

40-56 Harbord Street – Official Plan and 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

Ward 11 - University-Rosedale

Planning Application Number: 19 259116 STE 11 OZ

SUMMARY

This application proposes to permit a 9-storey, 188-bed student residence with a food hall on the ground floor at 40-56 Harbord Street.

The proposed development is consistent with the Provincial Policy Statement (2020), conforms with the Growth Plan for the Greater Golden Horseshoe (2020) and conforms with the Official Plan.

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law. The application proposes a compact built form on a site that is appropriate for further intensification, within a built-up area, that would take advantage of existing infrastructure, provide new institutional student housing, and contribute to the vitality of the campus and surrounding area. It would advance policy objectives to create complete communities, provide a range of housing in terms of size, scale and type, provide employment opportunities, and ensure a form of development that makes efficient use of land while limiting impacts on the character and function of the surrounding area and enhancing the public realm.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan for the lands at 40-56 Harbord Street substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6 to this report (March 30, 2021) from the Director, Community Planning, Toronto and East York District.
2. City Council amend Zoning By-law 438-86 for the lands at 40-56 Harbord Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to this report (March 30, 2021) from the Director, Community Planning, Toronto and East York District.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

4. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to:

- a) Provide a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing municipal infrastructure is adequate to service the proposed development and to determine whether any upgrades may be required to the existing infrastructure to support the proposed development, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and
- b) Secure the design and provision of financial securities for any improvements to the municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, should it be determined that improvements to such infrastructure are required to support this development.

FINANCIAL IMPACT

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

DECISION HISTORY

A pre-application meeting was held on March 7, 2019 and a pre-application community consultation meeting was held on October 17, 2019. The current application was submitted on December 9, 2019 and deemed complete on January 10, 2020. A Preliminary Report on the application was adopted by Toronto and East York Community Council on March 12, 2020 authorizing staff to conduct a community consultation meeting. The issues raised during the community consultation are summarized in this report. The Community Council decision and Preliminary Report are available at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE14.31>

PROPOSAL

This application proposes to amend the Official Plan and Zoning By-law for the property at 40-56 Harbord Street to redesignate the site from Neighbourhoods to Institutional Areas and to permit a 9-storey, 188-bed (160 dwelling rooms and 28 dwelling units) student residence with an associated food hall and event space on the ground floor. The building would have a gross floor area of approximately 8,370 square metres and a height of approximately 26.95 metres to the roof and 30.15 metres, including the

mechanical penthouse. Connections to the adjacent existing graduate student residence to the west at 631 Spadina Avenue are proposed underground and at the third level of the building.

Approximately 1,052 square metres of indoor residential amenity space is proposed, which results in a rate of approximately 5.6 square metres of indoor amenity space per bed. Indoor amenities would include common kitchens, lounges, meeting rooms, music rooms and study areas, primarily located on the first three floors of the building. An interconnected rooftop outdoor amenity space with an area of approximately 259 square metres is proposed on the second storey along the north side of the building, which results in a rate of approximately 1.4 square metres of outdoor amenity space per bed.

A total of 112 bike parking spaces are proposed, of which 76 would be located underground and 36 would be located at grade, and no vehicle parking spaces are proposed. One Type-B loading space is proposed and would be accessed from the laneway on the west side of the building.

See Attachment 1 of this report for application data, Attachment 8 for the proposed Site Plan, Attachments 9-12 for the proposed Elevations and Attachments 13-14 for three dimensional representations of the project in context.

Site and Surrounding Area

The subject property is located within the University of Toronto St. George Campus, east of Spadina Avenue on the north side of Harbord Street. The site has an area of approximately 1,537 square metres with a frontage on Huron Street of approximately 48 metres and a depth of approximately 33 metres.

The site currently contains two-storey detached and semi-detached residential buildings with surface parking along the northern and eastern portions of the site. The residential buildings contain five rental dwelling units, four of which were vacant and one that was tenanted at the submission of the application. All units are currently vacant.

See Attachment 2 of this report for the location map.

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

North: North of the laneway on the north side of the site is a three-storey University of Toronto child care facility and an approved eight-storey apartment building at 15 Glen Morris, with an associated Site Plan Control application that is under review (File No. 20 162492 STE 11 SA). The area beyond consists primarily of low-rise buildings that contain residential and small-scale commercial and institutional uses.

East: East of the laneway is the three-storey institutional Wolfond Centre, with Robarts Library, a 14-storey institutional building, located on the east side of Huron Street, and a mix of predominantly low- and mid-rise institutional buildings beyond.

South: South of Harbord Street is the University of Toronto Athletic Centre, with a mix of primarily mid-rise and tall institutional buildings beyond.

West: West of the laneway is the 10-storey Graduate House student residence, which would be connected to the proposed student residence at the basement and third storeys, with a range of low-rise to tall buildings containing a mix of uses on the west side of Spadina Avenue beyond.

Reasons for the Application

The Official Plan Amendment is required because the proposed building exceeds the maximum height of four storeys permitted in the Neighbourhoods land use designation.

An amendment to the former City of Toronto Zoning By-law 438-86 is required to permit the proposed uses and establish appropriate performance standards to regulate the built form on the site, such as site layout, height, density and bike parking.

APPLICATION BACKGROUND

Application Submission Requirements

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

- Planning Rationale
- Arborist Report
- Sun/Shadow Study
- Pedestrian Level Wind Study
- Toronto Green Standards Checklist
- Energy Efficiency Report
- Public Consultation Plan
- Functional Servicing and Stormwater Management Report
- Geotechnical Report
- Hydrogeological Report
- Transportation Impact Study

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, has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan amendments and 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

Planning Act

Section 2 of the Planning Act sets out matters of provincial interest, to which City Council shall have regard in carrying out its responsibilities, including the:

- conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- orderly development of safe and healthy communities;
- adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- adequate provision of a full range of housing, including affordable housing;
- adequate provision of employment opportunities;
- appropriate location of growth and development;
- supply, efficient use and conservation of energy and water;
- promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and
- 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) (the "Growth Plan") came into effect on August 28, 2020. This was an amendment to the Growth Plan for the Greater Golden Horseshoe, 2019. 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, establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

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

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;

- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

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

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

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, including the Downtown Plan (OPA 406) and University of Toronto Secondary Plan.

Chapter 2 - Shaping the City

Policy 2.2.2 directs growth to the Downtown, Centres, Avenues, and Employment Areas in order to efficiently use existing infrastructure, create a concentration of jobs and people in areas well served by transit, and facilitate cultural and economic activity. The site is identified as part of the Downtown and Central Waterfront on Map 2 of the Official Plan. The Official Plan states that the Downtown will continue to evolve as a healthy and attractive place to live and work as new development that supports the reurbanization strategy and the goals for the Downtown is attracted to the area. While the Downtown is identified as an area offering opportunities for substantial employment and residential growth, this growth is not anticipated to be uniform. Design guidelines specific to districts of historic or distinct character will be implemented to ensure new development respects the context of such districts in terms of the development's fit with existing streets, setbacks, heights and relationship to landmark buildings.

Chapter 3 - Building a Successful City

Chapter Three of the Official Plan identifies that most of the City's future development will be infill and redevelopment and, as such, will need to fit in, respect and improve the character of the surrounding area. Section 3.1.1 of the Official Plan contains Public Realm policies, which recognize that all public and private spaces to which the public has access play an essential role in supporting overall quality of life, are a fundamental organizing element of the city and its neighbourhoods, and are a key shared asset that draws people together and creates strong social bonds. These policies aim to ensure that development will enhance and extend a high quality public realm and support the creation of complete communities, and that elements of the public realm will be designed together to form a well-connected, walkable, attractive, safe, functional and accessible network.

Section 3.1.2 of the Official Plan contains Built Form policies, which state that development will be located, organized and massed to fit harmoniously with the existing and planned context, and to frame and support adjacent streets, lanes, parks and open spaces. Development will limit its impacts on neighbouring properties and the public realm by respecting street proportions, creating appropriate transitions in scale, providing for adequate light and privacy, minimizing impacts of servicing and vehicular access, and limiting shadow and wind impacts.

Section 3.2.1 of the Official Plan includes housing policies that encourage the provision of a full range of housing in terms of form, tenure and affordability to meet the current and future needs of residents, which includes ownership and rental housing, affordable and mid-range rental and ownership housing, social housing, shared and/or congregate-living housing arrangements, supportive housing, emergency and transitional housing for homeless people and at-risk groups, housing that meets the needs of people with physical disabilities and housing that makes more efficient use of the existing housing stock.

Chapter 4 - Land Use Designations

The subject site is designated Neighbourhoods on Map 18 of the Official Plan. Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in Neighbourhoods.

Section 4.1 of the Official Plan includes policies and development criteria to ensure physical changes to established neighbourhoods are sensitive, gradual and generally "fit" the existing physical character. Policy 4.1.5 in the Official Plan states that development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- patterns of streets, blocks and lanes, parks and public building sites;
- size and configuration of lots;
- heights, massing, scale and dwelling type of nearby residential properties;
- prevailing building type(s);
- setbacks of buildings from the street or streets;
- prevailing patterns of rear and side yard setbacks and landscaped open space;
- continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- conservation of heritage buildings, structures and landscapes.

See Attachment 3 of this report for the land use map.

The Downtown Plan

Official Plan Amendment 406 (the "Downtown Plan") was adopted by City Council on May 22, 2018 and modified and approved by the Ministry of Municipal Affairs and Housing on June 5, 2019. OPA 406 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 after June 5, 2019 and as such, the plan is in full force and effect for this application.

The 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.

Policy 1.7 of the Downtown Plan states that the provisions of the Official Plan, which set out the policies applicable to Neighbourhoods, and development criteria within Neighbourhoods, will continue to apply to Neighbourhoods in the Downtown unless such policies are in conflict with an applicable Secondary Plan, or Site and Area Specific Policy.

The Downtown Plan can be found here:

<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf>

University of Toronto Secondary Plan (1997)

The site is subject to the existing University of Toronto Secondary Plan, which was adopted in 1997 under the former City of Toronto Official Plan and was brought forward into the current Official Plan. The objectives for the Secondary Plan Area are to:

- Recognize and protect the Area primarily as an Institutional District;
- Provide planning regulations that give the institutions flexibility to adjust to changing program, technological and funding constraints; and
- Preserve, protect and enhance the unique built form, heritage and landscape character of the Area.

