

175-195 St Clair Avenue West and 273 Poplar Plains Road – Official Plan and Zoning By-law Amendment Application – Preliminary Report

Date: February 5, 2021

To: Toronto and East York Community Council

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

Ward: Toronto-St. Paul's - 12

Planning Application Number: 20 220123 STE 12 OZ

Current Uses on Site: A three-storey place of worship at 175 St Clair Avenue West; 3 three-storey detached houses that is occupied by commercial and residential uses at 183, 185 and 187 St Clair Avenue West; a 5-storey 7-unit residential condominium at 195 St Clair Avenue West; and, a 2 storey detached dwelling at 273 Poplar Plains Road.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the development application located at 175-195 St Clair Avenue West and 273 Poplar Plains Road. The application proposes a 15-storey residential building (49.5 metres plus 5.0 metre mechanical) with 206 dwelling units.

The application has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 175-195 St Clair Avenue West and 273 Poplar Plains Road together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

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

THE APPLICATION

Complete Application Submission Date: February 3, 2021

Description

The majority and central portion of the proposed building is 13-storeys (39.5 metres plus 5.0 metre mechanical) in height, increasing to 14 storeys (46.5 metres plus 5.0 metre mechanical) at the east end and 15 storeys (49.5 metres plus 5.0 metre mechanical) at the west end.

A total of 206 dwelling units are proposed. 203 residential and 41 visitor vehicular parking spaces are proposed on two levels of underground parking, as well as 207 bicycle parking spaces.

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, 3 and 6 of this report, for a three dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively. The Application Data Sheet contains additional details on the proposal including: site area and dimensions; floor area; unit breakdowns; and parking counts.

Reason for the Application

An Official Plan Amendment is required to permit building greater than 9-storeys, as well as changes to the angular plane provisions and sidewalk shadowing criteria found in Site and Area Specific Policy 221.

A Zoning By-law Amendment is required to vary performance standards in the Zoning By-laws including: building height; building setbacks; gross floor area; parking access location and parking space and bicycle parking space provisions. Additional amendments to the Zoning By-laws may be identified as part of the application review.

POLICY CONSIDERATIONS/PLANNING FRAMEWORK

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"), 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 (2020) (the "Growth Plan"). The PPS and all provincial plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan") came into effect on August 28, 2020. The Growth Plan 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 establishes policies that require implementation through a Municipal Comprehensive Review ("MCR"), which is a requirement pursuant to Section 26 of the *Planning Act*.

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, and better connected 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 builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the *Planning Act* all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan.

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

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.

The Official Plan contains policies related to building complete communities, heritage preservation, community services, transportation, and environmental stewardship.

The Official Plan also 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 of community benefits in the form of capital facilities and local improvements.

The application is located on lands shown as *Apartment Neighbourhoods* on Map 17 of the Official Plan. The lands immediately south of the St. Clair Avenue West lots are designated *Neighbourhoods*, while the lands immediately south of the Poplar Plains Road lot is designated *Apartment Neighbourhoods*.

See Attachment 4 of this report for the Official Plan Land Use Map.

Site and Area Specific Policy (SASP) 221

The site is within Site and Area Specific Policy No. 221 (SASP 221) that apply to St. Clair Avenue West from west of Avenue Road to west of Spadina Road.

SASP 221, as amended, requires that new development will have a maximum permitted height of 9 storeys, that is, a height no greater than the width of the right-of-way of St. Clair Avenue West. New buildings will transition down in height, through the use of a 45 degree angular plane, to the adjacent *Neighbourhoods* to the north and south of St. Clair Avenue West in order to limit the impact of shadowing on, and to protect the privacy of the adjacent *Neighbourhoods*. A 45 degree angular plane, starting at a height of 80% of the width of the right-of-way, will also be required abutting any street to ensure that sky views and sunlight are protected for along St. Clair Avenue West and any side streets. Sunlight will also be protected on St. Clair Avenue West by requiring that a minimum of 5 hours of sunlight be maintained on the north sidewalk from March to September.

In order to protect the character of this portion of St. Clair Avenue West, and to maintain a consistent scale for pedestrians, new buildings will provide a pedestrian perception step-back above the fifth storey, resulting in a maximum street wall height of 5 storeys.

