



## REPORT FOR ACTION

### 717, 719, 723 and 733 Mount Pleasant Road - Zoning By-law Amendment Application – Preliminary Report

Date: February 21, 2020

To: North York Community Council

From: Director, Community Planning, North York District

Ward: Ward 15 - Don Valley West

**Planning Application Number:** 19 263788 NNY 15 OZ

**Date Complete Application Submitted:** December 20, 2019

**Current Uses on Site:** 2-storey mixed use buildings with commercial uses at grade (717, 719 and 723 Mount Pleasant Road). Vacant; formerly a 2-storey commercial building (funeral home) and associated surface parking lot (733 Mount Pleasant Road).

#### SUMMARY

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This report provides information and identifies a preliminary set of issues regarding the application located at 717, 719, 723 and 733 Mount Pleasant Road. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

#### RECOMMENDATIONS

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The City Planning Division recommends that:

1. Staff be directed to evaluate this application as part of the Council-directed Midtown Zoning Review which will result in an area-specific Zoning By-law for the block formed by: Taunton Road to the east, Soudan Avenue to the south, Mount Pleasant Road to the west and Eglinton Avenue East to the north or for the Character Area as a whole.
2. Staff schedule a community consultation meeting for the application located at 717, 719, 723 and 733 Mount Pleasant Road together with the Ward Councillor.
3. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and

owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

## FINANCIAL IMPACT

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The recommendations in this report have no financial impact.

## ISSUE BACKGROUND

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### Application Description

This application proposes to amend City of Toronto Zoning By-law Nos. 438-86 and 569-2013 for the lands at 717, 719, 723 and 733 Mount Pleasant Road to permit a 27-storey (86 metre) high mixed-use building with a 5-storey base element that would measure 18 metres in height. The proposed density (floor space index) of the building is 6.68 times the area of the lot.

Details of the application are outlined in the chart below and in Attachment 9 – Application Data Sheet.

Category	December 20, 2019 Submission	
Site Area	2,969 square metres	
Residential Base Building Setbacks from Property Line	North	0.2 metre
	South	0.6 metre
	East	9 metres (6 metre stepback at 2nd storey and additional 5 metre stepback at 7th storey)
	West	0 to 1.5 metres (1.5 metre stepback at 3rd storey and additional 1.5 metre stepback at 7th storey)
Gross Floor Area (GFA)		
Residential	19,254 square metres	
Non-Residential	586.9 square metres	
Total	19,840.9 square metres	
Floor Space Index (FSI)	6.68 times the lot area	

Base Building Height	18 metres
Tower Height	86 metres to the top of the 27th storey. 92 metres (including MPH)
Tower Floor Plate	687 square metres
Proposed Residential Units	
Studio	38 (14%)
1 Bedroom	91 (35%)
2 Bedroom	93 (36%)
3 Bedroom	42 (16%)
Total	264
Amenity Area	
Indoor	528 square metres
Outdoor	715 square metres
Total	1,243 square metres
Proposed Vehicular Parking (residential: visitor/retail)	126 spaces (99:27)
Loading Spaces	1 Type 'G'
Bicycle Parking (long-term residential:visitor:retail)	272 spaces (238:27:7)
Proposed Parkland Dedication	None
Proposed Tower Setbacks	12.5 metres to the north and south property lines; 20 metres to the east property line.

### Previous Application Prior to OPA 405

Complete applications for Official Plan and Zoning By-law Amendments were submitted prior to Ministerial approval of OPA 405 on November 8, 2018. Therefore, OPA 405 had not yet come into full force and effect and, as such, did not apply to the previous application. This previous application proposed a 9-storey, 58 unit mixed-use building with 196 square metres of ground floor retail space on the 733 Mount Pleasant Road portion of the site (File No. 18 254194 STE 22 OZ).

A Preliminary Report was considered by North York Community Council on April 24, 2019 and was adopted without amendment. A Community Consultation Meeting was never held. The previous application was withdrawn and closed at the applicant's request on December 19, 2019.

North York Community Council's decision and City Planning staff's Preliminary Report regarding the previous application can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.NY5.5>

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 1-9 of this report for three dimensional representations of the application in context, a location map, site plan and building elevations.

## **Provincial Policy Statement and Provincial Plans**

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

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

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan, 2019 establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the *Planning Act* that comprehensively applies the policies and schedules of the Growth Plan (2019), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of provincially significant employment zones, and others.

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

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

- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region. The policies of the Growth Plan (2019) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

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

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

### **Toronto Official Plan Policies and Planning Studies**

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

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

The subject lands are designated *Mixed Use Areas* on Map 17 of the Official Plan.

The application is located on lands within the *Avenues* on *Map 2* of the Official Plan and is within the *Yonge-Eglinton Secondary Plan Area*. On June 5, 2019, the Minister of Municipal Affairs and Housing issued his decision on the Yonge-Eglinton Official Plan Amendment (OPA 405). The Official Plan Amendment, as modified, is now in force. As

this application was submitted after OPA 405 came into force and effect, it is subject to the policies of OPA 405. OPA 405 can be found here:

<https://www.toronto.ca/wp-content/uploads/2018/05/970b-2018-05-18-Final-OPA-and-YESP-combined-AODA.pdf>

## **Zoning By-laws**

The site is subject to both former City of Toronto Zoning By-law 438-86 and City-wide Zoning By-law 569-2013. Under Zoning By-law 438-86, as amended, the site is zoned Mixed Use Districts (MCR T3.0 C2.0 R2.5). Under Zoning By-law 569-2013, as amended, the site is zoned Commercial Residential CR 3.0 (c2.0; r2.5) SS2 (x2417).

Both the MCR and CR zones permit a range of commercial and residential uses, a maximum density of 3.0 times the lot area and a maximum height of 16 metres.

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

## **Design Guidelines**

The following design guidelines will be used to evaluate this application:

- *Tall Building Design Guidelines;*
- *Midtown Parks and Public Realm Plan;*
- *Pet Friendly Guidelines*
- *Growing Up Urban Design Guidelines; and*
- *Bird Friendly Guidelines*

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

## **Site Plan Control**

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

## **COMMENTS**

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### **Reasons for the Application**

A Zoning By-law amendment is required as the application proposes to exceed the maximum building height and density permitted by the existing Zoning By-laws, as

amended, and to establish new development standards related to, amongst other things: parking, loading, and building setbacks.

