated by the pace and extent of growth in the Downtown area. No community services or facilities are proposed as part of this application.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the *Planning Act*. While the proposed development exceeds the height and density limits of the existing Zoning By-law, the application is consistent with the objectives and policies of the Official Plan, and thus constitutes good planning.

The community benefits to be secured in the Section 37 agreement are as follows:

6. Before introducing the necessary Bills to City Council for enactment, City Council shall require the owner to enter into and to register on title an agreement with the City pursuant to Section 37 of the *Planning Act*, and any other necessary agreements, to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Preservation Services. The community benefits to be provided by the Owner, at its expense and secured through the required Section 37 Agreement are as follows:

a. the matters set forth in Recommendations 7.b.1., 7.b.2., and 7.b.3. of the Report of the Senior Manager, Heritage Preservation Services, Urban Design, City Planning Division, to the Toronto Preservation Board and Toronto and East York Community Council dated May 31, 2019, "Alterations to Heritage Properties at 300 Bloor Street West and 478 Huron Street, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into Heritage Easement Agreements at 300 Bloor Street West and 478 Huron Street.";

i). A financial contribution in the amount of \$2,344,000.00 payable to the City prior to issuance of the first above-grade building permit, with such amount to be indexed upwardly in accordance with Statistics Canada Residential Building or Non-Residential Building Construction Price Index, as the case may be, for the Toronto Census Metropolitan Area, reported by Statistics Canada in the Building Construction Price Indexes Publication 327-0058, or its successor, calculated from the date of the Section 37 Agreement to the date of payment. The funds shall be directed as follows:

ii). \$2,344,000.00 towards capital improvements for new or existing Toronto Community Housing and/or affordable housing in consultation with the Ward Councillor.

iii). \$416,000.00 of benefit value in addition to recommendation 6. b.ii). towards providing space during the week, for the Annex Seniors Adult Services (SAS) group for accommodation within the Bloor Street United Church building subject to the following conditions:

- Approximately 200 square metres of space
- Available 2 half days per week (8 hours per week total)
- A minimum of a 10 year term
- 50% discount over rental rate
- This is not to be assignable/transferrable to any other group without the City's consent

c. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

i). the owner shall provide, at its own expense, all to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, a minimum area of 41 square metres adjacent to the sidewalk on Bloor Street West, as a Privately Owned Publicly-Accessible Space (POPS) and 327 square metres adjacent to the sidewalk on Huron Street as a second POPS, and shall provide to the City for nominal consideration POPS easements subject to public access easements for use of both POPS by members of the general public. Such easements to be conveyed to the City prior to the earlier of the issuance of any site plan approval for the site and the issuance of any heritage permit or building permit for the site and with the specific location, configuration and design to be determined to the satisfaction of the Chief Planner and Executive Director, City Planning Division in the context of site plan approval. The owner shall, operate, maintain and repair the two POPS and install and maintain signs, at its own expense, stating that members of the public shall be entitled to use both the POPS at all times of the day and night, 365 days of the year. The owner shall have completed the construction of the two POPS prior to the earlier of any new commercial or any residential use of the site and registration of any condominium on the site; and

ii). The owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting of October 26 and 27, 2009.

Conclusion

The proposal has been reviewed against the policies of the PPS, the Growth Plan (2019), and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS and conforms with the Growth Plan (2019), and conforms with the Official Plan. Staff worked with the applicant and the community to address and resolve the following key concerns: preservation of the church, reduced tower and base heights, re-location of both the tower and the parking garage. Staff recommend that Council approve the application, subject to conditions.

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SIGNATURE

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Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map
Attachment 5: Draft Zoning By-law Amendment - 569-2013
Attachment 6: Draft Zoning By-law Amendment- 438-86

Applicant Submitted Drawings

Attachment 7: Site Plan
Attachment 8: View from the Southeast Rendering
Attachment 9: View from the Northeast Rendering
Attachment 10: South Elevation
Attachment 11: North Elevation
Attachment 12: East Elevation
Attachment 13: West Elevation

Attachment 1: Application Data Sheet

Municipal Address: 300 Bloor St W **Date Received:** December 27, 2017

Application Number: 17 279303 STE 20 OZ

Application Type: Rezoning

Project Description: Zoning By-law Amendment Application to permit the redevelopment of the site for a 29-storey mixed-use building containing office, retail/café, worship and community, and residential uses (249 dwelling units). The majority of the existing church and the entirety of Pidgeon House would be retained.

Applicant	Agent	Architect	Owner
Louis Tinker Bousfields Inc.	Louis Tinker Bousfields Inc.	KPMB Architects	Bloor Street United Church of Canada

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 334, SASP 517
Zoning:	CR 3.0 (c2.0; r2.5) SS2 (x2618)	Heritage Designation:	Y
Height Limit (m):	18, 12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 3,635 Frontage (m): 44 Depth (m): 86

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,653	97	2,232	2,328
Residential GFA (sq m):			20,025	20,025
Non-Residential GFA (sq m):	1,802	97	6,177	6,273
Total GFA (sq m):	1,802	97	26,202	26,298
Height - Storeys:	3	3	29	29
Height - Metres:	36	36	100	100

Lot Coverage Ratio (%) : 64.04 Floor Space Index: 7.23

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

Residential GFA:	20,025	
Retail GFA:	70	
Office GFA:	3,994	
Industrial GFA:		
Institutional/Other GFA:	2,209	223

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			249	249
Other:				
Total Units:			249	249

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			91	135	23
Total Units:			91	135	23

