



REPORT FOR ACTION

287, 289 and 291 Christie Street – Official Plan and Zoning By-law Amendment Application – Preliminary Report

Date: September 23, 2021

To: Toronto and East York Community Council

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

Ward: 11 – University - Rosedale

Planning Application Number: 21 148097 STE 11 OZ

Current Uses on Site: At 287 Christie Street, there is a two-storey building with ground level commercial and residential uses above. At 289 Christie Street, there is a two-storey detached house with a ground level commercial unit. 291 Christie Street is a vacant property.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the development application at 287, 289 and 291 Christie Street for a 7-storey residential building with 39 dwelling units. Fourteen vehicular parking spaces are proposed within a parking stacker system at the rear of the building accessed by the existing public laneway.

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 in consultation with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City planning staff schedule a community consultation meeting for the development application located at 287, 289 and 291 Christie Street 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

May 13, 2021

Description

This application proposes a 7-storey (23.6 metres, plus 2 metre mechanical penthouse) residential building with a 3-storey street wall along Christie Street. The building is further terraced toward the seventh storey at the front and rear. The building contains 39 dwelling units; 4 of which are proposed as live-work units with direct access along Christie Street and 59.13 square metres of indoor amenity space. The proposed gross floor area for the site is 3,360 square metres, which represents a density of 3.94 times the area of the lot. There are fourteen vehicular parking space proposed for residents within a parking stacker system at the rear of the building accessed by the existing public laneway. A total of 54 bicycle parking spaces are provided including 48 long-term and 6 short-term spaces in addition to a bike repair facility on the ground level. No loading spaces are proposed.

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/287ChristieSt>

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.

Reason for the Application

The Official Plan Amendment proposes to re-designate lands designated Neighbourhoods to Mixed-Use Areas on lands municipally known as 287 Christie Street.

The Zoning By-law Amendment proposes to amend former City of Toronto Zoning By-law 438-86 and 569-2013 to vary performance standards, including: building height; building setbacks; floor space index; building depth; loading space, landscape requirements, and vehicular and bicycle parking space requirements. Additional amendments to the Zoning By-law may be identified as part of the application review.

This Zoning By-law Amendment will bring 287 Christie Street into City-wide Zoning By-law 569-2013.

Site Plan Control

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

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) and, where applicable, the Greenbelt Plan (2017). 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 establishes policies that require implementation through a Municipal Comprehensive Review ("MCR"), which is a requirement pursuant to Section 26 of the Planning Act.

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

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

The Growth Plan, builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Major Transit Station Areas

The Growth Plan as amended contains policies pertaining to population and employment densities that should be planned for in major transit station areas ("MTSAs") along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan requires that, at the time of the next 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 subject site is located approximately 800 metres to the north of the Christie TTC Subway Station.

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.

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) 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 policies related to building complete communities, including heritage preservation and environmental stewardship. The Official Plan also provides for the use of Section 37 of the Planning Act to pass by-law 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. In the event the applicant provides in-kind benefits pursuant to Section 37 of the *Planning Act*, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

The subject site is split designated; 289 and 291 Christie Street are designated Mixed-Use Areas, while 287 Christie Street is designated Neighbourhoods on Land Use Map 17. To the east of the site is also designated Neighbourhoods. See Attachment 4 of this report for the Official Plan Land Use Map.

Toronto Official Plan policies may be found here:

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

Zoning By-laws

The two northerly parcels (289 and 291 Christie Street) which are designated Mixed-Use in the Official Plan are zoned CR 2.5 (c1.0; r2.0) with a maximum permitted height of 12.0 metres in Zoning By-law 569-2013. The total maximum permitted density is 2.5 times the lot area, with a maximum of 1.0 times the lot area for commercial uses and 2.0 times the lot area for residential uses.

The southerly parcel (287 Christie Street) which is designated Neighbourhoods in the Official Plan is zoned MCR (T2.5; C1.0; R2.0), with a maximum permitted height of 12.0 metres, in the former City of Toronto Zoning By-law No. 483-86. The total maximum

permitted density is 2.5 times the lot area, with a maximum of 1.0 times the lot area for commercial uses and 2.0 times the lot area for residential uses. This property is not currently subject to Zoning By-law 569-2013. This Zoning By-law Amendment will bring the southerly parcel of the subject site into City-wide Zoning By-law 569-2013.

