

1, 2-16 Sumach St - Official Plan Amendment, Zoning Amendment and Rental Housing Demolition Applications – Preliminary Report

Date: October 25, 2021

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

Planning Application Number: 21 204556 STE 13 OZ

Rental Housing Demolition Application: 21 204561 STE 13 RH

Listed Heritage Building(s) on Site: Yes

Designated Heritage Buildings(s) on Site: No

Current Use(s) on Site: Heritage Listed "Cube House" and surrounding green space, two 1-storey workers cottages, six semi-detached row houses (four of which are Heritage Listed), and the Sumach right-of-way.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Official Plan and Zoning By-law Amendment and Rental Housing Demolition applications respecting 1 and 2-16 Sumach Street. The application proposes the demolition of the "Cube House" and four low-rise houses to permit the construction of 35-storey tower (120 metres including the mechanical penthouse), that steps down twice to a 12-storey and 6-storey podium element containing 324 condo units and 119 affordable rental housing units. The application proposes to incorporate four Heritage Listed properties as well as the Sumach Street right-of-way into the development.

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

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 1, 2-16 Sumach 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.

DECISION HISTORY

A pre-application meeting was held with the applicant on June 11, 2021 to discuss the proposed development concept and identify application requirements. Staff discussed the applicable policy framework and identified concerns, including: conformity with the Downtown Plan and King-Parliament Secondary Plan policies; compliance with the Tall Building Design Guidelines; building height and massing; access and site circulation from Eastern Avenue; conservation of onsite heritage resources; unit mix and size; and the building and cantilevering over Sumach Street.

At its meeting on December 16, 2020, City Council added the properties at 1, 6, 8, 10, and 12 Sumach Street as part of the King-Parliament Heritage Survey and a component of phase one of the Toronto Heritage Survey (THS). Staff undertook a Cultural Heritage Resource Assessment (CHRA) of the Secondary Plan Area, and prepared an historic context statement and heritage survey to identify existing and potential heritage properties. Council's decisions can be found here:

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

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

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

The King-Parliament Secondary Plan and five amending zoning by-laws have been appealed to the Ontario Land Tribunal. A Case Management Conference is scheduled for December 2021 and no hearing date has been set. The applicant has appealed both the Secondary Plan and the applicable amending Zoning By-law (391-2021).

THE APPLICATION

Complete Application Submission Date

Not determined at the date of this report.

Description

This application proposes to amend the Official Plan and Zoning By-law to permit a 35-storey (112 metres plus 8 metre mechanical penthouse) mixed-use building containing 443 dwelling units (324 condo and 119 affordable rental units), 228 square metres of retail space, and 1,743 metres of amenity space. The total gross floor area of the proposal is 28,010 square metres, which represents a density of 10.4 times the area of the lot. The proposed residential mix includes 268 one-bedroom units (61%), 134 two-bedroom units (30%), and 41 three-bedroom units (9%). Stacked vehicular parking is proposed for 32 automobiles along with 550 bicycle parking spaces to be provided on site.

The Rental Housing Demolition application proposes to demolish four existing rental dwelling units, and the new development proposes 119 affordable rental units.

See Attachments 2 and 3 of this report for a three dimensional representation of the project in context, Attachment 1 for the location map, Attachment 4 for the proposed site plan drawing and Attachment 8 for the application data sheet. 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 is found on the City's Application Information Centre at: www.toronto.ca/1SumachSt

Reasons for the Application

The Official Plan Amendment application proposes to redesignate the site from *Mixed Use Areas 3* (Main Street) in the Downtown Plan to allow for increased height, scale and massing to develop a tall-building on the site. The amendment is required in order to determine if a tall building is appropriate based on compatibility.

The Zoning By-law Amendment Application proposes to amend the Citywide Zoning By-law 569-2013 and the Former City of Toronto Zoning By-law 438-86 to permit an increase in the overall height and density on the site and to modify various performance standards such as those for setbacks and parking.

The Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 has been submitted to demolish the four existing rental housing units on the lands.

Site Plan Control

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

POLICY CONSIDERATIONS

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).

