

29, 31, 33 and 39 Pleasant Boulevard – Zoning By-law Amendment Application – Preliminary Report

Date: June 25, 2020

To: Toronto and East York Community Council

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

Ward: 12 - St. Paul's

Planning Application Number: 19 263740 STE 12 OZ

Date Complete Application Submitted: December 20, 2019

Current Use(s) on Site: Vacant lot (29 and 31 Pleasant Boulevard), 2-storey houseform building with medical office uses and one rental dwelling unit (33 Pleasant Boulevard), and 4-storey commercial building with medical office uses (39 Pleasant Boulevard)

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application for a 34-storey residential building located at 29, 31, 33 and 39 Pleasant Boulevard. Staff is currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. A community consultation meeting was held on March 5, 2020.

RECOMMENDATIONS

The City Planning Division recommends that:

1. The additional mailing costs resulting from the notification beyond 120 metres of the site shall be borne by the applicant, for the community consultation meeting held on March 5, 2020.

DECISION HISTORY

At its meeting on January 29, 2020, City Council requested the Director, Community Planning, Toronto and East York District to study the *Apartment Neighbourhoods* designated lands to the northwest and southeast of the Yonge Street and St. Clair Avenue intersection and to report back to the Toronto and East York Community Council with a Planning Framework providing guidance on managing development pressures no later than the fourth quarter of 2020. The subject site is located within the study area.

FINANCIAL IMPACT

City Planning confirms that there are no financial implications resulting from the recommendations included in the report in the current budget year or in future years.

CONSULTATION WITH APPLICANT

Pre-application meetings were held on July 29, 2019, September 12, 2019 and October 8, 2019. The focus of discussion at the meetings was the proposal's conformity with the Official Plan, including the Yonge-St. Clair Secondary Plan, concerns related to height, massing, scale, density, and public realm, and opportunities for on-site parkland dedication. Staff also advised the applicant of an upcoming study of the *Apartment Neighbourhoods* designated lands within the Yonge-St. Clair area.

An application was submitted and deemed complete on December 20, 2019.

ISSUE BACKGROUND

Site Description

The subject site is located on the south side of Pleasant Boulevard, east of Yonge Street and south of St. Clair Avenue East. The rectangular-shaped site is 1,490 square metres in size, has a frontage of 44 metres along Pleasant Boulevard, and a depth of approximately 35 metres.

An L-shaped public lane runs along the west (side) and south (rear) lot lines and currently services only the properties that make up the subject site. The north-south portion of the lane to the west of the site has a width of 3.66 metres and the east-west portion of the lane to the south of the site has a width ranging from 3.64 to 4.25 metres.

Application Description

The application proposes a 34-storey (115 metres including mechanical penthouse) residential building with a gross floor area of 21,211 square metres representing a density of 14.23 times the lot area. The proposed building consists of 302 dwelling units, with a unit breakdown of 170 one-bedroom units (56%), 96 two-bedroom units (32%), 33 three-bedroom units (11%) and 3 three-bedroom grade-related townhouse units (1%). The proposal includes 860 square metres of indoor amenity space, 349 square metres of outdoor amenity space, 366 bicycle parking spaces, 1 Type G loading space, and 106 vehicle parking spaces within a 3-storey below ground garage. Access to the garage would be from Pleasant Boulevard, given the suggested conversion of the public lane as described below.

The application also proposes to secure an encumbered on-site parkland dedication of 311 square metres along the western portion of the site. The proposed park would be encumbered by the underground garage. In their submission materials the applicant suggests that the existing public lane to the east of the site could be converted to park and combined with the proposed parkland dedication.

See Attachment Nos. 1, 2, 3 and 4 of this report, for Location Map, a three dimensional representation of the project in context, Site Plan and Application Data Sheet.