## **ISSUES TO BE RESOLVED**

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

### **Provincial Policies and Plans Consistency/Conformity**

Planning staff will continue to evaluate the application to determine its consistency with the PPS (2014) and conformity with A Place to Grow (2019).

Given the recognition in Provincial Policy of the importance of official plans and long term planning, conformity with the PPS and A Place to Grow will be informed by conformity with the City's Official Plan.

### **Official Plan Conformity**

Staff will evaluate this planning application to determine its conformity with the Official Plan, including the application's conformity with the *Mixed Use Areas* policies and the Yonge-Eglinton Secondary Plan (OPA 405) which applies to this application.

### **Built Form, Height and Transition**

The suitability of the proposed built form will be evaluated based on the planning framework for the area including Provincial policies and plans, the City's Official Plan policies; the Yonge-Eglinton Secondary Plan Policies; and Design Guidelines, including the City's Tall Building Design Guidelines.

The subject site is designated *Mixed Use Areas* in the City's Official Plan and *Mixed Use Areas "B"*, in the Yonge-Eglinton Secondary Plan. The site is within the Mount Pleasant Station Core Character Area in the Yonge-Eglinton Secondary Plan and is directly adjacent to a *Neighbourhoods* designated area in the Official Plan. Section 5.6.6 of the City's Official Plan states that the policies of the Official Plan apply to areas subject to Secondary Plans, except in the case of a conflict, the Secondary Plan policy will prevail.

Within the Yonge-Eglinton Secondary Plan, the Built Form policies contained within Section 5.1.1(b) address transition from *Mixed Use Areas* to *Neighbourhoods* and state that transition from *Mixed Use Areas* will be provided through a variety of context-appropriate approaches that adequately limit shadow and privacy impacts, such as transitioning building heights, inclusive of base buildings, placing buildings in landscaped settings with building setbacks, or a combination thereof.

The Built Form policies contained within the Secondary Plan align with the City's Official Plan. Built Form Policies 3.1.2.1 and 3.1.2.3 state that new development will fit with its existing and/or planned context and in Policy 3.1.2.3 (c) will limit its impact by creating appropriate transitions in scale to neighbouring buildings. Tall Building Policy 3.1.3.2 (c) also refers to tall buildings relating to the existing and/or planned context. This is expanded on by *Mixed Use Areas* Policy 4.5.2 (c) which references a transition between areas of different development intensity and stepping down of heights particularly towards lower scale *Neighbourhoods*.

This site, being within the Mount Pleasant Core Character Area, is located in a block where there is the possibility of applications for significant intensification, based on the approved height range of 20 to 35 storeys in the Secondary Plan. Making a decision on this application without studying and evaluating potential proposals within the context of the surrounding block and area would be premature and could negatively impact the surrounding neighbourhood, contrary to the objectives of the Official Plan.

City Planning staff have significant concerns with the proposal's height and density as it relates to transition, privacy and shadowing to the *Neighbourhoods* designated area to the east. As part of the approval of Midtown in Focus in July 2018, City Planning was directed by Council to initiate a zoning review for Midtown's 22 Character Areas to implement the directions of the Secondary Plan. The intent of the zoning review is to establish specific heights in the Zoning By-law as set out in Policy 5.4.3 of the Secondary Plan. It will also provide clarity on the location, scale and form of appropriate development within each Character Area and implement other policy directions within the approved Secondary Plan.

Such a review, as provided for in Policy 2.3.1.4 of the Official Plan, will be used to create an area specific zoning by-law. It is to be determined whether the area specific zoning by-law will apply to the block or a broader geography. The review of this application within the context of the Midtown Zoning Review will allow for a comprehensive and informed process.

Other issues identified on a preliminary basis include:

- The appropriateness of the tower's location on the site and separation from the adjacent properties along Mount Pleasant Road;
- Review of the proposed retail uses to ensure conformity with the development principles for sites on Priority Retail Streets;
- The treatment of the site to ensure conformity with the principles of the Mount Pleasant Road Arboretum public realm move to accommodate pedestrian and cycling improvements and additional street tree plantings to create a continuous green corridor linking the Mount Pleasant Cemetery and the Mount Pleasant Station Character Area;
- The requirement for a new public laneway dedication on-site to City standards;
- Potential impacts on adjacent heritage properties;

- The appropriateness of the proposed temporary parking access at the north end of the site; and
- The need for on-site parkland dedication.

### **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant has submitted a Tree Inventory and Preservation Plan which are currently under review by City staff.

The report concludes that there are a total of 37 trees on and within six metres of the subject property. The removal of 13 trees is required to accommodate the proposed development, with 17 trees already having been removed. A total of 7 trees have been identified for preservation.

Staff will assess the appropriateness of the applicant's proposal and tree protection and replacement measures.

### **Amenity Space/Unit Mix and Housing**

Staff are evaluating the proposal against current amenity space requirements and council direction with respect to a full range of housing types including the proposed outdoor amenity space in terms of suitable location, as well as the proposed sizes of units to allow for a broad range of households, including families with children.

### **Heritage Impact & Conservation**

The subject site is not included on the City's Heritage Register. However, the buildings on the remainder of the block to the south of the site, including 693-711 (excluding 707) Mount Pleasant Road and 252, 256 and 258 Soudan Avenue were included in the City's Heritage Register by City Council on October 2, 2017 as part of Midtown in Focus Phase 1.

A Heritage Impact Assessment (HIA) has been submitted with the application and is currently under review.

### **School Boards**

The application was circulated to the both the Toronto Catholic District School Board (TCDSB) and the Toronto District School Board (TDSB).

The TCDSB and TDSB will evaluate the impact of the proposed development within the context of local development activity on area schools, including assessment of existing

school capacity to support the amount of potential students proposed by this application.

### **Community Services and Facilities**

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

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

A Community Services and Facilities study has been submitted with the application and is currently under review.

### **Section 37 Community Benefits**

The Official Plan authorizes the City to apply Section 37 of the Planning Act to pass by-laws to allow for increases in height and/or density that are not otherwise permitted by the Zoning By-law in return for the provision, by the applicant, of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title for projects that meet the development thresholds identified in the Official Plan.

Further discussion with the Ward Councillor, City staff, residents and the applicant will be required to determine the extent and nature of the Section 37 community benefits that the Applicant would be required to provide, should the proposal proceed to approval in some form.

