

212-218 Dundas Street East and 279 1/2 George Street – Zoning Amendment Applications – Final Report

Date: October 28, 2021

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

Planning Application Number: 20 151363 STE 13 OZ

SUMMARY

This application proposes to amend the Zoning By-laws to permit a 41 storey mixed use development including ground floor commercial uses and 490 dwelling units with a total gross floor area of 32,023 square metres at 212-218 Dundas Street East and 279 1/2 George Street. The proposed building would have a height of 133.2 metres including the mechanical penthouse. The proposal would entail the retention, in-situ, of the 10 rental dwelling units contained within the existing 3-storey rental apartment building at 279 1/2 George Street.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and conforms to the City's Official Plan.

This report reviews and recommends approval of the application to amend the Zoning By-law, both by-laws 438-86 and 569-13. The proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to intensification in the Downtown, which is a designated growth area, in the form of a tall building which conforms to the site specific provisions of Official Plan Amendment 82, the Downtown Plan and generally conforms with the guidelines. Staff worked with the applicant and the community to address and resolve various massing issues including appropriate tower and podium heights and heritage impacts. The provision of a range of dwelling unit types will help address housing issues. Staff recommend that Council support approval of the zoning by-law amendment application

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 438-86 for the lands at 212-218 Dundas Street East and 279 1/2 George Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No.5 to this report.

2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 212-218 Dundas Street East and 279 1/2 George Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to this report.

3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

4. Before introducing the necessary Bills contemplated in recommendations 1 and 2 to City Council for enactment, City Council require the owner to:

a) enter into an Agreement pursuant to Section 37 of the Planning Act, and any other necessary agreements, satisfactory to the Chief Planner and Executive Director, City Planning and the City Solicitor securing the matters identified in Recommendations 5 to 6 at the owner's expense, with such Agreement(s) to be registered on title to the lands at 212-218 Dundas Street East and 279 1/2 George Street in a manner satisfactory to the City Solicitor;

b) Submit a revised Functional Servicing and Stormwater Management Report, revised Servicing Groundwater Summary, a revised Hydrological Review Summary, and revised Architectural plans to show that the required Jelly Fish filter can be accommodated within the site, for review and acceptance by the Chief Engineer & Executive Director, Engineering & Construction Services; and

c) Pay for and construct any improvements to the municipal infrastructure in connection with the site servicing report, as accepted by the Chief Engineer & Executive Director, Engineering & Construction Services, should it be determined that upgrades to such infrastructure are required to support this development.

d) Withdraw its appeals to Official Plan Amendment 352, being the Downtown Tall Buildings Setback Area Specific Policy and the associated Zoning By-laws 1106-2016 and 1107-2016, as they relate to the subject lands.

5. Before introducing the necessary Bills to City Council for enactment, City Council direct that the owner be required to enter into an Agreement pursuant to Section 37 of the Planning Act to secure the following community benefits at the owner's expense, as follows:

a) the owner shall provide community benefits having a value to be determined and be allocated at the discretion, and to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councilor;

b) the cash contribution referred to in Recommendation 5(a) shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Building Construction Price Index for the Toronto Census Metropolitan Area, reported quarterly by Statistics Canada in Building Construction Price Indexes Table 18-10-0135-01, or its successor, calculated from the date of the Agreement to the date of payment;

c) in the event the cash contribution referred to in Recommendations 5(a) above has not been used for the determined purpose within three years of the amending Zoning By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, provided the purpose is identified in the Official Plan and will benefit the community in the vicinity of the lands

6. City Council also direct that the following be secured in the Section 37 Agreement as a legal convenience to secure matters required to support the development:

a) The owner shall continue to provide and maintain the ten (10) existing rental dwelling units on the lands at 279 1/2 George Street as rental housing, together with the associated facilities and amenities of the existing rental apartment building, for a period of at least 20 years commencing from the date that the Zoning By-laws come into force and effect, and with no applications for demolition or conversion from residential rental use during such 20 year period, all to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor.

b) The owner shall undertake improvements to the existing rental apartment building, taking into account tenant responses to the required Tenant Survey related to programming of amenity space, to the satisfaction of the Chief Planner and Executive Director, City Planning Division or their designate, including, but not limited to, the following:

Prior to the first above-grade building permit for any part of the development:

- i. Improvements to the existing waste management facilities including storage of garbage, recycling and composting;
- ii. Accessibility improvements within the existing rental apartment building, including push button automatic door openers for all common doors, where possible, and an accessible clothes folding table within the laundry room;
- iii. Improvements to the laundry room within the existing residential rental building;
- iv. Short-term bicycle parking near the front entrance of the existing residential rental building;
- v. Improvements and repairs to the existing ten (10) rental units, with repairs and improvements to be determined through the site plan application review process and secured in a Site Plan Agreement;

vi. Improvements to the existing outdoor or new outdoor amenity areas, to be shared amongst residents of the existing rental apartment building, with programming of a similar nature to be determined through the site plan application review process and secured in a Site Plan Agreement

c) The costs of all improvements to the existing rental apartment building and associated spaces, both within and outside the building, as described above, shall not be passed on to tenants of the existing building in any form, including by way of an application to the Ontario Landlord Tenant Board or to any successor tribunal with jurisdiction to hear applications made under the legislation governing residential tenancies in Ontario, for the purpose of obtaining an increase in residential rent above the applicable guideline;

d) Prior to Site Plan Approval for the development the owner agrees to develop a Construction Mitigation and Tenant Communication Plan to mitigate the impacts of construction on existing tenants, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division;,,

e) The owner shall provide a minimum of 10-percent of all new units in the proposed 41-storey building as 3-bedroom units;

f) The owner shall provide a minimum of 15-percent of all new units in the proposed 41-storey building as 2-bedroom units;

g) The owner shall provide a minimum of 15-percent of all new units in the proposed 41-storey building as 2 and/or 3 bedroom units or units that can be converted to 2 and 3 bedroom units through the use of accessible or adaptable design measures;

h) as part of a site plan application for the lands, the owner shall, at its sole expense, submit detailed landscape plans, sections, and details with sufficient information to assure Urban Forestry that the required City tree plantings and associated soil volumes and soil infrastructure is feasible;

i) wind mitigation and privacy measures, such as a 1.8 m high perimeter wind screen and/or raised planters, shall be provided along the perimeter of the outdoor amenity area where necessary to protect adjacent properties and residents;

j) prior to final Site Plan Approval for any part of the site, the owner shall submit a construction management plan for the development with the general matters included in the Section 37 Agreement, including but not limited to, noise, dust, size and location of staging areas, location and function of gates, dates of significant concrete pouring, lighting details, vehicular parking and queuing locations, street closures, coordination with adjacent on-going development

construction, parking and laneway uses and access, refuse storage, site security, site supervisor contact information, and a communication strategy with the surrounding community, and any other matters requested by the Chief Planner and Executive Director, City Planning, and the General Manager, Transportation Services, in consultation with the Ward Councillor;

k) the owner will construct and maintain the development of the site in accordance with Tier 1, Toronto Green Standard, and the owner will be encouraged to achieve Tier 2 Toronto Green Standard, or higher, where appropriate, consistent with the performance standards of Toronto Green Standards applicable at the time of the site plan application for each building on the site.

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 October 28, 2019 at which time staff raised issues of tower and podium height and appropriate setbacks. The current application was deemed complete June 25, 2020. A Preliminary Report on the application was adopted by Toronto and East York Community Council on September 16, 2020 authorizing staff to conduct a community consultation meeting with an expanded notification area. Key issues identified at that time were: appropriate mix of land-uses, tower and podium height as well as transition to adjacent *Neighbourhoods*, heritage issues, appropriate unit mix, shadowing and wind impacts and appropriate amenity space.

The Preliminary Report can be viewed here:

<https://www.toronto.ca/legdocs/mmis/2020/te/bgrd/backgroundfile-156098.pdf>

Community consultation is summarized in the Comments section of this Report.

PROPOSAL

The application, when originally submitted, proposed a 46-storey (154.4 metres including the mechanical penthouse) development which would contain a total of 1030 square metres of commercial gross floor area and 35,299 square metres of residential gross floor area, 36,328 square metres in total. The development would include 588 residential units.

It is noted that the original application included an Official Plan Amendment application to amend provisions to the Site and Area Specific Policy 461 (OPA 82). Subsequent to this application it has been determined by Planning staff that an Official Plan Amendment is not required and that the application does in fact conform to the Site and Area Specific policy.

The applicant's revised proposal is for a 41-storey (127.2m excluding mechanical penthouse or 133.2 m including mechanical penthouse) mixed-use development including commercial uses at grade and 490 dwelling units above. The development would be in a tower with podium form with a 7-storey podium. The podium would incorporate and preserve portions of the existing 2, 3 and 4-storey buildings presently located at the south-west and west sides of the site (commonly known as the Filmores Hotel). The proposal would entail the retention, in-situ, of the existing 3-storey rooming house at 279 1/2 George Street which would remain as is. The proposed gross floor area would be 32,023 square metres which equates to an approximate Floor Space Index of 12.7 under Zoning By-law 569-2013.

Ground floor space would include commercial space fronting Dundas Street, wrapping around to include portions of the George Street frontage, as well as the residential lobby. Vehicular access would be from Dundas Street with parking located below grade. Amenity space would be located on floors 2 and 8. Bicycle parking would be located on the mezzanine level with dedicated access to the ground level. Vehicular parking would be below grade.

Other details of the proposal are shown in Table 1 below and in Attachment 2 and 7-12:

Table 1 – Summary of Application

Category	Proposed
Tower Setbacks:	
West to midpoint of right-of-way	15 m
East to property line	27 m
North to property line	4.5 m
South to midpoint of right-of-way	15 m
Northeast to Neighbourhoods areas	20 m
Public realm (building face to curb):	
George Street	6.5 m
Dundas Street East (existing Filmores)	2.8 m
Dundas Street East (new addition)	6.0 m
Tower floorplate GCA	
Floors 9 to 41	778.7 m ²
Vehicular parking:	
Resident	50
Non-Residential	28
Bicycle parking:	
Visitor	56
Resident	446
Loading spaces:	
Type G and Type B	1 shared
Type C	1
Amenity space:	
Indoor	1,246 m ²
Outdoor	495 m ²
Unit Mix:	

Studio	46 (9.4%)
One bedroom	320 (65.3%)
Two bedroom	74 (15.1%)
Three + bedroom	50 (10.2%)
Total	490

Site and Surrounding Area

The site is an irregular corner lot with approximately 50 m of frontage on George Street and approximately 85 m frontage on Dundas Street East. The lot area is 2513.8 m². On-site there are two existing buildings, a 3-storey apartment building at 279 1/2 George Street and 4-storey Filmores hotel at 212 Dundas Street. Refer to Attachment 1.

