

744-758 Mount Pleasant Road – Zoning By-law Amendment Application – Preliminary Report

Date: September 17, 2021

To: Toronto and East York Community Council

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

Ward: 12 - Toronto - St. Paul's

Planning Application Number: 21 179621 STE 12 OZ

Current Use on Site: A one-storey commercial plaza comprised of a mix of small-scale retail, restaurant and personal service uses with surface parking fronting onto Mount Pleasant Road.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the development application for 744-758 Mount Pleasant Road. The application proposes a 35-storey (116.98 metres including mechanical penthouse) mixed-use building with 398 dwelling units and 208.37 square metres of ground floor retail space.

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

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Planning staff schedule a community consultation meeting for the development application for 744-758 Mount Pleasant 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.

THE APPLICATION

Complete Application Submission Date:

July 05, 2021

Description

The application proposes a 35-storey mixed-use building consisting of a 6-storey (22.99 metre) base building and a 29-storey tower element, which would have a total height of 110.98 metres to the top of the roof, and 116.98 metres to the top of the mechanical penthouse. The total proposed gross floor area of the proposal is 28,901 square metres, which represents a density of 12.35 times the area of the site. The building would contain a total of 398 residential dwelling units and 208.37 square metres of ground floor retail space. Proposed is a total of 645.57 square metres of indoor amenity space and 801.87 square metres of outdoor amenity space.

The 2,340.18 square metre site is a rectangular shaped parcel with a frontage of 54.8 metres on Mount Pleasant Road and a depth of 42.6 metres. Vehicle and loading access is proposed at the southeast corner of the site. A total of 104 (80 residential and 24 visitor) vehicular parking spaces are proposed in a two-level underground parking garage. The proposal includes a total of 398 long-term and 44 short-term bicycle parking spaces. A 6.0-metre wide pedestrian mid-block connection is proposed along the south property line.

See Attachments 2, 3 and 6 of this report, for a three dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively. The Application Data Sheet contains additional details on the proposal including: site area and dimensions; floor area; unit breakdowns; and parking counts.

Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at:

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

Reason 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. Additional amendments to the Zoning By-law may be identified as part of the application review.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has been submitted and is under concurrent review.

POLICY CONSIDERATIONS/PLANNING FRAMEWORK

Provincial Policy Statement and Provincial Plans

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

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan") came into effect on August 28, 2020. The Growth Plan continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (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 storm water 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 Greater

Golden Horseshoe 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) 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 MCR, the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs are planned for the prescribed densities.

Toronto Official Plan Policies and Planning Studies

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

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 bylaws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision of community benefits in the form of capital facilities and local improvements.

The site is located on lands designated *Mixed Use Areas* on Map 17 of the Official Plan and is directly adjacent to an *Apartment Neighbourhoods* designated area in the Official Plan.

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

The Official Plan can be found here:

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

Yonge-Eglinton Official Plan Amendment (OPA 405)

The site is located within the Yonge-Eglinton Secondary Plan area. On July 23, 2018, City Council adopted Official Plan Amendment ("OPA 405") to replace in its entirety the former Yonge-Eglinton Secondary Plan. The Minister of Municipal Affairs and Housing modified and approved OPA 405 on June 5, 2019.

The Secondary Plan designates the site as *Mixed Use Areas "B"* and is located within the Mount Pleasant Station Character Area "D3" and Station Area Core zone of the Midtown Transit Station Areas associated with the Eglinton Crosstown Stations. The site is directly adjacent to *Apartment Neighbourhoods* Character Area "B3".

Mixed Use Areas "B" consist of residential, office and civic clusters around transit stations and along Yonge Street, Eglinton Avenue West and Merton Street. A mix of residential, retail and service, office, institutional, entertainment and cultural uses will be permitted, except that residential uses will not be permitted on the north side of Eglinton Avenue West between Edith Drive and Henning Avenue. Parks and open spaces are also permitted. New stand-alone retail stores and vehicle-related uses will not be permitted.