Application Submission Requirements

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

- Survey Plan;
- Architectural Plans, Elevations and Sections;
- Landscape Plans;
- Tree Preservation Plan;
- Civil Plans;
- Shadow Study;
- Planning and Urban Design Rationale Report;
- Public Consultation Strategy Report;
- Community Facilities & Services Study;
- Pedestrian Wind Study;
- Transportation Considerations Report;
- Functional Servicing and Stormwater Management Report;
- Hydrogeological Review Summary and Report;
- Phase I Environmental Site Assessment;
- Energy Modelling Report;
- Noise and Vibration Feasibility Study;
- Arborist Report;
- Draft Zoning By-law Amendments;
- Toronto Green Development Standards Checklist; and
- Digital copy of the Building Massing Model.

All submission materials can be found at the following link: aic.to/29PleasantBlvd

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 (2020) (the "PPS (2020)"), 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 (2019) (the "Growth Plan (2019)") and, where applicable, the Greenbelt Plan (2017). The PPS 2020 and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Major Transit Station Areas

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 (2019) 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 MTSA's will achieve appropriate densities.

Toronto Official Plan Policies

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/official-plan/>

The current application is located on lands designated *Apartment Neighbourhoods* on Map 17 of the Official Plan and is located within the Yonge-St. Clair Secondary Plan.

Yonge-St. Clair Planning Framework & *Apartment Neighbourhoods*

City Council endorsed the Yonge-St. Clair Planning Framework at its meeting on January 29, 2020. The Planning Framework generally applies to properties within the *Mixed Use Areas 'A' and 'B'* in the Yonge-St. Clair Secondary Plan near the intersection of Yonge Street and St. Clair Avenue. The Framework provides direction on how to accommodate changes to the existing built form while maintaining and creating new important public realm areas that support the livability of this mixed-use neighbourhood.

City Council has directed City Planning to build on the Yonge-St. Clair Planning Framework and conduct a study of the *Apartment Neighbourhoods* designated lands to the northwest and southeast of the Yonge-St. Clair intersection. The subject site falls within the new study area.

Zoning

The site is zoned R4A Z2.0 under Zoning By-law 438-86, as amended, and R (d2.0)(x944) under Zoning By-law 569-2013. These zones permit a range of residential building types including detached houses, semi-detached houses, townhouses, duplexes, triplexes, fourplexes and apartments. The site has a maximum permitted height of 16.0 metres and a maximum permitted density of 2.0 times the area of the lot.

See Attachment No. 6: Existing Zoning By-law Map.

Design Guidelines

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

- Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities; and
- Pet-Friendly Design Guidelines.

Guidelines may be found here: <https://www.toronto.ca/citygovernment/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.

Community Consultation

A community meeting was held on March 5, 2020 at Christ Church Deer Park (1570 Yonge Street) and attended by 60 members of the public. At the meeting City staff and the applicant's team gave presentations on the site and surrounding area, the existing planning framework, and the 34-storey proposal. Following the presentations, City staff led a town hall format question and answer period.

The attendees asked questions and commented on the proposal, including:

- too dense and does not fit within the context of the *Apartment Neighbourhood* southeast of the Yonge-St. Clair intersection;
- too tall;
- site is too small to accommodate a tower of this scale;
- approved and proposed tall buildings in the vicinity (i.e. 1417-1431 Yonge Street; 1 Delisle Avenue; new tower at 44 Jackes Avenue) are located in *Mixed Use Areas* closer to the Yonge-St. Clair intersection, are located on larger sites, have a smaller floor space index (FSI), and/or offer more public realm/green space;
- will result in adverse shadow impacts on adjacent properties including the low-rise townhouses to the east;
- building should be set back further from the front lot line to be in keeping with the pattern of setbacks along Pleasant Boulevard and to allow more opportunities for trees and landscaping;
- inadequate transition between the proposed tall building and the low-rise townhouses to the east;
- insufficient setback between the base building and the residential building to the south;
- loss of sky view;
- park encumbered by an underground garage is not desirable;
- parkland dedication of 311 square metres is too small and will create an unsafe space;
- who will be responsible for maintenance of the small park;
- the existing dead-end east-west portion of the public lane is not safe;
- local schools are at full capacity;
- on-site dog facilities should be included in the proposal;
- construction vehicles coming/leaving the site and lane closures during construction will disrupt traffic flow and interfere with bus movement;
- construction will result in adverse noise, dust and vibration impacts; and

- a detailed construction management plan should be prepared and reviewed by the community and should include details on: lane and sidewalk closures, a construction liaison committee, a construction issue hot line, and construction vehicle access and schedules.

