

## **11 Pleasant Boulevard – Zoning By-law Amendment Application – Preliminary Report**

Date: April 28, 2021

To: Toronto and East York Community Council

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

Ward: 12 - Toronto-St. Paul's

**Planning Application Number:** 21 117518 STE 12 OZ

**Current Uses on Site:** A one-storey convenience store with vehicular surface parking fronting onto Pleasant Boulevard.

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the development application at 11 Pleasant Boulevard for a 14-storey mixed-use building with 72 dwelling units and 65 square metres of retail space at grade. One vehicular parking space is proposed at grade for short-term residential pick-up and drop-off.

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

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Planning staff schedule a community consultation meeting for the development application located at 11 Pleasant Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

## FINANCIAL IMPACT

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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.

## DECISION HISTORY

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At its meeting on January 29, 2020, City Council requested the Director, Community Planning, Toronto and East York District to study the *Apartment Neighbourhoods* designated lands to the northwest and southeast of the Yonge Street and St. Clair Avenue intersection and to report back to the Toronto and East York Community Council with a Planning Framework providing guidance on managing development pressures. The subject site is located within the study area.

## THE APPLICATION

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### Complete Application Submission Date

This application has not been deemed complete. An Incomplete Notice of Application was sent to the Applicant on March 19, 2021. A Pedestrian Level Wind Study (including wind tunnel testing as per development guidelines) is required in order to consider the application complete.

### Description

This application proposes a 14-storey (47.10 metres, plus 6-metre mechanical penthouse) mixed-use building containing 72 residential dwelling units, 65 square metres of non-residential retail space at grade, and 421.5 square metres of amenity space. The total proposed gross floor area for the site is 5,088.2 square metres, which represents a density of 9.68 times the area of the lot. There is one vehicular parking space proposed for visitors at grade to facilitate short-term pick-up and drop-off.

Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at:  
<http://app.toronto.ca/AIC/index.do?folderRsn=i0FXrZleyQKUdAPIY40d9Q%3D%3D>

See Attachments 2, 3 and 6 of this report for a three-dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively.

## **Reason for the Application**

The Zoning By-law Amendment Application proposes to amend former City of Toronto Zoning By-law 438-86 and 569-2013 to vary performance standards, including: building height; building setbacks; floor space index; building depth; vehicular and bicycle parking space requirements; and landscaping requirements. Additional amendments to the Zoning By-law may be identified as part of the application review.

This Zoning By-law Amendment will bring the subject site into City-wide Zoning By-law 569-2013.

## **POLICY CONSIDERATIONS/PLANNING FRAMEWORK**

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

Land use planning in the Province of Ontario is a policy-led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable provincial plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and, where applicable, the Greenbelt Plan (2017). The PPS and all provincial plans may be found on the Ministry of Municipal Affairs and Housing website.

### **Growth Plan for the Greater Golden Horseshoe (2020)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan") came into effect on August 28, 2020. The Growth Plan continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan establishes policies that require implementation through a Municipal Comprehensive Review ("MCR"), which is a requirement pursuant to Section 26 of the Planning Act.

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

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;

- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

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

### **Major Transit Station Areas**

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

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

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation.

On September 21, 2020, the Ministry of Municipal Affairs and Housing issued Notices of Decision approving OPA 479 and OPA 480. OPA 479 (Public Realm) and OPA 480 (Built Form) 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 policies related to building complete communities, including heritage preservation and environmental stewardship. The Official Plan also provides for the use

of Section 37 of the Planning Act to pass by-law for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision of community benefits in the form of capital facilities and local improvements. In the event the applicant provides in-kind benefits pursuant to Section 37 of the *Planning Act*, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

The site is designated Apartment Neighbourhoods on Land Use Map 17. To the west of the site is designated Mixed Use Areas. See Attachment 4 of this report for the Official Plan Land Use Map.