The Secondary Plan outlines several character areas that further articulate the planned character of the section of Mount Pleasant Road, generally located between Davisville Avenue and Eglinton Avenue. The Mount Pleasant Station Character Area will emerge as a new focal point in Midtown. The area will be enlivened by the new transit station and the foot traffic this will generate. The area will transform into a pleasant and attractive living and working environment. There will be new mid-rise buildings and tall buildings that contribute to a well-established mix of housing. The Mount Pleasant Station Character Area is planned to have an anticipated height range of 20 to 35 storeys. This section of Mount Pleasant Road is identified as Priority Retail Street in the Secondary Plan.

Map 21-3 of the Secondary Plan identifies Midtown's Transit Station Areas and their respective boundaries, which covers areas within 250-500m radii of stations. The Station Area Core zone ensures that transit-supportive development, which includes residential intensification, and a concentration of office uses are included on all sites within all Midtown Transit Station Areas.

The Yonge-Eglinton Secondary Plan (OPA 405) can be found here:

https://www.toronto.ca/wp-content/uploads/2019/07/96a5-CityPlanning_OPA405.pdf

Official Plan Amendment 479 and 480 – Public Realm and Built Form Official Plan Policies

On September 21, 2020, the Ministry of Municipal Affairs and Housing issued Notices of Decision approving OPA 479 and OPA 480. OPA 479 (Public Realm) and OPA 480 (Built Form) 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 Amendment can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.4>

Zoning By-laws

The site is zoned CR 3.0 (c2.0; r2.5) SS2 (x2417) under Zoning By-law 569-2013 and MCR (T3.0 C2.0 R2.5) under Zoning By-law 438-86; both of which permit a maximum combined density of 3.0 times the area of the lot and a maximum building height of 16.0 metres. See Attachment 5 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/>

Midtown Zoning Review

As part of the approval of The Yonge-Eglinton Secondary Plan (OPA 405), City Planning staff was directed by Council to initiate a zoning review for the 22 defined Character Areas to implement the directions of the Secondary Plan. The intent of the zoning review is to establish specific heights in the Zoning By-law as set out in Policy 5.4.3 of the Secondary Plan. It will also provide clarity on the location, scale and form of appropriate development within each Character Area and implement other policy directions within the approved Secondary Plan.

Such a review, as provided for in Policy 2.3.1.4 of the Official Plan, will be used to create an area specific zoning by-law. It is to be determined whether the area specific zoning by-law will apply to this block or a broader geography.

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). The applicant submitted an arborist report in support of the proposed development. The report states there are no trees on the subject site and that no trees on neighbouring properties will need to be removed to accommodate the proposed development. The arborist report is currently under review by Urban Forestry staff.

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;
- Pet Friendly Design Guidelines;
- Best Practices for Bird-Friendly Glass;

- Best Practices for Effective Lighting;
- Retail Design Manual; and
- Toronto Accessibility Design Guidelines.

The City's Design Guidelines can be found here:

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

Toronto Green Standard (Climate Mitigation and Resilience)

Climate change mitigation and resilience are key concerns of the City. On October 2, 2019, City Council declared a Climate Emergency and set a new goal to achieve net zero greenhouse gas emissions by 2050 or sooner. In 2021, an updated TransformTO Net Zero Strategy will be presented to Council, outlining the necessary climate action to reach net zero GHG emissions community-wide. In June 2019, the Resilience Strategy was published, which set out that new development should be resilient to a changing climate.

The Toronto Green Standard (the "TGS") sets out the key sustainable performance measures new developments are required to meet to address climate mitigation and resilience. The TGS is a critical component of the City's efforts to achieve zero emissions buildings by 2030, to meet 2050 citywide greenhouse gas reduction targets, and to build a more resilient city. The TGS also supports other City-wide strategies related to environmental sustainability, including TransformTO, the Resilience Strategy, Ravine Strategy and Biodiversity Strategy.

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 TGS. Tier 1 performance measures are secured on site plan drawings and through a site plan agreement or registered plan of subdivision. Tiers 2+ are voluntary higher levels of performance with financial incentives (post-construction development charge refunds) intended to facilitate the foregoing objectives. Applicants are strongly encouraged to pursue higher tiers of the TGS wherever possible.

Applications must use the documentation required for the version of the TGS in effect at the time of the initial site plan application. TGS Version 3.0 applies to new applications submitted on or after May 1, 2018. TGS Version 4.0 will apply to all new applications submitted on or after May 1, 2022.

