

## **27 Grosvenor Street and 26 Grenville Street – Zoning Amendment Application – Final Report**

Date: March 30, 2021

To: Toronto and East York Community Council

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

Wards: Ward 13 - Toronto Centre

**Planning Application Number: 19 127586 STE 13 OZ**

### **SUMMARY**

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This application proposes to amend the Zoning By-law to permit a mixed-use building with two towers, 32 and 46 storeys in height, connected by a shared podium at 27 Grosvenor Street and 26 Grenville Street. The proposal includes 770 rental dwelling units, of which 231 will be affordable rental units; a 699 square metre child care facility; a 2,081.2 square metre fitness club; and 445.4 square metres of retail on the ground level. The total gross floor area of the proposed development is 62,751.5 square metres. The proposal also includes a pedestrian walkway through the site connecting Grosvenor Street and Grenville Street.

The proposed affordable housing component of this application is approved for Open Door incentives including exemption from the payment of certain development charges and fees, and property tax rebates for the affordability period of 40 years, all as part of the Provincial Affordable Housing Lands Program.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

This report reviews and recommends approval of the application to amend the Zoning By-law.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend Zoning By-law 438-86, for the lands at 27 Grosvenor Street and 26 Grenville Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to this report.

2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 27 Grosvenor Street and 26 Grenville Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to this report.
3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment(s) as may be required.
4. Before introducing the necessary Bills to City Council for enactment, require the owner to:
  - a) submit to the Chief Engineer and Executive Director, Engineering and Construction Services for review and acceptance, a revised Functional Servicing and Stormwater Management Report, Servicing Report Groundwater Summary, Hydrological Review Summary, and Hydrogeological Report to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development; and
  - b) make satisfactory arrangements and enter into the appropriate agreement(s) with the City for the design and construction of any improvements to the municipal infrastructure, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the City Solicitor, should it be determined that upgrades are required to the infrastructure to support this development, according to the revised Functional Servicing and Stormwater Management Report, Servicing Report Groundwater Summary, Hydrological Review Summary, and Hydrogeological Report accepted by the Chief Engineer and Executive Director, Engineering and Construction Services.
5. Before introducing the necessary Bills to City Council for enactment, require the owner to provide a signed solicitor's certificate confirming the conveyance was registered for the lot line adjustment application filed with the Committee of Adjustment (Application No. B0019/21TEY).
6. Before introducing the necessary Bills to City Council for enactment, require the owner to enter into an Agreement pursuant to Section 37 of the *Planning Act*, and register same in priority to the satisfaction of the City Solicitor, as follows:
  - a) The community benefits recommended to be secured in the Section 37 Agreement are as follows:
    - i. Prior to the issuance of the first above-grade building permit, the owner shall pay to the City the sum of \$1,100,000.00 to be allocated towards new and/or existing affordable housing within Ward 13, to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor;
    - ii. The cash contribution referred to in Recommendation 6(a)(i) shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for the Toronto Census Metropolitan

Area, reported quarterly by Statistics Canada in Building Construction Price Indexes Table 18-10-0135-01, or its successor, and calculated from the date of the Agreement to the date of payment;

iii. In the event the cash contribution referred to in Recommendation 6(a)(i) has not been used for the intended purpose within three years of the Zoning By-law Amendments coming into full force and effect, the cash contribution may be directed for another purpose, at the discretion of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor, provided the purpose is identified in the Official Plan and will benefit the community in the vicinity of the lands.

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

i. Before introducing the necessary Bills to City Council for enactment, a restriction on the property at 32 Grenville Street will be secured through a Limiting Distance Agreement between the owner of 27 Grosvenor Street and 26 Grenville Street, the owner of 32 Grenville Street, and the City of Toronto, to the satisfaction of the City Solicitor, which will establish a Limiting Distance Area on the property at 32 Grenville Street where no new building or structure may be constructed within 7 metres of the east property line abutting 26 Grenville Street and 27 Grosvenor Street, above the height of the existing building;

ii. The owner shall:

A. Construct and maintain a pedestrian walkway in the location generally identified in the Zoning By-law Amendment with specific configuration and design of the pedestrian walkway to be determined in the context of Site Plan approval, all to the satisfaction of the Chief Planner and Executive Director, City Planning; and

B. Prepare all documents and convey a public access easement in perpetuity in favour of the City over the pedestrian walkway, including support rights, free and clear of encumbrances, and for nominal consideration, as a condition of Site Plan approval, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor;

iii. Access to the fitness club within the development will be available to residents of all rental units at no cost. In the event that the fitness club ceases operation as a commercial fitness club, the floor area containing the fitness club will revert to indoor amenity space for the rental building; and

iv. The fitness club will remain under the ownership of the owner of the rental building in perpetuity and will not be conveyed to a separate entity.

v. The owner will construct and maintain the development of the site in accordance with Tier 1 of the Toronto Green Standard, and the owner will be encouraged to achieve Tier 2 of the Toronto Green Standard, where appropriate;

vi. The owner will provide a minimum 30 percent of the total residential unit mix and a minimum 30 percent of the total residential gross leasable area as affordable rental housing units, as described and defined in the Contribution Agreement, executed March 29, 2019;

vii. The owner shall provide and maintain at least ninety-two (92) dwelling units as one-bedroom affordable rental units, at least ninety-three (93) dwelling units as two-bedroom affordable rental units, and at least (46) dwelling units as three-bedroom affordable rental units, in the new 32- and 46-storey mixed use buildings, such that at least 30 percent of the total residential units overall are affordable rental units, with any amendments to the satisfaction of the Chief Planner and Executive Director, City Planning, the Executive Director, Housing Secretariat, and in consultation with the City Solicitor;

viii. The general configuration and layout of the 231 affordable rental dwelling units in the new 32- and 46-storey mixed use buildings shall be to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the Executive Director, Housing Secretariat;

ix. The owner shall provide and maintain the 231 affordable rental dwelling units as rental dwelling units for a minimum of 40 years, beginning with the date each such unit is first occupied. No affordable rental dwelling unit shall be registered as a condominium or any other form of ownership such as life lease or co-ownership which provide a right to exclusive possession of a dwelling unit, and no application for conversion for non-rental housing purposes, or application to demolish any affordable rental dwelling unit shall be made for at least 40 years from the date of first occupancy. When the 40 year period has expired, the owner shall continue to provide and maintain the affordable rental dwelling units as rental dwelling units, unless and until such time as the owner has applied for and obtained all approvals necessary to do otherwise; and

x. The owner shall provide and maintain the 231 affordable rental dwelling units at affordable rents for at least 40 years, beginning with the date that each such unit is first occupied. During the first 40 years of occupancy, increases to initial rents charged to tenants occupying any of the affordable rental dwelling units shall be in accordance with the Residential Tenancies Act and shall not exceed the Provincial rent guideline.

xi. The provision of a non-profit licensed Child Care Centre to be located in the base building of the development on the lands, to accommodate 49 children, including infants, toddlers and preschoolers, comprising of a

minimum of 699 square metres of interior space and approximately 292 square metres of exterior space adjacent to the interior space, including outdoor storage, and the provision for a child pick-up and drop-off area, with the precise location, capacity and related matters to the satisfaction of the Chief Planner and Executive Director, City Planning in consultation with the General Manager, Children's Services and such Child Care Centre shall generally be in accordance with the following:

A. The Child Care Centre shall be constructed and finished by the owner, including a minimum of 6 parking spaces for the use of the Child Care Centre for pick-up/drop-off operations. These spaces to be assigned accordingly and their location will be identified through the site plan approval process for the development, to the satisfaction of the Chief Planner.

B. Prior to the issuance of any above grade building permit for any portion of the lands, the owner shall provide a letter of credit in the amount sufficient to guarantee 120% of the estimated cost of the design, construction and handover of the Child Care Centre complying with the specifications and requirements of the Section 37 Agreement, to the satisfaction of the General Manager, Children's Services and the Chief Financial Officer and Treasurer; and

C. The details of the other matters as described in these Recommendations, such as timing, location, obligations and any such matters to implement the Child Care Centre will be finalized between the owner and the City and will be substantially in accordance with all applicable provincial and municipal legislation, by-laws, regulations, guidelines and standards and provincial licensing requirements, including the City of Toronto's Child Care Development Guidelines (2016), and to the satisfaction of the Executive Director, Corporate and Real Estate Management, the General Manager, Children's Services, and the Chief Planner and Executive Director, City Planning, in consultation with the City Solicitor;

7. City Council authorize appropriate City Officials to take such actions as are required to implement City Council decision, including the execution and implementation of the Section 37 Agreement.

## **FINANCIAL IMPACT**

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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.

City incentives through the Open Door Program, which include relief from development charges, planning and building permit fees and property taxes for 40 years for the gross floor area that is planned for affordable rental dwelling units were previously approved by City Council at its meetings of October 2, 2017 as Item EX27.15 and May 14, 2019 as Item PH5.3.

## **EQUITY IMPACT**

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Access to safe, secure, affordable rental housing in all parts of Toronto is a fundamental goal of the City's new HousingTO Action Plan 2020-2030. Providing new affordable housing is also a goal of the City's Poverty Reduction Strategy. The proposal will provide the City and the neighbourhood with 231 new affordable rental apartments.

## **DECISION HISTORY**

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City Council on October 2, 2017 adopted EX27.15 "Creating 600 Affordable Rental Homes at the West Don Lands and 27 Grosvenor/26 Grenville Sites" authorizing that the affordable housing to be constructed on the lands known as Blocks 8/20 and Blocks 3W, 4W and 7W in the West Don Lands and 27 Grosvenor/26 Grenville Streets, be approved for Open Door incentives including exemption from the payment of development charges, building, planning and parkland dedication fees and charges, and property taxes for the affordability period. The City Council Decision is available here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX27.15>

On May 14, 2019, City Council adopted PH5.3 "Creating Affordable Rental Homes at the West Don Lands and 27 Grosvenor/26 Grenville Streets - Update" approving Open Door Incentives for up to 80 additional affordable rental units to be constructed on the lands known as Blocks 8/20 and Blocks 3W, 4W and 7W in the West Don Lands and 27 Grosvenor/26 Grenville Streets. The City Council Decision is available here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH5.3>

An application for consent to sever the lands at 27 Grosvenor Street and 26 Grenville Street from the retained lands at 15-25 Grosvenor Street and 32 Grenville Street and create new easements and rights of way was approved by the Committee of Adjustment at its meeting of October 24, 2018, subject to conditions. The owner subsequently appealed certain conditions to the Toronto Local Appeal Board (TLAB). The TLAB Decision and Order (TLAB Case File Number: 18 258367 S53 27 TLAB) issued on March 14, 2019 approved the consent application subject to revised conditions.

A pre-application meeting was held on February 26, 2018. The current application was submitted on March 19, 2019 and deemed complete on April 22, 2019. A Preliminary Report on the application(s) was adopted by Toronto and East York Community Council on May 22, 2019 authorizing staff to conduct a community consultation meeting with an expanded notification area. Community consultation is summarized in the Comments section of this report. The Toronto and East York Community Council also directed Community Planning and the applicant to create a working group and to consult with the

local community as part of the Site Plan process, including the local residents association and other stakeholders prior to the issuance of Final Site Plan Approval. The Toronto and East York Community Council Decision is available here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE6.28>

## **PROPOSAL**

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The original application submitted in March 2019 proposed a mixed-use building with two towers, 35 and 50 storeys in height, containing 844 rental dwelling units, of which 257 would be affordable rental units; a 697 square metre child care facility; and 395 square metres of retail on the ground level.

A revised proposal was submitted on November 30, 2020 in response to concerns raised by the public and staff comments. The main revisions included a reduction in the tower heights to 31 and 46 storeys to ensure no new net shadow on Opera Place Park in accordance with the Official Plan policies for the area; introduction of the proposal to adjust the lot line between 27 Grosvenor Street and 15-25 Grosvenor Street; increased tower separation distance between the south tower and the east property line; securing, in principle, a limiting distance agreement with 32 Grenville Street to address tower separation concerns between the south tower and the west property line; internal adjustments within the building podium to provide an improved relationship to the existing building at 37 Grosvenor Street; and introduction of the fitness club use.

A second revised proposal was submitted on February 11, 2021 in response to additional staff comments which shifted the positioning of the north tower to provide greater separation distances from the west and east property lines. The height of the north tower was also increased to 32 storeys while continuing to comply with the no new net shadow requirement.

The revised proposal which is the subject of this report consists of a mixed-use building with two towers, 32 and 46 storeys in height, connected by an 11-storey podium with a 9-storey streetwall expression. The proposal includes 770 rental dwelling units, of which 231 (30% of the units) will be affordable rental units.

At the ground level a total of 445.4 square metres of retail space is proposed fronting onto Grosvenor Street and Grenville Street. Residential building lobbies for the north and south towers will front onto Grosvenor Street and Grenville Street, respectively. A pedestrian walkway is proposed through the site connecting Grosvenor Street and Grenville Street.

A 699 square metre child care facility and approximately 292 square metres of outdoor space will be located on the third level, with a dedicated entrance and elevator from Grosvenor Street. Residential amenity space will be located on the third and fourth levels, including a 2,081.2 square metre fitness club which will be accessible both to residents and outside members.

The loading area and a three-level underground garage containing a total of 200 parking spaces (97 residential, 97 non-residential, and 6 car share) will be accessed from St. Vincent Lane on the west side of the property. A total of 780 bicycle parking spaces on P1 and the first and second levels will be available for residents, visitors, and the child care facility.

Refer to Table 1 for a comparison of the key statistics between the three submissions.

Table 1: Summary of Application Statistics

	Original Submission March 19, 2019	Revised Submission November 30, 2020	Revised Submission February 11, 2021
Site Area (sq.m.)*	3,846	3,902	3,902
Density (FSI)	16.27	15.42	16.08
GFA (sq.m.)			
Residential	61,483.40	60,171.20	59,494.4
Retail	394.96	390.20	445.4
Child Care Facility	696.48	741.10	699.0
Fitness Club	N/A	N/A	2,081.2
Parking Entrance	N/A	N/A	31.5
Total	62,574.84	60,171.20	62,751.5
Residential Units (Market/Affordable)			
Studio	14 / 0	12 / 0	12 / 0
1 Bedroom	237 / 99	221 / 92	222 / 92
2 Bedroom	275 / 103	243 / 92	250 / 93
3 Bedroom	61 / 55	58 / 45	55 / 46
Total	587 / 257	534 / 229	539 / 231



	Original Submission March 19, 2019	Revised Submission November 30, 2020	Revised Submission February 11, 2021
Amenity Space (sq.m.) Indoor Outdoor	3,000.8 (3.56/unit) 731.8 (0.87/unit)	2,400.3 (3.14/unit) 685.3 (0.90/unit)	2,422.2 (3.15/unit) 685.4 (0.89/unit)
Parking Spaces Residential Non-residential Car Share Total	112 103 6 215	96 99 6 201	97 97 6 200
Bicycle Parking Spaces Res. long-term Res. short-term Child Care Facility	760 85 N/A	687 77 N/A	693 77 10
Loading Spaces Type "G" Type "C" Type "B"	2 1 2	2 1 2	2 1 2
Building Height Streetwall Podium North Tower South Tower	9 st. (32.4 m) 11 st. (38.6 m) 35 st. (117.0 m) 50 st. (161.7 m)	9 st. (32.4 m) 11 st. (38.6 m) 31 st. (110.1 m) 46 st. (155.2 m)	9 st. (32.4 m) 11 st. (38.6 m) 32 st. (113.3 m) 46 st. (155.2 m)
Setbacks (m) Grosvenor St. Grenville St.	2.7 1.71	3 2	3 2
Tower Setbacks (m) North Tower (E) North Tower (W) North Tower (N) South Tower (E) South Tower (W) South Tower (S)	0.48 8.94 5.7 7.46 7.2 4.71	0.77 8.94 5.0 12.65 5.5 4.0	4.83 11.5 5.0 12.5 5.5 4.0

	Original Submission March 19, 2019	Revised Submission November 30, 2020	Revised Submission February 11, 2021
Tower Separation (m)			
N. Tower - S. Tower	25.0	24.5	20.0
N. Tower - Murano	18.0	18.0	20.0
N. Tower - 15-25 Grosvenor St.	10.8	9.27	13.3
S. Tower - 32 Grenville St.	7.2	5.5 (+ 7.0 LDA)	5.5 (+ 7.0 LDA)
S. Tower - 18 Grenville St.	7.46	12.65	12.5
Tower Floorplate GCA (sq.m.)			
North Tower	787.0	782.0	783.0
South Tower	782.8	783.0	783.0

\* Note: Site area increased as a result of the proposed lot addition.

