

1500-1536 St Clair Avenue West & 20-36 Caledonia Road – Official Plan Amendment and Zoning Amendment Applications – Preliminary Report

Date: August 20, 2021

To: Toronto and East York Community Council

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

Wards: Ward 9 - Davenport

Planning Application Number: 21 175097 STE 09 OZ

Notice of Complete Application Issued: July 20, 2021 (application deemed complete June 25, 2021)

Current Uses on Site: 1 to 2-storey commercial and industrial buildings with associated surface parking and outdoor storage space.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 1500-1536 St Clair Avenue West & 20-36 Caledonia Road. The application proposes to permit a mixed use development that would include two three-winged towers atop a shared podium (16 and 18-storey residential towers inclusive of a 2-storey mixed-use podium and mechanical penthouse), a courtyard fronting St Clair and a rail trail

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting in consultation with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 1500-1536 St Clair Avenue West & 20-36 Caledonia Road together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

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

ISSUE BACKGROUND

Application Description

This application proposes to amend the Official Plan by redesignating the *General Employment Areas* and *Utility Corridor* portions of the site to *Mixed Use Areas* and to amend the City of Toronto Zoning By-law No. 438-86 and City-wide Zoning By-law No. 569-2013 to permit the proposed mixed use development at 1500-1536 St Clair Avenue West & 20-36 Caledonia Road. The proposal would include two three-winged towers atop a shared podium (16 and 18-storey residential towers inclusive of a 2-storey mixed-use podium), a courtyard fronting St Clair Avenue West and a rail trail. The 16 and 18-storey towers heights are proposed at 51.1 metres and 63.7 metres (inclusive of mechanical penthouse), respectively. The application proposes a total gross floor area of 47,513.7 square metres, including 46,223.9 square metres of residential use and 1,289.8 square metres of commercial use. The total floor area would be 4.24 times the lot area. The proposal includes 753 residential units, 332 vehicular parking spaces, and 754 bicycle parking spaces. Vehicular access to the site is proposed to be consolidated to a single driveway at the northmost portion of the property and accessed from Caledonia Road.

The site is located on an avenue that is presently characterized by low rise mixed use buildings but some midrise buildings have recently been approved. The site is adjacent to a rail corridor to the west and low rise light industrial and office uses to the north. Low density residential uses are to the east. Within the greater site context are predominantly low density residential uses and open spaces.

Detailed project information can be found on the City's Application Information Centre at: www.toronto.ca/1500StClairAveW

See Attachment 1 for a location map, Attachments 2 and 3 for three dimensional representations of the project in context, and Attachment 4 for a site plan.

Provincial Policy Statement and Provincial Plans

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

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

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

The Growth Plan (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).

The Growth Plan (2020) as amended contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2020) requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs are planned for the prescribed densities. The site is located near the planned St Clair-Old Weston SmartTrack Station but is not anticipated to be located within the future proposed MTSA boundaries.

Toronto Official Plan Policies and Planning Studies

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

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

The current application is located on lands shown as *Avenues and Employment Areas* on Map 2 of the Official Plan and *Mixed Use Areas, General Employment Area, and Utilities Corridors* on Map 17 of the Official Plan.

See Attachment 6 for the Official Plan Land Use map.

The application is subject to Site and Area Specific Policy (SASP) 154 and SASP 313, the latter is currently under appeal.

See Attachments 7 and 8 for the SASP 154 and SASP 313 boundary maps, respectively.

Zoning By-laws

The site is zoned Utility and Transportation (UT) along the western portion of the site adjacent the rail line and Commercial-Residential (CR 3.0 (c1.0; r2.5) SS2 (x1160)) along the portion fronting St Clair Avenue West under Zoning By-law 569-2013. The rear portion of the site is zoned Industrial District (I1 D2) under the former City of Toronto Zoning By-law 438-86.

Permitted uses in the UT zone include an ambulance depot, market garden, fire hall, park, police station, public utility, and transportation use. There are no height or density provisions applicable to the permitted uses. Residential uses are not permitted in the UT zone.

Permitted uses in the CR zone include an art gallery, artist studio, community centre, library, park, personal service shop, pet services and wellness centre. Dwelling units are permitted (apartment building, mixed use building, townhouse). Permitted commercial uses are allowed at a density of up to one time the lot area and residential uses are allowed a density of up to two and a half times the lot area. A height limit of 14 metres applies to the CR zone.

Permitted uses in the I1 zone include a public park, clinic, community health centre, day nursery, union hall, artist live/work studio, artist's or photographer's studio, parking garage, bookbinder's shop, carpenter's shop, brewery, packaging plant, winery, commercial school, crisis care facility, and market gardening. Permitted uses are allowed a density of up to two times the lot area and have no height limit. Residential uses are not permitted in the I1 zone.

See Attachment 9 for the Zoning By-law map.

The City's Zoning By-law 569-2013 may be found here:
<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

The following design guideline(s) will be used in the evaluation of this application:

- St Clair Avenue West - Keele Street to Glenholme Avenue Study Urban Design Guidelines;
- Tall Building Design Guidelines;
- Planning for Children in New Vertical Communities Urban Design Guidelines (the "Growing Up Guidelines")
- Pet-Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings
- Best Practices for Bird-Friendly Glass
- Best Practices for Effective Lighting
- Retail Design Manual

The City's Design Guidelines may be found here:
<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

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

COMMENTS

Reasons for the Application

An amendment to the Official Plan is required to redesignate the utilities corridor to permit residential and commercial uses. An amendment to the former City of Toronto Zoning By-law No. 438-86 and City-wide Zoning By-law No. 569-2013 is required to permit the proposed residential and commercial uses for the lands currently zoned I1 and UT, and to address performance standards including maximum height and density.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans

Staff will evaluate this application to determine its consistency with the PPS (2020) and conformity to the Growth Plan (2020), including but not limited to whether: the proposal makes efficient use of land and resources, infrastructure and public facilities; the proposal is directed at an appropriate location; appropriate development standards are promoted which facilitate compact form; and the proposal represents an appropriate type and scale of development and transition of built form to adjacent areas.