The TGS can be found here:

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

COMMENTS

ISSUES TO BE RESOLVED

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

Provincial Policies

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

Official Plan

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

Built Form, Planned and Built Context

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

The following preliminary issues have been identified:

- Height and massing of the building in relation to the existing and planned context including Eglinton Jr. Public School;
- Base building height and setbacks;
- Building setbacks and setbacks from the property lines;
- Appropriateness of the 796 square metre tower floor plate;
- Appropriateness of size and massing of the mechanical penthouse;
- Location and design of the proposed midblock connection;
- The provision of open space;
- Shadow impacts on the surrounding area;
- Location and amount of amenity space provided;
- Mix of unit types and sizes;
- Design of the proposed retail stores; and
- Pedestrian level wind conditions.

Parking and Loading

The proposal provides a total of 104 vehicular parking spaces, located across two levels of underground parking, consist of 80 parking spaces dedicated to residents and 24 parking spaces dedicated to residential visitors and no non-resident parking spaces. The effective residential parking supply proposed is 0.26 spaces per unit. Staff will review whether the supply is appropriate.

A total of 442 bicycle parking spaces (398 long-term spaces and 44 short-term spaces) are proposed for the site. Staff will review the appropriateness of the location and visibility of the proposed short-term bicycle parking spaces.

The proposed loading space is located internally within the ground floor driveway and loading area. City staff will review the number, type and configuration of the proposed loading spaces.

Tree Preservation

The applicant has submitted an arborist report which is currently under review by City staff.

School Boards

The application has been circulated to Toronto school boards. The school boards will assess their ability to accommodate the additional students resulting from the proposed development.

The Toronto District School Board will evaluate the impact of the proposed development on Eglinton Junior Public School which is located to the north of the subject site.

Toronto Green Standard

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

Infrastructure/Service Capacity

The applicant has submitted a Preliminary Geotechnical Investigation Report, a Preliminary Hydrogeological Investigation Report, Civil and utility Drawings, a Functional Servicing Report and a Stormwater Management Report.

Staff will review the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, etc.) to accommodate the proposed development.

Additional Issues

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

NEXT STEPS

City Planning staff will host a Community Consultation Meeting.

City staff will work to resolve the issues raised in this report and additional issues that may be identified by staff and the public. Staff will report back at the appropriate time in the review of the application. If a Final Report is prepared, then 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

Alex Teixeira, Senior Planner
Tel. No. 416-392-0459
E-mail: Alex.Teixeira@toronto.ca