The existing 3-storey apartment building at 279 1/2 George Street contains ten (10) rental dwelling units, and operates under a rooming house license. The ten (10) rental dwelling units are comprised of nine (9) bachelor and one (1) one-bedroom unit.

The surrounding uses are as follows:

North: 3 and 5 storey residential buildings fronting George Street and a mix of 2 to 3-storey residential buildings fronting Pembroke Street

South: Dundas Street East and on the south side of Dundas Street East an under construction 21-storey residential tower with commercial uses at grade.

West: George Street and on the west side of George Street a 50-storey mixed use development.

East: 2 and 3-storey mixed use buildings with commercial uses at grade

Reasons for Application

The proposal requires an amendment to the Zoning By-law for an increase in density and height along with changes required to setbacks, angular plane requirements, parking and amenity space provisions.

APPLICATION BACKGROUND

Application Submission Requirements

The following reports/studies were submitted in support of the application:

- Building Mass Model
- Arborist Report
- Archaeological Assessment
- Community Services & Facilities Study
- Energy Efficiency Report
- Geotechnical Study

- Heritage Impact Statement
- Housing Issues Report
- Hydrogeological Report
- Landscape and Lighting Plans
- Noise Impact Study
- Pedestrian Level Wind Study
- Planning Rationale
- Public Consultation Strategy
- Functional Servicing Report
- Stormwater Management Report
- Toronto Green Standard Checklist
- Transportation Impact Study
- Tree Preservation Report
- Shadow Study

These reports/studies can be viewed through the Application Information Centre (AIC) here: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>.

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

POLICY CONSIDERATIONS

Planning Act

Section 2 of the Planning Act sets out matters of provincial interest which City Council shall have regard to in carrying out its responsibilities, including: the orderly development of safe and healthy communities; the adequate provision of employment opportunities; the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; the appropriate location of growth and development; the adequate provision and distribution of educational, health, social, cultural and recreational facilities; the resolution of planning conflicts involving public and private

interests; and the promotion of a built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

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. Policy 4.6 of 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 municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs plan for the prescribed densities.

Staff have reviewed the proposed development for consistency with the PPS (2020) and for conformity with the Growth Plan (2020). The outcome of staff analysis and review are summarized in the Comments section of the Report.

Toronto Official Plan

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. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

This application has been reviewed against the policies of the City of Toronto Official Plan including Official Plan Amendment 82 (Garden District Site and Area Specific Policy 461), Official Plan Amendments 352 (implementing By-laws 1106-2016 and 11072016) and Official Plan Amendment 406 (Downtown Plan) as follows:

Chapter 2 – Shaping the City

Policy 2.2.1 Downtown: The Heart of Toronto

Policy 2.2.1 outlines the policies for development within the Downtown. The proposed development is located in the Downtown area as defined by Map 2 of the City of Toronto Official Plan. Although much of the growth is expected to occur in the Downtown, not all of the Downtown is considered a growth area. The Official Plan states that: "while we anticipate and want Downtown to accommodate growth, this growth will not be spread uniformly across the whole of Downtown."

Policy 2.2.1.3 c) and d) refers to the quality of the Downtown will be improved by enhancing existing parks and strengthening the range and quality of the social, health and community services located Downtown.

Policy 2.2.1.4 states that a full range of housing opportunities will be encouraged through residential intensification in the Mixed Use Areas of Downtown.

Chapter 3 – Building a Successful City

On September 11, 2020, the Minister of Municipal Housing and Affairs approved amendments to the City's Official Plan with respect to the Public Realm (OPA 479) and Built Form (OPA 480) policies of the Plan. These policies are in force and in effect.

Policy 3.1.1 The Public Realm

Policy 3.1.1 provides direction to the importance of the public realm including streets, sidewalks, boulevards, open space areas, parks, and public buildings.

Policy 3.1.2 states that the public realm will provide the organizing framework and setting for development and foster complete, well-connected walkable communities and employment areas.

Policy 3.1.2 Built Form

Policy 3.1.2.1 states that development will be located and organized to fit within its existing and planned context.

Policy 3.1.2.4 requires new development to locate and organize vehicle parking, vehicular access and ramps, loading, servicing, storage areas and utilities to minimize their impact and improve the safety and attractiveness of the public realm, the site and surrounding properties.

Policy 3.1.2.5 requires development be located and massed to fit within the existing and planned context, define and frame the edges of the public realm with good street proportion, fit with the character, and ensure access to direct sunlight and daylight on the public realm.

Policy 3.1.2.6 requires new development to provide good transition in scale between areas of different building heights and/or intensity of use in consideration of both the existing and planned contexts of neighbouring properties and the public realm.

Policy 3.1.3 Built Form – Building Types

Policy 3.1.3.7 tall buildings are generally greater in height than the width of the adjacent right-of-way.

Policy 3.1.3.9 the base portion of tall buildings should a) respect and reinforce good street proportion and pedestrian scale and b) be lined with active, grade-related uses.

Policy 3.1.3.10 the tower portion of a tall building should be designed to a) reduce the physical and visual impacts of the tower onto the public realm; b) limit shadow impacts on the public realm and surrounding properties; c) maximize access to sunlight and open views of the sky from the public realm; d) limit and mitigate pedestrian level wind impacts; and e) provide access to daylight and protect privacy in interior spaces within the tower.

Policy 3.1.5 Heritage Conservation

Policy 3.1.5 provides policy direction on the identification of potential heritage properties, conservation of heritage properties and on development adjacent to heritage properties. The subject site is designated under Part V of the Ontario Heritage Act as part of the Garden District Heritage Conservation District.

Policy 3.1.5.4 states properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

Policy 3.1.5.5 requires proposed alterations or development on or adjacent to a property on the Heritage Register to ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained.

Policy 3.1.5.26 requires new construction on, or adjacent to a property on the Heritage Register be designed to conserve the cultural heritage values, attributes and character of the property and to mitigate the visual and physical impact on it.

Policy 3.2.1 Housing

Policy 3.2.1 provides policy direction with respect to housing. Policy 3.2.1.1 states a full range of housing, in terms of form, tenure and affordability will be provided and maintained to meet the current and future needs of residents. A full range of housing includes: social housing, shared and/or congregate-living housing arrangements.

Policy 3.2.3 Parks and Open Spaces

Policy 3.2.3 refers to the system of parks and open spaces. Policy 3.2.3.3 states the effects of development from adjacent properties, including additional shadows, will be minimized as necessary to preserve their utility.

Chapter 4 – Land Use Designations

Policy 4.5 Mixed Use Areas

The subject lands are designated Mixed Use Areas on Map 18 of the Official Plan. Mixed Use Areas are intended to provide a broad range of commercial, residential and institutional uses in single-use or mixed-use buildings.

Policy 4.5.2 c) states development within Mixed Use Areas will locate and mass new buildings to provide a transition between areas of different intensity and scale through means such as setbacks and/or stepping down of heights.

Policy 4.5.2 e) states development will frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

Policy 4.5.2 i) refers to development that will provide an adequate supply of parking for residents and visitors and in 4.5.2 j) locate and screen service areas, ramps, and garbage storage to minimize the impact.

Policy 4.5.2 k) also refers to development that will provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Chapter 5 – Implementation

Policy 5.1.1 Height and/or Density Incentives

This policy refers to Section 37 of the Planning Act which gives municipalities the authority to pass zoning by-laws involving increases in the height and/or density of development in return for the provision by the owner of community benefits. Section 5.1.1 of the Official Plan includes policies dealing with the use of Section 37. The policies state that Section 37 community benefits are capital facilities and/or financial contributions toward specific capital facilities and include amongst other matters, the provision of affordable housing.

Policy 5.6 Interpretation

Policy 5.6.1 states that the Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making and in Policy 5.6.1.1 that policies should not be read in isolation. When more than one policy is relevant, all appropriate policies are to be considered in each situation.

Official Plan Amendment 352 – Downtown Tall Building Setback Area

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area. The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower

portions of tall buildings Downtown. At the same meeting, City Council adopted area-specific Zoning By-laws 1106-2016 and 1107-2016 which provide the detailed performance standards for portions of buildings above 24 metres in height.

The applicant is one of the appellants to OPA 352. OPA 352 is in full force and effect except for a number of site specific appeals, which includes the subject lands. As such, for this site, OPA 352 is not in full force and effect.

The Official Plan Amendment can be found here:

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

Official Plan Amendment 406 -The Downtown Plan

Official Plan Amendment 406 (the Downtown Plan) was adopted by City Council May 22, 2018 and approved by the Ministry on June 5, 2019. 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. This application was deemed complete June 25, 2020 and as such the plan is in full force and effect for this application.

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.

The Downtown Plan can be found here:

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

Official Plan Amendment 82 - Garden District Site and Area Specific Policy 461

This site is within and subject to Official Plan Amendment 82 (OPA 82). OPA 82 is in full force and effect for the subject lands. The purpose of OPA 82 is to set the framework for new growth and development in the area while protecting those areas that should continue to remain stable. Key objectives include 2.1 which references the provision of a full range of housing in terms of form, tenure and affordability and 2.5 which states that height and density of development will be encouraged at appropriate locations taking into account massing to protect the public realm taking into consideration shadowing, skyview and separation distances.

Policy 3.2 of OPA 82 identifies tall building sites. Block 1 within the Dundas Corridor Character Area is identified as a Tall Building site, this site is within Block 1. Provisions for this block include maximum building heights compatible with and transitional to the tower heights of the development approvals at 219-231 Dundas Street East, 200 Dundas Street East, 241-251 Jarvis Street East and 280 George Street for the tower portion of the development, which is to be located at George Street and Dundas Street

East. The base building will step down in height from 47 metres to 38 metres. Tower setbacks may be reduced subject to *Neighbourhood* and tower setback requirements and any development will step down gradually in height towards Pembroke Street to a maximum height of 16 metres. Additionally a minimum of 60% of the Dundas Street frontage will be retail and retail bays will be broken up into frontages no greater than 6 metres.

Policy 3.3 and 3.4 refer to no net new shadows on Allan Gardens and the related conservatory buildings at specified times of the year. Policy 3.6 also refers to no net new shadows on the playground of Ecole Gabriele Roy at specified times of the year.

Policy 3.9 refers to tall buildings that will develop with a Tower-Base typology which is further defined through Policy 3.10 and 3.11. Additionally, Policy 3.12 states that a 25 m separation distance between towers shall be provided.

The Garden District Site and Area Specific Policy can be found here:
<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Zoning

The site is zoned MCR T1.5 C1.0 R1.0 under Zoning By-law 438-86 with a maximum height of 12 metres. The site is zoned CR 1.5 (c1.0; r1.0) SS2 (x2389) with a maximum height of 12 metres under Zoning By-law 569-2013.