See Attachment No. 2 to this report for the project data, Attachment No. 9 for the site plan, Attachment No. 10 for a three dimensional representation of the current proposal in context, and Attachments No. 11-14 for the elevations.

### Site and Surrounding Area

The subject site is a through lot with frontages on Grosvenor Street and Grenville Street, located east of Bay Street and west of Yonge Street. The north end of the site is adjacent to St. Vincent Lane which runs north-south connecting Grosvenor Street and Grenville Street. The site has an area of approximately 3,902 square metres with a frontage of 45.59 metres on Grosvenor Street and 43.80 metres on Grenville Street. The lot depth is 84.31 metres. The site slopes down from north to south, with a difference of grade between Grosvenor Street and Grenville Street of approximately 2.5 metres.

The lot was created through a consent application which severed the lands at 27 Grosvenor Street and 26 Grenville Street from the retained lands at 15-25 Grosvenor Street and 32 Grenville Street (both owned by the Province through Infrastructure Ontario), as discussed in the Decision History section of this report. A second consent application is under review to adjust the lot line between 27 Grosvenor Street and 15-25 Grosvenor Street by moving the lot line 1.54 metres to the east (Application No.

B0019/21TEY). The site description contained in this report reflects the ultimate site area and dimensions following completion of the proposed lot line adjustment. Accordingly, this report recommends that the proposed lot line adjustment be completed, including confirmation from the owner's solicitor that the conveyance has been registered, before introducing the necessary Bills to City Council.

The northern portion of the subject site (27 Grosvenor Street) currently contains a 3-storey commercial parking garage. The southern portion of the site (26 Grenville Street) contains a 2-storey building that formerly housed the Ontario Coroner and is currently vacant.

See Attachment No. 1 to this report for the location map.

The buildings and uses surrounding the subject site include the following:

North: On the north side of Grosvenor Street is the 4-storey Central YMCA building (10-20 Grosvenor Street and 15 Breadalbane Street). North of the YMCA is Opera Place Park. On the northeast corner of Bay Street and Grosvenor Street is Opera Place which is a 16-storey building with retail at grade and residential units above (887 and 889 Bay Street).

East: East of 27 Grosvenor Street is the George Drew Building which is a 21-storey office building owned by the Province (15-25 Grosvenor Street). East of 26 Grenville Street is the Peregrine Co-op which is a 16-storey residential building with two storeys of office uses occupied by the Ontario Civil Service Credit Union (18 Grenville Street). Further east of these buildings is St. Luke Lane; 1-storey commercial buildings fronting on Yonge Street; and Halo Residences which is a 39-storey building that is currently under construction (480 Yonge Street).

South: On the south side of Grenville Street opposite 26 Grenville Street is the 26-storey The Gallery (25 Grenville Street) and the 12-storey Toronto Police Service Headquarters (40 College Street). Further to the east on the south side of Grenville Street are the recently-completed 50-storey Karma Condos (15 Grenville Street) and 62-storey YC Condos (7 Grenville Street).

West: West of 26 Grenville Street is Simôn Apartments which is an 11-storey building owned by the Province containing an assisted living centre with approximately 40 apartments (32 Grenville Street). West of St. Vincent Lane and fronting on Bay Street is Murano which consists of two 33-storey towers connected by a 2-storey podium with retail uses at grade (38 Grenville Street and 37 Grosvenor Street).

### **Reasons for Application**

The proposal requires an amendment to the Zoning By-law for an increase in density and height along with changes required to setbacks, amenity space, parking, loading and bicycle parking provisions.

## **APPLICATION BACKGROUND**

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## **Application Submission Requirements**

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

- Tree Inventory and Preservation Plan Report
- Toronto Green Standard Checklist
- Sun/Shadow Study
- Planning and Urban Design Rationale (including Community Services and Facilities Study)
- Public Consultation Strategy Report
- Heritage Impact Assessment
- Urban Transportation Considerations Report
- Hydrogeological Assessment
- Geotechnical Investigation
- Phase 1 Environmental Site Assessment
- Functional Servicing and Stormwater Management Report
- Pedestrian Level Wind Study
- Energy Strategy
- Construction Management Plan

These reports/studies can be viewed through the Application Information Centre (AIC) here: <https://www.toronto.ca/city-government/planning-development/application-information-centre>.

## **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 and to formulate appropriate Zoning By-law standards.

## **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have had an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## **POLICY CONSIDERATIONS**

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### **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 employment opportunities; the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; the appropriate location of growth and development; the adequate provision and distribution of educational, health, social, cultural and recreational facilities; the resolution of planning conflicts involving public and private interests; 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.

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

### **The Provincial Policy Statement (2020)**

The Provincial Policy Statement (2020) (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 use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;

- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards.

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 4.6 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."

### **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) came into effect on May 16, 2019, with Amendment 1 to the Growth Plan coming into effect on August 28, 2020 (the "Growth Plan (2020)"). The Growth Plan (2020) 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 (2020), 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 (2020), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of employment areas, 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, 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 (2020), 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 (2020), 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 (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

### **Planning for Major Transit Station Areas**

The Growth Plan (2020) 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 (2020) requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate specific MTSA boundaries and demonstrate how the MTSAs plan for the prescribed densities.

Staff have reviewed the proposed development for consistency with the PPS (2020) and for conformity with the Growth Plan (2020). The outcome of staff analysis and review are summarized in the Comments section of this report.

### **Toronto Official Plan**

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. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application.

The City of Toronto Official Plan can be found here:

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

On September 21, 2020 the Minister 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 Official Plan Amendments can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.4>

This application has been reviewed against the policies of the City of Toronto Official Plan and Official Plan Amendment 183 (Site and Area Specific Policy 382), Official Plan Amendment 406 (Downtown Plan), and Official Plan Amendment 352 (and implementing Bylaws 1106-2016 and 1107-2016) as follows:

## **Chapter 2 - Shaping the City**

### **Section 2.2.1 Downtown: The Heart of Toronto**

This section outlines the policies for development within the Downtown. The proposed development is located in the Downtown area on Map 2 of the Official Plan. The Official Plan states that: "while we anticipate and want Downtown to accommodate growth, this growth will not be spread uniformly across the whole of Downtown."

Policy 2.2.1.1 states that the Downtown will accommodate development that achieves a minimum combined gross density target of 400 jobs and residents per hectare within the Downtown Urban Growth Centre ("UGC").

Policy 2.2.1.3 c) and d) states that the quality of the Downtown will be improved by enhancing existing parks and strengthening the range and quality of the social, health and community services located Downtown.

Policy 2.2.1.4 states that a full range of housing opportunities will be encouraged through residential intensification in the Mixed Use Areas of Downtown.

## **Chapter 3 - Building a Successful City**

### **Section 3.1.1 Public Realm**

This section provides guidance on the roles and key relationships between elements of the public realm as well as direction on the expansion, enhancement and maintenance of the public realm through development review and capital projects.

Policy 3.1.1.12 states that mid-block connections will be designed to complement and extend, but not replace, the role of the public streets, parks and open spaces as the main place for civic life and pedestrian activity. They should be designed for users of all



ages and abilities, comfortable, safe and integrated into the local network of pedestrian movement with direct access from the public sidewalk and clear wayfinding within.

Policy 3.1.1.13 states that sidewalks and boulevards will be designed to provide safe, attractive, interesting and comfortable spaces for users of all ages and abilities, by: a) providing well designed and co-ordinated tree planting, landscaping, amenity spaces, setbacks, green infrastructure, pedestrian-scale lighting, street furnishings and decorative paving as part of street improvements; b) locating and designing utilities within streets, within buildings or underground, in a manner that will minimize negative impacts on the natural, pedestrian and visual environment and enable the planting and growth of trees to maturity; and c) providing unobstructed, direct and continuous paths of travel in all seasons with an appropriate width to serve existing and anticipated pedestrian volumes.

Policy 3.1.1.16 states that the preservation, long-term growth and increase in the amount of healthy trees will be a priority for all development.

### **Section 3.1.2 Built Form**

This section provides principles on key relationships of the location and organization of development, its massing and appropriate amenity within the existing and planned context to inform the built form and ensure each new building will promote and achieve the overall objectives of the Official Plan.

Policy 3.1.2.1 states that development will be located and organized to fit with its existing and planned context. Development will frame and support the adjacent public realm to promote civic life and the use of these spaces, and to improve the safety, pedestrian comfort, interest and experience, and casual views to the public realm from the development by:

- a) generally locating buildings parallel to the street with consistent front yard setbacks;
- c) locating main building entrances on the prominent building facades so that they front onto a public street, are clearly visible and directly accessible from a public street;
- d) providing ground floor uses, clear windows and entrances that allow views from and, where possible access to the public realm
- e) preserving existing mature trees wherever possible and incorporating them into the development site; and
- f) providing comfortable wind conditions and air circulation at the street and adjacent open spaces to preserve the utility and intended use of the public realm, including sitting and standing.

Policy 3.1.2.3 states that development will protect privacy within adjacent buildings by providing setbacks and separation distances from neighbouring properties and adjacent building walls containing windows.

Policy 3.1.2.4 states that development will locate and organize vehicle parking, vehicular access and ramps, loading, servicing, storage areas, and utilities to minimize

their impact and improve the safety and attractiveness of the public realm, the site and surrounding properties.

Policy 3.1.2.5 states that development will be located and massed to fit within the existing and planned context, define and frame the edges of the public realm with good street proportion, fit with the character, and ensure access to direct sunlight and daylight on the public realm by: a) providing streetwall heights and setbacks that fit harmoniously with the existing and/or planned context; and b) stepping back building mass and reducing building footprints above the streetwall height.

Policy 3.1.2.6 states that development will be required to provide good transition in scale between areas of different building heights and/or intensity of use in consideration of both the existing and planned contexts of neighbouring properties and the public realm, and in Policy 3.1.2.7 transition in scale will be provided within the development site and measured from shared and adjacent property lines.

Policy 3.1.2.11 states that new indoor and outdoor shared amenity spaces provided as part of multi-unit residential developments are encouraged to be high quality, well designed, and consider the needs of residents of all ages and abilities over time and throughout the year.

### **Section 3.1.3 Built Form - Building Types**

This section provides policy direction for three scales of building types – Townhouse and Low-Rise Apartments, Mid-Rise, and Tall – for residential, office and mixed-use intensification.

Tall buildings are the most intensive form of growth that come with both opportunities and challenges. Tall buildings play a role in achieving residential and employment growth ambitions in the Downtown; however, not every site is appropriate for a tall building. Tall buildings should only be considered where they can fit into the existing or planned context, and where the site's size, configuration and context allows for the appropriate design criteria to be met.

Policy 3.1.3.8 states that tall buildings should typically be designed to consist of three parts – a base, a tower and a top – carefully integrated into a single whole.

Policy 3.1.3.9 states that the base portion of tall buildings should: a) respect and reinforce good street proportion and pedestrian scale; and b) be lined with active, grade-related uses.

Policy 3.1.3.10 states that the tower portion of a tall building should be designed to:

- a) reduce the physical and visual impacts of the tower onto the public realm;
- b) limit shadow impacts on the public realm and surrounding properties;
- c) maximize access to sunlight and open views of the sky from the public realm;
- d) limit and mitigate pedestrian level wind impacts; and
- e) provide access to daylight and protect privacy in interior spaces within the tower.

Policy 3.1.3.11 states that Policy 3.1.3.10 should be achieved by:

- a) stepping back the tower from the base building;
- b) generally aligning the tower with, and parallel to, the street;
- c) limiting and shaping the size of tower floorplates above base buildings;
- d) providing appropriate separation distances from side and rear lot lines as well as other towers; and
- e) locating and shaping balconies to limit shadow impacts.

Policy 3.1.3.12 states that the top portion of a tall building should be designed to:

- a) integrate roof top mechanical systems into the building design;
- b) contribute to the surrounding skyline identity and character; and
- c) avoid up-lighting and excessive lighting.

### **Section 3.1.5 Heritage Conservation**

This section provides policy direction on the identification of potential heritage properties, conservation of heritage properties and on development adjacent to heritage properties. The site is adjacent to three properties designated under Part IV of the Ontario Heritage Act: 21 Grenville Street, 23-25 Grenville Street and 32 Grenville Street.

Policy 3.1.5.2 states that properties of potential cultural heritage value or interest will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value, and in Policy 3.1.5.3 heritage properties of cultural heritage value or interest will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.

Policy 3.1.5.4 states that properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

Policy 3.1.5.5 requires proposed alterations or development on or adjacent to a property on the Heritage Register to ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained.

Policy 3.1.5.26 requires new construction on, or adjacent to a property on the Heritage Register be designed to conserve the cultural heritage values, attributes and character of the property and to mitigate the visual and physical impact on it.

Policy 3.1.5.44 establishes view protection policies to specified properties on the Heritage Register, including Old City Hall.

### **Section 3.2.1 Housing**

This section provides direction to encourage the provision of a full range of housing, in terms of form, tenure and affordability.

Policy 3.2.1.1 states a full range of housing, in terms of form, tenure and affordability will be provided to meet the current and future needs of residents.

Policy 3.2.1.3 states investments in new rental housing, particularly affordable rental housing will be encouraged by a co-ordinated effort from all levels of government through implementation of range of strategies.

Policy 3.2.1.4 states assistance will be provided to encourage the production of affordable housing either by the City or in combination with senior government programs and initiatives.

### **Section 3.2.2 Community Facilities and Services**

This section calls for adequate and equitable access to community services and local institutions, and sets out a policy framework, that encourages the inclusion of community service facilities as part of a private development.

Policy 3.2.2.1 c) states adequate and equitable access to community services will be encouraged by ensuring that an appropriate range of community services and facilities are provided in areas of major or incremental physical growth.

Policy 3.2.2.7 states the inclusion of community service facilities will be encouraged in all significant private sector development.

### **Section 3.2.3 Parks and Open Spaces**

This section refers to Toronto's system of parks and open spaces and their important city-building role as the City grows and changes.

Policy 3.2.3.3 states the effects of development from adjacent properties, including additional shadows on parks and open spaces will be minimized as necessary to preserve their utility.

## **Chapter 4 - Land Use Designations**

### **Section 4.5 Mixed Use Areas**

The site is designated Mixed Use Areas on Map 18 of the Official Plan. Mixed Use Areas are intended to provide a broad range of commercial, residential and institutional uses in single-use or mixed-use buildings. (Refer to Attachment No. 3 to this report)

Policy 4.5.2 c) states development within Mixed Use Areas will locate and mass new buildings to provide a transition between areas of different intensity and scale through means such as setbacks and/or stepping down of heights.

Policy 4.5.2 e) states development will frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

Policy 4.5.2 f) states development will provide an attractive, comfortable and safe pedestrian environment.

Policy 4.5.2 i) refers to development that will provide good site access and circulation and an adequate supply of parking for residents and visitors and in 4.5.2 j) locate and screen service areas, ramps, and garbage storage to minimize the impact on adjacent streets and residences.

Policy 4.5.2 k) also refers to development that will provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Policy 4.5.2 l) states development will provide opportunities for energy conservation and in 4.5.2 m) provide opportunities for green infrastructure including tree planting, stormwater management systems and green roofs.

## **Chapter 5 - Implementation**

### **Section 5.1.1 Height and/or Density Incentives**

This section refers to Section 37 of the *Planning Act* and establishes the provisions under which Section 37 may be used.

### **Section 5.2.1 Secondary Plans: Policies for Local Growth Opportunities**

The site is located within the Downtown Plan area.

Policy 5.2.1.3 states Secondary Plans will promote a desired type and form of physical development resulting in highly functional and attractive communities and plan for an appropriate transition in scale and activity between neighbouring districts.