Section 3.3 of the Secondary Plan outlines Built Form policies, which are intended to guide development in the area. These policies direct that:

- new buildings will be sited in a manner that clearly defines and gives form to the edges of streets, open spaces and mid-block pedestrian routes;
- the height and mass of new buildings will achieve an appropriate relationship to the scale of adjacent streets and open spaces, ensuring access to sunlight and sky view and shelter from prevailing winds;
- new buildings will achieve a harmonious relationship to their built form context through consideration of matters such as, but not limited to, the building massing and setbacks, roof line and profile, scale, texture, architectural detail and expression, including fenestration and materials; and
- high quality usable open spaces which continue the pattern of university open space types and are physically and visually linked to the streets, parks and mid-block pedestrian routes will be provided in conjunction with new developments

The Secondary Plan identifies certain sub-areas within the University of Toronto Area that have a unique character, which should be protected and enhanced by additional regulations specific to the sub-area. The site is located in the Huron-Sussex Area of Special Identity. Section 4.2 of the Secondary Plan describes this as a low-density

residential enclave, which houses students, faculty and staff of the University and other homeowners and tenants. The area includes an incidental mix of small-scale commercial and institutional uses, which serve the neighbourhood or are related to the University of Toronto. Secondary Plan objectives for the Huron-Sussex Area of Special Identity are to:

- retain the character of residential uses and houseform buildings along tree-lined streets;
- encourage improvement of existing housing stock and the development of infill housing on vacant lands; and
- encourage both year-round use of residential units and a mix of long-term and temporary residents.

Section 5.3 of the Secondary Plan states that in the area designated as Neighbourhoods within the Huron-Sussex Area of Special Identity, the residential houseform character and low-scale of the interior of the Huron-Sussex Area of Special Identity will be protected. In addition, limited intensification to accommodate the needs of the University of Toronto for institution-related residential development may be permitted, where appropriate, to provide a transition between the residential neighbourhood and the adjacent areas of higher density and activity. In addition to low scale residential uses, existing general institutional uses and the reconstruction of general institutional uses existing in the area on December 31, 1996 are also permitted in the area designated as Neighbourhoods.

The University of Toronto Secondary Plan can be found here:

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

See Attachment 4 of this report for a map of the Secondary Plan Area.

University of Toronto Secondary Plan Review

The site is within the University of Toronto Secondary Plan area, which is subject to an Official Plan Amendment application (File No. 16 221931 STE 20 OZ) to establish a new University of Toronto St. George Campus Secondary Plan. This new Secondary Plan would replace the existing Secondary Plan that was adopted in 1997. The purpose of the new Secondary Plan is to provide an updated policy framework that would manage change and guide new development in the area. Additional information about the application may be found here: www.toronto.ca/planning/UofTSecondaryPlan.

On July 23, 2018, City Council adopted a Status Report on the University of Toronto St. George Campus - Official Plan Amendment, and endorsed a series of principles for the Secondary Plan Area, including:

- protect the Secondary Plan area for predominantly institutional land uses along with ancillary uses that support the functioning of the area as an institutional district;
- prioritize the movement of pedestrians and cyclists;
- conserve built heritage resources and cultural heritage landscapes;

- enhance and expand the existing open space and public realm network;
- affirm that the institutional uses, collection of heritage resources and public realm network are character-defining elements of the area; and
- ensure that the Secondary Plan area will continue to grow and evolve in a way that positively contributes to the character-defining elements of the area.

City Council's decision may be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.88>

City Council has not made a decision, as of the date of this report, to adopt an Official Plan Amendment to amend the University of Toronto Secondary Plan. Staff anticipate preparing a Final Report for the new Secondary Plan and Urban Design Guidelines for the area in late 2021. The existing University of Toronto Secondary Plan remains in force and effect.

Official Plan Amendment 453 - Policies to Address the Loss of Dwelling Rooms

On July 18, 2019, City Council adopted Official Plan Amendment 453, which amends Housing Policy Section 3.2.1 of the Official Plan in part to address the loss of dwelling rooms through redevelopment proposals. This amendment also includes the new Policy 3.2.1.12, which states that new development that would have the effect of removing all or part of a private building or related group of buildings, and would result in the loss of one or more rental units or dwelling rooms will not be approved unless an acceptable tenant relocation and assistance plan is provided to lessen hardship for existing tenants. Official Plan Amendment 453 has been appealed to the LPAT.

City Council's decision may be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH6.1>.

The outcome of staff analysis and review of relevant Official Plan policies and designations, the University of Toronto Secondary Plan, the Downtown Plan and the emerging direction of the University of Toronto St. George Campus Secondary Plan noted above are summarized in the Comments section of the report.

Zoning

The site is zoned R3 in former City of Toronto Zoning By-law 438-86, as amended, which permits a range of residential building types including apartments, rooming houses, row houses, semi-detached and detached dwellings, and limited non-residential uses including childcare facilities and community centres, subject to a range of conditions. The maximum gross floor area is 1.0 times the area of the lot and the maximum building height is 12 metres. The site is subject to area-specific zoning exception 12(1)414, which permits a residence owned and operated by or on behalf of the University of Toronto within the area south of Bloor Street West, west of St. George Street, north of Harbord Street and east of Spadina Avenue, provided that all other provisions of the By-law are complied with.

The site is not subject to City of Toronto Zoning By-law 569-2013.

See Attachment 5 of this report for the site's existing zoning.

Design Guidelines

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. The following design guidelines that have been adopted by City Council apply to the proposed development.

The following design guidelines have been used in the evaluation of this application:

- University of Toronto (Main Campus) Urban Design Guidelines
- Avenues and Mid-rise Buildings Study and Performance Standards

The City's Design Guidelines may be found here:

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

University of Toronto (Main Campus) Urban Design Guidelines

The University of Toronto (Main Campus) Urban Design Guidelines are intended to be read in conjunction with the policies of the Official Plan and the University of Toronto Secondary Plan. The guidelines may be found here:

<https://www.toronto.ca/wp-content/uploads/2017/08/8f36-Toronto-Urban-Design-Guidelines-University-of-Toronto-Main-Campus.pdf>.

Avenues and Mid-rise Buildings Study and Performance Standards

City Council adopted the Avenues and Mid-rise Buildings Study and an addendum containing performance standards for mid-rise buildings. They identify a list of best practices and establish a set of performance standards for new mid-rise buildings. Key issues addressed include maximum allowable building heights, setbacks and step backs, sunlight and skyview, pedestrian realm conditions, transition to Neighbourhoods and Parks and Open Space Areas and corner sites. The link to the guidelines is here:

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

City Council also adopted a revised Mid-Rise Building Performance Standards Addendum, for staff to use together with the 2010 approved Mid-Rise Building Performance Standards in the preparation of area studies or during the evaluation of development applications, where mid-rise buildings are proposed and Performance Standards are applicable, until such time as City Council adopts updated Mid-Rise Building Design Guidelines. Council's decision is here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and <http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has been submitted and is under review (File No. 19 259130 STE 11 SA).

COMMUNITY CONSULTATION

Planning staff have compiled feedback from residents from community meetings, the City's Application Information Centre, and direct phone and e-mail correspondence.

Working Group

A working group was formed with approximately 10 members of the public, in addition to the Councillor, City Planning staff and the applicant. Working group members included representatives from the following groups:

- University of Toronto Students' Union
- University of Toronto Graduate Students' Union
- Graduate Student Representatives
- Huron Sussex Residents Organization
- Harbord Village Residents Association

The working group met on March 9, 2020, April 17, 2020, and August 18, 2020. The following topics were discussed at the meetings:

- Programming - planned student residence unit type and mix, programming and facilities in the building.
- Built form - site layout, building height, scale and massing in relation to the context and planning framework.
- Public Realm - enhancing and expanding publicly accessible space and the pedestrian realm, including the streetscape, laneways and on-site landscape.

Issues raised through the working group meetings include the following:

- General support for the uses planned for the site, including the student residence and associated communal spaces and offices, the food hall and event space.
- General support for the notion that the site could appropriately accommodate a mid-rise scale building.
- Concern that the overall building height of the original proposal was excessive and that the massing and height did not result in an acceptable transition to the neighbourhood to the north.
- Appreciative of the inclusion of significant masonry and overall design details of the building.
- Questions about the potential heritage value of the existing structures on the site.
- Desire to ensure the public realm is welcoming and accessible.
- Further enhancements to the streetscape and surrounding laneways in terms of planting, lighting, seating, paving materials, bike parking etc.

- Need to balance maximizing student residence beds with revisions to the built form to better address the surrounding context and neighbourhood to the north.

Community Consultation Meeting

On September 17, 2020, staff hosted a Community Consultation Meeting to discuss the proposed development. Nine members of the public attended as well as the Ward Councillor and the applicant. General support was expressed for the proposal and the only issues raised related to the proposed public realm to ensure it is usable and to continue exploring additional enhancements to the adjacent laneways.

The community feedback received on the application was taken into consideration by staff through the review of the application. These issues are addressed in the Comments section below.

COMMENTS

Planning Act

Section 2 of the Planning Act requires municipalities to have regard for matters of provincial interest, including adequate provision of a full range of housing and employment opportunities, and the promotion of a built form that is well designed and encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant. The proposed development has regard for relevant matters of provincial interest, as the built form is well-designed with a height, scale and massing that is appropriate for its context and proposed institutional uses, and the development will create new student housing options and associated amenities, and expand institutional space and employment opportunities at the campus. These provincial interests are further articulated through the PPS and the Growth Plan.

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2020) and the Growth Plan (2020). Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan. Some of the relevant policies are summarized below:

The PPS, through policy 1.1.1, establishes that healthy, liveable and safe communities are sustained by, among other matters, promoting efficient development and land use patterns and accommodating an appropriate range and mix of residential, employment, institutional, parks and open spaces and other uses to meet long-term needs. The proposed development addresses these objectives by adding new residential and associated non-residential institutional uses, and intensifying the site with an appropriate built form for the site that has been designed to limit potential impacts on surrounding properties, including the neighbourhood to the north. It also expands and enhances the public realm along Harbord Street and the laneways to the east and north of the site with new planting, seating, lighting and bike parking, and provides on-site outdoor amenity areas.