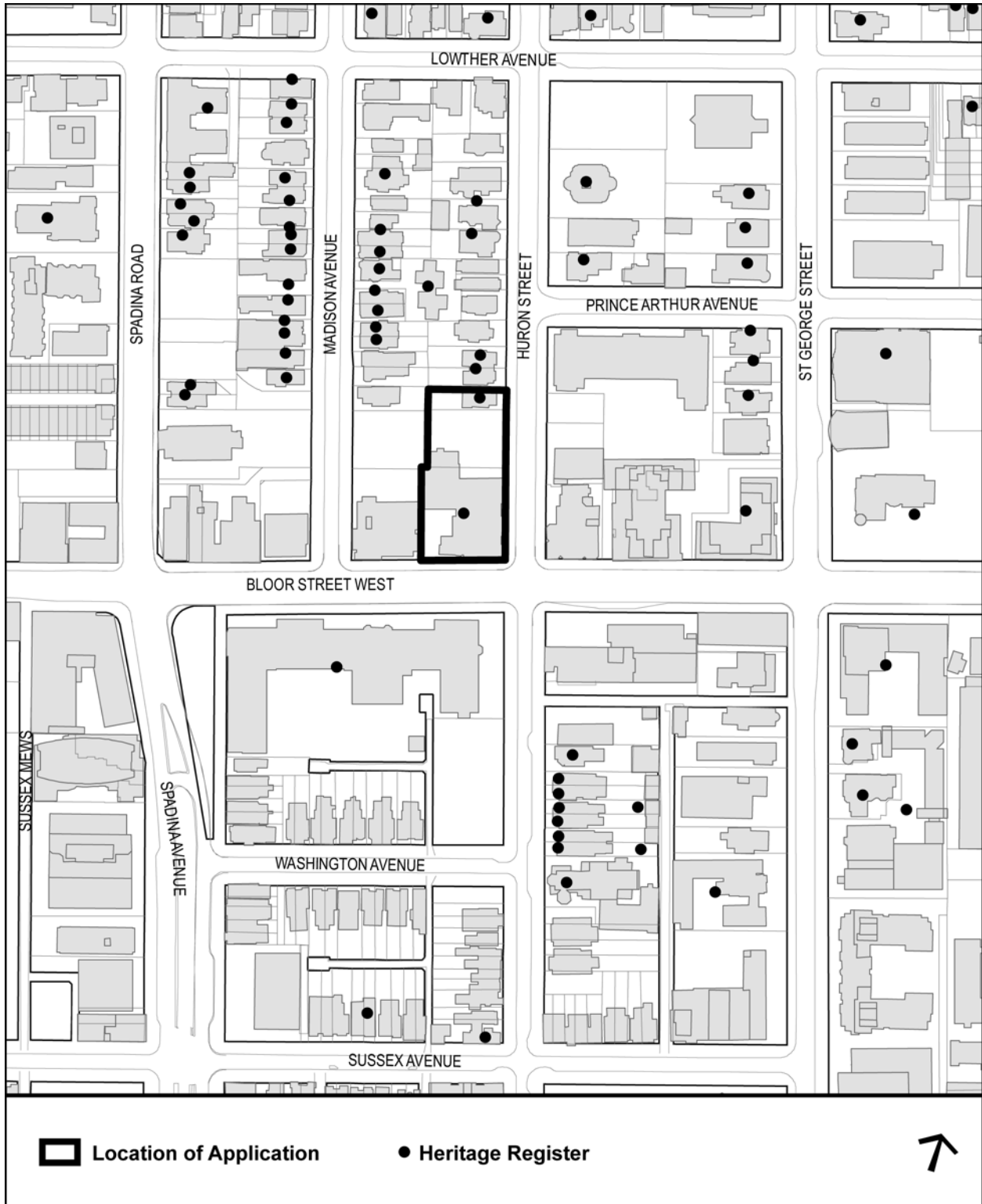
Parking and Loading

Parking Spaces:	124	Bicycle Parking Spaces:	283	Loading Docks:	3
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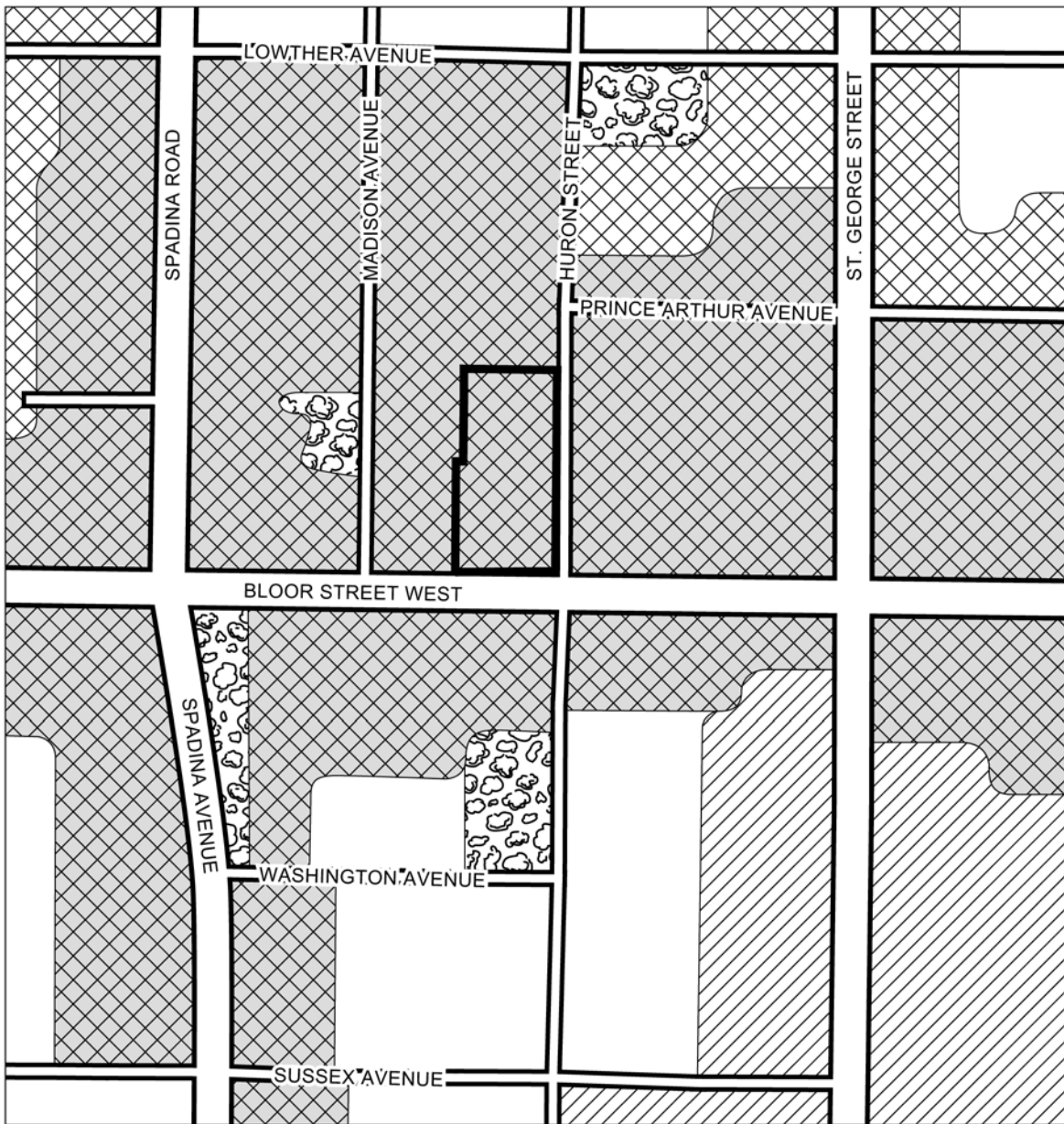
CONTACT:

Barry Brooks, Senior Planner
(416) 392-1316
Barry.Brooks@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #18

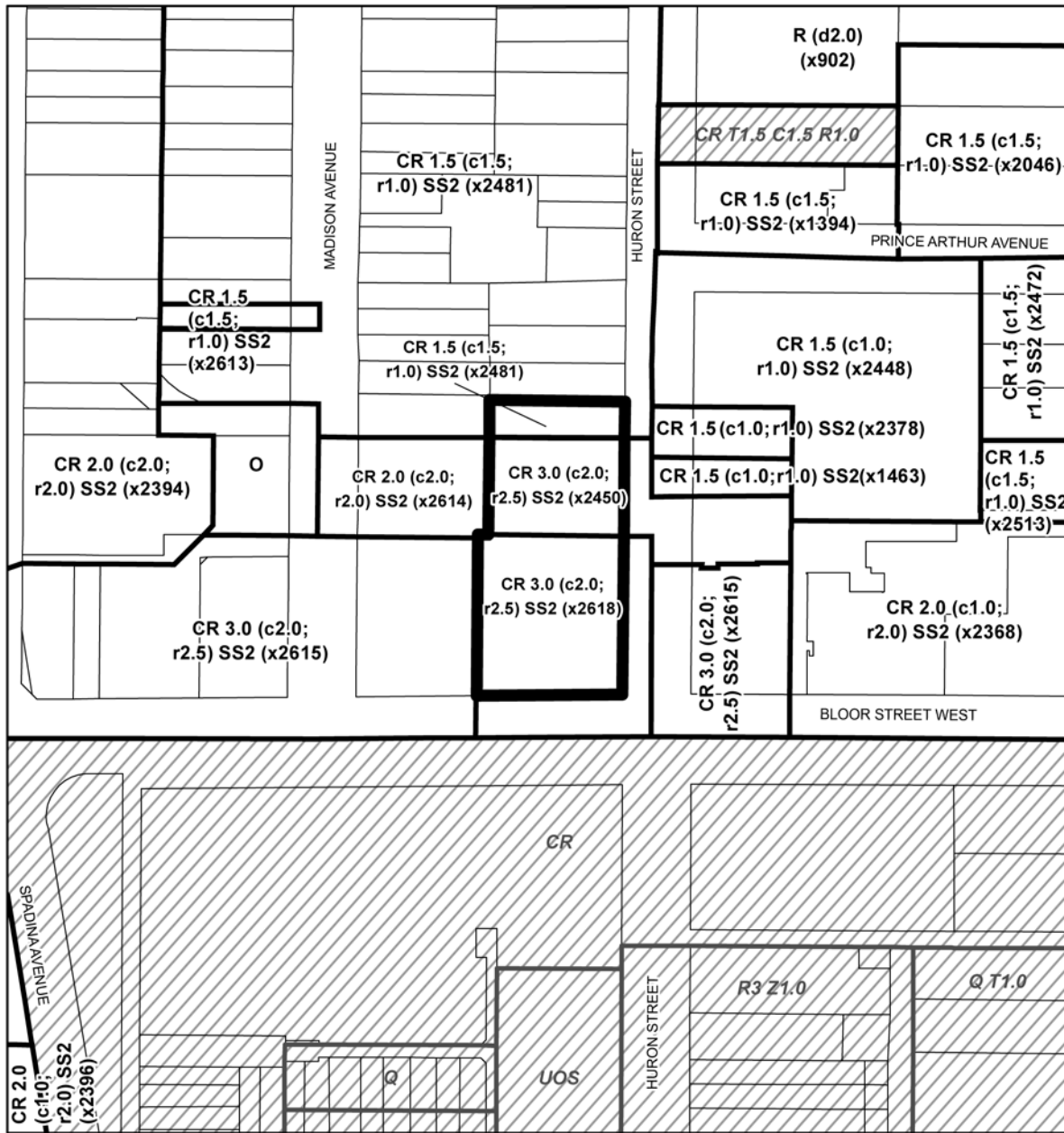
300 Bloor Street West & 478 Huron Street

File # 17 279303 STE 20 0Z

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

↑
Not to Scale
06/11/2018

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

300 Bloor Street West & 478 Huron Street

File # 17 279303 STE 20 OZ



Location of Application

R Residential CR Commercial Residential
O Open Space



See Former City of Toronto By-Law No. 438-86

R3 Residential District
CR Mixed-Use District
Q Mixed-Use District
UOS Parks District



Not to Scale
Extracted: 06/12/2018

Attachment 5: Draft Zoning By-law Amendment 569-2013

Authority: Toronto and East York Community Council Item – as adopted by City of Toronto Council on ~, 2019
Enacted by Council: ~, 2019

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known as 300 Bloor Street West and 478 Huron Street

Whereas Council of the City of Toronto has the authority to pass this By-law pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the authorization of increases in height and density of development; and

Whereas pursuant to Section 37 of the *Planning Act*, a by-law under Section 34 of the *Planning Act*, may authorize increases in the height and density of development beyond those otherwise permitted by the by-law and that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law; and

Whereas subsection 37(3) of the *Planning Act* provides that, where an owner of land elects to provide facilities, services or matters in return for an increase in the height or density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

Whereas the owner of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out; and

Whereas the increase in the height and density permitted hereunder, beyond that otherwise permitted on the aforesaid lands by By-law 569-2013, as amended, are permitted in return for the provision of the facilities, services and matters set out in this By-law and to be further secured by one or more agreements between the owner of the lands and the City of Toronto; and

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined in heavy black lines on Diagram 1 attached to this By-law.

2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.

3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to CR 3.0 (c2.0; r2.5) SS2 (x_____) as shown on Diagram 2 attached to this By-law.

4. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10 Exception Number _____ so that it reads:

Exception CR (_____)

The lands are subject to the following Site-Specific Provisions.