### **Section 5.6 Interpretation**

This section establishes how the policies are to be understood and interpreted.

Policy 5.6.1 states that the Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making and in Policy 5.6.1.1 that policies should not be read in isolation. When more than one policy is relevant, all appropriate policies are to be considered in each situation.

### **Official Plan Amendment 183 - North Downtown Yonge**

City Council adopted the North Downtown Yonge Area Specific Policy 382, known as Official Plan Amendment (OPA) 183 at its meeting on November 13, 2013. Parts of OPA 183 were approved by the OMB in a Phase I hearing and are in full force and effect, including the majority of the Bay Street Character Area policies and the area-

wide policies. Other parts of OPA 183, including the policies related to the Historic Yonge Street HCD, remain under appeal and will be addressed through a Phase II hearing, which is not yet scheduled.

The site is located within the Bay Street Character Area which includes the properties on both sides of Bay Street as well as the interior of most east-west blocks between Bay Street and Yonge Street to the west of the Yonge Street Character Area. (Refer to Attachments No. 4 & 5 to this report)

The non-policy text of Section 5.1 Bay Street Character Area states that growth is anticipated within the Bay Street Character Area in areas designated as Mixed Use Areas.

OPA 183 also contains policies related to sun and shadows, parks and open spaces, the public realm, and urban design, which have been considered during the review of the application.

Policy 6.A.1 states that development/redevelopment will adequately limit shadows to preserve or improve the utility, in both a functional and qualitative sense, of city streets, and publicly owned or publicly accessible open spaces (this policy does not apply to parks), having regard for the varied nature and acknowledging the importance of such areas. A mix of sun and shadow conditions will be maintained on the public realm consistent with the function of the affected space, and maintained on the private realm, including shared private outdoor amenity spaces serving multi-unit residential development, consistent with the typical function of such spaces for the times of day and year when such spaces are typically used.

Policy 6.2.9 states that it is the objective of Council to ensure that development/redevelopment will not cast any new net shadow on Opera Place Park between 12 Noon and 2:00 p.m. on March 21st and September 21st, and will not cast any new net shadow on Dr. Lillian McGregor Park for a period of 6 hours generally between the hours of 10:00 a.m. to 4:00 p.m. on March 21st and September 21st.

Policy 6.3.4 states that development/redevelopment applications will achieve public laneway improvements, including: a) a minimum laneway width of 6 metres; b) additional setbacks, in order to better accommodate north-south pedestrian connections and movement through the area, and; c) raised or well demarcated and barrier-free paths of travel along the laneways where appropriate to improve pedestrian safety and movement.

Policy 6.3.6 refers to creating an enhanced public realm and supporting pedestrian movement by expanding the sidewalk width, mid-block access, well designed promenades and potential new mid-block connections.

Policy 6.3.13 states Council's objective to widen the setbacks on east-west streets to secure a sidewalk zone (measured curb to building face) of at least 6 metres wide.

Policy 6.4.1 states that development/redevelopment will have a high standard of design, be appropriately scaled, relate positively to the existing and planned context and contribute to enhancing the surrounding public realm.

Policy 6.4.2 states that development/redevelopment will be massed to fit harmoniously with its surroundings and that setbacks, stepbacks, height restrictions, angular planes, appropriate floorplate areas, and/or facade articulation will be employed to achieve appropriate transition for this purpose.

Policy 6.4.4 states that floorplate sizes, stepbacks and tower separation distances will be important considerations in the evaluation of tall building development/redevelopment in order to address sunlight, shadow, sky view and privacy.

The North Downtown Yonge Site and Area Specific Policy 382 can be found here:  
<http://www.omb.gov.on.ca/edecisions/pl131355-Aug-25-2017.pdf>

### **Official Plan Amendment 406 - The Downtown Plan**

Official Plan Amendment 406 (the Downtown Plan) was adopted by City Council on May 22, 2018 and approved by the Minister of Municipal Affairs on June 5, 2019. The Amendment includes amendments to Section 2.2.1 and Map 6 of the Official Plan, as well as a new Downtown Plan. It applies to all applications deemed complete after June 5, 2019. This application was deemed complete prior to June 5, 2019 and as such the plan does not currently apply to this application. However, the policies in the plan are informative as to the most current policy direction for the Downtown.

The Downtown Plan – in conjunction with the associated infrastructure strategies that address water, energy, mobility, parks and public realm, and community services and facilities – provides a comprehensive and integrated policy framework to shape growth in Toronto’s fast-growing Downtown over the next 25 years. It provides the City with a blueprint to align growth management with the provision of infrastructure, sustain liveability, achieve complete communities and ensure there is space for the economy to grow. The Plan area is generally bounded by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north and the Don River to the east.

The Downtown Plan can be found here:  
<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf>

### **Official Plan Amendment 352 – Downtown Tall Building Setback Area**

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area. 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, which provide the detailed performance standards for portions of buildings above 24 metres in height.

OPA 352 and Zoning By-laws 1106-2016 and 1107-2016 were appealed to the Local Planning Appeal Tribunal (LPAT) following City Council's adoption of the planning instruments. On November 25, 2020 and February 2, 2021, City Council approved modifications to OPA 352 and the Zoning By-laws with the intention of resolving the appeals. On March 15, 2021, City Legal, together with the appropriate City Staff, presented the modifications to the LPAT for approval. At the time of this report, a written decision from the LPAT on the modified policies and regulations has not been issued.

Further information regarding OPA 352 can be found at [www.toronto.ca/tocore](http://www.toronto.ca/tocore)

### **Official Plan Amendment to Further Protect Heritage Views of City Hall, Old City Hall and St. James Cathedral**

Official Plan Policy 3.1.5.44 establishes view protection policies to specified properties on the Heritage Register, including Old City Hall. The protected view of Old City Hall includes the main entrance, tower and cenotaph as viewed from the southwest and southeast corners at Temperance Street and includes the silhouette of the roofline and clock tower. The City has initiated an Official Plan Amendment process with the intent of providing additional guidance for the conservation of this significant landmark property.

The draft Amendment can be found here

<https://www.toronto.ca/legdocs/mmis/2018/te/bqrd/backgroundfile-118130.pdf>

The outcome of staff analysis and review of relevant Official Plan policies and designations, Secondary Plans, and Official Plan Amendments noted above are summarized in the Comments section of this report.

### **Zoning**

The site is zoned CR T7.8 C2.0 R7.8 by the former City of Toronto Zoning By-law 438-86, which permits a wide range of commercial and residential uses with a maximum density of 7.8 times the lot area and a maximum height of 61 metres. The site is also zoned CR 7.8 (c2.0; r7.8) SS1 (x2358) with a maximum height of 61.0 metres by the City of Toronto Zoning By-law 569-2013. The site is subject to Section 12(2) 132 of former City of Toronto By-law 438-86 which prohibits commercial parking garages and private commercial garages. (Refer to Attachment No. 6 to this report)

The City's Zoning By-law 569-2013 may be found here:

<https://www.toronto.ca/citygovernment/planning-development/zoning-by-law-preliminary-zoning-reviews/zoningby-law-569-2013-2/>



## **Design Guidelines**

Part III of the PPS under the section titled "Guidance Material" states that guidance material and technical criteria may be issued from time to time assist planning authorities and decision-makers with implementing the policies of the Plan. Policy 5.2.5.6 of the Growth Plan indicates supporting documents, such as design guidelines, will direct the development of a high quality public realm and compact built form in achieving minimum intensification and density targets of the Plan.

Official Plan Policy 5.3.2.1 states that Guidelines will be adopted to advance the vision, objectives, and policies of the Plan. Urban design guidelines are intended to provide a more detailed framework for built form and public improvements. This application was reviewed using the following guidelines.

### **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.

Map 1 from the Downtown Tall Building Guidelines identifies Grenville Street and Grosvenor Street as Secondary High Streets on which tall buildings are an appropriate form of development, though at a lower scale than the surrounding High Streets. The Downtown Tall Building Guidelines also outline several factors which would mitigate the potential height of a tall building, including small site size and negative impacts on heritage properties, sunlight on parks and open spaces, and views of prominent and heritage properties, structures and landscapes.

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>.

## **North Downtown Yonge Urban Design Guidelines**

The North Downtown Yonge Urban Design Guidelines provide further direction for implementation of the policies contained in OPA 183 for each of the Character Areas as well as an area-wide built form and public realm framework.

The North Downtown Yonge Urban Design Guidelines are available at:  
<https://www.toronto.ca/legdocs/mmis/2013/te/bgrd/backgroundfile61187.pdf>

## **Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines**

On July 28, 2020, City Council adopted the updated Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines ("Growing Up Guidelines"). The update was based on the continued review and assessment from the draft guidelines adopted by Council in July 2017. The objective of the Growing Up Guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children at the neighbourhood, building and unit scale.

The Growing Up Guidelines can be found here:  
<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/growing-up-planning-for-children-in-new-vertical-communities/>

## **Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings**

The purpose of this document is to guide new developments in a direction that is more supportive of a growing pet population, considering opportunities to reduce the current burden on the public realm, and provide needed pet amenities for high density residential communities.

The link to the guidelines is here:  
<https://www.toronto.ca/wpcontent/uploads/2019/12/94d3-CityPlanning-Pet-Friendly-Guidelines.pdf>

## **Retail Design Manual**

On October 27, 2020, City Council adopted the Retail Design Manual. The Retail Design Manual supports the objectives of complete communities and vibrant streets which are closely tied to the provision of successful, resilient and dynamic retail uses. The Retail Design Manual is a collection of best practices and is intended to provide guidance on developing successful ground floor retail spaces by providing aspirational retail design best practices to inform, guide, inspire and educate those involved in the design and development of retail uses.

The Retail Design Manual can be found here:  
<https://www.toronto.ca/legdocs/mmis/2020/ph/bgrd/backgroundfile-157291.pdf>

## **Site Plan Control**

The subject site and proposed development are subject to Site Plan Control. An application for Site Plan approval has been submitted (File No. 19 127591 STE 13 SA) and is currently under review.

## **COMMENTS**

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

The proposal has been reviewed and evaluated against the PPS (2020) and the Growth Plan (2020). 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 of the policies of the Plans.

### **The Provincial Policy Statement (2020)**

From an intensification and land use perspective, this proposal is consistent with policies that promote efficient land use patterns (Policies 1.1.1, 1.1.2, 1.1.3.1, and 1.1.3.2) in a settlement area identified in the Official Plan for intensification and a varied mix of land uses. Specifically, the proposal includes a mixture of market and affordable residential rental units, a child care facility, and retail uses at grade. The proposal will efficiently use planned and available infrastructure and public service facilities and constitutes transit-supportive development.

From a housing perspective, this proposal is consistent with policies that require a range and mix of housing options to meet the needs of current and future residents (Policies 1.1.1 b), 1.1.3.3, and 1.4.3).

From a built form perspective, Policy 1.7.1 e) indicates long-term economic prosperity should be supported by...encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes. Policy 1.1.3.4 states appropriate development standards should be promoted to facilitate intensification, redevelopment and compact form. Development standards are established in the Official Plan, Secondary Plans, Site and Area Specific Policies, and supporting documents including urban design guidelines. This proposal is consistent in this regard as the proposed mass, scale, and height fits in its immediate existing and planned context.

From a heritage conservation perspective, Policy 2.6.1 indicates significant heritage resources and significant cultural heritage landscapes shall be conserved. Policy 2.6.3 indicates planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. City Planning staff are of the opinion the proposed development is consistent with the PPS in conserving the cultural heritage resources on and adjacent to the site.

It is City Planning staff's opinion that the application and the amending Zoning By-laws are consistent with the PPS, 2020.

### **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)**

The subject site is within the Downtown UGC, a strategic growth area defined in the Growth Plan (2020). The Downtown UGC, encompassing an area generally bordered by Bathurst Street, the midtown rail corridor and Rosedale Valley, Don River and Lake Ontario, will be planned to achieve, by 2031, or earlier, a minimum density target of 400 residents and jobs combined per hectare.

With regard to intensification and land use, the proposal conforms to the policy direction that speaks to directing growth to settlement areas such as the Downtown UGC (Policy 2.2.1.2). This mixed use proposal, including affordable housing and a child care facility, also supports the achievement of complete communities (Policy 2.2.1.4). Additional analysis on the application's conformity to the intensification targets for the Downtown UGC (Policy 2.2.3.2) is provided in the following section of this report. Furthermore, while the City is currently undertaking its municipal comprehensive review for development within major transit station areas, given the land uses and density being proposed, this proposal would contribute to and does not conflict with the overall density targets set out in Section 2.2.4 of the Growth Plan.

With regard to housing, the proposal conforms to the policy direction with respect to supporting housing choice by including a mix of housing options including affordable housing (Policy 2.2.6.1 a)) and by establishing planning and financial tools to implement such housing choices through the City's Open Door program (Policy 2.2.6 b)).

With regard to built form and public realm, the proposal provides for a compact built form and contributes to a vibrant public realm (Policy 2.2.1.4 e)). The proposal also conforms to the appropriate type and scale of development for its location within the Downtown UGC and is designed in a manner that supports the achievement of complete communities (Policy 2.2.2.3).

With regard to heritage conservation, policy 4.2.7.1 indicates cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas. Policy 4.2.7.2 states municipalities will work with stakeholders in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.

In implementing these policies, Growth Plan Policy 5.2.5.6 states municipalities are to develop and implement urban design and site design official plan policies and other supporting documents that direct the development of a high quality public realm and compact built form.

### **Conformity with Growth Targets and Density Targets**

The most recent Official Plan update was undertaken when the City's Official Plan was approved by the Ontario Municipal Board in 2006 and considered further through the statutory five-year review of the Official Plan that commenced in 2011. The five-year

review resulted in a number of Official Plan amendments that were approved by the province on various dates. The Official Plan sets out areas for future growth while at the same time establishing policies that are appropriate and considerate of the surrounding context.

The subject site is within the Downtown UGC of the built-up area boundary as identified in the Growth Plan (2020), where a significant share of population and employment growth is anticipated. The City of Toronto is required through its Official Plan to plan for a future population of 3,190,000 people by the year 2041. Additional density targets are provided for the various UGC in the City at a rate of 400 people and jobs combined per hectare to help achieve this overall population. The City is presently on track to meet these overall 2041 Growth Plan (2020) forecasts based on Census data, current development proposals and future trends that are currently being considered by the City.

The density of the Downtown Toronto UGC area in 2016 is 354 people and jobs per hectare, based on the 2016 Census population and the 2016 Toronto Employment Survey results. From 2011 to 2016, the population increased by 41,668 people. Employment increased by 69,280 jobs over the same period. The increase in density as a result of this growth is an additional 52 people and jobs per hectare over the 2011-2016 period. This demonstrates total population and employment growth and growth in density of the UGC.

Table 2: Downtown Toronto Urban Growth Centre

Year	Census Population	TES Employment	Area (hectares)	Density (people & jobs)
2011	205,888	441,920	2,143	302
2016	247,556	511,200	2,143	354
2011-2016	41,668	69,280	2,143	52

Sources: 2011 and 2016 Census, Statistics Canada, 2011 and 2016 Toronto Employment Survey, City of Toronto

In the Downtown Toronto UGC area, the 2016 Q4 Development Pipeline contained 42,556 units in projects that were built between 2012 and 2016, and a further 45,236 units in projects which are active and thus which have at least one Planning approval, for which Building Permits have been applied for or have been issued, and/or those which are under construction, but are not yet built (see ProfileToronto: How Does the City Grow? April 2017). The number of units in the area that are in active projects is greater than the number of units which have been built over the past five years.

If a similar number of units in active projects were realized in the near term as were built in the previous five years, and if the same population and employment growth occurred in the Downtown Toronto UGC over the near term from 2016 as occurred over the past five years from 2011 to 2016, the resulting density would be 406 people and jobs per hectare. Thus if the current trends continued, the resulting density would be above the

minimum UGC density target of the Growth Plan (2020). In addition, there would remain an additional ten years for additional approved development to occur.