Given the recognition in Provincial Policy of the importance of official plans and long term planning, consistency with the PPS (2020) and conformity with the Growth Plan (2020) will be informed by conformity with the City's Official Plan.

The PPS acknowledges that the Official Plan is the most important vehicle for implementation of the provincial interests outlined in the PPS.

Official Plan

Staff will evaluate the applications to determine conformity with the Official Plan and Site and Area Specific Policies.

Built Form, Planned and Existing Context

Staff are assessing the suitability of the proposed height and massing, as well as other built form issues based on the Official Plan and applicable guidelines. The following preliminary issues have been identified:

- Suitability of the tower heights, massing and setbacks
- The appropriate transition and relationship to the existing and planned context;
- Tower floorplate sizes and tower separation
- Appropriate site organization including location of driveways and servicing and quality and design of private and public outdoor spaces including outdoor amenity spaces;
- Opportunities for improved connectivity and interface with St Clair Avenue West; and

Further review of submission material including the Sun/Shadow Study, Pedestrian Level Wind Study, Rail Safety and Risk Mitigation Report is underway.

Natural Heritage Protection

A Natural Heritage System as identified on Map 9 of the Official Plan is located within the subject lands. Urban Forestry Staff will determine if the environmental features on the site will need protection and review the submitted Natural Heritage Impact Study prepared by LGL Limited.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). An Arborist Report prepared by LGL Limited and submitted as part of the application package is currently under review.

Heritage Impact & Conservation

The site to the immediate west was formerly occupied by the CN St Clair Station c. 1931, designated under the Heritage Railway Stations Protection Act . and listed in the City of Toronto's Heritage Register. The building caught fire and was demolished in 1997. Heritage Staff are working with the applicant on Commemoration Plan as part of the development review

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc. The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

The Planning & Urban Design Rationale prepared by Bousfields Inc. includes a summary of Community Services and Facilities. Staff will review the document in conjunction with City data for the local area and provide comments accordingly.

Section 37 Community Benefits

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

facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

The proposal at its current height and density will be subject to Section 37 contributions under the Planning Act should the proposal be approved in some form.

Infrastructure/Servicing Capacity

Staff will review the Servicing Reports, Transportation Impact Study, and Civil and Utilities plans to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, etc.) and/or if improvements are necessary to accommodate the proposed development.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner.

Applications must use the documentation required for the version of the Toronto Green Standard in effect at the time of the initial application. Staff will review the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures and encourage the applicants to pursue Tier 2, or higher

Parkland.

Parks Staff are requesting an on-site parkland dedication.

Rail Safety

The applicant has submitted a Derailment Protection Report prepared by Johnson Sustrunk Weinstein + Associates. . A peer review of this study will be commissioned by the City, at the cost of the applicant, to assess its recommendations

Noise & Vibration

An Environmental Noise and Vibration Feasibility Study prepared by Howe Gastmeier Chapnik Limited has been submitted.

A peer review of this study will be commissioned by the City, at the cost of the applicant.

Other Matters

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

NEXT STEPS

If adopted, City Planning staff will host a Community Consultation Meeting together with the Ward Councillor.

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

CONTACT

Jacqueline Lee, Planner, Community Planning
Tel. No. 416-392-3816
E-mail: Jacqueline.Lee@toronto.ca