SIGNATURE

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

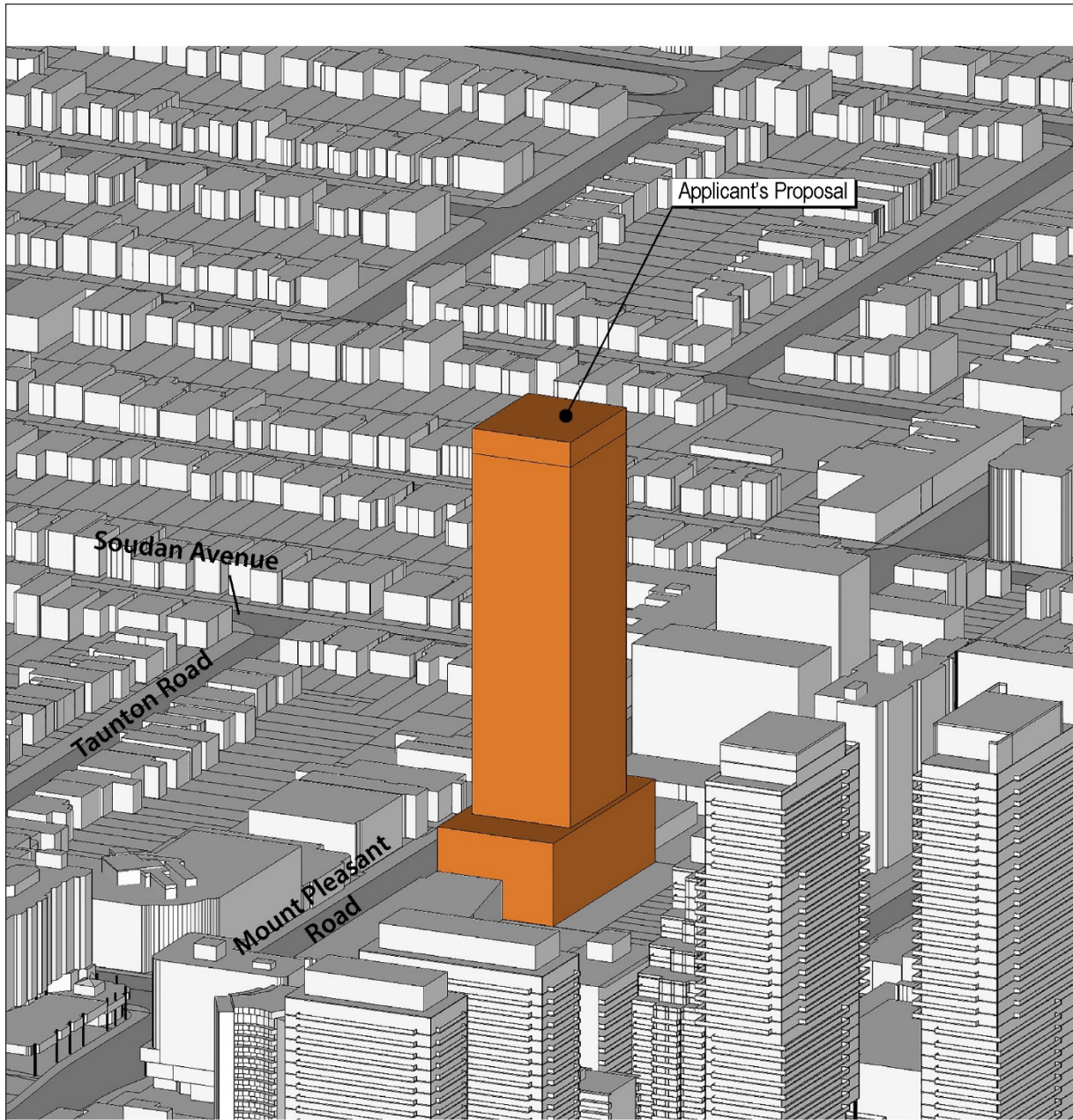
ATTACHMENTS

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

