

717 Church Street, and 85-97 Collier Street - Zoning Amendment Application – Request for Direction Report

Date: August 20, 2021

To: Toronto and East York Community Council

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

Ward: University-Rosedale - Ward 11

Planning Application Number: 20 220898 STE 11 OZ

SUMMARY

On November 20, 2020, a Zoning By-law Amendment application was submitted to permit a 30-storey residential building with 300 dwelling units at 717 Church Street and 85-97 Collier Street.

On May 27, 2021, the Applicant appealed the application to the Ontario Land Tribunal ("OLT") due to Council not making a decision within the 90-day time frame in the Planning Act.

This report recommends that the City Solicitor with the appropriate City staff attend the OLT hearing to oppose the application in its current form and to continue discussions with the Applicant to resolve outstanding issues.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal in opposition to the current Application regarding the Zoning By-law Amendment appeal for the lands at 717 Church Street and 85-97 Collier Street and to continue discussions with the Applicant in an attempt to resolve outstanding issues.
2. In the event that the Ontario Land Tribunal allows the appeals in whole or in part, City Council authorize the City Solicitor to request that the issuance of any final Orders be withheld until such time as the City Solicitor advises that:
 - a) the final form and content of the draft Zoning By-laws are to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning;
 - b) the owner has provided confirmation of water, sanitary and stormwater

capacity to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, or the determination of whether holding provisions are required in the Zoning By-law amendment;

c) community benefits and other matters in support of the development are secured in a Section 37 Agreement executed by the owner and registered on title to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor.

3. City Council authorizes the City Solicitor and City staff to take any necessary steps to implement City Council's decision.

FINANCIAL IMPACT

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

DECISION HISTORY

On April 4, 2017, Toronto and East York Community Council adopted and added to the recommendations in the Preliminary Report dated March 17, 2017, from the Director, Community Planning, Toronto and East York District regarding the preparation and timelines of a new Site and Area Specific Policy for the Bloor-Yorkville Area and corresponding consultation strategy. Community Council's decision can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE23.62>

On May 19, 2021, Toronto and East York Community Council adopted recommendations in the Status Update Report dated April 30, 2021, from the Director, Community Planning, Toronto and East York District regarding the Bloor-Yorkville Secondary Plan Study. Community Council's decision can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE25.18>

A Preliminary Report was adopted by Toronto and East York Community Council on February 24, 2021 authorizing staff to conduct a community consultation meeting with an expanded notification area. The decision of the Toronto and East York Community Council can be found here: <https://www.toronto.ca/legdocs/mmis/2021/te/bgrrd/backgroundfile-163403.pdf>

SITE AND SURROUNDING AREA

Site Description and Dimensions: The site is located at the northwest corner of the Church Street and Collier Street intersection. The irregular shaped site is 944 square metres in size, and has a frontage of 61 metres on Collier Street and 18.5 metres on Park Road.

Existing Uses: A four storey office building is located at 717 Church Street, and two three-storey semi-detached house form buildings containing residential and non-residential uses are located at 85-97 Collier Street.

Surrounding uses include:

North: of Collier Street is a 15-storey residential building (66 Collier Street). To the northwest of the site is Harold Town Park. To the northeast of the site is a low-rise residential neighbourhood and the Rosedale Ravine.

West: of the site is the Toronto Reference Library and a 10-storey mixed-use building (20 Collier Street).

South: of Church Street is a 17-storey residential building (40 Asquith Avenue). Further south is a 32-storey building (8 Park Road).

East: of the site is a low-rise residential neighbourhood consisting predominantly of 2 to 3-storey semi-detached dwellings. To the southeast is a house form building (21 Park Road) and Asquith Green Park.

THE APPLICATION

Description

Height: 30-storey (105.85 metres, including mechanical penthouse) mixed-use building.

Density (Floor Space Index): 20.81 times the area of the lot.

Unit count: 300 dwelling units (44 studio units (15%), 154 one-bedroom units (52%), 72 two-bedroom units (24%), and 30 three-bedroom units (10%).

Additional Information

See Attachments 1-5 of this report for a location map, Application Data sheet, three dimensional representations of the project in context, and a site plan of the proposal. The Application Data sheet contains additional details of the proposal including: site area and dimensions; floor area; unit breakdowns; and parking counts.

All plans and reports submitted as part of the application can be found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

Reasons for the Application

The Zoning By-law Amendment Application proposes to amend Zoning By-laws 438-86 and 569- 2013 to vary performance standards including: building height; building setbacks; floor space index; amenity space and parking space requirements.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application was submitted on August 5, 2021.

POLICY CONSIDERATIONS

Official Plan Designation: The site is designated Mixed Use Areas and located on lands shown as Downtown and Central Waterfront on Map 2 of the Official Plan. The site is subject to Site and Area Specific Policy ("SASP") 211.

Zoning: Under By-laws 569-2013 and 438-86 the site is zoned commercial residential, with a density of 2.5 times the area of the lot and a height limit of 12 metres.

Additional information: See Attachment 6 for applicable policy documents.

COMMUNITY CONSULTATION

A Virtual Community Consultation Meeting was hosted by City staff on May 17, 2021. Approximately 89 people participated, as well as the Ward Councillor. Following a presentation by City staff and the Applicant, the following comments and issues were raised:

- proposal disregards the planning policies for the area;
- appropriateness of the proposed height, density and massing;
- compatibility and fit with adjacent residential areas, including transition, setbacks, built form and streetscape;
- insufficient transition to adjacent low-rise;
- insufficient setbacks and step backs;
- shadowing on adjacent low-rise residential areas;
- wind impacts;
- limited parking supply;
- traffic generated as a result of the proposed development;
- unit mix; and
- construction impacts.