SIGNATURE

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

ATTACHMENTS

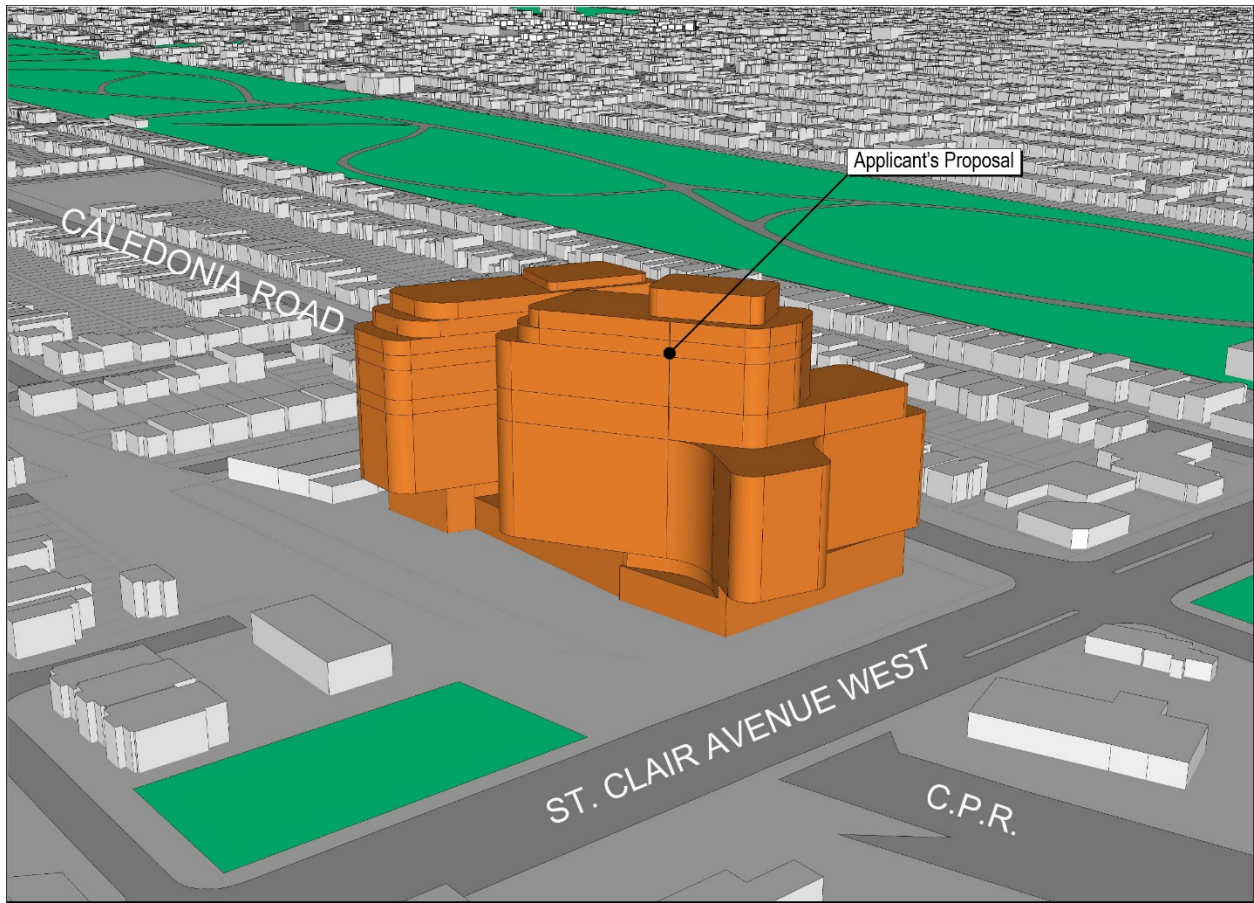
City of Toronto Drawings

- Attachment 1: Location Map
- Attachment 2: 3D Model of Proposal in Context (Looking Northeast)
- Attachment 3: 3D Model of Proposal in Context (Looking Southwest)
- Attachment 4: Site Plan
- Attachment 5: Elevations
- Attachment 6: Official Plan Land Use Map
- Attachment 7: Site and Area Specific Policy No. 154
- Attachment 8: Site and Area Specific Policy No. 313
- Attachment 9: Zoning By-law Map
- Attachment 10: Application Data Sheet

Attachment 1: Location Map



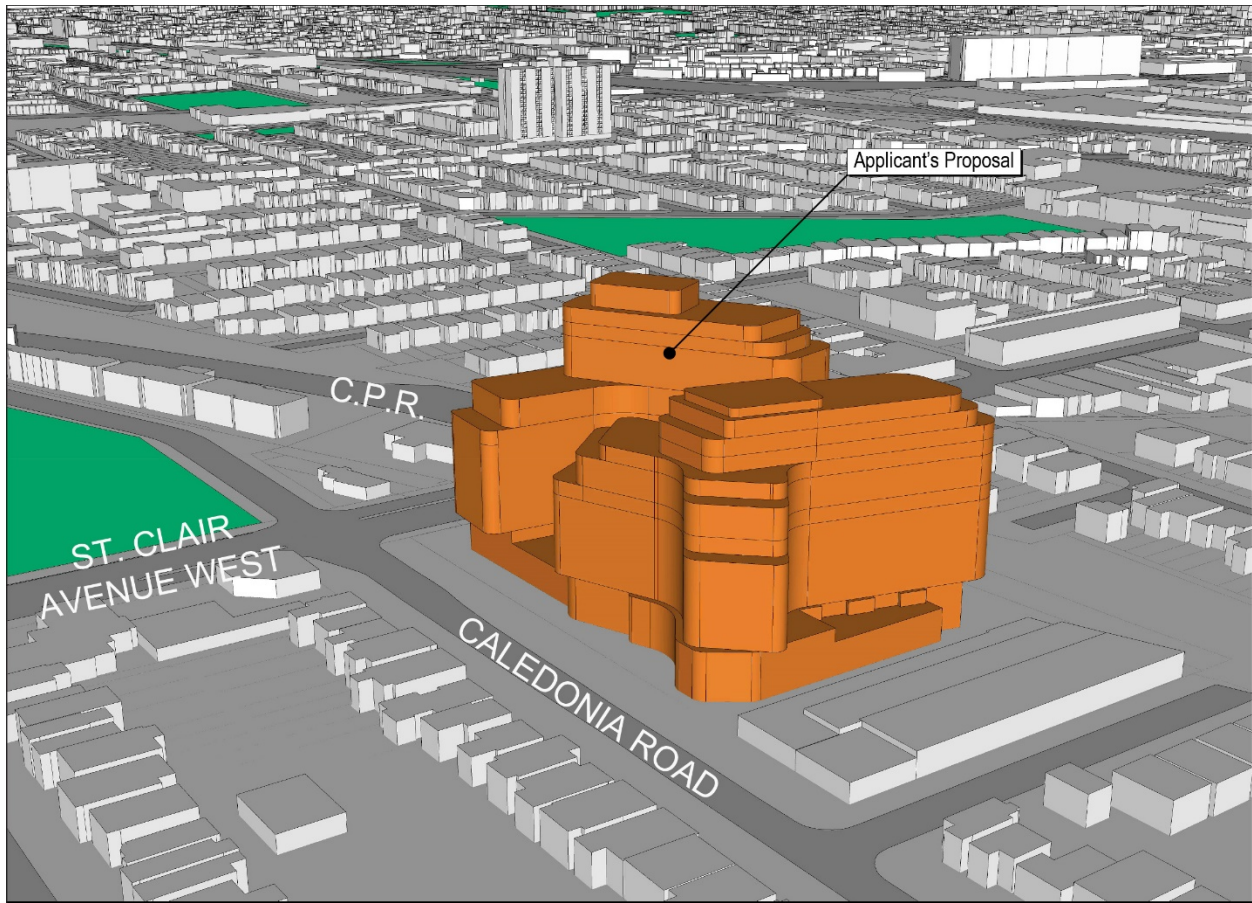
Attachment 2: 3D Model of Proposal in Context (Looking Northeast)



