

## **316-336 Campbell Avenue - Official Plan and Zoning By-law Amendment and Rental Housing Demolition Applications – Preliminary Report**

**Date:** June 4, 2021

**To:** Toronto and East York Community Council

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

**Ward:** 9 - Davenport

**Planning Application Number:** 21 138108 STE 09 OZ

**Related Application:** 21 138112 STE 09 RH

**Complete Application Submission Date:** April 9, 2021

**Current Uses on Site:** The site is currently occupied by five pairs of two-storey (a total of ten) semi-detached houses, containing at least four residential rental units. Each property has a one-storey garage along the rear laneway.

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the development application for 316-336 Campbell Avenue for a 28-storey residential building, containing a total of 310 dwelling units and 109 parking spaces in two-levels of underground parking garage.

The application has been circulated to all appropriate agencies and City divisions for comment. City Planning staff have scheduled a Community Consultation Meeting, together with the local Councillor. The meeting will be held virtually on June 15, 2021 from 6:30 to 8:30 p.m.

### **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 316-336 Campbell 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.

## **THE APPLICATION**

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### **Application Description**

This application proposes to redesignate the subject site from *Neighbourhoods* to *Mixed Use Areas* to permit a 28-storey (95.2 metres to the top of the mechanical penthouse) residential tower, with a 6-storey base building. A total of 310 residential units are proposed, including seven live work units on the ground floor, for a total of 21,678 square metres of residential gross floor area (GFA). The proposed GFA equates to a floor space index of 9.5 times the area of the lot. A total of 110 vehicular parking spaces are proposed, including 80 resident, 18 visitor, and three car-share spaces within two levels of underground parking. Vehicular access to the underground parking garage is proposed to be from a public laneway that abuts the northern limit of the subject site.

The site is generally rectangular in shape and has an approximate area of 2,290 square metres, with a frontage of approximately 62 metres along Campbell Avenue and a depth of approximately 38 metres. A public laneway runs directly north and west of the subject site.

The subject site is located approximately 28 metres south of the Canadian Pacific (CP) Rail corridor.

Directly north of the site is a surface parking lot. Directly east are one and two storey industrial buildings. Directly south a restaurant and semi-detached houses front onto Dupont Street. Directly west, a 1.5 storey retail building surrounded by surface parking fronts onto Symington Avenue.

The total number of existing residential rental units on site has yet to be determined due to site inspection challenges resulting from Covid-19. No rental replacement is proposed at this time, however, the applicant commits to following the rental replacement protocols prescribed under Section 111 of the City of Toronto Act and Policy 3.2.1(6) of the Official Plan.

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: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

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. The Application Data Sheet (Attachment 6) contains additional details on the proposal including the site area and dimensions, floor area, unit type breakdown, and parking counts.

### **Reason for the Application**

The application to amend the Official Plan is required to redesignate the subject site from *Neighbourhoods* to *Mixed Use Areas* in order to permit the scale of development that is proposed. The *Neighbourhoods* designation permits a low-scale residential buildings, up to four-storeys in height.

The Zoning By-law Amendment is required to vary the performance standards including the building height, floor space index, building setbacks, among others.

## **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) ("PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans can 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) ("Growth Plan") came into effect on August 28, 2020. The Growth Plan provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe ("GGH") 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.

### **Planning for 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 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 ("Official Plan") is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The *Planning Act* of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application.

The site is designated *Neighbourhoods* on Land Use Map 17.

According to Official Plan Policy 4.1.1 *Neighbourhoods* are made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys.

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

Directly north and east of the site the lands are designated *Core Employment Areas*.

Official Plan Policy 4.6.1 describes *Core Employment Areas* as places for business and economic activities. Permitted uses in *Core Employment Areas* are manufacturing, processing, warehousing, wholesaling, distribution, storage, transportation facilities, vehicle repair and services, offices, research and development facilities, utilities, waste management systems, industrial trade schools, media, information and technology facilities, and vertical agriculture.

