

109-125 George Street and 231 Richmond Street East – Official Plan and Zoning By-law Amendment Application – Final Report

Date: August 20, 2021

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

Planning Application Number: 20 120382 STE 13 OZ

SUMMARY

This application proposes to amend the Official Plan and Zoning By-law to permit a 39-storey (126 metres plus a 10-metre mechanical penthouse) mixed use building at 119-125 George Street and 231 Richmond Street East. The proposal includes 516 dwelling units; 327 square metres of retail uses on the ground floor; 2,812 square metres of office uses; 100 parking spaces within a 4-level below ground garage. The application also includes a pair of 3-storey south side additions to and a 1-storey addition above the existing building at 109-117 George Street. A new 265 square metre Privately-Owned and Publicly-Accessible Space ("POPS") is proposed in the southwest corner of the 109-117 George Street lands.

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

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

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 109-125 George Street and 231 Richmond Street East substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7 to the report (August 20, 2021) from the Director, Community Planning, Toronto and East York District.

2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 109-125 George Street and 231 Richmond Street East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to the report (August 20, 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 and Zoning By-law Amendments as may be required.

4. Before introducing the necessary Bills contemplated in Recommendations 1 and 2 above, to City Council for enactment, City Council require the owner(s) of the lands at 109-125 George Street and 231 Richmond Street East to:

- a) submit to the Chief Engineer and Executive Director, Engineering and Construction Services for review and acceptance, a revised Functional Servicing and Stormwater Management Report to determine whether the municipal water, sanitary and storm sewer systems can support the proposed development and whether upgrades or improvements of the existing municipal infrastructure are required;
- b) enter into a financially secured agreement for the construction of any improvements to the municipal infrastructure, should it be determined that upgrades and road improvements are required to support the development, according to the transportation report accepted by the General Manager of Transportation Services and the functional servicing report accepted by the Chief Engineer and Executive Director of Engineering and Construction Services;
- c) enter into and register on title to the respective lands, at the owner(s)' sole cost and expense, Heritage Easement Agreement(s) with the City for the properties at 109 and 125 George Street in accordance with: the plans and drawings dated April 23, 2021, prepared by Sweeny & Co Architects Inc., and on file with the Senior Manager, Heritage Planning; the Heritage Impact Assessment prepared ERA Architects Inc., dated February 28, 2020 and revised April 26, 2021; and the Conservation Plan required in Recommendation 4.d all to the satisfaction of the Senior Manager, Heritage Planning and the City Solicitor;
- d) provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 109 and 125 George Street prepared by ERA Architects Inc., dated February 28, 2020 and revised April 26, 2021, to the satisfaction of the Senior Manager, Heritage Planning;
- e) enter into and register on title to the lands, at the owner(s)' sole cost and expense, an Agreement pursuant to Section 37 of the *Planning Act*, and any other necessary agreements, satisfactory to the Chief Planner and Executive Director, City Planning, and the City Solicitor, to secure the following community benefits, in a form satisfactory to the City Solicitor:

i. prior to the issuance of the first above-grade building permit, the owner shall pay to the City a financial contribution having a value to be agreed to by the owner and the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor, prior to introducing the necessary Bills to City Council for enactment, such funds to be used for capital projects in the vicinity of the site in conformity with the City's Official Plan, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor;

ii. the financial contribution referred to in Recommendation 4.e.i. above shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for the Toronto Census Metropolitan area, reported quarterly by Statistics Canada in Building Construction Price Indexes Table: 18-10-0135-01, or its successor, calculated from the date of the Section 37 agreement to the date of payment;

iii. in the event the financial contribution referred to in Recommendation 4.e.i. has not been used for the intended purposes within three (3) years of the By-laws coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands;

f) secure the following matters in the Section 37 Agreement as a legal convenience to support development:

i. the owner(s) shall construct, provide and maintain a Privately-Owned and Publicly-Accessible Space ("POPS") on 109-117 George Street with a minimum area of 265 square metres in the southwest corner of the property with the following details to be secured in the Section 37 Agreement:

ii. before introducing the necessary Bills to City Council for enactment, a restriction on the property at 109-117 George Street will be secured through a Limiting Distance Agreement between the owner of 119-125 George Street and 231 Richmond Street East, the owner of 109-117 George Street, and the City of Toronto, to the satisfaction of the City Solicitor, which will establish a Limiting Distance Area on the property at 109-117 George Street where no new building or structure may be constructed above a geodetic height of 103.87 metres;

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

iv. prior to Site Plan approval the owner(s) shall:

A. provide final Site Plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 4.d to the satisfaction of the Senior Manager, Heritage Planning;

B. have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;

C. provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning;

D. provide a detailed Landscape Plan for the subject properties, satisfactory to the Senior Manager, Heritage Planning;

E. provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning; and

F. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning;

v. prior to the issuance of any permit for all or any part of the properties at 109-117 George Street and 119-125 George Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, the owner(s) shall:

A. have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;

B. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 4.d including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning;

C. provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the

Senior Manager, Heritage Planning to secure all work included in the approved Conservation Plan, Lighting Plan and Interpretation Plan; and

D. provide full documentation of the existing heritage properties, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning;

vi. prior to the release of the Letter of Credit required in Recommendation 4.f.v.C, the owner(s) shall:

A. provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning;

B. provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning; and

C. have received City Council authority to enter into a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner(s) of 109-117 George Street and 119-125 George Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning Division;

g) withdraw its appeal of Official Plan Amendment 352, being the Downtown Tall Buildings Setback Area Specific Policy, and the associated Zoning By-laws 1106-2016 and 1107-2016, as they relate to the subject lands; and

h) withdraw its appeal of Official Plan Amendment 525, being the King-Parliament Secondary Plan, and the associated Zoning By-law 393-2021, as they relate to the subject lands.

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

FINANCIAL IMPACT

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

DECISION HISTORY

Site History

A Preliminary Report on the application was adopted by Toronto and East York Community Council on June 18, 2020. The Preliminary Report from the Director, Community Planning, Toronto and East York District dated May 22, 2020 can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE15.16>

At its meeting on December 16, 2020, City Council added the properties at 109 and 125 George Street to the Heritage Register as part of the King-Parliament Heritage Survey and a component of phase one of the Toronto Heritage Survey ("THS"). Staff undertook a Cultural Heritage Resource Assessment ("CHRA") of the Secondary Plan Area, and prepared an historic context statement and heritage survey to identify existing and potential heritage properties. Council's decisions can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE21.21>

The subject site is comprised of two parcels under separate ownership: 119-125 George Street and 231 Richmond Street East; and 109-117 George Street. Two consent applications to the Committee of Adjustment are currently under review to permit the strata conveyance (lot addition) of a portion of the 109-117 George Street lands as located above a geodetic elevation of 103.87 metres to the 119-125 George Street and 231 Richmond Street East lands (Application No. B0062/21TEY), and to create an easement for the purpose of maintenance, repair and construction of buildings (Application No. B0078/21TEY).

Area History

On December 9 and 10, 2015, City Council adopted the St. Lawrence Neighbourhood Heritage Conservation District ("HCD") Plan under Part V of the *Ontario Heritage Act*. City Council subsequently enacted by-law 1328-2015. This by-law was subsequently appealed to the Local Planning Appeal Tribunal ("LPAT"). The final report and City Council's decision are available at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE12.11>

On July 27, 2020, the LPAT issued a decision allowing the appeal in part against the St. Lawrence Neighbourhood HCD Plan. The Plan has been approved in principle with modifications. As of today, the HCD Plan is not in force and the parties are still revising

it in accordance with the LPAT decision. The Decision Document can be accessed here:

<http://www.omb.gov.on.ca/e-decisions/mm160020-Oct-25-2016.pdf>

On April 22, 2021, the Planning and Housing Committee received a report that contained draft Major Transit Station Area ("MTSA") delineations, and draft policy directions. The delineation of MTSA boundaries is to conform with the requirements of the Growth Plan for the Greater Golden Horseshoe 2020. A link to the report can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH22.6>

A Final Report including an Official Plan Amendment, and Zoning By-law Amendment to implement the King Parliament Secondary Plan was received by Toronto and East York Community Council On April 21, 2021. On May 5, 2021, City Council adopted the King-Parliament Secondary Plan, which can be accessed using the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE24.11>

CONSULTATION WITH APPLICANT

Pre-application meetings were held on July 11, 2018, August 22, 2019, December 4th, 2019 and February 3, 2020. Key topics discussed at the meeting included: acquisition of 109 George Street; conformity with the Official Plan, Downtown Plan and King-Parliament Secondary Plan (existing and emerging policies); height; tower setbacks and separation distances; heritage conservation and public realm improvements. An application was submitted and deemed complete on February 28, 2020.

After the submission of the application, consultation meetings with the applicant were held throughout 2020 and 2021 to discuss concerns and resolve issues identified during the review of the application.

SITE AND SURROUNDING AREA

The subject site is located on the southeast corner of Richmond Street East and George Street. The rectangular-shaped site is 3,697 square metres in size, has a frontage of 61.5 metres on Richmond Street East and a frontage of 60.7 metres along George Street.

Table 1: Site Description

Address	Description
109-117 George Street	3-storey office building and surface parking
119-125 George Street	4.5-storey office building and surface parking
231 Richmond Street East	2-storey commercial building and surface parking

Land uses surrounding the site include:

North: Across Richmond Street East are a one-storey restaurant on the northeast corner of Richmond Street East and George Street, 2- and 3-storey townhouses further north along the east side of George Street, and commercial and residential buildings ranging between one and 4 storeys along the west side of George Street. Further east along the north side of Richmond Street East is a surface parking lot, a 2-storey building occupied by George Brown College, and a series of 3-storey buildings with commercial uses at-grade. A 6-storey mixed-use building is located at the end of the block at Sherbourne Street and Richmond Street East.

East: Immediately east of the site along the south side of Richmond Street East is a 15-storey residential building at 255 Richmond Street East. Further east are 3- and 11-storey residential buildings at 287 and 311 Richmond Street East, respectively.

South: Immediately south of the site is a 22-storey residential building at 105 George Street. Further south are a block of buildings that include the 1825-1827 Bank of Upper Canada building and Toronto's first post office, both designated heritage properties, at 97-99 George Street and 252-264 Adelaide Street East.

West: Across George Street to the west of the subject site is a two-tower residential complex extending along George Street from Richmond Street East to Adelaide Street East, including a 15-storey building at the southwest corner of George Street and Richmond Street East, a 24-storey building at Adelaide Street East and Jarvis Street, and an 8-storey base building along George Street.

See Attachment No. 1 for a location map.

PROPOSAL

Application

The application proposes a 39-storey (126 metres tall plus a 10-metre mechanical penthouse) mixed-use building. The total proposed gross floor area ("GFA") is 39,216 square metres which represents a floor space index ("FSI") of 10.6 times the area of the subject lands.

The proposed building includes 327.6 square metres of retail on the ground floor, 2,812.3 square metres of office on floors 1 to 4, and 29,915.8 square metres of residential gross floor area. The building consists of 516 dwelling units, with a unit breakdown as follows: 309 one-bedroom units (60%), 154 two-bedroom units (30%) and 53 three-bedroom units (10%).

The existing heritage listed buildings at 109 and 125 George Street will be conserved, with 109 George Street to be retained in its entirety and 125 George Street to be partially retained and incorporated into the new development. The proposed alteration and conservation plan of the heritage buildings is detailed in a separate staff report from

the Director of Urban Design dated May 25, 2021. The existing one-storey building at 231 Richmond Street East has no cultural heritage value and is proposed to be demolished.

The existing office building at 109 George Street will be maintained with a fourth floor addition for indoor and outdoor amenity space for the office uses. The existing surface parking at 109 George Street will be replaced with a POPS with an area of 265 square metres. The details of the POPS will be secured in the Section 37 agreement.