View of Applicant's Proposal Looking Southwest



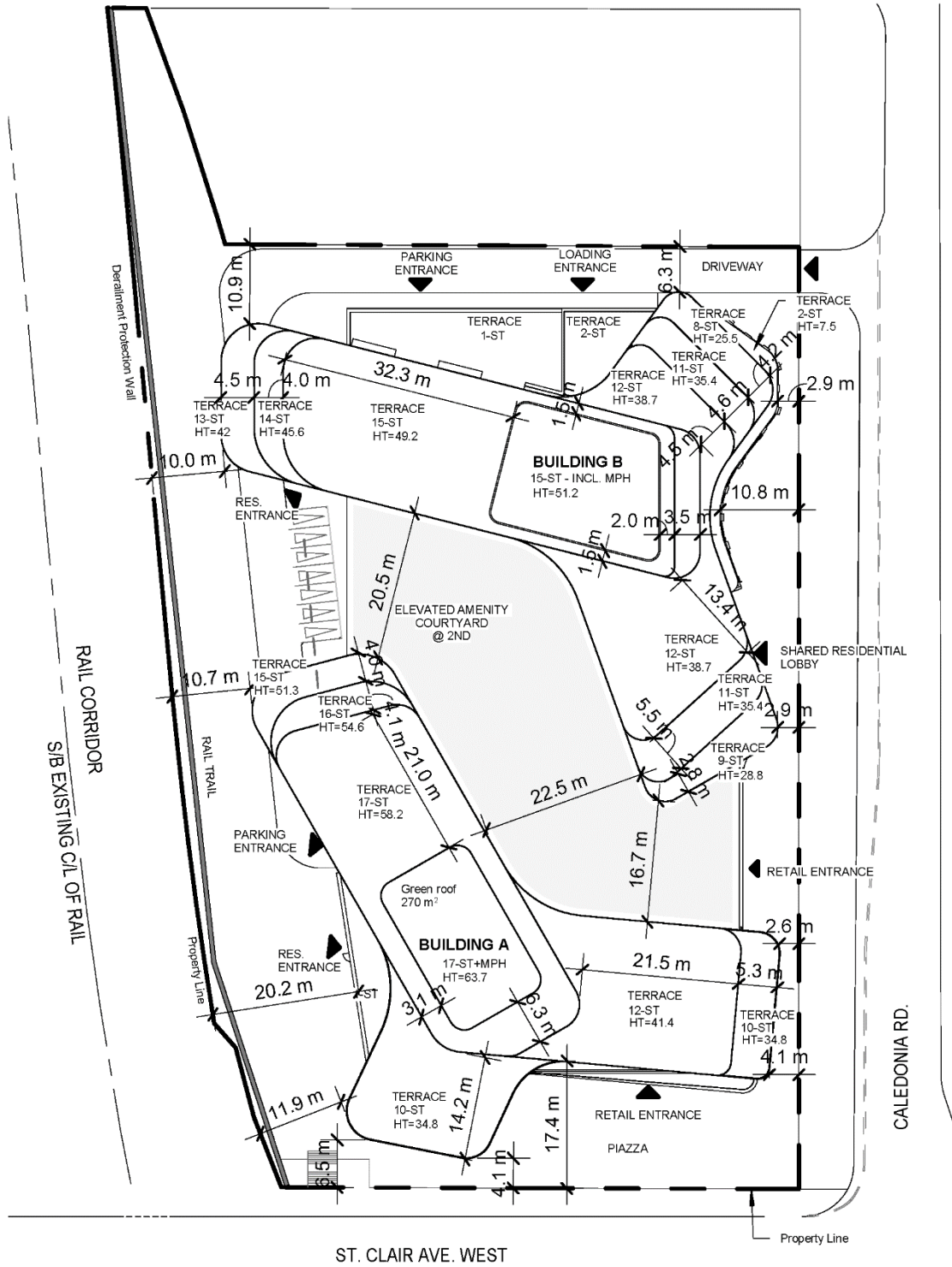
Attachment 3: 3D Model of Proposal in Context (Looking Southwest)