The site is subject to certain permissions, exceptions and site specific provisions, including: requirement for residential uses above the first storey, prohibition of commercial parking garages or private commercial garages, required parking for rooming houses and social housing and restrictions on non-residential gross floor area.

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

Design Guidelines

Official Plan Policy 5.3.2.1 states that Guidelines will be adopted to advance the vision, objectives, and policies of the Plan. Urban design guidelines are intended to provide a more detailed framework for built form and public improvements.

The following design guidelines have been reviewed in the evaluation of this application:

- City-Wide Tall Building Design Guidelines,
- Downtown Tall Buildings: Vision and Supplementary Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities Guidelines
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings
- Retail Design Manual
- Best Practices for Bird-Friendly Glass;

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

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

City-Wide 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 is here:

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

Downtown Tall Buildings: Vision and Supplementary Design Guidelines

This project is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines. This document identifies where tall buildings belong Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings.

Map 2 and Map 4 from the Downtown Tall Building Guidelines do not identify this portion of Dundas Street as either a Priority Retail Street or appropriate for tower development (notwithstanding OPA 82 which designates the block as a tall building site).

The Downtown Vision and Supplementary Design Guidelines should be used together with the city-wide Tall Building Design Guidelines to evaluate Downtown tall building proposals. The link to the guidelines is here:

<https://www.toronto.ca/wp-content/uploads/2018/03/9712-City-Planning-Downtown-Tall-Building-Web.pdf>.

Growing Up Urban Design Guidelines

On July 28, 2020, City Council adopted the updated Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines ("Growing Up Guidelines"). The update was based on the continued review and assessment from the draft guidelines adopted by Council in July 2017. The objective of the Growing Up 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 Growing Up Design Guidelines was considered in the review of this revised proposal.

The guidelines can be found here: <https://www.toronto.ca/citygovernment/planning-development/planning-studies-initiatives/growing-up-planning-forchildren-in-new-vertical-communities/>

Retail Design Manual

The Retail Design Manual is anticipated to be on a future Planning and Housing Committee agenda with an anticipated recommendation that the Retail Design Manual be applied in the evaluation of proposals with a retail presence. The Retail Design Manual is a collection of best practices and is intended to provide guidance on developing ground floor retail spaces.

The Guidelines can be found here:

<https://www.toronto.ca/wpcontent/uploads/2020/01/960d-Toronto-Retail-Design-Manual-December-2019.pdf>

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

The purpose of this document 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 Guidelines can be found here:

<https://www.toronto.ca/wpcontent/uploads/2019/12/94d3-CityPlanning-Pet-Friendly-Guidelines.pdf>

Garden District Heritage Conservation District

In October 18, 2021 the Ontario Land Tribunal (OLT) issued a Final approval of the Garden District Heritage Conservation District (HCD) designation, plan and policies. This designation and plan provides for the protection, conservation and management of the District's heritage attributes and contributing properties so that the District's cultural heritage value is protected in the long term. The heritage attributes of the District include its built form, public realm and archaeological resources.

As of the date of drafting this report, the HCD plan in an AODA compliant format has not yet been uploaded to the City site. However, the background report can be found here:

<https://www.toronto.ca/legdocs/mmis/2017/te/bgrd/backgroundfile-99123.pdf#:~:text=The%20overall%20objective%20of%20the%20Garden%20District%20HCD,its%20built%20form%2C%20public%20realm%20and%20archaeological%20resources.>

Site Plan Control

The subject site and proposed development are subject to Site Plan Control. An application has been submitted.

Community Consultation

A community consultation meeting was held as a virtual event on November 24, 2020 which was attended by approximately 27 members of the public. At the meeting City staff and the applicant's team gave presentations on the site and surrounding area, the existing planning framework, and the proposed development. Following the presentations, City staff led a town hall format question and answer period. Specific comments related to the zoning amendment component of the development were:

- Whether the density is appropriate given people are moving to suburbs and the existing context
- Concern that north views are just as relevant as south views, particularly views from Allan Gardens and neighbourhoods
- Shadow impacts
- Safety issues
- Whether green spaces will be proposed as part of the development
- Would there be sufficient parking in the area
- Whether there is any affordable housing in the development and size of proposed units
- If there would be a public art component
- Environmental impacts (winds, green roof, energy strategy, trees)
- Impacts to schools

Concerns related to density, context and shadowing have been addressed through massing changes including both tower height and podium height reductions. Tree plantings are proposed as part of a green linkage along George Street. Parking concerns have been addressed to the satisfaction of Transportation Services. The mix of dwelling units now meets the recommended mix from the Downtown Plan. Environmental impacts have been reviewed through the Pedestrian Level wind study and the TGS requirements.

COMMENTS

Planning Act

The Planning Act governs land use planning in Ontario and sets out the means by which a municipality must implement land use planning decisions. Section 2 of the Planning Act sets out matters of provincial interest that City Council shall have regard to in making any decision under the Planning Act and requires that municipalities, when carrying out their responsibility under this Act regard shall be had to matters of provincial interest including:

- (a) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- (b) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (c) the orderly development of safe and healthy communities;

- (d) the adequate provision of a full range of housing, including affordable housing;
- (e) the appropriate location of growth and development; and
- (f) the promotion of built form that is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The proposed development has regard to the relevant matters of provincial interest. These provincial interests are further articulated through the PPS (2020) and the Growth Plan (2020).

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2020) and the Growth Plan (2020). 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 of the policies of the Plans.

Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan as follows:

The key PPS policies applicable to this development include:

- Policy 1.1.1 b) refers to healthy communities accommodating an appropriate affordable and market-based range and mix of residential uses,
- Policy 1.1.3.3 which states planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development accommodating a significant supply and range of housing options through intensification and redevelopment,
- Policy 1.1.3.4 refers to appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety,
- Policy 1.4.3 references an appropriate range and mix of housing options and densities and in a) establishing minimum targets for affordable to low and moderate income households and in f) establishing development standards for residential intensification,
- Policy 1.7.1 e) refers to encouraging a sense of place by promoting well designed built form and cultural planning and by conserving features that help define character including built heritage resources and cultural heritage landscapes,
- Policy 2.6.1 states that significant built heritage resources shall be conserved, and
- Policy 2.6.3 which prohibits site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

The PPS references development standards, appropriate range and mix of housing, as well as conservation of heritage resources. Policy 4.6 of the PPS states that the Official Plan is the most important vehicle for implementing the PPS and as such the proposals adherence to Official Plan policies is key. The proposed development represents an appropriate level of intensification for the site in a settlement area, within the Downtown where the City has directed growth. Further, the site can accommodate the level of intensification proposed in accordance with section 2, in particular conservation of heritage resources on the site and providing an appropriately massed and scaled built form.

As further discussed below, the consistency with the PPS relates to the provision of healthy communities through the mix of commercial and residential uses including the provision of a range of housing unit sizes. Additionally, the proposed massing incorporates appropriate development standards and conserves heritage matters as described and assessed later in this report. As such, in the opinion of City Planning, the proposed development and Zoning By-law Amendments, in their current form, is consistent with the Provincial Policy Statement (2020).

Growth Plan

The key Growth Plan policies applicable to this development are:

- Policy 1.2.1 which refers to the achievement of complete communities, the efficient use of land, a range and mix of housing options to serve all sizes, incomes and ages of households and conservation of cultural heritage resources,
- Policy 2.2.1.4 a) refers to the achievement of complete communities that feature a diverse mix of land uses including residential and employment uses and in c) a range and mix of housing options to accommodate the needs of all household sizes,
- Policy 2.2.1.4 e) provides for a more compact built form, and a vibrant public realm,
- Policy 2.2.2.3 b) which refers to an appropriate type and scale of development and transition of built form to adjacent areas and 2.2.2.3 f) refers to implementation through official plan policies and designations and other supporting documents,
- Policy 2.2.6.3 which refers to multi-unit residential developments to incorporate a mix of unit sizes, and
- Policy 4.2.7.1 which states cultural heritage resources will be conserved.

In implementing these policies, Growth Plan Policy 5.2.5.6 states municipalities are to develop and implement urban design and site design official plan policies and other supporting documents that direct the development of a high quality public realm and compact built form. As such, the City's Official Plan and design guidelines have direct relevance for assessing Growth Plan conformity.

As with the PPS, the development site is located in an Urban Growth Centre which is directed for intensification. While growth is not uniform across the Downtown Urban Growth Centre, the policies of the Official Plan contemplate appropriately massed and scaled built form and that development conserves heritage resources and provides for intensification.

As further discussed below, the application proposes a mix of uses that has been designed to maximize density while providing for an appropriate type and scale of development. The proposal is in a compact form and represents an appropriate type and scale of development. Additionally, the development proposes the conservation of 212 Dundas Street East as an on-site heritage resource thereby providing for the conservation of cultural resources. In the opinion of City Planning, the proposed development and Zoning By-law Amendments, in their current form, conforms to the Growth Plan (2020).

The review of the proposed built form in relation to applicable Official Plan policies and relevant guidelines and their link in assessing PPS consistency and Growth Plan conformity is further examined below.

Conformity with Growth Targets and Density Targets

The most recent Official Plan update was undertaken when the City's Official Plan was approved by the Ontario Municipal Board in 2006 and considered further through the statutory five-year review of the Official Plan that commenced in 2011. The five-year review resulted in a number of Official Plan amendments that were approved by the province on various dates. The Official Plan sets out areas for future growth while at the same time establishing policies that are appropriate and considerate of the surrounding context.

The site is within the Urban Growth Centre of the built-up area boundary as identified in the Growth Plan, where a significant share of population and employment growth is anticipated. The City of Toronto is required through its Official Plan to plan for a future population of 3,190,000 people by the year 2041. Additional density targets are provided for the various urban growth centres in the City at a rate of 400 ppl/jobs per hectare to help achieve this overall population. The City is presently on track to meet these overall 2041 Growth Plan forecasts based on Census data, current development proposals and future trends that are currently being considered by the City.

The density of the Downtown Toronto Urban Growth Centre area in 2016 is 354 people and jobs per hectare, based on the 2016 Census population and the 2016 Toronto Employment Survey results. From 2011 to 2016, the population increased by 41,668 people. Employment increased by 69,280 jobs over the same period. The increase in density as a result of this growth is an additional 52 people and jobs per hectare over the 2011-2016 period. This demonstrates the growth and growth in density of the Urban Growth Centre.

Table 1: Downtown Toronto Urban Growth Centre

Year	Census Population	TES Employment	Area (hectares)	Density (people & jobs)
2011	205,888	441,920	2,143	302
2016	247,556	511,200	2,143	354
2011-2016	41,668	69,280	2,143	52

Sources: 2011 and 2016 Census, Statistics Canada, 2011 and 2016 Toronto Employment Survey, City of Toronto

In the Downtown Toronto Urban Growth Centre area, the 2016 Q4 Development Pipeline contained 42,556 units in projects that were built between 2012 and 2016, and a further 45,236 units in projects which are active and thus which have at least one Planning approval, for which Building Permits have been applied for or have been issued, and/or those which are under construction, but are not yet built (see Profile Toronto: How Does the City Grow? April 2017). The number of units in the area that are in active projects is greater than the number of units which have been built over the past five years.