Attachment 1: Location Map



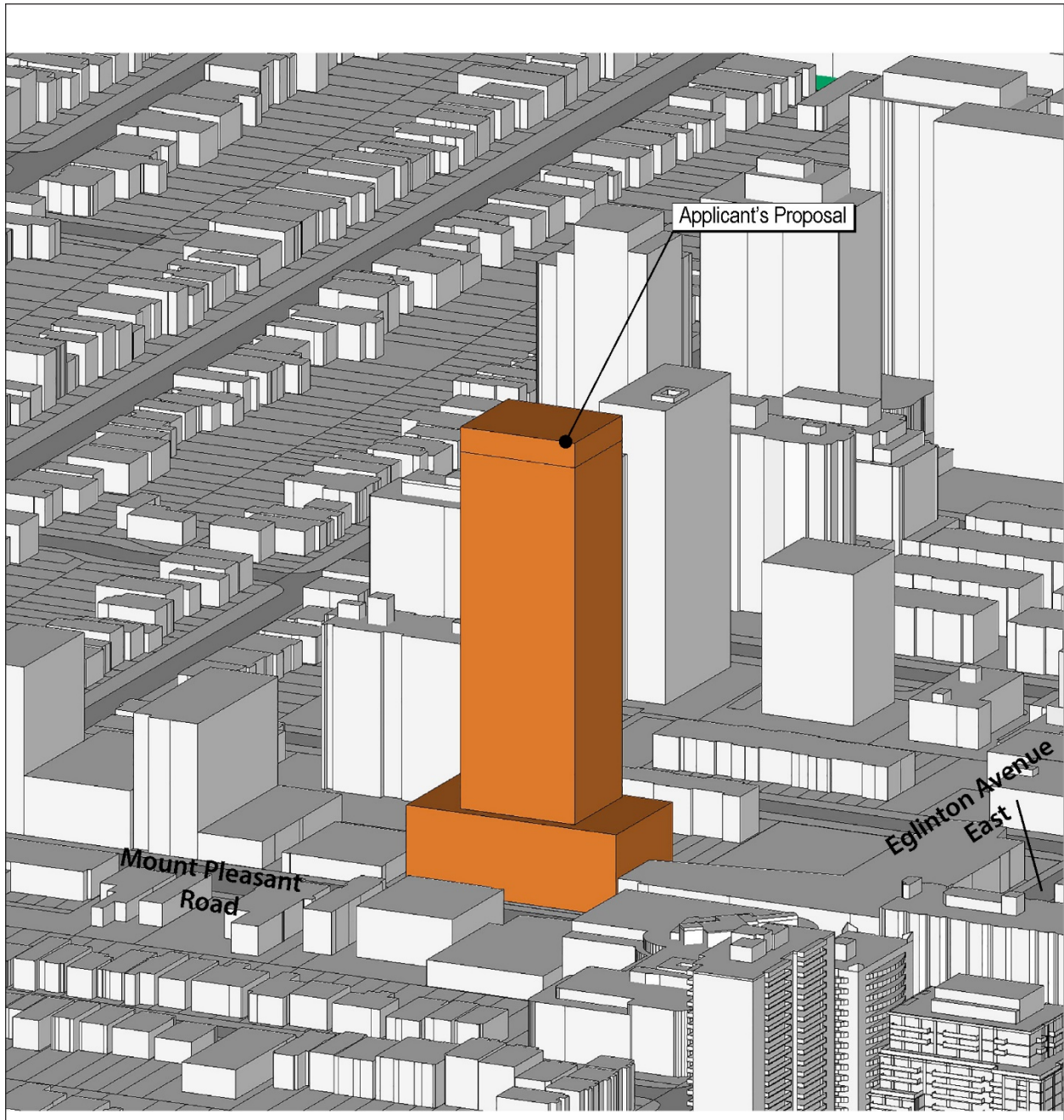
Attachment 2: 3D Model of Proposal in Context