### **Infrastructure/Servicing Capacity**

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

The applicant has submitted a Functional Servicing and Stormwater Management Report, a Hydrogeological Report, and a Geotechnical Report. These reports will allow

City staff to evaluate the effects of the development on the City's municipal servicing infrastructure. It will also identify and provide the rationale for whether the City requires the applicant to provide new infrastructure and/or upgrades to the existing infrastructure in order to facilitate this development. These reports are currently under review by staff.

A Transportation Impact Study was submitted by the applicant to evaluate the effects of the development on the transportation system, and to suggest any transportation improvements, if deemed necessary, to accommodate the travel demands and impacts generated by the development. The study is currently under review by staff.

Staff will also assess the appropriateness of the proposed loading and garbage storage facilities.

### **Other Matters**

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

### **CONTACT**

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Jason Brander, Senior Planner  
Tel. No. (416) 395-7126  
E-mail: Jason.Brande@toronto.ca

### **SIGNATURE**

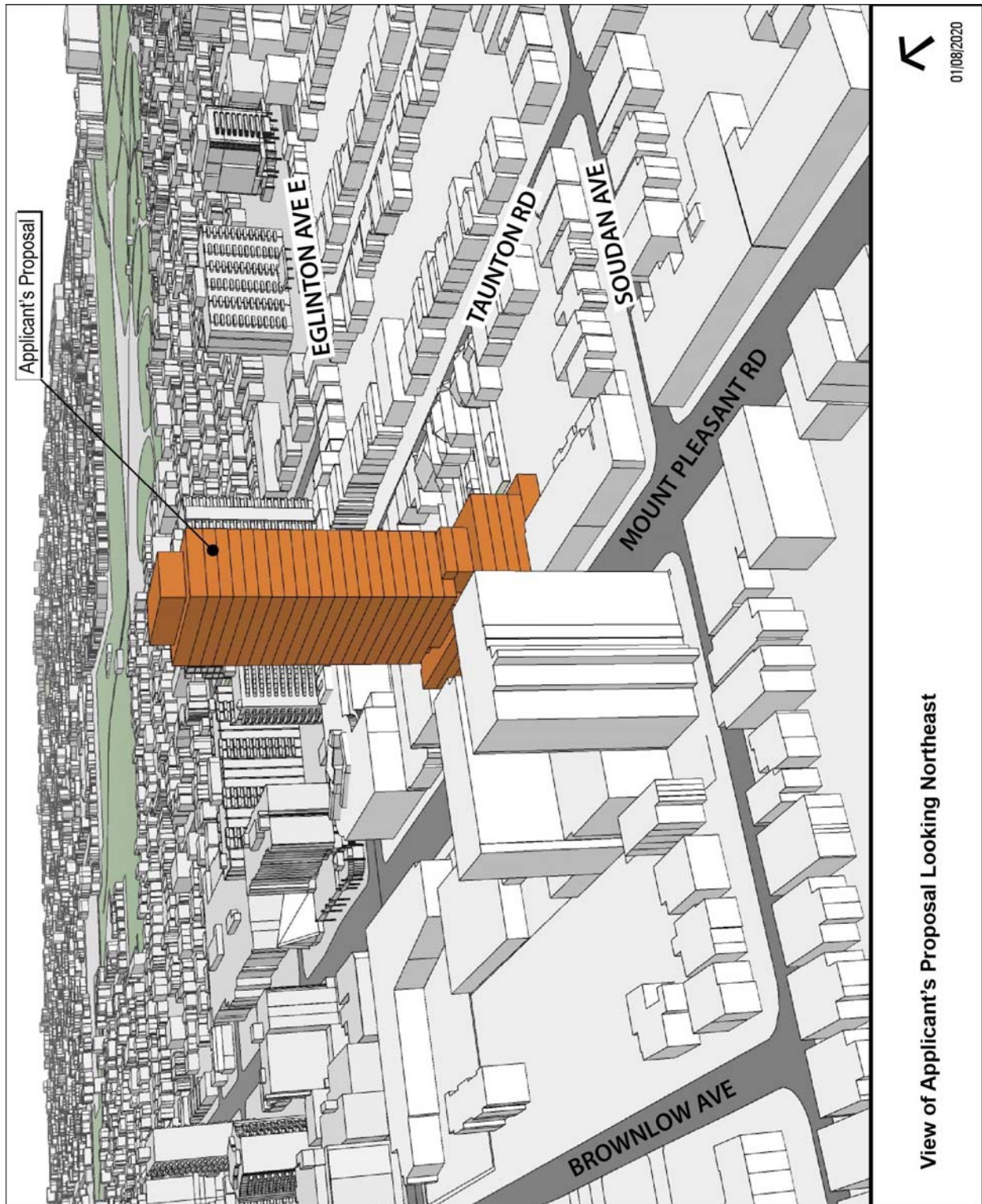
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Giulio Cescato, Acting Director  
Community Planning, North York District