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 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 within 800 metres of a planned transit station for the new Ontario Line subway.

Toronto Official Plan Policies

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 Downtown and Central Waterfront on Map 2 of the Official Plan and Mixed Use Areas on Map 18, as shown on Attachment 5.

The Downtown Plan

Official Plan Amendment 406 ("OPA 406" or the "Downtown Plan") is now in force and effect. OPA 406 includes amendments to Section 2.2.1 and Map 6 of the Official Plan, as well as a new Downtown Secondary Plan. It applies to all applications deemed complete after June 5, 2019. The Plan – in conjunction with the associated infrastructure strategies that address water, energy, mobility, parks and public realm, and community services and facilities – provides a comprehensive and integrated policy

framework to shape growth in Toronto's fast-growing Downtown over the next 25 years. It provides the City with a blueprint to align growth management with the provision of infrastructure, sustain liveability, achieve complete communities and ensure there is space for the economy to grow. The Plan area is generally bounded by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north and the Don River to the east.

Map 41-3-C designates the site as Mixed Use Areas 3 - Main Street. Policy 6.28 provides that development within Mixed Use Areas 3 will be in the form of midrise buildings, with some low-rise and tall buildings permitted based on compatibility.

The Downtown Plan identifies Eastern Avenue as a Great Street. Policy 7.1.7 states that Great Streets will be prioritized for public realm improvements due to their location, scale, and historic role in the city, their existing civic significance, and their potential contribution to the public realm network. The site is also located within a Cultural Precinct and the Downtown Film Precinct.

The in-force Downtown Plan may be found here:

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

King-Parliament Secondary Plan (1996)

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

The site is designated Mixed Use Area 'A' (Corktown) on Map 15-1 - Land Use Plan. Lands designated Mixed Use Area 'A' consists of unique, small-scale properties including several heritage buildings. It is envisioned that new development will consist primarily of small-scale infill and building conversions which are sensitive to the existing character of the community.

The site is also within the Corktown Area of Special Identity on Map 15-3 - Areas of Special Identity. New development will implement urban design policies to protect such areas.

The King-Parliament Secondary Plan may be found here:

<https://www.toronto.ca/wp-content/uploads/2017/11/9063-cp-official-plan-SP-15-KingParliament.pdf>

King-Parliament Secondary Plan (2021)

On May 5, 2021, City Council approved the updated King-Parliament Secondary Plan through Official Plan Amendment 525 and associated Zoning By-laws. In the updated King-Parliament Secondary Plan, the site is located within the Corktown Policy Area, which will experience gradual growth and change over time, supporting a balance of

residential and non-residential uses. Development will be primarily through infill and adaptive reuse of buildings that complement the existing character of the area, which is composed of small lot sizes, clusters of historically significant buildings and fine-grained retail streets. Development with frontage on the north side of Eastern Avenue will be designed and massed to provide built form transition to adjacent *Mixed Use Areas 4*.

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

<https://www.toronto.ca/legdocs/bylaws/2021/law0398.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 western portion of the site (2-16 Sumach Street) is zoned Residential R (d1.0)(x4) under the Citywide Zoning By-law 569-2013. The current zoning permits a height of 12.0 metres, with a maximum floor space index of 1.0 times the area of the lot, and specifies a number of required setbacks.

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

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

The eastern portion of the site (1 Sumach Street) is zoned Industrial I1 D3, with a maximum permitted height of 12.0 metres, in the former City of Toronto Zoning By-law 438-86.

As part of the recent King-Parliament Secondary Plan Review and through amending By-law 391-2021, the eastern portion of the site (1 Sumach Street) was rezoned to Commercial Residential CR SS2 (x341) under the Citywide Zoning By-law 569-2013. Zoning By-law 391-2021 updates zone categories for the Corktown Policy Area to be consistent with existing and planned *Mixed Use Areas* land use designations in the Downtown Plan, as well as maximum permitted building heights. The updated zoning permits a wide range of residential, commercial, and institutional uses to a maximum height of 30 metres. As noted above, By-law 391-2021 is currently under appeal.