Site Specific Provisions:

(A) If the requirements of section 4 and Schedule A of By-law ____-2019 are complied with, none of the provisions of article 150.50.50, Regulations 40.10.40.40(1), 40.10.40.50(1) and (2), 200.5.1.10(2) and 230.5.1.10(9), clause 200.15.1.5 and section 600.10 apply to prevent the erection or use of a building, structure, addition or enlargement if it is in compliance with regulations (B) to (O) below;

(B) Despite regulation 40.10.40.40(1), the maximum permitted **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 27,000 square metres, of which:

- (i) residential uses must not exceed 20,500 square metres; and
- (ii) non-residential uses must not exceed 6,500 square metres;

(C) Despite regulations 40.5.40.10(1) and (2) and 150.50.40.10(1) the **height** of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 115.00 metres in the year 2018;

(D) Despite regulations 5.10.40.70(1), 40.10.40.70(2), 40.10.40.80(2), clauses 40.5.40.60, 40.10.40.60 and 40.10.40.71 and article 600.10.10, no portion of a **building** or **structure** may extend beyond the areas delineated by heavy lines on Diagram 3 of By-law _____-2019 with the exception of the following:

(i) a maximum of .500 m for; cornices, light fixtures, ornamental and architectural features, vertical screen elements at balconies, projecting panel system at exterior walls, parapets, art and landscape features, patios, decks, pillars, pergolas, trellises, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, covered walkways, screens, site servicing features, awnings and canopies including support structures, window washing equipment, bicycle parking facilities and underground garage ramps and associated structures; and

(ii) structures, elements and enclosures permitted by (E) below;

(E) Despite regulations 40.5.40.10(4)(C), (5), (6) and (7) and 40.10.40.10(2), (4) and (5), no portion of a **building** or **structure**, including the mechanical penthouse, may exceed the **height** in metres specified by the numbers following the symbol H on Diagram 3 of By-law ____-2019, with the exception of the following:

(i) the portions of the existing **buildings** on the **lot** shown in shading on Diagram 3 of By-law ____-2019;

(ii) structures, elements, and enclosures permitted by (D) above;

(iii) the erection or use of structures on any roof used for outdoor **amenity space** or open air recreation, maintenance, safety, wind protection purposes, vestibules providing access to outdoor **amenity space** or recreation space, partitions dividing outdoor recreation areas, provided such projections are limited to a maximum vertical projection of 4.5 metres above the permitted building **heights** shown on Diagram 3 of By-law ____-2019;

(iv) the erection or use of structures on the roof used for green roof purposes, roof assembly, air intakes, vents and ventilating equipment, chimney stacks, exhaust flues, parapets, elevator overruns and garbage chute overruns and elements associated with green energy and renewable energy facilities, provided such projections are limited to a maximum of 2.0 metres above the permitted building **heights** shown on Diagram 3 of By-law ____-2019; and

(v) lightning rods and window washing equipment provided such projections are limited to a maximum of 6.0 metres above the permitted building **heights** shown on Diagram 3 of By-law ____-2019;

(F) Despite regulation 40.10.40.50(1), a minimum of 3.88 square metres of **amenity space** for each **dwelling unit** must be provided, of which:

(i) a minimum of 1.88 square metres for each dwelling unit must be indoor **amenity space**; and

(ii) at least 40 square metres is outdoor **amenity space** in a location adjoining or directly accessible to a portion of the indoor **amenity space**;

(G) For the purpose of this Exception:

(i) **automated parking system** shall mean a mechanical system for the purpose of parking and retrieving cars without drivers in the vehicle during parking and without the use of ramping or **drive aisles**, and which may include but is not limited to, a vertical lift and the storage of cars on parking pallets. Automated manoeuvring of other vehicles may be required in order for cars to be parked or to be retrieved. Parking pallets will not conform to the **parking space** or **drive aisle** dimensions set out in By-law No. 569-2013 or the provisions of article 200.10.1 and despite article 200.15.10 where an **automated parking system** is provided, accessible **parking spaces** will not be required;

(ii) **car-share motor vehicle** shall mean a motor vehicle available for short-term rental, including an option for hourly rental, for the use of at least the occupants of the building erected on the **lot**; and

(iii) **car-share parking space** shall mean a **parking space** used exclusively for the parking of a **car-share motor vehicle**;

(H) Despite clause 200.5.10.1 and regulations 200.10.1(1) and (2) and 200.15.10(1), **parking spaces**, or if an **automated parking system** is used, the equivalent of such **parking spaces**, must be provided and maintained, in accordance with the following minimum requirements:

- i. 76 **parking spaces** for residents of the **dwelling units**;
- ii. 20 **parking spaces** for the **place of worship**;
- iii. 25 **parking spaces** for visitor and office uses; and
- iv. 3 **car-share parking spaces** provided that if an **automated parking system** is used the 3 **car-share parking spaces** shall not be required;

(I) Despite regulations 200.15.1(1) and 200.15.1.5(1) an accessible **parking space** must have minimum dimensions of 5.6 metres in length, 3.4 metres in width and a vertical clearance of 2.1 metres and must be adjacent to a 1.5 metre wide accessible barrier free aisle or path and may be located at the ground level or in any underground level of the **building** used for parking;

(J) Despite regulations 230.5.1.10(3) and 230.5.1.10(4) "short-term" **bicycle parking spaces** may be shared by non-residential uses and residential visitors and if located outdoors in a bicycle rack may have minimum dimensions of 1.7 metres in length, 0.264 metres in width and a vertical clearance of 1.9 metres;

(K) Despite clauses 40.10.90.1 and 220.5.10.1 and regulation 220.5.1(2), a minimum of one type "G" **loading space** and two type "C" **loading space** must be provided and maintained on the **lot**;

(L) For the purpose of this Exception:

(i) **Privately-owned publicly accessible open space** shall mean a space on the **lot** situated at ground level generally within the shaded areas shown on Diagram 4 of By-law ____-2019, that is accessible to the public, secured through appropriate legal agreements and may include pedestrian walkways, seating areas, landscaped plazas, and ornamental structures and is used principally for the purpose of sitting, standing and other recreational uses;

(M) **Privately-owned publicly accessible open space** having a minimum area of 368 square metres shall be provided on the ground level generally as shown within the shaded areas on Diagram 4 of By-law ____-2019;

(N) Despite regulation 40.10.40.1(1) residential use portions of the **mixed use building** may be located at the same level or below non-residential uses portions of the

building provided that all **dwelling units** must be located above non-residential use portions;

(O) At least 10 percent of all **dwelling units** shall have three or more bedrooms; and

(P) Despite regulation 2.1.1(3), notwithstanding any existing or future severance, partition or division of the **lot**, the provisions of By-law ____-2019 shall apply to the whole of the **lot** as if no severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections: (None Apply)

5. Section 37 Provisions

(A) Pursuant to Section 37 of the *Planning Act*, and subject to compliance with this By-law, the increase in height and density of the development is permitted beyond that otherwise permitted on the lands shown on Diagram 1 subject to the provision by the owner, at the owner's expense of the facilities, services and matters set out in Schedule A to the City and in accordance with and subject to one or more agreements pursuant to Section 37 of the *Planning Act* that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor;

(B) Where Schedule A of this By-law requires the owner to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same; and

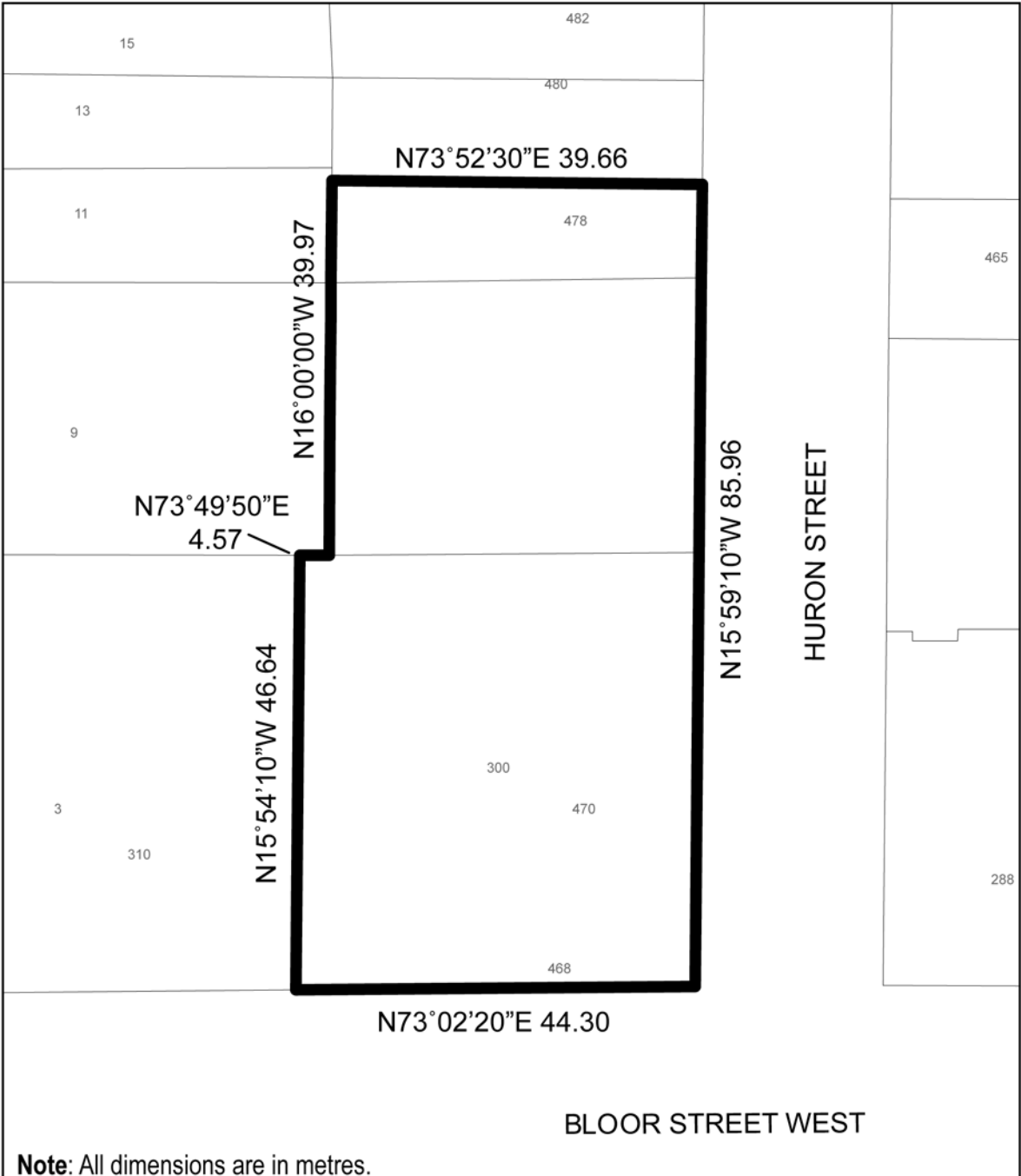
(C) The owner shall not use, or permit the use of, a building or structure erected with an increase in height and density pursuant to this By-law unless all provisions of Schedule A of this By-law are satisfied in accordance with and subject to the agreement required in (A) above.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