COMMENTS

The proposal has been reviewed against the Planning Act, PPS, Growth Plan and Official Plan policies, planning studies and design guidelines.

Planning Act

The review of this application has had regard for the relevant matters of provincial interest set out under Section 2 of the Planning Act.

Provincial Policy Statement (2020)

Planning staff have reviewed the current proposal against the policies of the PPS, as described in the Policy Considerations Section and Appendix in this report and find the proposal is generally consistent with the PPS. A City Council decision to oppose the proposal is also consistent with the PPS given the non-conformity with the Official Plan.

Growth Plan (2020)

Planning staff have reviewed the current proposal against the policies of the Growth Plan, as described in the Policy Considerations Section and Appendix in this report and find the proposal generally conforms with the Growth Plan. A City Council decision to oppose the proposal conforms with the Growth Plan given the non-conformity to the Official Plan as described below.

Built Form

Planning staff have reviewed the proposed built form, including height, massing and transition, against the policies of the Official Plan, Downtown Plan, SASP 211, as well as relevant design guidelines.

Height and Transition

The proposed 30-storey building is too tall and does not achieve the policies of the Official Plan, Downtown Plan, Site and Area Specific Policy 211, or the Tall Building Design Guidelines.

The proposed building does not provide adequate transition to the low-rise Neighbourhood to the east, as required by the Official Plan, Downtown Plan, and SASP 211.

Massing

The proposed building massing, including setbacks and step backs, is not acceptable and does not achieve the policies of the Official Plan, Downtown Plan, SASP 211, or the Tall Building Design Guidelines.

The proposed setbacks and step backs on Park Road and Collier Street are unacceptable and do not provide adequate transition to the adjacent low-rise Neighbourhood. The proposed tower setback on Church Street is unacceptable and does not fit with the character of the street.

Sun and Shadow

The shadow impacts resulting from the proposal are unacceptable and do not conform with the policies of the Official Plan.

The proposed building will have the following shadow impacts on Parks:

- Harold Town Park, starting around 9:00am and ending at 12:18pm, at both the spring and fall equinoxes;
- Lawren Harris Park, starting around 12:18pm and ending around 4:00pm, at both the spring and fall equinoxes; and
- Hazeldean Park, starting around 3:18pm and ending around 6:00pm, at both the spring and fall equinoxes.

The Official Plan requires that development be designed to adequately limit shadow impacts on parks.

Wind

The wind impacts resulting from the proposal are unacceptable and do not conform with the policies of the Official Plan and the intent of the Tall Buildings Guidelines.

A Pedestrian Level Wind Study prepared by Gradient Wind, dated October 19, 2020, shows a number of areas on the site and in the adjacent public realm that will be negatively impacted by the proposed development.

Streetscape

The proposed streetscapes along Church Street, Collier Street, and Park Road are unacceptable. The setbacks on all frontages, and cantilevered second floor on Church Street and Park Road, do not provide sufficient space to facilitate the planting of street trees.

Servicing

A Functional Servicing and Stormwater Management Report and associated plans have been submitted for the site and are currently under review by Engineering and Construction Services.

In the event that the OLT allows the Zoning By-law Amendment appeal in whole or in part, the final Order should be withheld pending the confirmation of water, sanitary and stormwater capacity from the Chief Engineer and Executive Director, Engineering and Construction Services, or the determination of whether holding provisions are required in the Zoning By-law amendment.

Parking and Loading

A total of 3 car-share parking spaces and 1 Type-G loading space are proposed on the ground floor, accessed from Collier Street. Although Transportation Services Staff has reviewed the submitted studies and indicated this could be acceptable, the complete absence of visitor parking and accessible parking may compromise the day to day functionality and liveability of the project and may not provide equitable access for people with disabilities. Staff will continue to work with the applicant to ensure adequate visitor and accessible parking options are provided.

Road Widening

The proposal is unacceptable in its current form as a required road widening along Park Road has not been provided. The proposal is required to provide a 2.38 metre wide road widening along Park Road.

Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. The site is in a parkland acquisition priority area, as per 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 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 ground building permit and is valid for six months. Payment will be required prior to the issuance of the permit.

Heritage Impact

Heritage Planning staff have reviewed the submitted Heritage Impact Assessment prepared by GBCA Architects and dated November 19, 2020. This properties are not designated under the Ontario Heritage Act or included on the City's Heritage Register. Heritage Planning has determined that the site does not comply with the Provincial criteria for determining significance.

Outdoor Amenity Space

The proposed outdoor amenity space is not acceptable. The application is proposing a total of 76 square metres (0.25 square metres per unit) of outdoor amenity space on the 30th floor, and 600 square metres of indoor amenity space on the 2nd and 30th floors.

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

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.

Section 37 benefits were not discussed in the absence of an agreement on the proposal's density and height. Should this proposal be approved in some form by the OLT, City Planning staff recommends staff be authorized to negotiate an appropriate agreement for Section 37 benefits with the applicant, in consultation with the Ward Councillor.

Further Issues

City Planning continues to receive additional information regarding this application as a result of ongoing review by City commenting divisions, materials submitted in support of the proposal and through deputation made by members of the public to Community Council. Staff may also be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this report. As a result, Planning staff may continue to identify further issues or supplement the reasons provided in this report. Where substantive changes to the proposal are made by the applicant, Staff may report back to City Council as necessary.