According to our Toronto Employment Survey Bulletin, with the latest completed in 2019 and presented to the Planning and Housing Committee on January 2020, Downtown employment in 2016 was 511,200 or 23,888 jobs per square kilometre and in 2019 was 584,660 jobs or 27,320 jobs per square kilometre, i.e. the density of jobs in Downtown has risen from 239 jobs per hectare to 273 jobs per hectare, an increase of 34 jobs per hectare. So, if the City's density was 354 people and jobs per hectare in 2016, and if population in Downtown has not declined over the next three years to 2019, than based on employment alone, the Downtown's density would have increased, potentially to 388 people and jobs per hectare in 2019, all other things being unchanged.

The proposed development is not required for the City to meet the density target of 400 people and jobs/hectare in the Downtown UGC. The density target is to be measured across the whole of the Downtown UGC, as indicated in policy 5.2.5.4 of Growth Plan (2020).

It is City Planning's staff's opinion that the application and the amending Zoning By-laws conform to the Growth Plan (2020).

## **Land Use**

The site is designated Mixed Use Areas in the City of Toronto Official Plan. Policy 4.5.1 of the Official Plan states that Mixed Use Areas are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings.

In the Downtown Plan (not applicable for this proposal) the site is designated Mixed Use Areas 1 – Growth. Policy 6.18 states that a wide range of commercial, residential and institutional land uses, and parks and open spaces are permitted in the Mixed Use Areas. Policy 6.24 states that development within Mixed Use Areas 1 will generally be encouraged to provide a significant proportion of non-residential uses within new mixed-use developments.

The proposal includes a total of 62,751.5 square metres of gross floor area consisting of 445.4 square metres of retail space on the ground level; a 699 square metre child care facility; a 2,081.2 square metre fitness club; and 59,494.4 square metres of residential gross floor area resulting in 770 rental dwelling units, of which 231 (30%) will be affordable rental units.

Based on the applicable policy framework for this site, it is City Planning staff's opinion that the proposed mix of land uses conforms to the Official Plan and supports the creation of a complete community within the Downtown.

## **Housing**

The proposal includes a total of 770 rental dwelling units, of which 231 (30%) will be affordable rental units and 539 will be market rentals. The proposed unit mix is outlined in Table 3.

Table 3: Residential Unit Mix

	Market Units		Affordable Units	
Studio	12	2.2%	0	0%
1 Bedroom	222	41.2%	92	40%
2 Bedroom	250	46.4%	93	40%
3 Bedroom	55	10.2%	46	20%
Total	539	70%	231	30%

The unit mix meets the policy direction of the Official Plan to provide a full range of housing and meets the unit mix objectives of the Downtown Plan and the Growing Up Guidelines to provide a minimum of 15% 2 Bedroom units, 10% 3 Bedroom units, and an additional 15% as a combination of 2 and 3 Bedroom units within new developments. City Planning staff will continue to encourage the applicant to provide unit sizes which better meet the unit size objectives of the Downtown Plan and the Growing Up Guidelines through the Site Plan approval process.

The 231 affordable rental units represent 30% of the total residential unit mix and a minimum of 30% of the total residential gross leasable area. The affordable rental units will provide for a range of affordability where the initial rents will be no greater than 90% of the CMHC Average Market Rent (AMR) for 50% of the affordable units for each unit type; 70% of the AMR for 40% of the affordable units; and 40% of the AMR for 10% of the affordable units.

### Built Form

The proposed built form has been reviewed against the Official Plan and OPA 183, OPA 406 and OPA 352 (both approved but not in effect for this application), as well as the relevant design guidelines described in the Policy Considerations section of this report.

Policy 1.1.3.4 of the PPS states that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form. Policy 2.2.2.3 b) of the Growth Plan states that all municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas. The Official Plan and urban design guidelines provide the City's strategy for identifying the appropriate height and massing of development.

Policy 3.1.2.1 of the Official Plan states that development will be located and organized to fit with its existing and planned context. Similarly, Policy 6.4.1 of OPA 183 states that development/redevelopment will have a high standard of design, be appropriately scaled, relate positively to the existing and planned context and contribute to enhancing the surrounding public realm.

Policy 3.1.2.6 of the Official Plan states that development will be required to provide good transition in scale between areas of different building heights and/or intensity of use in consideration of both the existing and planned contexts of neighbouring properties and the public realm. Similarly, Policy 6.4.2 of OPA 183 states that development/redevelopment will be massed to fit harmoniously with its surroundings and that setbacks, stepbacks, height restrictions, angular planes, appropriate floorplate areas, and/or facade articulation will be employed to achieve appropriate transition for this purpose.

A Planning and Urban Design Rationale was submitted in support of the original application, along with addendum letters in support of each subsequent resubmission to address the revised plans and supporting materials. The rationale concludes that the proposal will fit harmoniously with the existing and planned built form context and will be compatible with the height and massing of existing and approved development in the surrounding area. It is City Planning staff's opinion that the proposal is appropriate for its existing and planned context and provides an appropriate transition to neighbouring properties and the public realm. The height and massing of the base building and towers are assessed in the following sections of this report, including setbacks and separation distances from neighbouring properties and buildings.

### **Built Form - Base Building**

The base building, or podium, is the lower portion of the building which defines its relationship to the public realm. Policy 3.1.3.9 of the Official Plan states that the base portion of tall buildings should respect and reinforce good street proportion and pedestrian scale, and be lined with active, grade-related uses. Policy 3.1.2.5 adds that the building massing should provide streetwall heights and setbacks that fit harmoniously with the existing and/or planned context, and step back the building mass above the streetwall height.

Tall Building Design Guideline 3.1.1 recommends aligning the new base building with the height of the existing streetwall context, or provide a base building height between 10.5 metres and 80% of the width of the adjacent right-of-way (up to 24 metres) where there is no consistent streetwall height context. Guideline 3.2.2 recommends a minimum stepback of 3 metres from the face of the base building to the tower along all street frontages.

The proposed streetwall height on both Grenville Street and Grosvenor Street is 9 storeys (32.4 metres). The surrounding streetwall context is varied. On Grosvenor Street, the surrounding buildings at 37 Grosvenor Street, 887 and 889 Bay Street, and 15-25 Grosvenor Street have not been designed with a stepback between the base building and the tower above, although there is articulation in the building design between the first 2-3 storeys and the building above. The Central YMCA has an overall height of only 4 storeys, and the office building at 15-25 Grosvenor Street is designed as a canyon-form building with a two-storey entry area on the west side of the tower. On Grenville Street, the neighbouring building at 32 Grenville Street has a streetwall height of 7 storeys, 18 Grenville Street has a streetwall height of 2-11 storeys, and the buildings on the south side of the street have streetwall heights ranging from 2-4 storeys



with a variety of styles and expressions. Grenville Street and Grosvenor Street are local streets with a right-of-way width of approximately 20 metres. This implies a maximum base building height of 16 metres or 5-6 storeys.

Given the varied context surrounding the site, City Planning staff find that the proposed base building height is acceptable. Similar to other buildings in the vicinity, the mass of the 9-storey streetwall will be articulated using various design elements such as architectural frames and canopies, which will be reviewed and secured as part of the Site Plan approval process.

Between the two towers the height of the base building is 11 storeys (38.6 metres). This taller section is acceptable within the interior of the site as it is not perceptible from the street and does not impact the pedestrian experience within the public realm.

Given the mid-block location of the site, additional consideration is required for the interface between the base building and the side lot lines. Policy 3.1.2.3 of the Official Plan states that development will protect privacy within adjacent buildings by providing setbacks and separation distances from neighbouring properties and adjacent building walls containing windows.

On the east side of the base building below the south tower, a setback of 5.5 metres is provided from the east property line above Level 3 where there are dwelling unit windows. This wall faces the west face of 18 Grenville Street which does not contain windows. On the west side, a setback of 5.5 metres is proposed from the west property line for the full height of the base building as well as the tower above, which is discussed further in the following section of this report. As discussed in the Planning and Urban Design Rationale and the first addendum letter, translucent privacy screens are proposed to divert any direct lines of sight from the six units in the podium which face 32 Grenville Street.

On the west side of the base building below the north tower, a setback of 4.5 metres is provided from the west property line above Level 3 where there are dwelling unit windows. The west property line abuts St. Vincent Lane which will have a width of 6 metres following the required lane widening. On the east side, the base building will be constructed to the property line shared with 15-25 Grosvenor Street resulting in a separation distance of 8.49 metres from the closest portion of the building face at 15-25 Grosvenor Street which does not contain any windows. The rationale for this interface is discussed further in the following section of this report. City Planning staff are satisfied with the proposed setbacks at the podium levels as they are generally consistent with the Development Standard Set 1 requirements in the Zoning By-law.

A stepback of 2 metres is proposed above the streetwall to the tower above, resulting in a setback between the tower and the property line of 5 metres on Grosvenor Street and 4 metres on Grenville Street. It is City Planning staff's opinion that the proposed stepback is acceptable given the varied context surrounding the site. The proposed stepback will provide a sufficient distinction between the base building and tower elements.

## **Built Form - Tower Placement, Separation Distances, and Floorplates**

Policy 3.1.3.10 of the Official Plan states that the tower portion of a tall building should be designed to reduce the physical and visual impacts of the tower onto the public realm by limiting shadow and wind impacts, and maximizing sunlight and open views of the sky. The tower design should also provide access to daylight and protect privacy in interior spaces within the tower. Policy 3.1.3.11 states that Policy 3.1.3.10 should be achieved through measures such as stepping back the tower from the base building, limiting and shaping the size of tower floorplates, and providing appropriate separation distances from side and rear lot lines as well as other towers.

Policy B) i) of OPA 352 (Council approved but not in full force and effect) states that development will provide setbacks from the lot lines to the tower portion of the building so that individual tall buildings on a site and the cumulative effect of multiple tall buildings within a block contribute to building strong healthy communities by fitting in with the existing and/or planned context.

The Tall Building Design Guidelines provide more specific direction for towers including limiting the tower floorplate to 750 square metres (Guideline 3.2.1), providing a setback of 12.5 metres or greater from side and rear property lines or the centre line of an abutting lane (Guideline 3.2.3) and providing a separation distance of 25 metres or greater between towers on the same site (Guideline 3.2.3).

Two towers are proposed on the site, each set back 2 metres from the base building below along Grosvenor Street and Grenville Street. Each tower has a floorplate of 783 square metres Gross Construction Area (GCA). While the tower floorplates exceed the recommended size contained in the Tall Building Design Guidelines, City Planning staff consider this acceptable given the resulting shadow and wind impacts described in the following sections of this report, as well as appropriate setbacks from neighbouring tall buildings as discussed further below.

The south tower is positioned to provide a 12.5 metre setback to the east property line. The existing 16-storey building at 18 Grenville Street is built up to the shared property line, resulting in a separation distance of 12.5 metres where the building faces overlap. City Planning staff find that this is an acceptable interface with the existing condition as the existing building at 18 Grenville Street has no windows on its west face. Should the property at 18 Grenville Street be redeveloped in the future, the same policies and guidelines with respect to providing setbacks from the property line would apply and result in a condition which provides even greater spacing between the tall buildings.

A 5.5 metre setback is provided between the south tower and the west property line. A Limiting Distance Agreement on the neighbouring property at 32 Grenville Street will be used to restrict development above the height of the existing building within 7 metres of the east property line. Together, the 5.5 metre setback and the 7 metre Limiting Distance Agreement area will secure a 12.5 metre setback from the west side of the south tower. The remaining area on the west side of 32 Grenville Street (approximately 9.47 metres wide) is not expected to be developed with a vertical addition to the building, therefore the resulting separation distance between the south tower and 38

Grenville Street is greater than 25 metres. It is City Planning staff's opinion that the use of a Limiting Distance Agreement in combination with the on-site setback is an acceptable approach to achieving the tower separation objectives for this proposal.

The north tower is setback 14.5 metres from the centreline of St. Vincent Lane, resulting in a tower separation distance of 20 metres from the existing 33-storey building at 37 Grosvenor Street. City Planning staff encouraged the applicant to provide a setback greater than the typical 12.5 metres in order to achieve a greater separation distance from the neighbouring tower which was built with a minimal setback from the adjacent public lane.

A 4.83 metre setback is provided to the east property line, resulting in a separation distance of 13.3 metres to the closest portion of the building face at 15-25 Grosvenor Street. It is City Planning staff's opinion that this is an acceptable response to the existing condition as the west face of the office building at 15-25 Grosvenor Street does not contain any windows. Infrastructure Ontario has provided a letter to City Planning staff indicating that the office building at 15-25 Grosvenor Street is considered part of the Province of Ontario's core office space in the vicinity of Queen's Park. There have been a number of recent capital improvements to the building, including a 150,000 square foot interior renovation and co-location of provincial tribunals in the building, improvements for barrier-free access, and improvements to the Grosvenor Street streetscape in front of the building. Additional capital projects currently underway include elevator modernization and heating and cooling improvements. However, should the property at 15-25 Grosvenor Street be redeveloped in the future, the second addendum letter to the Planning and Urban Design Rationale addresses the potential future condition. The addendum letter included a Block Plan Analysis showing that the property at 15-25 Grosvenor Street could accommodate a single tall building with the standard setbacks required in By-laws 1106-2016 and 1107-2016 and the Tall Building Design Guidelines. The property at 15-25 Grosvenor Street is not appropriately sized to accommodate two tall buildings. It is City Planning staff's opinion that if 15-25 Grosvenor Street were to be redeveloped, an appropriate separation distance from the north tower could be provided and would result in a condition which provides even greater spacing between the tall buildings.

A separation distance of 20 metres is proposed between the north and south tower. While the separation distance between towers does not meet the minimum of 25 metres recommended in the Tall Building Design Guidelines, City Planning staff find that on balance this is an acceptable condition for this site given the changes from the original proposal which achieved suitable separation distances from the surrounding tall buildings, many of which are situated closer to the subject site than contemplated in the Tall Building Design Guidelines.

### **Built Form - Tower Height**

The proposed tower heights are 32 storeys (113.3 metres) for the north tower and 46-storeys (155.2 metres) for the south tower, including the mechanical penthouse. The Planning and Urban Design Rationale submitted in support of the application indicates that the proposed heights would fit within the emerging overall height context of the area. City Planning staff are satisfied with this assessment as it relates both to the

policy context for this site within the Downtown and Mixed Use Areas designation as well as the existing and approved built form context within the vicinity of the site.

The overall height for this site is limited by the shadow policies of OPA 183, as discussed in the Shadow Impact section of this report. City Planning staff are satisfied that the reduced tower heights reflected in the revised proposal are acceptable for this site.

### **Shadow Impact**

Policy 3.1.3.10 b) of the Official Plan states that the tower portion of a tall building should be designed to limit shadow impacts on the public realm and surrounding properties.

Policy 6.2.9 of OPA 183 states that it is the objective of Council to ensure that development/redevelopment will not cast any new net shadow on Opera Place Park between 12 Noon and 2:00 p.m. on March 21st and September 21st, and will not cast any new net shadow on Dr. Lillian McGregor Park for a period of 6 hours generally between the hours of 10:00 a.m. to 4:00 p.m. on March 21st and September 21st.

A Sun/Shadow Study was submitted in support of the original application which showed the proposal casting new net shadow on Opera Place Park in the early afternoon during the time period specified in Policy 6.2.9 of OPA 183.

A revised Sun/Shadow Study was submitted in support of the revised proposal which shows that with the reduced tower heights and the revised positioning of the towers there will be no new net shadow on Opera Place Park in accordance with Policy 6.2.9 of OPA 183.

The proposal will cast shadows on the surrounding streets and sidewalks, as well as neighbouring properties, at various times throughout the year. City Planning staff finds the level of shadow impact generated by the revised proposal to be acceptable given the existing and planned context of the site within an urban setting where new tall buildings are anticipated.