## **ATTACHMENTS**

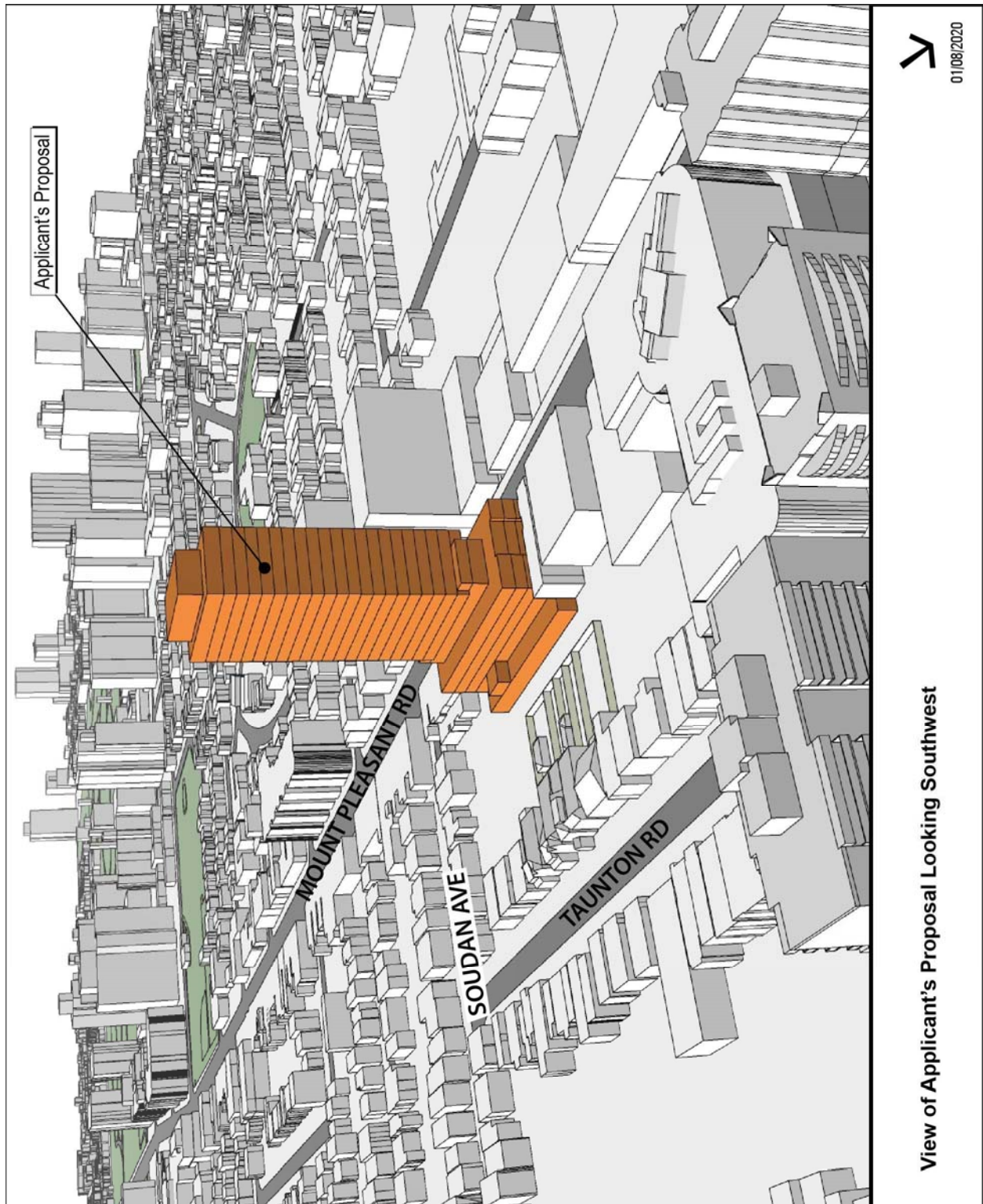
Attachment 1a: 3D Model of Proposal in Context - Looking Northeast  
Attachment 1b: 3D Model of Proposal in Context - Looking Southwest  
Attachment 2: Location Map  
Attachment 3: Site Plan  
Attachment 4: North Elevation  
Attachment 5: South Elevation  
Attachment 6: East Elevation  
Attachment 7: West Elevation  
Attachment 8: Official Plan Map  
Attachment 9: Application Data Sheet

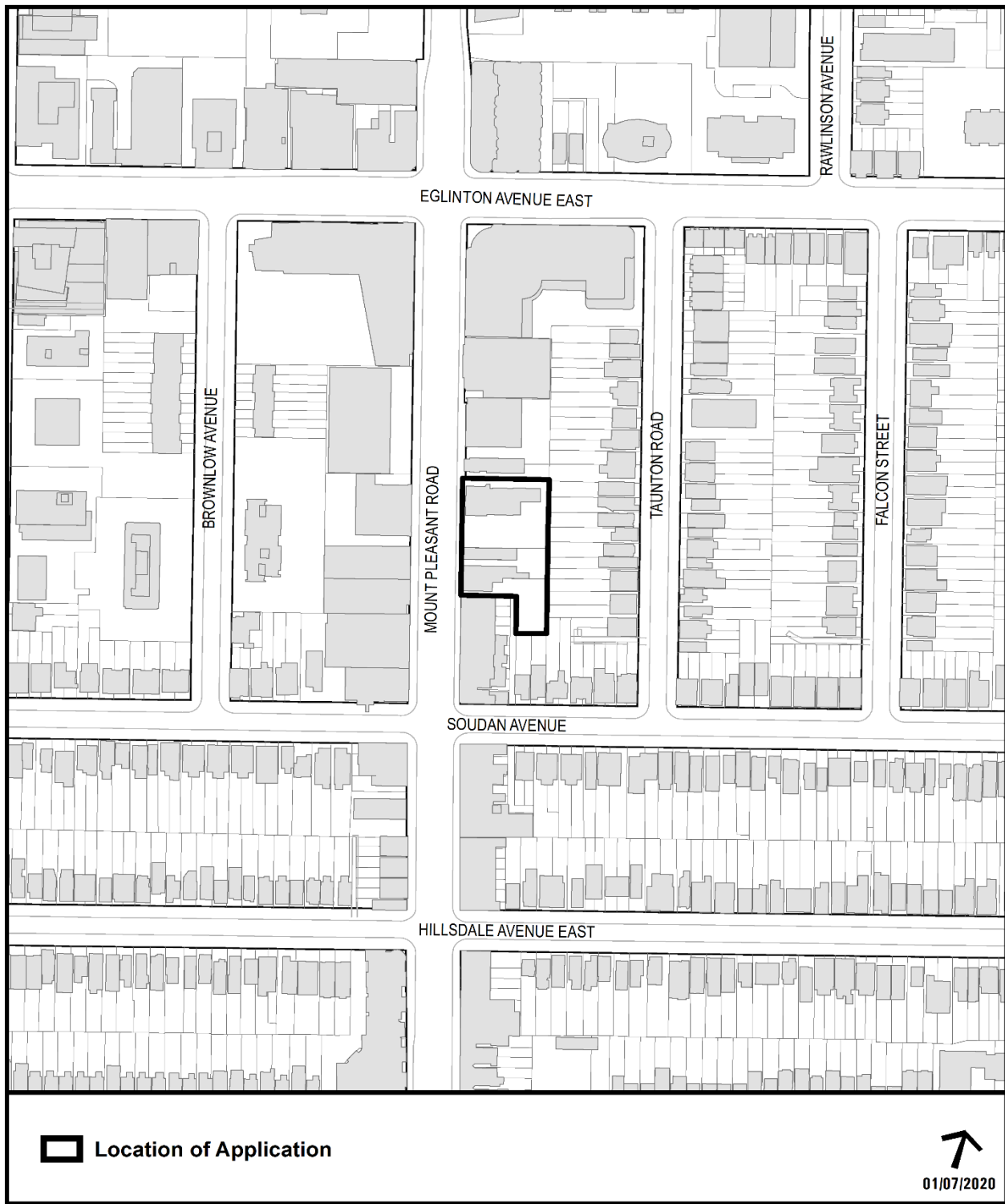
## Attachment 1a: 3D Model of Proposal in Context - Looking Northeast