Conclusion

The application has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Official Plan, the Downtown Plan, SASP 211, and applicable City guidelines intended to implement Official Plan policies. As currently proposed, the application does not conform to the Official Plan, Downtown Plan, SASP 211, and Tall Building Design Guidelines.

This report recommends that the City Solicitor, with appropriate staff, attend the OLT in opposition to the Application in its current form and to continue discussions with the applicant in an attempt to resolve outstanding issues. This recommendation is consistent with the PPS and conforms with the Growth Plan.

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Location Map

Attachment 2: Application Data Sheet

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

Attachment 4: 3D Model of Proposal in Context Looking Northeast

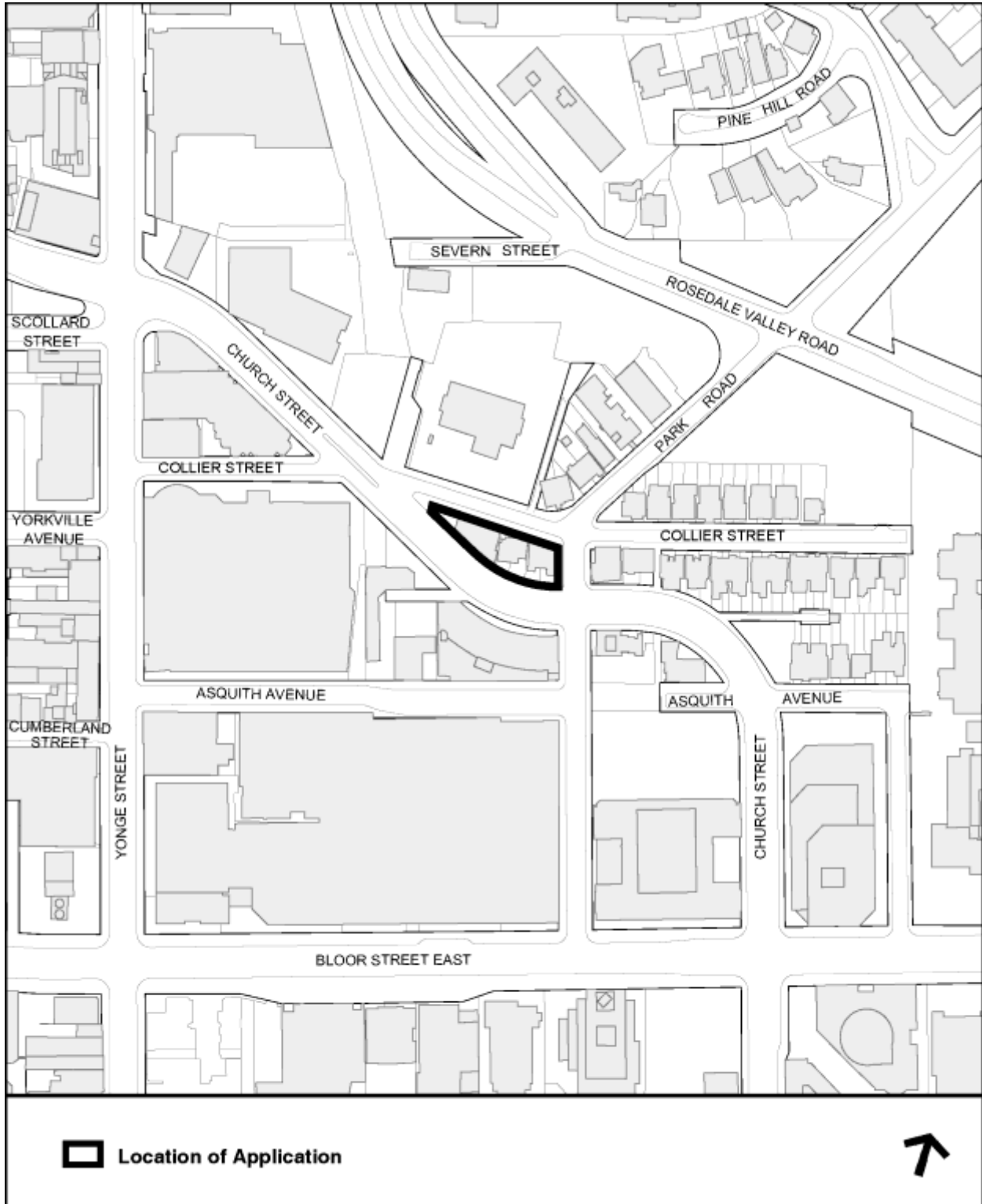
Attachment 5: Site Plan

Attachment 6: Policy Considerations

Attachment 7: Official Plan Land Use Map

Attachment 8: Zoning By-law Map

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 717 Church St, 85-89 and 93-97 Collier St. **Date Received:** November 20, 2020

Application Number: 20 220898 STE 11 OZ

Application Type: Rezoning

Project Description: 29-storey mixed use building with POPS.