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/>

See Attachment 5 of this report for the Zoning By-law Map.

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:

- Mid-Rise Building Performance Standards;
- Growing Up Guidelines Planning for Children in New Vertical Communities; and
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.

The City's Design Guidelines can be found here:

<https://www.toronto.ca/city-government/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.

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

COMMENTS

The subject site is located on the east side of Christie Street, approximately 30 metres to the south of Dupont Street, forming part of a Mixed-Use node at this intersection and continuing southward along Christie Street to Melville Avenue. The north part of this Mixed-Use node, on the north side of Dupont Street, includes permissions for mid-rise buildings of up to 8-storeys in height. While the subject site is adjacent to properties designated Neighbourhoods to the east, south and west, there are commercial zoning permissions and interspersed commercial uses directly south and west of the site.

Christie Street is defined as a Major Street in the Official Plan with a planned right-of-way width of 20 metres. When applying the City's Mid Rise Design Guidelines to this site, a 6-storey building with appropriate step backs would generally meet these guidelines including angular planes and overall height. Staff will continue to work with the Applicant to achieve a proposal that fits within its surrounding context.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, staff note that the application is not supportable in its current form. The following preliminary issues have been identified and must be resolved:

Provincial Policies and Plans Consistency/Conformity

Staff will evaluate this application to determine its consistency with the PPS and conformity to the Growth Plan, 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; an appropriate range of housing to accommodate a range of incomes and household sizes is provided; and the proposal represents an appropriate type and scale of development and transition of built form to adjacent areas.

Official Plan Conformity

Staff will evaluate this planning application to determine its conformity to the Official Plan.

Land Use

The following preliminary issues will be assessed further:

- The re-designation of 287 Christie Street from Neighbourhoods to Mixed Use;
- The proposed 4 live-work grade-related units on the Christie Street frontage; and
- Aligning the unit mix with respect to the City's Growing Up Guidelines.

Built Form, Planned and Built Context

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

The following preliminary issues have been identified:

- Consistency with the City's mid-Rise guidelines;
- The overall fit of the proposed mid-rise building with respect to the existing and planned context as it relates to street proportion and its relationship to the adjacent Neighbourhoods designations;
- Shadow and wind impacts on adjacent properties and the public realm;
- The amount of indoor amenity space proposed and no outdoor amenity space; and
- The need for a pet relief area and on-site pet facilities

Public Realm

Staff will continue to review the proposed built form in relation to the public realm including:

- The sidewalk width along Christie Street and the ability to accommodate street trees, street furniture and bicycle parking; and
- The proposed colonnade along Christie Street.

Infrastructure/Service Capacity

Staff and commenting agencies are reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.

In support of the proposed development, the applicant has submitted the following studies and reports for review by Engineering and Construction Services and Transportation Services staff: Geotechnical Study, Hydrogeological Report, Servicing report, Stormwater Management Report, and Transportation Impact Study.

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.

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 with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in 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 by City Council for a decision.