### **Wind Impact**

Policy 3.1.2.1 f) of the Official Plan states that development will provide comfortable wind conditions and air circulation at the street and adjacent open spaces to preserve the utility and intended use of the public realm, including sitting and standing. Similarly, Policy 4.5.2 e) states that development in Mixed Use Areas will maintain comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

A Pedestrian Level Wind Study and subsequent addendum reflecting the revised proposal was submitted in support of the application. The study indicates that the surrounding public realm will experience wind conditions that are acceptable for the intended use (suitable for walking or better throughout the year, with most locations experiencing conditions suitable for sitting or standing). The outdoor child care facility space at Level 3 is well-sheltered and calm wind conditions suitable for sitting

throughout the year are expected, which is considered acceptable for the use. The outdoor amenity space on the east side of Level 4 will be suitable for sitting during the intended use period of late spring to early autumn without mitigation. If seating areas will be provided in the outdoor amenity space near the building corner on the west side of Level 4, mitigation is recommended in the form of 1.8 metre tall wind barriers along the west perimeter of the terrace.

City Planning staff have reviewed the Pedestrian Level Wind Study and the addendum and are satisfied with the assessment provided in the documentation. The wind mitigation measures recommended in the study will be identified and secured through the Site Plan approval process.

### **Amenity Space**

Policy 4.5.2 k) of the Official Plan states that multi-unit residential developments will provide indoor and outdoor recreation space for building residents. Policy 3.1.2.11 add that new indoor and outdoor shared amenity spaces are encouraged to be high quality, well designed, and consider the needs of residents of all ages and abilities over time and throughout the year.

Amenity space for building residents is proposed on the third and fourth levels at a rate that meets the minimum requirement of 4 square metres of amenity space per dwelling unit. An area of 2,081.2 square metres on the third level is proposed to be operated as a fitness club which will be accessible both to residents (free access) and outside members of the public (paid membership). The first addendum letter to the Planning and Urban Design Rationale notes that this arrangement will provide residents with access to a higher quality facility, including equipment and dedicated staff, than a typical fitness facility provided as part of the building's residential amenity space. The fitness club would account for approximately 64% of the total indoor amenity space. In the event that the fitness club ceases operation, the floor area containing the fitness club will revert to indoor amenity space for residents. This condition will be secured in the Section 37 Agreement. The balance of the indoor amenity space is located on Level 4 and would contain other uses such as multi-purpose spaces.

The outdoor amenity space for building residents is located on Level 4, adjacent to the indoor amenity space. Wind conditions and required mitigation for the outdoor amenity space is discussed in the Wind Impact section of this report. The outdoor amenity space will experience a mix of sun and shade throughout the day.

Detailed design of the amenity space, including provisions for households with children (Growing Up Guidelines) and pets (Pet Friendly Design Guidelines) will be reviewed and secured through the Site Plan approval process.

### **Traffic Impact, Access, Parking and Loading**

Policy 3.1.2.4 of the Official Plan states that development will locate and organize vehicle parking, vehicular access and ramps, loading, servicing, storage areas, and utilities to minimize their impact and improve the safety and attractiveness of the public realm, the site and surrounding properties.

Policy 4.5.2 i) of the Official Plan states that in Mixed Use Areas development will provide good site access and circulation and an adequate supply of parking for residents and visitors.

The northern portion of the subject site (27 Grosvenor Street) currently contains a 3-storey commercial parking garage which provides parking for the neighbouring building at 15-25 Grosvenor Street. When the property at 27 Grosvenor Street and 26 Grenville Street was created through a consent application which severed the lands from the retained lands at 15-25 Grosvenor Street and 32 Grenville Street, as discussed in the Decision History section of this report, the decision included conditions requiring that the parking and loading supply required to meet the demands of 15-25 Grosvenor Street be provided within the future redevelopment of 27 Grosvenor Street and 26 Grenville Street. The decision also stated that the owner will be required to convey to the City a 0.26 metre wide strip of land abutting the east limit of St. Vincent Lane at a nominal cost as part of the Site Plan application.

Vehicular access for parking will be from St. Vincent Lane on the west side of the site. A ramp will provide access to a three-level underground garage containing a total of 200 parking spaces. Of the total parking supply, 97 parking spaces will be for residents of the building, resulting in an effective residential parking supply of 0.12 spaces per unit. Ninety-seven (97) non-resident parking spaces will be located within a commercial parking garage and shared between residential visitors, the retail use, the child care facility, and 15-25 Grosvenor Street. Six of the parking spaces within the commercial parking garage will be allocated for the child care facility, including pick-up and drop-off functions. An additional 6 car share parking spaces will be located within the P1 level.

The proposal also involves adjusting the signage on Grosvenor Street along the frontage of the site to allow for short-term on-street parking with signage indicating that the spaces are for pick-up and drop-off from the child care facility. The proposed changes to the on-street parking regulations will be reviewed in greater detail as part of the Site Plan approval process.

A private driveway from St. Vincent Lane next to the parking garage ramp will provide access to 2 Type G, 2 Type B, and 1 Type C loading spaces. One of the Type G loading spaces and 1 of the Type B loading spaces will be reserved for use by 15-25 Grosvenor Street.

A total of 770 bicycle parking spaces on P1 and the first and second levels will be available for residents, visitors, and the child care facility.

An Urban Transportation Considerations Report was submitted in support of the original application, along with letters in support of each subsequent resubmission which provided responses to comments received from City staff as well as updated statistics and diagrams. The study concludes that the proposed parking, loading, and bicycle parking supply is appropriate and will accommodate the parking, loading (including deliveries, and garbage and recycling collection), and bicycle parking needs of the

proposed building. The study also concludes that new trips generated by the proposed development can be accommodated by the existing transportation network without the need for improvements.

Transportation Services staff have reviewed the Urban Transportation Considerations Report and letters and concur with the conclusions.

## **Public Realm**

Policy 6.3.6 of OPA 183 states that it is the objective of Council to create an enhanced public realm and support pedestrian movement by expanding the sidewalk width, mid-block access, well designed promenades and potential new mid-block connections.

The proposal includes a pedestrian walkway running generally north-south on the western edge of the site connecting Grosvenor Street and Grenville Street. On the southern half of the site, the walkway occupies the 5.5 metre-wide setback between the south tower and 32 Grenville Street. In the middle of the site the walkway jogs to the west along the driveway, then resumes its north-south configuration within a colonnade under the base of the north tower and next to St. Vincent Lane, ranging in width from approximately 3.0 to 4.5 metres. The pedestrian walkway will be secured in the Section 37 Agreement and its final design will be reviewed and secured as part of the Site Plan approval process.

The building is set back 3 metres from the north property line and 2 metres from the south property line resulting in setbacks from the curb to the building face of 8.86 metres on Grosvenor Street and 5.0-7.8 metres on Grenville Street.

Consistent with Policy 3.1.2.1 d) of the Official Plan, ground floor uses including retail and residential lobbies will provide clear windows and entrances that allow access and views from the public realm on both street frontages. First floor heights for these street-facing uses along Grenville Street and Grosvenor Street will meet the recommendations in the Tall Building Design Guidelines and the Retail Design Manual.

Consistent with Policy 3.1.1.16 and Policy 3.1.2.1 e) of the Official Plan, five existing street trees are proposed to be preserved and incorporated into the new landscaping along the Grosvenor Street frontage. On Grenville Street, a new bump-out is proposed to expand the public realm. Detailed design of the public realm will be reviewed as part of the Site Plan approval process.

## **Servicing and Stormwater Management**

A Functional Servicing and Stormwater Management Report was submitted in support of the application. The proposed development is to be serviced by connections to the watermain on Grenville Street for the south tower and podium and to the watermain on Grosvenor Street for the north tower. New sanitary connections are proposed to the existing sanitary sewers on Grosvenor Street and Grenville Street. The proposed development will be serviced by new connections to the existing storm sewers on Grosvenor Street and Grenville Street. The City of Toronto's Wet Weather Flow Management Policy identifies performance objectives for runoff from new development

sites including water quantity, quality and water balance which will be met through various measures including on-site stormwater storage tanks and the re-use of stormwater for on-site irrigation.

Engineering and Construction Services staff have reviewed the documentation and have identified several outstanding deficiencies. Before the necessary Bills are introduced to City Council for enactment the owner must submit to Engineering and Construction Services a revised Functional Servicing and Stormwater Management Report, Servicing Report Groundwater Summary, Hydrological Review Summary, and Hydrogeological Report for review and acceptance to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development and make satisfactory arrangements and enter into the appropriate agreement(s) with the City for the design and construction of any improvements to the municipal infrastructure should it be determined that upgrades are required to the infrastructure to support this development.

### **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 a cash-in-lieu payment. The non-residential component of this proposal is subject to a 2% parkland dedication while the residential component is subject to a cap of 10% parkland dedication.

The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. The appraisal will be conducted upon the submission of an application for the first above grade building permit and is valid for six months. Payment will be required prior to the issuance of the first above grade building permit

### **Heritage Impact & Conservation Strategy**

The site is adjacent to three properties designated under Part IV, Section 29 of the *Ontario Heritage Act*. The John Irwin House at 21 Grenville Street is a Second Empire two-and-a-half storey house form structure built in 1872-73. Named after the original owner, Irwin was a municipal politician and land developer: starting in 1800, the house was occupied by for 40 years by William Briggs, noted Methodist Minister and publisher. The Jenkins' Antique and Arts Galleries building at 23-25 Grenville Street was designed by Toronto architects Sproatt and Rolph in 1917. The seven-storey F.J. Hartz Company Factory building at 32 Grenville Street exemplifies Neo-Gothic design in an industrial building, built in 1929 and designed in association with the Toronto architect J. Francis Brown's practice.



Heritage Planning staff have reviewed the Heritage Impact Assessment submitted in support of the application. Through this Assessment the applicant has demonstrated that the proposal has been designed to conserve the three adjacent protected heritage properties at 21, 23-25 and 32 Grenville Street consistent with the PPS and in conformity with the City's Official Plan, and no Heritage Permit is required.

Heritage Planning staff note that the three-building complex comprising 15-25 Grosvenor Street (the George Drew Building), 27 Grosvenor Street and 26 Grenville Street were designed and constructed as a Modernism set-piece by the architects B.G. Ludlow and Fleury with Pigott Construction in 1975. While the main George Drew Building is being retained, there is stakeholder interest in the structure's overall design: documentation of 27 Grosvenor Street and 26 Grenville Street prior to their demolition is recommended.

Policy 3.1.5.44 of the Official Plan establishes view protection policies for Old City Hall, including the silhouette view of the roofline and clock tower as viewed from the southwest and southeast corners of Bay Street and Temperance Street. A City-initiated Official Plan Amendment is underway to clarify the view protection policies. The most recent status report related to this study contains draft policies and mapping which includes 27 Grosvenor and 26 Grenville Street among the properties which could potentially be affected by the enhanced view protection policies for Old City Hall. City Planning staff have undertaken a modelling exercise to confirm that the proposed towers would not intrude into the Old City Hall view corridor.

### **Tree Preservation**

A Tree Inventory and Preservation Plan Report was submitted in support of the application. The report indicates there are six City-owned street trees within the Grosvenor Street right-of-way which qualify for regulation under the provisions of the Street Tree By-law. None of these trees are proposed for injury or removal. There are no privately-owned trees on or adjacent to the subject lands which qualify for regulation under the provisions of the Private Tree By-law.

One new street tree is currently proposed within the Grenville Street right-of-way, which will be reviewed and secured as part of the Site Plan approval process.

### **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 applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve

net-zero emissions by 2050 or sooner. Performance measures for the Tier 1 development features will be secured through the Zoning By-law process including automobile infrastructure, cycling infrastructure, and the storage and collection of recycling and organic waste. Other applicable TGS performance measures will be secured through the Site Plan approval process.

### **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. 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.

The proposed development will contribute towards the community service and facility needs of the area by providing a new non-profit child care facility within the base building. The child care facility is being provided as a requirement of the sale of the lands at 27 Grosvenor Street and 26 Grenville Street under the Provincial Affordable Housing Lands Program. Accordingly, in these particular circumstances the design and construction of the child care facility will be secured in the Section 37 agreement as a legal convenience instead of a community benefit.

A Community Services and Facilities Study was provided in support of the application and comments were provided by City Planning and Children's Services staff which resulted in refinements to the child care facility since the original submission.

### **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 benefit recommended to be secured in the Section 37 Agreement consists of \$1,100,000.00 to be allocated towards new and/or existing affordable housing within the ward.

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

- A Limiting Distance Agreement on the property at 32 Grenville Street which will establish the area within 7 metres of the east property line abutting 26 Grenville Street and 27 Grosvenor Street and above the height of the existing building where no new building or structure may be constructed;
- The pedestrian walkway through the site, including a public access easement
- Access to the fitness club for residents of the development at no cost, and securing this space for indoor amenity space in the event that the fitness club ceases operation;
- Conformity to the Toronto Green Standard;
- Provision of a minimum 30 percent of the total residential unit mix and a minimum 30 percent of the total residential gross leasable area as affordable rental housing units; and,
- The child care facility.

### **Community Consultation**

A community consultation meeting was held on May 29, 2019 at the Central YMCA across the street from the proposal. Approximately 80 members of the public attended the consultation meeting, along with the Councillor and City staff. A number of individuals and groups also contacted City staff and the applicant before and after the community consultation meeting with specific questions, concerns and suggestions. Comments expressed during the community consultation meeting and provided through written submissions include:

- Overpopulation and crowding within the neighbourhood
- Height of the building, including opposition to the proposed Zoning By-law amendment which would permit a height greater than the current limit of 61 metres
- Suggestion to increase the height of the south tower to offset GFA lost through other built form and massing changes
- Inadequate tower setbacks and separation distances
- Concerns with the proposed separation distance from 37 Grosvenor Street for both the podium and tower levels
- Impact on views and access to direct sunlight at 37 Grosvenor Street and resulting impacts on property values
- Shadow impacts on the outdoor amenity spaces at 37 Grosvenor Street and 38 Grenville Street, 18 Grenville Street, and 32 Grenville Street
- Impact on views and access to sunlight at 18 Grenville Street
- Shadowing on Dr. Lillian McGregor Park on December 21st
- Shadow impacts on the green roof at the Central YMCA
- Wind conditions and wind tunnels on Bay Street, Grosvenor Street, and Grenville Street
- Concerns related to traffic congestion and the existing and future capacity of St. Vincent Lane
- Request to widen the driving surface of St. Vincent Lane and provide a sidewalk on the east side of the lane
- Concerns related to the proposed parking supply - too many parking spaces for the proposed use as well as loss public parking for the area

- Traffic volumes on Grosvenor Street and impacts on the firehall at 12 Grosvenor Street
- Public safety and congestion impacts related to the on-street pick-up and drop-off area for the child care facility
- Amount of outdoor amenity space provided for residents
- Comments related to the pedestrian walkway, landscaping, and tree preservation
- Impacts of construction on the community, both from projects currently under construction and the proposed development
- A greater proportion (50%) of the building should be provided as affordable housing
- Inquiries with respect to renting one of the affordable rental units

A Public Consultation Strategy Report and subsequent addendum was provided in support of the application. The report and addendum outline the supplementary public consultation exercises undertaken by the applicant including targeted stakeholder meetings with the local community association, BIA, representatives from the neighbouring buildings (37 Grosvenor Street and 38 Grenville Street, 32 Grenville Street, 18 Grenville Street), and the Councillor. The applicant has also created a project website to provide additional information about the project and its status and receive questions and comments directly from the community.

The height of the proposed towers has decreased from 35- and 50-storeys to 32- and 46-storeys since the community consultation meeting which is compatible with the existing and planned context. Increased tower heights cannot be accommodated on this site due to the resulting shadow impacts on Opera Place Park.

The tower setbacks from the east and west property lines have also increased since the community consultation meeting as well as the separation distance from 37 Grosvenor Street and 38 Grenville Street. A tower separation distance of 20 metres is now proposed between the north tower and 37 Grosvenor Street which will mitigate impacts on light, views and privacy. With respect to the podium levels, the first addendum letter to the Planning and Urban Design Rationale notes that units on the west side of the podium have been reconfigured to minimize overlook and privacy by orienting the corner unit to face north instead of west and designing the remaining units to locate the living rooms and bedrooms in a manner that lines up with the opposite room type at 37 Grosvenor Street. The south tower is now set back 12.5 metres from the east property line shared with 18 Grosvenor Street which does not contain any windows on this west face.