View of Applicant's Proposal Looking Northeast



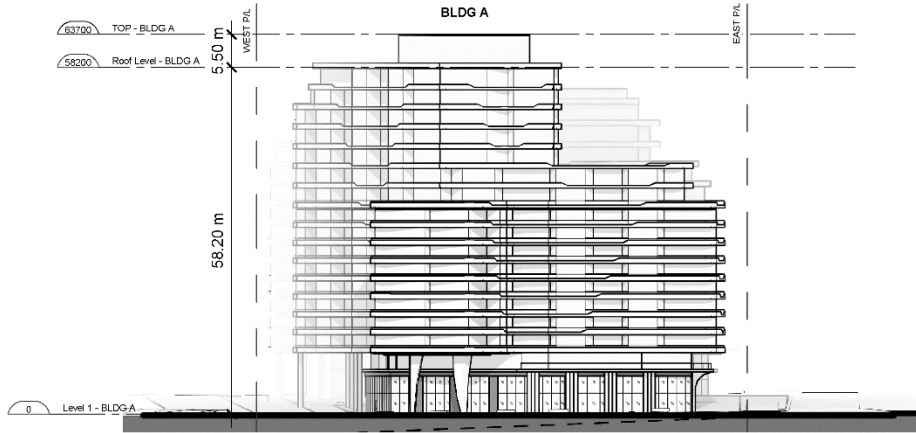
Attachment 4: Site Plan



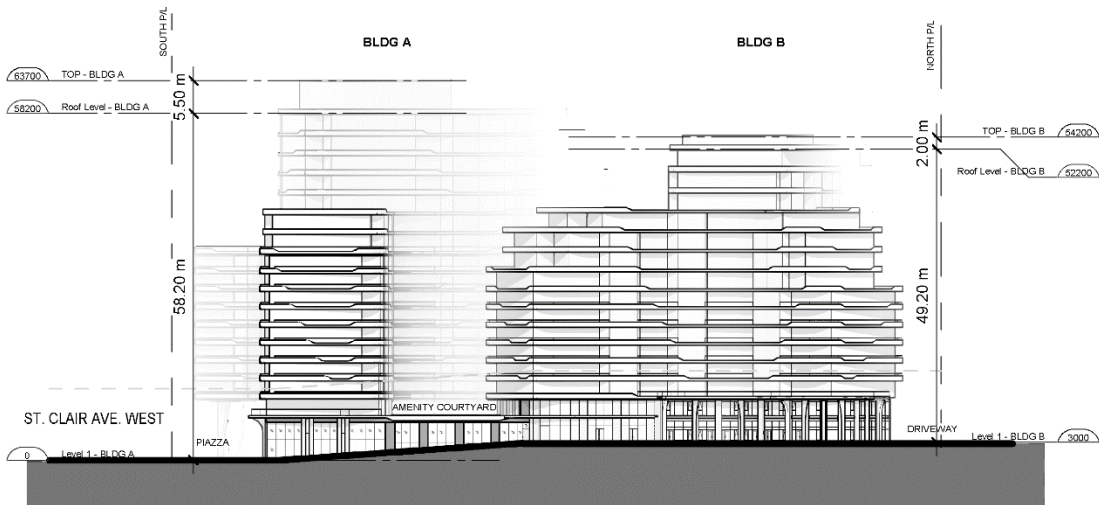
Site Plan