Summary of Revisions to Proposal

The current proposal incorporates numerous revisions from the original application as summarized below:

- Reduced building height from 148.7 to 136 metres tall;
- Reduced tower floorplate size from 1,038 to 882 square metres;
- Increased tower setbacks to the east lot line;
- Decreased residential GFA from 31,155.9 to 29,915.8 square metres;
- Decreased number of dwelling units from 520 to 516;
- Increased retail GFA from 295.2 square metres to 327.6 square metres;
- Increased outdoor amenity space from 314 square metres (0.6 square metres per unit) to 772 square metres (1.5 square metres per unit); and
- Increased total amenity space from 1,040 square metres (2.0 square metres per unit) to 1,570 square metres (3.0 square metres per unit).

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachment No. 2 for Application Data Sheet, Attachment No. 9 for the site plan, and Attachments 10 to 13 for the elevations.

Reasons for Application

The application proposes to amend Zoning By-law 569-2013 to permit a 39-storey building (126 metres tall plus a 10-metre mechanical penthouse) with a density of 10.6 times the lot area, exceeding the height and density limits on the site. A Zoning By-law amendment is required for non-compliance with these and a number of other performance measures in both zoning by-laws.

The application proposes to amend the Official Plan to permit a mixed-use building with a height of 136 metres and a tower floorplate of 882 square metres.

APPLICATION BACKGROUND

Application Submission Requirements

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

- Survey Plan;
- Architectural Plans, Elevations and Sections;
- Landscape Plans;
- Tree Preservation Plan;
- Civil Plans;
- Planning and Urban Design Rationale;
- Community Services and Facilities Study;
- Complete Community Assessment;
- Public Consultation Plan;
- Heritage Impact Assessment;
- Archaeological Assessment;
- Air Quality Study;
- Pedestrian Level Wind Study;
- Sun/Shadow Study;
- Noise Impact and Vibration Study;
- Tree Declaration Form;
- Functional Servicing and Stormwater Management Report;
- Hydrogeological Assessment;
- Geotechnical Report;
- Transportation Impact Study;
- Environmental Site Assessment Phase 1 and 2;
- Energy Strategy;
- Draft Zoning By-law Amendment;
- Draft Official Plan Amendment;
- Toronto Green Development Standards Checklist; and
- Digital copy of the Building Massing Model.

All submission materials can be found at the following link:

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

Agency Circulation

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the applications and to formulate appropriate Zoning By-law standards.

Statutory Public Meeting Comments

In making their decision with regard to the applications, City Council members have an opportunity to consider the submissions received prior to and at the statutory public meeting held by the Toronto and East York Community Council for the applications. Oral submissions made at the meeting 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 which City Council shall have regard to in carrying out its responsibilities, including but not limited to the following:

- conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- adequate provision of a full range of housing, including affordable housing;
- adequate provision of employment opportunities;
- appropriate location of growth and development;
- 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 and wise 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;
- protecting people, property and community resources by directing development away from natural or human-made hazards; and
- conserving significant built heritage resources.

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 provides direction regarding the integration of cultural heritage conservation within the development review process.

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."

Provincial 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.

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

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) came into effect on May 16, 2019, with Amendment 1 to the Growth Plan coming into effect on August 28, 2020 (the "Growth Plan (2020)"). The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020), establishes policies that require implementation through a Municipal Comprehensive Review ("MCR"), which is a requirement pursuant to Section 26 of the *Planning Act* that comprehensively applies the policies and schedules of the Growth Plan (2020), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of employment areas, and others.

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

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space that better connect 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;
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas; and
- Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020), take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Planning for Major Transit Station Areas

The Growth Plan (2020) contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2020) requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate specific MTSA boundaries and demonstrate how the MTSAs plan for the prescribed densities.

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

Toronto Official Plan

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location and built form compatibility of different land uses and the provision of municipal services and facilities. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application.

The City of Toronto Official Plan can be found here:

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

On September 21, 2020 the Minister of Municipal Affairs and Housing Issued Notices of Decision approving Official Plan Amendments ("OPAs") 479 and 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 King-Parliament Secondary Plan (the "KPSP"), the Downtown Secondary Plan / OPA 406 (the "Downtown Plan"), and OPA 352 as follows:

Chapter 2 - Shaping the City

The site is within the Downtown on Map 2 - Urban Structure of the Official Plan. The Downtown is anticipated to accommodate growth that is not intended to be spread uniformly across the whole of Downtown.

Section 2.2 Structuring Growth in the City: Integrating Land Use and Transportation

This section states that the Plan protects the integrity of the City's transportation network, and steers future growth to areas that are well served by transit, including the *Downtown*. The integration of transportation and land use planning is critical in achieving the overall aim of increasing accessibility throughout the City.

Policy 2.2.2 states growth will be directed to the *Downtown* in order to: b) concentrate jobs and people in areas well served by surface transit and rapid transit stations; d) promote mixed use development to increase opportunities for living close to work; e) offer opportunities for people of all means to be affordably housed; and f) facilitate social interaction, public safety and cultural and economic activity.

Section 2.2.1 Downtown: The Heart of Toronto

This section states the Plan will create a better urban environment, a competitive economy and a more socially diverse and equitable city through the integration and coordination of transportation planning and land use planning by attracting more people and jobs to targeted growth areas in the City. The *Downtown* is where our history is richest, but it is also where we continue to rebuild to accommodate a growing economy and a changing society. Given that this is one place in Toronto where "change is constant", we must ensure that our built heritage is respected, nurtured and improved.

Policy 2.2.1.1 states that the *Downtown Urban Growth Centre* ("UGC") will be planned to optimize the public investment in higher order transit within the *Centre* and should exceed the minimum combined gross density target of 400 residents and jobs per hectare set out in the Growth Plan.

Policy 2.2.1.2 states the *Downtown* will continue to be shaped as the largest economic node in the city and the region by accommodating development that: builds on the strength of *Downtown* as the premier employment, institutional, retail, arts and culture, and entertainment centre in the Greater Golden Horseshoe; advances economic competitiveness and helps to attract provincially, nationally and internationally significant investment and employment uses; provides a full range of housing opportunities for *Downtown* workers and reduces the demand for in-bound commuting; and fosters growth of creative industries and culture sector centred on the King-Parliament Secondary Plan Area.

Policy 2.2.1.4 states the quality of *Downtown* will be improved by: supporting the development of complete communities; and providing a diverse range and mix of housing options, including affordable housing, to accommodate the needs of all household sizes and avoid the displacement of vulnerably housed and at-risk groups

Policy 2.2.1.5 states the architectural and cultural heritage of *Downtown* will be preserved by designating buildings, districts and open spaces with heritage significance by working with owners to restore and maintain historic buildings.

Policy 2.2.1.6 states design guidelines specific to districts of historic or distinct character will be developed and applied to ensure development respects the context of such districts.

Chapter 3 - Building a Successful City

Section 3.1.1 The Public Realm

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

Policy 3.1.1.2 states that the public realm will: provide the organizing framework and setting for development; foster complete, well-connected walkable communities; support active transportation and public transit use; provide a comfortable, attractive and vibrant, safe and accessible setting for civic life and social interaction; contribute to the identity and physical character of the City and its neighbourhoods; be functional and fit within a larger network; and contributes to the City's climate resilience.

Policy 3.1.1.6 states that city streets are significant public open spaces. Design of streets require: balancing the needs and priorities of the various users and uses; improving the quality and convenience of active transportation; providing amenities such as view corridors, sky view and sunlight; and serving as community destinations and public gathering places.

Policies 3.1.1.13 states that sidewalks and boulevards will be designed to provide safe, attractive, interesting and comfortable spaces for users of all ages and abilities.

Policy 3.1.1.18, 3.1.1.19, and 3.1.1.20 provide direction on the location, design and accessibility of new parks and open spaces, including POPS, to ensure they are integrated into the broader public realm and provide appropriate landscaping and features.

Section 3.1.2 The Built Form

This section states that development will be located, organized and massed to fit harmoniously with the existing and/or planned context. 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, limiting impacts of servicing and vehicular access on the property and neighbouring properties; and limiting shadow and wind impacts.

Policy 3.1.2.1 provides further details, outlining how development is expected to frame and support adjacent streets, parks and open spaces. New development is expected to do the following: generally locate buildings parallel to the street or along the edge of a park or open space using a consistent front yard setback; locate main building entrances so that they are clearly visible and directly accessible from the public

sidewalk; provide ground floor uses that have views into, and where possible, access to, adjacent streets, parks and open spaces; and preserve existing maturing trees wherever possible and incorporate them into landscaping designs.

Policy 3.1.2.2. states that development will provide accessible open space, where appropriate and Policy 3.1.2.3 states that development will protect privacy within adjacent buildings by providing setbacks and separation distances from neighbouring properties and adjacent building walls containing windows.

Policy 3.1.2.4 states that development will locate and organize vehicle parking, vehicular access and ramps, loading, servicing, storage areas, and utilities to minimize their impact and improve the safety and attractiveness of the public realm, the site and surrounding by: using shared service areas; consolidating and minimizing the width of driveways and curb cuts across the public sidewalk; providing underground parking, where appropriate; and limiting new, and removing existing, surface parking and vehicular access between the front face of a building and the public street or sidewalk;

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

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

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

Section 3.1.3 Built Form - Building Typologies

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

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

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

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

Policy 3.1.3.10 states that the tower portion of a tall building should be designed to: reduce the physical and visual impacts of the tower onto the public realm; limit shadow impacts on the public realm and surrounding properties; maximize access to sunlight and open views of the sky from the public realm; limit and mitigate pedestrian level wind impacts; and provide access to daylight and protect privacy in interior spaces within the tower.

Policy 3.1.3.11 states that Policy 3.1.3.10 should be achieved by: stepping back the tower from the base building; generally aligning the tower with, and parallel to, the street; limiting and shaping the size of tower floorplates above base buildings; providing appropriate separation distances from side and rear lot lines as well as other towers; and locating and shaping balconies to limit shadow impacts.

Policy 3.1.3.12 states that the top portion of a tall building should be designed to: integrate roof top mechanical systems into the building design; contribute to the surrounding skyline identity and character; and avoid up-lighting and excessive lighting.

Section 3.1.5 Heritage Conservation

This section provides policy direction on the identification of potential heritage properties, conservation of heritage properties and on development adjacent to heritage properties. The site is comprised on two properties listed on the City's Heritage Register, 109 and 125 George Street.

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

3.1.5.4 states that properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council.

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

3.1.5.6 states that the adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

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

3.1.5.27 states that where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged.

3.1.5.28 states that the owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property.

Policy 3.1.5.44 establishes view protection policies to specified properties on the Heritage Register, including the St. James Cathedral Spire.

Section 3.2.1 Housing

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

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

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

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

Chapter 4 - Land Use

Section 4.7 - Regeneration Areas

The site is designated as *Regeneration Areas* On Map 18 - Land Use, of the Official Plan. The *Regeneration Areas* designation is applied to areas with significant vacant lands and/or buildings and in need of revitalization as a means of fostering growth and physical change.

Policy 4.7.1 states that development within *Regeneration Areas* will: provide for a broad mix of commercial, residential, and employment uses, to revitalize area of the City that are underused; create new jobs and homes that utilize existing infrastructure and social services; and restore, re-use, and retain existing heritage buildings that are adaptable to new uses.

Policy 4.7.2 states that a framework within *Regeneration Areas* will be established through a Secondary Plan. The King-Parliament Secondary applies to the subject property, and is discussed later in this section of the Policy Considerations of this report.

See Attachment No. 3 for the subject site's Official Plan land use designation.

Chapter 5 - Implementation: Making Things Happen

Section 5.1.1 Height and/or Density Incentives

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

Section 37 of the *Planning Act* allows the City to enter into an agreement with an applicant to grant a height and/or density increase for a project that is greater than the zoning by-law would otherwise permit in return for community benefits. The Official Plan Policy 5.1.1.1 and City Council's approved Section 37 protocol requires that the proposed development represent good planning and meet a minimum size requirement of 10,000 square metres and an increase in density of at least 1,500 square metres.