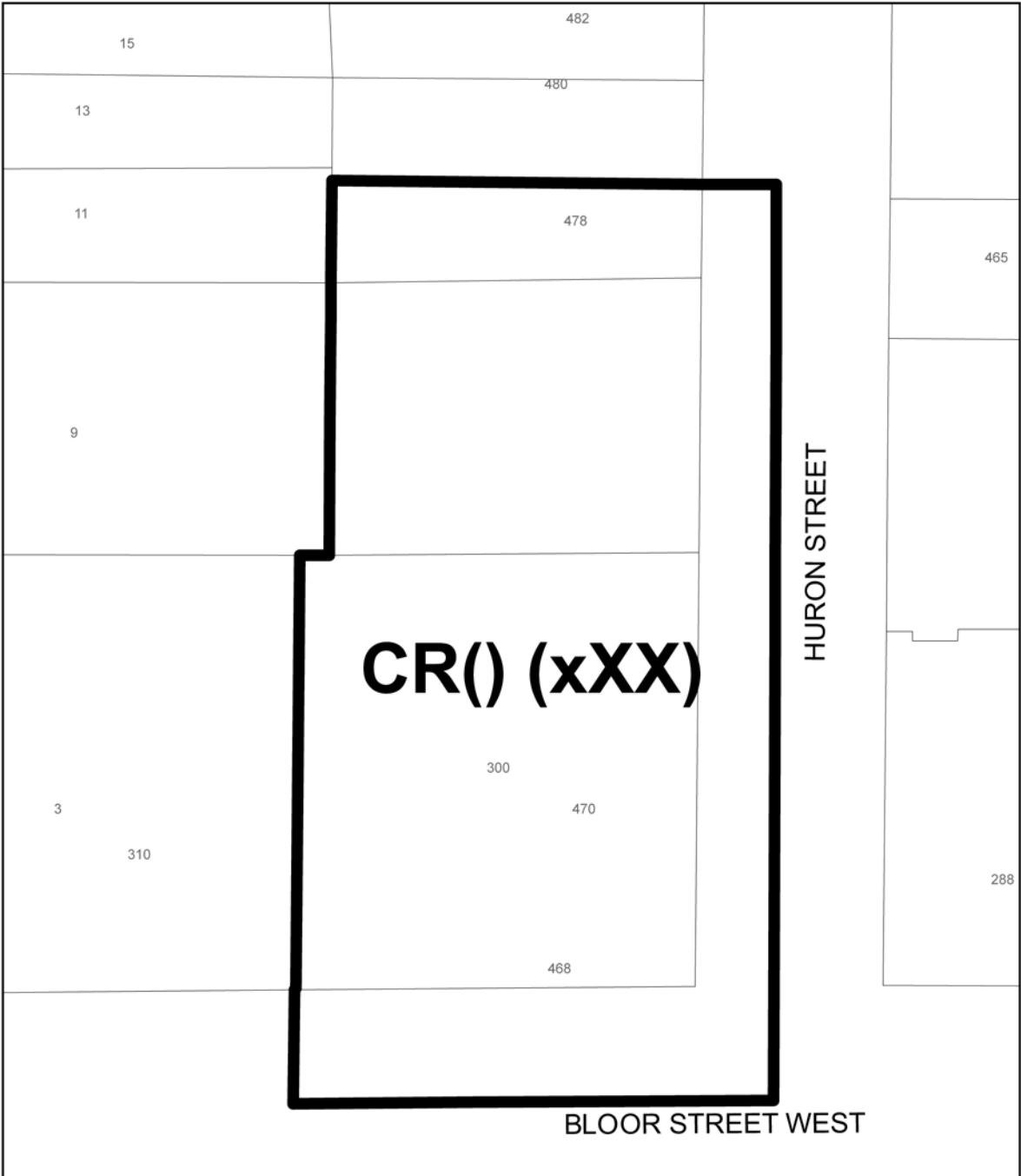
Note: All dimensions are in metres.



300 Bloor Street West & 478 Huron Street

File # 17 279303 STE 20 OZ


City of Toronto By-law 569-2013
Not to Scale
5/28/2019

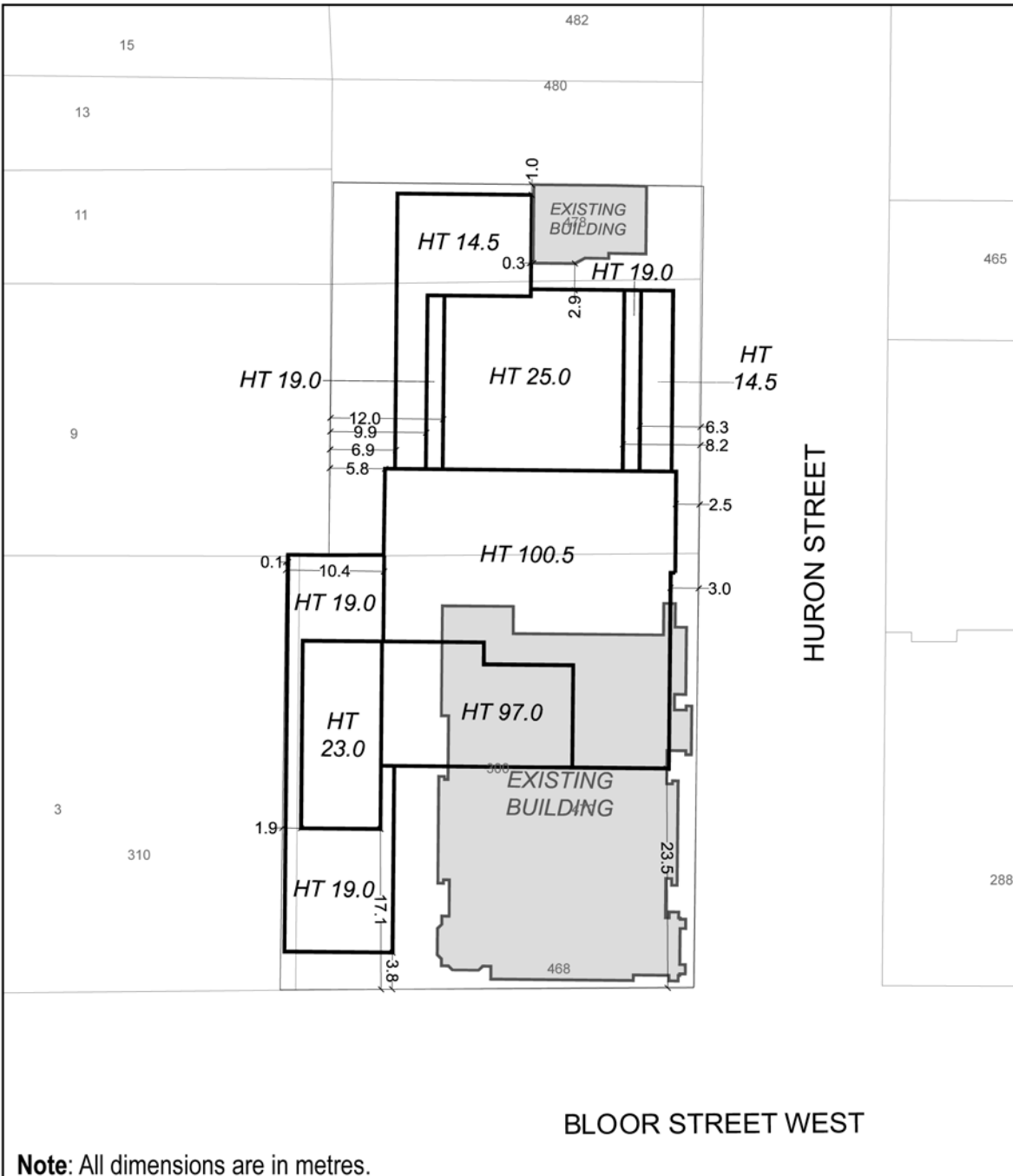


 **TORONTO**
Diagram 2

300 Bloor Street West & 478 Huron Street

File # 17 279303 STE 20 OZ


 City of Toronto By-law 569-2013
 Not to Scale
 5/28/2019




Note: All dimensions are in metres.