Policy 1.3.1 states that planning authorities shall promote economic development and competitiveness by, among other approaches, providing for an appropriate mix and range of employment, institutional and broader mixed uses to meet long-term needs and encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities. Policy 1.4.3 requires that provision be made for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents. Policy 1.6.7.4 states that a land use pattern, density and mix of uses should be promoted that minimizes the length and number of vehicle trips and supports current and future use of transit and active transportation. Policy 1.8.1 expands on this by directing planning authorities to support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and to prepare for the impacts of a changing climate through land use and development patterns which: promote the use of active transportation and transit in and between residential, employment and institutional uses and other areas.

The proposed development is consistent with this policy direction. It provides new student residences and a range of associated institutional uses and amenities including offices, common areas, lounges and study areas, a food hall and event space, and contributes to the enhancement and vitality of the campus and surrounding neighbourhoods through new housing options and public service facilities, in an appropriate built form at a location that is in close proximity to the St. George and Spadina subway stations, the Spadina and College streetcar lines, the cycle tracks on Bloor Street West, Harbord Street and Hoskin Avenue, and the bike lanes on St. George Street, Bedford Road and College Street, and will expand and enhance the pedestrian network and public realm.

Section 2.2.3 of the Growth Plan (2020) identifies the Downtown as an Urban Growth Centre, which is a regional focal point for accommodating population and employment growth in complete communities that are well designed to meet people's needs for daily living throughout an entire lifetime. Policy 2.2.2.3 of the Growth Plan directs municipalities to develop a strategy to achieve minimum intensification targets, which will encourage intensification generally throughout the delineated built up area, recognize strategic growth areas as the key focus for development, and identify the appropriate type and scale of development in strategic growth areas and transition of built form towards adjacent areas. Policy 5.2.5.6 states that, in planning to achieve the minimum intensification and density targets of the Plan, municipalities will develop and implement urban design and Official Plan policies, including other supporting documents, which direct the development of a high quality public realm and compact built form.

The site is located in the Downtown Urban Growth Centre. The planning framework that governs this site includes the Official Plan, Downtown Plan, University of Toronto Secondary Plan and University of Toronto Urban Design Guidelines, which contain policies and guidelines that support a high quality public realm and compact built form. The Downtown Urban Growth Centre is on track to meet its density target of 400 residents and workers per hectare, as set out in Policy 2.2.3.2.a. Policy 5.2.5.4 notes that the target is the average of the entire Urban Growth Centre and it is not for any one particular area within the Centre, such as the University of Toronto Secondary Plan

Area, to meet this target. While the proposed development is not required for the City to meet the density target of 400 people and jobs per hectare in the Downtown Urban Growth Centre, it will contribute toward meeting and/or exceeding this specific target.

The application conforms to the policy direction to target growth to the Downtown Urban Growth Centre (Section 2.2.3), supports the achievement of complete communities by contributing to the mix of land uses on the site and in the area, investing in public service facilities, creating a vibrant public realm (Policy 2.2.1.4 and Section 3.2.8), and is located on a campus where institutional growth is anticipated and encouraged (Policy 2.2.5.2). The proposal represents a form of contextually appropriate intensification that makes efficient use of land and existing services, including proximity to public and active transportation options. The proposal provides for a high quality, compact built form that meets applicable urban design standards and incorporates sustainable development principles.

Land Use

The proposed land uses are compatible with the adjacent institutional, commercial and residential uses, and conform with the policies of the Official Plan as a whole. The proposed institutional residence with associated non-residential uses would be permitted in the Official Plan. Policy 4.1.1 states that Neighbourhoods are made up of residential uses and include local institutions. While the proposed non-residential uses would be associated with the residential use in the proposed building, Policy 4.1.3 further states that new small-scale retail, service and office uses that are incidental to and support Neighbourhoods and that are compatible with the area and do not adversely impact adjacent residences may be permitted through an amendment to the Zoning By-law on major streets shown on Map 3 of the Official Plan. Harbord Street is identified as a major street on Map 3. The site is subject to area-specific zoning exception 12(1)414 in Zoning By-law 438-86, which permits a residence owned and operated by or on behalf of the University of Toronto, and the proposed residence would be owned and operated by the University.

While the uses are compatible with adjacent uses and would be contemplated for the site by the current Official Plan and Zoning By-law provisions, the proposed built form would not comply with the applicable provisions, which would restrict the height to a maximum of four storeys and 12 metres, and the gross floor area to 1.0 times the area of the lot. As such, an Official Plan Amendment has been proposed to redesignate the site from Neighbourhoods to Institutional Areas and a Zoning By-law Amendment to rezone the lands from a Residential (R3) to Institutional (Q) zone in order to permit the uses and regulate the built form on the site.

Consistent with a central objective of the current University of Toronto Secondary Plan to recognize and protect the area primarily as an Institutional District and Policy 6.12 of the Downtown Plan, which states that lands owned or operated by an institution within or adjacent to health, educational and/or government campus will be prioritized for institutional uses to support the growth of health, educational and/or government institutional campuses, the redesignation of the site would support the institutional function of the campus. This would also be consistent with the emerging direction of the

update to the University of Toronto Secondary Plan and Council-endorsed principle to "protect the Secondary Plan area for predominantly institutional land uses and ancillary uses that support the functioning of the area as an institutional district."

The site would be well suited to the proposed student residence, given its location on the campus, in close proximity to other student residences and academic buildings, including being physically connected to the adjacent Graduate House student residence, and with access to nearby public transit and cycling options and other amenities. The provision of student housing at this location would also help address the broader citywide need for purpose-built student housing that is owned and operated by post-secondary institutions. The proposed food hall and event space would support the surrounding neighbourhood and larger campus by being publicly accessible and providing additional amenity for residents.

The proposed mid-rise student residence would meet the general intent of Policy 5.3.1 of the University of Toronto Secondary Plan, which states that in the Huron-Sussex Area of Special Identity, the residential houseform character and low scale of the interior of the Area will be protected and that limited intensification to accommodate the needs of the University of Toronto for institution-related residential development may be permitted where appropriate to provide a transition between the residential neighbourhood and the adjacent areas of higher density and activity. Given the site's location on a major street on Map 3 of the Official Plan, on the south edge of the neighbourhood, bounded on the west, north and east sides by laneways, which serve to differentiate and delineate it from the neighbourhood to the north, and based on the policy direction to consider limited intensification of such sites to provide transition to adjacent institutional areas, the site could accommodate an appropriately designed mid-rise form that would fit with the context, limit any impacts on surrounding properties and protect the established neighbourhood to the north.

As outlined further in the Comments sections below, the proposed development would enhance the public realm along Harbord Street and the adjacent laneways, while having no unacceptable built form impacts on nearby properties. The redesignation of the property would allow for a student residence in a mid-rise form that would achieve the policy objectives of the Official Plan, including the Downtown Plan and the current University of Toronto Secondary Plan, and the emerging direction of the updated Secondary Plan in a manner that maintains the built form policies, particularly for lands adjacent to Neighbourhoods. Given the existing and planned context for the subject property and surrounding area, the proposed land uses and redesignation of the site are appropriate and can be supported by staff.

Massing, Height, Density

This application has been reviewed against the policies and direction contained in the Official Plan, Downtown Plan and University of Toronto Secondary Plan, University of Toronto Urban Design Guidelines, Mid-Rise Building Performance Standards and the emerging direction of the new University of Toronto St. George Campus Secondary Plan described in the Policy Consideration Section of this report. Given the existing and planned context of the subject property and the surrounding area, the proposed massing, height and density are appropriate and can be supported by staff.

Section 3.1.2 of the Official Plan identifies that development must be considered not only in terms of the individual building and site, but also in terms of how the building and site fit within the larger existing and planned context of the surrounding area. Policy 3.1.2.1 requires that new development frame and support adjacent streets, lanes, parks and open spaces to promote civic life and the use of the public realm, and to improve the safety, pedestrian comfort, interest and experience, and casual views to these spaces. This is achieved by locating buildings parallel to the street or along the edge of a park or open space; providing additional setbacks or open spaces at key locations; locating main building entrances so that they front onto a public street, park or open space, are clearly visible and directly accessible from a public street; providing ground floor uses, clear windows and entrances that allow views from, and where possible, access to adjacent streets, parks and open spaces; preserving mature trees; and providing comfortable wind conditions and air circulation to preserve the utility and intended use of the public realm.

Section 3.3 of the University of Toronto Secondary Plan identifies that new buildings will be sited in a manner that clearly defines and gives form to the edges of streets, open spaces and mid-block pedestrian routes; the height and mass of new buildings will achieve an appropriate relationship to the scale of adjacent streets and open spaces ensuring access to sunlight and sky view and shelter from prevailing winds; and new buildings will achieve a harmonious relationship to their built form context.

The proposed setbacks from the property lines and the resulting separation distances from the adjacent properties, in combination with the proposed building height, serve to ensure an appropriate fit within the existing and planned built form context. The building is proposed to be set back a minimum of approximately 1.9 metres from the Harbord Street property line, which results in minimum sidewalk zone of six metres measured from the sidewalk curb to the building face. This would allow sufficient space for continuous tree planting along the sidewalk along with other planted areas, seating and bike parking. Additional setbacks from the street of up to seven metres are proposed at building entrances to provide covered outdoor waiting areas and of approximately five metres along the food hall to allow space for a patio.

A streetwall height of three storeys is proposed along Harbord Street, above which the building is proposed to step back by approximately two metres from the edge of the base building. This streetwall height reflects the existing built form context along this segment of Harbord Street, which is characterized by a two- to three-storey streetwall, including the adjacent Wolfond Centre to the east. The stepback helps mitigate the perception of building height from the pedestrian level of the street.

Setbacks of approximately 1.4 to 2.7 metres are proposed from the laneway to the building on the east side of the site and of approximately 1.5 metres from the laneway to the building on the north side of the site, along with an additional 0.21 metre strip of land along the northern boundary of the site for a required laneway widening. These setback areas provide space for landscaping, seating and lighting along the lanes.