Attachment 5: Elevations

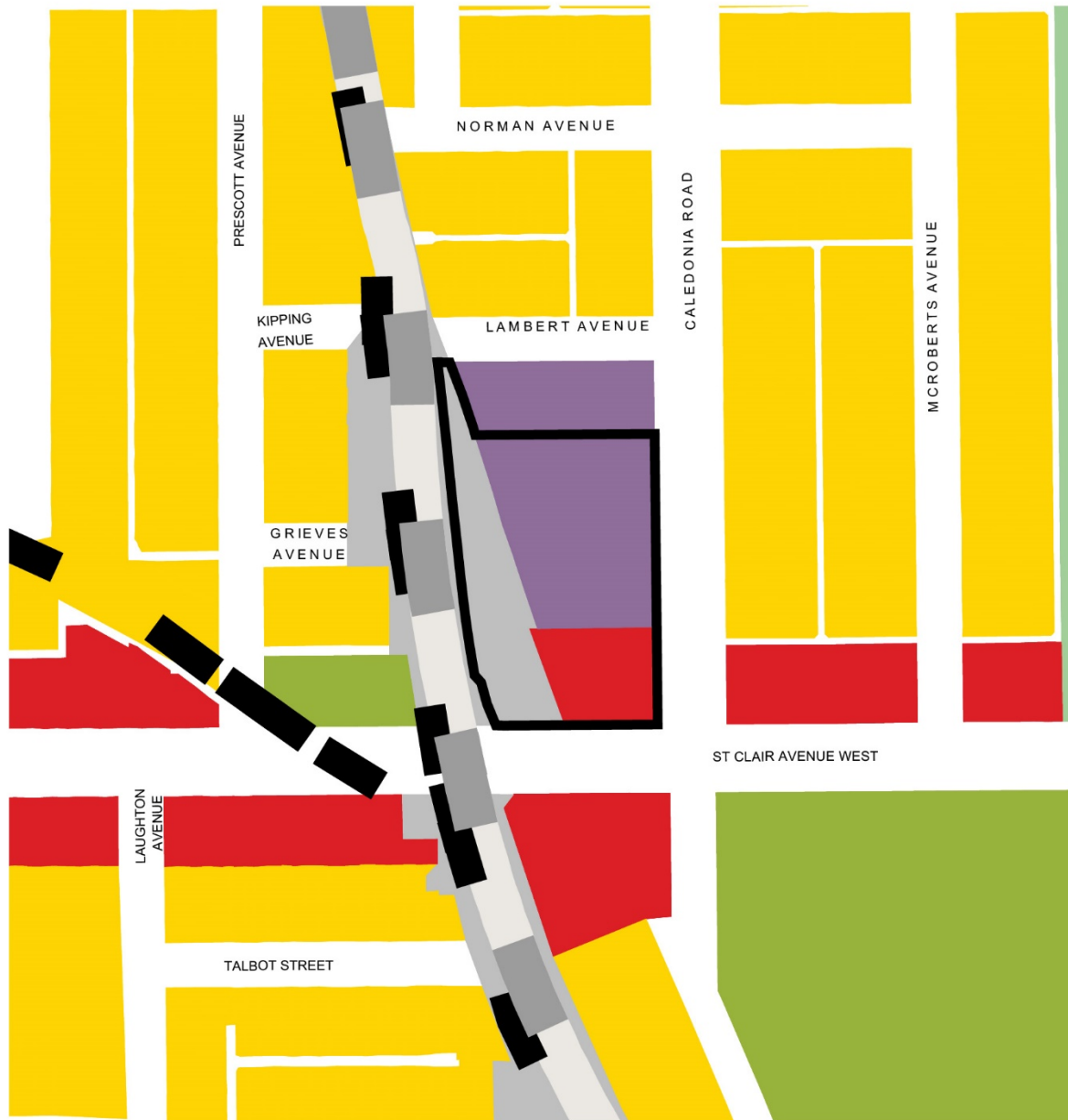


South Elevation










East Elevation

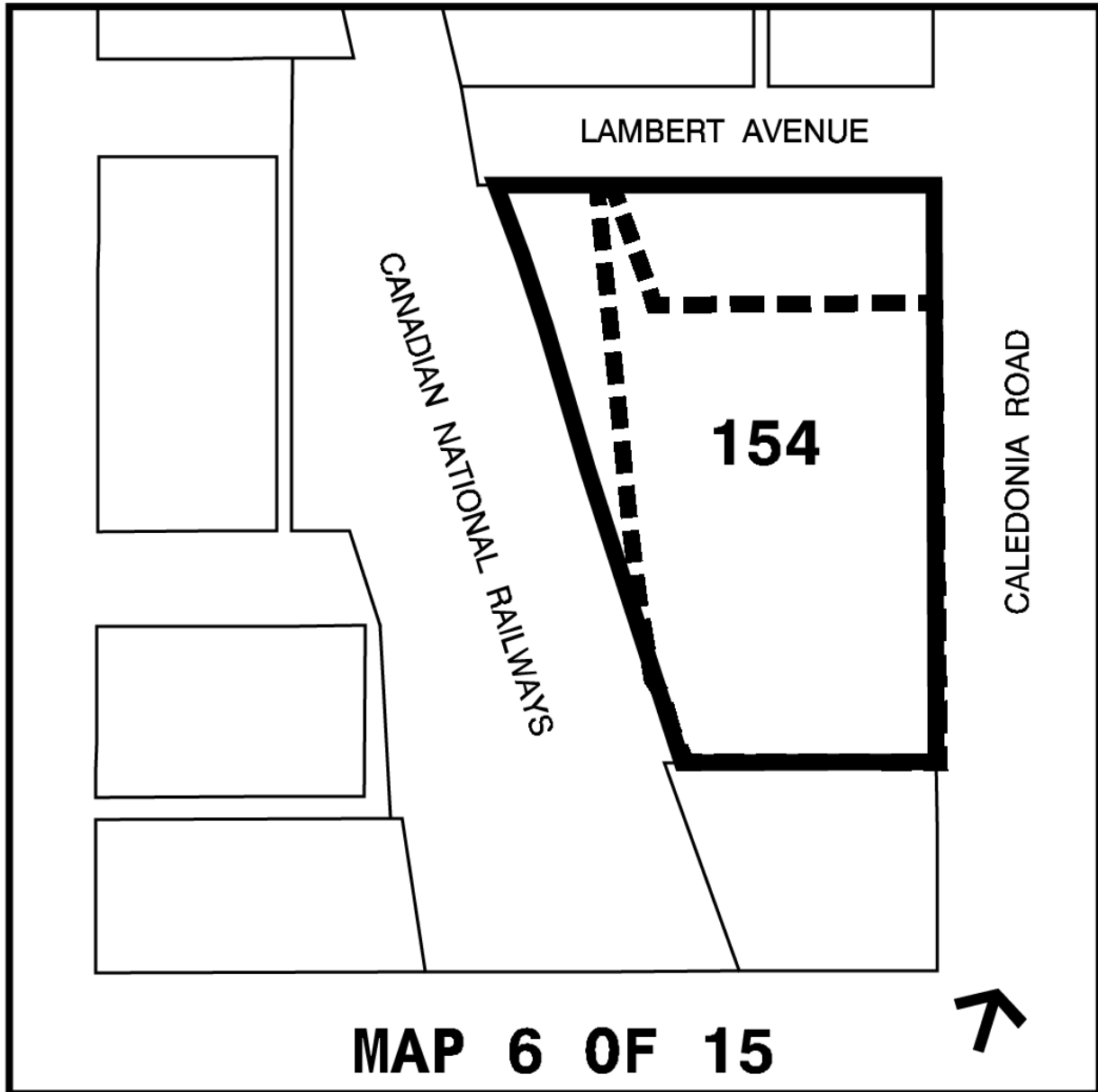
Attachment 6: Official Plan Land Use Map