If a similar number of units in active projects were realized in the near term as were built in the previous five years, and if the same population and employment growth occurred in the Downtown Toronto Urban Growth Centre over the near term from 2016 as occurred over the past five years from 2011 to 2016, the resulting density would be 406 people and jobs per hectare. Thus if the current trends continued, the resulting density would be above the minimum Urban Growth Centre density target of the Growth Plan for the Greater Golden Horseshoe (2020). In addition, there would remain an additional ten years for additional approved development to occur.

The proposed development is not required for the City to meet the density target of 400 people and jobs/hectare in the Downtown Urban Growth Centre. The density target is to be measured across the whole of the Downtown Urban Growth Centre (Policy 5.2.5.4 of Growth Plan).

Land Use

The site is designated *Mixed Use Areas* in the City of Toronto Official Plan. Policy 4.5.1 of the Official Plan states that Mixed Use Areas are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings. The text of Section 4.5 of the Official Plan clarifies that not all Mixed Use Areas will experience the same scale or intensity of development.

In OPA 406 (Downtown Plan) the site is designated *Mixed Use Areas 2 – Intermediate*. Policy 6.25 and 6.26 states that building typologies will respond to their site context and that scale and massing will be compatible with the existing and planned context of the neighbourhood including prevailing heights, massing, scale, density and building type.

OPA 82 retains the *Mixed Use Areas* designation for this site. Additionally, OPA 82 designates this site as a tall building site appropriate for tower development subject to various performance standards.

The proposed land use is mixed use featuring residential and commercial uses at grade which conforms with the in-force *Mixed Use Area* policy for permitted land uses. Although the proposed land use would be permitted, the built form must respond to the planned and built form context and minimize impacts. The built form is reviewed and assessed in the following sections.

Built Form

The proposed built form has been reviewed against the Official Plan, including OPA 82, OPA 406 and OPA 352 as well as relevant design guidelines described in the Issue Background Section of the Report.

The proposed tower has been assessed in terms of the context and height, shadowing, tower floorplate and setbacks. The podium is separately assessed in terms of form and conservation of heritage resources.

Tower - Context and Height

The planned and built form context is one of the key considerations when assessing appropriate built form. The general intent in an area of high rise development adjacent to a *Neighbourhoods Area* is to ensure that sufficient separation distances are achieved to ensure light, view and privacy impacts are appropriately addressed for both residents and for pedestrians.

Official Plan Built Form Policies 3.1.2.1 and 3.1.2.5 require that new development be located and organized to fit within the existing and planned context. Policy 3.1.2.3 refers to development will protect privacy within adjacent buildings by providing setbacks and separation distances from neighbouring properties and adjacent building walls. Tall Building Policy 3.1.3.11 d) states that the tower portion of a tall building should be designed by providing appropriate separation distances from side and rear lot lines as well as other towers.

OPA 352, Policy B i) refers to tall buildings to provide setbacks from the lot lines so that individual tall buildings and the cumulative effect of multiple tall buildings within a block fit in with the existing and/or planned context. Policy B ii d), e) and f) further reference access to natural light, a reasonable level of privacy for occupants, pedestrian level and occupant views between towers.

OPA 406 Policy 3.3 states new buildings will fit within their existing and planned context and provide compatibility between differing scales of development. Policy 9.25.3 refers to built form adjacencies from tall to tall buildings through the application of separation distances and tower orientation. Policy 9.24 and 9.25.1 refer to transition in scale and in the case of tall to low-rise adjacencies, provision of separation distances and stepping down of heights.

Tall Building Design Guideline 1.1 refers to context and defines a 250 m and 500 m radius for that context. Guideline 1.3 refers to tall buildings fitting within the existing or planned context. Guideline 3.2.3 further identifies minimum tower separation distances of 25 m between towers which can be achieved by 12.5 m setbacks to the mid-point of the right-of-way. Downtown Tall Building Guideline 3.1 refers to fit and transition in scale including the provision of a minimum 20 m setback to *Neighbourhood Areas* for tower development.

The existing and planned context features a mix of built forms including towers, mid-rise developments and low rise neighbourhood uses. This context is largely dictated by, and planned for, by OPA 82 which includes site specific provisions for this site. Policy 3.2 identifies tall building sites. Block 1 within the Dundas Corridor Character Area is identified as a Tall Building site, this site occupies the vast majority of Block 1 (but not the Pembroke frontage and portions of the George Street frontage) and hence is approved for a tall building in accordance with the site specific policy. The site specific policy includes both locational and maximum height requirements.

In terms of location, sub-policy i) for Block 1 states that the tower portion of the development is to be located at George Street and Dundas Street East and in iii) tower setbacks may be reduced subject to Neighbourhood and tower setback requirements. Within this context, the application proposes the tower to be located at the George Street and Dundas Street corner with the following setbacks.

Tower Setbacks	
West to midpoint of right-of-way	15 m
East to property line	27 m
North to property line	4.5 m
South to midpoint of right-of-way	15 m
North-east to Neighbourhoods designated lands	20 m

The proposed tower location maintains the minimum 12.5 m setbacks to the mid-point of the right-of-way and 20 m to the Neighbourhoods land use designation as identified by the guidelines and OPA 82. The above mentioned sub-policy iii) references the potential to reduce tower setback requirements. In this case, the north setback (fronting George Street) is proposed at 4.5 m. This north setback is adjacent to a small portion of Block 1 which is both too small (18 m frontage) for a tall building and not permitted for a tall building through the locational requirement to locate the tower at the George/Dundas corner and hence, the proposed 4.5 m setback is appropriate.

Sub-policy i) for Block 1 includes provisions for maximum building heights compatible with and transitional to the tower heights of the development approvals at adjacent sites. The existing building heights of these adjacent developments (as per Site Plan applications, not including mechanicals) are:

219-231 Dundas Street East, 60.95 m and
 241-251 Jarvis Street (now known as 200 Dundas Street East), 146.6 m

Confusingly, the referenced 241-251 Jarvis Street address is an old address which is now known as 200 Dundas Street East. Also, although the policy is specific to referencing tower heights of adjacent developments, it also includes podium heights, including 280 George Street (50.2 m) and the former 200 Dundas Street East (56.7 m).

The proposed tower is 127.2 m (not including mechanical). This height is compatible with and transitional to the referenced tower heights and as such conforms to the OPA 82 policy referencing tower heights and as such is appropriate, subject to shadowing issues referenced below. The proposed 41-storey tower fits within the planned and existing built form context and achieves appropriate tower separation distances including a 20 m separation to the adjacent *Neighbourhoods Area* and as such is an appropriate built form which conforms to the Official Plan and relevant guidelines.

Tower - Height and Shadowing

Official Plan Built Form Policy 3.1.2.5 refers to access to direct sunlight and daylight on the public realm and in 3.1.3.10 b) and c) limit shadow impacts on the public realm and surrounding properties and maximize access to sunlight and open views of the sky from the public realm. For the Mixed Uses Areas designation, Policy 4.5.2 e) refers to maintaining sunlight on adjacent streets, parks and open spaces.

Shadow protection policies from OPA 82, Policy 3.5, states that there shall be no net new shadows permitted on Allan Gardens measured on March 21 and September 21 from 10:00 am to 6:00 pm and in Policy 3.6, on the playground of Ecole Gabriele Roy from September 21 to June 21 from 10:00 am to 4:00 pm.

Downtown Plan Policy 9.17 states development will adequately limit shadows on sidewalks, parks, open spaces and institutional open spaces as necessary to preserve their utility. Policy 9.18 further states that development will adequately limit net-new shadows as measured from March 21 to September 21 from 10:18 am to 4:18 pm on, among other parks, Allan Gardens

These policies are expanded on by Tall Building Guideline 1.3 (a) which refers to maintaining access to sunlight and sky view for surrounding streets, parks, open space and neighbouring properties and by Guideline 1.4 which refers to protecting access to sunlight and sky view within the surrounding context of streets, parks, open space and other shadow sensitive areas.

Downtown Tall Building Design Guideline 3.2 states that tall buildings should not cast new shadows on Signature Parks (Allan Gardens being a Signature Park) from 10:00 to 4:00 pm on September 21st.

The applicant has submitted studies illustrating the extent of shadowing that would result from the proposed development. The submitted shadow studies show the proposed tower would not impact Allan Gardens or Ecole Gabriele Roy playground at the shadow protected times identified by OPA 82 or the Downtown Plan and guidelines. Although there is some afternoon shadows on adjacent *Neighbourhoods* designated lands starting at 1:18 pm, the extent of the shadowing is limited in its impact by both the tower floor plate and by falling within existing shadows from adjacent developments. The proposed shadowing is acceptable in this instance and context.

Tower Floor Plate and Tower Stepbacks

The achievement of appropriate massing is related to the previously assessed tower separation distances and light, view and privacy issues. In this section of the report the analysis of massing involves an assessment of tower floor plates and stepbacks which is more nuanced to the on-site and adjacent impacts.

Official Plan Built Form Policy 3.1.2.6 states that development will be required to provide good transition in scale between areas of different building heights and/or intensity of use in consideration of both the existing and planned context. Policy 3.1.3.11 refers to stepping back the tower from the base building, limiting and shaping the size of tower floorplates. Mixed Use Areas Policy 4.5.2 c) references appropriate setbacks and/or stepping down of heights between areas of different intensity and scale.

OPA 82 Policy 3.10 states that the tower frontage of a Tower-Base typology building shall be encouraged to step back at least 3 metres from the base building. Policy 3.11 states that Tall Buildings are encouraged to have a floor plate no larger than 750 square metres, unless required for institutional and commercial uses or where it can be demonstrated that the impact of a larger floor plate (sunlight/shadow, transition, skyview and wind) can be sufficiently mitigated.

Downtown Plan Policy 9.13 to 9.15 refers to tall building floorplates designed to adequately limit shadow impacts on the public realm and neighbouring properties and maintain adequate skyview from the public realm. Step backs and/or limiting building floorplates allow daylight and sunlight to penetrate the street and lower building levels. Generally, floorplates would be a maximum of 750 square metres although increases may be appropriate where impacts are addressed. Additionally, policies 9.22 to 9.27 refer to transition in scale through the use of setbacks, step-backs and tower orientation among other means.