Applicant	Agent	Architect	Owner
Chris Dynes	Chris Dynes	Diamond Schmitt	Collier & Park Corporation

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 211
Zoning:	CR2.5 (c2.0; r2.5) SS1 (x1894)	Heritage Designation:	N
Height Limit (m):	12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 944 Frontage (m): 61 Depth (m): 20

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	545		398	398
Residential GFA (sq m):	419		19,626	19,626
Non-Residential GFA (sq m):	942		29	29
Total GFA (sq m):	1,361		19,655	19,655
Height - Storeys:	3		29	29
Height - Metres:	12		105	105

Lot Coverage Ratio (%): 42.15 Floor Space Index: 20.81

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	19,626	
Retail GFA:	29	
Office GFA:		

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			300	300
Other:				
Total Units:			300	300

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		44	154	72	30
Total Units:		44	154	72	30

Parking and Loading

Parking Spaces:	6	Bicycle Parking Spaces:	320	Loading Docks:	1
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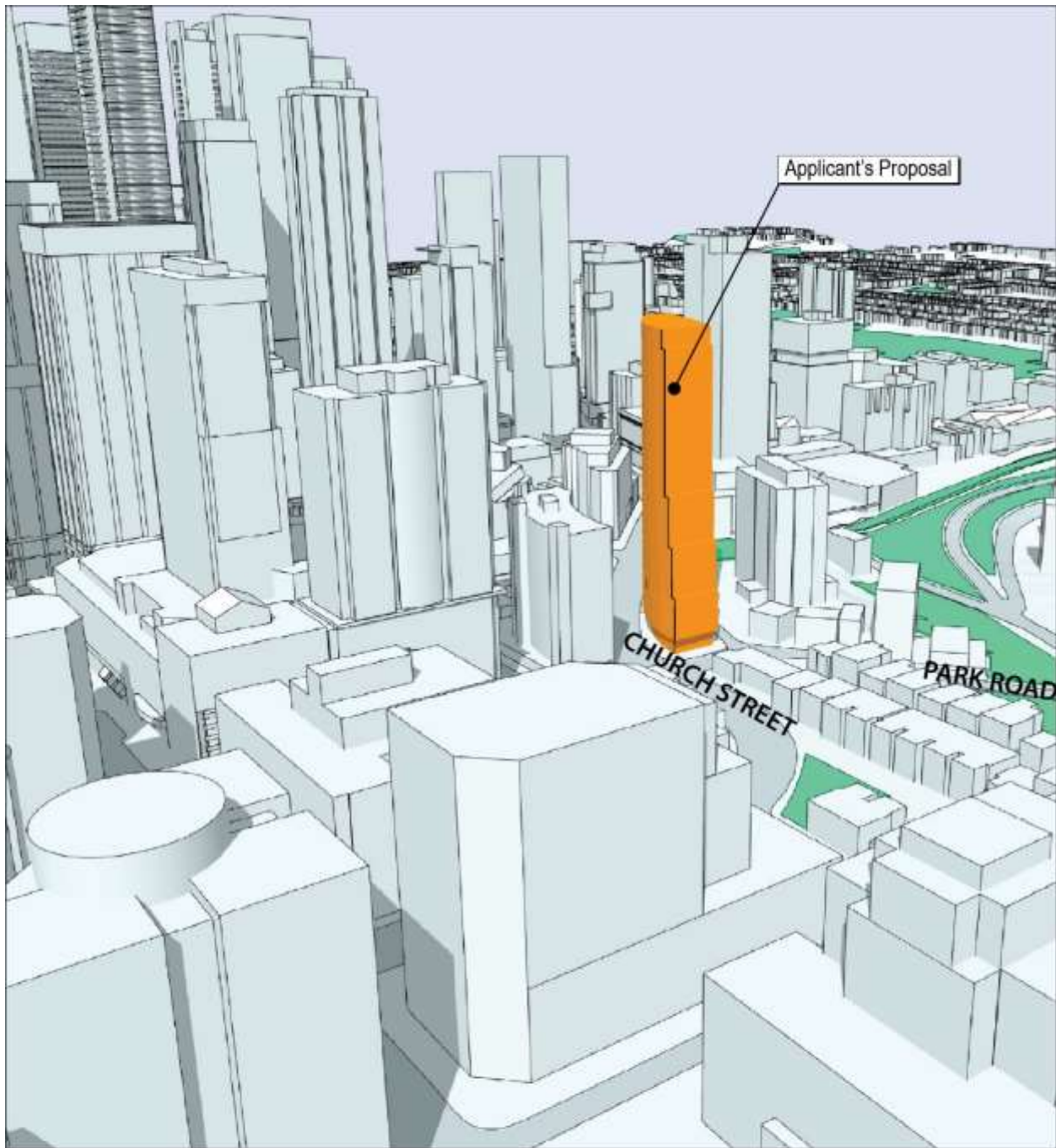
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Attachment 3: 3D Model of Proposal in Context Looking Northwest