Some attendees provided comments in support of the proposal, including the following:

- proposed density is appropriate given the site's proximity to transit;
- proposed building represents a high quality of architecture and design; and
- proposed park is an improvement to the narrow and pedestrian unfriendly lane.

COMMENTS

Reasons for the Application

The application proposes to amend Zoning By-laws 438-86 and 569-2013 for the property at 29, 31, 33 and 39 Pleasant Boulevard to vary performance standards including: building height; density; building setbacks; and vehicle parking. Through the review of the application, staff may identify additional areas of non-compliance with the Zoning By-laws.

ISSUES TO BE RESOLVED

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

Provincial Policies and Plans Consistency/Conformity

Staff will continue to evaluate this planning application for consistency with the PPS (2020) and conformity with the Growth Plan (2019).

Official Plan Conformity

Staff will continue to evaluate this planning application against the Official Plan to determine the application's conformity to the Official Plan including the Yonge-St. Clair Secondary Plan.

Built Form, Planned and Built Context

Staff will continue to assess the suitability of the proposed height, massing, and other built form issues based on Provincial policies, the City's Official Plan policies, and the City's Design Guidelines including the Tall Building, Growing Up, and Pet-Friendly Design Guidelines.

Staff will continue to assess:

- the appropriateness and compatibility of the proposed building's height, density, and massing, in relation to the area's existing built form character and scale;
- the appropriateness of the base building's mass, height and setbacks;

- the appropriateness of the tower setbacks and separation distances;
- the appropriateness of balconies projecting to the south and east lot lines resulting in additional mass to the tower;
- the appropriateness of the proposed transition to lower-scale residential properties adjacent to and near the development site;
- the impacts and mitigation strategies associated with the proposed building, including but not limited to privacy, wind, and incremental shadowing of nearby parks, school yards and open spaces
- the appropriateness and suitability of the proposed public realm including building setback, alignment with adjacent properties, and treatment of the public right-of-way;
- the appropriateness of the mix and size of dwelling units;
- the adequacy of the location and amount of proposed indoor and outdoor amenity space and the appropriateness of any wind conditions on outdoor amenity space;
- the proximity of the development to the TTC subway tunnel to the west;
- the provision of high quality building materials and landscape; and
- the application's consistency with the emerging Yonge-St. Clair Planning Framework as it relates to the *Apartment Neighbourhoods*.

Parks and Open Spaces

Staff will continue to assess the proposed parkland dedication based on the City's Official Plan and Municipal Code.

Staff will continue to assess:

- the appropriateness of an on-site parkland dedication being encumbered by an underground garage;
- the size, configuration and location of the proposed on-site park; and
- the appropriateness of closing the public lane, converting the lane to park, and the safety of the east-west portion of the converted lane.

Infrastructure/Servicing Capacity

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

The applicant has submitted the following studies and reports which have been reviewed by Engineering and Construction Services staff: a Functional Servicing and Stormwater Management Report; Hydrogeological Review Summary and Report; and Transportation Considerations Report.

Staff will continue to assess:

- the Servicing Report provided by the applicant, to evaluate the effects of the development on the City's municipal servicing infrastructure and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to provide adequate servicing to the proposed development; and

- the Transportation Impact Study submitted by the applicant, to evaluate the effects of the development on the transportation system, and to identify any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

Affordable Housing

Affordable Housing and Smart Urban Growth are key Strategic Actions for the City of Toronto. Section 3.2.1 of the City's Official Plan states that a full range of housing will be provided and maintained to meet the needs of current and future residents. The Growth Plan (2019) also contains policies 2.2.1.4, 2.2.4.9 and 2.2.6.4 to support the development of affordable housing and a range of housing to accommodate the needs of all household sizes and incomes.