Tall Building Guideline 3.2.1 limits tower floor plates to 750 square metres including all built areas within the building but excluding balconies. Guideline 3.2.2 refers to minimum tower stepbacks of 3m which is illustrated in Guideline 3.2.3. Guideline 4.3 refers to the pedestrian level wind effects and the need to stepback towers to reduce undesirable downward wind flows.

The proposed development is massed in a podium tower form. The tower component of the development has a floor plate of 778.7 m² (floors 8-41) including projecting balconies. The tower would stepback approximately 4.5 m from the George Street and Dundas Street East podium edges. The projecting balconies, at their greatest extent of projection, would stepback approximately 3m from the podium edge.

The proposed tower floor plate and stepbacks is in response to the preservation of the on-site heritage buildings and the proposed retention of the existing Filmores hotel in situ. The tower floor plate and tower stepbacks is acceptable.

Podium Form (Base Building)

The podium, or base building, is what is typically experienced by pedestrians. Official Plan Tall Building Policy 3.1.3.9 refers to base buildings should respect and reinforce good street proportion and pedestrian scale and be lined with active, grade-related uses.

OPA 82 sub-policy ii for Block 1 states that the base building will step down in height from 47 metres to 38 metres.

Downtown Plan Policy 9.8.1 states that base buildings will be designed to relate to the scale and proportion of adjacent streets; in Policy 9.8.2 that base buildings will fit compatibly within the existing and planned context of neighbouring streetwall heights and in Policy 9.9 that development will provide a transition from the base building to relate to adjacent properties with a lower scaled planned context.

Tall Building Design Guideline 3.1.1 refers to the base building height being consistent with the existing street wall context and refers to base building heights being a maximum of 80% of the width of the adjacent right-of-way. Guideline 3.2.2 states that base buildings to be the primary defining element for the site and adjacent public realm.

The proposed development is in a podium/tower form with a podium varying in height from 2 to 7-stories (28.4 m) which incorporates the existing heritage buildings into the podium. This height is significantly less than that which is permitted as-of-right by OPA 82 which references a stepdown in height from 47 m to 38 m for the base building height. Although portions of the podium height are taller than the width of the right-of-way, the podium height is acceptable as it is less than the as-of-right and hence has less impact than what otherwise could be developed.

The proposed podium preserves heritage resources in situ and provides additional stepbacks to further preserve the three dimensional aspects of those heritage buildings. Heights are within the range of permitted heights. The appropriateness of the proposed stepbacks and podium expression was also reviewed by Heritage staff and is reviewed in the following Heritage section of this report.

Heritage

Official Plan Policy 3.1.5.2 states that properties of potential cultural heritage value or interest will be identified and evaluated while Policy 3.1.5.26 states that construction on or adjacent to a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of the property.

Downtown Policy 9.10 refers to development on sites that include or are adjacent to heritage properties will include base buildings that are compatible with the streetwall; height, articulation, proportion and alignment thereof.

Tall Building Design Guideline 1.6 refers to tall buildings to respect and complement the scale, character, form and setting of on-site and adjacent heritage properties. The Downtown Tall Buildings: Vision and Supplementary Design Guideline 3.4 refers to locating and designing tall buildings to respect and complement the scale, character, form and setting on on-site and adjacent heritage properties.

This development site includes Filmores Hotel and the Henry Tasker House (212 Dundas Street East) which are included on the City's Heritage Register and designated under Part V of the Ontario Heritage Act as they are located within the Garden District Heritage Conservation District and classified as contributing properties

The applicant submitted a Heritage Impact Statement. Heritage staff reviewed this report in conjunction with the proposed built form and concur with the conclusion of the report that the proposal conserves the cultural heritage value of the onsite and adjacent heritage resources. Subsequently, staff intend to report to Toronto Preservation Board on November 17, 2021 to recommend that Toronto City Council approve the proposed alterations to the heritage properties and enter into a Heritage Easement Agreement to secure the long-term conservation of the property consistent with a detailed Conservation Plan.

Public Realm

For development in the Downtown, Official Plan Policy 2.2.1.11 refers to street improvements to enhance the pedestrian environment. This is expanded on by Public Realm Policy 3.1.1.6 which refer, among other things, to a Complete Streets approach and in Policy 3.1.1.13 that sidewalks and boulevards will be designed to provide safe, attractive, interesting and comfortable spaces for users of all ages.

Downtown Policy 9.1.2 refers to development being encouraged to contribute to liveability by improving the public realm. Additionally, Policy 9.5 refers to a 6 m curb to building face easement as a community benefit and in Policy 9.6 the potential to reduce this easement given the historic character of street-oriented buildings, on site heritage resources or the prevailing pattern of buildings with lesser setbacks.

OPA 82 Map 6 identifies a potential green link connection going north-south along George Street.

Tall Building Design Guideline 4.2 also recommends a minimum 6 metre wide sidewalk zone.

The applicant is proposing a 6.5 m pedestrian realm setback (building face to curb) on George Street, 2.8 m on Dundas Street East where the existing façade is being retained and 6 m along the remainder of Dundas Street East. The setbacks reflect the retention in situ of the heritage buildings and as such the reduced setback in these locations is acceptable. The remaining setbacks conform to the recommended 6 m provision from the guidelines. It is also noted that the George Street frontage has been improved with a

proposed 6 trees as part of the green linkage identified by OPA 82. Further improvements at this location will be assessed as part of a subsequent Site Plan application, although options are somewhat constrained by the preservation of the on-site heritage structures.

Wind Impacts

With respect to wind impacts on the pedestrian realm, Official Plan Policy 4.5.2 e and Tall Building Guideline 4.3 refer to comfortable wind conditions and the protection of the pedestrian realm from wind impacts. Policy 9.1.2 of the Downtown Plan refers to development contributing to liveability by reasonably limiting uncomfortable wind conditions.

The applicant has provided a Pedestrian Level Wind Study which concludes that ground level winds at many locations will improve, with occasional localized areas of higher pedestrian level winds. The site is predicted suitable for standing or leisurely walking under normal wind conditions. Wind mitigation is recommended for the commercial entrance at the southern corner of the development site which can be secured through the site plan application process. Additionally, wind mitigation is recommended for the outdoor amenity area potentially including measures such as a 1.8 m high perimeter wind screen or raised planters which would be secured through the site plan application process and as a legal convenience, in a Section 37 Agreement.

Housing - Unit Mix and Unit Sizes

The Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe and the City's Official Plan clearly acknowledge the importance of providing a full range of housing and identify affordable housing as a matter of Provincial interest. The provision of affordable, secure and diverse housing stock to meet housing needs of a wide range of people throughout their life cycle is essential to the creation of complete communities.

A Housing Issues Report was submitted with the application and reviewed by staff. The Report indicates 10 existing units are currently rented at affordable rates. Official Plan Policy 3.2.1(5)(a), requires that all 10 affordable units be retained for rental tenure for at least 20 years.

Official Plan Policy 3.2.1(5)(b) requires the applicant to undertake improvements to the existing rental apartment building. The applicant has agreed to undertake improvements and repairs to the existing building including;

- Laundry facilities,
- Outdoor amenity areas,
- Existing rental apartment units;
- Waste facilities; and,
- Accessibility improvements.

As outlined above, the proposed intensification of the subject site with additional rental units is consistent with the PPS (2020) and conforms to the Growth Plan (2020) on policies regarding housing. Regard is also had for Section 3.2.1 of the Official Plan as they relate to:

- the protection of existing rental housing;
- the repairs and improvements to the existing rental apartment building; and,
- consideration for potential tenants impacts as a result of the proposal.

Downtown Plan Policy 2.2.1.1 c) also refers to the provision of a full range of housing opportunities. Policy 11.1 states that to achieve a balanced mix of unit types and mixes, developments containing more than 80 units will include:

- a minimum 15% of the total number of units as 2-bedrooms;
- a minimum 10% of the units as 3 bedrooms; and
- an additional 15% of the units will be 2 and/or 3 bedroom units or units that can be converted to 2 and 3 bedroom units through the use of accessible or adaptable design measures.

The Growing-Up Guidelines provide similar direction on the recommended mixture of residential unit types and unit sizes for multi-unit developments. The City's Growing Up Guidelines includes performance standards which represent tangible measures to accommodate the growing demand for family-oriented housing in vertical communities. The Guidelines recommend that a building provide a minimum of 25% large units: 10% of the units should be 3-bedroom units and 15% of the units should be 2-bedroom units. Staff are satisfied that the Growing Up Guidelines, as it relates to unit mix have been met.

The applicant is proposing 46 (9.4%) bachelor units, 320 (65.3%) one-bedroom, 74 (15.1%) two-bedroom and 50 (10.2%) three bedroom units. 75 of the one-bedroom units have been designated as convertible units. The implementing by-law will include a similar unit mix. Staff are of the opinion that the proposed unit mix supports the unit mix objectives of the Growing Up Guidelines, OPA 406, the housing objectives within OPA 82 and applicable Official Plan and provincial policies in order to accommodate, within new developments, a broad range of households including families with children. Unit sizes will be further reviewed as part of the site plan application.

Amenity Space

Official Plan Built Form Policy 3.1.2.11 states that new indoor and outdoor amenity spaces be provided as part of multi-unit residential developments and consider the needs of residents of all ages and abilities over time and throughout the year. Official Plan Policy 4.5.2 k) states that in *Mixed-Use Areas* development will provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development. Downtown Policy 9.33 to 9.36 refers to the encouragement of amenity space to be designed in an appropriate form. Downtown Policy 9.37 also encourages the provision of pet amenity areas. These requirements are implemented through

Zoning By-law 438-86, which requires a minimum of 2.0 m² of indoor and 2.0 m² of outdoor amenity space for each unit, and Zoning By-law 569-2013 which requires a minimum of 4.0 m² of amenity space for each unit (of which at least 2m² shall be indoor).

The development proposal includes both indoor and outdoor amenity space. The proposal is for a total of 1,246 m² (2.5 m² per dwelling unit) of indoor and 495 m² (1 m² per dwelling unit) of outdoor space proposed for a total of 1,741 m² (3.5 m² per dwelling unit). The amenity space has been designed so that the indoor space is adjacent to the outdoor space. A pet wash and pet relief area have been provided on the ground floor and ground level. The proposed indoor amenity space provision is appropriate. Although the outdoor amenity space is less than the standard 2 m², it is similar to what has been approved in other developments in the area and so is acceptable in this instance.

Traffic Impact, Access, Parking and Loading

A Transportation Impact Study was submitted with the application and has been reviewed by staff. Vehicular access and egress to the site would be from Dundas Street East with vehicles entering and leaving in a forward motion. The proposed development would provide vehicular parking and loading in a three-level underground parking garage with loading at-grade within the building podium.

The proposal includes 78 parking spaces, 502 bicycle parking spaces, 1 shared Type G and Type B loading space and 1 Type C loading space. The proposed parking and loading space standards is also acceptable and has been incorporated into the implementing draft by-law.