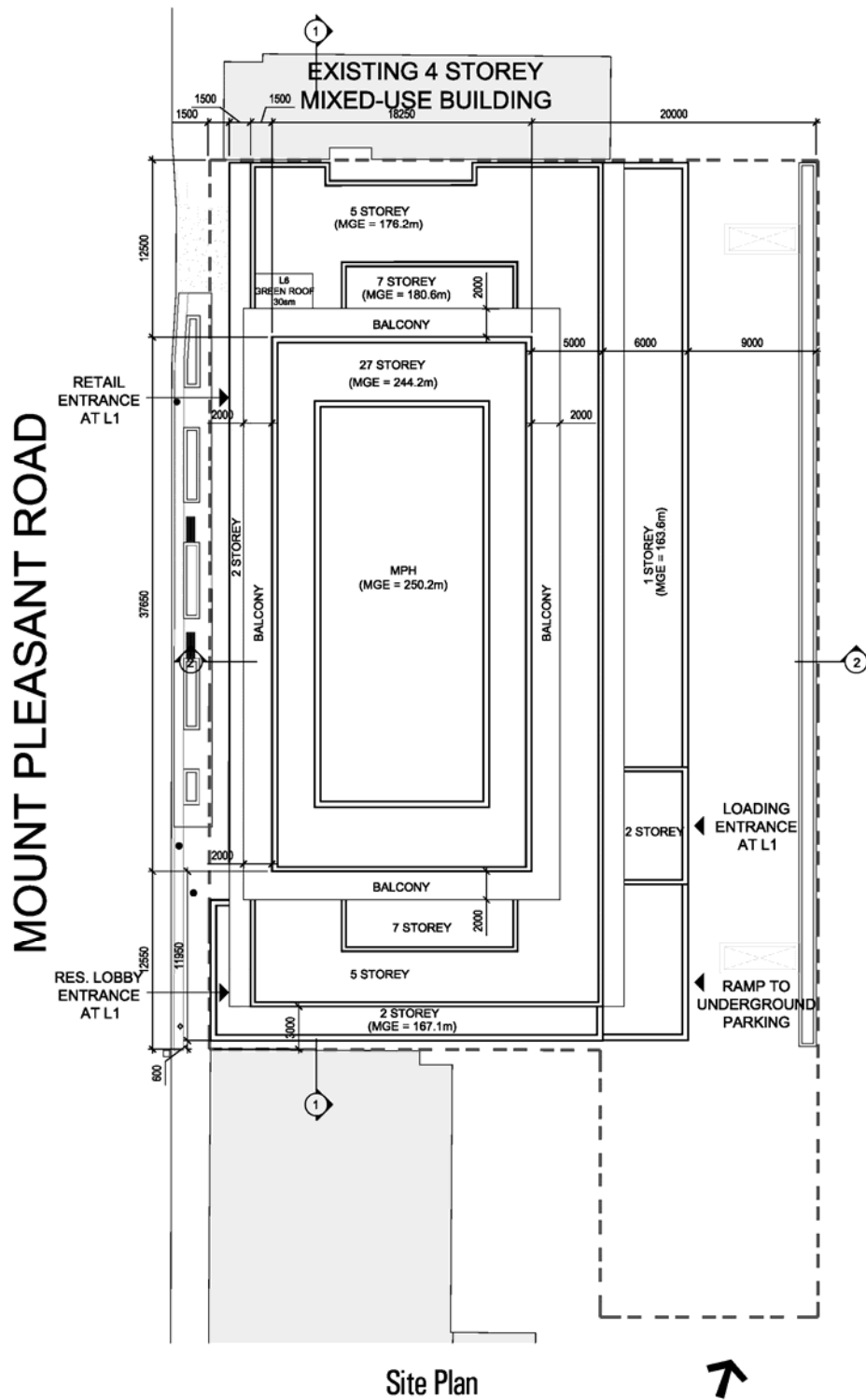
## Attachment 1b: 3D Model of Proposal in Context - Looking Southwest