Any building greater than 5 storeys in height must step back the main building wall facing a street above the 5th storey. New buildings will also be required to provide a front yard setback that provides ample space for sidewalks, street furniture, lighting, and tree planting, as well as landscaped open space within the development site to maintain the character of the area which includes a generous landscaped boulevard. Buildings will have a minimum separation of 5.5 metres from side walls containing windows of adjacent buildings, and building façade will be articulated to limit expanses of uninterrupted façade.

SASP 221, as amended in OPA 279 through By-law 77-2015 can be found here: http://app.toronto.ca/BLSRWEB_Public/BylawDetails.do?bylawId=167095

Official Plan Amendment 479 and 480 – Public Realm and Built Form Official Plan Policies

On September 21, 2020, the Ministry of Municipal Affairs and Housing issued Notices of Decision approving OPA 479 and OPA 480. OPA 479 (Public Realm) and OPA 480 (Built Form) were adopted as part of the Five-Year Official Plan Review. The OPAs replace Sections 3.1.1, 3.1.2 and 3.1.3 of the Official Plan with new and revised policies for the public realm, built form and built form types, which respond to Council's direction to amend the urban design policies of the Official Plan.

The Toronto Official Plan can be found here: <https://www.toronto.ca/citygovernment/planning-development/official-plan-uidelines/official-plan/>

Zoning By-laws

The site is zoned R4 Z2.0 under Zoning By-law 438-86 and R (d2.0) (x825) under Zoning By-law 569-2013, which permits a maximum density of 2.0 times the area of the lot and a maximum height of 14 metres. This residential zone generally allows a wide range of residential uses including apartment buildings.

See Attachment 5 of this report for the existing Zoning By-law Map.

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

Rental Housing Demolition and Conversion By-law

The applicant will be required to submit an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units, as the lands subject to the application contain six or more residential units, of which at least one is rental. As per Chapter 667-14, a tenant consultation meeting will be held to review the impact of the proposal on tenants of the residential rental property and matters under Section 111.

Urban Forestry/Environment

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).

Design Guidelines

The following design guidelines will be used in the evaluation of this application:

- Avenues and Mid-Rise Buildings Study and Mid-Rise Performance Standards Addendum;
- Growing Up: Planning for Children in New Vertical Communities; and
- Pet Friendly Design Guidelines for High Density Communities.

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

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 intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

Applications must use the documentation required for the version of the TGS in effect at the time of the initial application. TGS Version 3.0 applies to new applications submitted on or after May 1, 2018.

The TGS can be found here: <https://www.toronto.ca/city-government/planningdevelopment/official-plan-guidelines/toronto-green-standard/tier-1-planning-applicationrequirements/>

Site Plan Control

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

COMMENTS

ISSUES TO BE RESOLVED

City Planning staff have identified a number of preliminary issues with the proposed development and will work with the applicant to address these concerns and achieve a proposal which is more compatible with its surrounding context.

Provincial Policies and Plans Consistency/Conformity

Revisions may be required to ensure that the proposed development conforms with the Official Plan, conforms with the Growth Plan, and is consistent with the PPS.

Official Plan Conformity

The application looks to amend the Official Plan. Staff will review and assess the appropriateness of the proposal to ensure that it meets the objectives of SASP 221 and other relevant policies in the Official Plan.

Height, Massing and Transition

The proposal will be assessed to ensure that it fits into the planned built form context for the area. Also, City Planning staff will be reviewing the building's consistency with Official Plan policies and the Avenues and Mid-Rise Buildings Study and Mid-Rise Performance Standards Addendum with respect to stepbacks, setbacks and separation distances.

Shadow and Wind

The proposal has resulting shadows on the sidewalk to the north and east as well as nearby parks and open spaces. City Planning staff will continue to assess whether the shadow and wind impacts of the proposal have been adequately limited.

Public Realm

The proposal has a building setback of 3.2 metres on both St. Clair Avenue West and Poplar Plains Road, which results in an opportunity for widened sidewalks and landscaping. City Planning staff will assess additional opportunities to enhance the public realm in areas adjacent to the proposal.

Housing

A Rental Housing Demolition application will be required for this proposal. Staff will review the Housing Issues Report that will form part of the Rental Housing Demolition application and assess the proposal against the requirements of the *Planning Act*, the *City of Toronto Act* and Official Plan policies relating to rental housing and Chapter 667 of the Toronto Municipal Code.

Site Access, Circulation and Parking

The proposal has a driveway off of St. Clair Avenue West for both parking and loading access. Staff will continue to assess the appropriateness of a driveway off of St. Clair Avenue West.