Further discussions with the applicant, the Ward Councillor and City staff will be required to determine opportunities for the provision of on-site or nearby off-site affordable housing.

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, etc.

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.

Staff will continue to assess:

- the impact of the proposed development and local development activity on community services and facilities, including assessment of existing capacity to support the proposed future population.

Given the location and size of the proposed development, the following CS&F contributions may be considered should Section 37 community benefits apply to the subject site:

- financial contributions towards the Davisville Aquatic and Community Recreation Facility and/or North Downtown CRC to support the directions of PFR's Facilities Master Plan; and/or

- financial contributions towards capital improvements to the Deer Park Neighbourhood Branch Library to expand and enhance the library's service capacity.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant has submitted an Arborist Report and a Tree Inventory and Preservation Plan.

Staff will continue to assess:

- the appropriateness of the applicant's tree replacement plan which proposes the removal of two City-owned trees, removal or injury of one privately-owned subject site tree and four privately-owned boundary/neighbouring trees having trunk diameters of 30 cm or greater to accommodate the development, and the replacement with four new trees within the adjacent road allowances.

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. Through the Site Plan approval process, staff will work with the applicant to achieve Tier 2 or higher.

Staff will continue to assess:

- the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures.

Section 37 Community Benefits

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

The proposal at its current height will be subject to Section 37 contributions under the *Planning Act*. Further discussion with the Ward Councillor, City staff, residents, and the applicant will be required to determine the extent and nature of the required Section 37 community benefits should the application be approved in some form.

Other Matters

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

CONTACT

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SIGNATURE

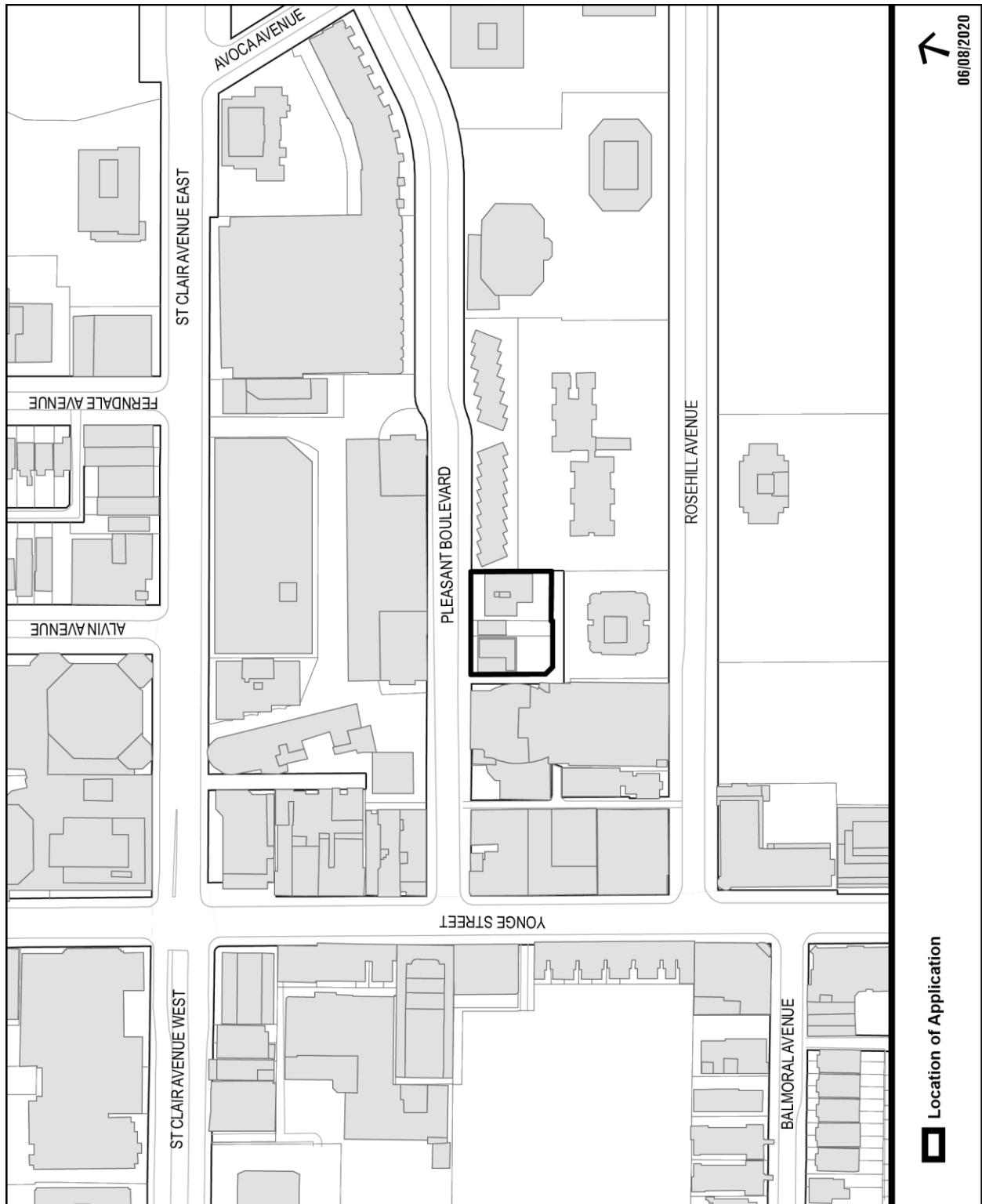
Lynda H. Macdonald, MCIP, RPP, OALA
Director, Community Planning
Toronto and East York District