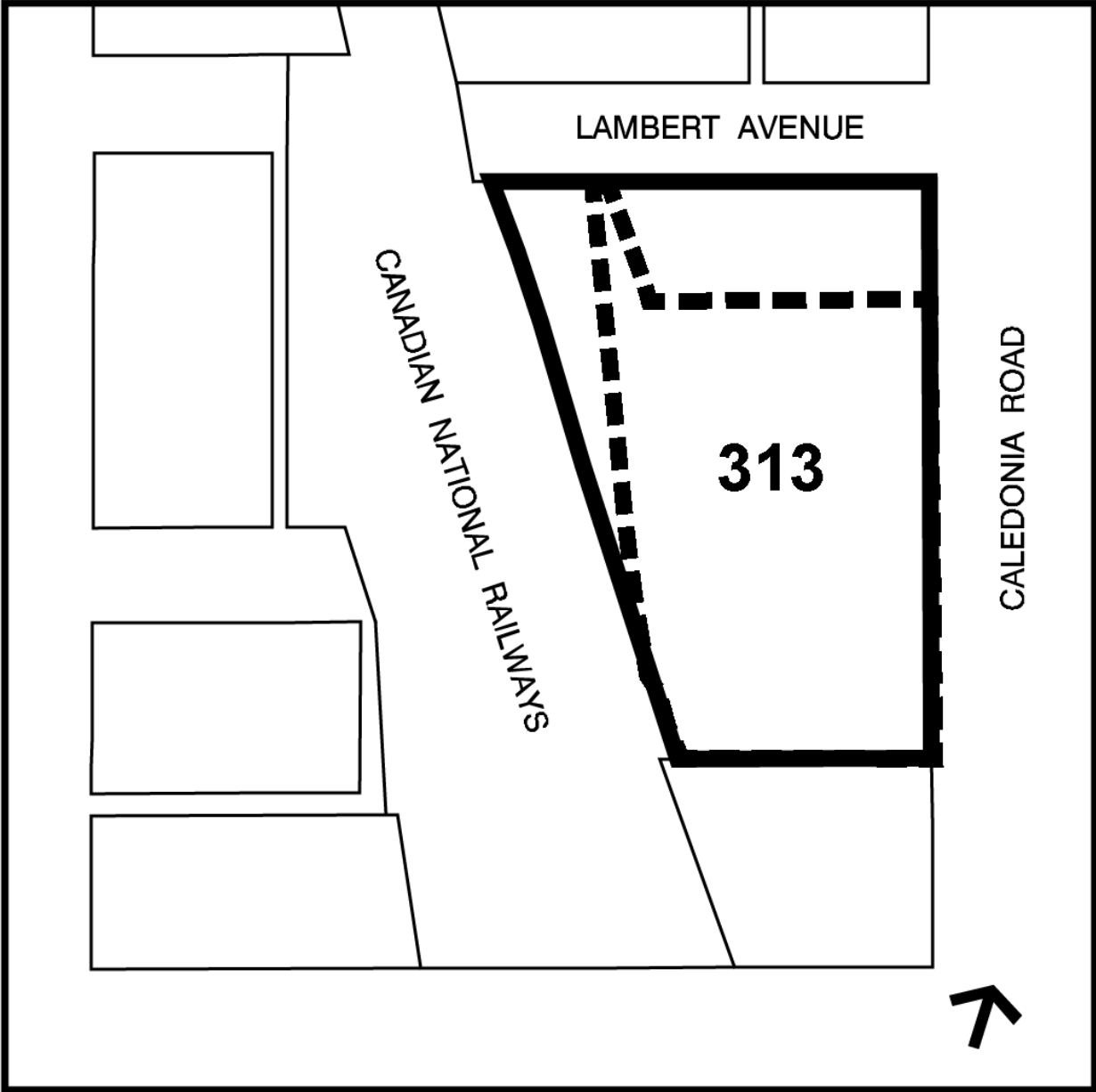


1500-1536 St Clair Avenue West & 20-36 Caledonia Road
 Official Plan Land Use Map #17
 File # 21 175097 STE 09 0Z

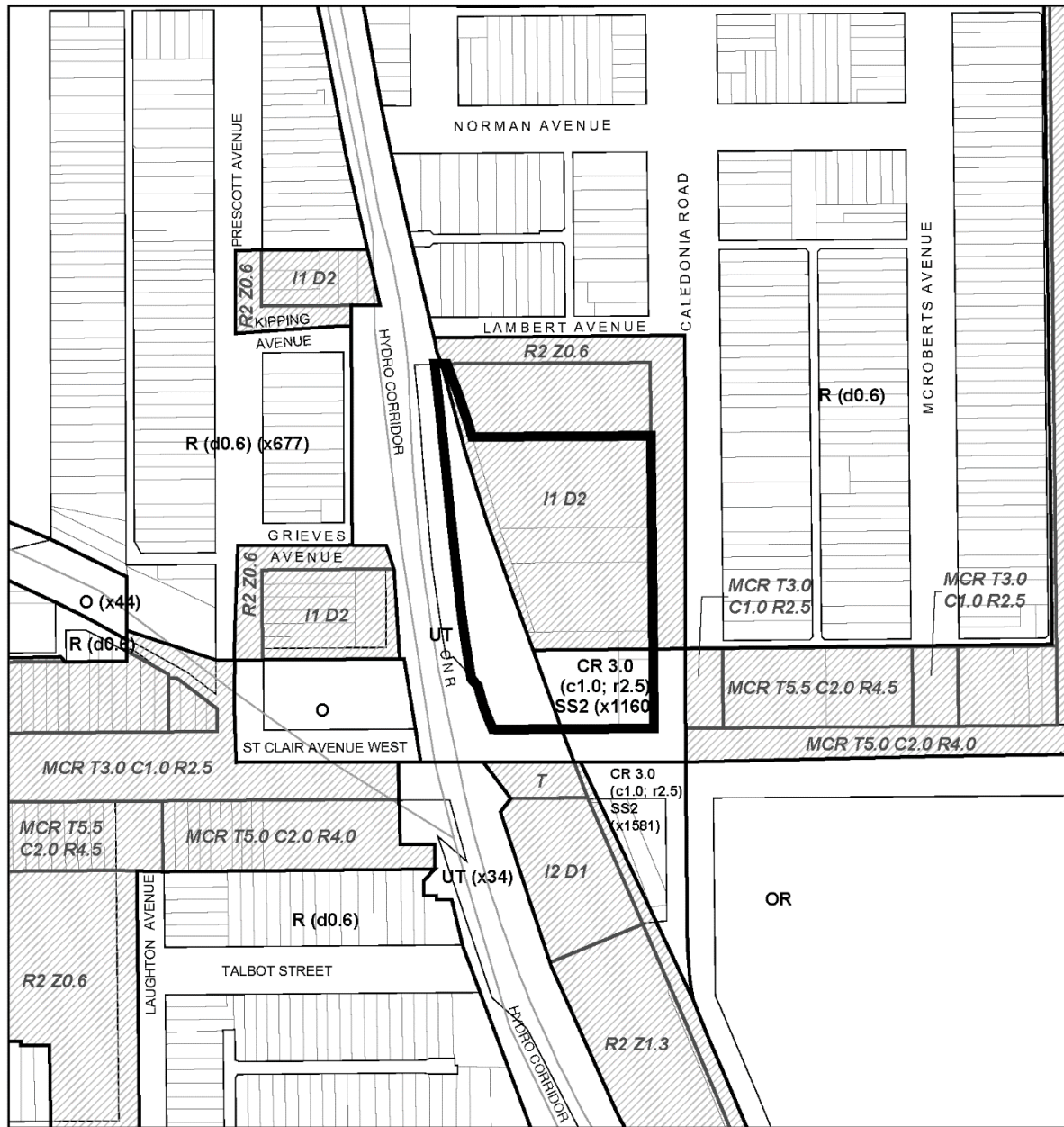
- | | | |
|---|--|--|
|  Location of Application |  Parks |  Utility Corridors |
|  Neighbourhoods |  Other Open Space Areas |  General Employment Areas |
|  Mixed Use Areas | | |