Toronto Green Standard

City Planning staff will review the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures. Staff will encourage the applicant to pursue Tier 2, 3 or 4.

Other Matters

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

NEXT STEPS

City Planning staff will host a Community Consultation Meeting.

City staff will work to resolve the issues raised in this report and additional issues that may be identified by staff and the public. Staff will report back at the appropriate time in the review of the application. If a Final Report is prepared, then the report will proceed to the Toronto and East York Community Council meeting which will serve as the Statutory Public Meeting as required by the Planning Act before being considered at City Council for a decision.

CONTACT

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SIGNATURE

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Director, Community Planning
Toronto and East York District

ATTACHMENTS

Attachment 1: 3D Models of Proposal in Context

Attachment 2: Location Map

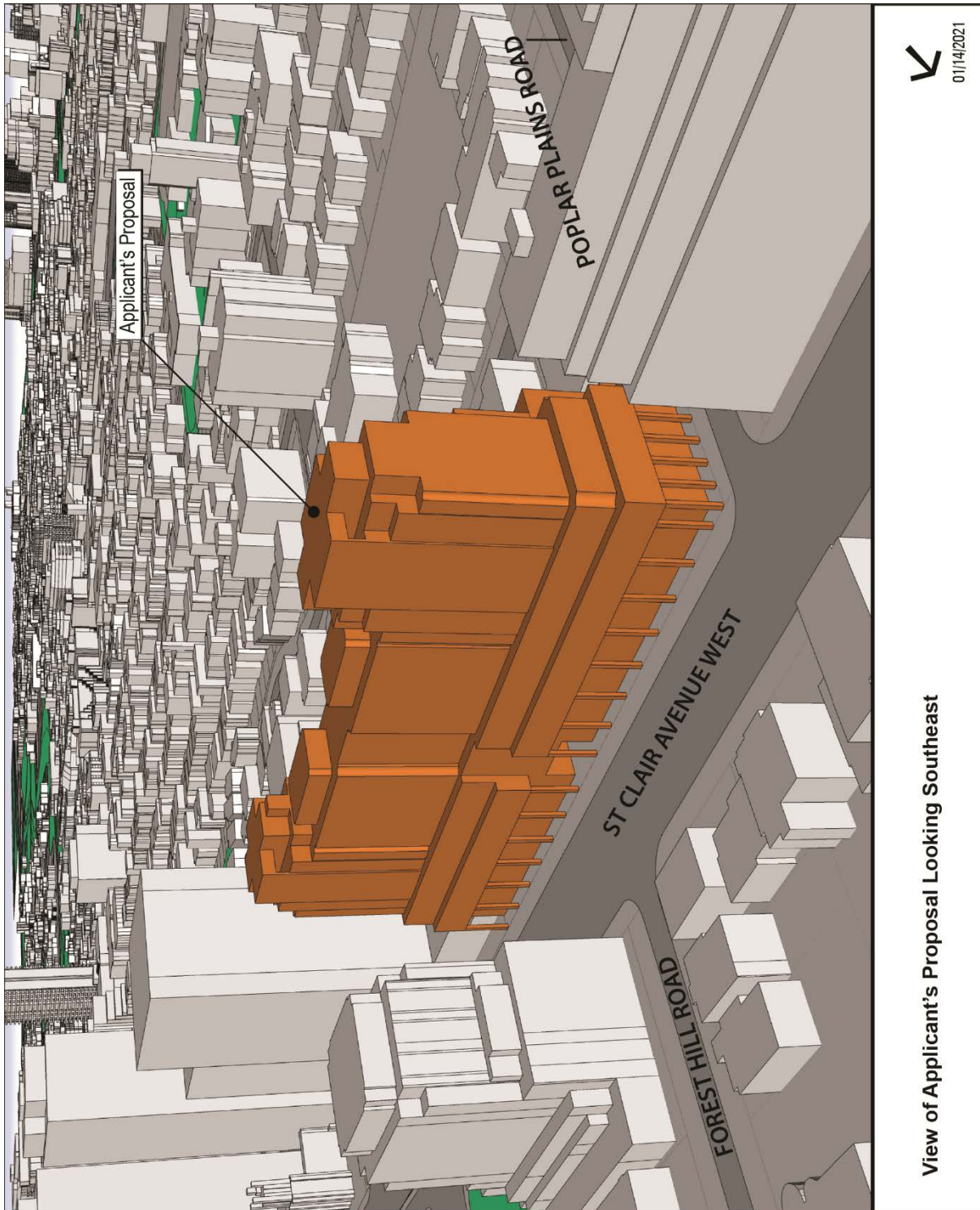
Attachment 3: Site Plan

Attachment 4: Official Plan Map

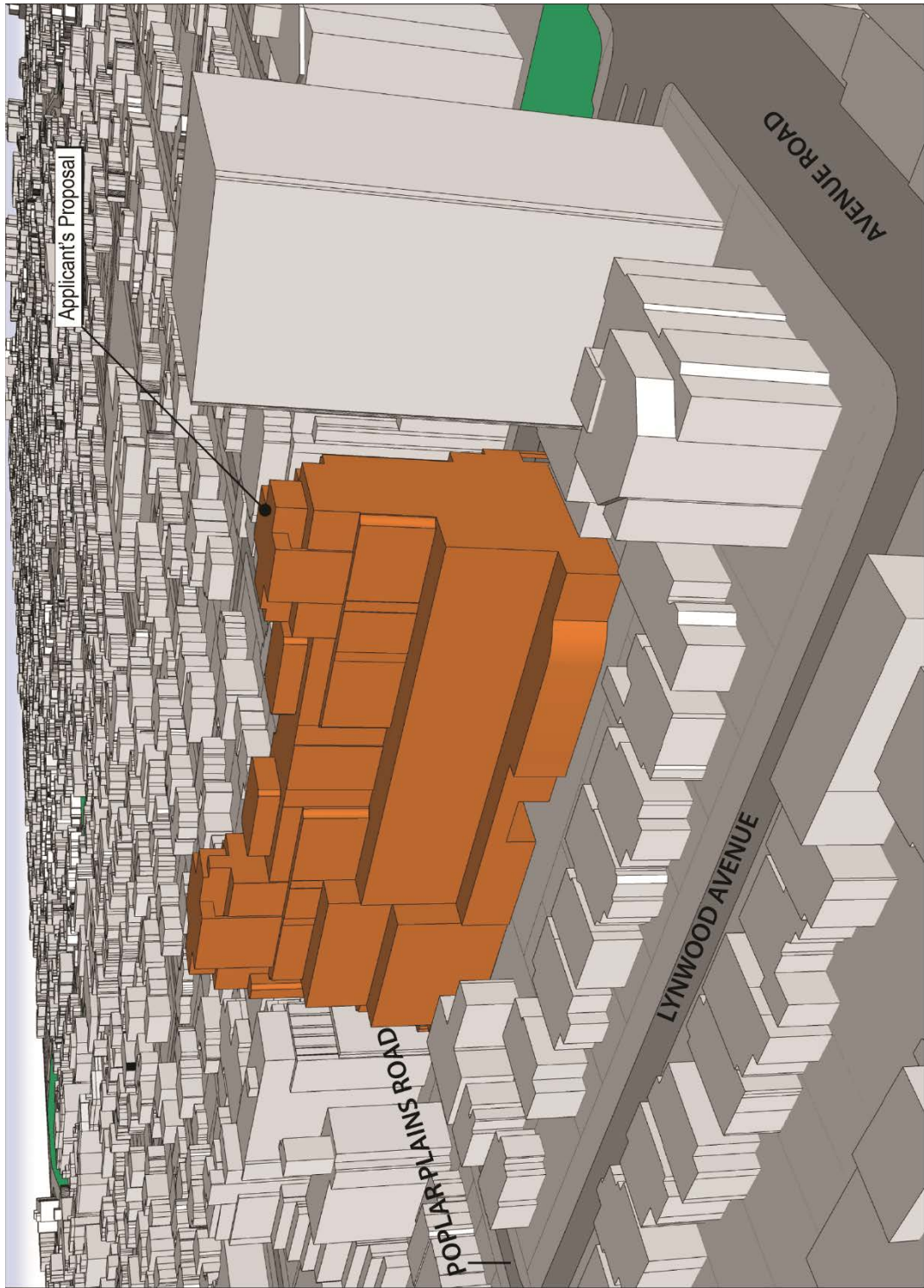
Attachment 5: Zoning By-law Map

Attachment 6: Application Data Sheet

Attachment 1: 3D Model of Proposal in Context



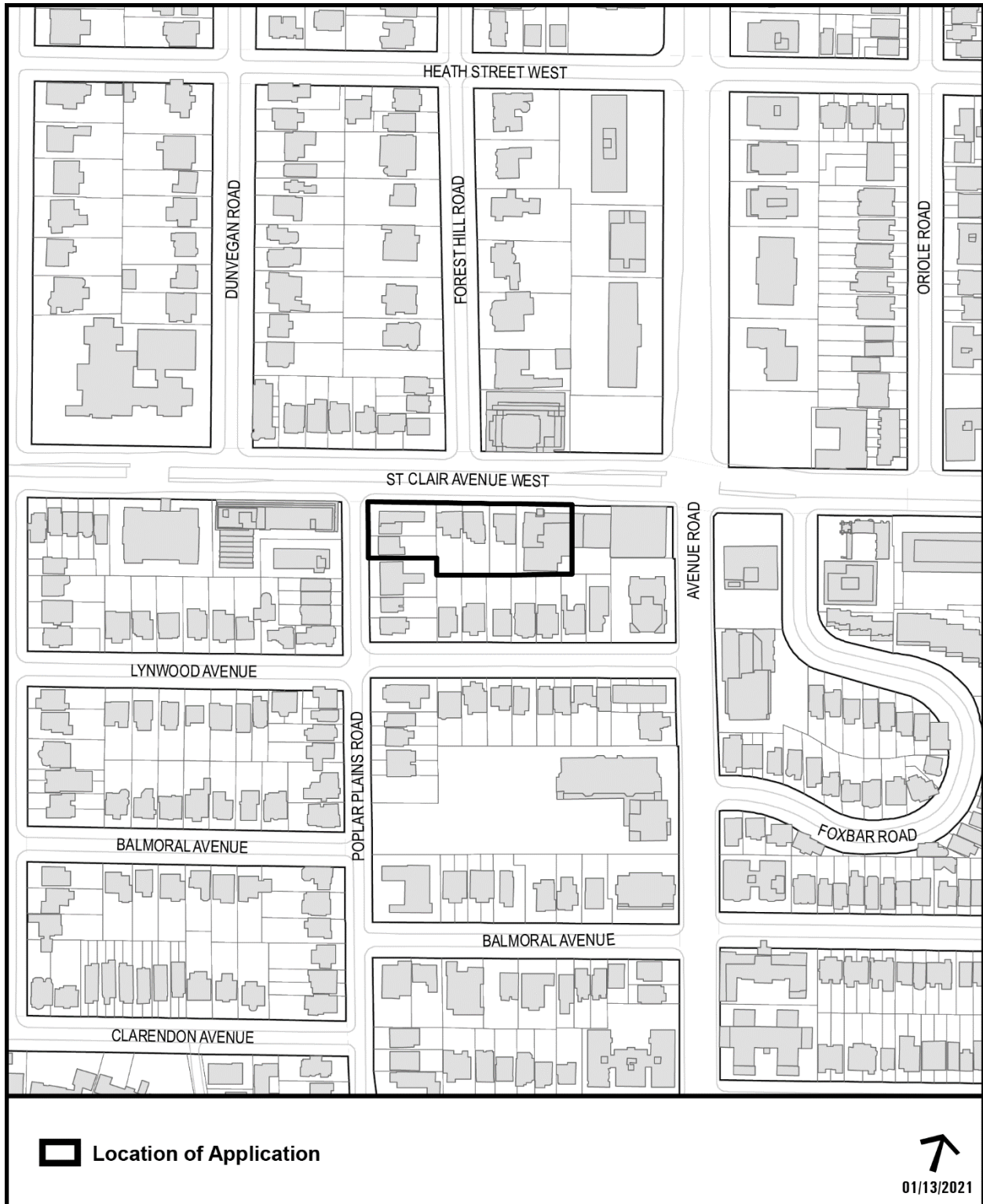
View of Applicant's Proposal Looking Southeast