ATTACHMENTS

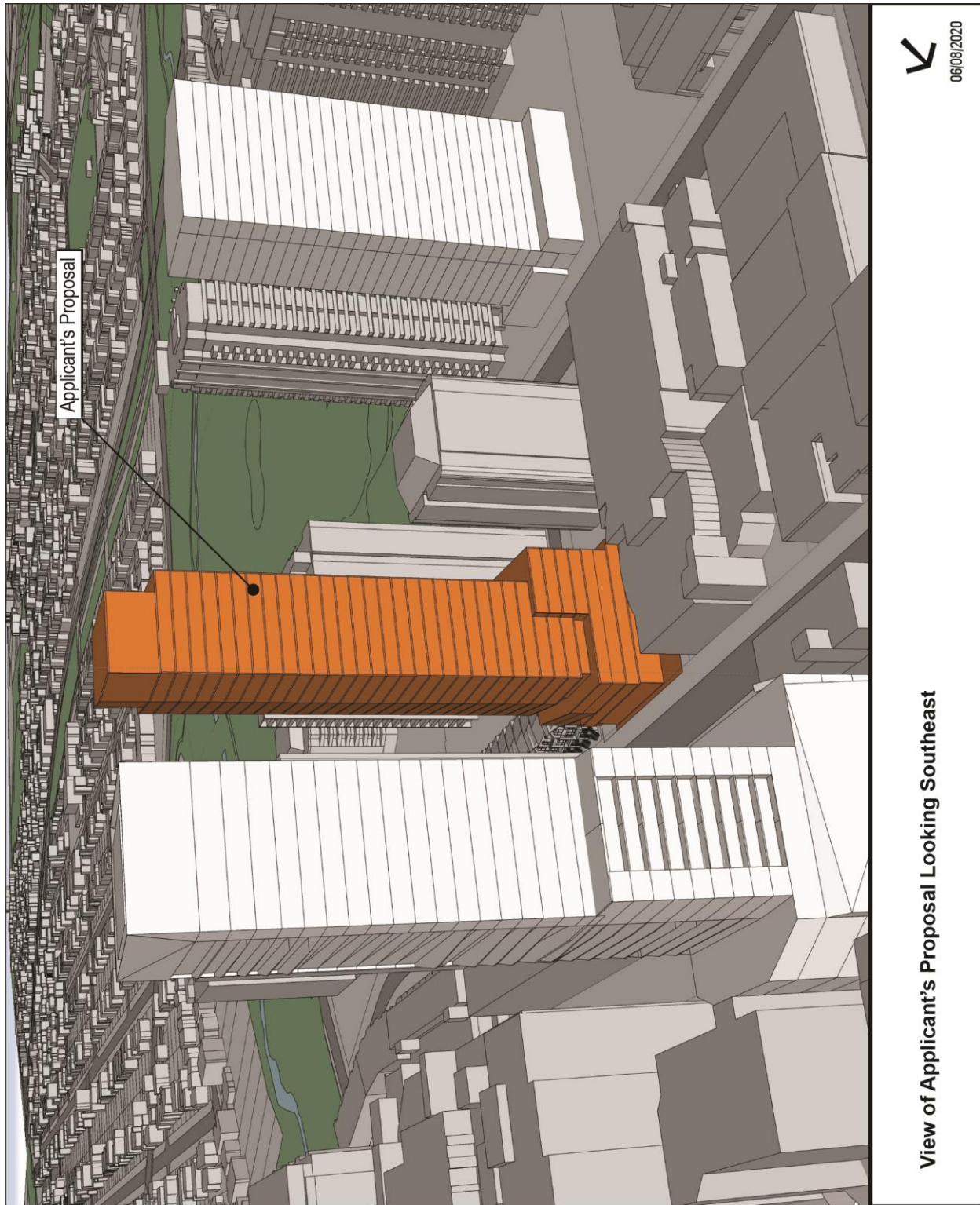
City of Toronto Drawings

- Attachment 1: Location Map
- Attachment 2: 3D Model of Proposal in Context
- Attachment 3: Application Data Sheet
- Attachment 4: Site Plan
- Attachment 5: Official Plan Map
- Attachment 6: Zoning By-law Map

Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context



Attachment 3: Application Data Sheet

Municipal Address: 29, 31, 33 and 39 Pleasant Blvd Date Received: December 20, 2019

Application Number: 19 263740 STE 12 OZ

Application Type: Rezoning

Project Description: 34-storey (115 metres including mechanical penthouse) residential building containing 302 dwelling units.

Applicant	Agent	Architect	Owner
2695256 Ontario Inc.	Bousfields Inc.	Giannone Petricone Associates	2695256 Ontario Inc. and 2695257 Ontario Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation: *Apartment Neighbourhoods* Site Specific Provision: N

Zoning: (R) (d2.0)(x944) Heritage Designation: N

Height Limit (m): 10 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 1,490 Frontage (m): 44 Depth (m): 35

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	374		1,070	1,070
Residential GFA (sq m):			21,211	21,211
Non-Residential GFA (sq m):	1,307			
Total GFA (sq m):	1,307		21,211	21,211
Height - Storeys:	4		34	34
Height - Metres:			105	105

Lot Coverage Ratio (%): 71.79 Floor Space Index: 14.23

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	21,211	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	1			
Freehold:				
Condominium:				
Other:			302	302
Total Units:	1		302	302

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			170	96	36
Total Units:			170	96	36