Shadow studies were provided for the spring and fall equinox in accordance with the City's terms of reference for these studies, which align with the times set out in the applicable policies. The Sun/Shadow Study provided in support of the application does not show new shadows being cast on the outdoor amenity space on top of the podium at 37 Grosvenor Street and 38 Grenville Street or 32 Grenville Street during the spring and fall. Shadows from the south tower will reach the outdoor amenity space on the rooftop at 18 Grenville Street in the mid-late afternoon; however, the Sun/Shadow Study shows that this area currently experiences shadowing from surrounding tall buildings in the late afternoon. The Pedestrian Level Wind Study provided in support of the

application indicates that the surrounding public realm will experience wind conditions that are acceptable for the intended use.

Concerns related to traffic volumes on Grosvenor Street and St. Vincent Lane as well as the proposed parking supply and pick-up and drop-off arrangements have been addressed to the satisfaction of Transportation Services staff. St. Vincent Lane will be widened to a full 6 metre right-of-way and the pedestrian walkway will provide a dedicated space for pedestrians next to the lane.

Detailed review of the pedestrian walkway, site landscaping, and construction management plans will take place as part of the Site Plan approval process.

### **Conclusion**

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2020). Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to: intensification within the Downtown, which is a designated

growth area; a contextually appropriate built form which does not result in net new shadows on Opera Place Park; an appropriate mixture of land uses that serve the community, including a new child care facility; and the provision for a mixture of housing types, including affordable rental units. Staff recommend that Council support approval of the application.

## **CONTACT**

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Katherine Bailey, Planner, Tel. 416-397-1761, E-mail: Katherine.Bailey@toronto.ca

## **SIGNATURE**

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

## **ATTACHMENTS**

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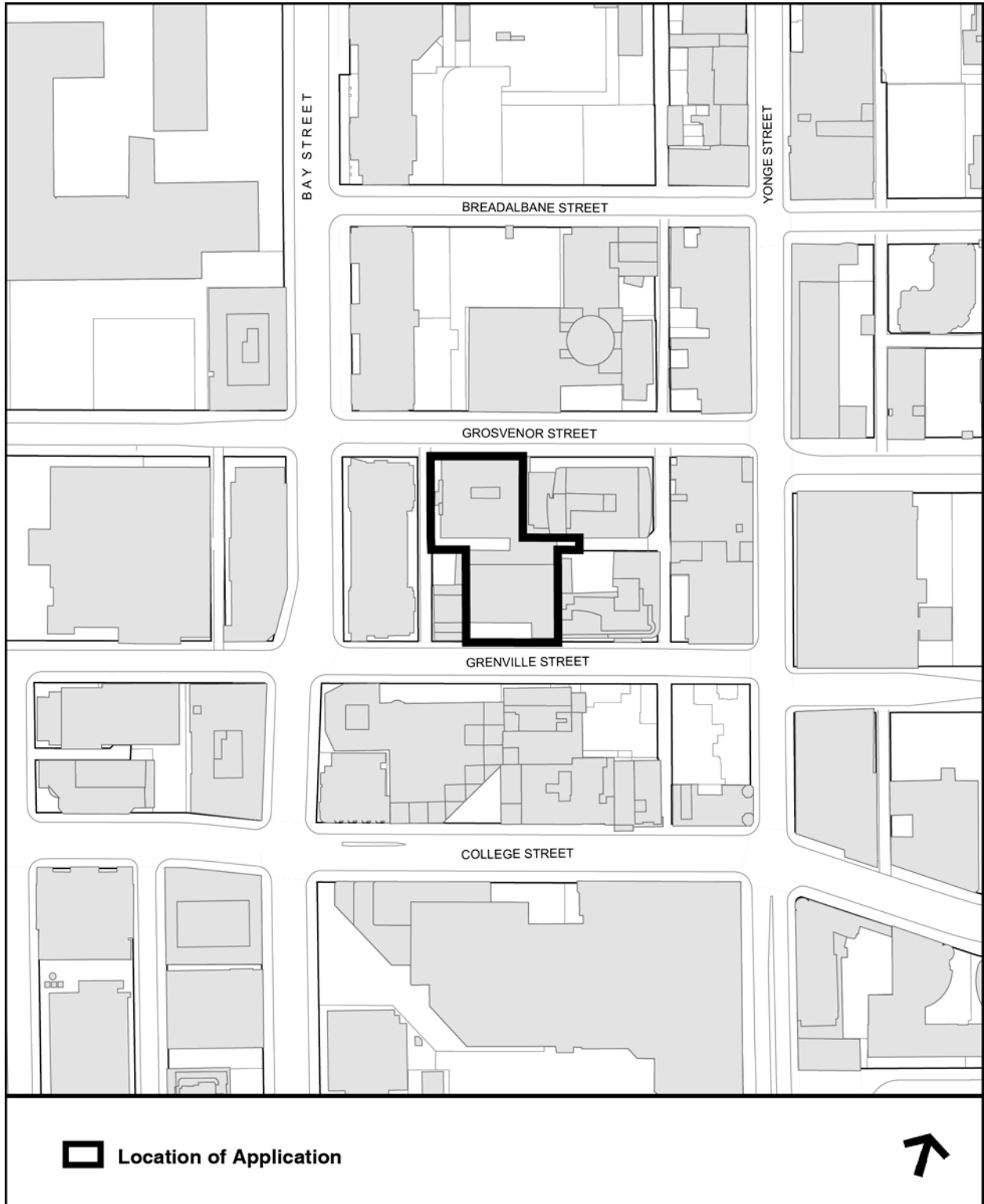
### **City of Toronto Data/Drawings**

- Attachment 1: Location Map
- Attachment 2: Application Data Sheet
- Attachment 3: Official Plan Land Use Map
- Attachment 4: OPA 183 (SASP 382) Map 1: Character Areas
- Attachment 5: OPA 183 (SASP 382) Map 2: Open Space Network and Height Areas
- Attachment 6: Existing Zoning By-law Map
- Attachment 7: Draft Zoning By-law Amendment to By-law 438-86
- Attachment 8: Draft Zoning By-law Amendment to By-law 569-2013

### **Applicant Submitted Drawings**

- Attachment 9: Site Plan
- Attachment 10: 3D Model of Proposal in Context
- Attachment 11: North Elevation
- Attachment 12: South Elevation
- Attachment 13: West Elevation
- Attachment 14: East Elevation

Attachment 1: Location Map



## Attachment 2: Application Data Sheet

### APPLICATION DATA SHEET

**Municipal Address:** 27 GROSVENOR STREET AND 26 GRENVILLE STREET  
**Date Received:** March 19, 2019

**Application Number:** 19 127586 STE 13 OZ

**Application Type:** OPA / Rezoning, Rezoning

**Project Description:** Zoning By-Law Amendment and Site Plan Control application to permit a mixed-use building with two towers, 32 and 46 storeys in height, connected by a shared podium. The existing buildings on the site would be demolished. The proposed development includes 770 rental units (of which 231 will be affordable), a new child care facility, and ground level retail. A total of 200 parking spaces and 780 bicycle parking spaces are proposed to support the new development.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
GREENWIN HOLDINGS INC		SWEENEY & CO ARCHITECTS	CHOICE GROSVENOR/GRENVILLE INC

### EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: SASP 382

Zoning: CR 7.8 (c2.0; r7.8) SS1 (x2358) Heritage Designation: N/A

Height Limit (m): 61 Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq m): 3,902 Frontage (m): Depth (m):

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	2,456		1,669	<b>1,669</b>
Residential GFA (sq m):			59,494	<b>59,494</b>
Non-Residential GFA (sq m):	6,425		3,257	<b>3,257</b>
<b>Total GFA (sq m):</b>	<b>6,425</b>		<b>62,751</b>	<b>62,751</b>
Height - Storeys:	2		46	<b>46</b>
Height - Metres:	13		144	<b>155</b>



Lot Coverage Ratio 42.77 Floor Space Index: 16.08  
 (%):

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	59,494	
Retail GFA:	445	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	2,812	

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:			770	770
Freehold:				
Condominium:				
Other:				
<b>Total Units:</b>			<b>770</b>	<b>770</b>

**Total Residential Units by Size**

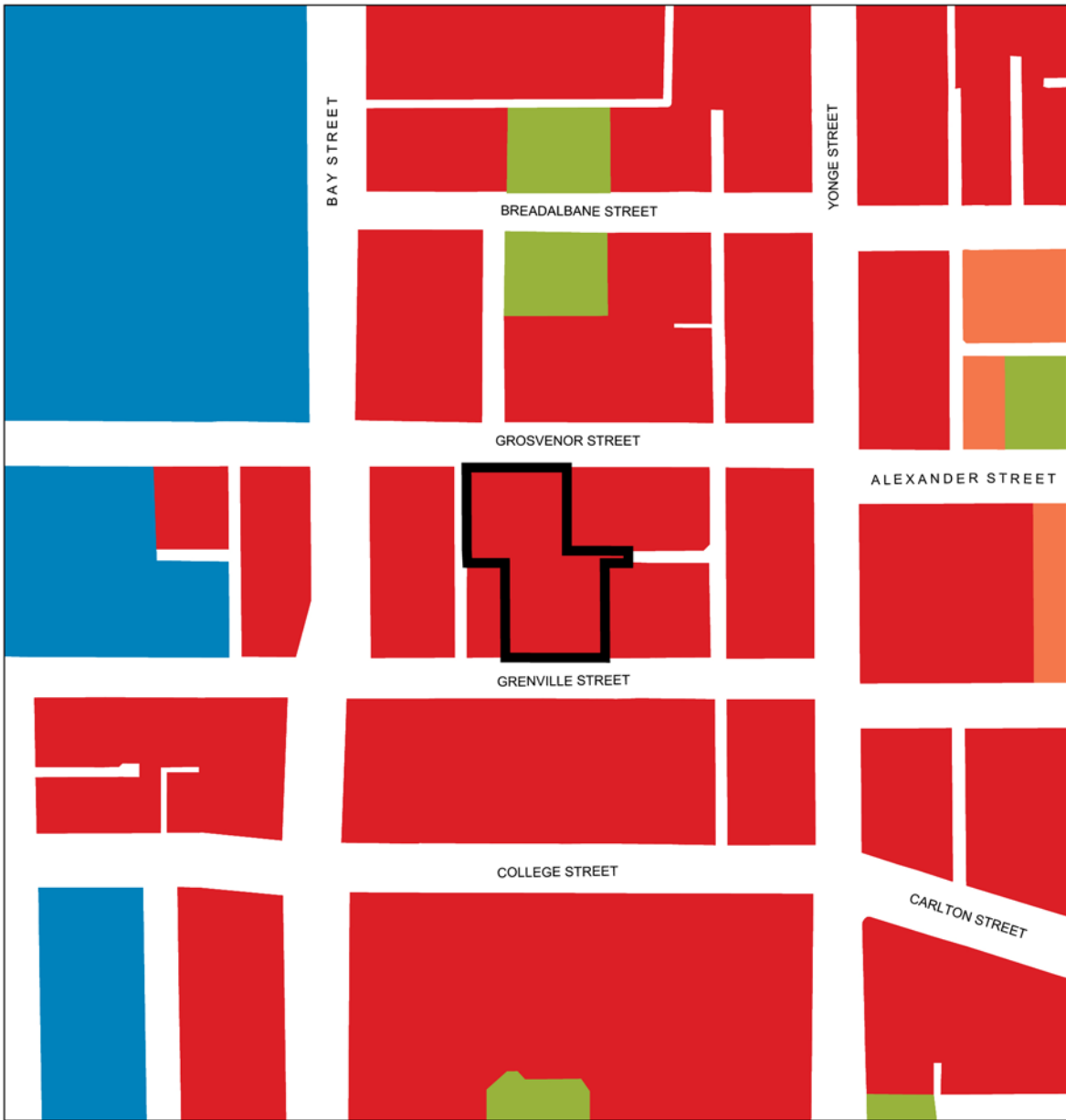
	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		12	314	343	101
<b>Total Units:</b>		<b>12</b>	<b>314</b>	<b>343</b>	<b>101</b>

**Parking and Loading**

Parking Spaces: 200 Bicycle Parking Spaces: 780 Loading Docks: 5

**CONTACT:**

Katherine Bailey, Planner  
 (416) 397-1761  
 Katherine.Bailey@toronto.ca



Official Plan Land Use Map #18

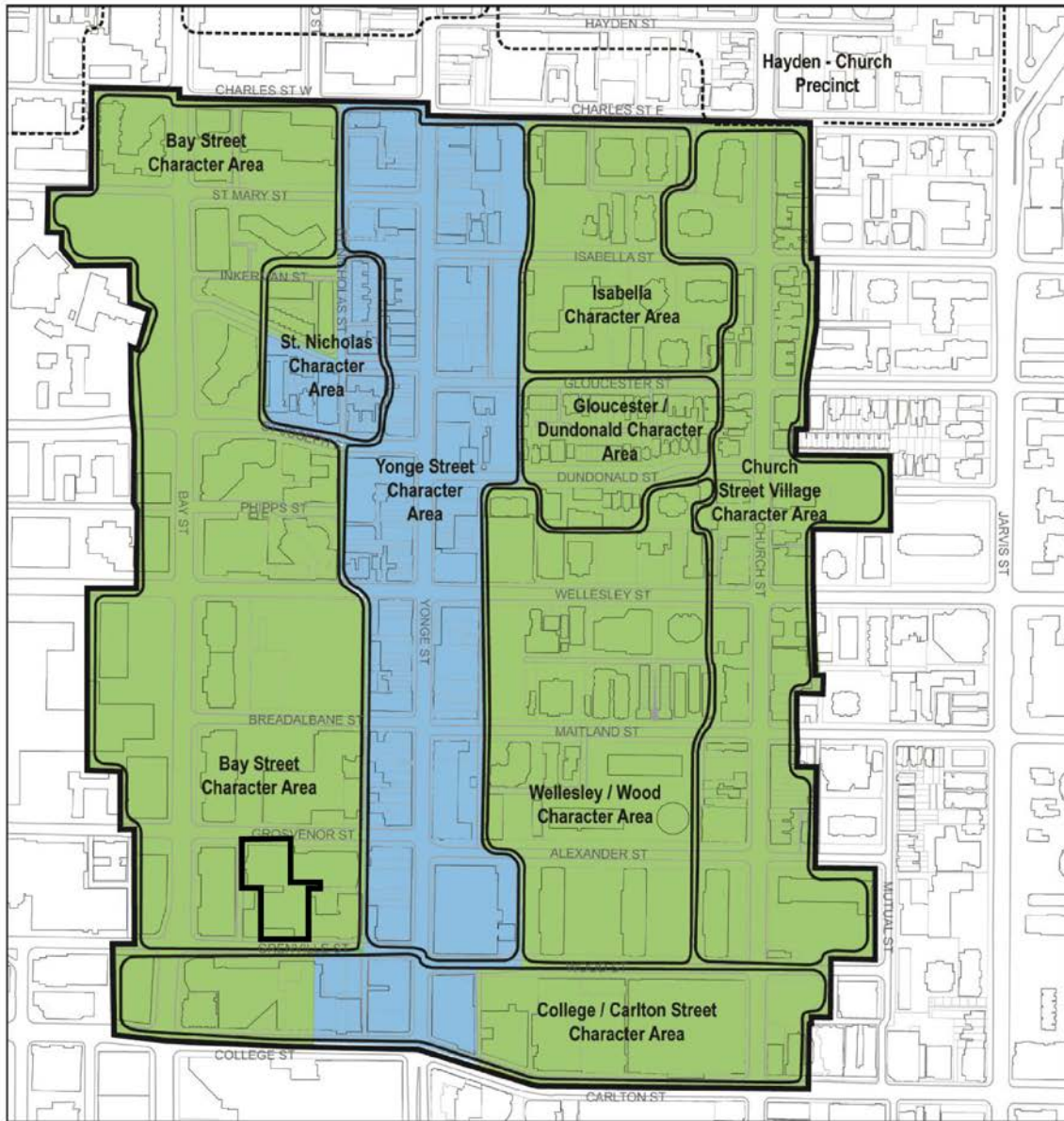
27 Grosvenor Street And 26 Grenville Street