Toronto Official Plan policies may be found here:

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

### **Yonge-St. Clair Secondary Plan**

The site is subject to the Yonge-St. Clair Secondary Plan. The purpose of the Secondary Plan is, in part, to:

- Protect, promote and enhance the existing type and quality of Neighbourhoods and Apartment Neighbourhoods and maintain their stability;
- Retain, protect and enhance the special physical character and public spaces of the Yonge-St. Clair Secondary Plan area; and
- Ensure that new development meets high urban design standards which contribute to achieving public areas which are attractive, inviting, comfortable and safe.

The Secondary Plan contains Urban Design Principles for Built Form and Public Amenity relevant to this proposal, including:

- Achieving a harmonious relationship to the built form context through building height, massing, setback, step-backs, roof line and profile, architectural expression and vehicle access and loading; and
- Providing high quality, co-ordinated streetscape and open space improvements.

The Yonge-St. Clair Secondary Plan can be found here:

<https://www.toronto.ca/wpcontent/uploads/2019/02/9411-CityPlanning-2019-da-cp-official-plan-SP-6-YongeStClair.pdf>

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

City Council endorsed the Yonge-St. Clair Planning Framework at its meeting on January 29, 2020. The Planning Framework generally applies to properties within the Mixed Use Areas 'A' and 'B' in the Yonge-St. Clair Secondary Plan near the intersection of Yonge Street and St. Clair Avenue. The Framework provides direction on how to

accommodate changes to the existing built form while maintaining and creating new important public realm areas that support the livability of this mixed-use neighbourhood. City Council has directed City Planning to build on the Yonge-St. Clair Planning Framework and conduct a study of the *Apartment Neighbourhoods* designated lands to the northwest and southeast of the Yonge-St. Clair intersection. The subject site falls within the study area.

## **Zoning By-laws**

The site is zoned CR T4.25 C2.0 R3.0 in the former City of Toronto Zoning By-law No. 483-86. This mixed-use zone allows for a wide range of residential, retail and office uses. The maximum permitted height is 30.0 metres. The total maximum permitted density is 4.25 times the lot area, with a maximum of 2.0 times the lot area for commercial uses and 3.0 times the lot area for residential uses.

The site is not currently subject to Zoning By-law 569-2013. This Zoning By-law Amendment would bring the subject site into City-wide Zoning By-law 569-2013. The City's Zoning By-law 569-2013 may be found here:

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

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

## **Urban Forestry/Environment**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).

## **Design Guidelines**

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

- Tall Building Design Guidelines;
- Mid-Rise Building Performance Standards;
- Retail Design Manual;
- Growing Up Guidelines Planning for Children in New Vertical Communities; and
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.

The City's Design Guidelines can be found here:

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

## **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard ("TGS"). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and

demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

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

The TGS can be found here:

<https://www.toronto.ca/citygovernment/planningdevelopment/official-plan-guidelines/toronto-green-standard/tier-1-planning-applicationrequirements/>

### **Site Plan Control**

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

## **COMMENTS**

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### **ISSUES TO BE RESOLVED**

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

### **Provincial Policies**

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

### **Official Plan**

City Planning staff will review and assess the application for conformity with Official Plan policies.

### **Built Form, Planned and Built Context**

Staff will assess the suitability and appropriateness of the proposed height, massing, and other built form issues based on applicable Provincial policies; the City's Official Plan policies; the Yonge-St. Clair Secondary Plan; and the City's Design Guidelines.

The following preliminary issues have been identified:

- Suitability of the site to accommodate a tall building with appropriate tower setbacks and separation distances;
- Appropriate density and massing, including setbacks and step-backs in relation to the area's existing and planned built form and scale, reflective of the Apartment Neighbourhoods designation of the site;
- The proposed height of the development is too tall given the parameters of the site and consideration should be given as to whether base building design guidelines are appropriate within the context of the block;
- The massing of the tower with no defined step-backs on Pleasant Boulevard;
- Grade-related massing and design with respect to pedestrian safety and comfort, as well as landscaping through appropriate setbacks and public realm improvements;
- Provision of appropriate streetwall height that fits harmoniously with the existing and planned context;
- The potential noise and vibration impacts from the TTC Line 1 subway tracks to the east; and
- Pedestrian level wind conditions along Pleasant Boulevard, the public laneways and surrounding properties.