Along the north side of the building, an approximate 7.4 metre stepback is proposed at the second storey to provide for an outdoor amenity terrace on the roof of the first floor.

To further distinguish the upper levels from the base building, an additional stepback of approximately three metres is proposed above the third storey along the north side of the building.

The first three storeys of the building, which form its base component, would frame and support the adjacent street and laneways, and would be primarily comprised of active non-residential and institutional amenity uses, and include significant glazing. This would allow views to and enhanced activity along the street and laneways while leaving sufficient space for enhanced landscaping and streetscape improvements. The outdoor amenity terrace proposed on the roof of the first storey would overlook the surrounding laneways, which would further assist in ensuring a safe and animated condition in the laneways.

Connections are proposed across the laneway to the existing Graduate House student residence underground and at the third level on the west side of the site. The connections would enhance the liveability and usability of both residences for occupants in allowing amenities and common areas to be conveniently shared. The bridge would have a slim profile with a height of one-storey, a relatively narrow width of approximately 2.8 metres and would provide sufficient clearance for vehicles below. Transportation Services staff reviewed the proposed connections and do not object to them. The connections would be secured through a Bridge and Tunnel Agreement and the design details would be further evaluated and secured through the Site Plan Approval process.

The proposal would provide an appropriate transition in scale to the predominantly low-rise neighbourhood to the north, achieved through the use of setbacks and stepbacks of building mass, and resulting separation distances, consistent with Official Plan Policies 3.1.2.6 and 3.1.2.7. The proposed height of the base component of the building along the northern portion of the site, ranging from one to three storeys, would be consistent with the low-rise scale buildings to the north, including the three-storey child care facility to the immediate north. Above the third storey, the building would be set back from the north property line by approximately 12 metres which, in addition to the six-metre-wide laneway, would result in a setback of approximately 18 metres from the Neighbourhoods-designated properties to the north to the upper levels of the proposed building and the building would not include any balconies. By locating the mid-rise component of the building as far south as possible while still providing an appropriate stepback along Harbord Street and usable floor area for the institutional uses, an appropriate transition in scale is achieved from the low-rise building forms to the north.

The proposed height of approximately 26.95 metres to the roof and 30.15 metres, including the mechanical penthouse, is an appropriate height for a mid-rise institutional building at this location and would be compatible with the surrounding context, in combination with the setbacks proposed along Harbord Street and from the neighbourhood to the north. The height would reasonably define and enclose the Harbord Street right-of-way, provide for adequate access to sunlight and sky-view from the public realm and provide a compatible relationship to adjacent Neighbourhoods as per Policy 9.28 of the Downtown Plan.

Through the review process, the number of storeys was reduced from 10 to 9 storeys, and the height was reduced from approximately 31.1 metres to the roof and 34.95

metres including the mechanical penthouse, to 26.95 metres and 30.15 metres including the mechanical penthouse, for a 4.8 metre reduction in the overall height. The reduced building height improves the transition to the lower scale Neighbourhoods-designated area to the north and reduces the shadow impact of the proposal.

The proposed height would also provide a transition down from the Graduate House student residence to the west, which has a height of approximately 28.4 metres to the roof and 31.6 metres including the mechanical penthouse. This reduction in height is appropriate, as Graduate House fronts onto Spadina Avenue, which has a significantly wider right-of-way width than Harbord Street, and which forms the western boundary of the formal campus and University of Toronto Secondary Plan area. Staff would anticipate higher mid-rise building heights along the Spadina Avenue edge, with heights stepped down along Harbord Street to limit impacts on the neighbourhood interior to the north, and this direction would be achieved in the current proposal.

The proposal would result in an overall density of approximately 5.4 times the area of the site. Staff are of the opinion that the proposed density represents an appropriate level of intensification for the site, achieving it through an acceptable built form, building height, massing and site organization, and in a way that is compatible with the height and massing of buildings in the immediate area.

The proposal is contextually appropriate and is compatible with the surrounding campus and neighbourhood. The massing, height and density of the proposed institutional building, as well as its impact on and separation from adjacent properties are appropriate for the site.

Sun and Shadow

The Shadow Study submitted in support of the application is satisfactory to staff. Official Plan Policies 3.1.2.5 and 3.1.2.8 require that new development be located and massed to ensure access to direct sunlight and daylight on the public realm. Downtown Plan Policy 9.17 requires development to adequately limit shadows to preserve the utility of sidewalks, parks, open spaces, natural areas and institutional open spaces. The building's massing and height have been designed to minimize shadow impacts on the public realm and adjacent sites.

There are no streets or parks within the immediate vicinity of the site that would be shadowed by the proposed development. While the proposal would result in some shadowing of the southern portion of the properties to the north during the spring and fall equinoxes between 9:18 a.m. and 2:18 p.m., the impact has been minimized with the removal of the tenth storey and through the overall massing approach. The shadow from the University of Toronto's proposed building would not impact the rooftop amenity area of the University of Toronto child care facility at any time and the shadow would be off of the at-grade outdoor play area of the facility after 1:18 p.m. The property at 15 Glen Morris Street, which is to the immediate west of the University's child care facility, has an approved application for an eight-storey apartment building and would contribute to shadowing the child care facility property.

Pedestrian Level Wind

Policy 9.21 of the Downtown Plan states that developments will reasonably limit wind impacts on the public realm, including streets and open spaces. The Pedestrian Level Wind Study submitted in support of the application concludes that all wind impacts created by the proposal will be minimal and of a tolerable level for the anticipated uses of the spaces, including for sitting, standing, strolling and walking outdoors. Suitable wind conditions are predicted at all building entrances, sidewalks, laneways and rooftop terraces. The wind safety criterion is expected to be met at all areas both on-site and surrounding the proposed development.

Heritage Impact and Conservation

As part of the update to the University of Toronto Secondary Plan, Heritage Planning staff evaluated all properties in the area for their value as potential heritage resources, including the subject site. In July 2018, 54 and 56 Harbord Street on the site were identified in the Status Report for the proposed Secondary Plan as having potential heritage value. Through the review of the properties for heritage potential, Heritage Planning staff determined that the properties would not merit inclusion on the City's Heritage Register. As such, a Heritage Impact Assessment was not required as part of the application submission. Staff intend to bring forward a report on the potential inclusion of other properties in the Secondary Plan Area on the Heritage Register in late 2021.

Housing

The existing buildings on the site contain five rental dwelling units, four of which were vacant and one that was tenanted at the submission of the application. All units are currently vacant. As there are fewer than six residential dwelling units on the site, a Rental Housing Demolition and Conversion Application was not required.

Based on the Council-adopted Policy 3.2.1.12 in Official Plan Amendment 453, which states that new development that would have the effect of removing all or part of a private building or related group of buildings, and would result in the loss of one or more rental units or dwelling rooms will not be approved unless an acceptable tenant relocation and assistance plan is provided to lessen hardship for existing tenants, the applicant provided a tenant assistance plan for the tenanted unit. This was reviewed and accepted by City Planning Housing Policy staff.

Housing policies in Section 3.2.1 of the Official Plan outline that a full range of housing in terms of form, tenure and affordability across the City and within neighbourhoods, is to be provided and maintained to meet the current and future needs of residents. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan, and the PPS and Growth Plan contain policies to support the development of a range of housing to accommodate the needs of all households. The proposed 188-bed student residence would be owned and operated by the University, would assist in meeting demand for additional purpose-built student housing in the area and achieve this through an appropriate built form and site layout. The site, on the campus with its mix of institutional uses and combined with on-site supportive uses, is an appropriate location for this type of housing.

Public Realm and Streetscape

Official Plan policies require that attention be given to the streetscape by ensuring that these areas are attractive, comfortable and functional for pedestrians through landscaping and setbacks, and that new development frames and supports the public realm (Policies 3.1.1.2, 3.1.1.6, 3.1.1.12, 3.1.1.13, 3.1.2.1 and 3.1.2.10). The proposal would expand the sidewalk area, include patio space and recessed entrances to help animate the street, and provide new trees and other planting, bike parking, seating, lighting and enhanced paving. The proposal would contribute to the enhancement of the laneways for use by pedestrians and cyclists by providing seating, lighting and planting including generous planters and a green wall on the site along the lanes, and locating building entrances and active uses with significant glazing including the food hall and event space along the lanes. The laneway on the east side of the site in particular is intended to become a vibrant pedestrian-priority connection, which would extend through the Huron-Sussex neighbourhood from Harbord Street to Huron-Washington Parkette near Bloor Street West. Discussions have been initiated with the University of Toronto to begin advancing this process and staff intend that the subject proposal be coordinated with and contribute to this larger aim wherever possible, given its location at the south entrance to the lane.

The proposed development would help animate the streetscape along Harbord Street and in the laneways, provide an attractive, comfortable and safe pedestrian environment, and enhance the pedestrian and cycling network in the area. The streetscape treatment and landscape details would be secured through the Site Plan Approval process.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The Arborist Report and Tree Preservation Plan submitted in support of the application indicate there are 22 trees both within and immediately adjacent to the subject site. Of these, eight trees in the municipal right-of-way and seven trees on the site that qualify for protection are proposed to be removed, and all others are proposed to be preserved. Currently, six large growing shade trees are proposed to be planted in the municipal right-of-way and two trees are proposed to be planted on the site. Urban Forestry requires the applicant to submit a tree planting deposit to ensure the planting and survival of the new trees. Additional tree planting opportunities and injury mitigation measures will be further reviewed and secured through 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 site specific Zoning By-law will secure performance measures for the following Tier 1 development features: the wider sidewalk space and laneway enhancements, covered outdoor waiting areas and bicycle parking spaces. Other applicable TGS performance measures will be secured through the Site Plan Approval process. Staff will continue to work with the applicant to encourage them to exceed the minimum requirements and achieve greater sustainability.