Details of a Section 37 Agreement between the applicant and the City are determined, in consultation with the Ward Councillor, if the project is ultimately considered to be good planning and recommended for approval.

Section 5.2.1 Secondary Plans: Policies for Local Growth Opportunities

The site is located within the Downtown Plan area.

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

Section 5.6 Interpretation

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

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

King-Parliament Secondary Plan

The site is within the boundary of the King-Parliament Secondary Plan ("KPSP"). The main objectives of the KPSP is to encourage reinvestment in the area for a mixture of uses that reinforces the historic built form and public realm, while ensuring growth is mutually compatible and complements the existing built form character and scale of the area.

The site is designated *Regeneration Area 'A' (Jarvis Parliament)* on Map 15-1 - Land Use Plan. The area designated *Regeneration Area 'A'* in the KPSP, generally bordered by Jarvis Street, Queen Street East, Power Street, The Esplanade and Front Street East is targeted for significant growth, having a mix of compatible land uses including commercial, industrial, institutional, residential, live/work and entertainment uses within new buildings and existing ones, including the numerous historically and architecturally significant buildings in the area.

See Attachment No. 4 for the subject site's Secondary Plan land use designation.

The King-Parliament Secondary Plan can be found here:

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

King-Parliament Secondary Plan Review

On May 22, 2018, City Council directed staff to undertake a review of the King-Parliament Secondary Plan and the area north of Queen Street East between Jarvis Street and River Street. The review focuses on three themes being built form, public realm and heritage. On October 29, 2019, City Council directed staff to apply the policies of the proposed King-Parliament Plan on current development applications.

On May 5, 2021, City Council approved the updated King-Parliament Secondary Plan and supplementary Zoning By-laws. The applicant has appealed both the Secondary Plan and the supplementary Zoning By-law.

The updated King-Parliament Secondary Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/king-parliament-secondary-plan-review/>

Official Plan Amendment 406 - The Downtown Plan

Official Plan Amendment 406 (the Downtown Plan) is now in force and effect. OPA 406 includes amendments to Section 2.2.1 and Map 6 of the Official Plan, as well as a new Downtown Secondary Plan. It applies to all applications deemed complete after June 5, 2019. 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.

Map 41-3-B designates the site as *Mixed Use Areas 2 - Intermediate*. Policy 6.28 provides that development within *Mixed Use Areas 2* will include building typologies that respond to their site context including mid-rise and some tall buildings. Policy 6.26 states that the scale and massing of buildings will be compatible with the existing and planned context of the neighbourhood, including the prevailing heights, massing, scale, density and building type. Specific policy direction articulated in the King-Parliament Secondary Plan is to be read together with the Downtown Plan. The Plan states that non-residential uses will be protected and promoted in the King-Parliament Secondary Plan Area, especially uses related to the culture sector.

See Attachment No. 5 for the subject site's Downtown Plan land use designation.

The in-force Downtown Plan may be found here:

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

Official Plan Amendment 352 - Downtown Tall Building Setback Area

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area. The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of tall buildings Downtown. At the same meeting, City Council adopted area-specific Zoning By-laws 1106-2016 and 1107-2016, which provide the detailed performance standards for portions of buildings above 24 metres in height.

OPA 352 and Zoning By-laws 1106-2016 and 1107-2016 were appealed to the LPAT following City Council's adoption of the planning instruments.

On November 25, 2020 and February 2, 2021, City Council approved modifications to OPA 352 and the Zoning By-laws with the intention of resolving the appeals.

On May 28, 2021, the LPAT partially approved modifications to OPA 352 and the Zoning By-laws; however, OPA 352 and Zoning By-laws 1106-2016 and 1107-2016 remain under appeal with respect to the subject site at 109-125 and 231 Richmond Street.

Official Plan Amendment to Further Protect Heritage Views of St. James Cathedral

Official Plan Policy 3.1.5.44 establishes view protection policies to specified properties on the Heritage Register, St. James Cathedral being one of those properties. The existing protected view is looking north to the spire of St. James Cathedral. The City has initiated an Official Plan Amendment process with the intent of modifying this view corridor to enhance the view protection policies to and beyond St. James Cathedral.

The draft Amendment can be found here

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

The site is located within an area that could potentially intrude on the protected building silhouette of the St. James Cathedral Spire and Clocktower against the sky.

The outcome of staff analysis and review of relevant Official Plan policies and designations and Secondary plans noted above are summarized in the Comments section of the Report.

Zoning

The site was recently rezoned from CRE (x41) to CR SS1 (x339) under the City's harmonized Zoning By-law 569-2013 as part of the recent King-Parliament Secondary Plan Review. The amending by-law (By-law 393-2021) updated zone categories for the Old Town policy area to be consistent with existing and planned *Mixed Use Areas* land use designations in the Downtown Plan as well as maximum permitted building heights. This zone permits a wide range of residential, commercial, and institutional uses and a height of 90.0 metres. 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/>.

Amending By-law 393-2021 may be found here:

<https://www.toronto.ca/legdocs/bylaws/2021/law0393.pdf>

The site is also subject to former City of Toronto Zoning By-law 438-86, under which it is zoned Reinvestment Area (RA). This zone permits a wide range of residential, commercial, industrial, recreational and institutional uses. The current zoning permits a height of 30.0 metres.

Both By-laws include a number of Restrictive Exceptions that provide additional zoning provisions for the site. These provisions include: base height at lot line and angular plane requirements (Section 12(2) 260); and amount of non-residential floor area and size of retail units (Section 12(2) 270).

See Attachment No. 6 for the subject site's existing zoning under By-law 569-2013.

City-Wide Tall Building Design Guidelines

City Council has adopted city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The link to the guidelines is here:

<https://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-57177.pdf>.

King-Parliament Urban Design Guidelines

The King-Parliament Urban Design Guidelines correspond to the policy direction of the King-Parliament Secondary Plan. The site is within the Old Town of York Area of Special Identity. New development shall respect the historical and urban design significance of the area. The King-Parliament Urban Design Guidelines can be found here:

<https://www.toronto.ca/wp-content/uploads/2017/08/8fde-Toronto-Urban-Design-Guidelines-King-Parliament.pdf>

Other guidelines that are relevant to the review of this application include the Growing Up Guidelines, Pet Friendly and Retail design manual guidelines.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application was submitted on August 4, 2021.

COMMUNITY CONSULTATION

Community Consultation Meeting

A virtual community meeting was held on October 20, 2020 and attended by 93 members of the public. At the meeting City staff and the applicant's team gave presentations on the site and surrounding area, the existing planning framework, and the originally proposed 39-storey building. Following the presentations, City staff led a town hall format question and answer period.

The attendees asked questions and expressed a number of comments, issues and concerns, including:

- building is too tall for the existing context;
- proposal does not fit with the character and charm of the Old Town neighbourhood;
- insufficient sidewalk widths / pinch point at corner;
- traffic volumes on both Richmond Street East and George Street;
- need for traffic calming on George Street;
- separation distance to 255 Richmond Street East;
- privacy impacts on adjacent properties;
- construction impact;
- need for more affordable housing;
- vehicular/servicing access off of Richmond Street East;
- need for more parks and open space in the area;

- high number of studio and 1-bedroom units - need for more family sized units;
- minimum 10% 3-bedroom units should be secured in the by-law;
- need for pet relief areas; and
- impacts on on-site and adjacent heritage resources.

Design Review Panel

The application was also before the City's Design Review Panel ("DRP") on November 5, 2020. At the meeting, the Panel provided comments related to the pedestrian realm, landscape strategy, built form, and sustainable design. The comments focused predominantly on separation distances, floor plate size, and the design of the POPS.

The minutes of the DRP meeting are available at:

<https://www.toronto.ca/city-government/planning-development/outreach-engagement/design-review-panel/meeting-schedule/>

In response to the issues raised through community and City staff feedback, the above issues have been considered through the review of the application and responses are addressed in the comments section below.

COMMENTS

Staff are recommending approval of Official Plan and Zoning By-law amendments for the site that represent good planning.

Planning Act

It is staff's opinion that the proposed development has regard for the relevant matters of provincial interest, including: the orderly development of safe and healthy communities; the adequate provision of a full range of housing; the appropriate location of growth and development; the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems; and the promotion of a built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

These provincial interests are further articulated through the PPS (2020) and the Growth Plan (2020).

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2020) and the Growth Plan (2020). The proposal has also been reviewed and evaluated against Policy 5.1 of the Growth Plan (2020). Staff have determined that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020) as follows.

Provincial Policy Statement (2020)

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

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

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

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

Policy 4.6 states that the official plan is the most important vehicle for implementation of the PPS (2020) and that official plans shall identify provincial interests, as identified in Section 2 of the *Planning Act*, which includes the promotion of a well-designed built form.

It is City Planning staff's opinion that the application, and the amendments to the Official Plan and Zoning By-law are consistent with the PPS, 2020.

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

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

With regard to intensification and land use, the proposal conforms to the policy direction that speaks to directing growth to settlement areas such as the Downtown UGC (Policy

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

With regard to housing, the proposal conforms to the policy direction with respect to supporting housing choice by including a mix of housing options (Policy 2.2.6.1 a)).

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

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

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

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

Ownership / Air Rights Conveyance

The subject site is comprised of two parcels under separate ownership: 119-125 George Street and 231 Richmond Street East; and 109-117 George Street. A consent application is currently under review to permit the strata conveyance of a portion of the 109-117 George Street lands as located above a geodetic elevation of 103.87 metres ("air rights parcel") to the 119-125 George Street and 231 Richmond Street East lands (Application No. B0062/21TEY). In addition to the air rights conveyance, a limiting distance agreement between the owners of 119-125 George Street and 231 Richmond Street East, the owners of 109-117 George Street and the City will also be secured.

Land Use

The site is designated *Regeneration Areas* in the City of Toronto Official Plan. Policy 4.7.1 of the Official Plan states that *Regeneration Areas* will provide for a broad mix of commercial, residential, light industrial, parks and open space, institutional, live/work and utility uses.

The site is designated *Regeneration Area 'A'* and is located within the Old Town Policy Area in the the existing and updated KPSPs, respectively. The KPSP states that *Regeneration Area 'A'* (Jarvis-Parliament) will have a mix of compatible land uses including commercial, industrial, institutional, residential, live/work and entertainment uses within new buildings and existing ones, including the numerous historically and architecturally significant buildings in the area. The updated KPSP states that development in the Old Town Policy Area will support a balance of residential, commercial and institutional uses.

In the Downtown Plan the site is designated *Mixed Use Areas 2 – Intermediate*. Policy 6.27 states that development in *Mixed Use Areas 2* will be encouraged to provide a diverse range of uses, including retail, service, office, institutional and residential uses.

The proposal provides 327 square metres of retail on the ground floor, 8,920 square metres of office on floors 1 to 3, and 29,916 square metres of residential GFA. Based on the policy framework applicable for the site, the proposed mix of retail, office and residential uses conform to the Official Plan, the KPSP and the Downtown Plan.

Residential Unit Mix

The Downtown Secondary Plan includes housing policies to achieve a balanced mix of unit types and to support the creation of housing suitable for families. The plan requires that developments containing more than 80 residential units include a minimum of 15% 2-bedroom units, a minimum of 10% 3-bedroom units, and an additional 15% of units as some combination of 2- and 3-bedroom units or units that can be converted to 2 and 3 bedroom units through accessible or adaptable design measures. The Growing-Up Guidelines provide similar guidance on the proportion and size of larger units recommended in new multi-unit residential developments.

The building consists of 516 dwelling units, with a unit breakdown as follows: 309 one-bedroom units (60%), 154 two-bedroom units (30%) and 53 three-bedroom units (10%).