CONTACT

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SIGNATURE

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

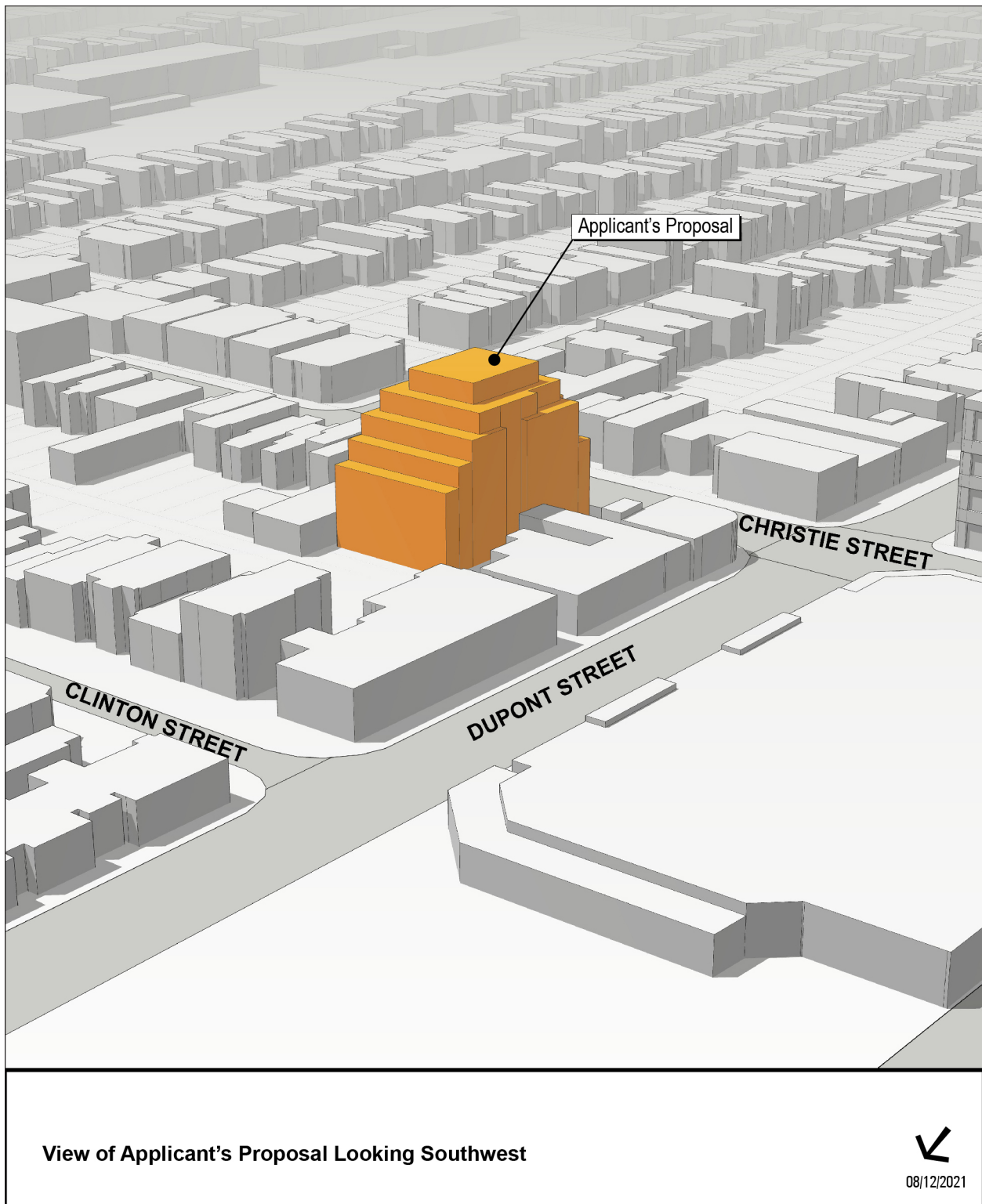