Traffic Impact, Access, Parking

Official Plan Policy 2.4.4, Downtown Plan Policy 8.2, and University of Toronto Secondary Plan Policies 3.1.3 and 3.1.4 encourage reduced automobile dependency and promote active modes of transportation. The policies are intended to increase the opportunities for better walking and cycling conditions. Pedestrian access is proposed from the street and laneways on all sides of the building, with the primary entrances located on Harbord Street. No vehicle parking spaces and 112 bike parking spaces are proposed, consisting of 76 long-term, secure spaces and 36 short-term spaces at grade.

Policy 3.1.2.4 of the Official Plan directs new development to locate and organize vehicular access, loading, servicing and utilities to minimize their impact, and improve the safety and attractiveness of the public realm, the site and surrounding properties. A Type-B loading space is proposed at the northwest corner of the building, accessed from the laneway on the west side of the site, with garbage storage located in the building, which would minimize any impact to the pedestrian realm.

The Transportation Impact Study submitted in support of the application to evaluate the parking, loading and person trips generated by the proposal concludes that the impacts of the site are anticipated to be negligible and will not negatively influence the area transportation network. Transportation Services and Solid Waste Services staff have reviewed the proposal and found the anticipated transportation impacts, proposed parking and loading to be acceptable.

Laneway Widening

In order to satisfy the Official Plan requirement of a six metre right-of-way width for each of the public lanes, Transportation Services staff require a 0.21 metre strip of land along the north property line to be conveyed to the City. This land will be conveyed to the City through the Site Plan Approval process.

Servicing

Engineering and Construction Services staff reviewed the Functional Servicing and Stormwater Management Report submitted with the application. Revisions to the report are required prior to final acceptance by staff to demonstrate that the existing municipal

infrastructure is adequate to service the proposed development and to determine the nature of any upgrades that may be required to the existing infrastructure to support the proposed development. The owner will be responsible to pay for and construct any improvements to the municipal infrastructure in connection with the Functional Servicing and Stormwater Management Report, should it be determined that improvements to such infrastructure are required to support the development. Staff recommend that a revised Functional Servicing and Stormwater Management Report be submitted to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services prior to introducing the necessary bills to City Council.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Toronto Official Plan, the Downtown Plan, the University of Toronto Secondary Plan, applicable urban design guidelines and the emerging direction of the updated Secondary Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020), conforms with the Growth Plan (2020) and conforms with the Official Plan. The proposal represents an appropriate level of intensification at a suitable location and in an appropriate built form based on the existing and planned context of the site. The proposed building location, height and massing would be appropriate for the site and compatible with the surroundings, would bring a new institutional student residence with associated amenities to the site and contribute to the mix of uses in the larger area, and would result in an expanded and enhanced public realm. Staff recommend that Council approve the application.

CONTACT

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SIGNATURE



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

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: University of Toronto Secondary Plan Area

Attachment 5: Existing Zoning By-law Map

Attachment 6: Draft Official Plan Amendment

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

Applicant Submitted Drawings

Attachment 8: Site Plan

Attachment 9: South Elevations

Attachment 10: East Elevations

Attachment 11: West Elevations

Attachment 12: North Elevations

Attachment 13: 3D Model of Proposal in Context - Southwest

Attachment 14: 3D Model of Proposal in Context - Northeast

Attachment 1: Application Data Sheet

Municipal Address: 40-56 Harbord Street Date Received: December 9, 2019

Application Number: 19 259116 STE 11 OZ

Application Type: OPA and Rezoning

Project Description: Official Plan and Zoning By-law Amendment application for a 9-storey, 188-bed student residence with a food hall on the ground floor

Applicant	Architect	Owner
Bousfields Inc.	Michael Maltzan Architecture and architectsAlliance	University of Toronto

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision: N/A

Zoning: R3.0 Z1.0 Heritage Designation: N/A

Height Limit (m): 12 Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq m): 1,537 Frontage (m): 48 Depth (m): 33

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	486	0	1,046	1,046
Residential GFA (sq m):	973	0	0	0
Non-Residential GFA (sq m):	0	0	8,370	8,370
Total GFA (sq m):	973	0	8,370	8,370
Height - Storeys:	2		9	9
Height - Metres:	6		27	27

Lot Coverage Ratio (%): 68.06 Floor Space Index: 5.45

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Institutional/Other GFA:	436	
Institutional Residential GFA:	6,990	944

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	5	0		0
Other:			188	188

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Proposed:	160		28		

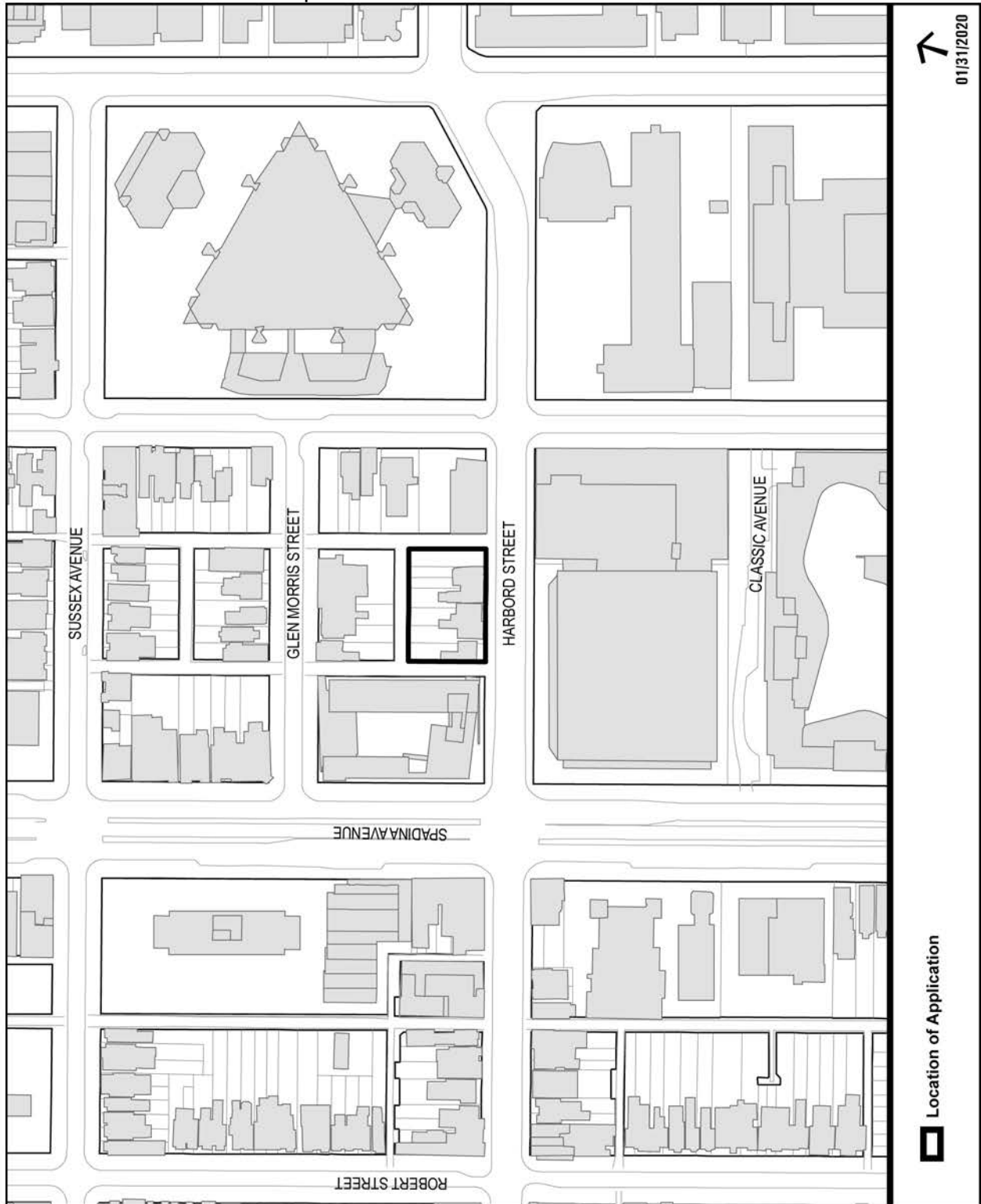
Parking and Loading

Parking Spaces:	0	Bicycle Parking Spaces:	112	Loading Docks:	1
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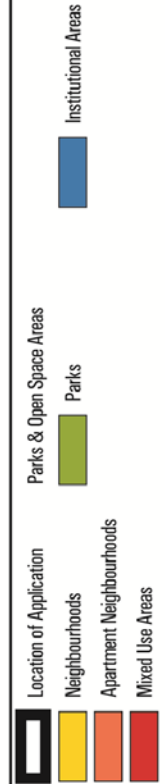
Attachment 2: Location Map