File # 19 127586 STE 13 0Z



↑  
Not to Scale  
Extracted: 03/12/2021

Attachment 4: OPA 183 (SASP 382) Map 1: Character Areas



**TORONTO** City Planning  
**Official Plan Amendment #183**  
**Map 1: Character Areas**

**North Downtown Yonge**  
**Planning Framework Study**

File # 11 247686

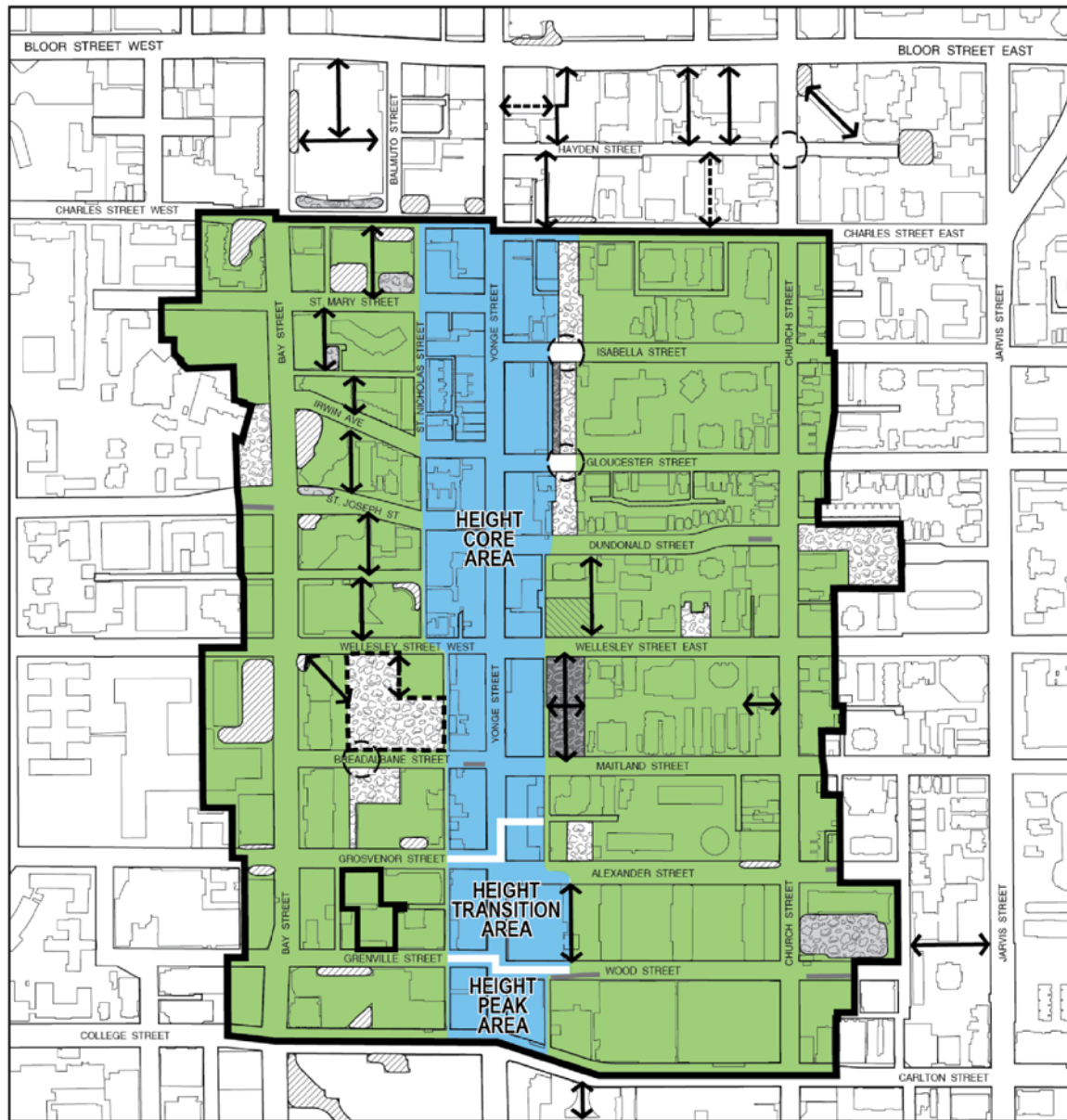
— Character Areas

Revised to remove the lands known as 81 Wellesley Street East in the year 2015 and to identify that the area in blue is the boundary of the Historic Yonge Street Heritage Conservation District Study area as affirmed by the Toronto Preservation Board at its meeting of July 28, 2015



Not to Scale  
 11/13/2013

Attachment 5: OPA 183 (SASP 382) Map 2: Open Space Network and Height Areas



Official Plan Amendment #183

Map 2: Parks and Open Space Network and Height Areas

North Downtown Yonge  
Planning Framework Study

File # 11 247686



Revised to remove the lands known as 81 Wellesley Street East in the year 2015. The area in blue is the boundary of the Yonge Street Character Area.



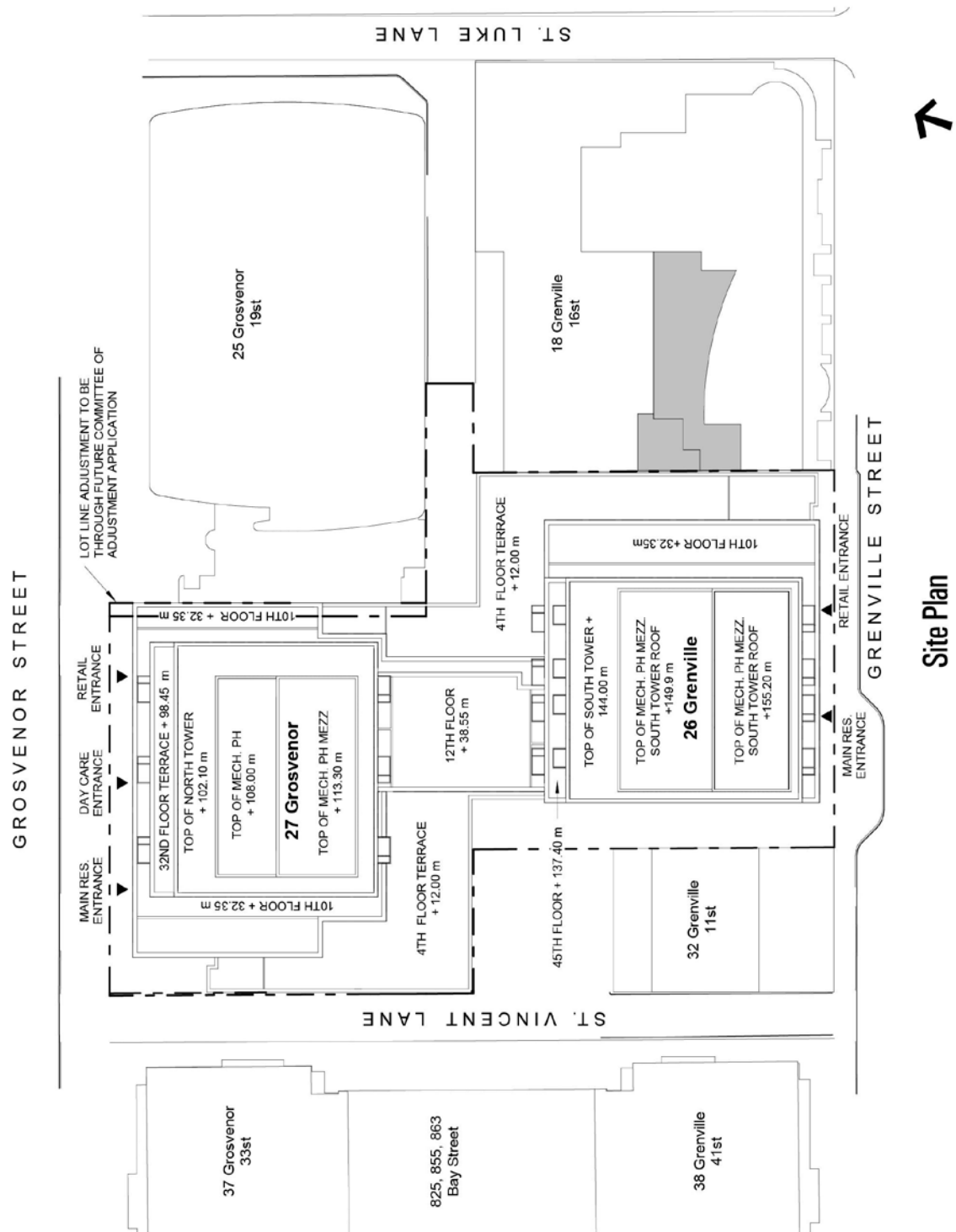
Attachment 7: Draft Zoning By-law Amendment to By-law 438-86

The draft By-law will be made available on or before the April 21, 2021 Toronto and East York Community Council Meeting.

Attachment 8: Draft Zoning By-law Amendment to By-law 569-2013

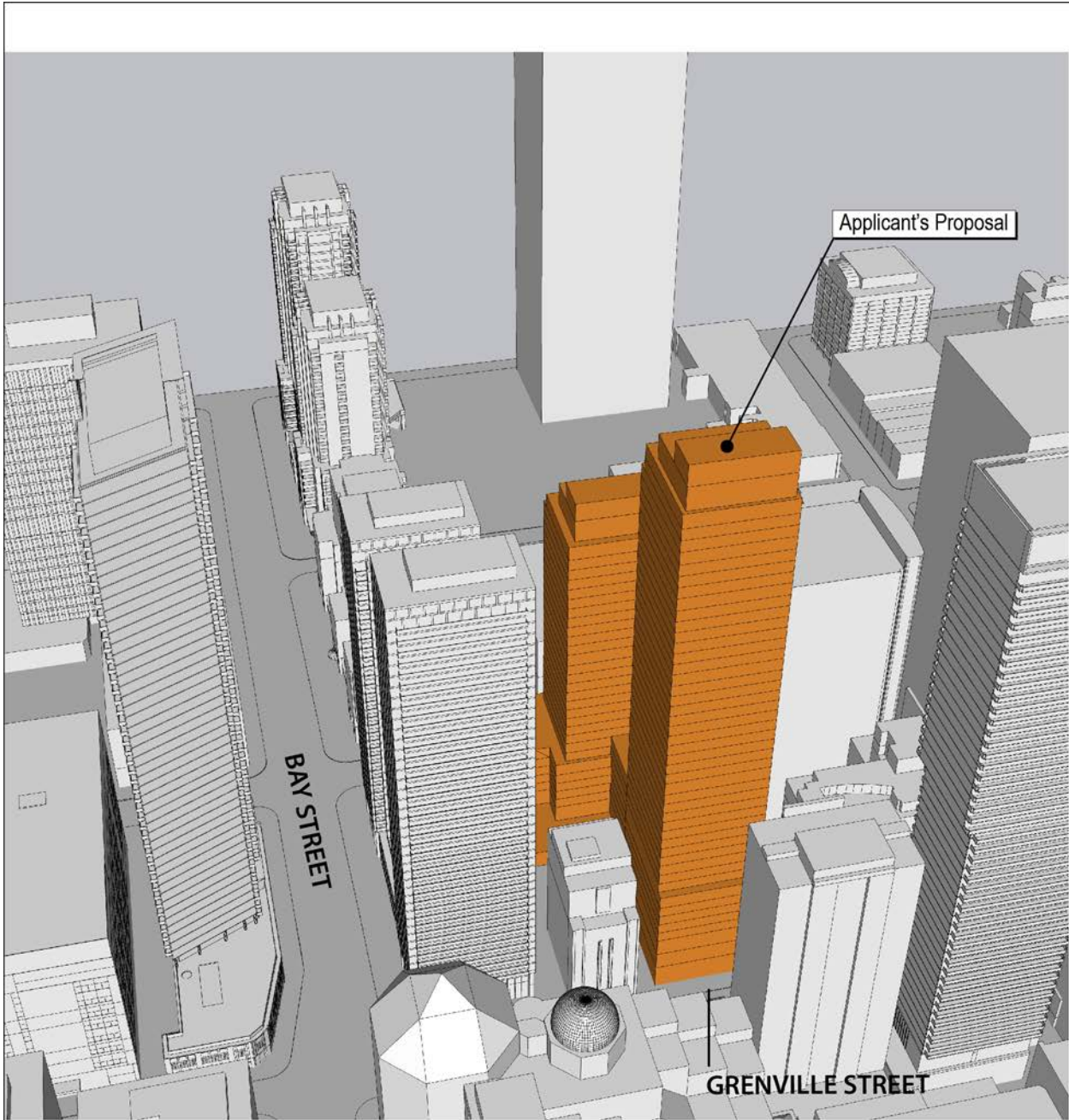
The draft By-law will be made available on or before the April 21, 2021 Toronto and East York Community Council Meeting.

Attachment 9: Site Plan





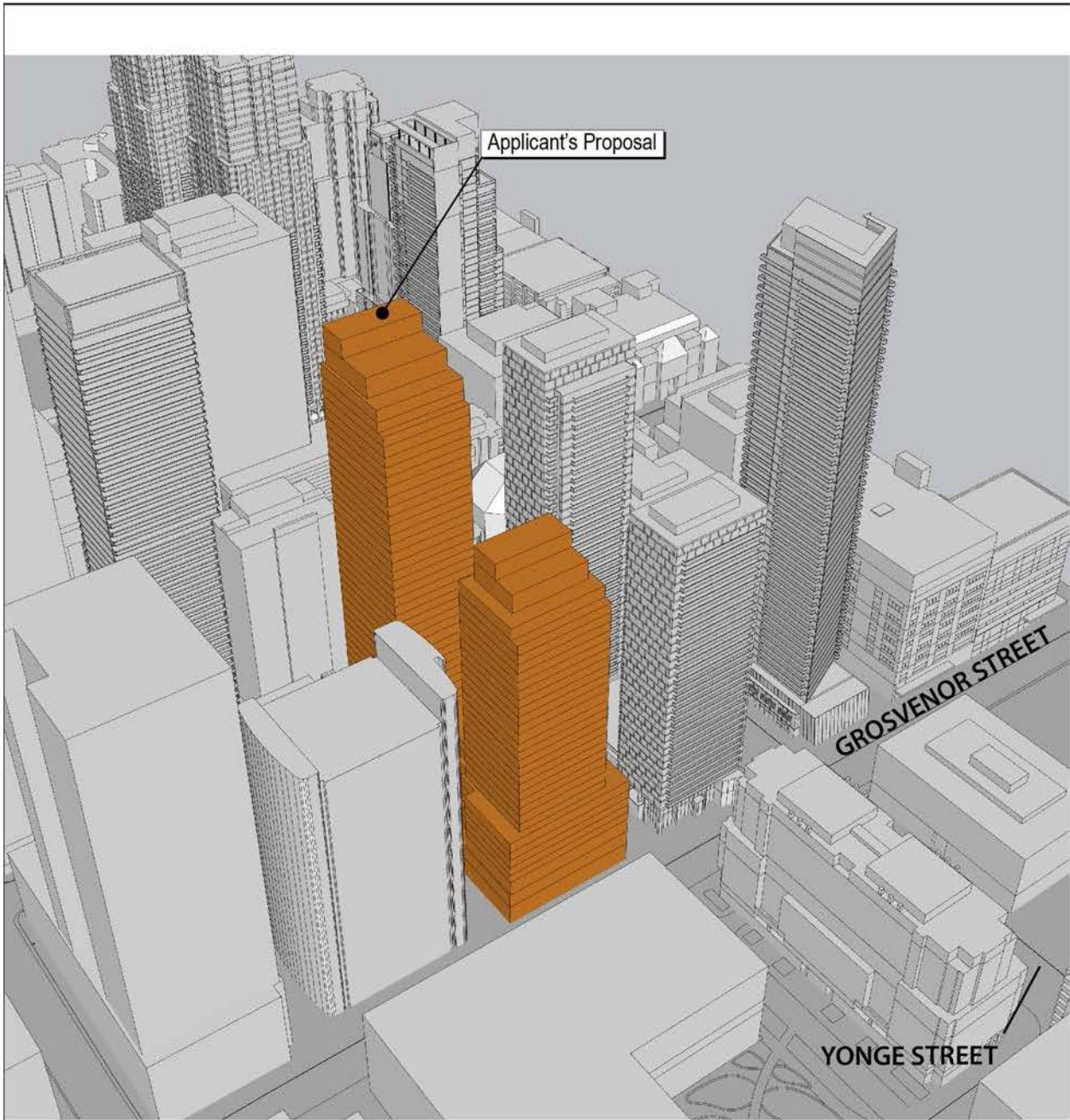
Attachment 10: 3D Model of Proposal in Context