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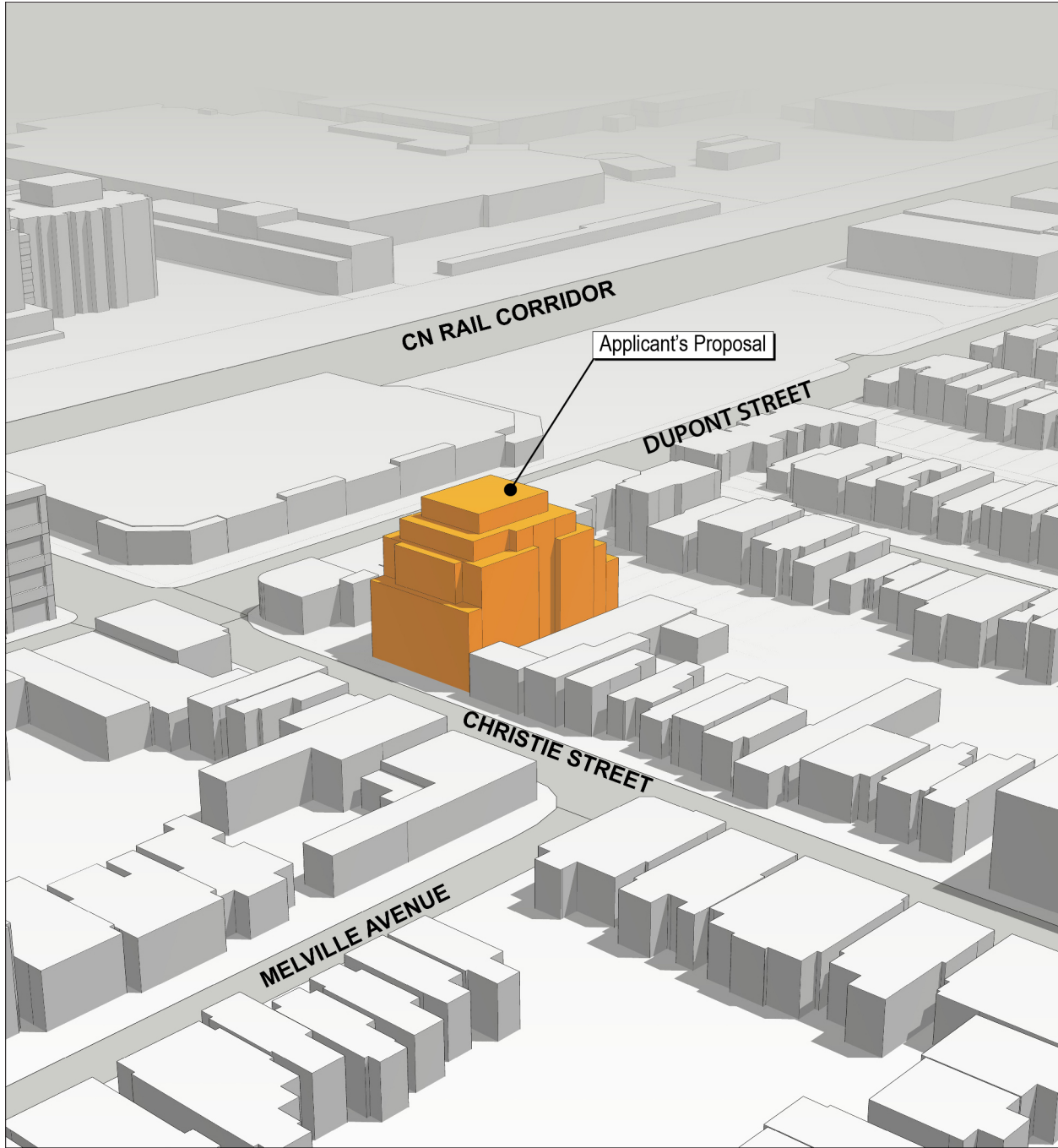
Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Zoning By-law Map
Attachment 6: Application Data Sheet

Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context



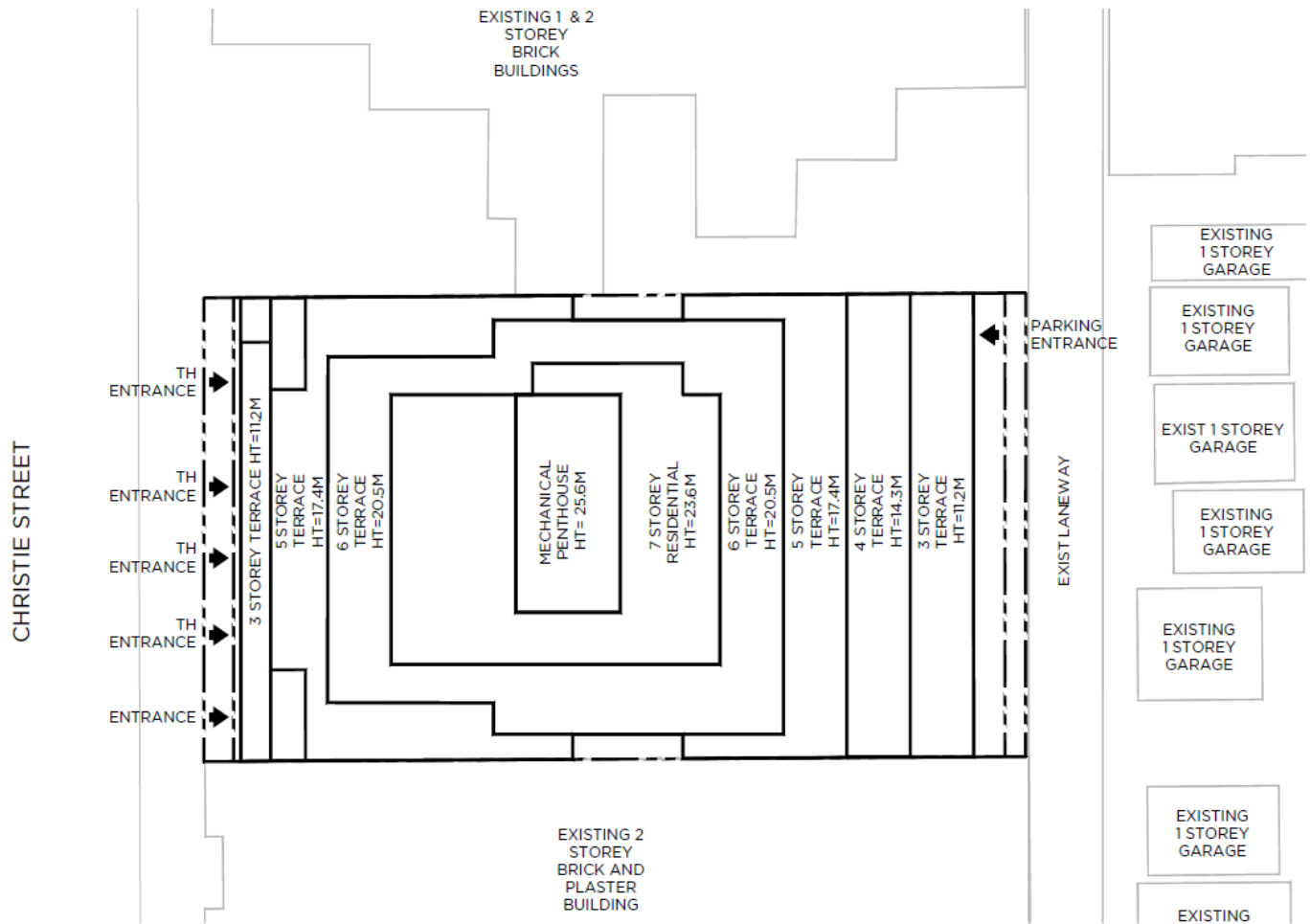


View of Applicant's Proposal Looking Northeast

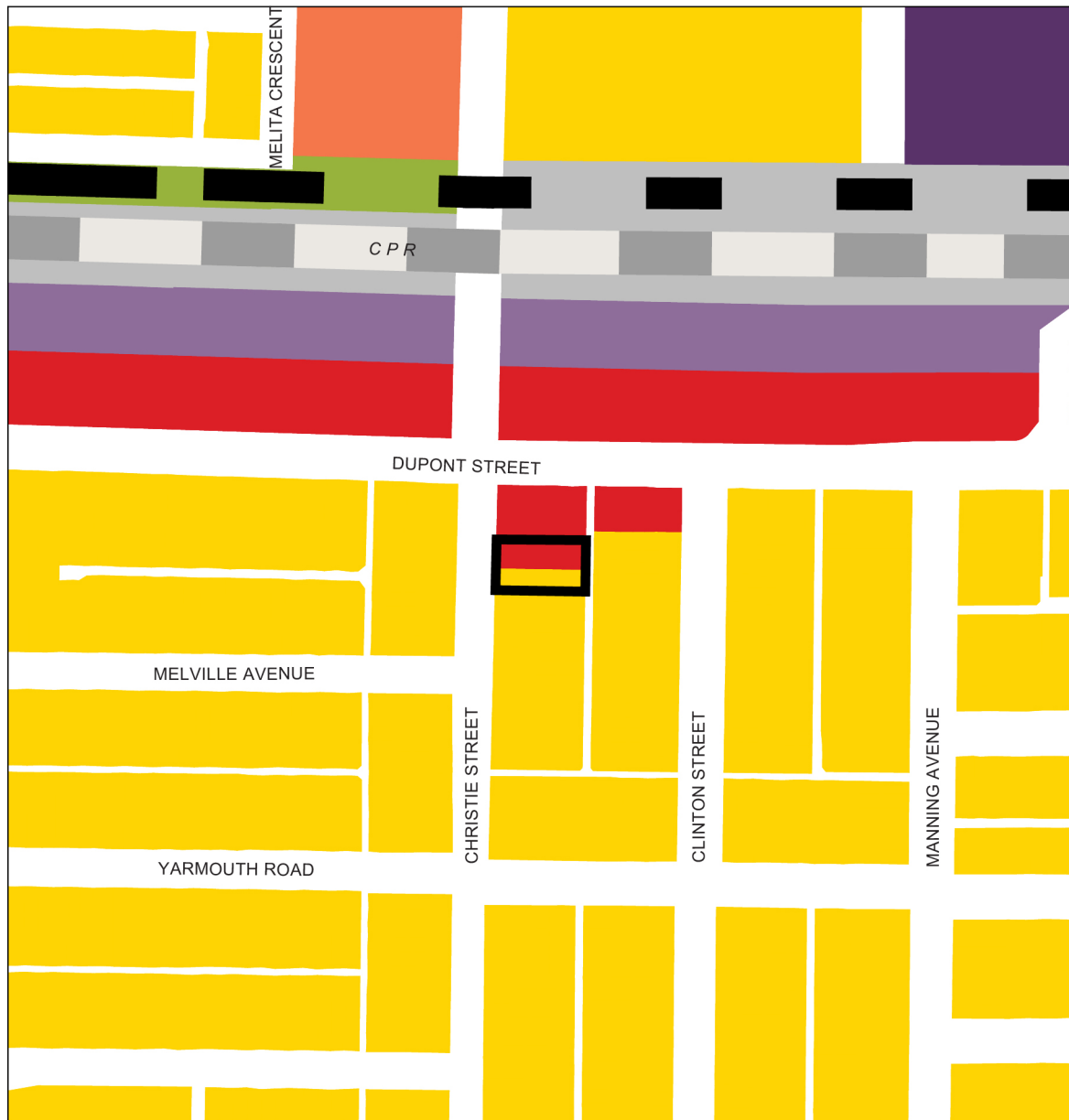


08/12/2021

Attachment 3: Site Plan



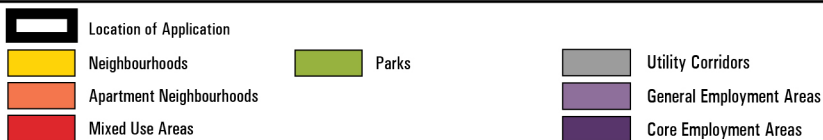
Attachment 4: Official Plan Map



Official Plan Land Use Map #17

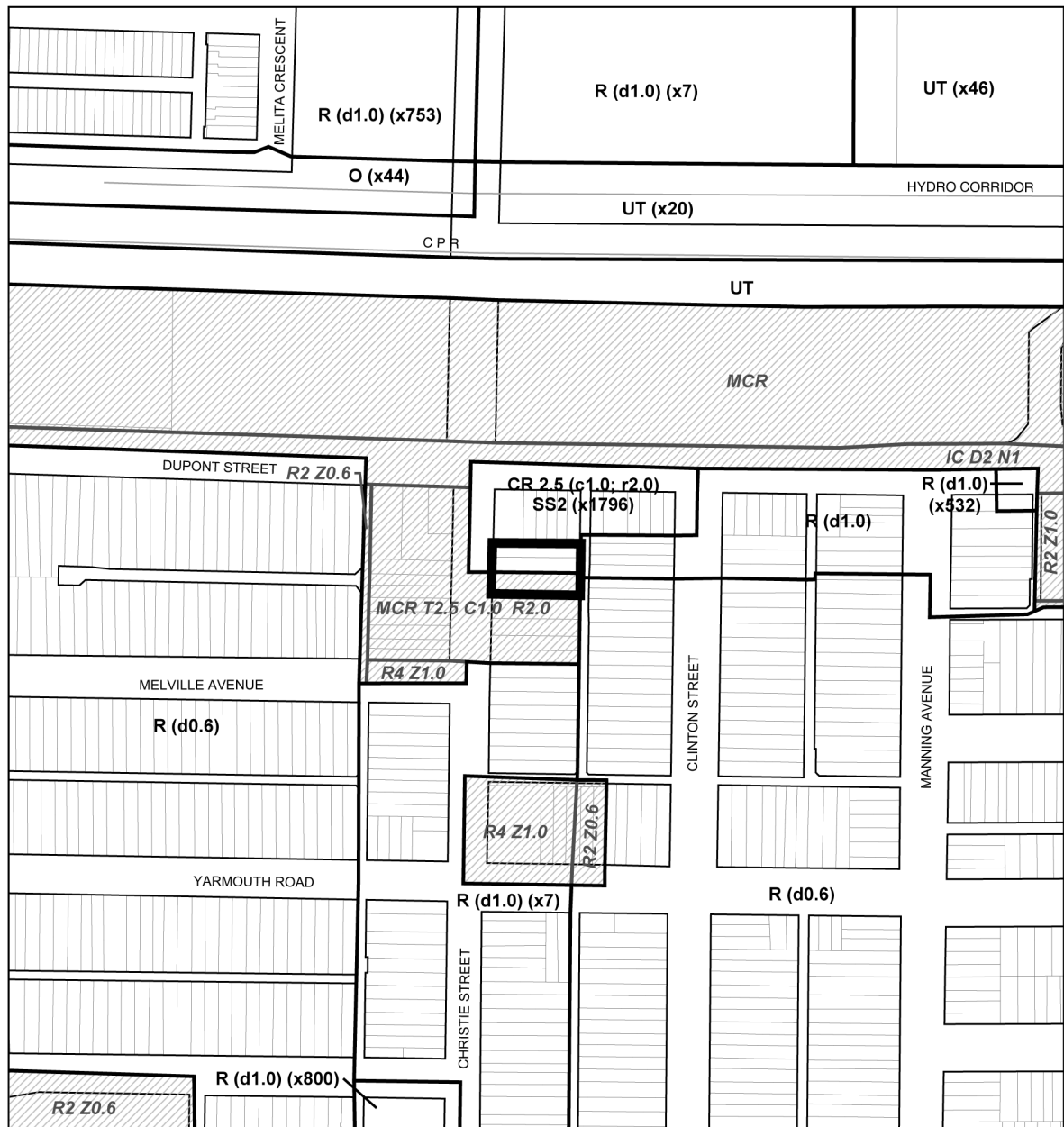
287-291 Christie Street

File # 21 148097 STE 11 0Z




 Not to Scale
 Extracted: 08/12/2021

Attachment 5: Zoning By-law Map



Zoning By-law 569-2013

287-291 Christie Street

File # 21 148097 STE 11 0Z



Location of Application

R Residential
CR Commercial Residential
O Open Space
UT Utility and Transportation



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

R2 Residential District