### **Parking and Loading**

- Sufficient vehicular parking spaces to meet the requirements of the proposed development and minimize impacts on the surrounding area;
- Minimization of pedestrian/vehicle conflicts in the design and location of parking and servicing access for vehicles; and
- Siting of loading area.

### **Laneway/Public Realm Improvements**

- Appropriate widening of the adjacent substandard public lane to the west and south of the site to accommodate proposed mixed-use development;
- Consideration for appropriate massing of the proposal adjacent to the public laneway west of the site;
- Adequate consideration for safe, accessible and comfortable pedestrian and cyclist movement;
- Sufficient improvements to enhance the pedestrian experience;
- Suitable contribution to a pedestrian scale through the provision of high quality design on the portion of the building adjacent to the public laneways.

### **Toronto Green Standard**

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



## **Additional Issues**

The application has been circulated to City divisions and public agencies for comment. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## **NEXT STEPS**

City Planning staff will host a Community Consultation Meeting.

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

## **CONTACT**

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## **SIGNATURE**

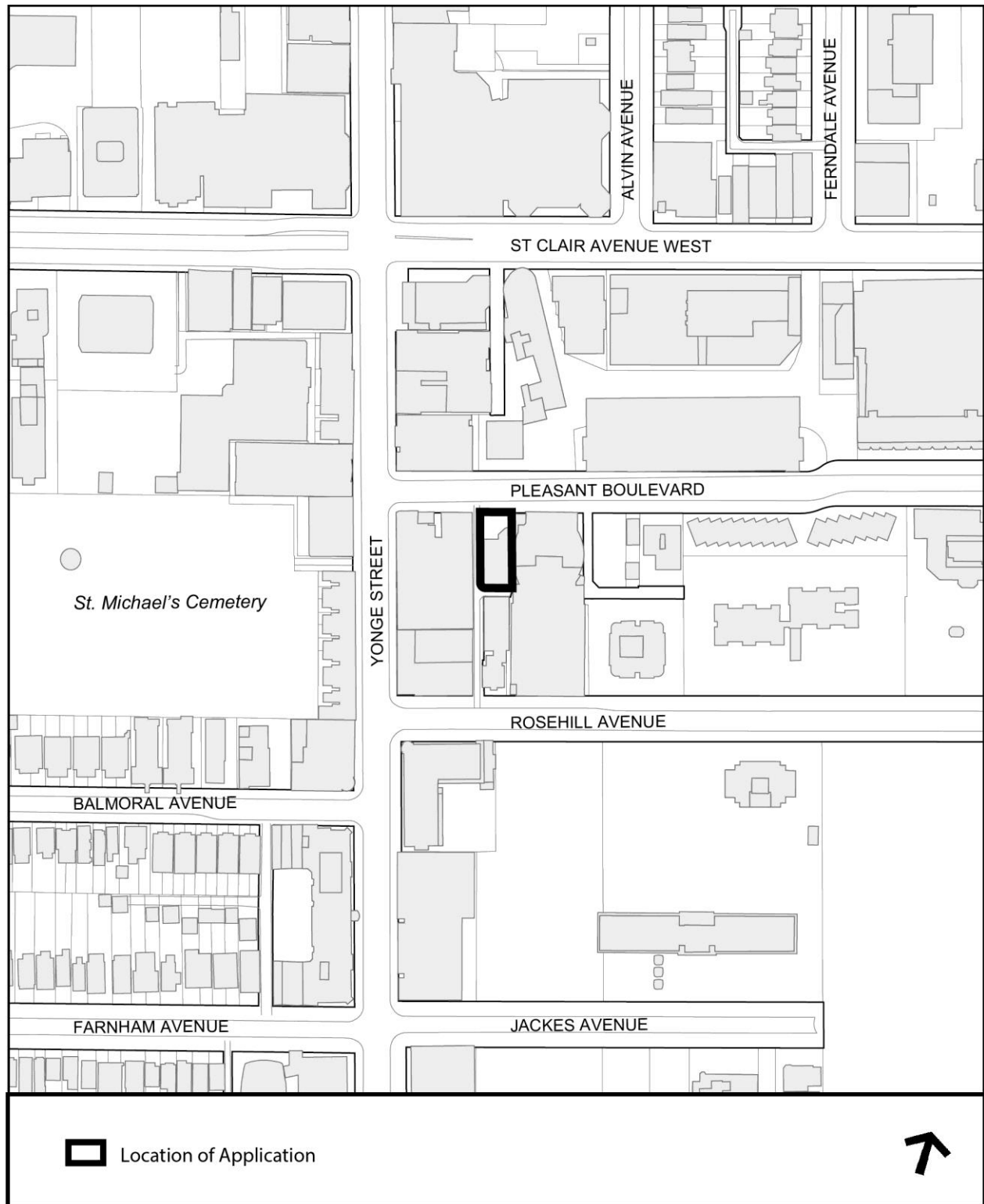
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Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA  
Director Community Planning  
Toronto and East York District