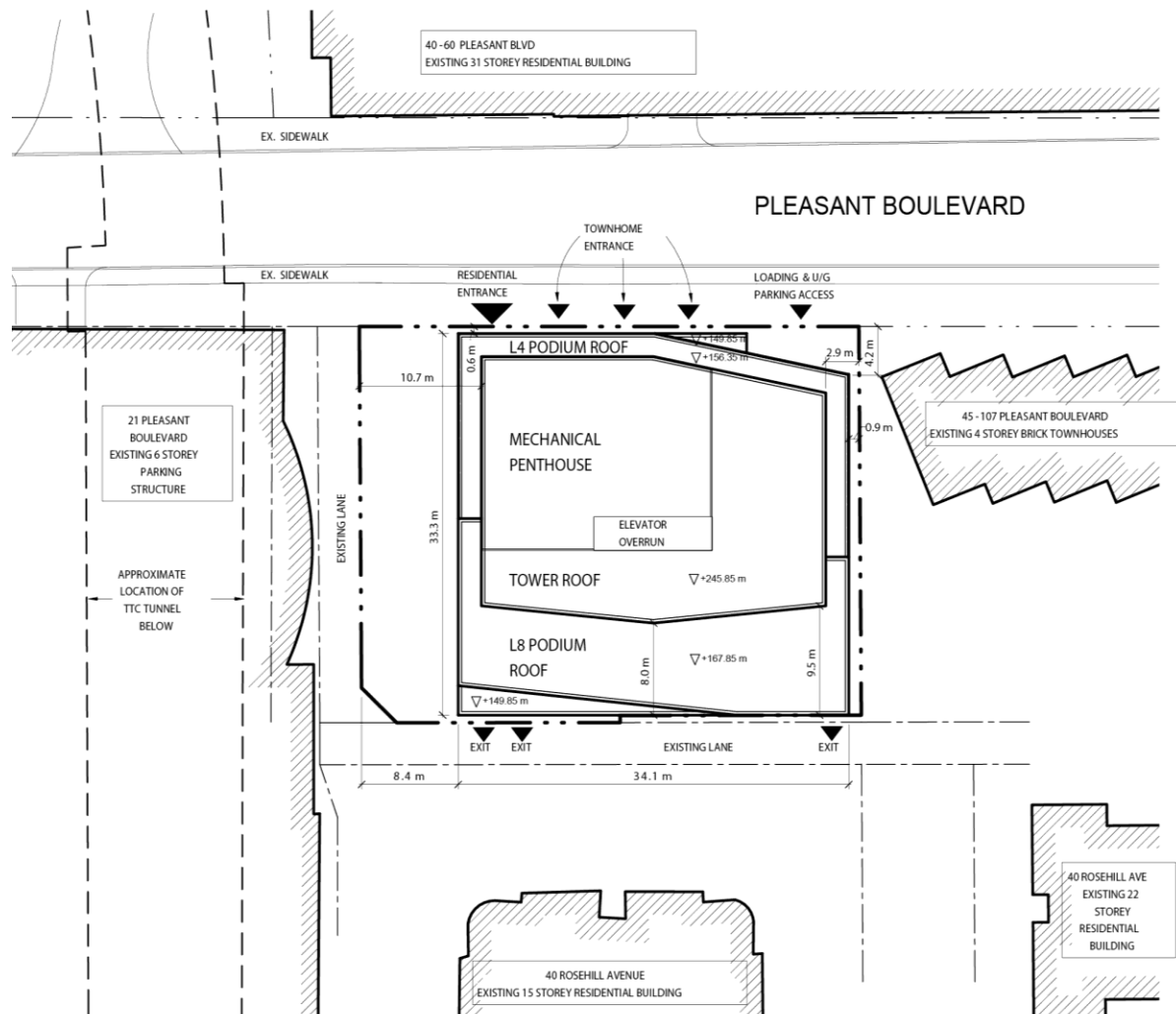
Parking and Loading

Parking Spaces:	106	Bicycle Parking Spaces:	366	Loading Docks:	1
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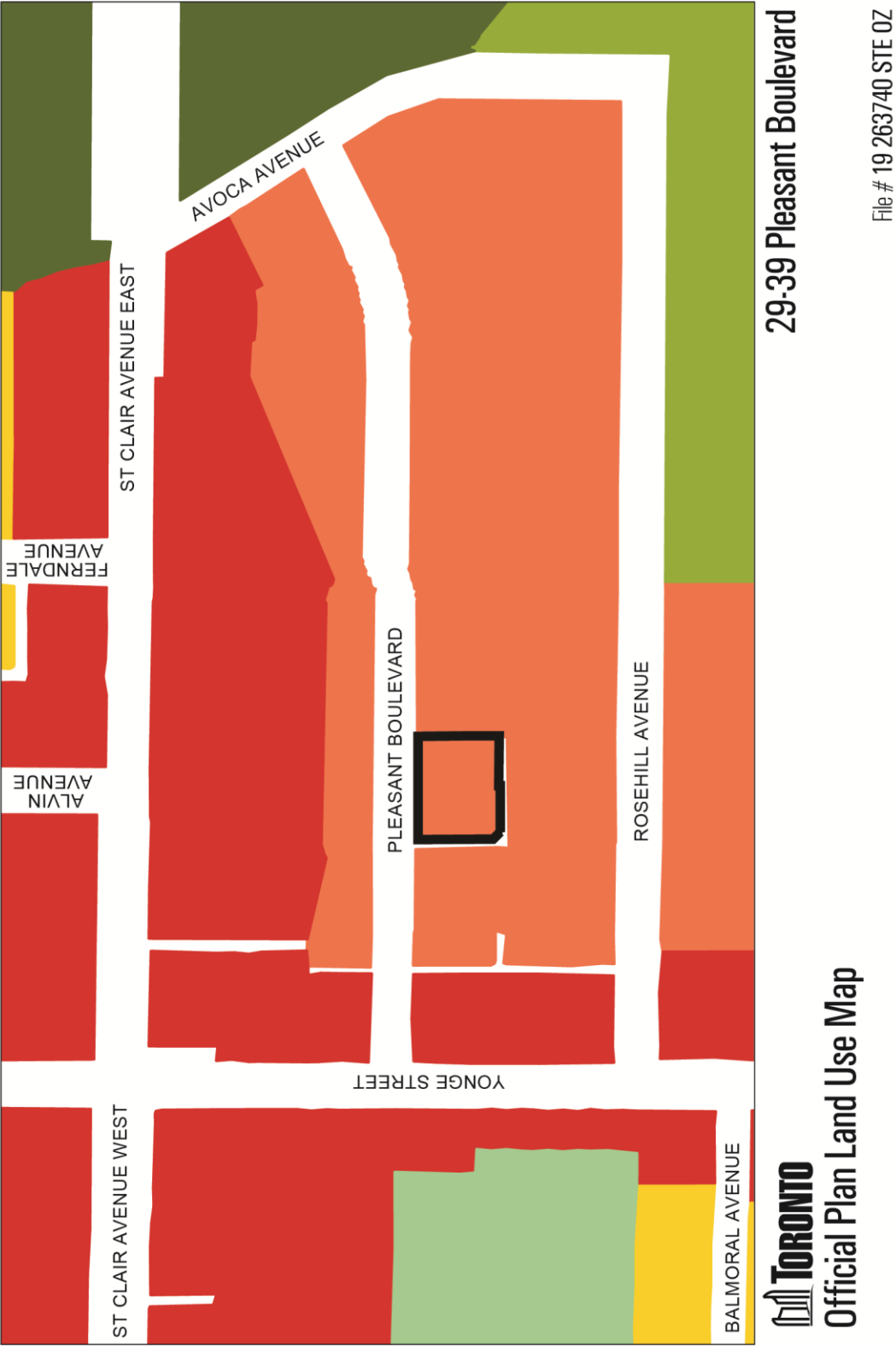
Attachment 4: Site Plan



Site Plan



Attachment 5: Official Plan Map







Location of Application

Neighbourhoods

Apartment Neighbourhoods

Mixed Use Areas



Parks & Open Space Areas

Natural Areas

Parks

Other Open Space Areas



Not to Scale
06/09/2020

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29-39 Pleasant Boulevard

File # 20 263740 STE 12 0Z

Toronto
Zoning By-law 569-2013

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

See Former City of Toronto By-Laws



Not to Scale
Extracted: 06/08/2020