Staff are of the opinion that the proposed unit mix supports the unit mix objectives of the Growing Up Guidelines, Downtown Secondary Plan and applicable Official Plan and provincial policies in order to accommodate, within new developments, a broad range of households including families with children. The percentage of two- and three-bedroom units will be secured in the amending zoning by-law.

Height

The proposal results in an overall height of 126 metres to the top of the 39th floor plus 10 metres of mechanical penthouse. While the height of the proposed building will form the tallest building within the block and adjacent blocks, it is similar to the heights of recently approved building within the neighbouring context.

The location of this tall building within the block, and the surrounding area within the *Regeneration Area 'A'* policy area complements the varied building heights within the site's immediate surroundings and the broader areas in building heights from low-rise to

tall buildings. Although not every site is anticipated to be a tall building within the *Regeneration Area 'A'* policy area, the proposed tall building's height can be accommodated based on the site's dimensions and its immediate context. Additionally, the proposed height and massing do not result in any net new shadow on Moss Park as described in the Sun/Shadow section below.

It is also noted that the site is well-served by higher order transit being located approximately 250 metres from both the 501 Queen streetcar to the north and the 504 King streetcar to the south, 750 metres from the Queen station on the Yonge-University subway line, and 250 metres from the planned entrance to the proposed Moss Park station on the Ontario Line.

Massing

Base Building

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

Tall Building Design Guideline 3.1.1 recommends designing the scale and height of the base building to respect and reinforce the streetwall height established by the historic context for sites including or adjacent to heritage properties.

The proposal incorporates the existing 3-storey heritage buildings at 109 and 125 George Street and retains their existing siting 0.0 metres from the George Street property line and 0.0 metres from both the George Street and Richmond Street East property lines, respectively. New portions of the base building will be set back 3.2 metres from the Richmond Street East property line and 3.0 metres from the George Street property line giving prominence to the heritage buildings. The base building will be set back 9.3 metres from the east property line where the driveway access from Richmond Street East will be located. The height of the new portions of the base building will align with the height of the building at 125 George Street and be 14.4 metres tall.

Planning staff are satisfied with the massing and design of the base building portion of the proposed tower. The mass of the 3-storey streetwall will be articulated using various design elements such as architectural features and canopies, which will be reviewed and secured as part of the Site Plan approval process.

Middle Portion of the Tower

Policy 3.1.3.10 of the Official Plan states that the tower portion of a tall building should be designed to reduce the physical and visual impacts of the tower onto the public realm by limiting shadow and wind impacts, and maximizing sunlight and open views of the sky. The tower design should also provide access to daylight and protect privacy in interior spaces within the tower. Policy 3.1.3.11 states that Policy 3.1.3.10 should be

achieved through measures such as stepping back the tower from the base building, limiting and shaping the size of tower floorplates, and providing appropriate separation distances from side and rear lot lines as well as other towers.

Policy B) i) of OPA 352 states that development will provide setbacks from the lot lines to the tower portion of the building so that individual tall buildings on a site and the cumulative effect of multiple tall buildings within a block contribute to building strong healthy communities by fitting in with the existing and/or planned context.

The Downtown Plan states that a tall building will generally have a maximum floorplate size of 750 square metres above the base building. The Plan also states that increases to the 750 square metre floorplate size may be appropriate where the impacts of the larger floorplate, including but not necessarily limited to shadow, sky-view and wind, are addressed.

The Tall Building Design Guidelines also provide direction for towers including limiting the tower floorplate to 750 square metres (Guideline 3.2.1), providing a minimum stepback of 3 metres from the face of the base building to the tower along all street frontages (Guideline 3.2.2), providing a setback of 12.5 metres or greater from side and rear property lines or the centre line of an abutting lane (Guideline 3.2.3) and providing a separation distance of 25 metres or greater between towers on the same site (Guideline 3.2.3).

Above the base building, the tower is set back 6.9 metres from the Richmond Street East property line. This results in a tower step back of 6.9 metres from the north elevation of the building at 125 George Street and 3.7 metres from the north elevation of the new portion of the base building along Richmond Street East.

The west wall of the tower is broken up into two portions with varying setbacks (ranging from 3.0 to 6.3 metres). The northern portion of the tower is set back 6.3 metres from the George Street property line and results in a tower step back of 6.3 metres from the west elevation at 125 George Street. The southern portion of the tower is set back 3.0 metres from the west property line. This portion of the building do not have a base building component and the tower meets the ground.

The tower will be set back 31.4 metres from the south property line and will have an acceptable tower separation to the 22-storey building to the south at 105 George Street.

The existing 15-storey building to the east, 255 Richmond Street East, is built approximately 1.1 metres from the shared property line at its closest point with window openings in angled walls set back a range of 1.5 to 2.5 metres. Angled balconies encroach into the setback with the corners coming right to the property line.

The east wall of the tower is broken up into three portions with varying setbacks (ranging from 12.5 to 19.6 metres) to the east property line. The 7.6-metre wide portion of the tower closest to Richmond Street East will be set back 19.6 metres from the east property line. Floors 4 to 15 will have a separation distance of 20.7 metres to a blank wall condition at 255 Richmond Street East and 21.5 metres to window openings of bedrooms or dens, depending on the floor. Farther from Richmond Street East, the 9.5-

metre wide middle portion of the tower will have a separation distance of 13.5 metres to a blank wall and 14.0 to 15 metres to window openings of 2-storey living rooms. Farthest from Richmond Street East, the 5.4-metre wide portion of the tower will be set back 14.0 metres from the east property line and does not overlap with the side wall of the adjacent building. City Planning staff find that this is an acceptable interface with the existing condition.

The tower has a floor plate size of 882 square metres. Despite being larger than the average 750 square metre floor plates outlined in the Downtown Plan and Tall Building Guidelines, the proposed tower floorplate has been shaped and organized to minimize shadow impacts and negative wind conditions on surrounding streets and parks. The tower has also been shaped to minimize the width of the tower closest to the street frontages along George Street and Richmond Street East with the portion of the tower exceeding the preferred 750 square metre floorplate located in the southeast corner of the building where separation distances to adjacent buildings are met and exceeded.

Planning staff are satisfied with the massing and design of the middle portion of the proposed tower.

Tower Top

Planning staff are satisfied with the top portion of the proposed tower. An appropriate design for the top of a tall building is influenced by many factors, which may include location, height, built form composition, architectural expression, and overall 'fit' within the existing context of the city skyline.

The top of the proposed tower is appropriate. The proposed top of the tower is a simple design, which suits the overall architecture of the tower and fits within the area and city skyline. The mechanical penthouse is well designed and integrated into the overall design and massing of the tower.

109-117 George Street Built Form

The application includes some additions to the existing building at 109-117 George Street. A pair of small 3-storey additions are proposed along the southern edges of the building. The combined additions result in a total of approximately 125 square metres of gross floor area.

An addition is also proposed above the existing building. The addition has a gross floor area of approximately 252 square metres, will be used for amenity space for the existing office uses, and will connect to new outdoor amenity space on the roof the building.

All proposed additions are well set back from the street. Planning staff are satisfied with the proposed massing of the additions. A subsequent application for Site Plan Control will be required for the additions at 109-117 George Street. The proposed POPS at 109-117 George Street will be secured as part of the Section 37 Agreement and not included as part of the Site Plan application.

Public Realm

Policy 5.1 of the King-Parliament Secondary Plan states that "streetscape improvements that promote a healthy and vibrant pedestrian environment will be encouraged in the public rights-of-way and adjacent privately-owned lands." Along George Street, the existing facades of 109-117 and 119-125 George Street are maintained as part of the proposed development. The building at 109-117 will continue to function as an office building. To the south of 109-117 George Street is an open area that is currently used for surface parking. This area is proposed to be converted into a POPS that will be accessible from George Street. The final design of the POPS will be secured in the Section 37 Agreement. Along George Street, five new street trees are proposed. Currently, there are no street trees along this side of George Street.

Along Richmond Street East, the proposal includes 328 square metres of at-grade retail uses within the existing corner building (119-125 George Street), as well as within a newly constructed portion of the base building located on an area currently used as parking for 231 Richmond Street East. The retained corner building presently abuts the Richmond Street East property line, while the new residential lobby and additional retail space is setback 3.2 metres from the property line. This setback allows for the new uses to animate the street frontage, while also providing a more generous public realm area with wider sidewalks. The narrow sidewalk at the corner of George Street and Richmond Street East is as a result of maintaining the existing heritage building.

Policy 5.3 b and c) of the King-Parliament Secondary Plan states that surface parking areas should be removed, particularly when they are in close proximity to heritage buildings. These parking areas are also encouraged to be replaced with below grade parking as part of new development. The proposal removes two surface parking areas within the development envelope. The parking area serving 109-117 George Street will be the future POPS location, while the parking area serving 231 Richmond Street East is replaced with part of the base building and includes the residential lobby and retail area as part of the new development.

Staff are satisfied with the proposed public realm improvements related to the development.

Sun / Shadow

Policy 9.18 of the Downtown Secondary Plan states that development will adequately limit net-new shadow as measured from March 21st to September 21st from 10:18 a.m. to 4:18 p.m. on parks and open spaces indicated on Map 41-13. Moss Park is identified as a sun protect park on Map 41-13. Further, Policy 5.5.3 of OPA 525 states that development in the King-Parliament Area will result in no net new shadow on Moss Park as measured on March 21 and September 21 from 10:00 a.m. to 6:00 p.m. Staff have reviewed the sun shadow study provided by the applicant and have determined that the proposal does not create any new shadow on Moss Park or St. James Park during the March 21 to September 21 timeframe.

The proposal will cast shadows on the surrounding streets and sidewalks, as well as neighbouring properties, at various times throughout the year. City Planning staff finds

the level of shadow impact generated by the revised proposal to be acceptable given the existing and planned context of the site within an urban setting where new tall buildings are anticipated.

Wind

The applicant submitted a Pedestrian Level Wind Study in February 2020 and an Addendum dated April 26, 2021, prepared by Gradient Wind. The study concluded that minor mitigation measures will be required within the amenity areas of the proposed development in the form of solid wind screens along the roof of these spaces. There are no anticipated negative impacts to the public realm as a result of the proposal, and no mitigation measures are required along the sidewalks adjacent to the development.

Planning staff are satisfied with the wind conditions resulting from the proposed development, subject to further assessment during the Site Plan Control process for additional mitigation and design strategies.

Heritage

Heritage Planning staff has reviewed the Heritage Impact Assessment ("HIA") submitted in support of the proposal prepared by ERA Architects Inc., dated February 28, 2020 and revised April 26, 2021 for conformity with the *Planning Act*, the Provincial Policy Statement, the Growth Plan and the City's Official Plan heritage policies and the Standards and Guidelines for Conservation of Historic Places in Canada. The HIA concludes that the development will conserve the on-site heritage buildings that it is respectful and sensitive to the character of adjacent heritage resources. Overall staff agree with this assessment.

The existing heritage listed buildings at 109-117 George Street and 119-125 George Street will be conserved, with 109-117 George Street to be retained in its entirety and 119-125 George Street to be partially retained and incorporated into the new development. The existing one-storey building at 231 Richmond Street East has no cultural heritage value and is proposed to be demolished.

The north and west elevations of the heritage building at 119-125 George Street will be retained in situ with the returns on the south and east elevations to be partially reconstructed. Modifications will be made to the retained facades to provide barrier-free access and to facilitate the adaptive reuse of the building. The floor levels will be realigned to match the floor levels of the new building and several window openings will be modified to improve their relationship to the new floor levels.

The existing heritage building at 109-117 George Street is proposed to be retained in its entirety and it will continue to function as a standalone office building. Alterations are proposed to the south side wall of the building to provide access to the proposed publicly accessible private space to the south. The application also proposes window replacement, a new rooftop amenity space, elevator and stair overruns, skylights, and rooftop mechanical equipment.