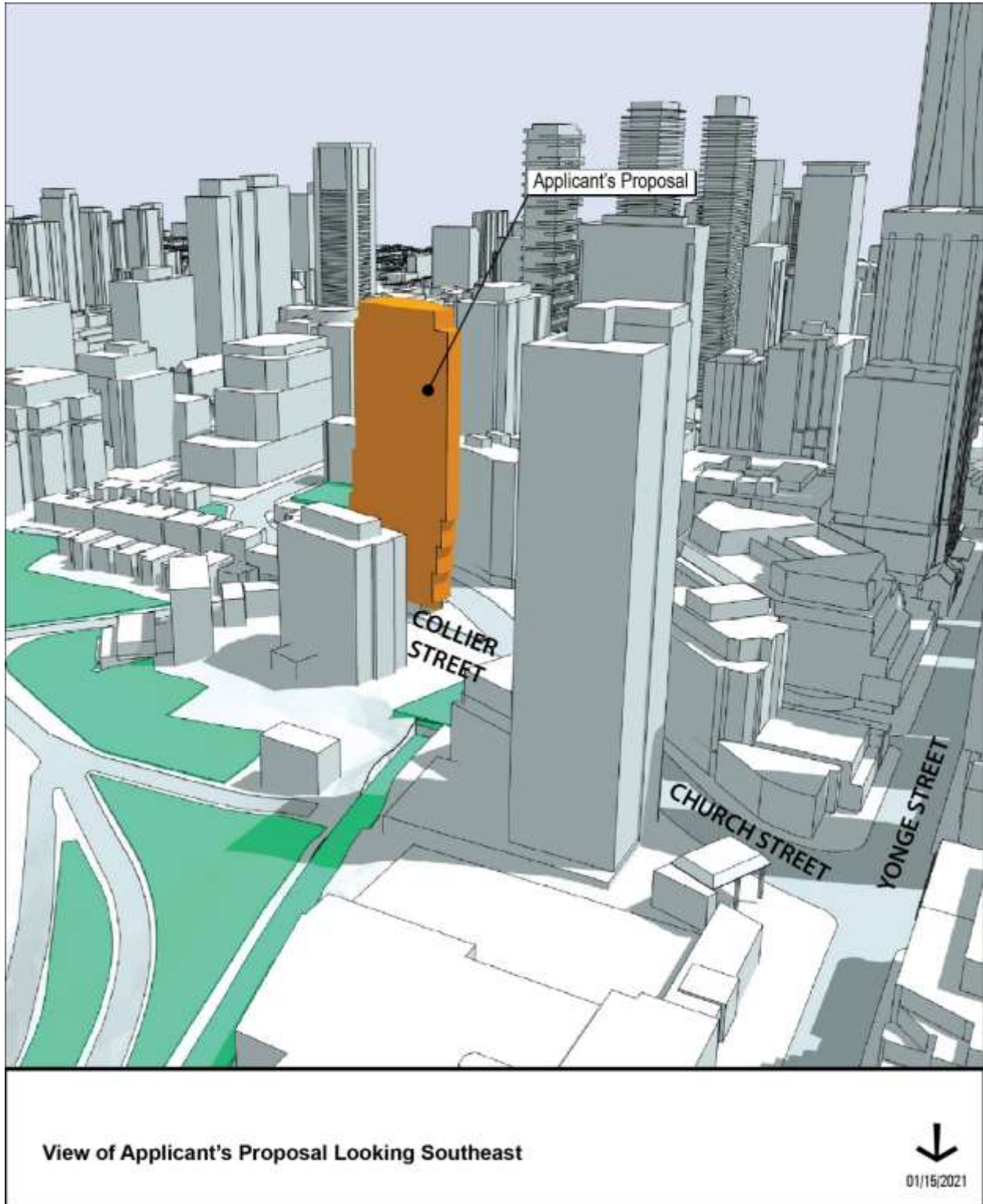


View of Applicant's Proposal Looking Northwest

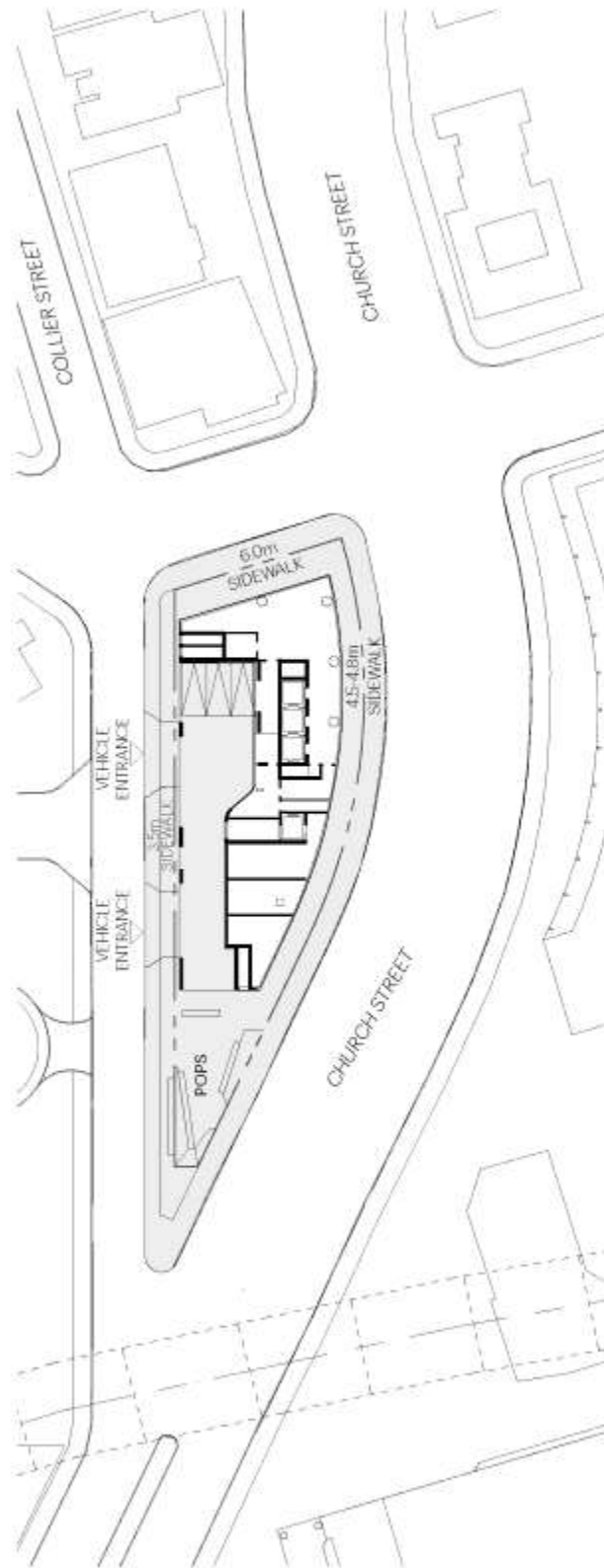


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Attachment 4: 3D Model of Proposal in Context Looking Southeast