Transportation Services staff have reviewed the proposal and commented that a minimum of 0.1 resident parking spaces and 0.05 visitor/commercial parking spaces would be required. Additionally, one shared Type G/Type B and 1 Type C loading space would be required. These requirements are reflected in the draft by-law attached to this report.

Site Servicing

The applicant submitted a Functional Servicing Report, Hydrogeological Report, Stormwater Management Report and Geotechnical Study. Engineering and Construction Services has reviewed the reports and advises that, subject to Jelly Fish filter requirements, there are no issues related to the zoning component of this application. They advise that the Jelly Fish filter requirements can be addressed prior to the Bills proceeding, the report recommendations reflect this condition. They also advise, as a condition of approval, that the owner pay for and construct any improvements to the municipal infrastructure in connection with the site servicing report, as accepted by the Chief Engineer & Executive Director, Engineering & Construction Services, should it be determined that upgrades to such infrastructure are required to support this development.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0 to 0.42 hectares of local parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The non-residential component of this proposal is subject to a 2% parkland dedication while the residential component is subject to a cap of 10% parkland dedication.

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 grade building permit and is valid for six months. Payment will be required prior to the issuance of the first above grade permit.

Parks, Forestry and Recreation staff have also commented on the need to provide on-site dog relief stations to help alleviate the pressure on neighbourhood parks.

Urban Forestry

An Arborist Report and Tree Preservation Report was submitted by the applicant. The report indicates there are three by-law regulated privately-owned trees proposed for removal. Urban Forestry requires the submission of an application to remove these trees with no guarantee that a permit will be issued.

Urban Forestry has also commented that at the time of Site Plan application, the applicant needs to provide a revised landscape plan that among other things provides a soil volume calculation, composite utility plan and landscape details including cross sections.

Community Services Assessment

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions, such as recreation, libraries, childcare, schools, public health, human services, cultural services and employment services.

The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

Official Plan Policy 3.2.2.7 refers to the inclusions of community services facilities being encouraged in all significant private sector developments. Downtown Policy 10.2 states that development will be encouraged to contribute to the delivery of community facilities as a community benefit and in Downtown Policy 10.3.1 that they be located in highly visible locations.

The applicants submitted a Community Services and Facilities Study. Staff have reviewed the report and commented that the priority need for this areas is affordable housing.

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. While the proposed development exceeds the height and density limits of the existing Zoning By-law, the application is consistent with the objectives and policies of the Official Plan, and thus constitutes good planning.

Before introducing the necessary Bills to City Council for enactment, it is recommended that the owner be required to enter into an Agreement pursuant to Section 37 of the Planning Act to secure community benefits having a value to be determined and be allocated at the discretion, and to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor.

The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

a) The owner shall continue to provide and maintain the ten (10) existing rental dwelling units on the lands at 279 1/2 George Street as rental housing, together with the associated facilities and amenities of the existing rental apartment building, for a period of at least 20 years commencing from the date that the Zoning By-laws come into force and effect, and with no applications for demolition or conversion from residential rental use during such 20 year period, all to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor.

b) The owner shall undertake improvements to the existing rental apartment building, taking into account tenant responses to the required Tenant Survey related to programming of amenity space, to the satisfaction of the Chief Planner and Executive Director, City Planning Division or their designate, including, but not limited to, the following:

Prior to the first above-grade building permit for any part of the development:

- i. Improvements to the existing waste management facilities including storage of garbage, recycling and composting;

- ii. Accessibility improvements within the existing rental apartment building, including push button automatic door openers for all common doors, where possible, and an accessible clothes folding table within the laundry room;
 - iii. Improvements to the laundry room within the existing residential rental building;
 - iv. Short-term bicycle parking near the front entrance of the existing residential rental building;
 - v. Improvements and repairs to the existing ten (10) rental units, with repairs and improvements to be determined through the site plan application review process and secured in a Site Plan Agreement;
 - vi. Improvements to the existing outdoor or new outdoor amenity areas, to be shared amongst residents of the existing rental apartment building, with programming of a similar nature to be determined through the site plan application review process and secured in a Site Plan Agreement
- c) The costs of all improvements to the existing rental apartment building and associated spaces, both within and outside the building, as described above, shall not be passed on to tenants of the existing building in any form, including by way of an application to the Ontario Landlord Tenant Board or to any successor tribunal with jurisdiction to hear applications made under the legislation governing residential tenancies in Ontario, for the purpose of obtaining an increase in residential rent above the applicable guideline;
- d) Prior to Site Plan Approval for the development the owner agrees to develop a Construction Mitigation and Tenant Communication Plan to mitigate the impacts of construction on existing tenants, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division;;
- e) The owner shall provide a minimum of 10-percent of all new units in the proposed 41-storey building as 3-bedroom units;
- f) The owner shall provide a minimum of 15-percent of all new units in the proposed 41-storey building as 2-bedroom units;
- g) The owner shall provide a minimum of 15-percent of all new units in the proposed 41-storey building as 2 and/or 3 bedroom units or units that can be converted to 2 and 3 bedroom units through the use of accessible or adaptable design measures;
- h) as part of a site plan application for the lands, the owner shall, at its sole expense, submit detailed landscape plans, sections, and details with sufficient information to assure Urban Forestry that the required City tree plantings and associated soil volumes and soil infrastructure is feasible;

i) wind mitigation and privacy measures, such as a 1.8 m high perimeter wind screen and/or raised planters, shall be provided along the perimeter of the outdoor amenity area where necessary to protect adjacent properties and residents

j) prior to final Site Plan Approval for any part of the site, the Owner shall submit a construction management plan for the development with the general matters included in the Section 37 Agreement, including but not limited to, noise, dust, size and location of staging areas, location and function of gates, dates of significant concrete pouring, lighting details, vehicular parking and queuing locations, street closures, coordination with adjacent on-going development construction, parking and laneway uses and access, refuse storage, site security, site supervisor contact information, and a

communication strategy with the surrounding community, and any other matters requested by the Chief Planner and Executive Director, City Planning, and the General Manager, Transportation Services, in consultation with the Ward Councillor;

k) the owner will construct and maintain the development of the site in accordance with Tier 1, Toronto Green Standard, and the owner will be encouraged to achieve Tier 2 Toronto Green Standard, or higher, where appropriate, consistent with the performance standards of Toronto Green Standards applicable at the time of the site plan application for each building on the site.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020) and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020).

Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to intensification in the Downtown, which is a designated growth area, in the form of a tall building which conforms to the site specific provisions of OPA 82 and generally conforms with the guidelines. Staff worked with the applicant and the community to address and resolve various massing issues including appropriate tower

and podium heights and heritage impacts. The provision of a range of dwelling unit types will help address housing issues. Staff recommend that Council support approval of the zoning by-law amendment application.

CONTACT

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SIGNATURE

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

ATTACHMENTS

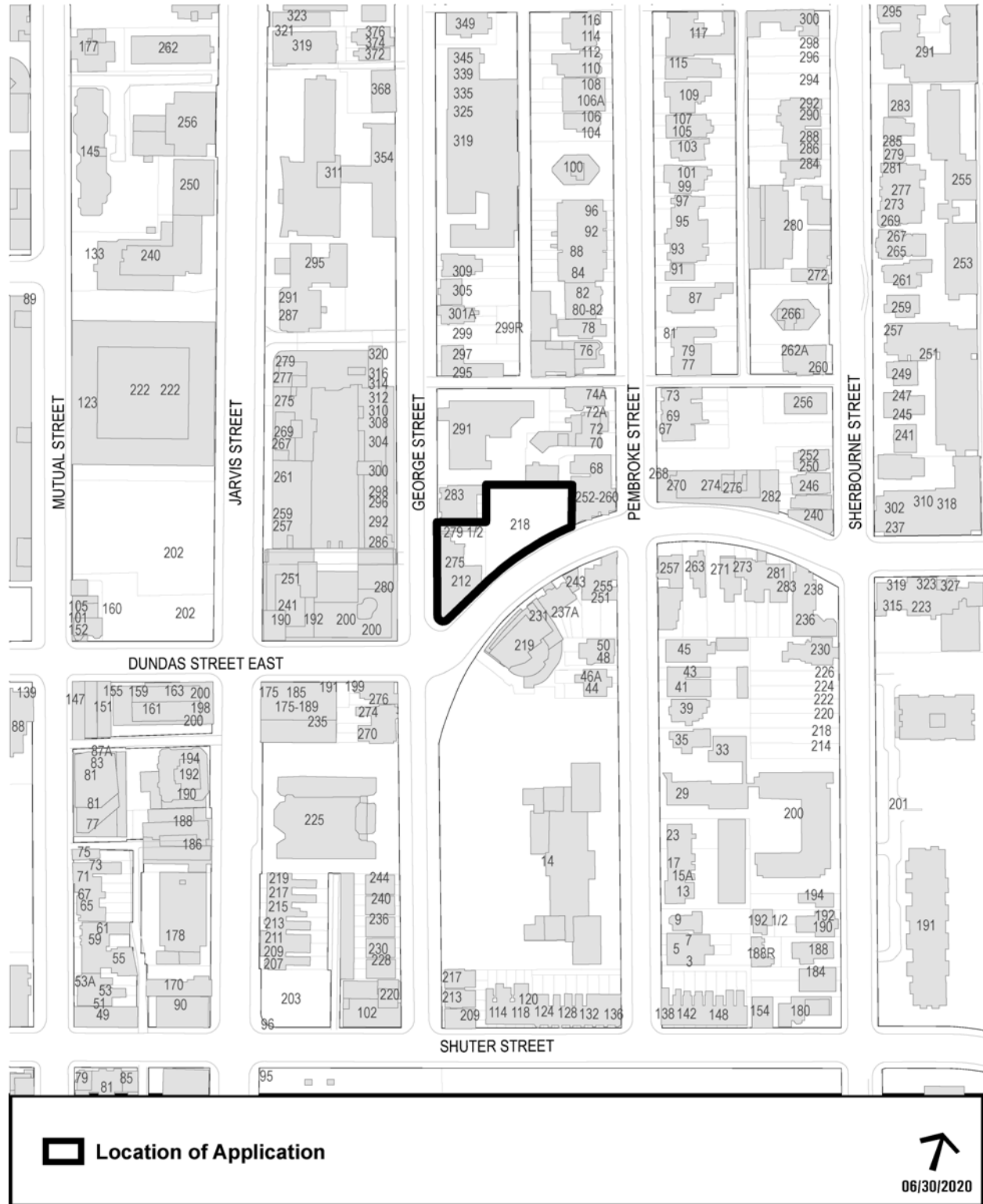
City of Toronto Data/Drawings

- Attachment 1: Location Map
- Attachment 2: Application Data Sheet
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft 438-86 Zoning By-law Amendment
- Attachment 6: Draft 569-2013 Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: 3D Model of Proposal in Context
- Attachment 9: North Elevation
- Attachment 10: South Elevation
- Attachment 11: West Elevation
- Attachment 12: East Elevation

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 212-218 DUNDAS ST E Date Received: June 2, 2020

Application Number: 20 151363 STE 13 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Official Plan & Zoning By-law Amendment Application to facilitate the development of a 41-storey mixed-use building.