North of the *Core Employment Areas*, is the CP Rail corridor which is designated *Utility Corridors*.

According to Official Plan Policy 4.4.1, *Utility Corridors* are hydro and rail corridors primarily used for the movement and transmission of energy, information, people and goods.

Directly south and east of the site the land are designated *Mixed Use Areas*.

Official Plan Policy 4.5.1 describes *Mixed Use Areas* as being made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

The Toronto Official Plan can be found here:

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

## **Zoning By-laws**

The site is zoned Residential (R d(0.6)) under Zoning By-law 569-2013 and Residential (R2 Z0.6) under Zoning By-law 438-86. The maximum permitted density is 0.6 times the area of the lot and the maximum permitted height is 14 metres, under both Zoning By-laws. See Attachment 5 of this report for the existing Zoning By-law Map.

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/>

## **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:

- City of Toronto Tall Building Design Guidelines;
- 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/citygovernment/planning-development/official-plan-guidelines/design-guidelines/>

## **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard ("TGS"). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

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

The TGS can be found here:

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

## **Site Plan Control**

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

## **Rental Housing Demolition and Conversion By-law**

The applicant submitted an application on April 9, 2021 for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units, as the lands subject to the application contain six or more residential units, of which at least one is rental. As per Chapter 667-14, a tenant consultation meeting will be held to review the impact of the proposal on tenants of the residential rental property and matters under Section 111.

## COMMENTS

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### ISSUES TO BE RESOLVED

City Planning staff have identified a number of preliminary issues with the proposed development. Staff 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 including the Official Plan Amendment for conformity with the Official Plan policies.

#### Rental Housing

The application for Rental Housing Demolition and Conversion will be assessed under the requirements of the *Planning Act*, the *City of Toronto Act*, Official Plan policies relating to rental housing, and Chapter 667 of the Toronto Municipal Code. Staff's initial review of the documentation provided by the applicant indicates that there are at least 15 residential dwelling units proposed to be demolished on the subject site, of which at least four are rental. One rental unit is identified as a one-bedroom dwelling, classified as having affordable rent at the time of the application at 316 Campbell Avenue. Three rental units are identified as two two-bedroom and one one-bedroom dwelling units, classified as having mid-range rent at the time of the application at 336 Campbell Avenue.

As there may be less than six rental units proposed to be demolished, replacement of the existing rental unit is not required according to Official Plan Policy 3.2.1.6.a. Official Plan Policy 3.2.1.12 requires that new development resulting in the loss of one or more rental units or dwelling rooms will secure an acceptable tenant relocation and assistance plan to lessen hardship for existing tenants. City Council adopted Policy 3.2.1.12 at its meeting on June 18 and 19, 2019. The policy is not yet in force and effect. The report can be found here:

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

The applicant has submitted a Housing Issues Report which is under review by City staff.

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

Staff will assess the suitability and appropriateness of the proposed height, massing, transition, and other built form issues based on Section 2 (d), (p), (q) and (r) of the *Planning Act*, the PPS, the Growth Plan, the City's Official Plan policies, and the City's Design Guidelines.

The following preliminary issues have been identified:

- The appropriateness of a tall building on the site;
- The built form, height and massing of the proposed building including setbacks and stepbacks;
- Transition to adjacent areas; and
- The pedestrian level wind conditions along adjacent street frontages and properties.

A Pedestrian Level Wind Assessment was submitted and is currently under review by City staff.

## **Shadow**

Shadow studies were prepared in support of the proposal which show the extent of the shadow from the proposed building on March 21 and September 21. Staff will continue to evaluate the potential shadow impacts of the proposed building on surrounding streets, parks, and properties.

## **Noise and Vibration Attenuation**

As a result of the subject site being located within 300 metres of the CP Rail corridor, a Noise Impact and Vibration Study was submitted as part of the application. The City will peer review the findings of the submitted Transportation Noise and Vibration Feasibility Assessment.