Amending By-law 391-2021 may be found here:
<https://www.toronto.ca/legdocs/bylaws/2021/law0391.pdf>

Design Guidelines

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

- King-Parliament Urban Design Guidelines;
- Downtown and Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities; and
- Pet-Friendly Design Guidelines
- Best Practices for Bird-Friendly Glass;
- Best Practices for Effective Lighting; and
- Toronto Accessibility Design Guidelines

The City's Design Guidelines may be found here:

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

COMMENTS

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 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; 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, including the King-Parliament Secondary Plan and the Downtown Plan.

Built Form, Planned and Built Context

Staff will evaluate the suitability and appropriateness of the proposed height, massing, transition, and other built form issues based on Section 2 (d), (p), (q) and (r) of the Planning Act; the PPS; the Growth Plan; the City's Official Plan policies; the Downtown Plan (OPA 406); the King-Parliament Secondary Plan; and the City's Design Guidelines.

The following preliminary issues have been identified:

- Whether the proposed building height of 35-storeys (112 metres plus an 8-metre mechanical penthouse) fits within the existing and planned height context of this portion of Eastern Avenue and conforms with Official Plan built form policies, specifically those set out in the Downtown Plan and the King-Parliament Secondary Plan;
- The provision of a base building as per the Tall Building Guidelines;
- The provision of an appropriate streetwall height that fits harmoniously with the existing and planned context;
- The building and cantilevering over the Sumach Street public right-of-way; and
- The appropriateness of the proposed built form in relation to the maintained Heritage Listed properties and the demolition of the Cube House.

Staff will continue to assess:

- The shadow, wind and privacy impacts of the proposed building;
- The appropriateness of the proposed setbacks, stepbacks, and streetwall height;
- The appropriateness of the building's transition to the Mixed Use Areas 4 to the north; and
- The adequacy of the location and amount of proposed indoor and outdoor amenity space.

Public Realm

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

- The appropriateness of the proposed enhancements to the public realm, including sidewalk widths and streetscape design along Cherry Street and Eastern Avenue;
- Pedestrian level wind conditions along adjacent street frontages and Sumach Street;
- The site's interface with the Richmond and Adelaide Street overpasses; and
- The proposed crosswalk across Eastern Avenue.

Affordable Housing

Affordable Housing and Smart Urban Growth are key Strategic Actions for the City of Toronto. Section 3.2.1 of the City's Official Plan states that a full range of housing will be provided and maintained to meet the needs of current and future residents. The Growth Plan (2020) also contains policies to support the development of affordable housing and a range of housing to accommodate the needs of all household sizes and incomes.

The application currently proposes 119 affordable rental dwelling units. The appropriateness of the proposed dwelling unit mix and size along with the provision of separate entrances and amenity areas for the affordable and market rate residents requires further evaluation. A Housing Issues Report has been submitted for review by staff.

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). The applicant has submitted an Arborist Report and a Tree Inventory and Preservation Plan. Staff will assess the appropriateness of the applicant's Preservation Plan.

Archaeological Assessment

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. An Archaeological Assessment has been submitted and is under review.

Heritage Impact & Conservation

A Heritage Impact Assessment was submitted with the application and is under review. This application will be evaluated to determine if the proposed building alterations to Heritage Listed 6-12 Sumach Street and the demolition of Heritage Listed 1 Sumach Street are consistent with applicable provincial and municipal policies along with the overall heritage conservation strategy.

Community Services and Facilities

Staff will evaluate the impact of the proposed development and local development activity on community services and facilities, including assessment of existing capacity to support the proposed future resident and worker population.

Infrastructure/Servicing 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.

The applicant has submitted the following studies and reports which have been reviewed by Engineering and Construction Services and Transportation Services staff: a Functional Servicing and Stormwater Management Report; Geohydrology Assessment; Hydrological Review Summary; and Transportation Considerations Report.