300 Bloor Street West & 478 Huron Street

File # 17 279303 STE 20 0Z


 City of Toronto By-law 569-2013
 Not to Scale
 5/28/2019

Authority: Toronto and East York Community Council Item – as adopted by City of Toronto Council on ~, 2019
Enacted by Council: ~, 2019

CITY OF TORONTO

Bill No. ~

BY-LAW No. --20~

To amend Zoning By-law No. 438-86, as amended, with respect to the lands municipally known as, 300 Bloor Street West and 478 Huron Street

Whereas authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*; and

Whereas the Official Plan for the City of Toronto contains such provisions relating to the authorization of increases in height and density of development; and

Whereas pursuant to Section 37 of the *Planning Act*, a by-law under Section 34 of the *Planning Act*, may authorize an increase in the height or density of development beyond those otherwise permitted by the by-law and that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law; and

Whereas, subsection 37(3) of the *Planning Act* provides that where an owner of land elects to provide facilities, services and matters in return for an increase in the height or density of development, a municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

Whereas the owner of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Pursuant to Section 37 of the *Planning Act*, and subject to compliance with this By-law, the increase in height and density of development permitted in this By-law are permitted beyond that otherwise permitted on the lands shown on Map 1 attached to and forming part of this By-law in return for the provision by the owner, at the owner's expense of the facilities, services and matters set out in Appendix 1 of this By-law and which are secured by one or more agreements pursuant to Section 37(3) of the *Planning Act* that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor.

2. Where Appendix 1 of this By-law requires the owner to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of same.
3. The owner shall not use, or permit the use of, a building or structure erected with an increase in height or density pursuant to this By-law unless all provisions of Appendix 1 of this By-law are satisfied.
4. None of the provisions of Section 2(1) with respect to the definition of bicycle parking space – visitor, grade, height, lot, and Sections 4(2)(a), 4(5), 4(8), 4(12), 4(13), 8(3) Part I, 8(3) Part II 1(a)(i), 8(3) Part XI 2(ii), and 12(2)380 of Zoning By-law No. 438-86, as amended, being “A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, as amended, shall apply to prevent the erection and use of mixed use buildings, which may contain dwelling units and non-residential gross floor area and uses accessory thereto including a parking garage which may contain parking spaces and/or an automated parking system on the lot, provided that:
 - (a) the *lot* comprises at least the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
 - (b) the residential gross floor area on the lot shall not exceed a maximum of 21,000 square metres;
 - (c) the non-residential gross floor area on the lot shall not exceed a maximum of 6,500 square metres;
 - (d) no portion of any building or structure erected on the lot above grade shall be located otherwise than wholly within the heavy lines identified on Map 2 attached to and forming part of this By-law with the exception of the following:
 - i. cornices, light fixtures, ornamental and architectural features, parapets, art and landscape features, patios, decks, pillars, pergolas, trellises, balconies, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, covered walkways, screens, site servicing features, awnings and canopies including support structures, window washing equipment, bicycle parking facilities and underground garage ramps and associated structures; and
 - ii. structures, elements and enclosures permitted by subsection (e) below;
 - (e) no portion of any building or structure, including the mechanical penthouse, erected or used above grade on the lot shall exceed the height limits above grade in metres specified by the numbers following the symbol “H” as shown on Map 2 attached hereto and forming part of this By-law with the exception of the following:

- i. the portions of the existing buildings on the lot shown in shading on Map 2 attached to and forming part of this By-law;
 - ii. structures, elements, and enclosures permitted by subsections (d)i and (d)ii above;
 - iii. erection of use of structures on any roof used for outdoor residential amenity space or open air recreation, maintenance, safety, wind protection purposes, vestibules providing access to outdoor amenity or recreation space, partitions dividing outdoor recreation areas, provided such projections are limited to a maximum vertical projection of 4.5 metres above the permitted building heights shown on Map 2 attached to and forming part of this By-law;
 - iv. the erection or use of structures on the roof used for green roof purposes, roof assembly, air intakes, vents and ventilating equipment, chimney stacks, exhaust flues, parapets, elevator overruns and garbage chute overruns and elements associated with green energy and renewable energy facilities, provided such projections are limited to a maximum of 2.0 metres above the permitted building heights shown on Map 2 attached to and forming part of this By-law; and
 - v. lightning rods and window washing equipment provided such projections are limited to a maximum of 6.0 metres above the permitted building heights shown on Map 2 attached to forming part of this By-law;
- (f) parking spaces, or if an automated parking system is used, the equivalent of such parking spaces, shall be provided and maintained on the lot in accordance with the following minimum requirements;
- i. 76 parking spaces for residents of the dwelling units;
 - ii. 20 parking spaces for the place of worship;
 - iii. 25 parking spaces for visitor and office uses; and
 - iv. 3 car-share parking spaces provided that the 3 car-share parking spaces shall not be required if an automated parking system is used;
- (g) bicycle parking spaces shall be provided and maintained on the lot in accordance with the following minimum requirements:
- i. 0.9 bicycle parking spaces – occupant per dwelling unit;
 - ii. 0.1 bicycle parking spaces – visitor per dwelling unit; and
 - iii. 9 bicycle parking spaces – occupant and 15 bicycle parking spaces – visitor for the non-residential uses on the lot;

(h) one loading space – type “G” and one loading space – type “C” shall be provided and maintained on the lot;

(i) at least 10 percent of all dwelling units shall have three or more bedrooms;

(j) a minimum of 1.88 square metres of indoor residential amenity space per dwelling unit shall be provided and maintained on the lot in a multi-purpose room or rooms at least one of which contains a kitchen and a washroom;

(k) minimum of 2 square metres of outdoor residential amenity space per dwelling unit shall be provided and maintained on the lot, a minimum of 40 square metres of which shall be in a location adjoining or directly accessible from a portion of the indoor residential amenity space; and

(l) privately-owned publicly accessible open space having a minimum area of 368 square metres shall be provided on the ground level generally as shown within the shaded areas on Map 3 attached to and forming part of this By-law;

5. None of the provisions of By-law 438-86, as amended, or this By-law shall apply to prevent a temporary sales office on the lot.

6. Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any building or structure on the lot unless the following municipal services are provided to the lot line and the following provisions are complied with:

(a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and

(b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

7. Despite any existing or future severance, partition or division of the lot, the provisions of this By-law shall apply to the whole of the lot as if no severance, partition or division occurred.

8. For the purposes of this By-law, all italicized words and expressions have the same meaning as defined in By-law 438-86, as amended, with the exception of the following:

“automated parking system” means a mechanical system for the purpose of parking and retrieving cars without drivers in the vehicle during parking and without the use of ramping or driveway aisles, and which may include but is not limited to, a vertical lift and the storage of cars on parking pallets. Automated manoeuvring of other vehicles may be required in order for cars to be parked or

to be retrieved. Parking pallets will not conform to the parking space or drive aisle dimensions set out in By-law No. 438-86;

“bicycle parking space – visitor” shall be as defined in By-law No. 436-86 except that bicycle parking spaces may be located outdoors or indoors and if located outdoors they may be provided in a bicycle parking rack where each space has minimum dimensions of 1.7 metres in length, 0.264 metres in width and a vertical clearance of at least 1.9 metres;

“car-share” means the practice whereby a number of people share the use of one or more cars that are owned and operated by a profit or non-profit car-sharing organization, and where such organization may require that the use of cars is reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable;

“car-share parking space” means a parking space exclusively reserved and signed for a car used only for car-share purposes and a car-share parking space may be provided in an automated parking system;

“grade” means 115.00 metres above sea level based on Geodetic Survey of Canada 1929 mean sea level vertical datum (1978 Southern Ontario Adjustment);

“height” means the vertical distance between grade and the highest point of the roof of any building on the lot, except for those elements prescribed by this By-law;

“lot” means those lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;

“privately-owned publicly accessible open space” means a space on the lot situated at ground level generally within the shaded areas shown on Map 3, attached to and forming part of this By-law, that is accessible to the public, secured through appropriate legal agreements and may include pedestrian walkways, seating areas, landscaped plazas, and ornamental structures and is used principally for the purpose of sitting, standing and other recreational uses; and

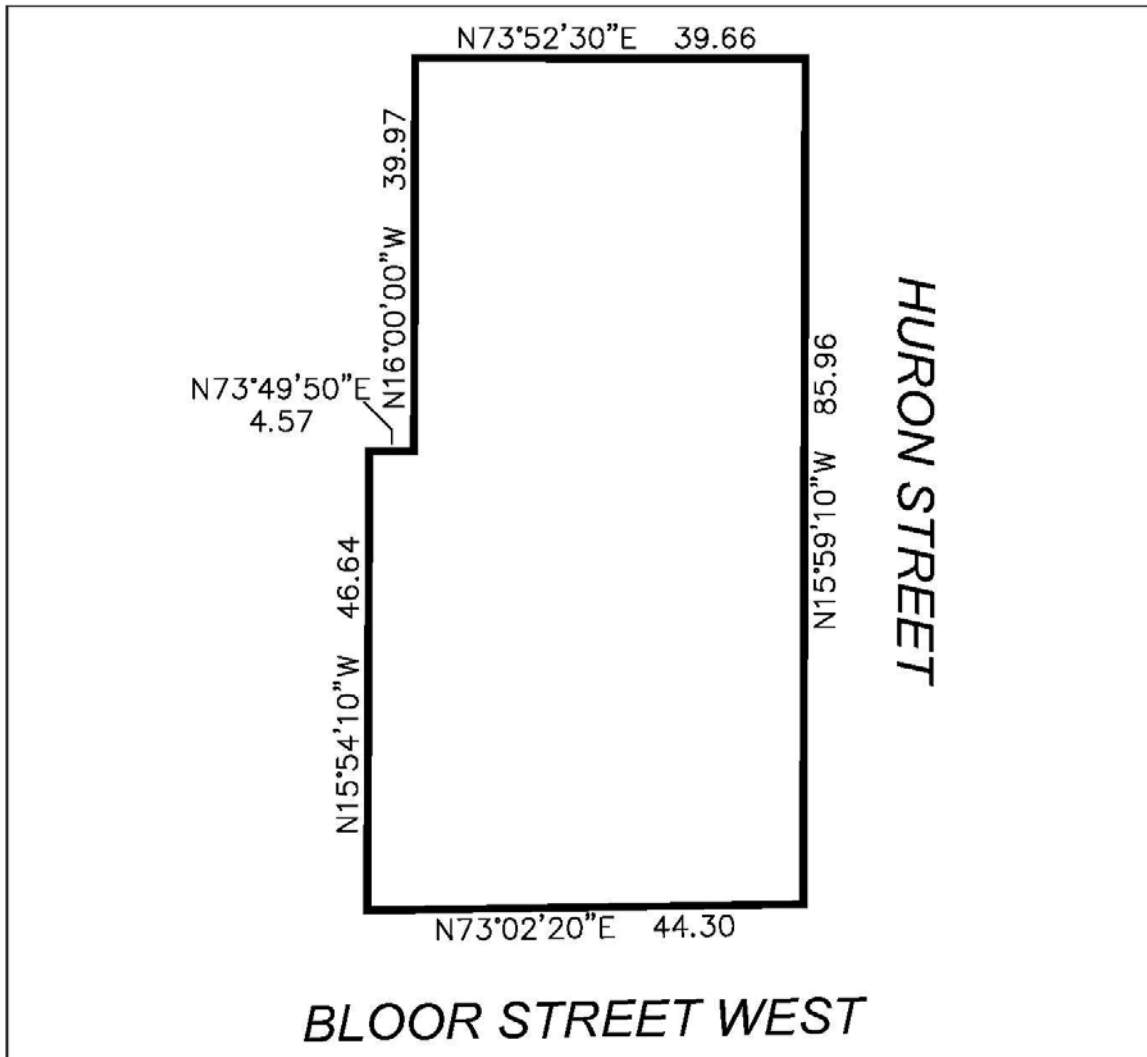
“temporary sales office” means a building or structure used exclusively for the sale and/or leasing of dwelling units or non-residential gross floor area to be erected on the lot.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