↑
 Not to Scale
 Extracted: 06/28/2021





Attachment 9: Zoning By-law Map




1500-1536 St Clair Avenue West & 20-36 Caledonia Road

Zoning By-law 569-2013

File # 21 175097 STE 09 0Z

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

-  See Former City of Toronto By-law No. 438-86
- R2** Residential District
- MCR** Mixed-Use District
- I2** Industrial District
- G** Parks District


 Not to Scale
 Extracted: 06/28/2021

Attachment 10: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 1500-1536 ST CLAIR AVENUE WEST & 20-36 CALEDONIA ROAD Date Received: June 23, 2021

Application Number: 21 175097 STE 09 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Official Plan & Zoning By-law Amendment Application to redevelop the site with two mixed-use towers having heights of 15 and 17-storeys. The proposed non-residential gross floor area on the lot is 1289.75 square metres, and the proposed residential gross floor area is 46,223.97 square metres. A total of 753 residential dwelling units are proposed.

| | | | |
|----------------|-------|------------------------------|--------------------------------|
| Applicant | Agent | Architect | Owner |
| BOUSFIELDS INC | | SWEENEY & CO ARCHITECTS INC. | ST CLAIR CALEDONIA PARTNERSHIP |

EXISTING PLANNING CONTROLS

| | | | |
|----------------------------|--|--------------------------|---|
| Official Plan Designation: | Mixed Use Areas, General Employment Areas, Utility Corridors | Site Specific Provision: | SASP 154 (in-effect) SASP 313 (appealed) |
| Zoning: | UT, CR 3.0 (c1.0; r2.5) SS2 (x1160) I1D2 | Heritage Designation: | |
| Height Limit (m): | 14 metres in CR zone | Site Plan Control Area: | |

PROJECT INFORMATION

Site Area (sq m): 11,202 Frontage (m): 71 Depth (m): 129

| Building Data | Existing | Retained | Proposed | Total |
|-----------------------------|----------|----------|----------|--------|
| Ground Floor Area (sq m): | | 0 | 2,670 | 2,670 |
| Residential GFA (sq m): | | 0 | 46,224 | 46,224 |
| Non-Residential GFA (sq m): | 3,169 | 0 | 1,290 | 1,290 |
| Total GFA (sq m): | 3,169 | 0 | 47,514 | 47,514 |

| | | |
|-------------------|------|------|
| Height - Storeys: | 18 | 18 |
| Height - Metres: | 63.7 | 63.7 |

| | | | |
|-------------------------|-------|--------------------|------|
| Lot Coverage Ratio (%): | 23.84 | Floor Space Index: | 4.24 |
|-------------------------|-------|--------------------|------|

| Floor Area Breakdown | Above Grade (sq m) | Below Grade (sq m) |
|--------------------------|--------------------|--------------------|
| Residential GFA: | 46,224 | 0 |
| Retail GFA: | 1,290 | 0 |
| Office GFA: | 0 | 0 |
| Industrial GFA: | 0 | 0 |
| Institutional/Other GFA: | 0 | 0 |

| Residential Units by Tenure | Existing | Retained | Proposed | Total |
|-----------------------------|----------|----------|----------|-------|
| Rental: | | | | |
| Freehold: | | | | |
| Condominium: | | | 753 | 753 |
| Other: | | | | |
| Total Units: | | | 753 | 753 |

Total Residential Units by Size

| | Rooms | Bachelor | 1 Bedroom | 2 Bedroom | 3+ Bedroom |
|--------------|-------|----------|-----------|-----------|------------|
| Retained: | | | | | |
| Proposed: | | | 564 | 114 | 75 |
| Total Units: | | | 564 | 114 | 75 |

Parking and Loading

| | | | | | |
|-----------------|-----|-------------------------|-----|----------------|---|
| Parking Spaces: | 332 | Bicycle Parking Spaces: | 754 | Loading Docks: | 3 |
|-----------------|-----|-------------------------|-----|----------------|---|

CONTACT:

Jacqueline Lee, Planner, Community Planning
 416-392-3816
 Jacqueline.Lee@toronto.ca