View of Applicant's Proposal Looking Southeast



09/07/2021

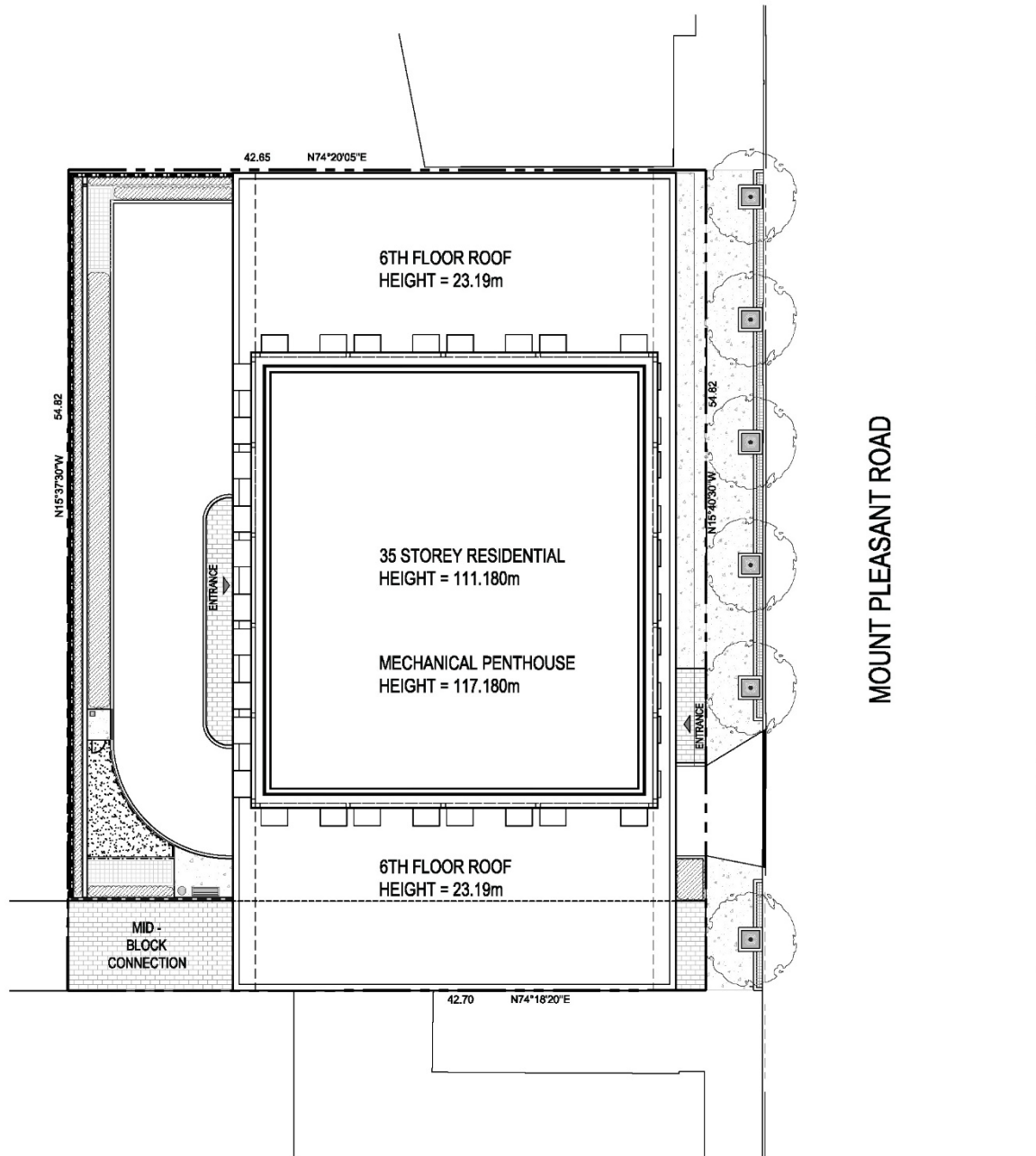


View of Applicant's Proposal Looking Southwest



09/07/2021

Attachment 3: Site Plan



Site Plan



Attachment 4: Official Plan Map



744 - 758 Mount Pleasant Road

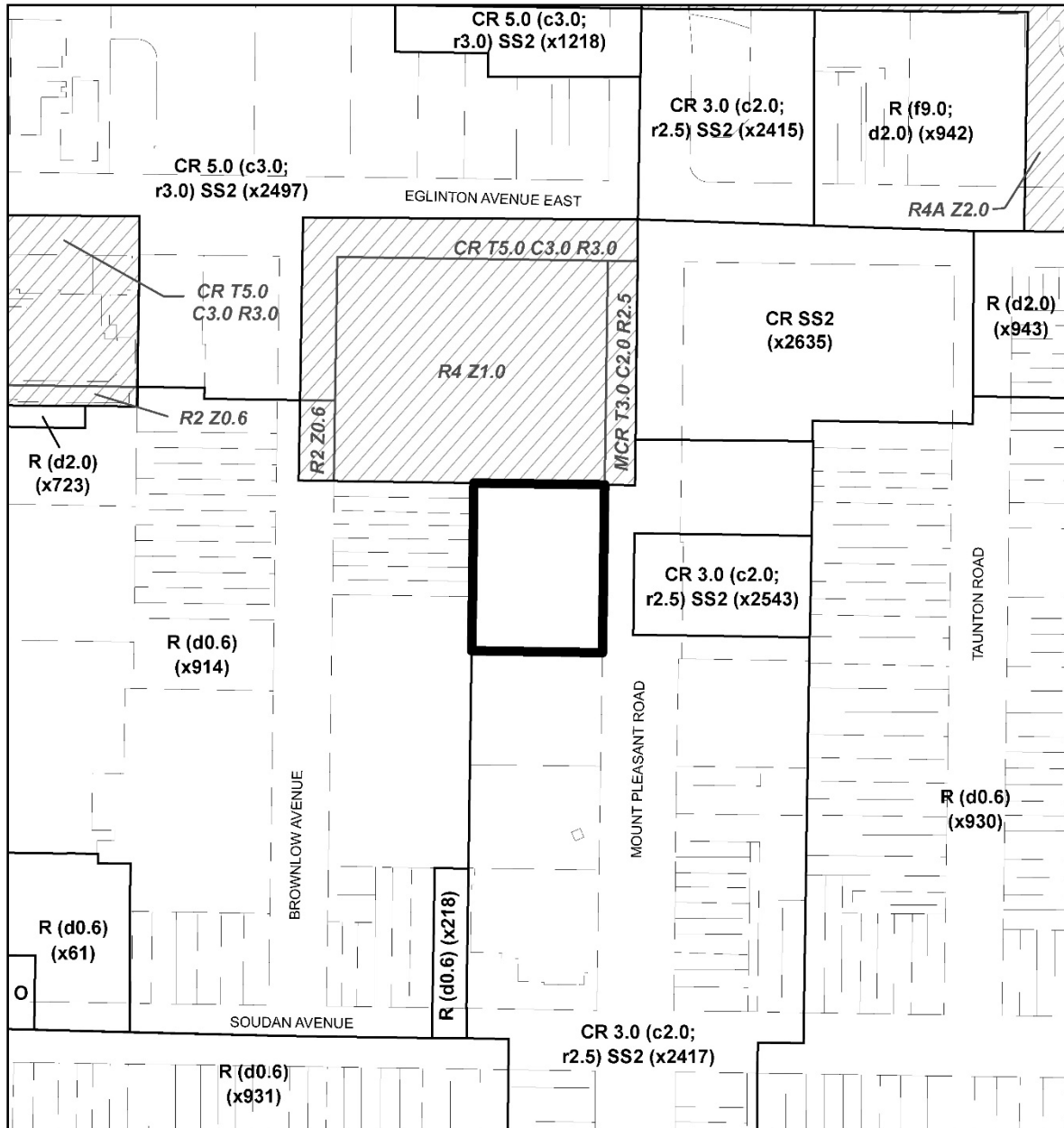
Official Plan Land Use Map #17

File # 21 179621 STE 12 OZ

- | | |
|---|--|
|  Location of Application |  Apartment Neighbourhoods |
|  Neighbourhoods |  Mixed Use Areas |


Not to Scale
09/07/2021

Attachment 5: Zoning By-law Map



Zoning By-law 569-2013

744 - 758 Mount Pleasant Road

File # 21 179621 STE 12 02



Location of Application

R Residential CR Commercial Residential
 O Open Space



See Former City of Toronto By-law No. 438-86

R2 Residential District
 R4 Residential District
 R4A Residential District
 CR Mixed-Use District
 MCR Mixed-Use District



Not to Scale
 Extracted: 09/10/2021

Attachment 6: Application Data Sheet

Municipal Address: 744-758 Mount Pleasant Rd Date Received: July 5, 2021
 Application Number: 21 179621 STE 12 OZ
 Application Type: Zoning By-law Amendment