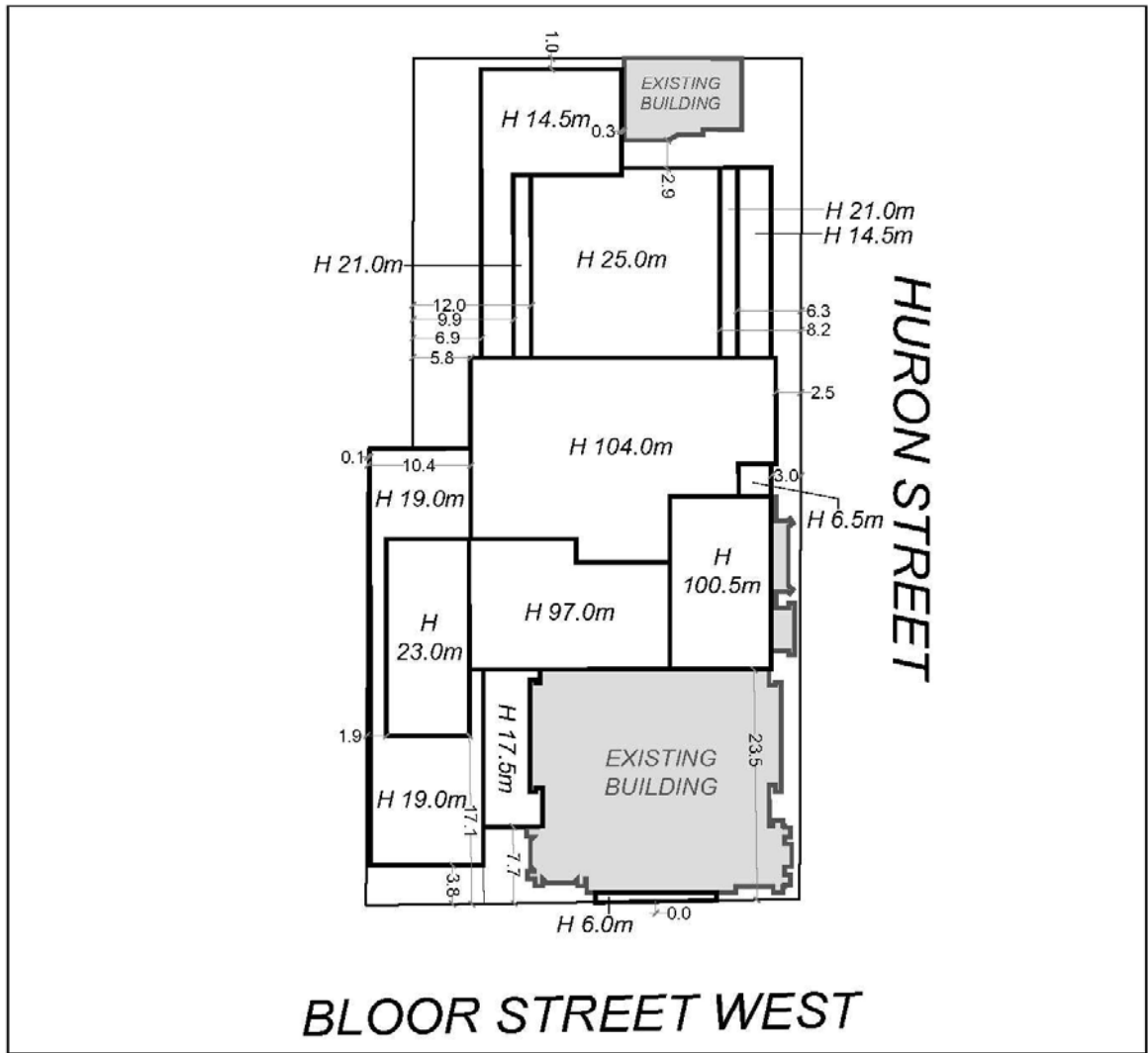
300 Bloor Street West and 478 Huron Street, Toronto