Staff will continue to assess:

- The Servicing Report provided by the applicant, to evaluate the effects of the development on the City's municipal servicing infrastructure and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to provide adequate servicing to the proposed development; and
- The Transportation Impact Study submitted by the applicant, to evaluate the effects of the development on the transportation system, and to identify any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

Site Access, Circulation and Parking

Staff and commenting agencies are reviewing the submitted plans and Transportation Considerations Report to evaluate the proposed site access and circulation, amount and location of loading spaces, and vehicle and bicycle parking supply. Staff will continue to assess:

- The appropriateness of the proposed site access and circulation, including use of a new private lane and vehicle elevators;
- The appropriateness of the proposed supply of parking for residents and visitors; and
- The appropriateness of the location and visibility of the proposed service areas.

Toronto Green Standard

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-planguidelines/toronto-green-standard/>.

Incorporation of City Owned Lands into the Development Site

The proposal currently builds over the Sumach Street right-of-way and incorporates a 17 square metre piece of City-owned land located at the northeast corner of Sumach Street and Eastern Avenue. The City has not declared these lands surplus; approved the sale of these properties; nor approved the permanent closure of Sumach Street as a public highway. The City, however, has provided consent to the applicant to incorporate the above-described lands into their development application submission.

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. Section 37 benefits have not yet been discussed. City staff may apply Section 37 provisions of the Planning Act should the proposal be approved in some form. 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.

Other Matters

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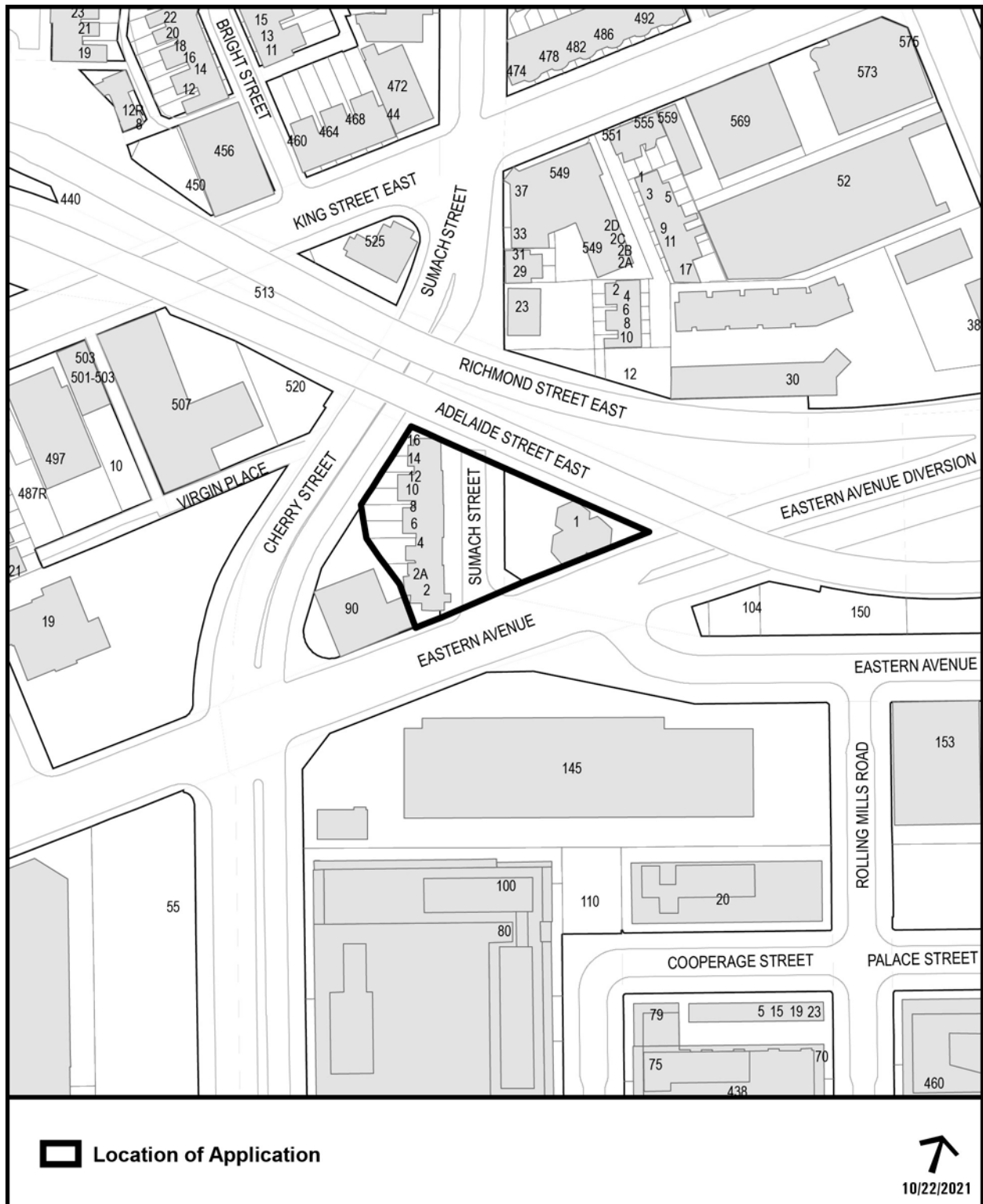
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Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA
Director, Community Planning Toronto and East York District