Applicant	Agent	Architect	Owner
MENFOR DUNDAS DEVELOPMENTS INC		Giannone, petricone associates	MENFOR DUNDAS DEVELOPMENTS INC.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR1.5 (c1.0; r1.0) SS2 (x2389)	Heritage Designation:	Y
Height Limit (m):	14	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 2,514 Frontage (m): Depth (m):

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	650		1,679	1,679
Residential GFA (sq m):	2,600		31,045	31,045
Non-Residential GFA (sq m):	650		978	978
Total GFA (sq m):	3,250		32,023	32,023
Height - Storeys:	4	4	41	41
Height - Metres:			127.2	127.2

Lot Coverage Ratio (%): 66.79 Floor Space Index: 12.7

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	31,286	106
Retail GFA:	983	26

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	10		10	10
Freehold:				
Condominium:			480	480
Other:				
Total Units:	10		490	490

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		46	320	74	50
Total Units:		46	320	74	50

Parking and Loading

Parking Spaces: 78 Bicycle Parking Spaces: 502 Loading Docks: 2

CONTACT:

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416-392-0412
Derek.Waltho@toronto.ca



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 18

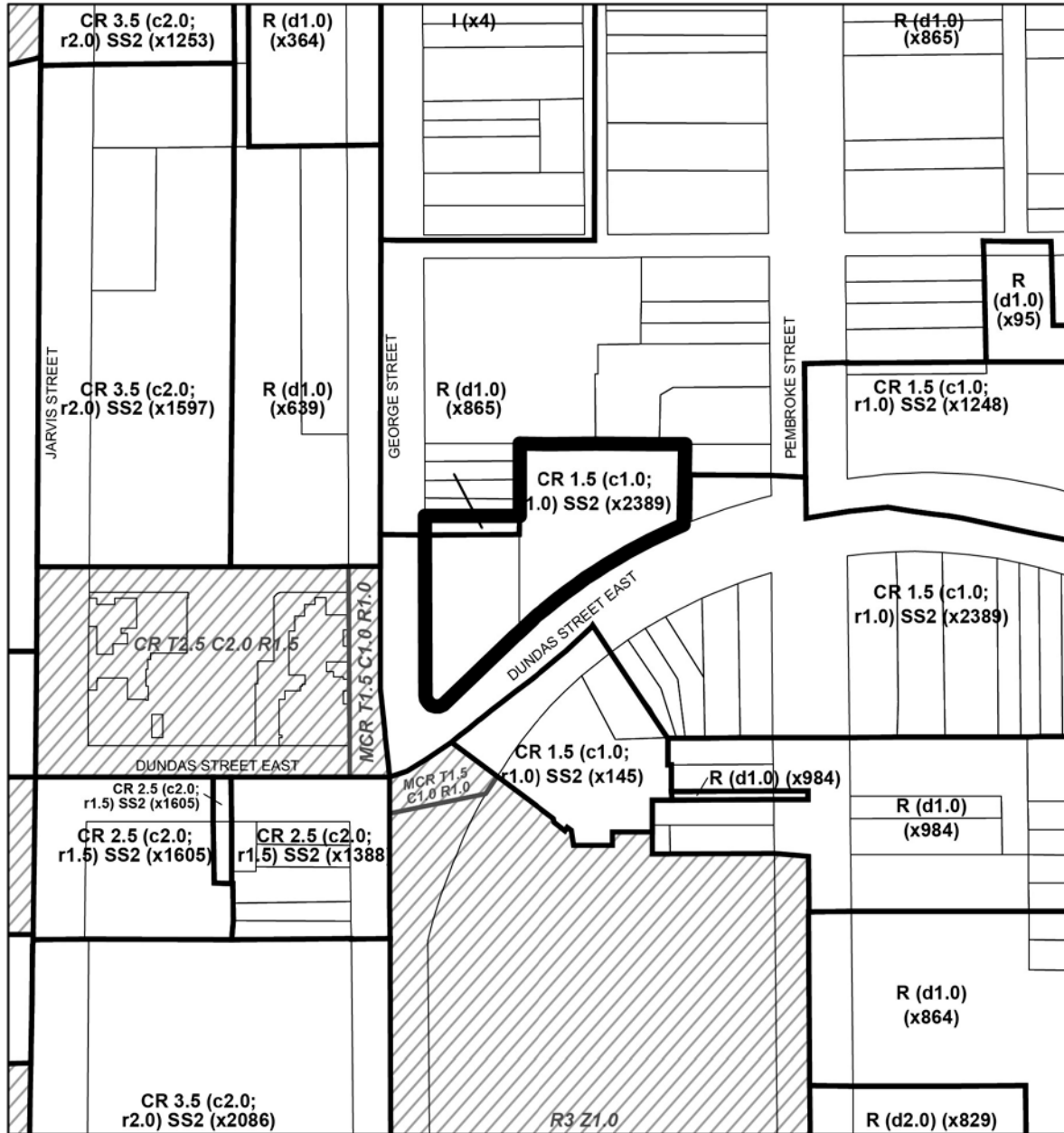
212-218 Dundas Street East
and 279½ George Street

File # 20 151363 STE 13 0Z

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


Not to Scale
10/06/2021

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

212-218 Dundas Street East
and 279½ George Street
File # 20 151363 STE 13 0Z

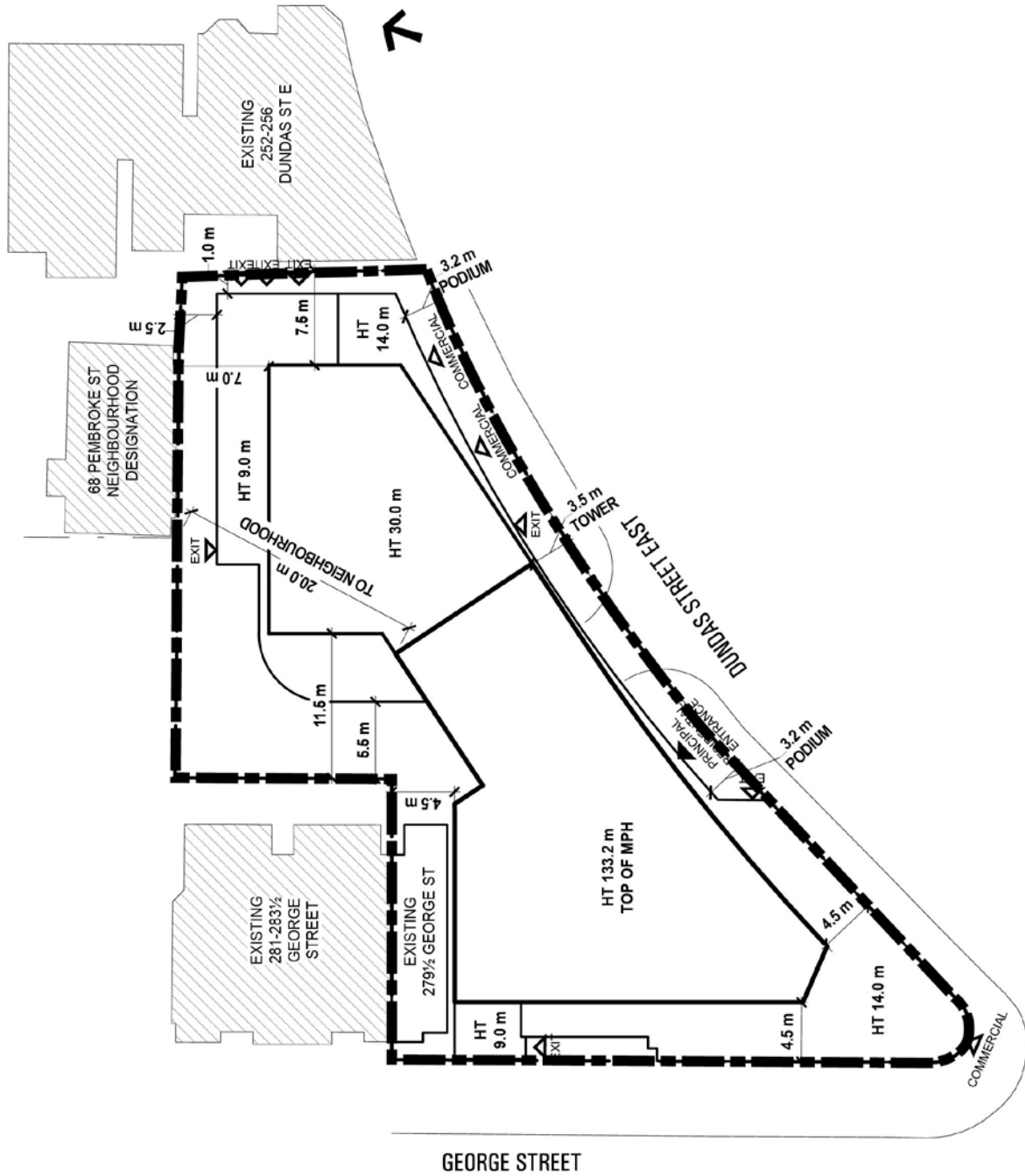
- Location of Application
- See Former City of Toronto By-law No. 438-86
- R** Residential
- CR** Commercial Residential
- I** Institutional
- R3** Residential District
- CR** Mixed-Use District
- MCR** Mixed-Use District

↑
Not to Scale
Extracted: 10/06/2021

Attachment 5: Draft 438-86 Zoning By-law Amendment
To be provided prior to TEYCC meeting

Attachment 6: Draft 569-2013 Zoning By-law Amendment
To be provided prior to TEYCC meeting