## **On-site Common Amenity**

Staff will assess the proposed amount and location of indoor and outdoor amenity space to ensure it is acceptable.

## **Toronto Green Standard**

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

## **Section 37 Community Benefits**

The Official Plan provides for the use of Section 37 of the Planning Act to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in



return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

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

### **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 virtual Community Consultation Meeting on June 15, 2021 from 6:30 to 8:30 p.m.

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. Staff will report back at the appropriate time following their 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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E-mail: Victoria.Fusz@toronto.ca

### **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

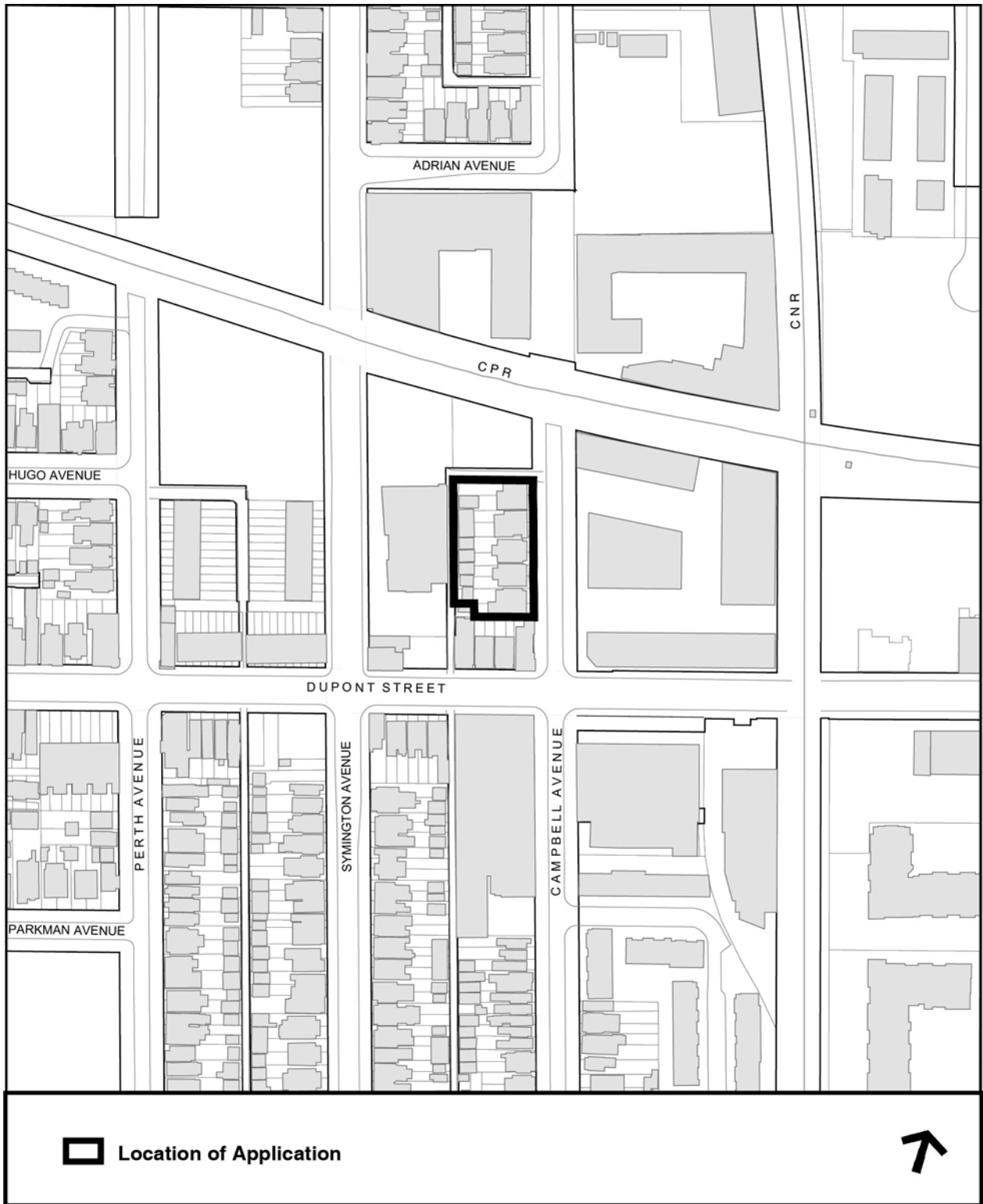
Attachment 3: Site Plan

Attachment 4: Official Plan Map

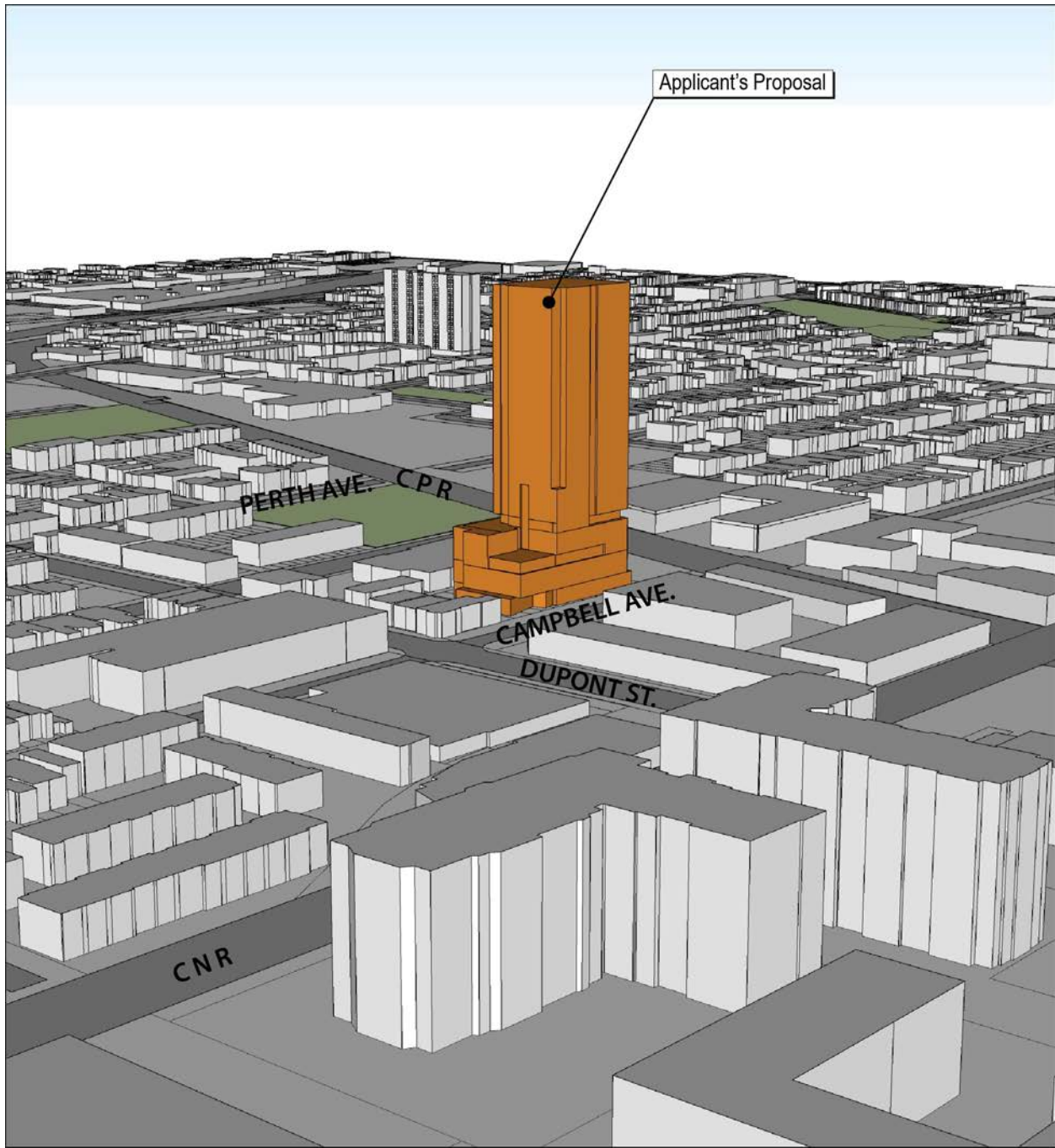
Attachment 5: Zoning By-law Map

Attachment 6: Application Data Sheet

Attachment 1: Location Map



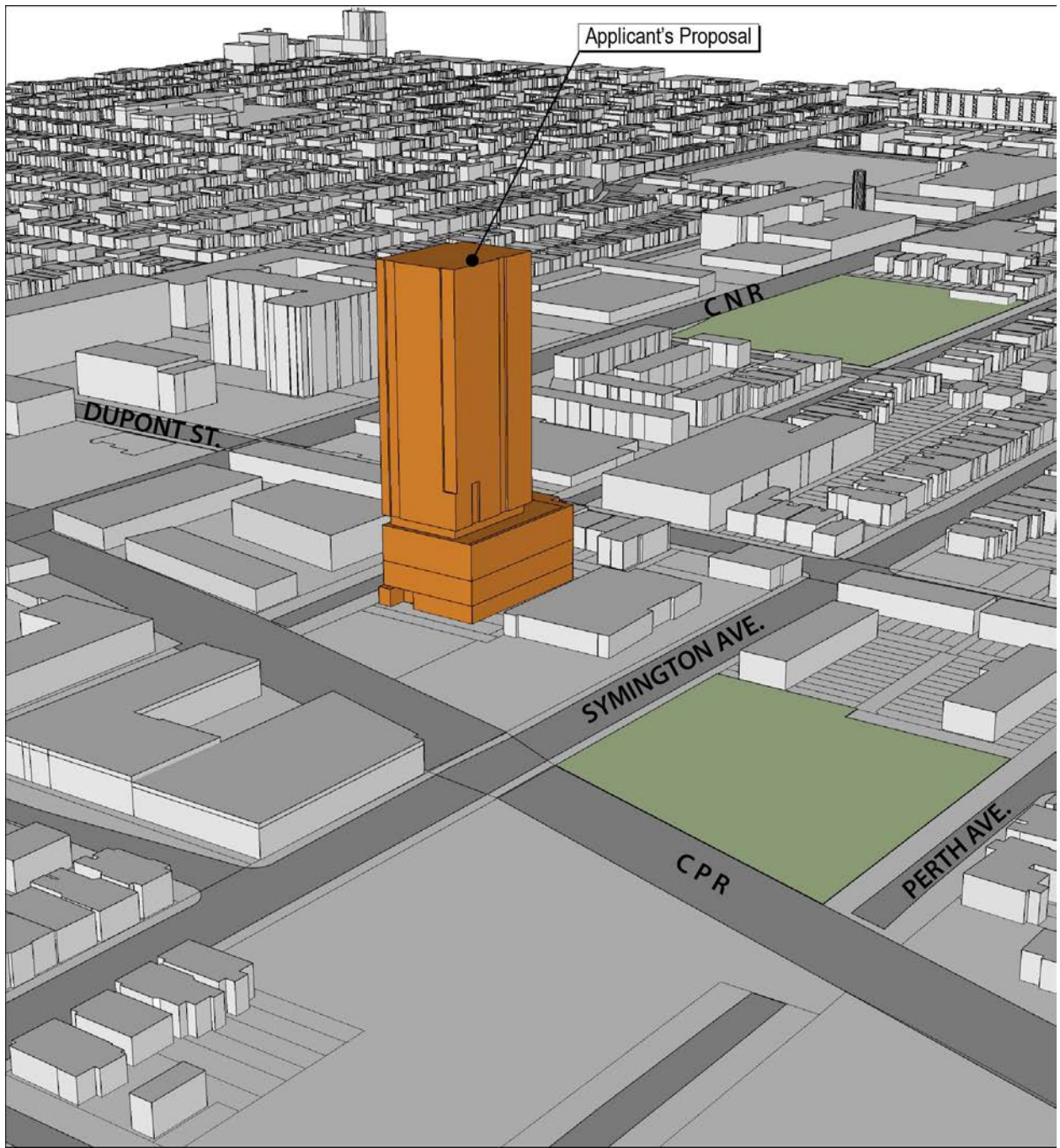
Attachment 2: 3D Model of Proposal in Context