The proposal also conserves the cultural heritage value of the adjacent listed heritage property diagonally across the intersection at 190 Richmond Street East, containing a former stables building. The partial retention of the on-site heritage building at 119-125 George Street ensures that the historic character of the Richmond Street East and George Street intersection is maintained.

Staff are supportive of the proposal to alter the properties at 109-117 George Street and 119-125 George Street to allow for their incorporation into a new mixed-use building. Each property will be subject to its own Heritage Easement Agreement. The proposal conserves the on-site and adjacent properties consistent with the *Planning Act*, the Provincial Policy Statement, the Growth Plan and the City's Official Plan heritage policies and the Standards and Guidelines for Conservation of Historic Places in Canada.

Further details on the history of the buildings and their attributes can be found in a separate staff report from the Director of Urban Design dated May 25, 2021.

Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.43 to 0.79 hectares of local parkland per 1,000 people. The site is in the second lowest quintile of current provision of parkland. The site is in a parkland priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through a cash-in-lieu payment. The non-residential component of this proposal is subject to a 2% parkland dedication while the residential component is subject to a cap of 10% parkland dedication.

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

Tree Preservation

The applicant submitted a Landscape Plan, prepared by MBTW Group, dated February 2020, in support of their application. There are no existing City owned trees or private trees that exist within the development area. The applicant is proposing to plant new trees as part of the POPS, as well as along the George Street frontage.

City staff will review the required detailed planting and landscape plans as part of the Site Plan Control review process.

Traffic Impact

The applicant submitted a Transportation Impact Study ("TIS") dated February 2020, and an addendum dated April 26, 2021, prepared by BA Group in support of their application. In this report, the consultant notes that the proposed redevelopment will generate approximately 95 and 105 two-way vehicle trips in the weekday morning and afternoon peak hours, respectively. Given this level of trip generation, the consultant concludes that the projected site traffic will have minimal impacts on the area intersections, and therefore, can be acceptably accommodated on the adjacent road network.

Access and Circulation

Vehicular access to the site is proposed to be exclusively from Richmond Street East, a major arterial road, at the northeast corner of the site. The proposed consolidation of all existing vehicular access points allows for the permanent closure of all existing curb cuts along both Richmond Street and George Street allowing for enhanced streetscaping to take place along each frontage.

While the proposed access from a major arterial road is not consistent with the criteria for when direct access to an arterial road can be considered, the applicant's transportation consultant submitted a detailed 'Access Location Analysis' in support of the proposed site driveway access. Transportation Services staff have reviewed this analysis and concur with the consultant's recommendation. As a result, the proposed access system is generally acceptable.

Additional comments related to site access arrangement, site circulation and layout and the design of the proposed site entrance driveways will be provided during the review of the Site Plan Control application.

Pedestrian access to the site is facilitated through the provision of new access points, and the maintenance of existing accesses of the heritage structures. The heritage building located at 109-117 George Street will continue to have access to George Street and the proposed POPS. To the north of this heritage building is the new lobby for the office uses which will have direct access to George Street. The heritage building at the corner, 125 George Street, will have access to both George Street, and Richmond Street East. To the east of this building is the proposed residential lobby, and additional retail space, with direct access to Richmond Street East. These access and egress points facilitate an interactive public realm along both George Street and Richmond Street East, while providing for a separation of uses and programming.

Parking

The proposal includes a total of 100 vehicle parking spaces located within a four-level below ground parking garage. The proposed parking consists of 79 resident parking spaces and 21 non-residential parking spaces, which includes the visitor parking spaces.

In order to support the proposed parking supply, the applicant's transportation consultant submitted a parking justification as part of the TIS. The report notes that the provision of 79 resident parking spaces equates to an effective supply ratio of 0.15 spaces per residential unit. The proposed parking supply falls within the range of approved parking supply rates for the area. Transportation Services staff have reviewed the submitted parking justification and determined that the proposed residential parking supply is generally acceptable. The report also notes that the provision of 21 non-residential parking spaces equates to an effective supply ratio of 0.04 spaces per residential unit and meets the office and retail requirements set out in Zoning By-law 569-2013 for Policy Area 1.

The Zoning By-law requires 526 bicycle parking spaces (465 long-term residential spaces, 52 short-term residential spaces, 8 long-term non-residential spaces and 15 short-term non-residential spaces). The proposal includes 537 bicycle parking space, in the form of 472 long-term bicycle parking spaces, and 65 short-term spaces.

City staff are satisfied with the proposed vehicle and bicycle parking provided. Additional comments related to the parking supply layout, access to the parking spaces and other site design matters related to the parking will be provided during the review of the Site Plan Control application.

Loading

As per Zoning By-law 569-2013, a minimum of three loading spaces are required to serve the proposed development (one Type G loading Space, and two Type B loading spaces).

As part of the Urban Transportation Considerations Study report, a loading justification was included. The proposal includes one Type G loading space and one Type C loading space. Within the first level of underground parking, an additional informal loading area is provided which is intended to accommodate smaller delivery vehicles that will service the non-residential component of the proposed development.

Transportation Services has reviewed this arrangement and the manoeuvring diagrams and have determined that it is acceptable. The draft site specific by-law implements the accepted reduced loading space requirement.

Additional comments and/or requirements pertaining to the location and layout of the proposed loading space supply, and access thereto, will be provided during the review of the Site Plan Control application.

Solid Waste

Based upon the information available, Solid Waste Management will provide bulk lift compacted garbage, recycling and organic collection services to the multi-residential component of the development. Collection of waste materials from this component will be in accordance with the "City of Toronto Requirements for Garbage, Recycling and Organics Collection Services for New Developments and Re-Developments" and Chapter 844, Solid Waste of the Municipal Code.

The commercial component of this development being ineligible for City of Toronto collection, must store, transport and make arrangements for collection of all waste materials separately from the residential component. Collection of wastes from the commercial sector of this site will be in accordance with Chapter 841, Solid Waste of the Municipal Code. Separate retail waste containers are to be utilised and it will be necessary for the retail sector to have their bins identified.

Solid Waste Management has provided minor comments that will inform the submission materials required as part of the Site Plan Control review process. Additional comments and/or requirements related to Solid Waste Management Services may be provided during the review of the Site Plan Control application.

Servicing and Stormwater Management

The applicant has submitted Functional Servicing and Stormwater Management Reports dated October 1, 2020, by Counterpoint Engineering. Engineering and Construction Services staff have reviewed the submitted materials and require a number of revisions. Prior to the enactment of bills, revisions are required as stated in the memorandum from Engineering and Construction Services dated January 6, 2021. The Stormwater Management section of the Functional Servicing and Stormwater Management Report, Site Servicing Plan and Grading Plan will be reviewed in detail during the review of the Site Plan Control application.

The provision of any improvements to the municipal infrastructure in connection with the site servicing assessment, should it be determined that upgrades are required to the infrastructure to support this development, will be at the cost of the applicant. Detailed functional servicing and stormwater management plans, and agreements, as necessary, will be entered into as part of the Site Plan Control application.

Indoor/Outdoor Amenity Space

Zoning By-law 438-86 requires a minimum of 2.0 square metres per unit each of indoor and outdoor amenity space, and By-law 569-2013 requires a combined amenity space of 4.0 square metres per unit.

The applicant is proposing a total of 798 square metres (1.5 square metres per unit) of indoor amenity space on the fourth floor and mechanical penthouse level, and 772 square metres (1.5 square metres per unit) of outdoor amenity space is proposed on the fourth floor and rooftop, accessible from the indoor amenity space. The total amenity space proposed is 1,570 square metres (3.0 square metres per unit). Planning staff are satisfied with the amenity space proposed.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are

voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Performance measures for the Tier 1 development features will be secured through the Zoning By-law process including automobile infrastructure, cycling infrastructure, and the storage and collection of recycling and organic waste. Other applicable TGS performance measures will be secured through the Site Plan approval process.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the *Planning Act*. While the proposed development exceeds the height and density limits of the existing Zoning By-law, the application is consistent with the PPS, conforms with the Growth Plan, is generally consistent with the objectives and policies of the Official Plan, and constitutes good planning.

The community benefits recommended to be secured in the Section 37 Agreement consist of:

- A financial contribution having a value to be determined and be allocated to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor.

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

- a POPS on the 109-117 George Street lands, and all associated details, terms and conditions, including but not limited to the design, timing of conveyance and owner obligations;
- a limiting distance agreement on the property at 109-117 George Street;
- conformity to the Toronto Green Standard; and
- matters related to heritage conservation.

The Section 37 Agreement would be executed by the City and the owners of 109-125 George Street and 231 Richmond Street East and registered on title to the lands.

Conclusion

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

growth area; a contextually appropriate built form which does not result in net new shadows on Moss Park; an appropriate mixture of land uses that serve the community; and the provision for a mixture of housing types. Staff recommend that Council support approval of the application.

CONTACT

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E-mail: Kevin.Friedrich@toronto.ca

SIGNATURE

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

ATTACHMENTS

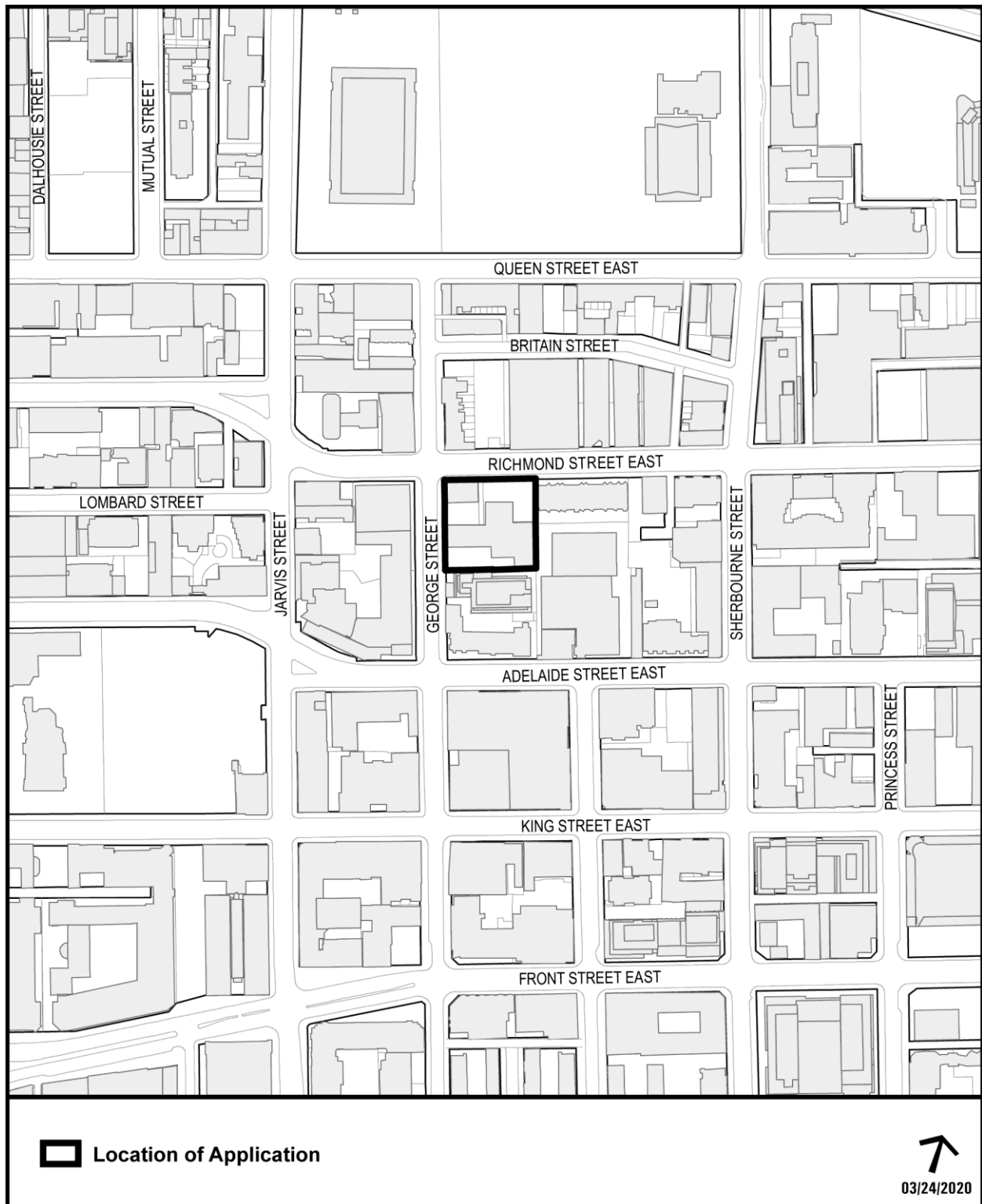
City of Toronto Data/Drawings

Attachment 1: Location Map
Attachment 2: Application Data Sheet
Attachment 3: Official Plan Land Use Map
Attachment 4: King-Parliament Secondary Plan Map
Attachment 5: Downtown Plan Land Use Map
Attachment 6: Existing Zoning By-law Map
Attachment 7: Draft Official Plan Amendment
Attachment 8: Draft Zoning By-law Amendment 569-2013

Applicant Submitted Drawings

Attachment 9: Site Plan
Attachment 10: North Elevation
Attachment 11: South Elevation
Attachment 12: West Elevation
Attachment 13: East Elevation

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 109-125 George St & 231 Richmond St E **Date Received:** February 28, 2020

Application Number: 20 120382 STE 13 OZ

Application Type: OPA & Rezoning

Project Description: A 39-storey mixed-use building.