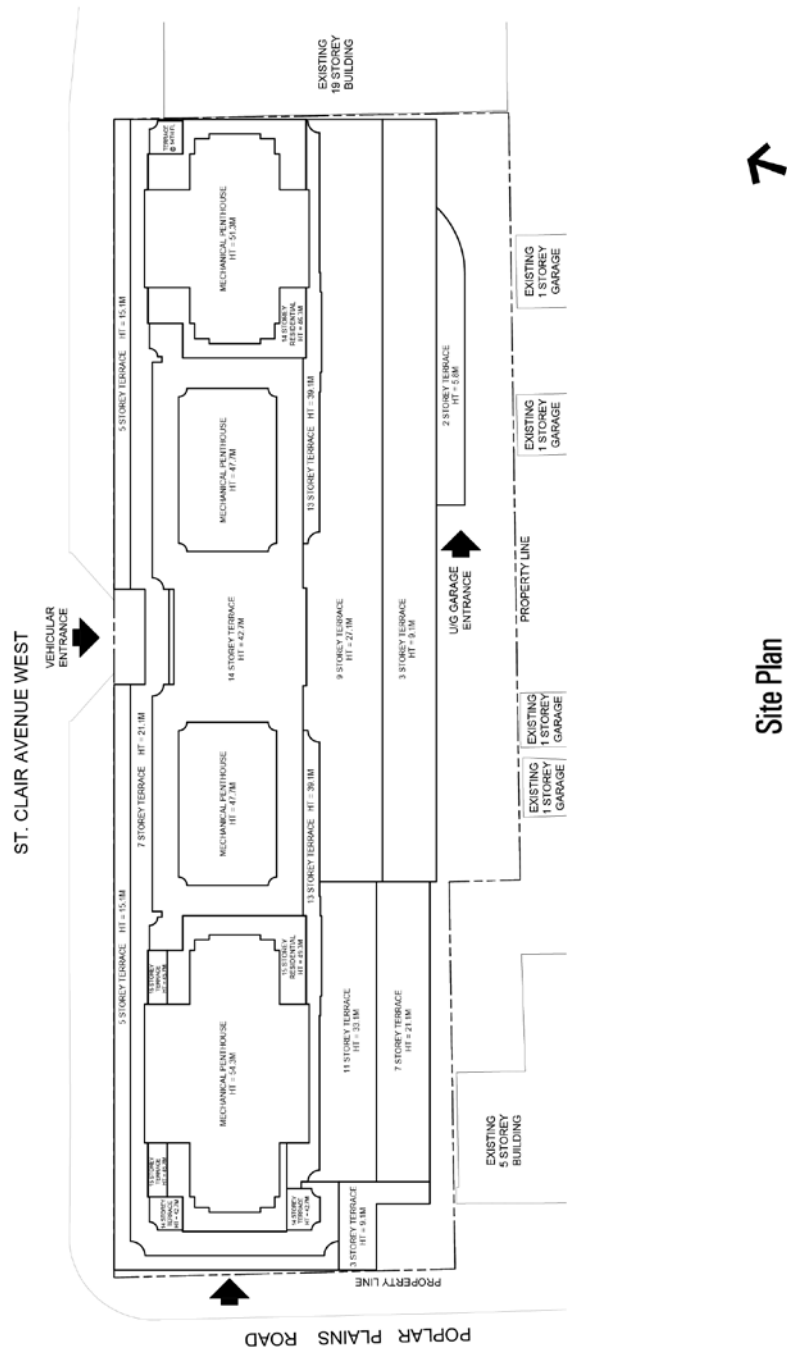
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View of Applicant's Proposal Looking Northwest