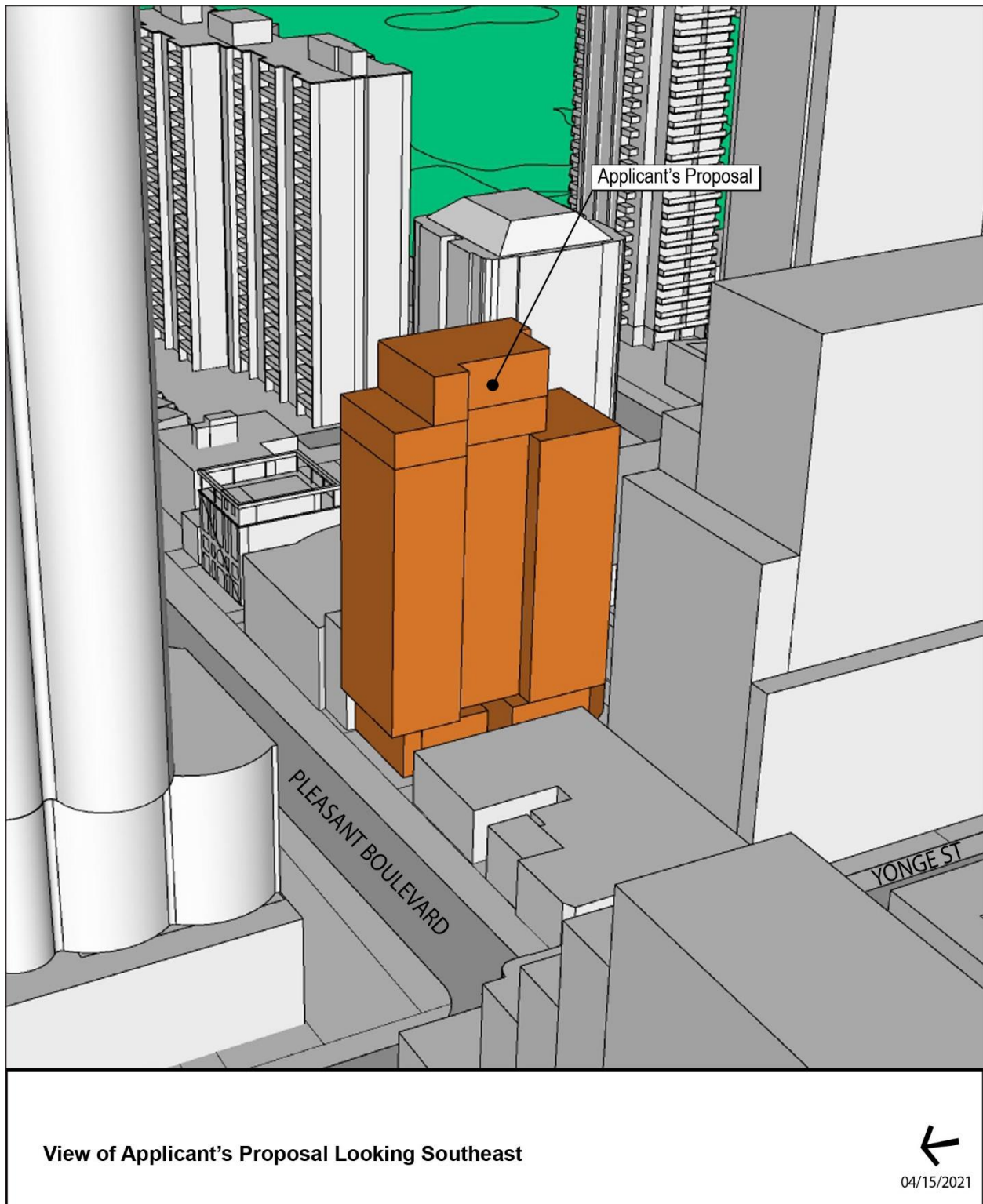
## **ATTACHMENTS**

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

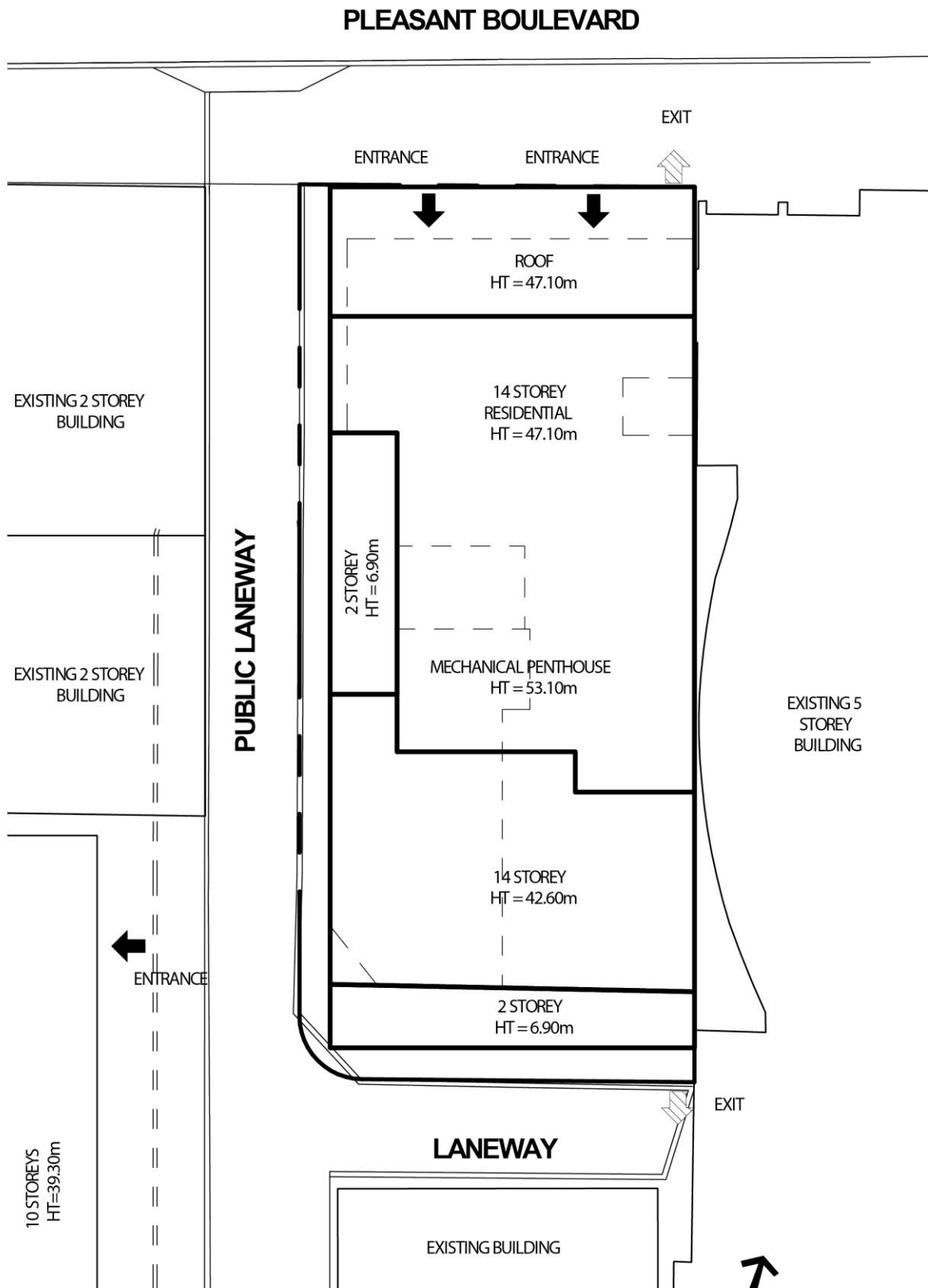
## Attachment 1: Location Map



## Attachment 2: 3D Model of Proposal in Context



Attachment 3: Site Plan



## Attachment 4: Official Plan Map




Official Plan Land Use Map #17

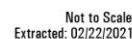
11 Pleasant Boulevard

File # 21 117518 STE 12 OZ



  
 Not to Scale  
 Extracted: 02/22/2021

Staff Report for Action - Preliminary Report - 11 Pleasant Blvd



**11 Pleasant Boulevard**

File # 21 117518 STE 12 0Z



Residential  
Commercial Residential  
Open Space Natural  
Open Space Recreation  
Open Space Cemetery

**R2** Residential District  
**MCR** Mixed-Use District



## Attachment 6: Application Data Sheet

**Municipal Address:** 11 Pleasant Boulevard  
**Application Number:** 21 117518 STE 