Map 1

File #17 _____



Not to Scale

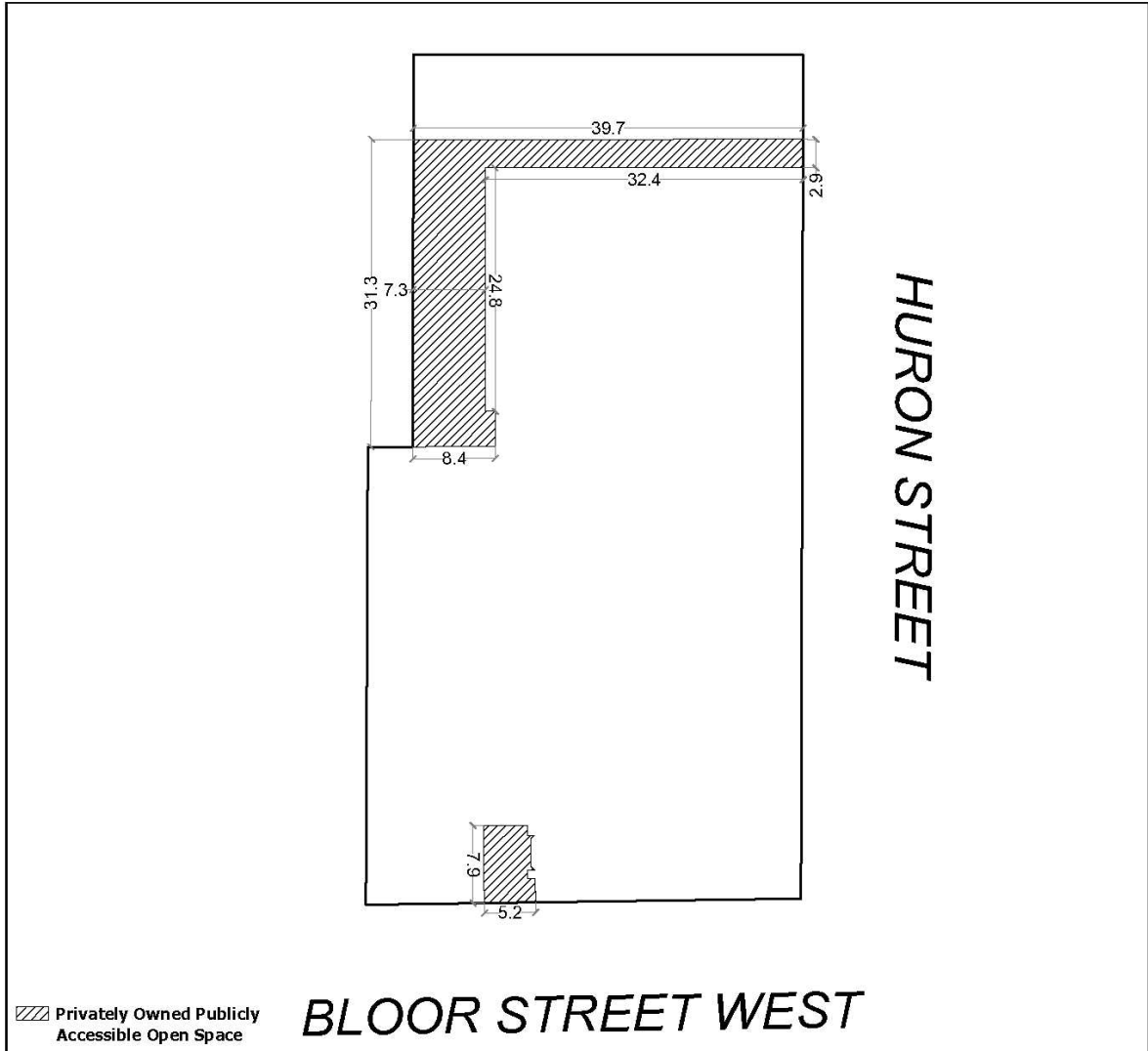


300 Bloor Street West and 478 Huron Street, Toronto

Map 2

File #17 _____





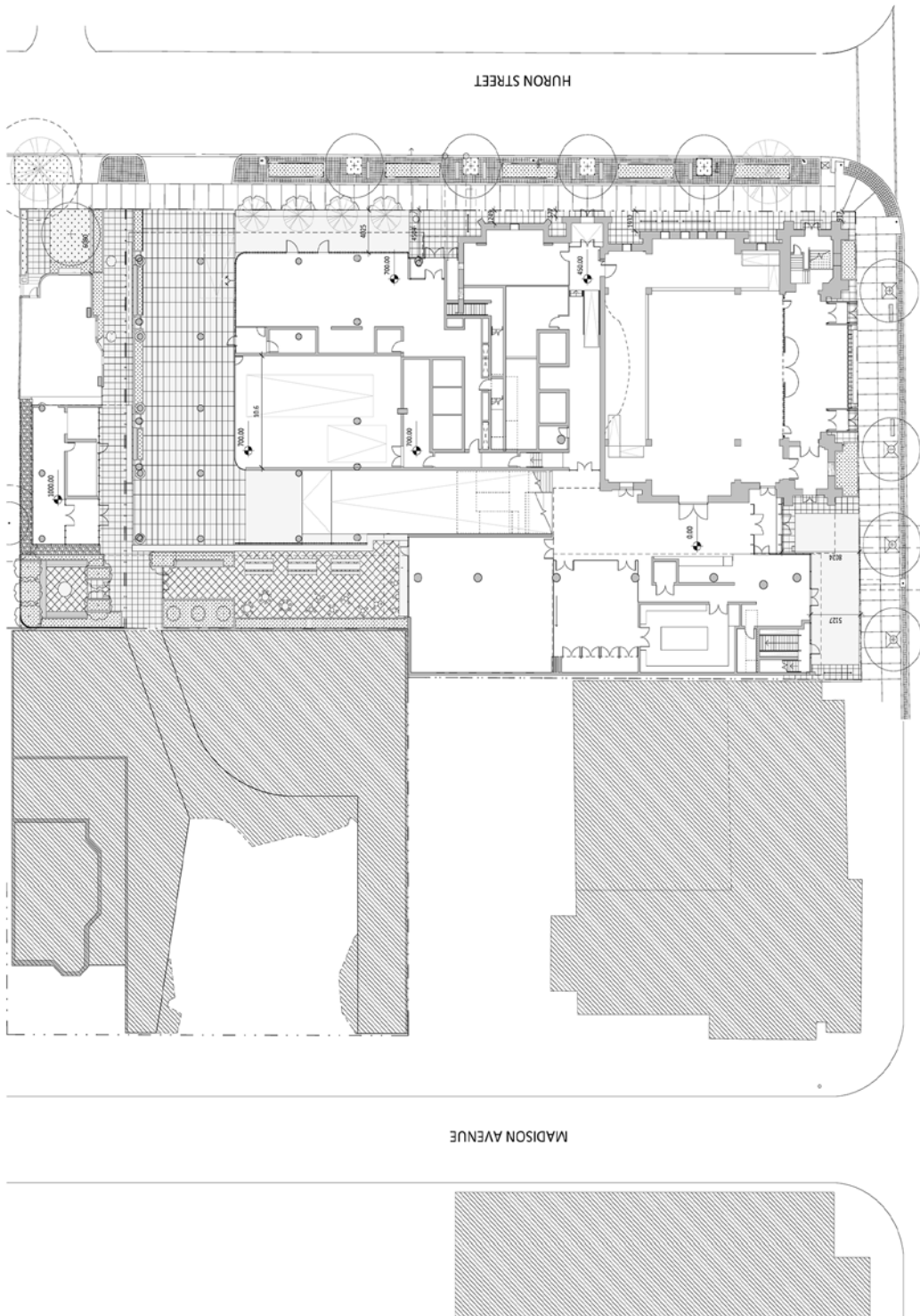
300 Bloor Street West and 478 Huron Street, Toronto