### Attachment 2: Location Map

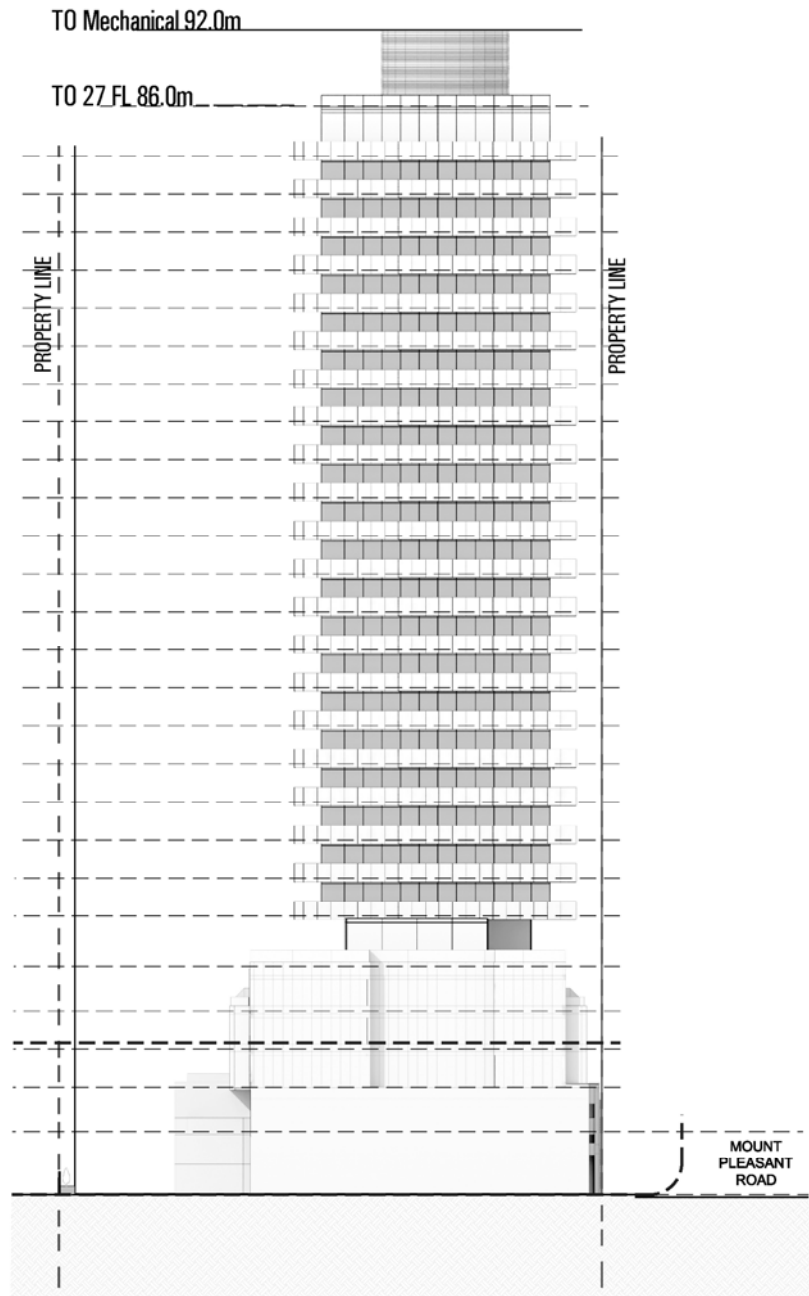




## Attachment 3: Site Plan

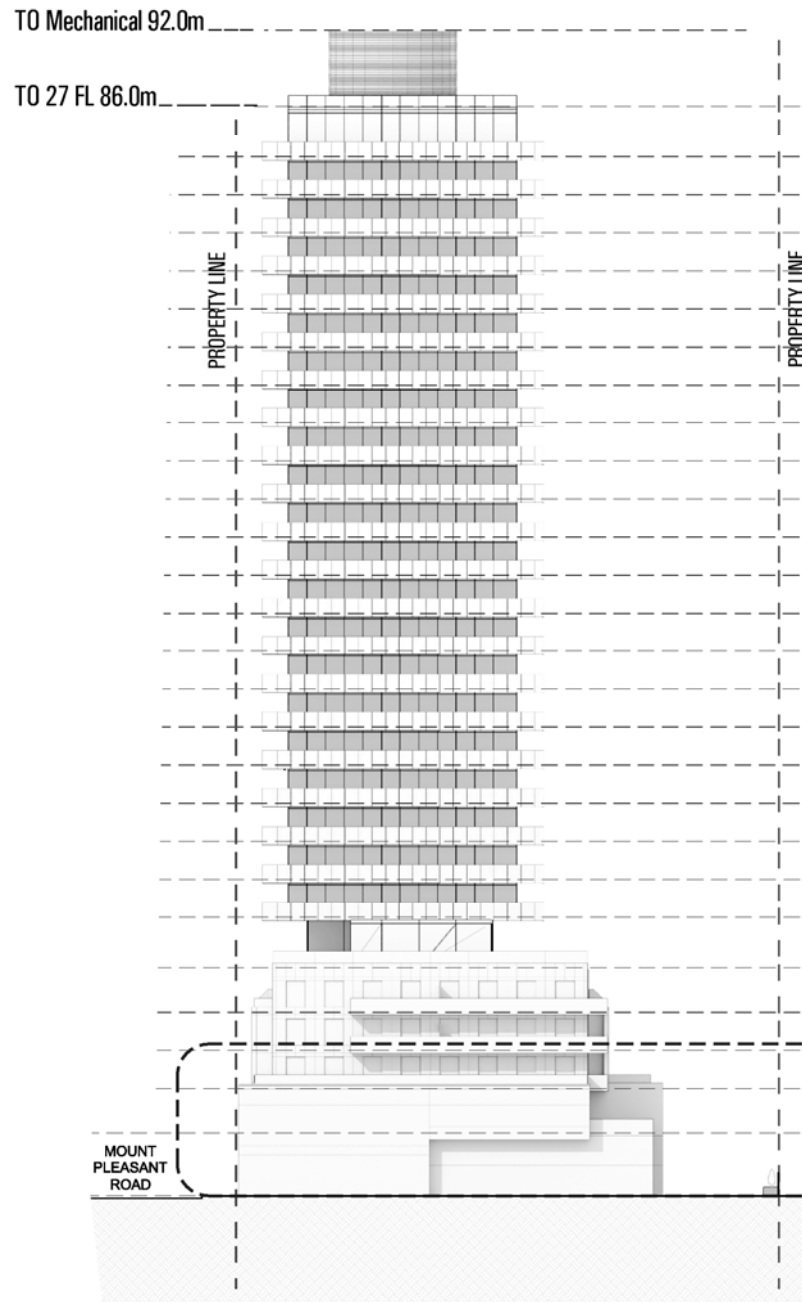


## Attachment 4: North Elevation



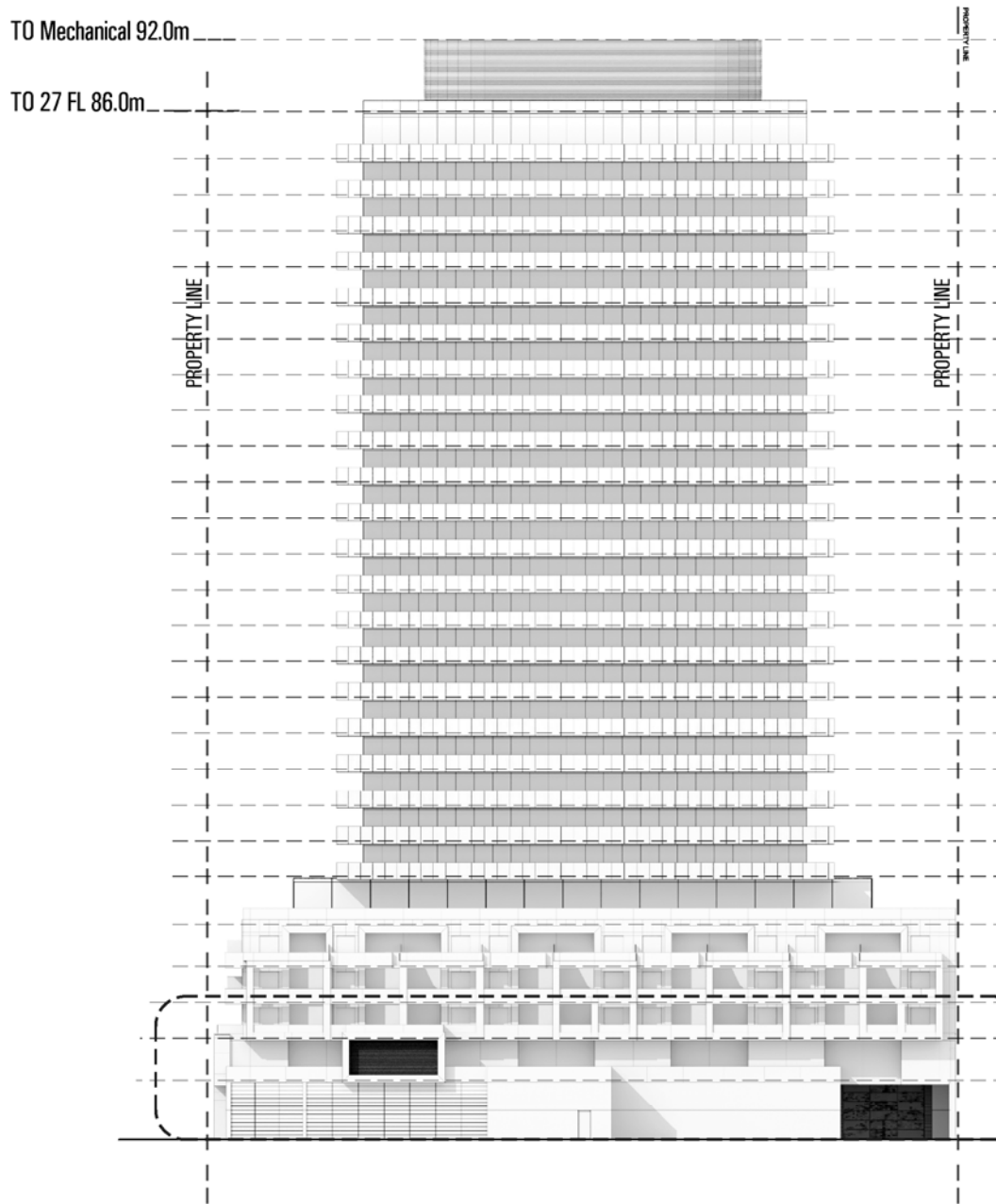
North Elevation

## Attachment 5: South Elevation



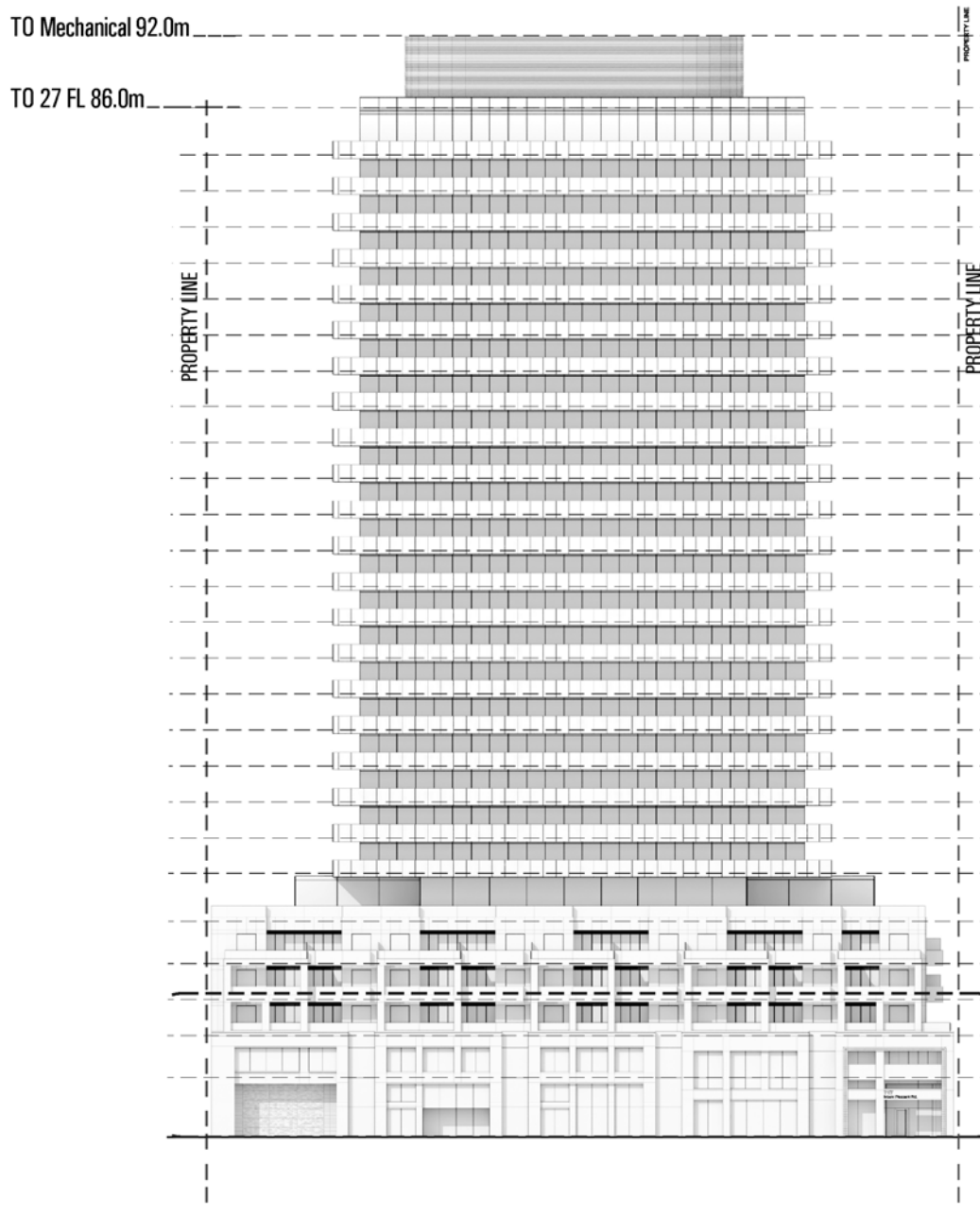
South Elevation

## Attachment 6: East Elevation



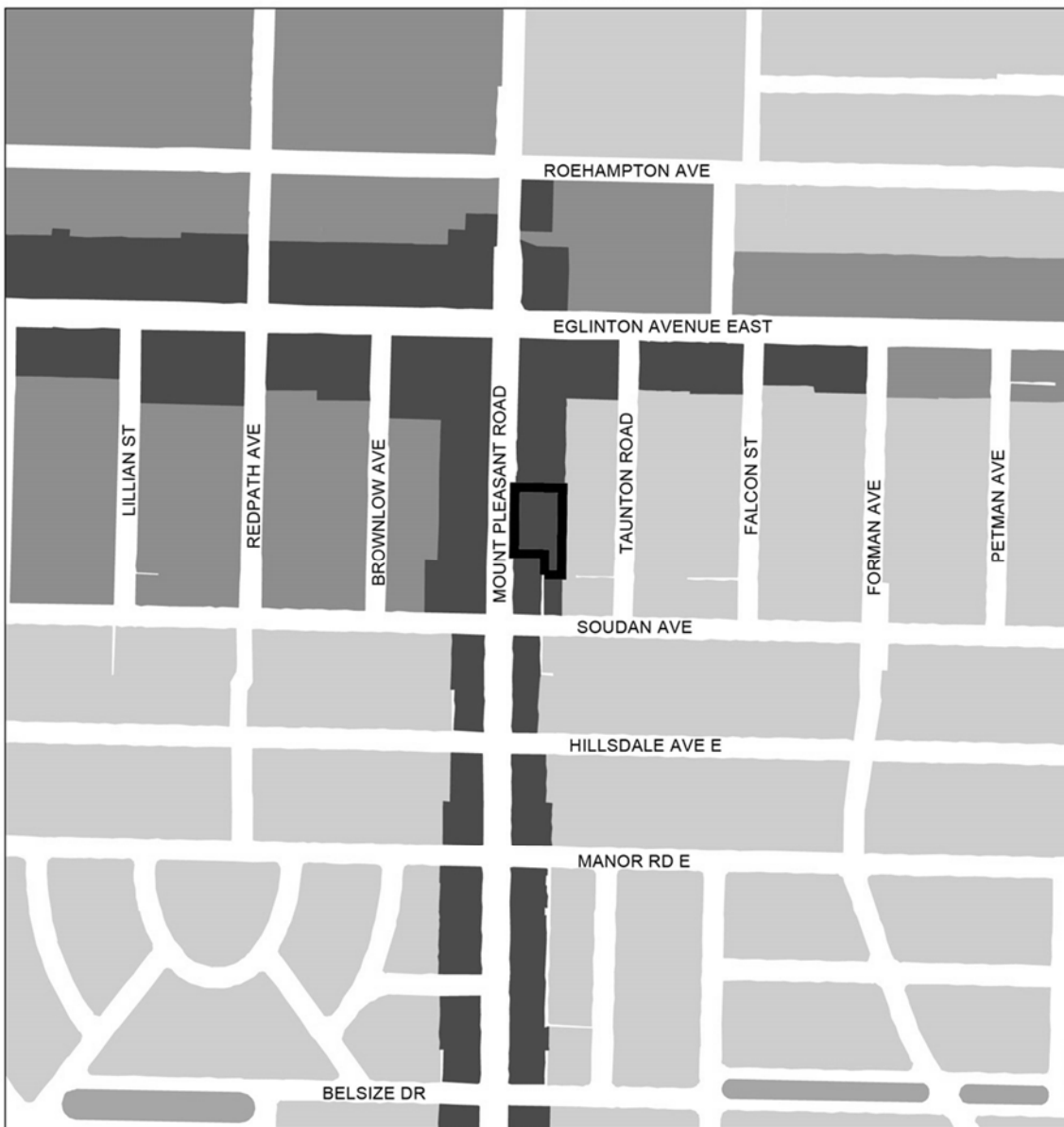
East Elevation

## Attachment 7: West Elevation



West Elevation

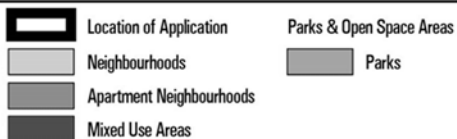
## Attachment 8: Official Plan Map



717, 719, 723 and 733 Mount Pleasant Road

### Official Plan Land Use Map #17

File # 19 263788 NNY 15 0Z



↑  
Not to Scale  
01/07/2020

## Attachment 9: Application Data Sheet

Municipal Address: 717, 719, 723 and 733 MOUNT PLEASANT RD Date Received: December 20, 2019  