**View of Applicant's Proposal Looking Northwest**



03/15/2021

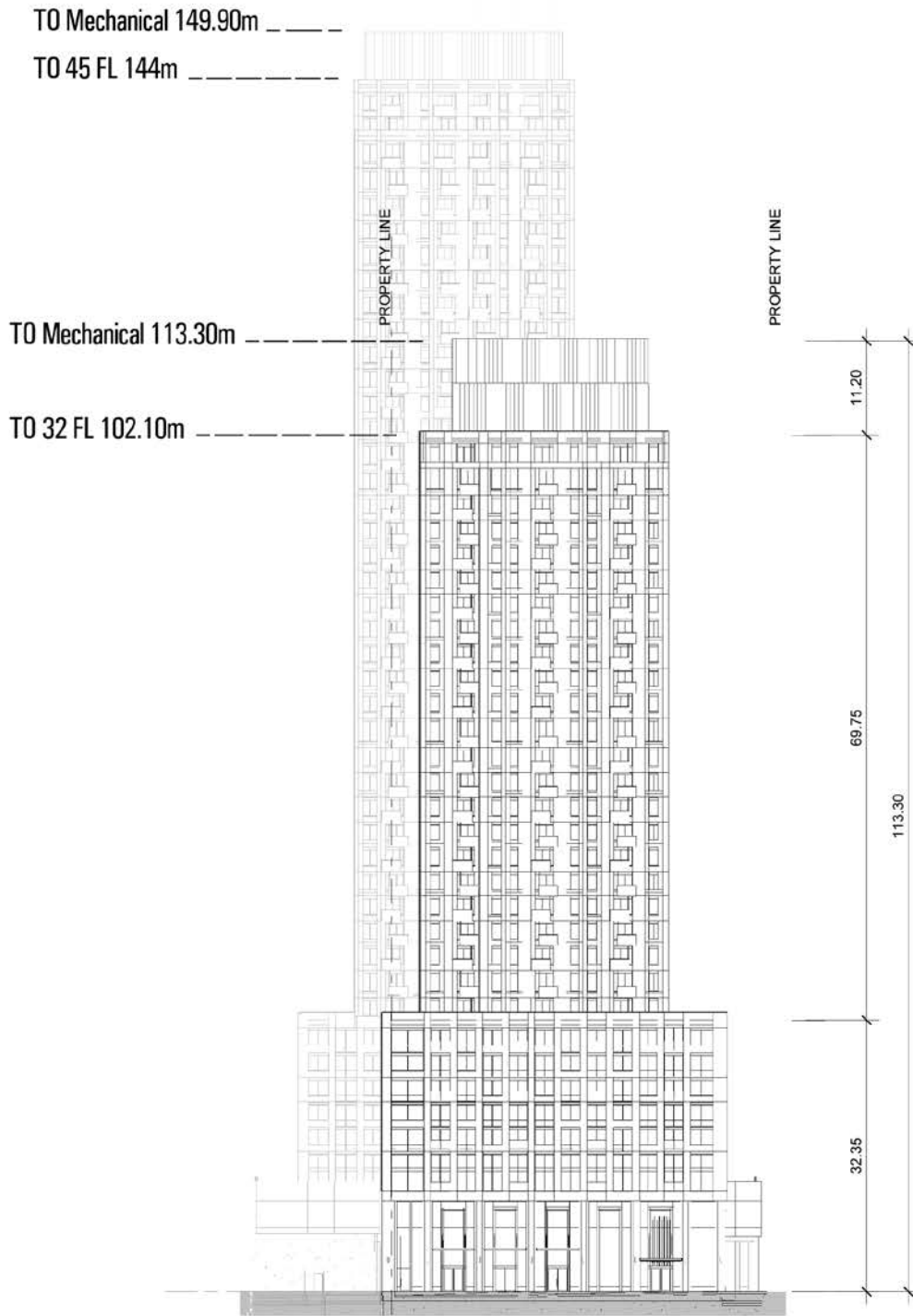


**View of Applicant's Proposal Looking Southeast**



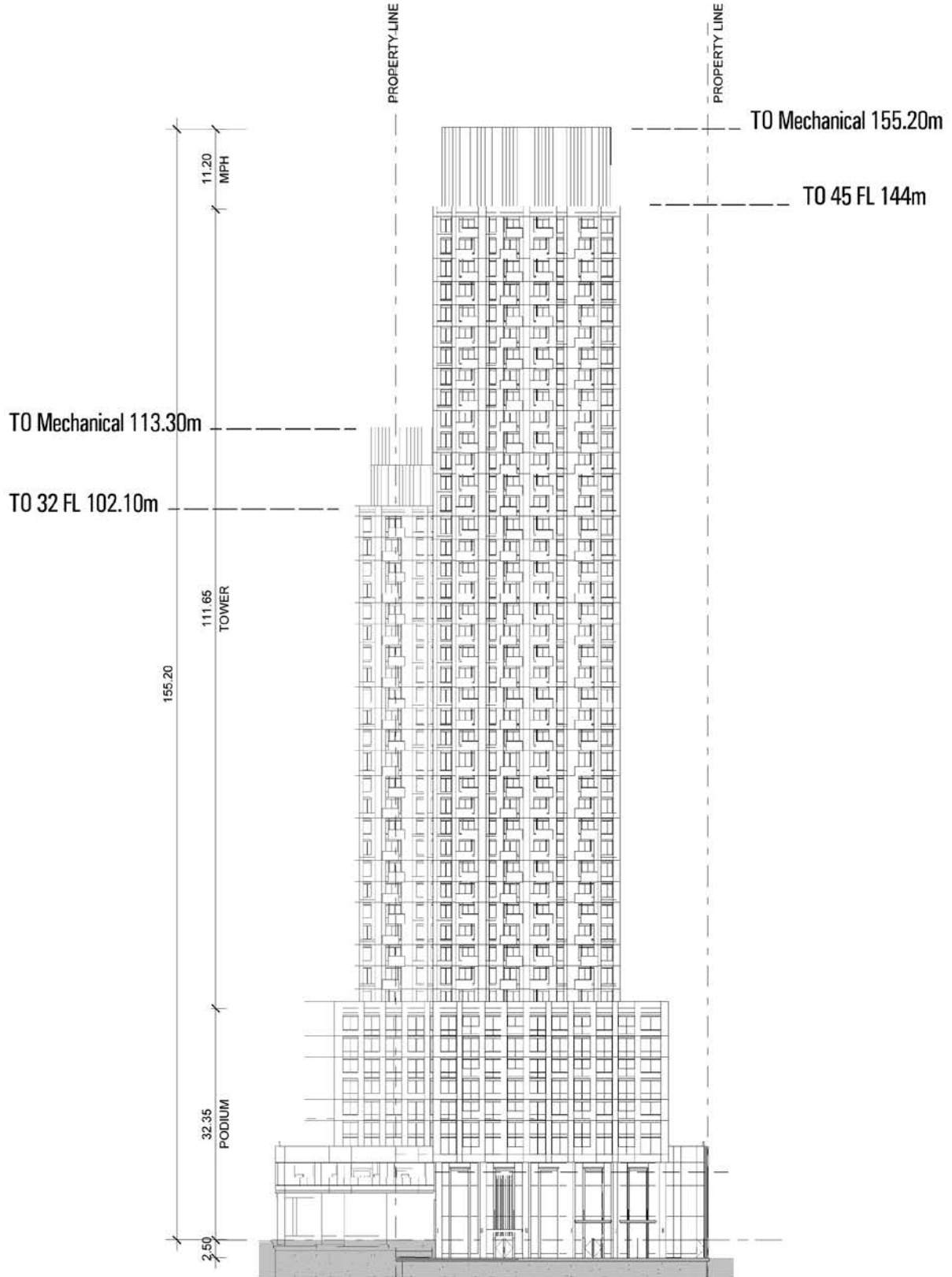
03/15/2021

# Attachment 11: North Elevation



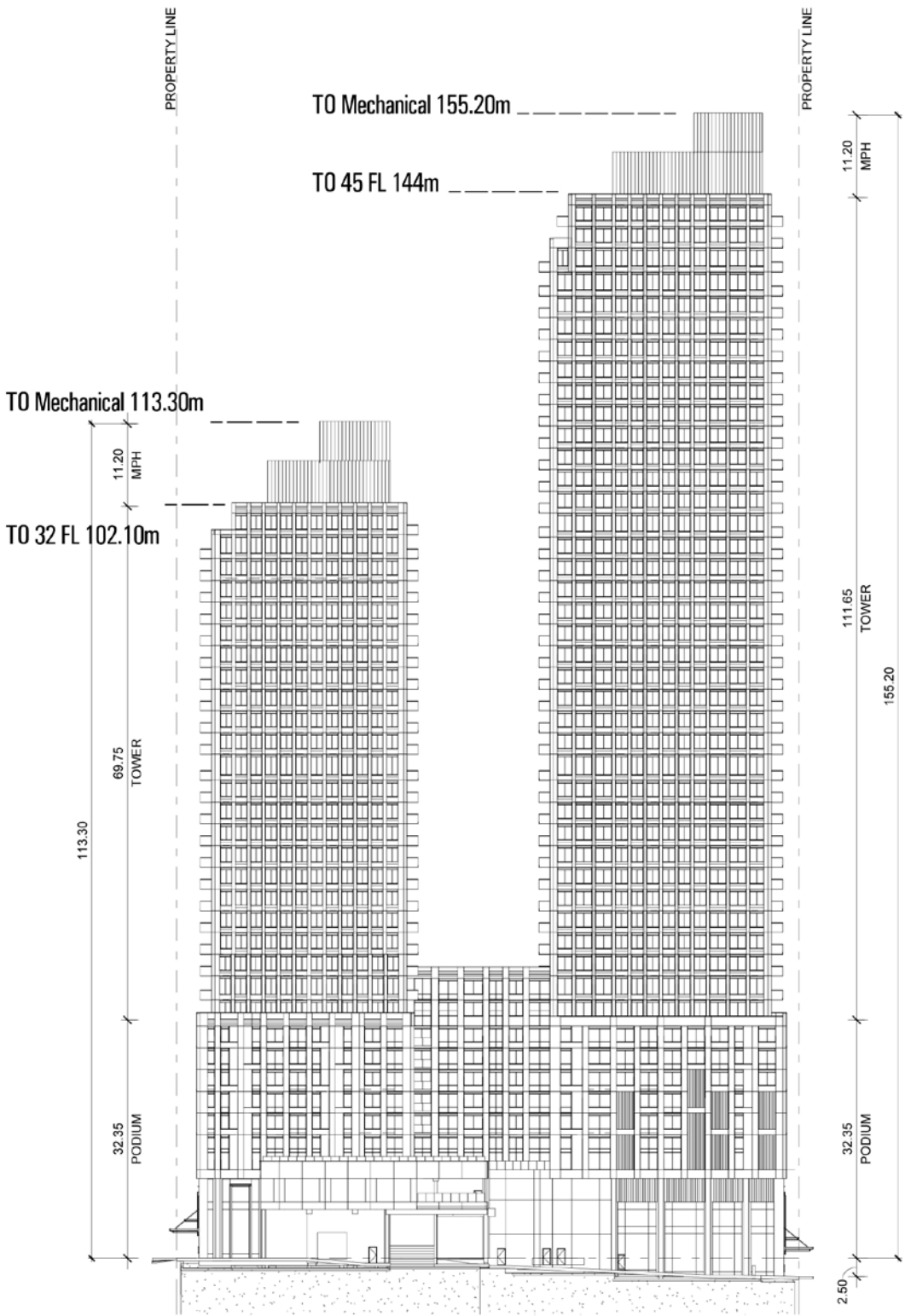
**North Elevation**

Attachment 12: South Elevation



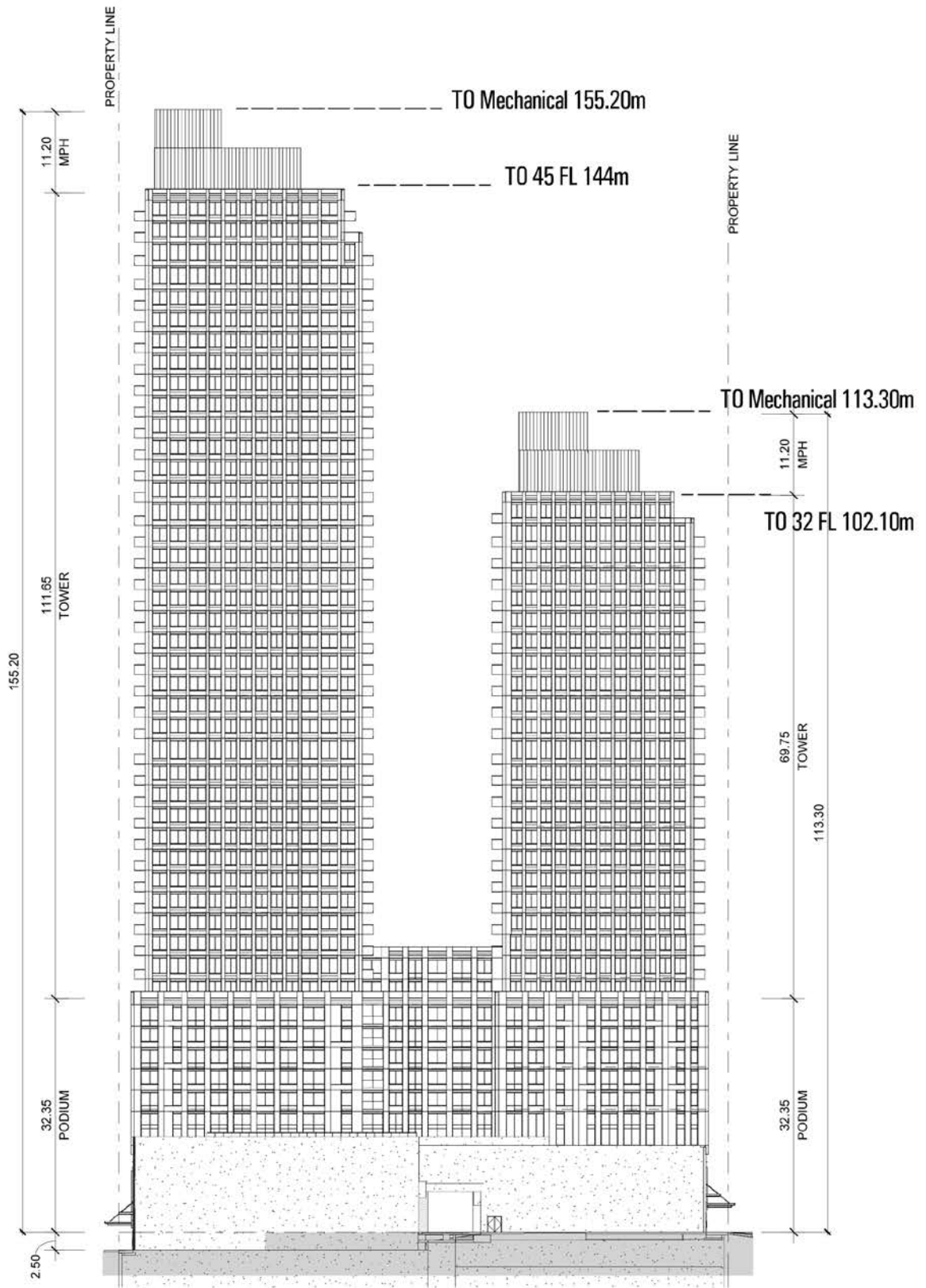
South Elevation

Attachment 13: West Elevation



West Elevation

Attachment 14: East Elevation



East Elevation