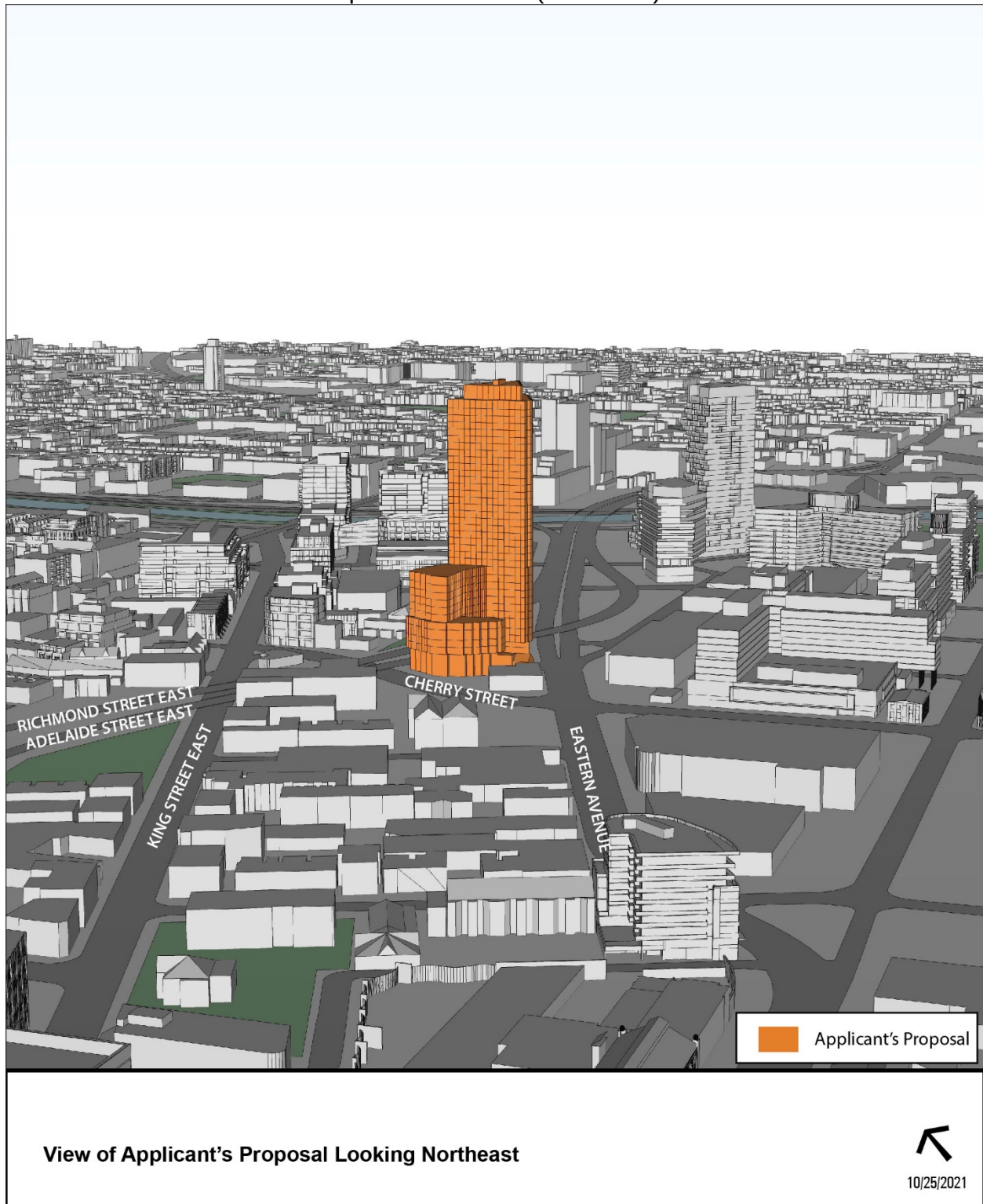
ATTACHMENTS

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: Official Plan Map
Attachment 6: Zoning By-law Map (438-86)
Attachment 7: Zoning By-law Map (569-2013)