Application Number: 19 263788 NNY 15 OZ  
Application Type: OPA / Rezoning, Rezoning

Project Description: This application proposes to amend Zoning By-law Nos. 438-86 and 569-2013 to permit the redevelopment of the subject lands for a 27-storey mixed use building containing 264 residential units and 586 square metres of retail gross floor area on the ground floor resulting in an overall density of 6.68 times the lot area

Applicant/Agent/Owner:  
Rockport (MPE) Inc.  
170 The Donway W, Unit 307  
Toronto, ON  
M3C 2G3

Architect:  
Wallman Architects  
117 Peter Street, Suite 208  
Toronto, ON  
M5V 0M3

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	CR 3.0 (c2.0; r2.5) SS2 (x2417)	Heritage Designation:	N
Height Limit (m):	16	Site Plan Control Area:	N

### PROJECT INFORMATION

Site Area (sq m): 2,969 Frontage (m): 63 Depth (m): 43

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	729		1,601	1,601
Residential GFA (sq m):			19,244	19,244
Non-Residential GFA (sq m):	1,068		587	587
Total GFA (sq m):	1,068		19,831	19,831
Height - Storeys:	2		27	27
Height - Metres:	10		86	86

Lot Coverage Ratio (%) 53.91 Floor Space Index: 6.68

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	18,817	427
Retail GFA:	587	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			264	264
Freehold:				
Condominium:				
Other:				
Total Units:			264	264

#### Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	38	91	93	42	
Total Units:	38	91	93	42	

#### Parking and Loading

Parking Spaces:	126	Bicycle Parking Spaces:	272	Loading Docks:	1
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#### CONTACT:

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