Attachment 2: Location Map

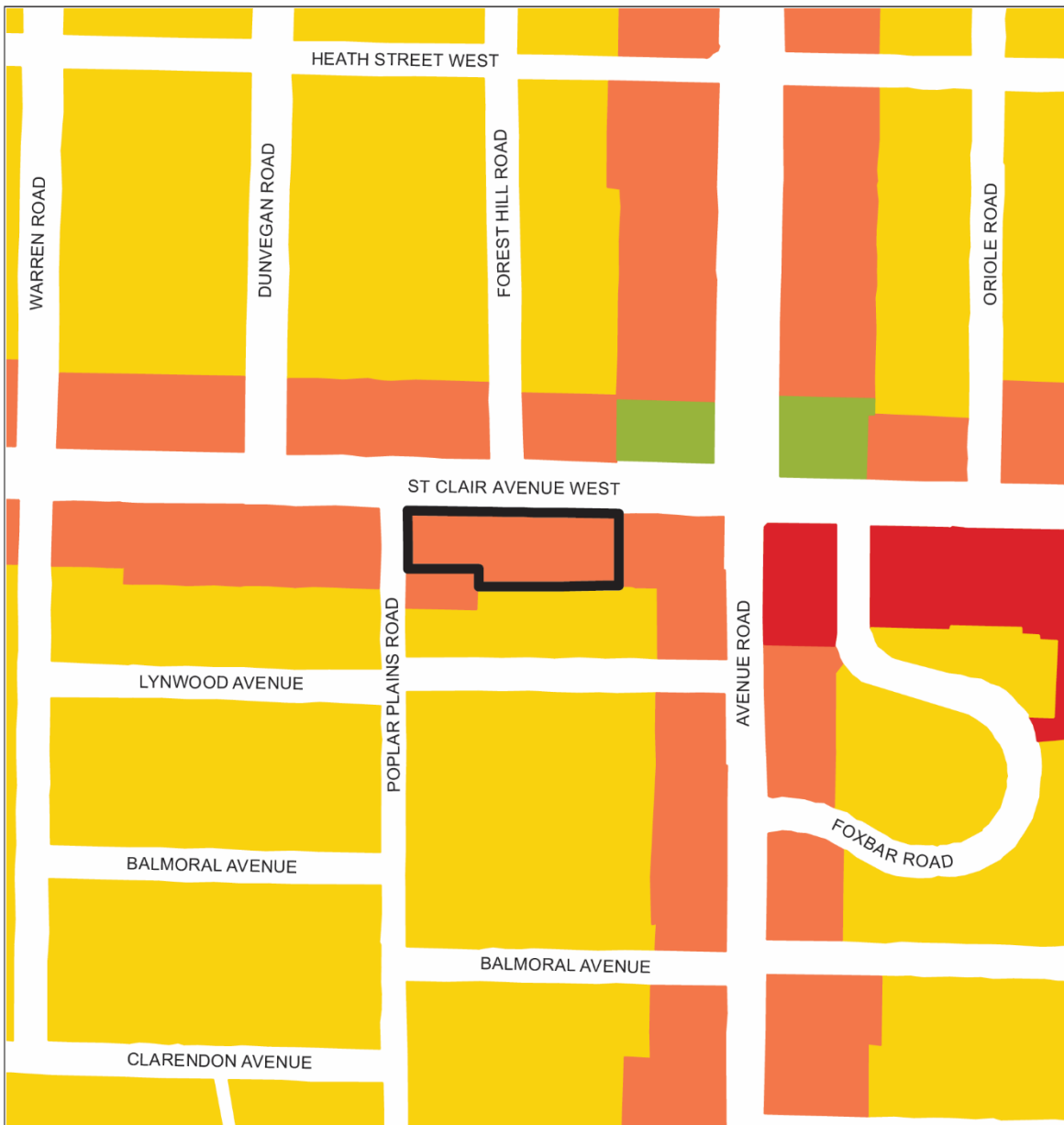


Attachment 3: Site Plan



Site Plan

Attachment 4: Official Plan Map



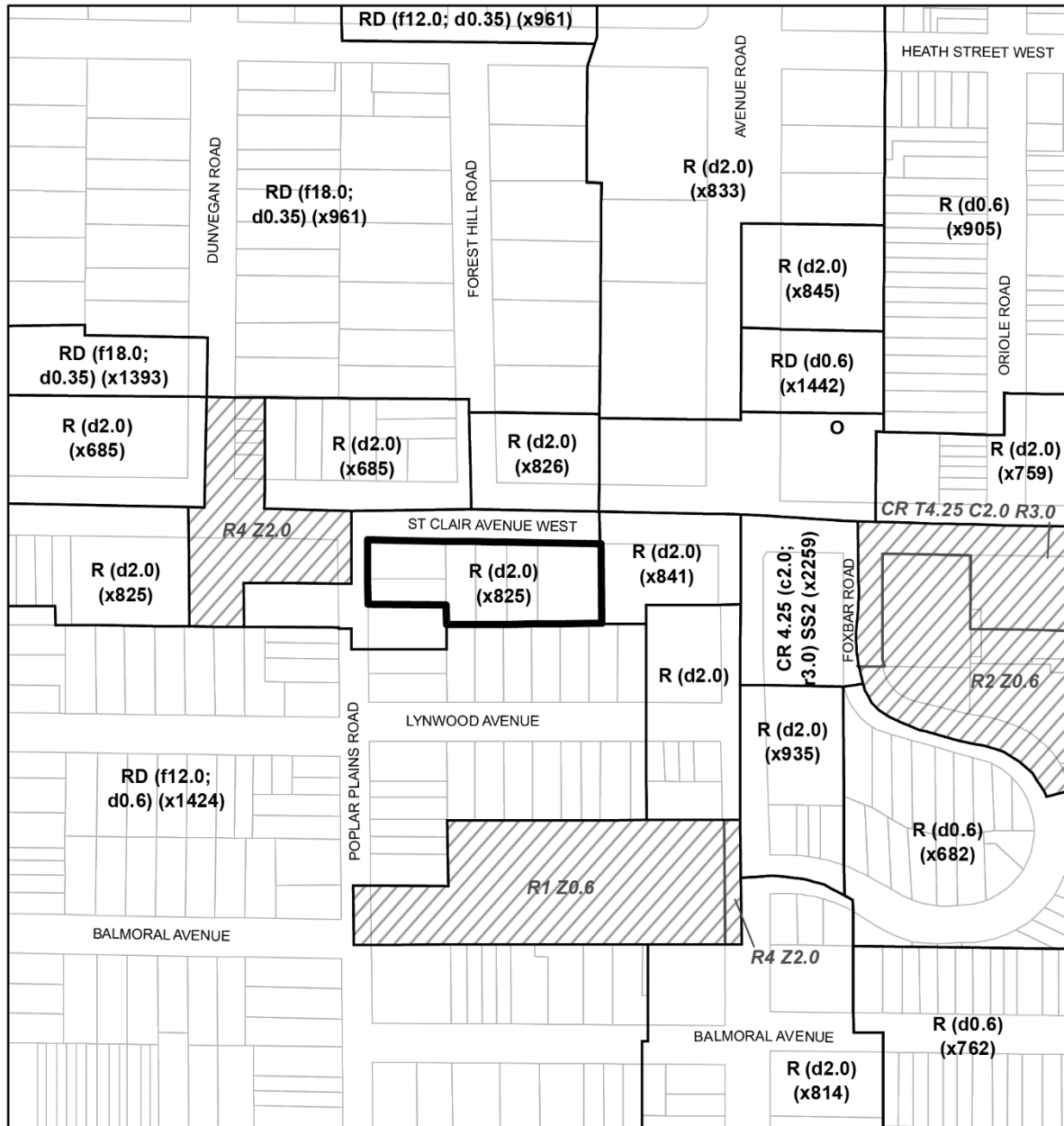
Official Plan Land Use Map

175-195 St Clair Avenue West &
273 Poplar Plains Road
File # 20 220123 STE 12 02

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


Not to Scale
01/14/2021

Attachment 5: Zoning By-law Map



175-195 St Clair Avenue West & 273 Poplar Plains Road

Zoning By-law 569-2013

File # 20 220123 STE 12 0Z



Location of Application

R Residential
RD Residential Detached
CR Commercial Residential
O Open Space



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

R1 Residential District
R2 Residential District
R4 Residential District
CR Mixed-Use District



Not to Scale
Extracted: 01/25/2021

Attachment 6: Application Data Sheet

Municipal Address: 175-195 St Clair Avenue West and 273 Poplar Plains Road
Date Received: November 19, 2020

Application Number: 20 220123 STE 12 OZ

Application Type: OPA & Rezoning

Project Description: A 15-storey residential building.

Applicant	Agent	Architect	Owner
Bousfields Inc.	Bousfields Inc.	Richard Wengle Architect	St Clair & Main Developments Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation: Apartment Neighbourhood
Site Specific Provision: SASP 221

Zoning: R (d2.0) (x825)
Heritage Designation: n/a

Height Limit (m): 14.0m
Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 4,721 Frontage (m): 120 Depth (m): 35

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			2,977	2,977
Residential GFA (sq m):			33,848	33,848
Non-Residential GFA (sq m):				
Total GFA (sq m):			33,848	33,848
Height - Storeys:			15	15
Height - Metres:			49	49

Lot Coverage Ratio (%): 63.05 Floor Space Index: 7.17

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	33,705	142
Retail GFA:	0	0
Office GFA:	0	0
Industrial GFA:	0	0
Institutional/Other GFA:	0	0

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	1	n/a	0	0
Freehold:	n/a	n/a	0	0
Condominium:	7	n/a	206	206
Other:	n/a	n/a	0	0
Total Units:	8	n/a	206	206

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	0	0	0	0	0
Proposed:	0	0	70	115	21
Total Units:	0	0	70	115	21

Parking and Loading

Parking Spaces: 244 Bicycle Parking Spaces: 207 Loading Docks: 1

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