Attachment 8: Application Data Sheet

Attachment 1: Location Map



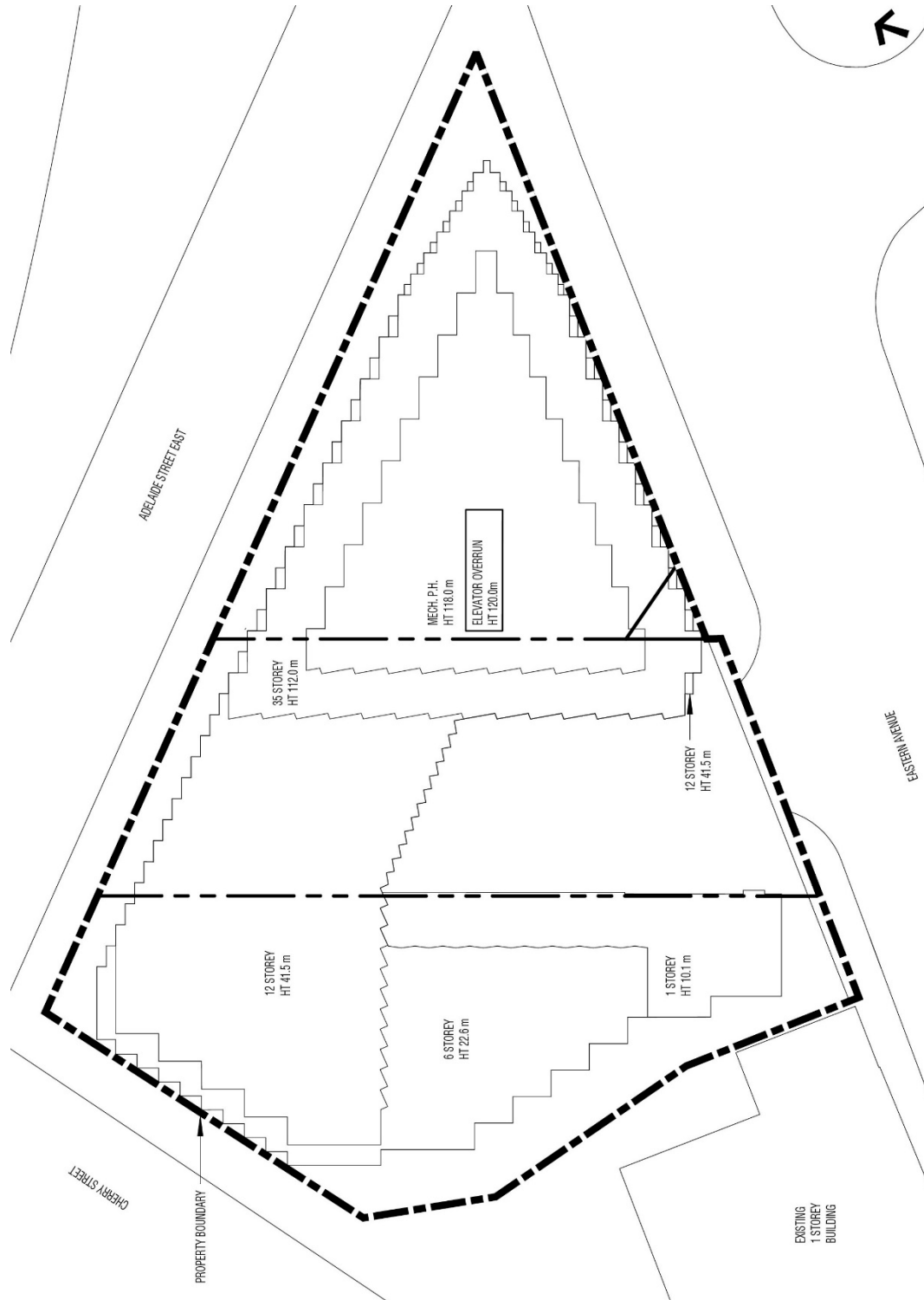
Attachment 2: 3D Model of Proposal in Context (Northeast)