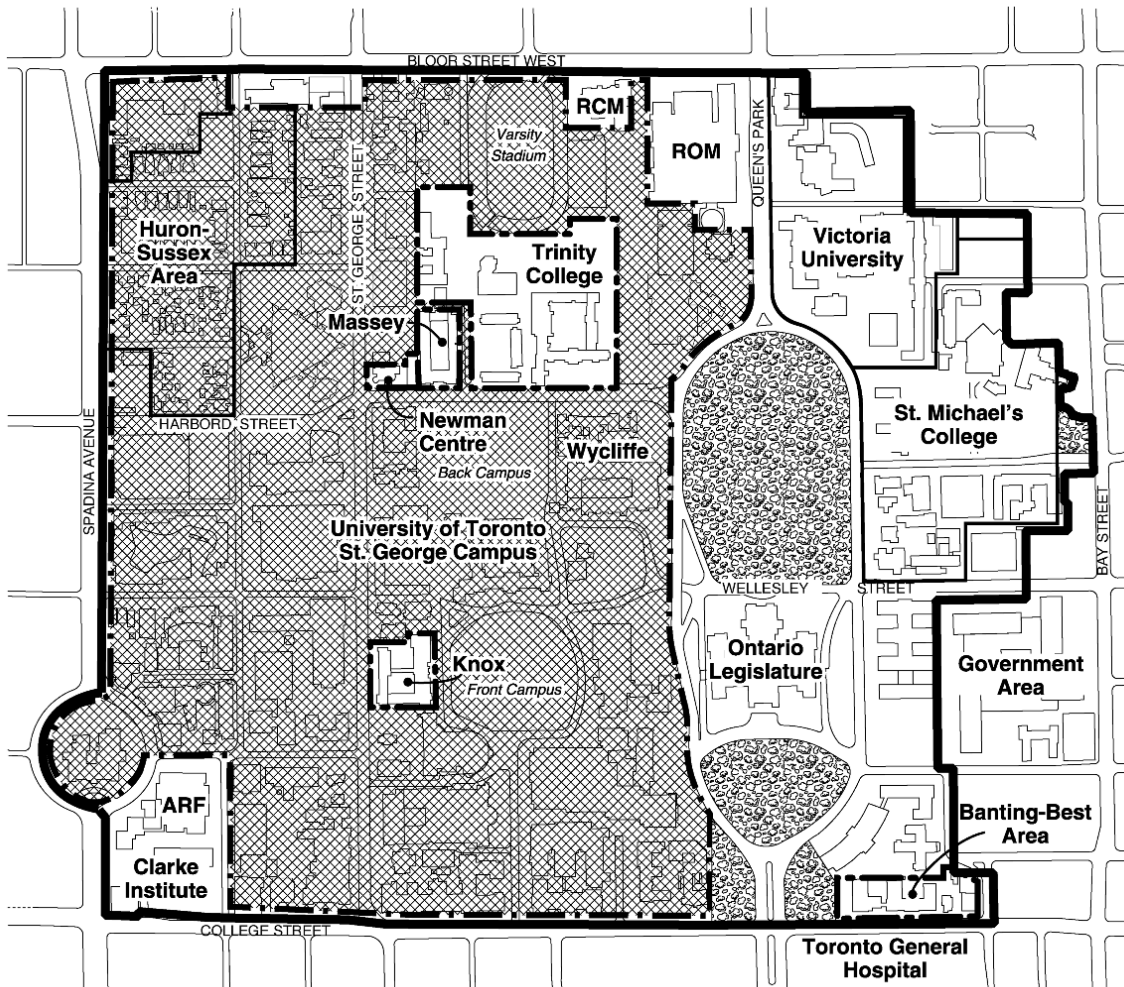
Official Plan Land Use Map

File # 19 259116 STE 11 0Z



↑
 Not to Scale
 01/31/2020

Attachment 4: University of Toronto Secondary Plan Area







Not to Scale 



University of Toronto Secondary Plan

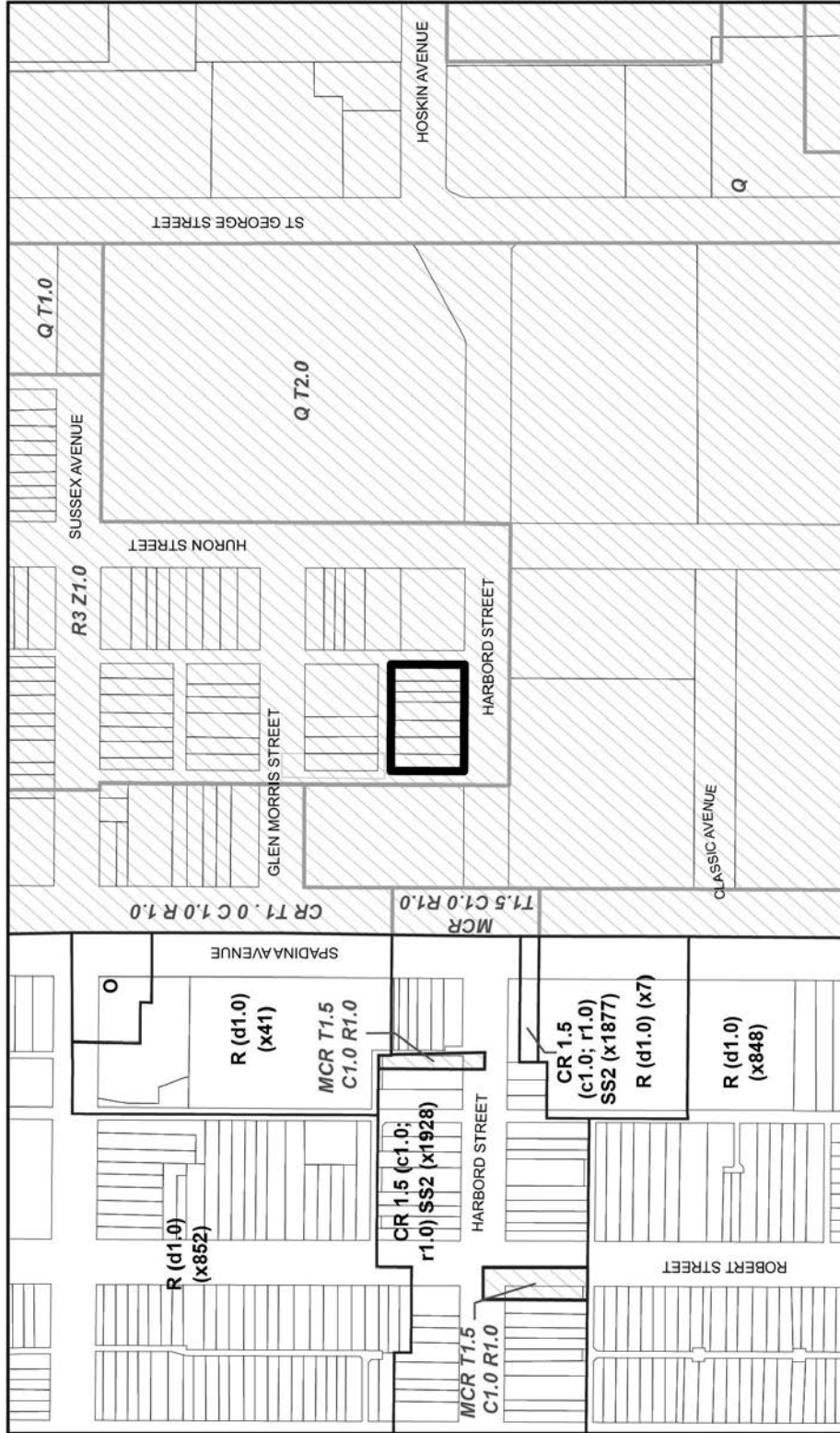
MAP 20-1 Area Institutions and Subareas

-  Secondary Plan Boundary
-  U of T Master Plan Area (St. George Campus)
-  Subareas
-  Parks and Open Areas

- ARF** Addiction Research Foundation
- RCM** Royal Conservatory of Music
- ROM** Royal Ontario Museum

Note:
Properties of Knox College, Massey College, Trinity College and the Newman Centre are not included in the University of Toronto Master Plan

Attachment 5: Existing Zoning By-law Map

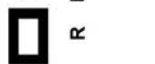


Toronto
Zoning By-law 569-2013
40-56 Harbord Street
File # 19 259116 STE 11 0Z

- See Former City of Toronto By-law No. 438-86
- R3 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District
- Q Mixed-Use District
- UOS Parks District



- Location of Application
- R Residential
- CR Commercial Residential
- O Open Space



Attachment 6: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO
Bill XXX
BY-LAW XXX

To adopt an amendment to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2021, as 40-56 Harbord Street

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

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

The Council of the City of Toronto enacts:

1. The attached Amendment No. 529 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

John D. Elvidge,
Interim City Clerk

(Seal of the City)

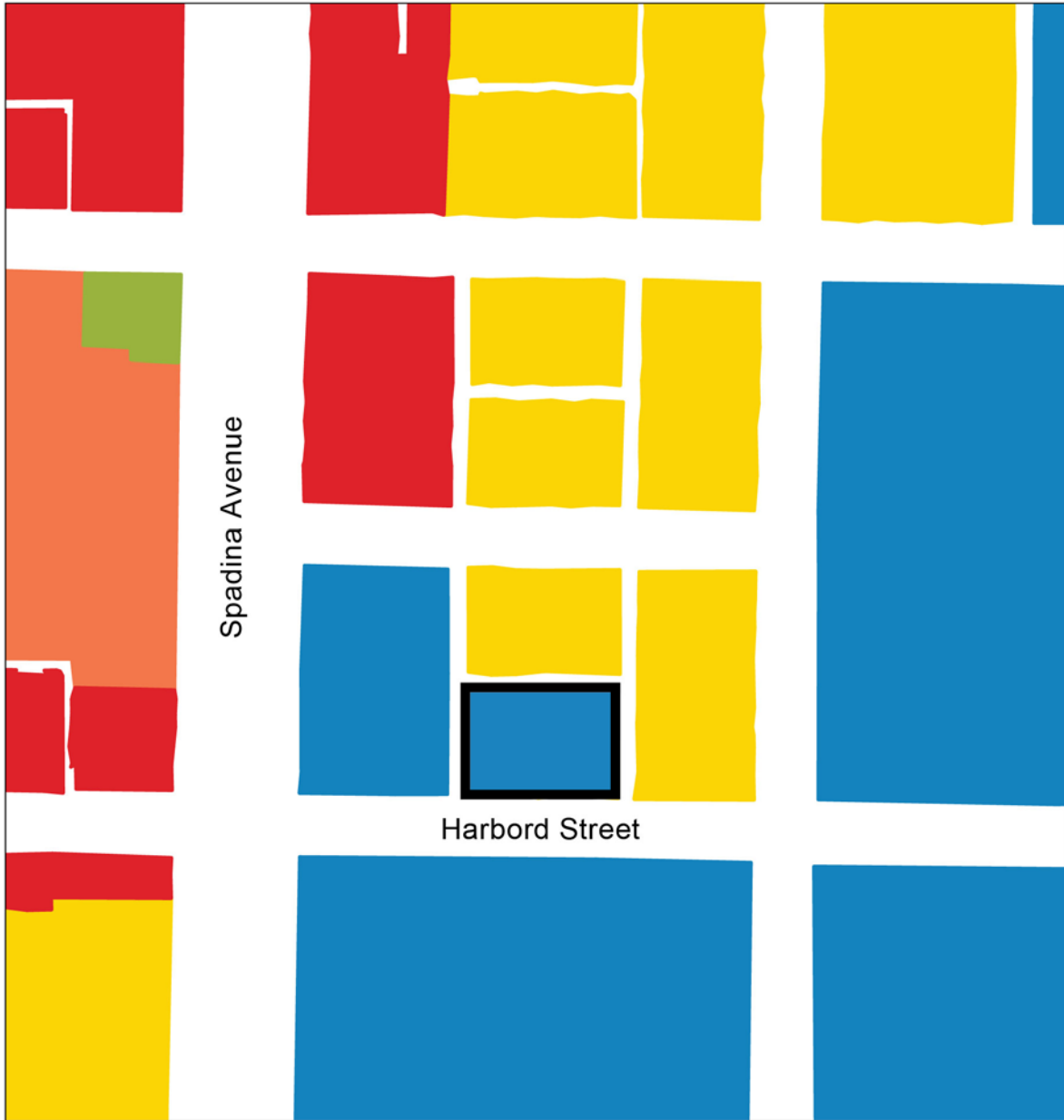
AMENDMENT NO. 529 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2021 AS 40-56 HARBORD STREET

The Official Plan of the City of Toronto is amended as follows:

1. Map 18, Land Use Plan, is amended by re-designating the lands known municipally as 40-56 Harbord Street from Neighbourhoods to Institutional Areas, as shown on the attached Schedule 1.