Attachment 5: Site Plan



Site Plan

Attachment 6: Policy Considerations

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.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the Planning Act and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. 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 August 28, 2020. This was an amendment to the Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (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).

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 MCR, the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSA's plan for the prescribed densities.

Official Plan

The 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.

The Official Plan contains policies related to building complete communities, heritage preservation, community services, transportation, and environmental stewardship. The Official Plan also 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 of community benefits in the form of capital facilities.

The site is designated Mixed Use Areas as shown on Land Use Map 17. See Attachment 7 of this report for the Official Plan Land Use Map.

The Downtown Plan

City Council adopted OPA 406 at its meeting on May 22-24, 2018. OPA 406 included amendments to the Downtown section of the Official Plan and Map 6 of the Official Plan and brought forward a new Secondary Plan for the entire Downtown area.

On August 9, 2018 the City's application under Section 26 of the *Planning Act* was sent to the Minister of Municipal Affairs and Housing for approval. The Ministry issued its decision regarding OPA 406 on June 5, 2019. Since this application was submitted on June 3, 2020, OPA 406, the new Downtown Secondary Plan, applies to this application.

The site is designated Mixed Use Areas 2 - Intermediate. Development in Mixed Use Areas 2 will include building typologies that respond to their site context, including mid-rise and some tall buildings.

Site and Area Specific Policy (SASP) 211 – Bloor Yorkville / North Midtown Area

SASP 211 in the Official Plan recognizes that the Bloor-Yorkville/North Midtown area comprises a broad mix of districts with differing intensities, scales and heights in a diversity of building forms. The area includes Neighbourhoods, Apartment Neighbourhoods, Areas of Special Identity, Mixed Use Areas, and open space provided by parks and ravines. It forms the north edge of the Downtown and provides for transition in density and scale.

The tallest buildings in the Bloor-Yorkville/North Midtown Area will be located in the Height Peak in the vicinity of the intersection of Yonge and Bloor Streets. Buildings will step down from the Yonge and Bloor Street intersection in descending ridges of height along Yonge Street, Bloor Street and along portions of Avenue Road, Bay and Church

Streets called Height Ridges. The subject site is located outside all three of the built form areas, being located in between a Height Ridge to the south and a Low-Rise Area to the north and east.

The lowest heights in the Bloor-Yorkville/North Midtown Area are in the Neighbourhoods and Areas of Special Identity. The subject site is located within the Asquith-Collier neighbourhood, where new development in the neighbourhood “will respect and reinforce the stability and the established low-rise character of these areas.” Development on sites near these Neighbourhoods will be designed with sufficient setbacks and transitions in scale, through means such as angular planes and stepdowns in height to adequately limit shadow, wind and privacy impacts upon nearby residences and the public realm. In general, new buildings in the SASP area will achieve harmonious relationships with their built form context through building heights, massing, setbacks, rooflines and profile architecture.

Official Plan Amendment 352 – Updating Tall Building Setbacks Downtown

On October 5, 2016, City Council adopted Official Plan Amendment 352 - Downtown Tall Building Setback Area ("OPA 352"). OPA 352 is currently under appeal before the LPAT. The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of all tall buildings in the Downtown. At the same meeting, City Council adopted area specific Zoning By-laws 1106-2016 and 1107-2016 (also under appeal), which provide detailed performance standards for portions of buildings above 24 metres in height. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE18.7>

Zoning By-laws

The subject site is zoned (CR) T2.5 C2.0 R2.5 under Zoning By-law 438-86, as amended. The maximum permitted height is 12.0 metres and the maximum total residential and non-residential gross floor area is 2.5 times the area of the lot. This CR zoning category allows for a broad range of residential and commercial uses.

Zoning By-law 569-2013 also applies to the site and is zoned CR 2.5 (c2.0; r2.5) which permits a mix of commercial and residential uses to a maximum of 2.5 times density, with up to 2 times density for commercial uses, and a maximum height of 12 metres.

See Attachment 8 of this report for the existing Zoning By-law Map.

The City's Zoning By-law 569-2013 can be found here:

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

Bloor-Yorkville/North Midtown: Planning Framework & Implementation Strategy

The Bloor-Yorkville/North Midtown: Planning Framework & Implementation Strategy report (August 2015) was prepared by The Planning Partnership, Greenberg

Consultants Inc., ERA Architects, and Michael Spaziani Architect Inc., on behalf of the Bloor-Yorkville Business Improvement Association, ABC Residents Association, Greater Yorkville Residents Association, and Yonge Bay Bloor Business Association.

The objective of this community-led Planning Framework and Implementation Strategy is to address concerns over tall buildings and intensification. It outlines where development should and should not occur, the types of uses and built form that are appropriate, how future development applications will be analyzed, and the future planning approval processes that are required.