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



Attachment 4: Site Plan



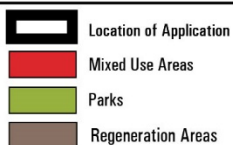
Attachment 5: Official Plan Map



Official Plan Land Use Map 18

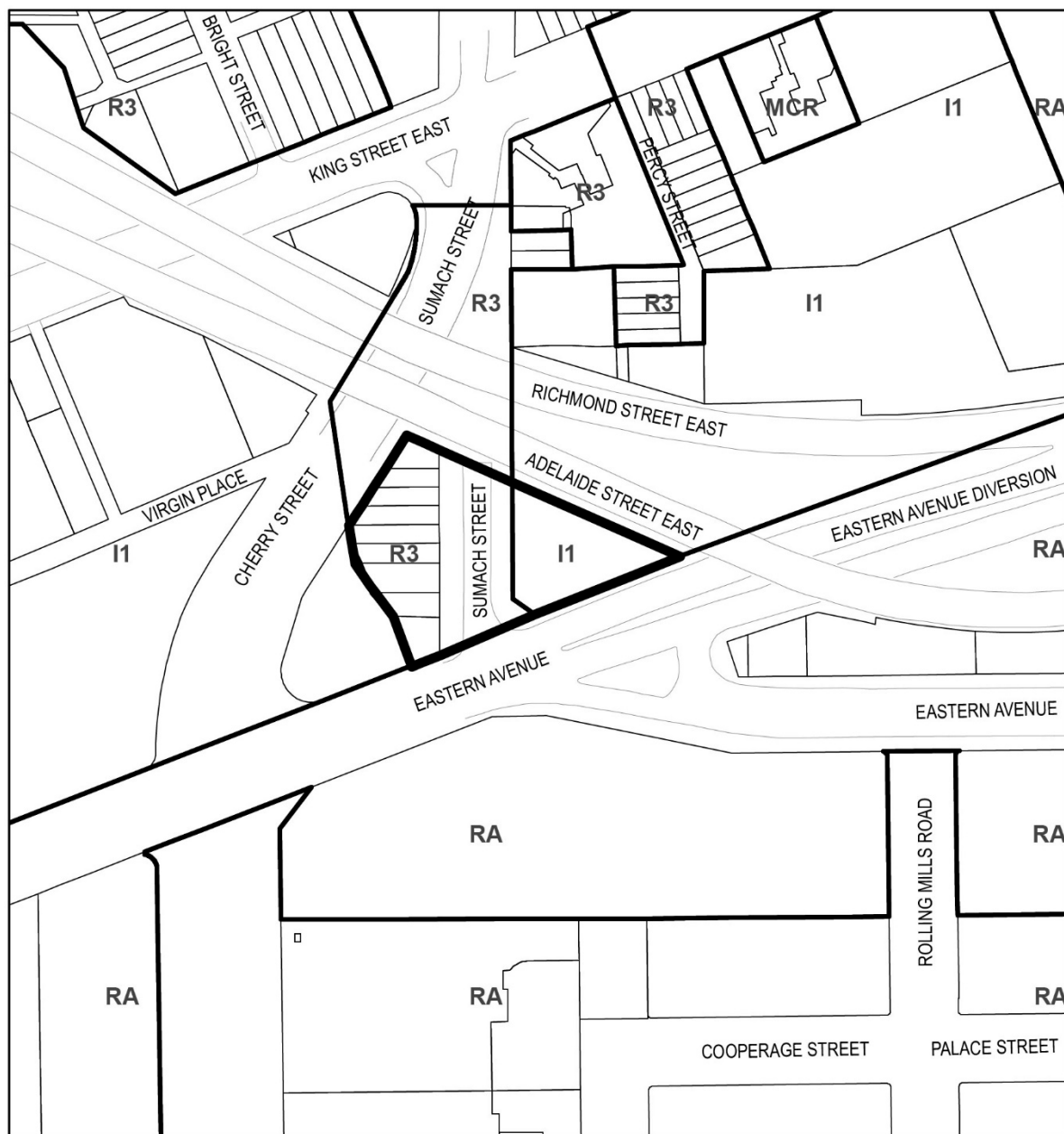
1 and 2-16 Sumach Street

File # 21 204556 STE 13 02



↑
Not to Scale
Extracted: 08/30/2021

Attachment 6: Zoning By-law Map (438-86)



Zoning By-law 438-86

1 and 2-16 Sumach Street

File # 21 204556 STE 13 0Z



Location of Application

R3 Residential
I1 Employment Industrial
MCR Commercial
RA Commercial



Not to Scale
Extracted: 10/22/2021

The map displays a residential area with various streets and zoning designations. The central focus is a property lot outlined in thick black, which is zoned R (d1.0) (x4). This lot is situated between Sumach Street and Eastern Avenue. Surrounding streets include King Street East, Bright Street, Virgin Place, Cherry Street, Sumach Street, Richmond Street East, Adelaide Street East, Eastern Avenue, and Eastern Avenue Diversion. Other zoning designations visible on the map include R (d1.0), R (d1.0) (x5B3), R (d1.0) (x4), R3 Z1.0, R3 Z3.1, I1 D3, RA(h), and RA. A specific lot on Sumach Street is also labeled with 'R (d1.0) (x4)' and 'R3 Z1.0'. The map also shows a 'ROLLING MILLS ROAD' and 'PALACE STREET' at the bottom right.

Attachment 8: Application Data Sheet

Municipal Address: 1 SUMACH ST Date Received: August 26, 2021