 Project Description: 35-storey mixed-use building comprised of a 6-storey base building and a 29-storey tower element. 104 parking spaces are proposed in a 2-level underground parking garage.

Applicant	Agent	Architect	Owner
Bousfields Inc.	Bousfields Inc.	Varacalli Architect Inc.	750 Mt. Pleasant Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	MCR	Heritage Designation:
Height Limit (m):	16	No
		Site Plan Control Area:
		Yes

PROJECT INFORMATION

Site Area (sq m): 2,340 Frontage (m): 55 Depth (m): 43

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,619		893	893
Residential GFA (sq m):			28,692	28,692
Non-Residential GFA (sq m):	1,619		208	208
Total GFA (sq m):	1,619		28,900	28,900
Height - Storeys:	1		35	35
Height - Metres:			111	111

Lot Coverage Ratio (%): 38.16 Floor Space Index: 12.35

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	28,692	

Retail GFA: 208
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			398	398
Other:				
Total Units:			398	398

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		53	180	122	43
Total Units:		53	180	122	43

Parking and Loading

Parking Spaces: 104 Bicycle Parking Spaces: 438 Loading Docks: 2

CONTACT:

Alex Teixeira, Senior Planner, Community Planning
 (416) 392-0459
 Alex.Teixeira@toronto.ca