The report has two parts: an overview of the history, and current policy and development context; and, a policy framework and implementation strategies, and separate pedestrian realm network plan. The report organizes the Bloor-Yorkville/North Midtown area into 3 districts: the primary development districts; the corridor districts; and, the stable neighbourhood districts. Each district contains precincts, some of which are broken down into segments. Targeted planning policies are proposed for each district, precinct, and segment. This site is located in the Yonge North Corridor within the Corridor Districts.

The report was tabled at the October 13, 2016 Toronto and East York Community Council and staff were directed to consider the report in preparation of the Secondary Plan for Bloor-Yorkville/North Midtown.

Urban Forestry/Environment

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

Design Guidelines

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

- Tall Building Design Guidelines;
- Growing Up Guidelines Planning for Children in New Vertical Communities; and
- Pet Friendly Design Guidelines.

The City's Design Guidelines can be found here:

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

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 may be found here:

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

Growing Up Guidelines: Planning for Children in New Vertical Communities

In July 2020, City Council adopted updated Growing Up Urban Design Guidelines, and directed City Planning staff to apply the "Growing Up Guidelines" in the evaluation of new and under review multi-unit residential development proposals greater than 20 residential units and future city-wide and area-based planning frameworks. The objective of the Growing Up Urban Design Guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children, at the neighbourhood, building and unit scale.

The link to the guidelines may be found here:

<https://www.toronto.ca/citygovernment/planning-development/planning-studies/initiatives/growing-up-planning-for-children-in-new-vertical-communities/>

Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings

The purpose of the Pet Friendly Design Guidelines is to guide new developments in a direction that is more supportive of a growing pet population, considering opportunities to reduce the current burden on the public realm, and provide needed pet amenities for high density residential communities.

The link to the guidelines may be found here:

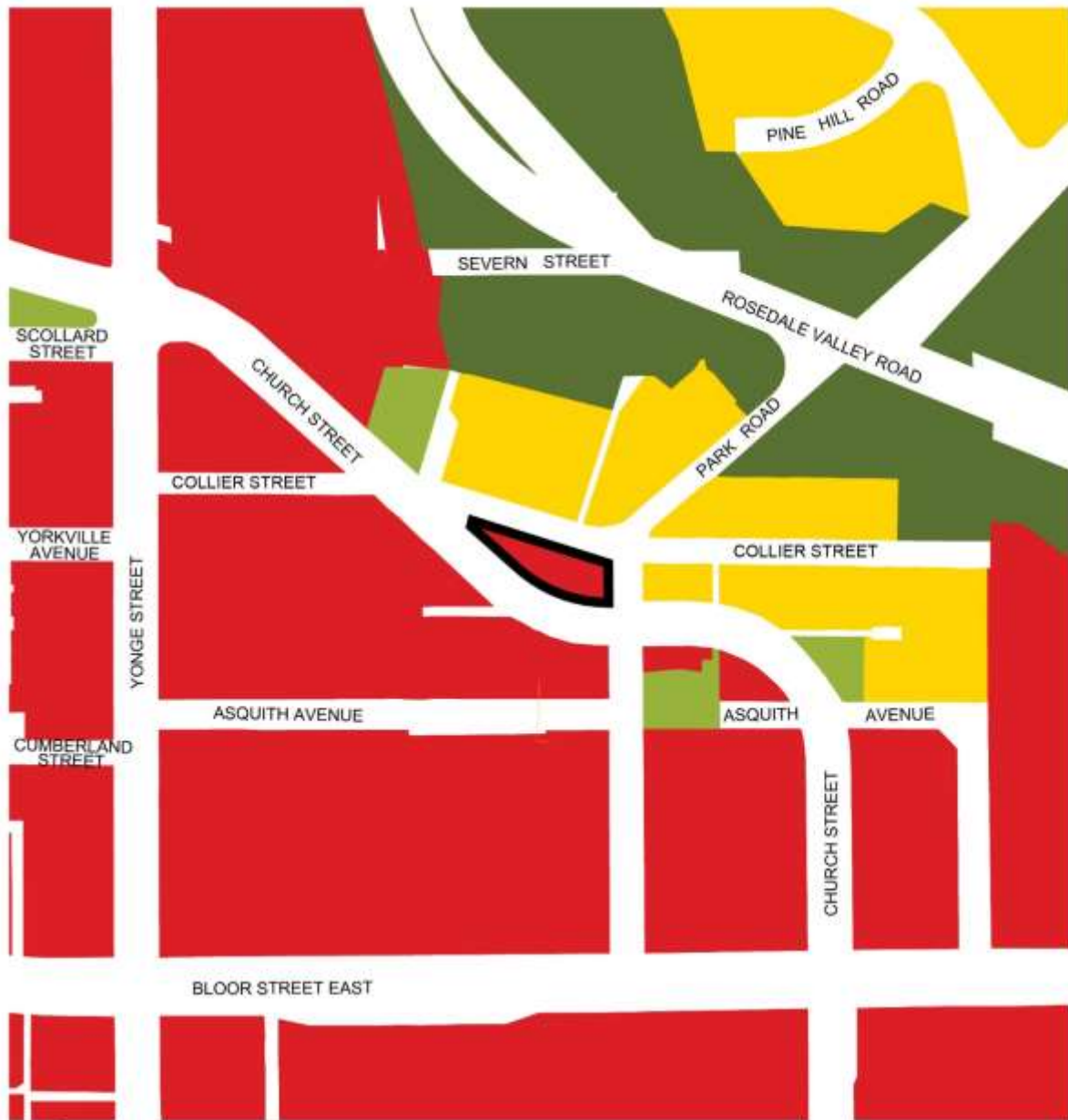
[https://www.toronto.ca/citygovernment/planning-development/planning-studies-initiatives/pet-friendly-design-guidelines-for-high-density-communities/](https://www.toronto.ca/citygovernment/planning-development/planning-studies/initiatives/pet-friendly-design-guidelines-for-high-density-communities/)

Toronto Green Standard

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

TGS Version 3.0 applies to new applications submitted on or after May 1, 2018.