Applicant	Agent	Architect	Owner
DiamondCorp / Alterra	DiamondCorp / Alterra	Sweeney&Co Architects	Richmond-George Ltd.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	
Zoning:	CR SS1 (339)	Heritage Designation:	Y
Height Limit (m):	30	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 3,697 Frontage (m): 61 Depth (m): 62

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):		1,308	1,389	2,697
Residential GFA (sq m):			29,916	29,916
Non-Residential GFA (sq m):		5,455	3,792	9,247
Total GFA (sq m):		5,455	33,761	39,216
Height - Storeys:			39	39
Height - Metres:			136	136

Lot Coverage Ratio (%): 72.95 Floor Space Index: 10.6

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 29,916

Retail GFA: 327

Office GFA: 8,920

Industrial GFA:

Institutional/Other GFA:

**Residential Units
by Tenure Existing Retained Proposed Total**

Rental:

Freehold:

Condominium: 516 516

Other:

Total Units: 516 516

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			309	154	53
Total Units:			289	154	53

Parking and Loading

Parking Spaces:	100	Bicycle Parking Spaces:	537	Loading Docks:	2
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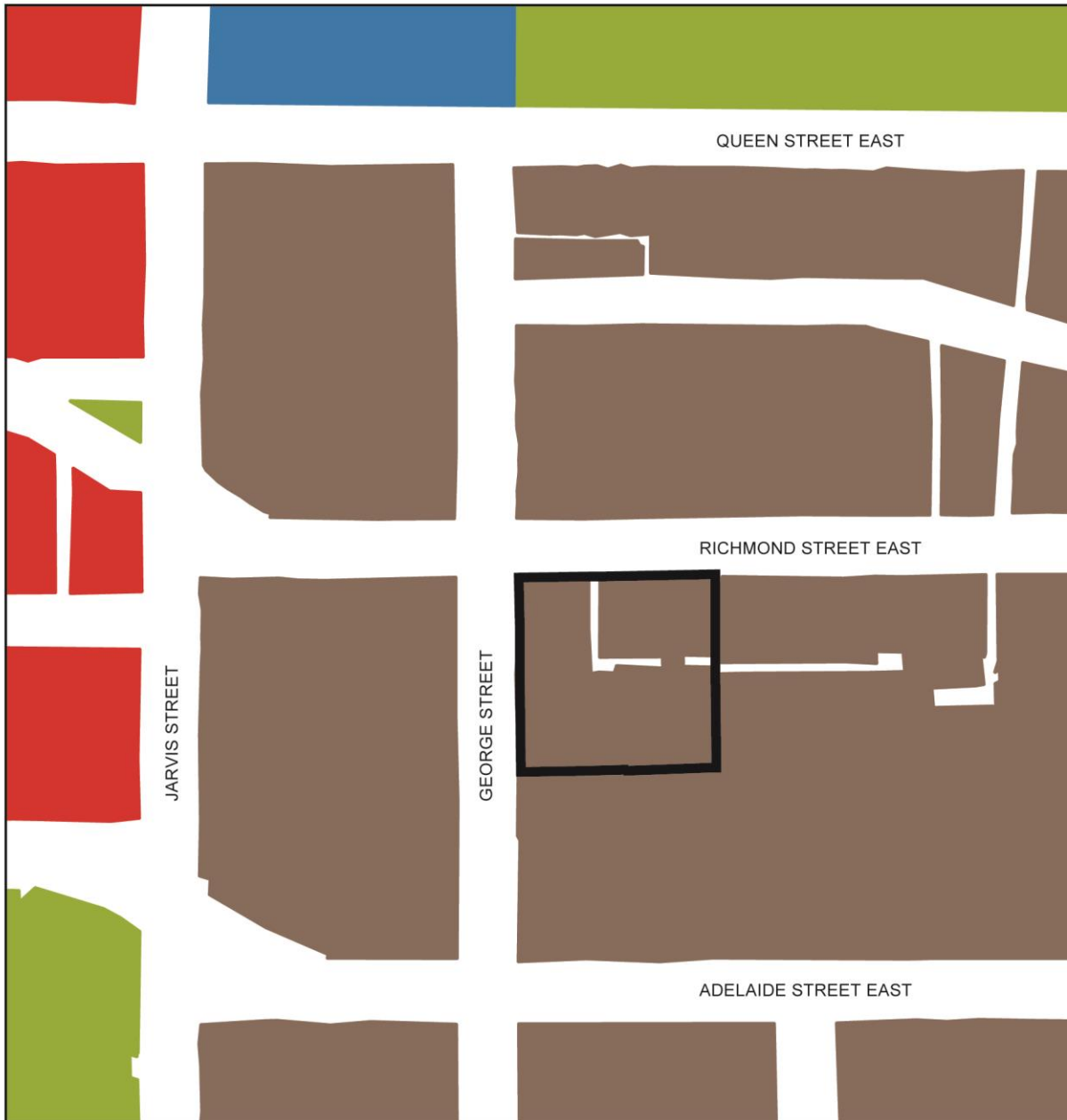
CONTACT:

Kevin Friedrich, Senior Planner

(416) 338-5740

Kevin.Friedrich@toronto.ca

Attachment 3: Official Plan Land Use Map



109-125 George Street and 231 Richmond Street East

Official Plan Land Use Map #18

File # 20 120382 STE 13 0Z



Location of Application

Mixed Use Areas

Parks & Open Space Areas

Parks

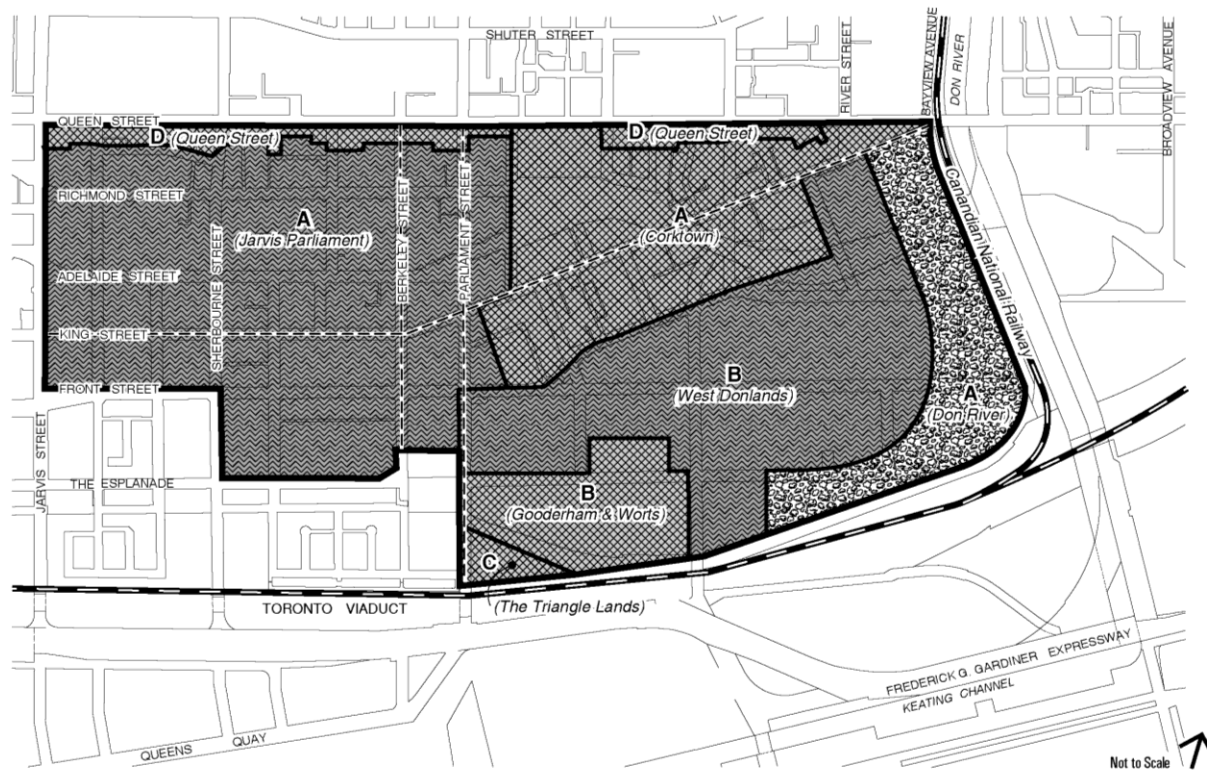
Institutional Areas

Regeneration Areas



Not to Scale
04/14/2020

Attachment 4: King-Parliament Secondary Plan Land Use Map



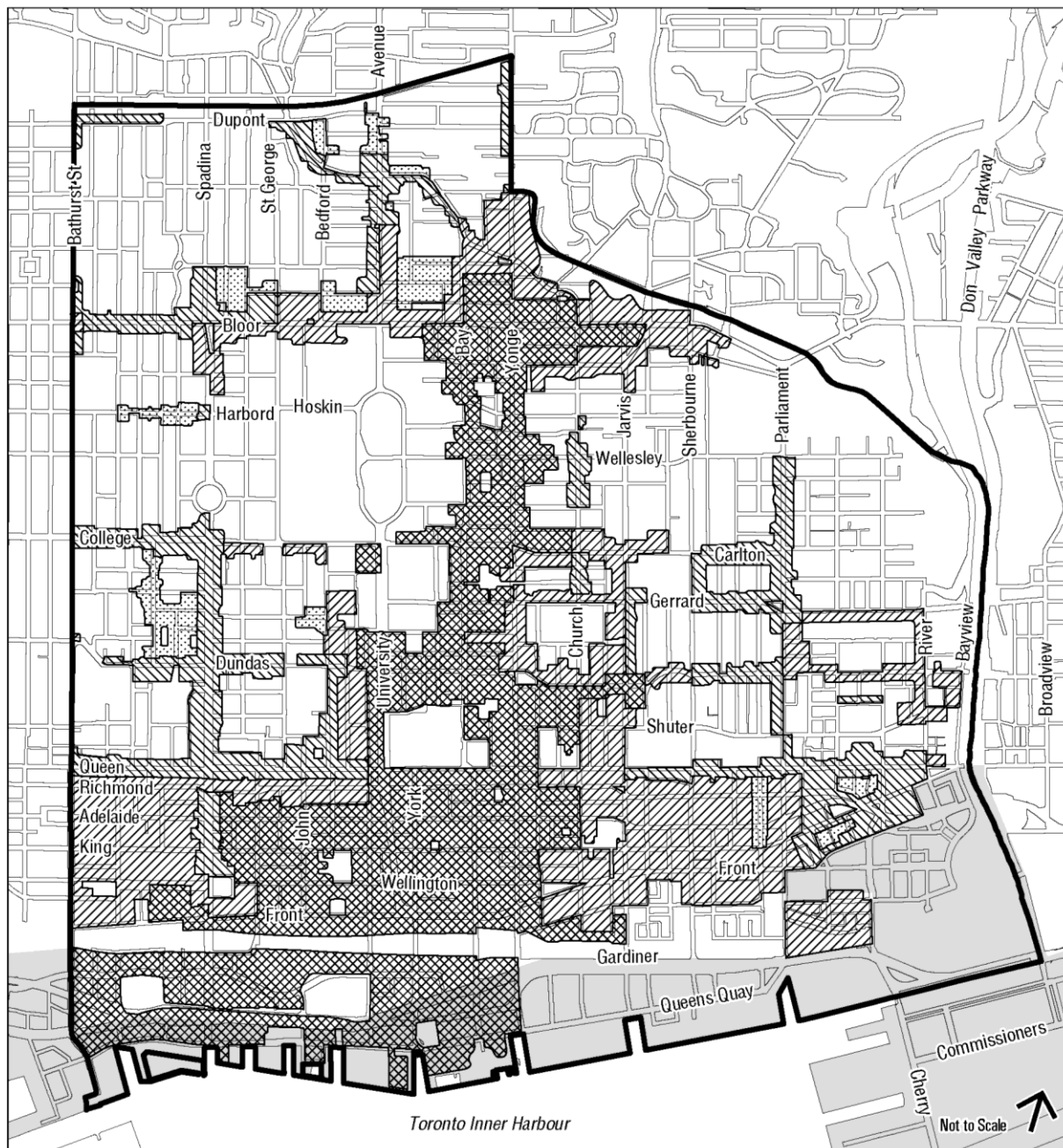
King-Parliament Secondary Plan

MAP 15-1 Land Use Plan

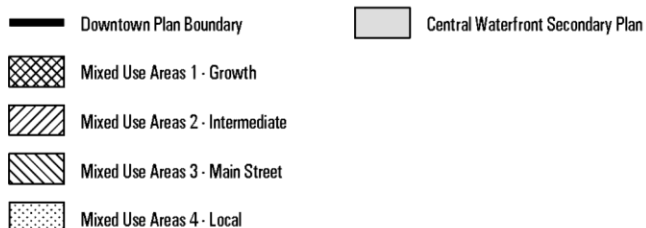


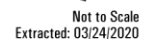
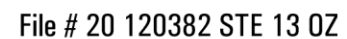
June 2001

Attachment 5: Downtown Plan Land Use Map



Downtown Plan MAP 41-3 Mixed Use Areas



[illegible]

Attachment 7: 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 No. ~

BY-LAW ~ -2021

To adopt Amendment No. ● to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2020 as 109-125 George Street and 231 Richmond Street East.

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

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. ● to the Official Plan is adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

xxx,
City Clerk

(Corporate Seal)

AMENDMENT NO. • TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2020 AS 109-125 GEORGE STREET AND 231 RICHMOND STREET EAST

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

1. Chapter 6, Section 15, King-Parliament Plan is amended by adding the following to subsection 15, Site and Area Specific Policies:

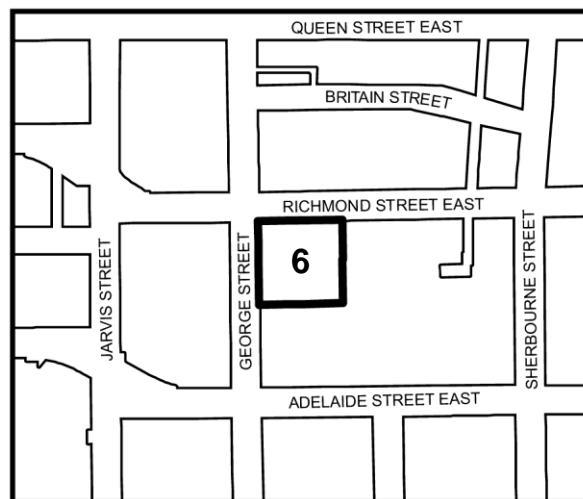
"6. 109 to 125 George Street and 231 Richmond Street East

On the lands shown as 6 on Map 15-3:

a) A mixed-use building with a maximum building height of 136 metres (including mechanical penthouse) and a maximum tower floorplate of 882 square metres is permitted, provided;

i) A public square with a minimum area of 265 square metres is provided on the site; and

ii) A limiting distance agreement is secured on the property at 109-117 George Street."

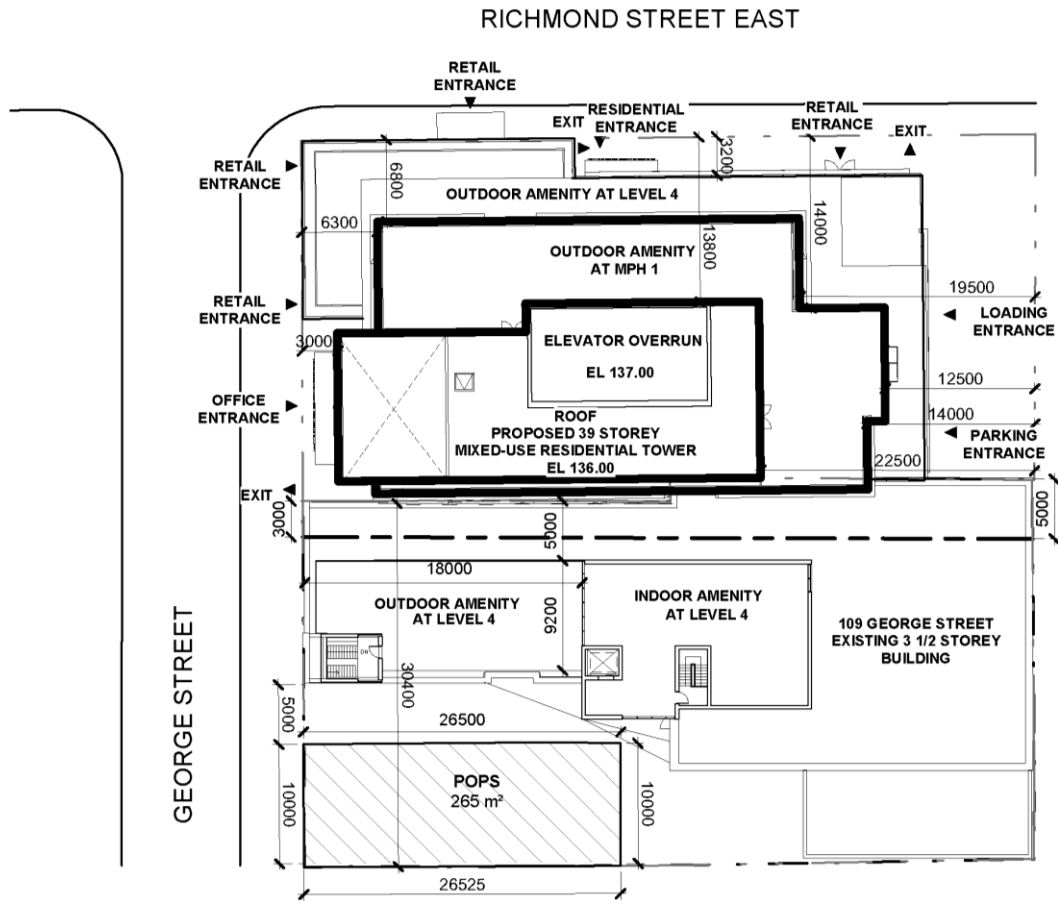


2. Map 15-3, Areas of Special Identity of the King-Parliament Secondary Plan is amended to show the lands known municipally as **109 to 125 George Street and 231 Richmond Street East**, as Site and Area Specific Policy Area Number 6, as shown on the above map.