View of Applicant's Proposal Looking Northwest



05/07/2021

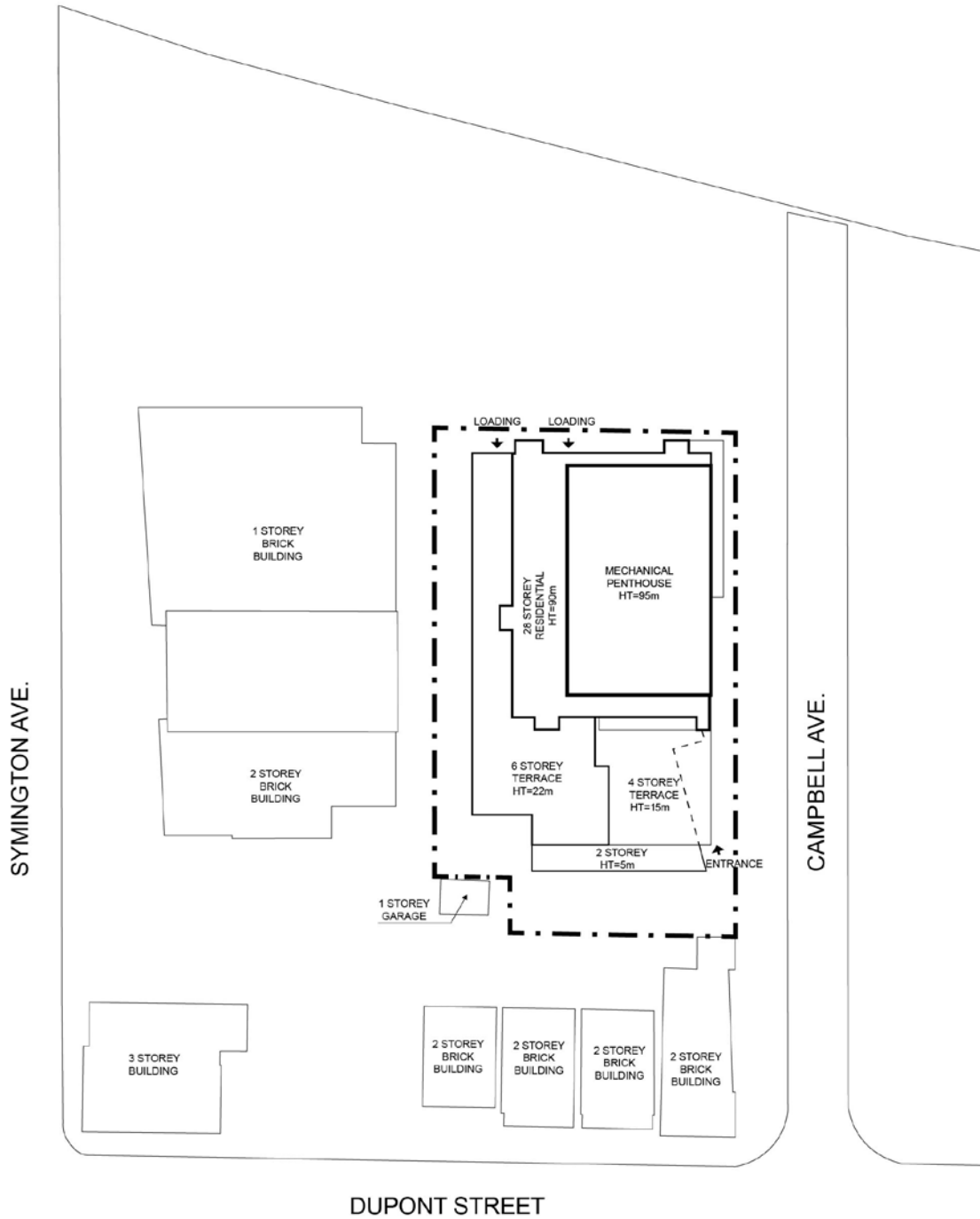


View of Applicant's Proposal Looking Southeast



05/07/2021

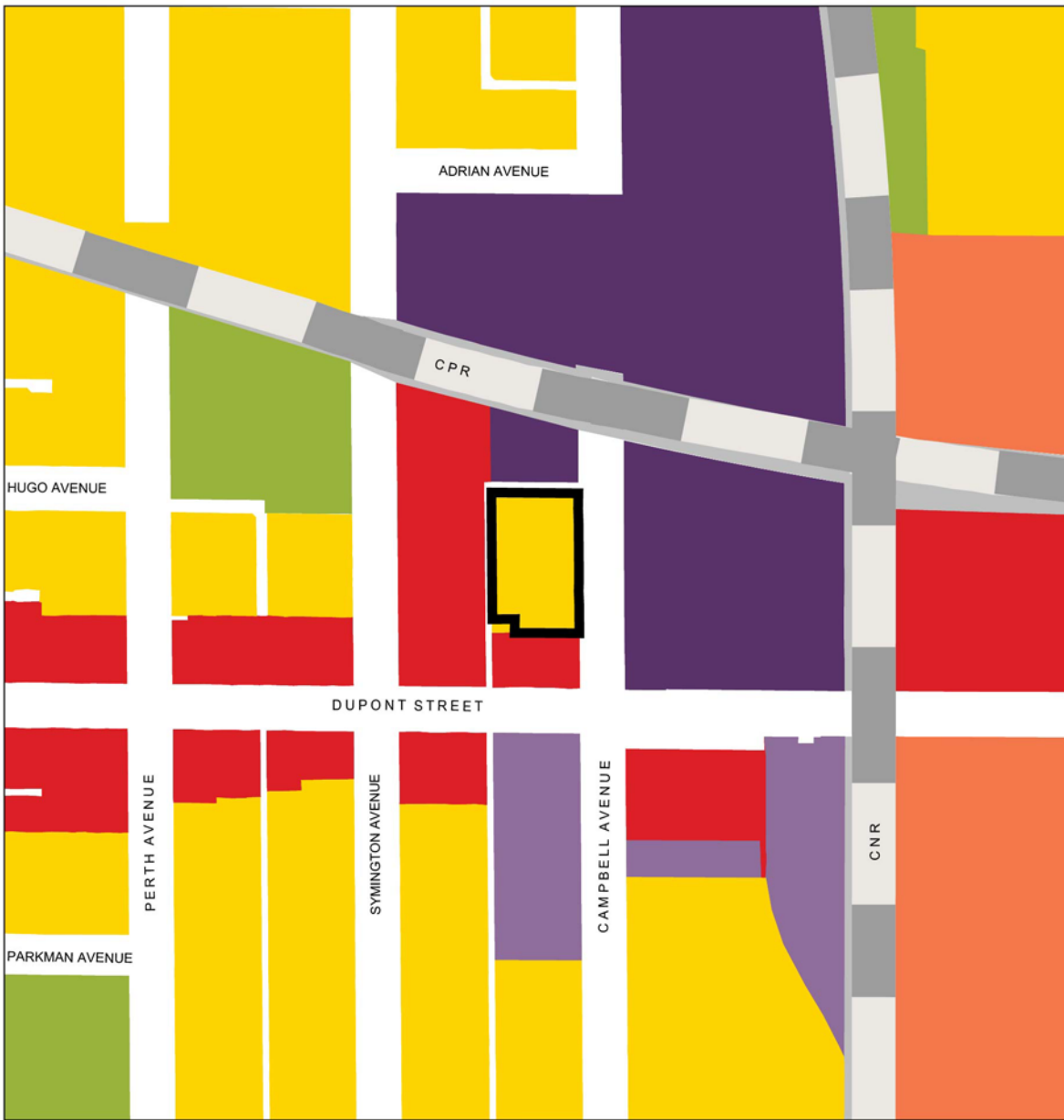
Attachment 3: Site Plan



Site Plan



Attachment 4: Official Plan Map




Official Plan Land Use Map

316-336 Campbell Avenue

File # 21 138108 STE 09 02

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks
-  Utility Corridors
-  General Employment Areas
-  Core Employment Areas

  
 Not to Scale  
 Extracted: 05/07/2021



Attachment 5: Zoning By-law Map



Zoning By-law 569-2013

316-336 Campbell Avenue

File # 21 138108 STE 09 0Z

- Location of Application
- R** Residential
- CR** Commercial Residential
- E** Employment Industrial
- OR** Open Space Recreation
- UT** Utility and Transportation

- See Former City of Toronto By-law No. 438-86
- R4** Residential District
- MCR** Mixed-Use District
- I3** Industrial District

Not to Scale  
 Extracted: 05/07/2021



Attachment 6: Application Data Sheet