Map 3

File #17 _____



Not to Scale



BLOOR STREET WEST

Site Plan

Attachment 8: View from the Southeast Rendering



Huron Street View from Southeast

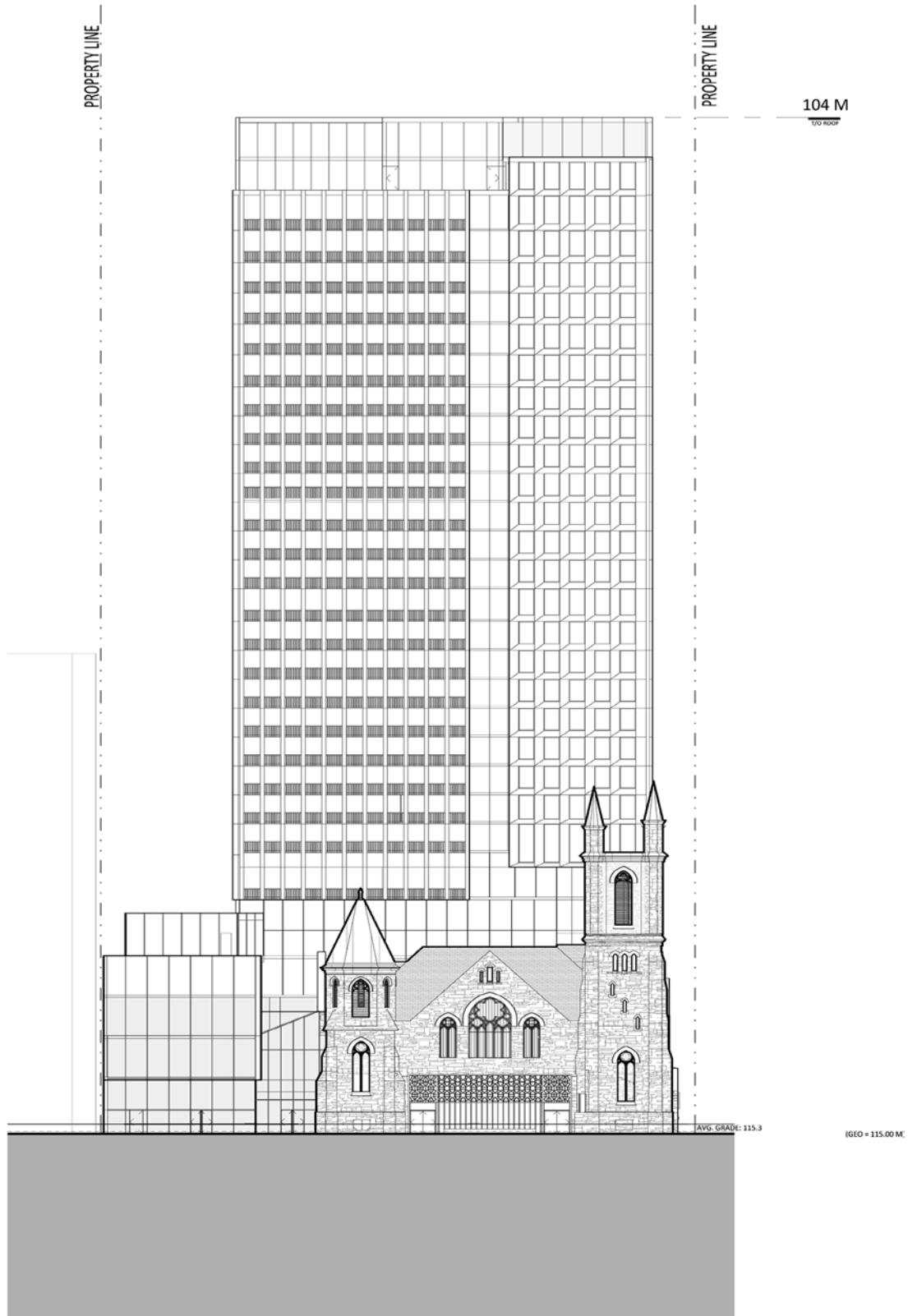


Attachment 9: View from the Northeast Rendering



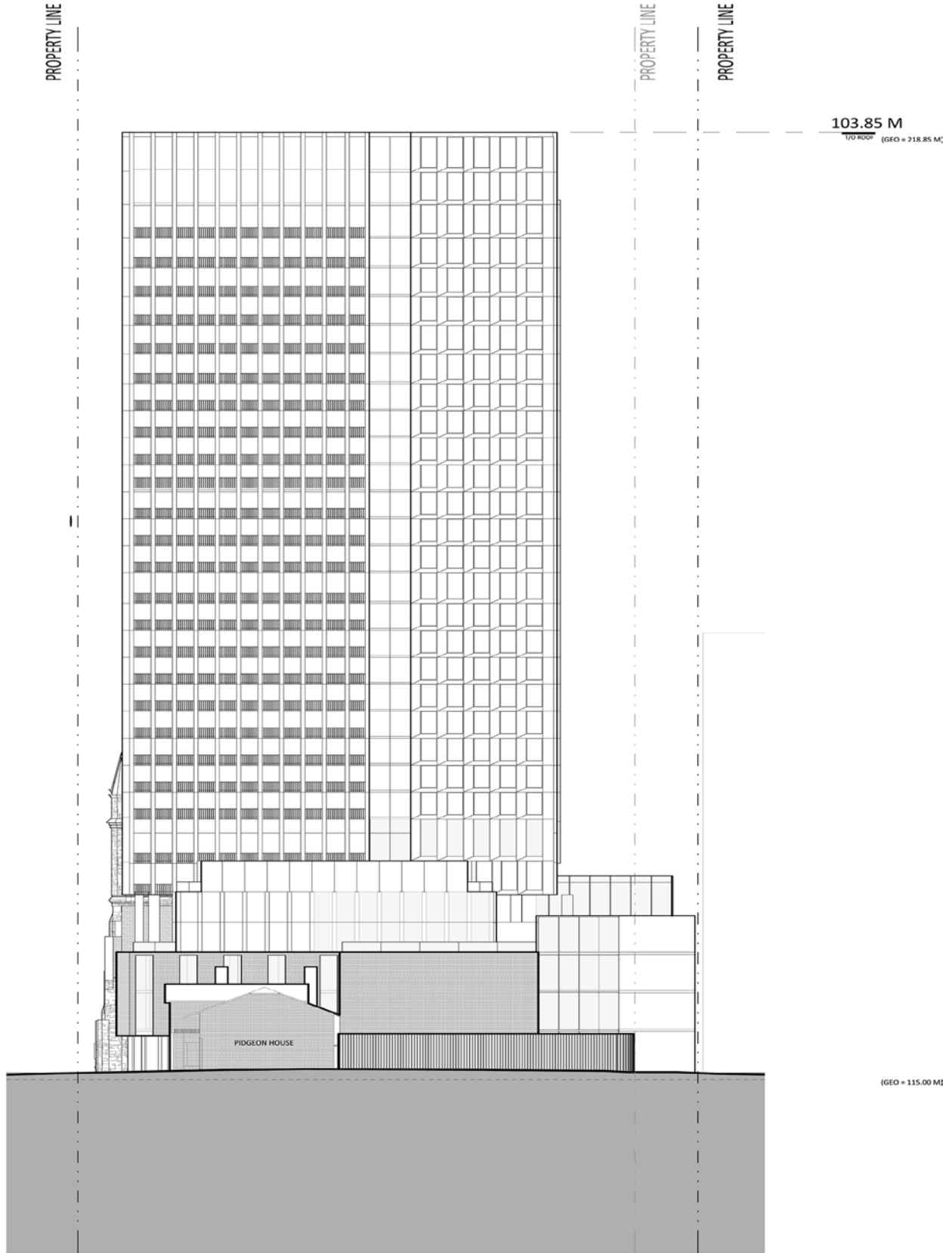
Huron Street View from Northeast

Attachment 10: South Elevation



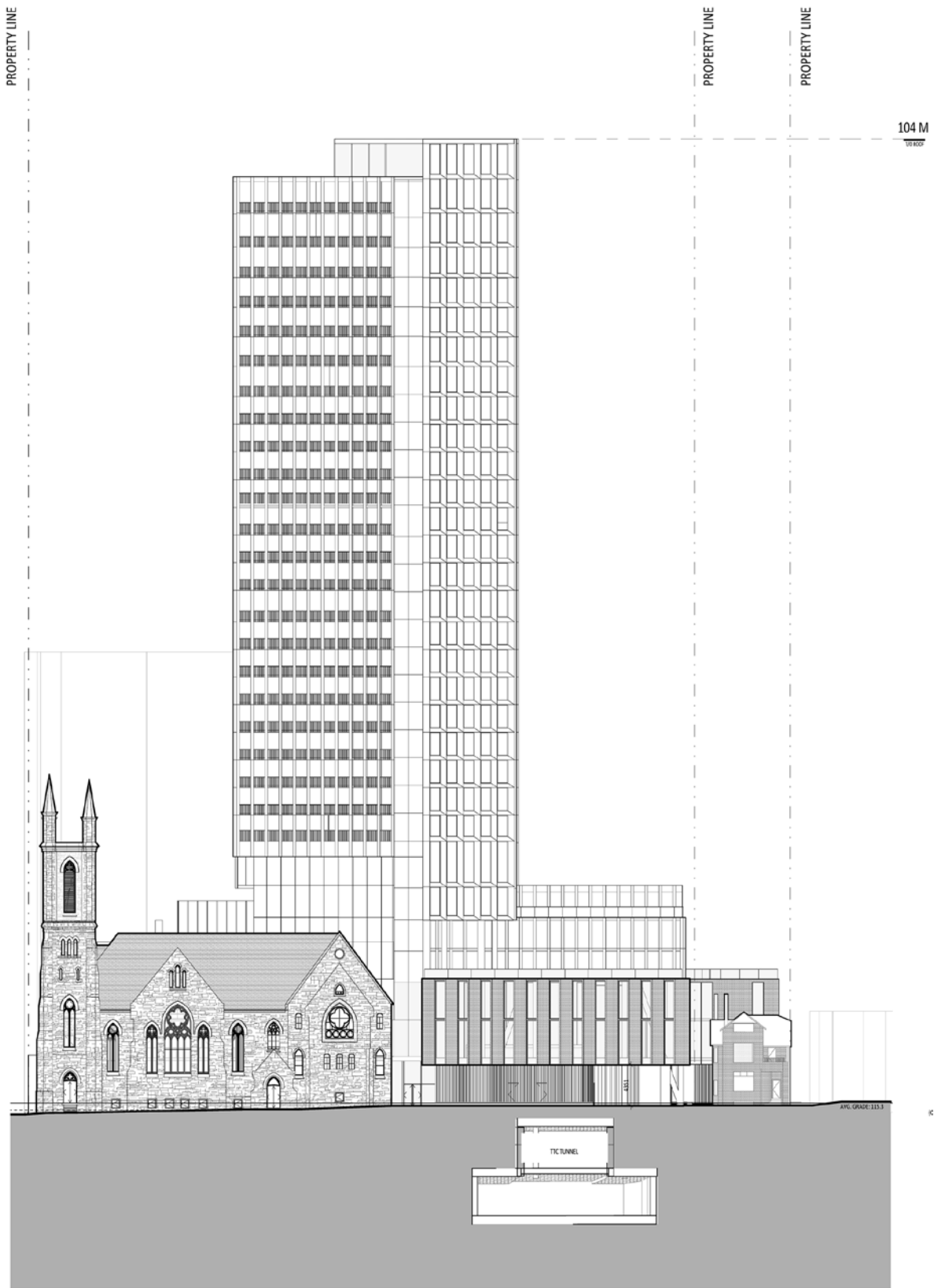
South Elevation

Attachment 11: North Elevation



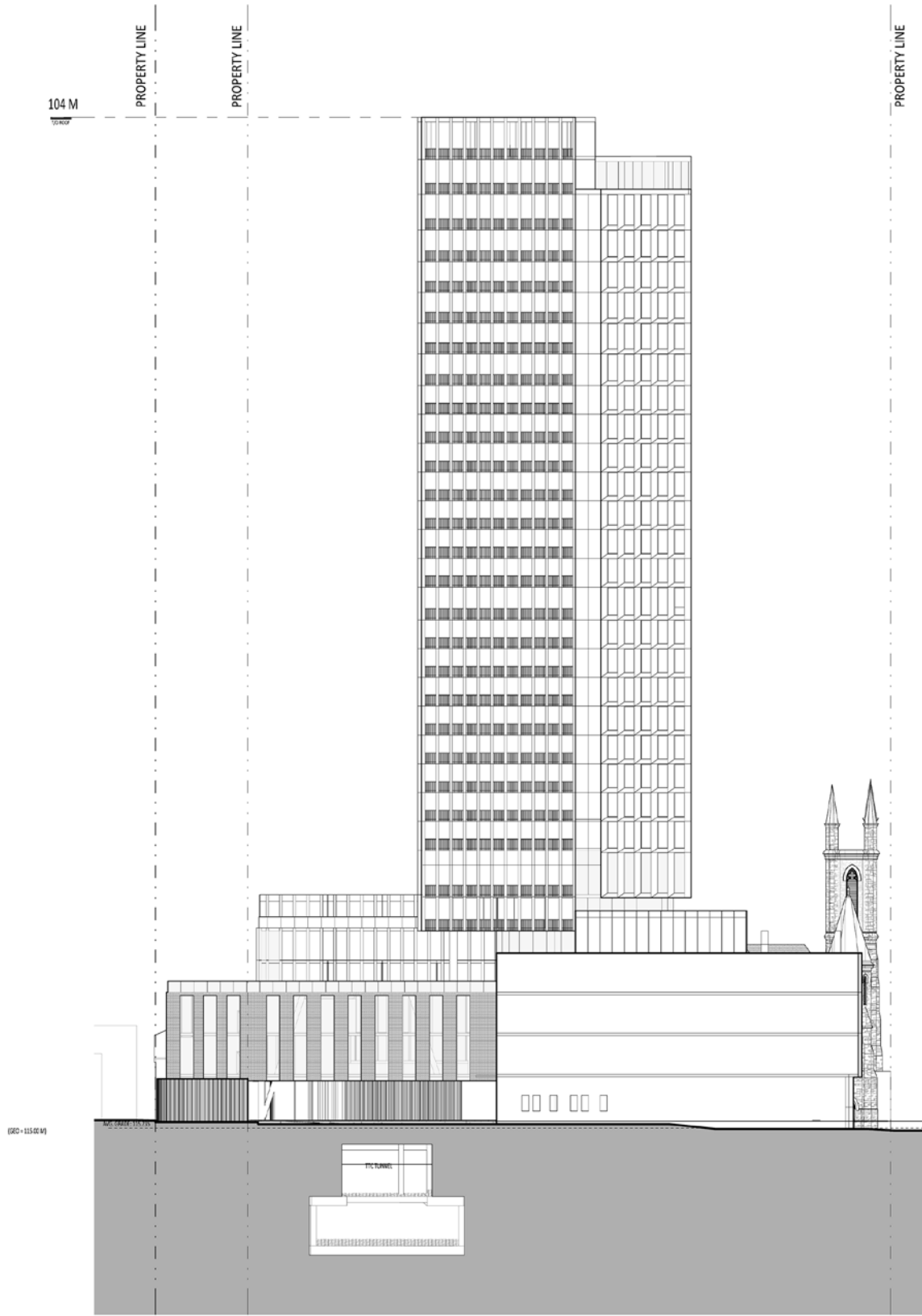
North Elevation

Attachment 12: East Elevation



East Elevation

Attachment 13: West Elevation



West Elevation