Schedule 1



40-56 Harbord Street

Official Plan Land Use Map #18

File # 19 259116 STE 11 OZ

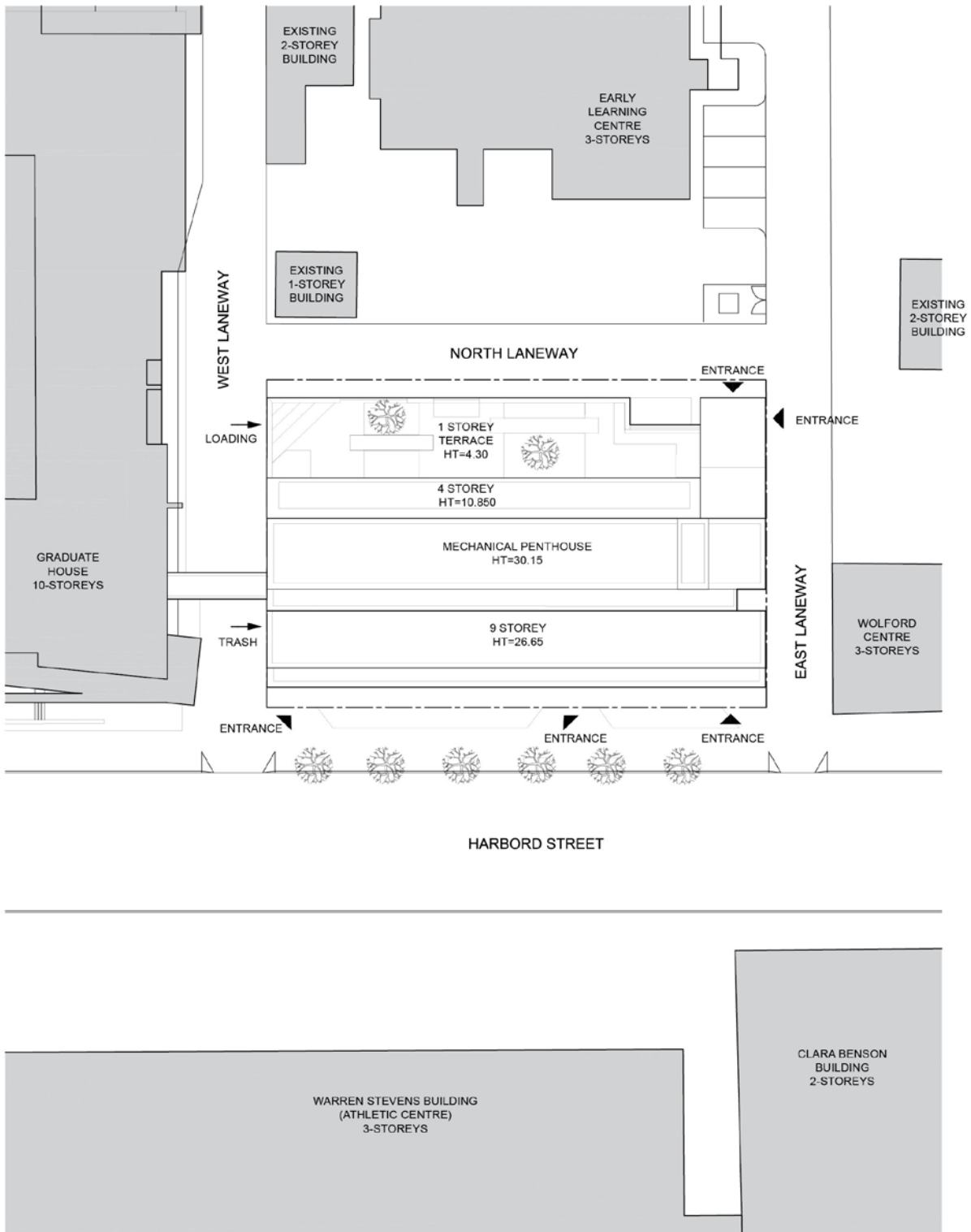
 Location of Application	 Institutional Areas
 Neighbourhoods	 Parks
 Apartment Neighbourhoods	
 Mixed Use Areas	

↑
Not to Scale
03/15/2021

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

To be available prior to the April 21, 2021 Toronto and East York Community Council Meeting