Application Number: 21 204556 STE 13 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Official Plan and Zoning By-law Amendment Application to facilitate the development of the site for a 35-storey mixed-use building atop a podium element, with a non-residential gross floor area of 288 square metres, and a residential gross floor area of 27,722.00 square metres. A total of 443 residential dwelling units are proposed of which 119 will be affordable rental units. The Sumach Street right-of-way is included in the application lands.

Applicant
MARKEE
DEVELOPMENTS

Architect
gh3*

Owner
NORMAN
SEYMOUR

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: Downtown and King-Parliament Secondary Plan Areas

Zoning: R(d1.0)(x4) and I1 D3 Heritage Designation: Y

Height Limit (m): 12 and 30 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 2,687 Frontage (m): 28 Depth (m): 75

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			599	599
Residential GFA (sq m):			27,722	27,722
Non-Residential GFA (sq m):			288	288
Total GFA (sq m):			28,010	28,010
Height - Storeys:			35	35
Height - Metres:			112	112

Lot Coverage Ratio (%)	22.29	Floor Space Index:	10.42
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	27,585	137
Retail GFA:	288	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	4		119	119
Freehold:	7			
Condominium:			324	324
Other:				
Total Units:	11		443	443

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			268	134	41
Total Units:			268	134	41

Parking and Loading

Parking Spaces:	32	Bicycle Parking Spaces:	550	Loading Docks:	2
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