12 OZ  
**Application Type:** Rezoning  
**Project Description:** Proposal for a 14-storey mixed-use building containing 72 dwelling units and 65 square metres of non-residential GFA

<b>Applicant</b>	<b>Architect</b>	<b>Owner</b>
Bousfields Inc.	Quadrangle Architects Limited	11 Pleasant Boulevard Limited

### EXISTING PLANNING CONTROLS

<b>Official Plan Designation:</b>	<i>Apartment Neighbourhoods</i>		
<b>Zoning:</b>	CR T4.25 C2.0 R3.0		
<b>Height Limit (m):</b>	30	<b>Site Plan Control Area:</b>	Y

### PROJECT INFORMATION

<b>Site Area (sq m):</b>	525.4	<b>Frontage (m):</b>	15.3	<b>Depth (m):</b>	34.5
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<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
<b>Ground Floor Area (sq m):</b>			400	400
<b>Residential GFA (sq m):</b>	528		4,873.3	4,873.3
<b>Non-Residential GFA (sq m):</b>			65	65
<b>Total GFA (sq m):</b>	528		4,938.3	4,938.3
<b>Height - Storeys:</b>			14	14
<b>Height - Metres:</b>			47.1	47.1

<b>Lot Coverage Ratio (%):</b>	76.1	<b>Floor Space Index:</b>	9.40
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<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
<b>Residential GFA:</b>	4,873.3	
<b>Retail GFA:</b>	65	
<b>Office GFA:</b>		
<b>Industrial GFA:</b>		
<b>Institutional/Other GFA:</b>		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
<b>Rental:</b>				
<b>Freehold:</b>				
<b>Condominium:</b>			72	72
<b>Other</b>				
<b>Total Units:</b>			72	72

#### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
<b>Retained:</b>					
<b>Proposed:</b>	9	44	12	7	
<b>Total Units:</b>	9	44	12	7	

#### **Parking and Loading**

**Parking Spaces:** 1      **Bicycle Parking Spaces:** 135      **Loading Docks:** 1

#### **CONTACT:**

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