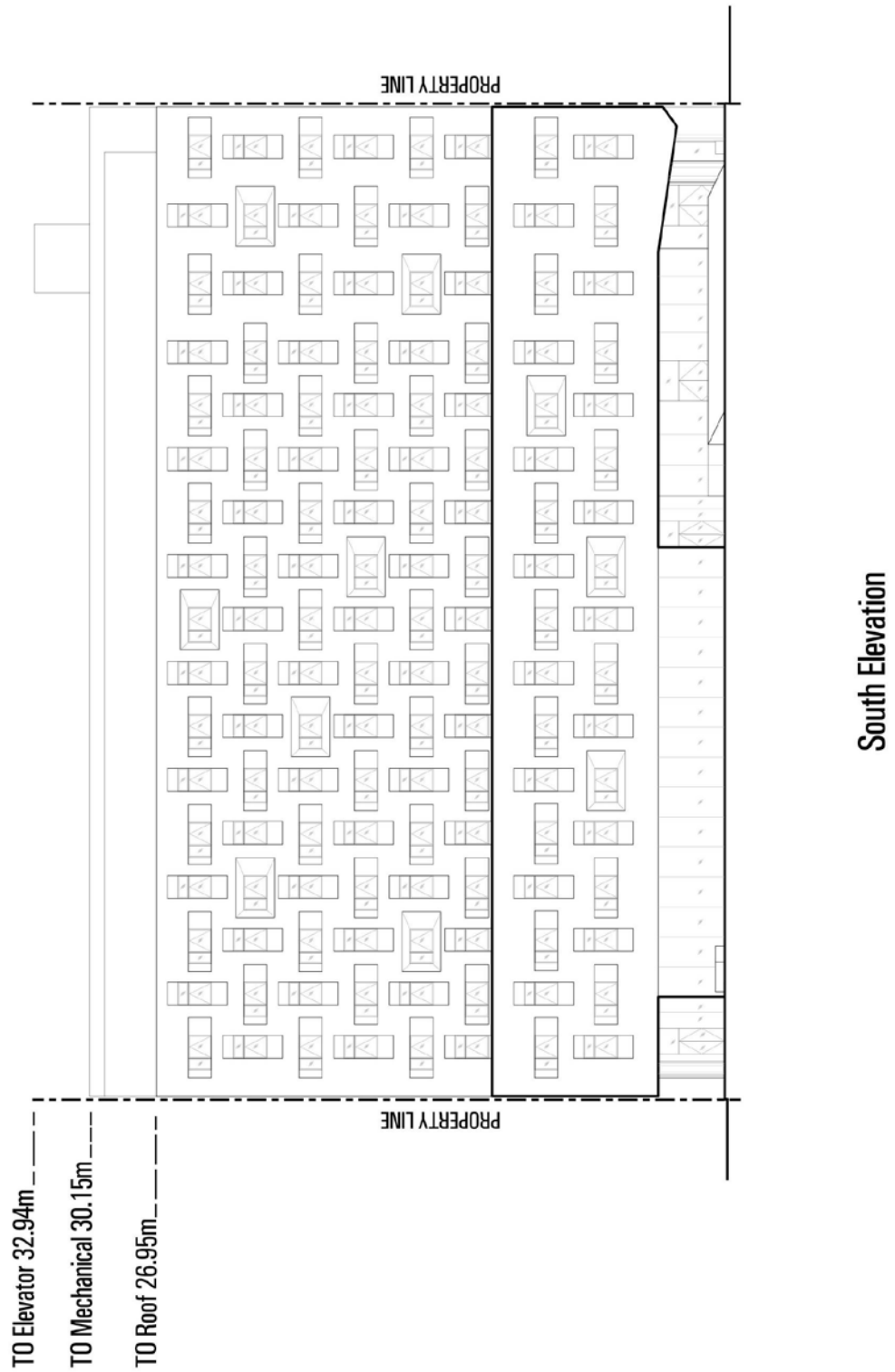
Attachment 8: Site Plan



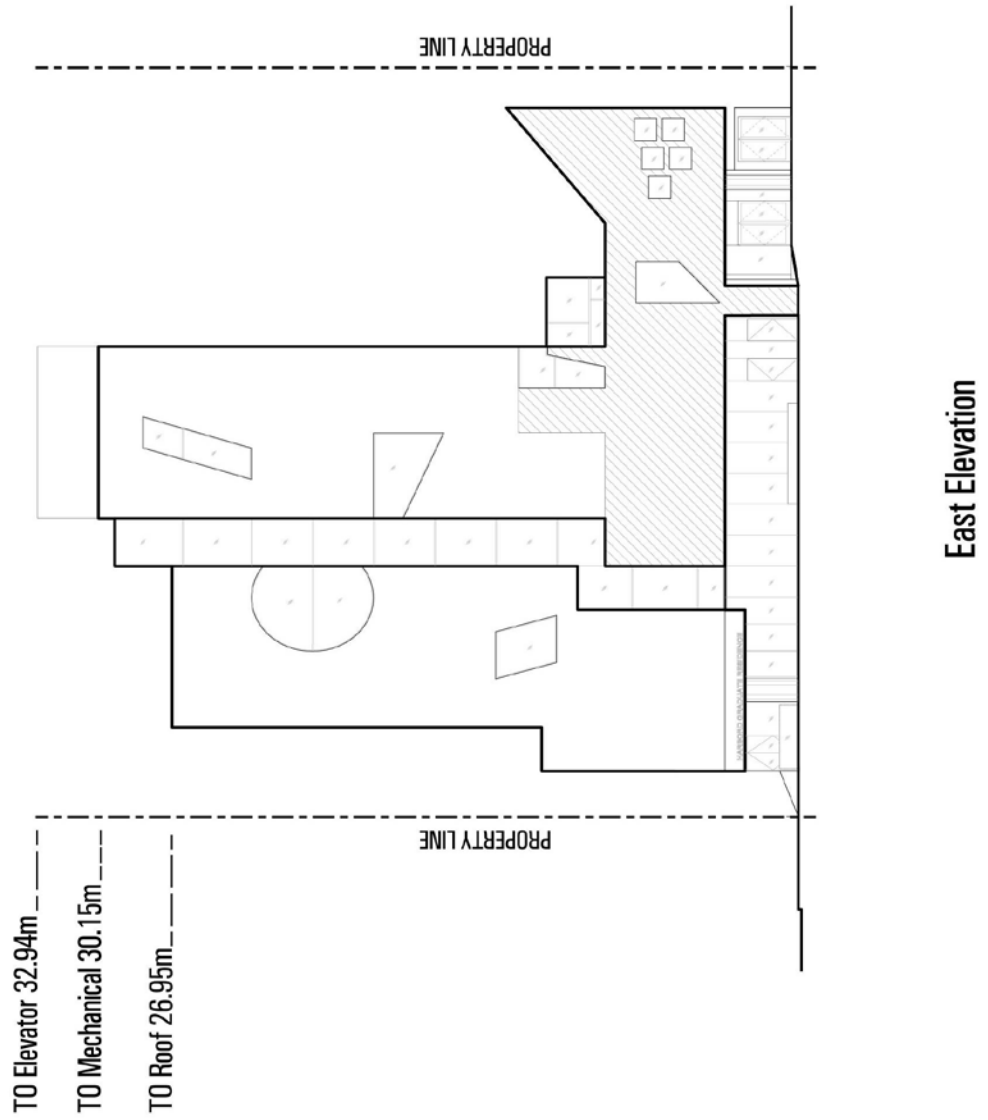
Site Plan



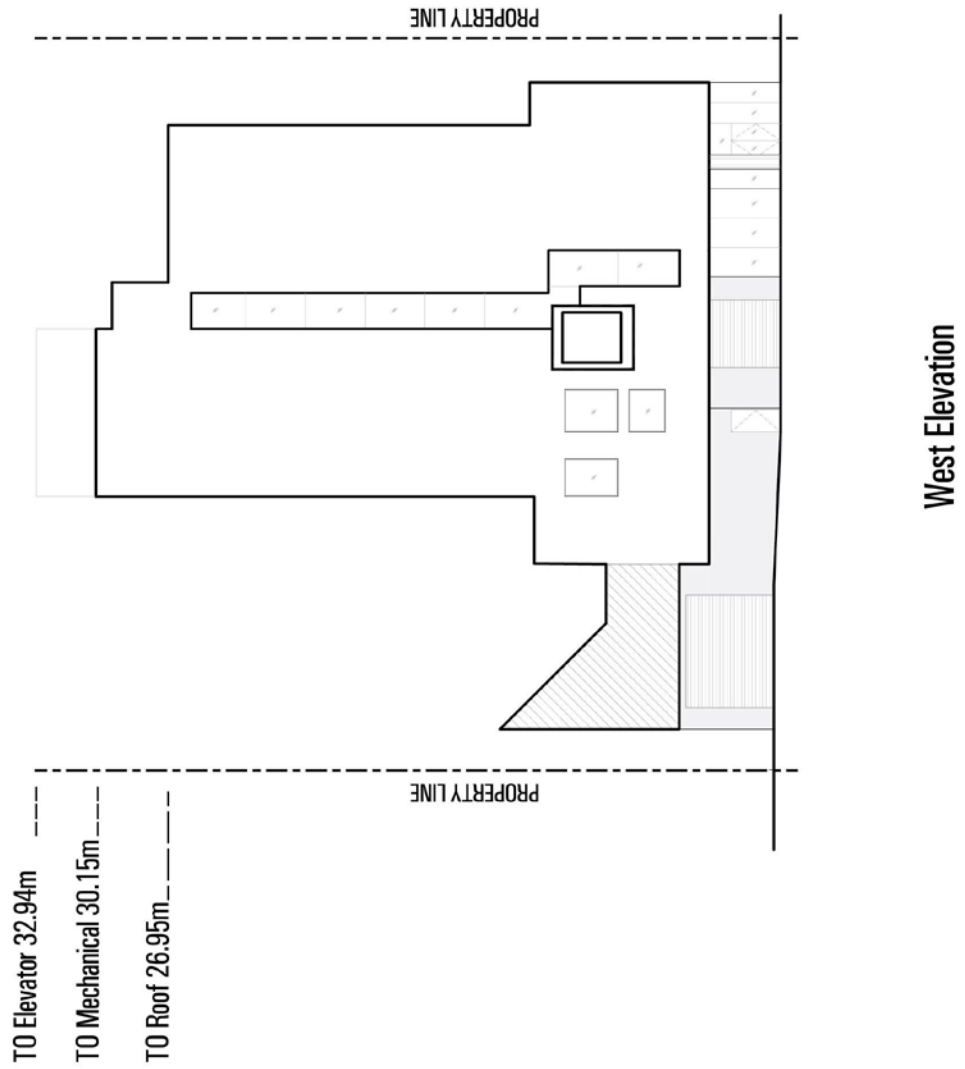
Attachment 9: South Elevations



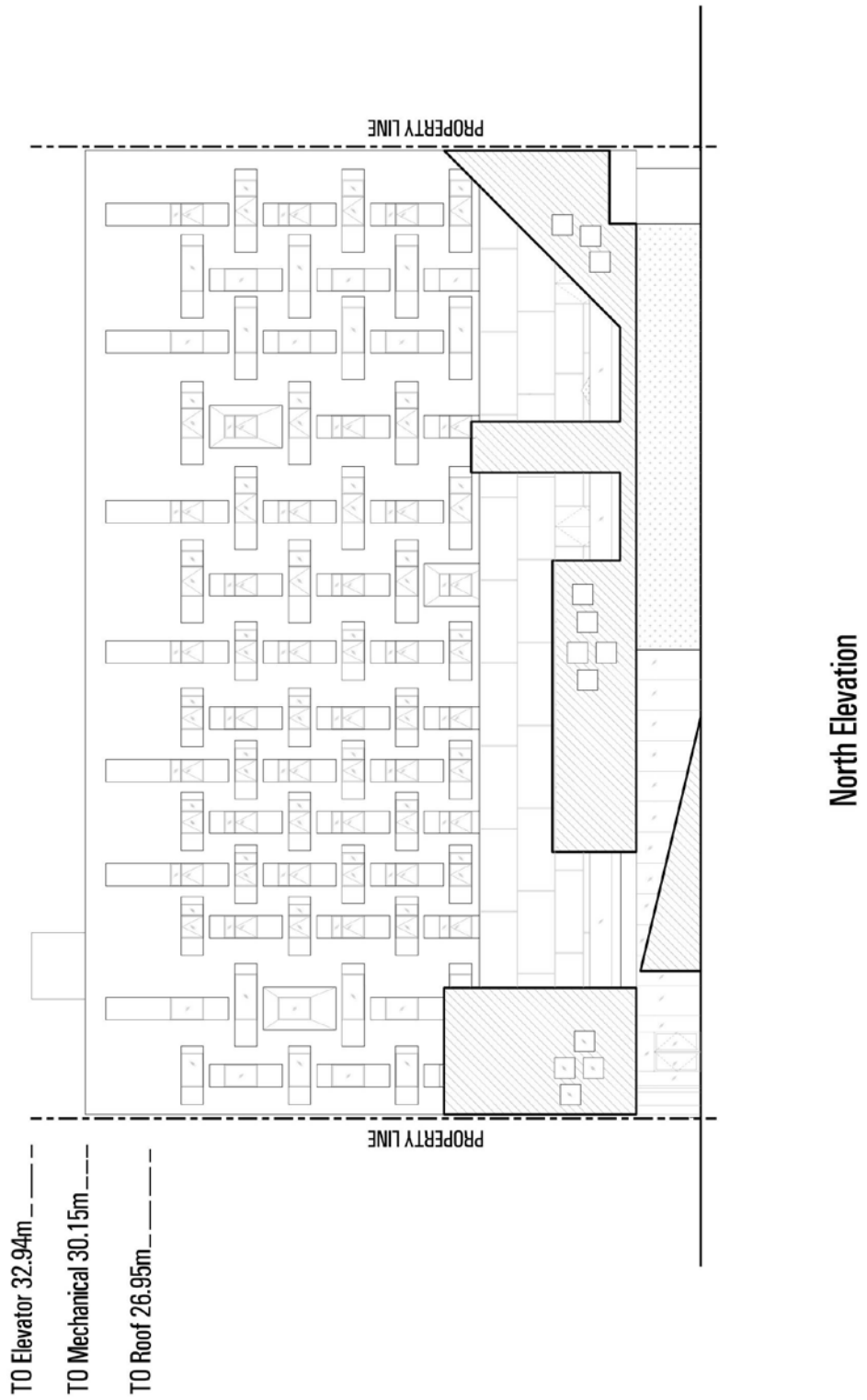
Attachment 10: East Elevations



Attachment 11: West Elevations



Attachment 12: North Elevations



Attachment 13: 3D Model of Proposal in Context - Southwest



View of Applicant's Proposal Looking Southwest

Attachment 14: 3D Model of Proposal in Context - Northeast