Attachment 7: Official Plan Land Use Map



Official Plan Land Use Map #17

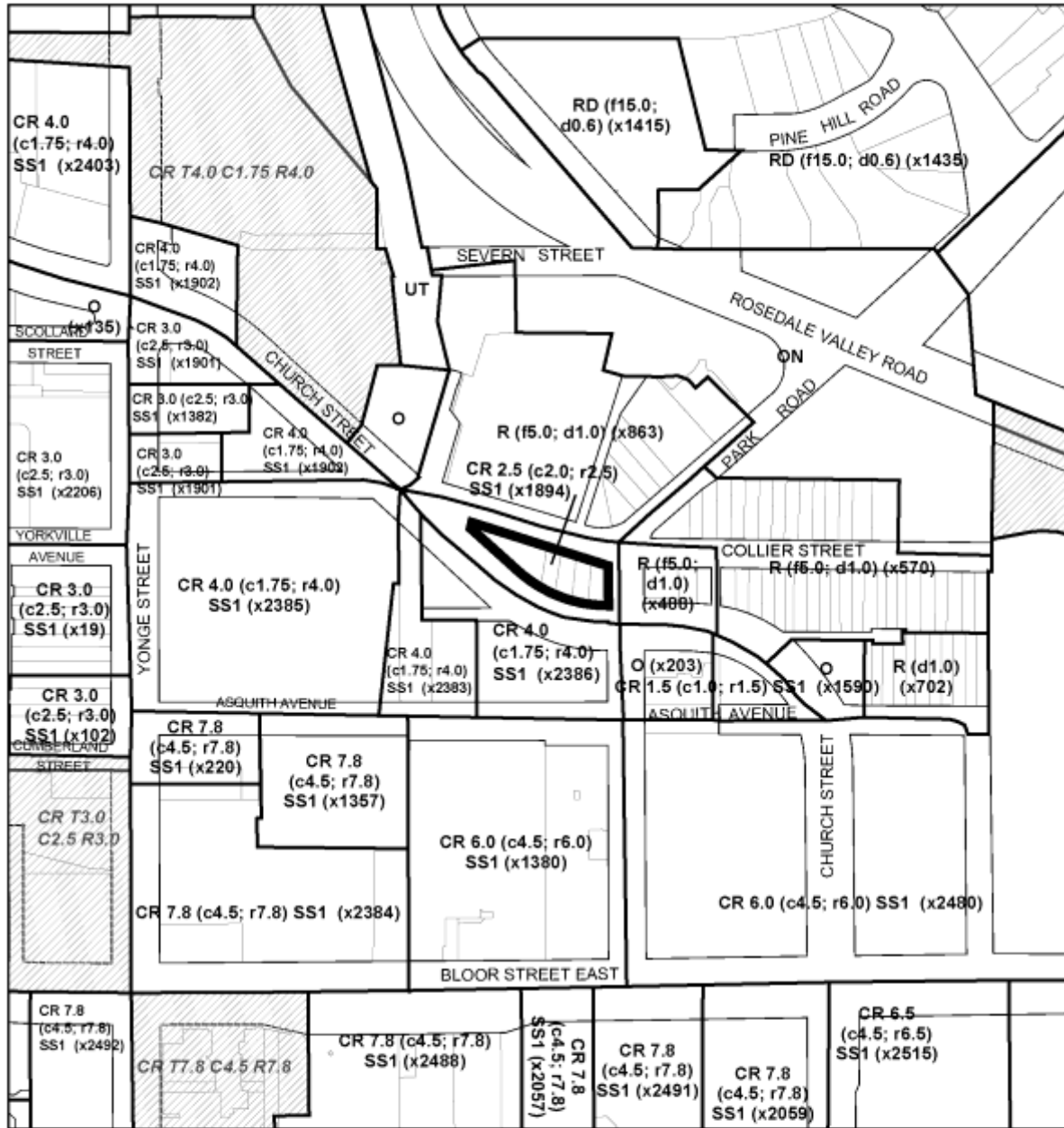
717 Church Street, 85-89 & 93-97 Collier Street

File # 20 220898 STE 11 0Z

- | | |
|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
|  Location of Application |  Parks & Open Space Areas |
|  Neighbourhoods |  Natural Areas |
|  Mixed Use Areas |  Parks |


 Not to Scale
 Extracted: 01/11/2021

Attachment 8: Zoning By-law Map



717 Church Street, 85-89 & 93-97 Collier Street

Zoning By-law 569-2013

File # 20 220898 STE 11 0Z

-  Location of Application
- R** Residential
- RD** Residential Detached
- CR** Commercial Residential
- O** Open Space
- ON** Open Space Natural
- UT** Utility and Transportation

-  See Former City of Toronto By-law No. 438-86
- R1** Residential District
- CR** Mixed-Use District


 Not to Scale
 Extracted: 01/11/2021