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

To be provided prior to the September 9, 2021 Community Council meeting

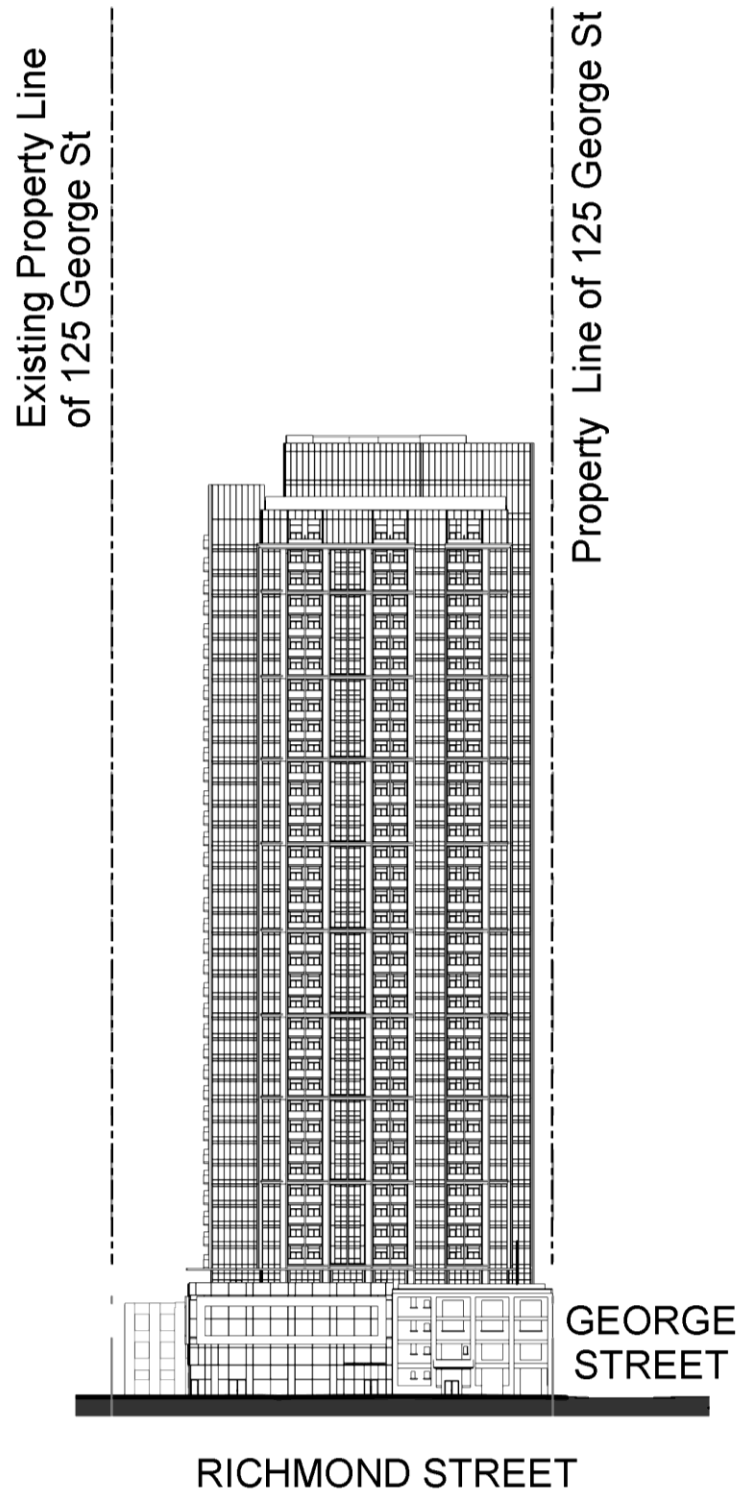
Attachment 9: Site Plan



Site Plan

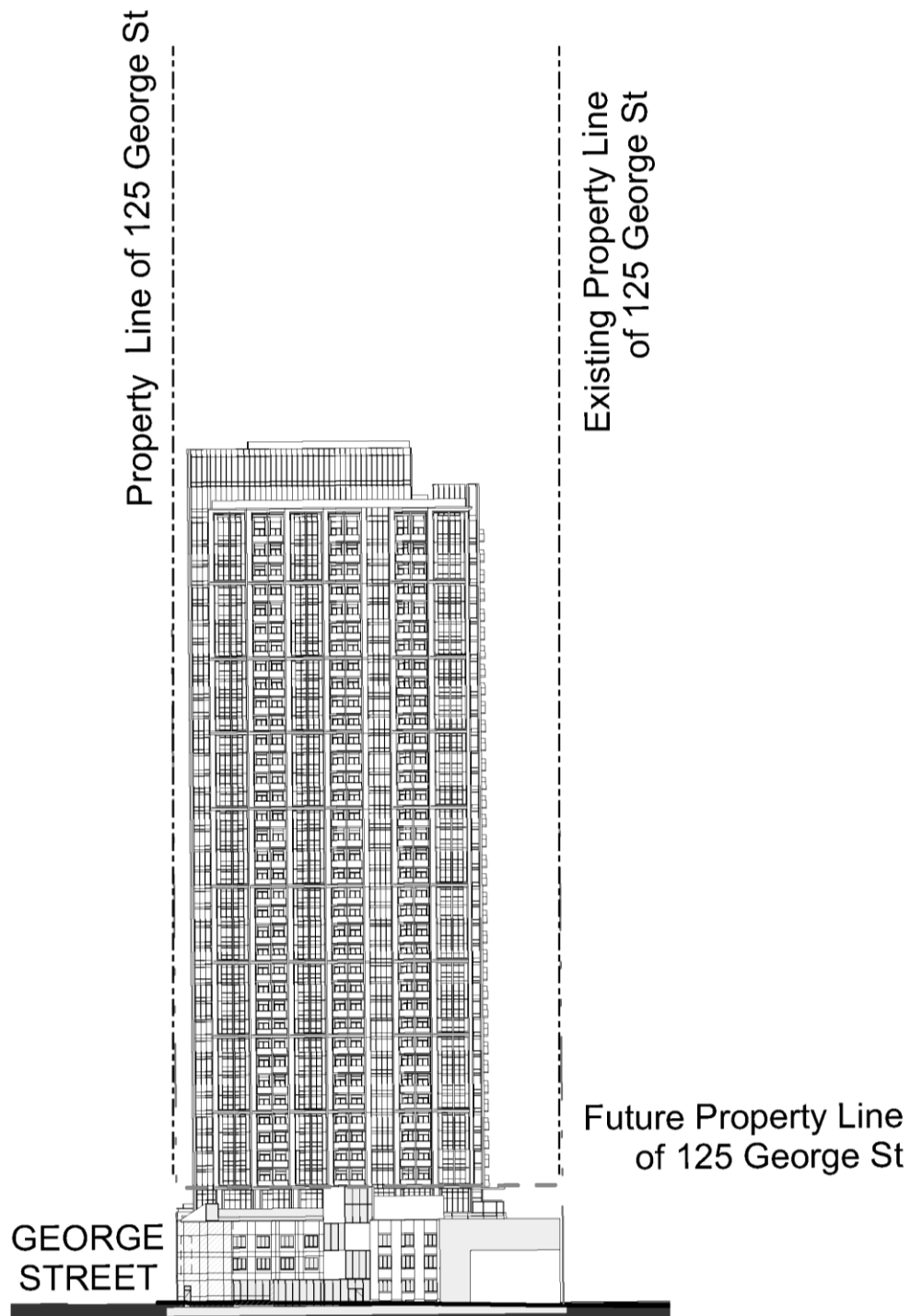


Attachment 10: North Elevation



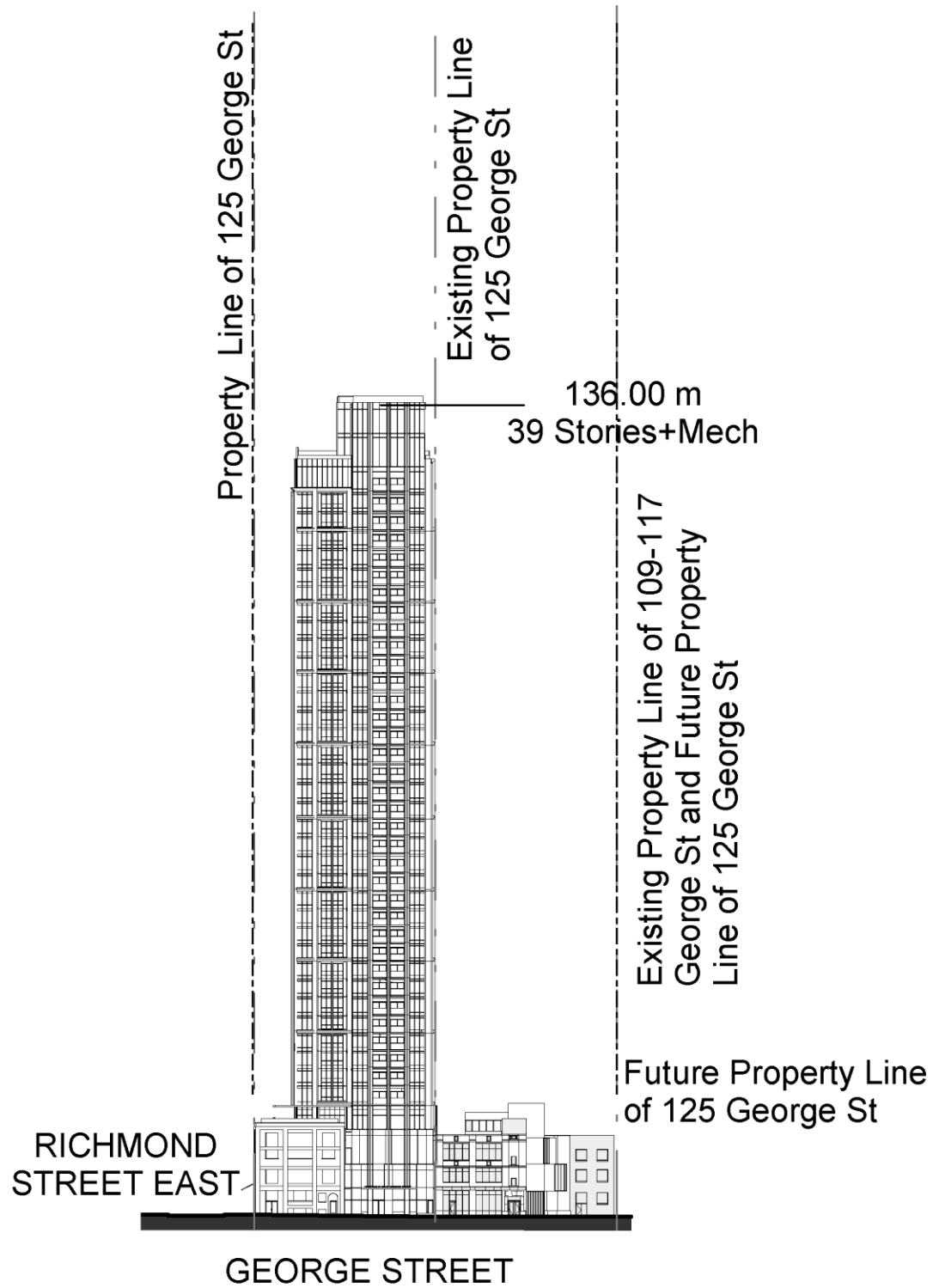
North Elevation

Attachment 11: South Elevation



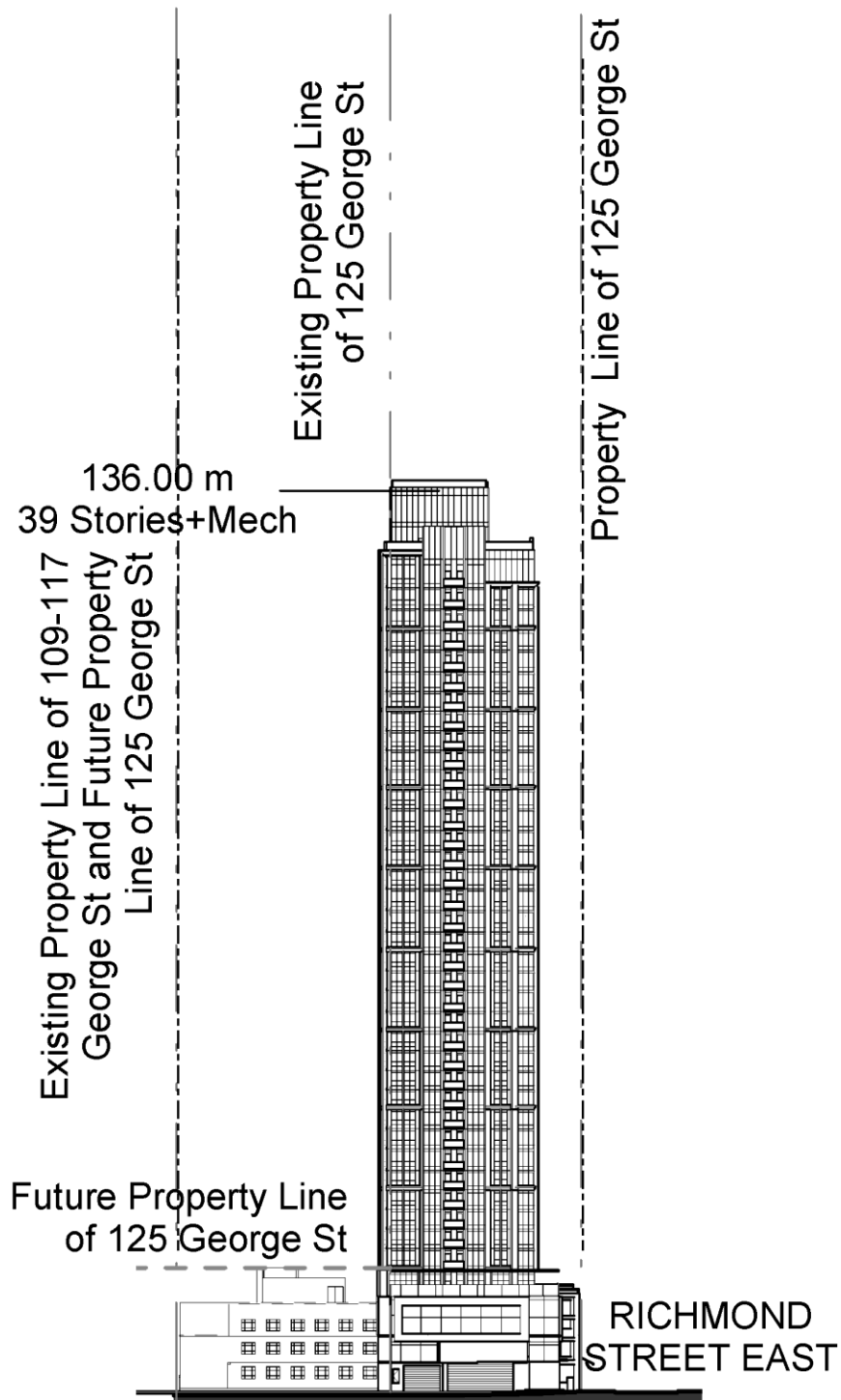
South Elevation

Attachment 12: West Elevation



West Elevation

Attachment 13: East Elevation



East Elevation