**Municipal Address:** 316-336 Campbell Avenue  
**Date Received:** April 9, 2021  
**Application Number:** 21 138108 STE 09 OZ  
**Application Type:** Official Plan Amendment and Rezoning

**Project Description:** A 28-storey residential building, with a 6-storey podium.

<b>Applicant</b>	<b>Architect</b>	<b>Owner</b>
Tabby Nassiri	Giannone Petricone Associates	Sara and David Beato Nune; Pamela Bisnath-Bhim; Antonio and Clara Simoes; Maria Alice Amaral; Mark Kreckler; Iwona Kucharska; Mario and Natalina Suriano; Antonio and Maria Sampaio; Adriano and Elena Pastura; Maria Estrela Brum; and Salvatore and Catherine Dugo

**EXISTING PLANNING CONTROLS**

<b>Official Plan Designation:</b>	<i>Neighbourhoods</i>	<b>Site Specific Provision:</b>
<b>Zoning:</b>	R (d0.6)	<b>Heritage Designation:</b>
<b>Height Limit (m):</b>	14	<b>Site Plan Control Area:</b> Y

**PROJECT INFORMATION**

**Site Area (sq m):** 2,290      **Frontage (m):** 62      **Depth (m):** 38

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
<b>Ground Floor Area (sq m):</b>			1,419	1,419
<b>Residential GFA (sq m):</b>			21,678	21,678
<b>Non-Residential GFA (sq m):</b>				
<b>Total GFA (sq m):</b>			21,678	21,678
<b>Height - Storeys:</b>	3		28	28
<b>Height - Metres:</b>	10		89	89

**Lot Coverage Ratio (%):** 61.97      **Floor Space Index:** 9.47

**Floor Area Breakdown**    **Above Grade (sq m)**    **Below Grade (sq m)**  
**Residential GFA:**            21,678  
**Retail GFA:**  
**Office GFA:**  
**Industrial GFA:**  
**Institutional/Other GFA:**

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
<b>Rental:</b>	4			
<b>Freehold:</b>	7			
<b>Condominium:</b>			310	310
<b>Other</b>	4			
<b>Total Units:</b>	15		310	310

**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>	23		191	66	30
<b>Total Units:</b>	23		191	66	30

**Parking and Loading**

**Parking Spaces:**    101    **Bicycle Parking Spaces:**            312    **Loading Docks:**    1

**CONTACT:**

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