MCR Mixed-Use District
IC Industrial District



Not to Scale
Extracted: 08/12/2021

Attachment 6: Application Data Sheet

Municipal Address: 287 Christie St. **Date Received:** April 30, 2021

Application Number: 21 148097 STE 11 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: A 7-storey residential building having a gross floor area 3360 square metres. A total of 39 residential dwelling units and 14 parking spaces located within a parking stacker are proposed.

Applicant	Agent	Architect	Owner
Walker Nott Dragicievic Associates Limited		Raw Design	Christie Street Holdings Limited

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision: N/A

Zoning: CR & MCR Heritage Designation: N/A

Height Limit (m): 12.0 m Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq. m): 852 Frontage (m): 22 Depth (m): 39

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq. m):	304		654	654
Residential GFA (sq. m):			3,360	3,360
Non-Residential GFA (sq. m):				
Total GFA (sq. m):			3,360	3,360
Height - Storeys:	2		7	7
Height - Metres:			24	24

Lot Coverage Ratio (%): 76.76 Floor Space Index: 3.94

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

Residential GFA: 3,360

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			39	39
Other:				
Total Units:			39	39

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom/	3 Bedroom
Retained:					
Proposed:		6	16	17	
Total Units:		6	16	17	

Parking and Loading

Parking Spaces: 14 Bicycle Parking Spaces: 54 Loading Docks: No

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