Attachment 7: Site Plan



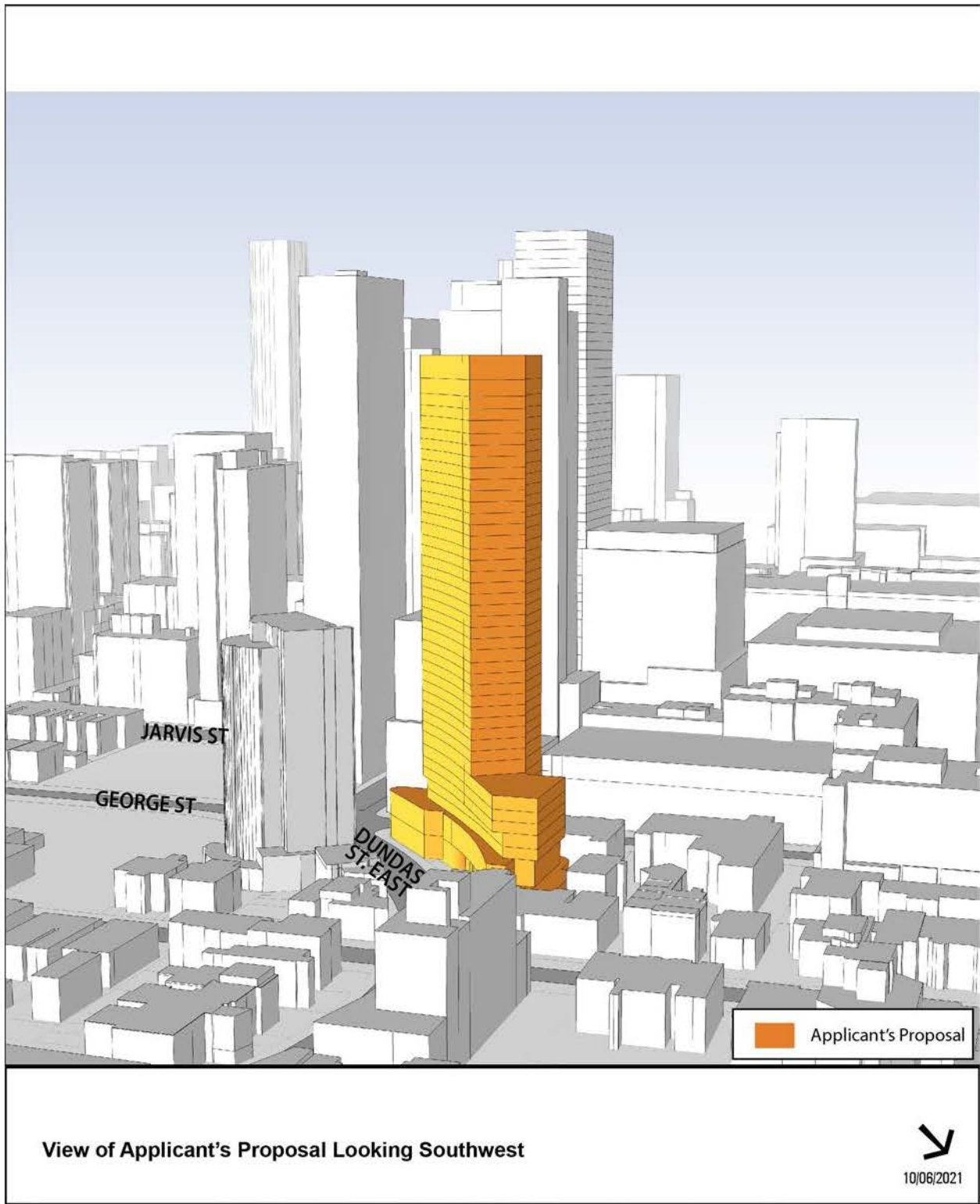
Attachment 8: 3D Model of Proposal in Context



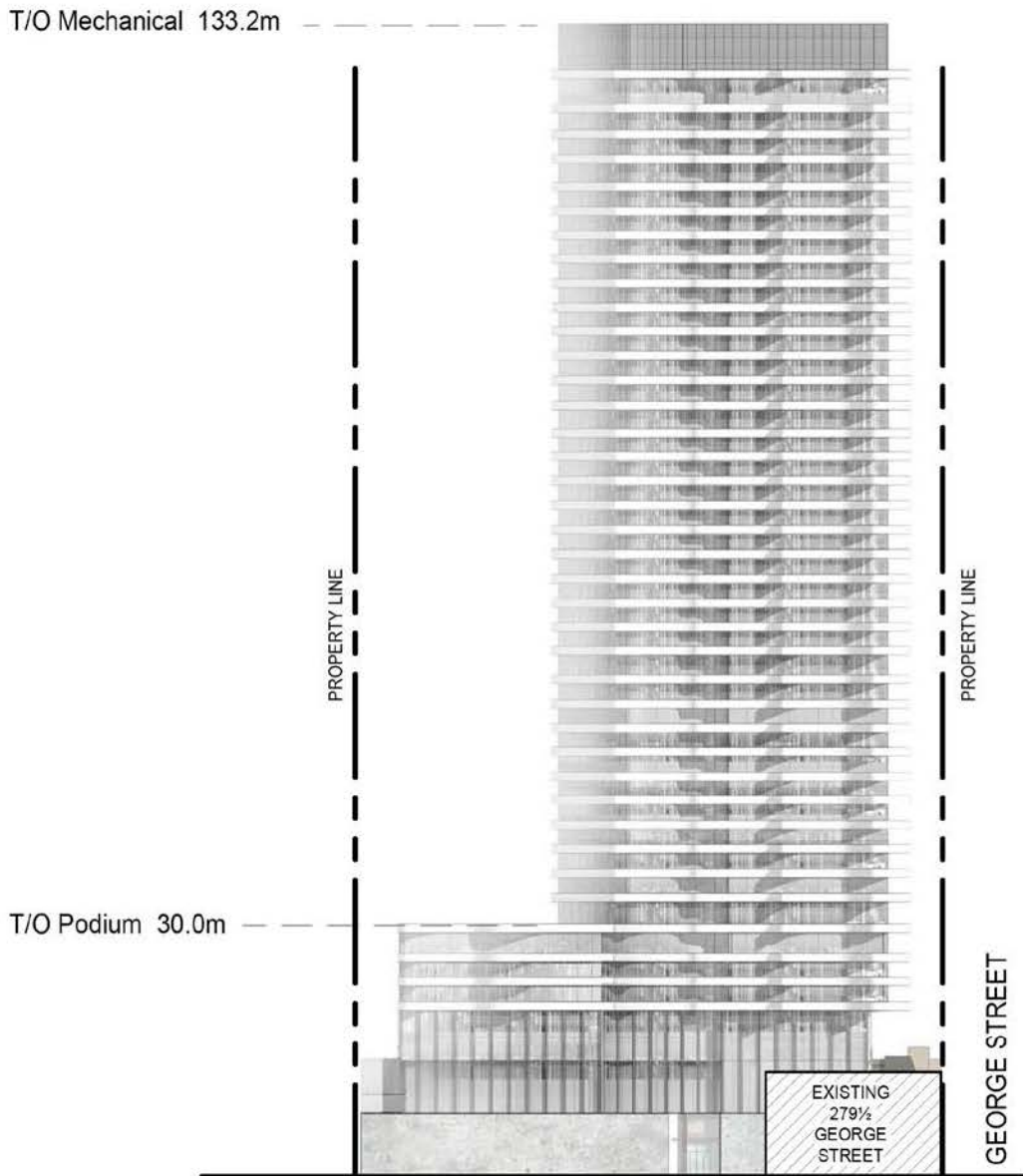
View of Applicant's Proposal Looking Northeast



10/06/2021

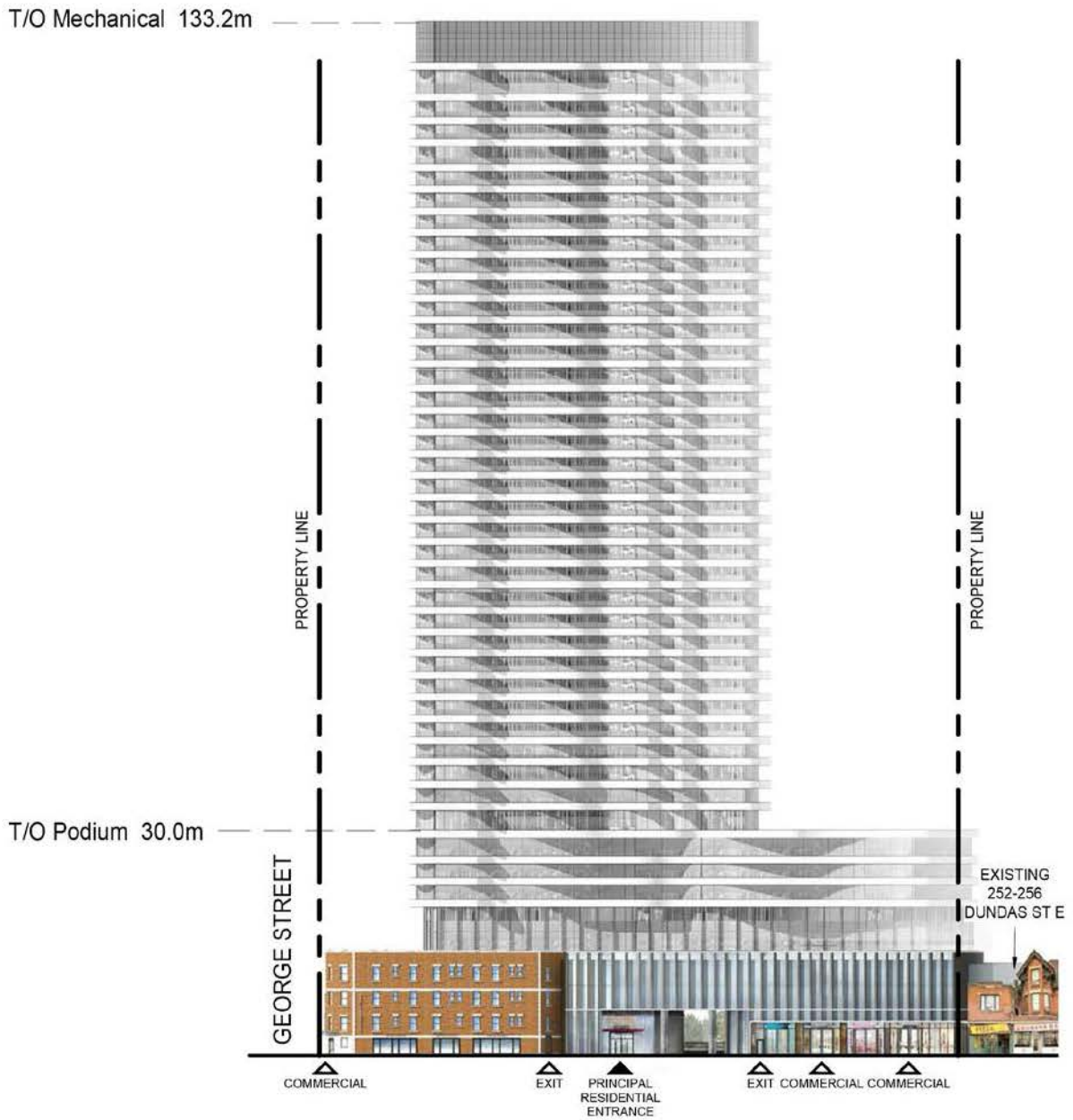


Attachment 9: North Elevation



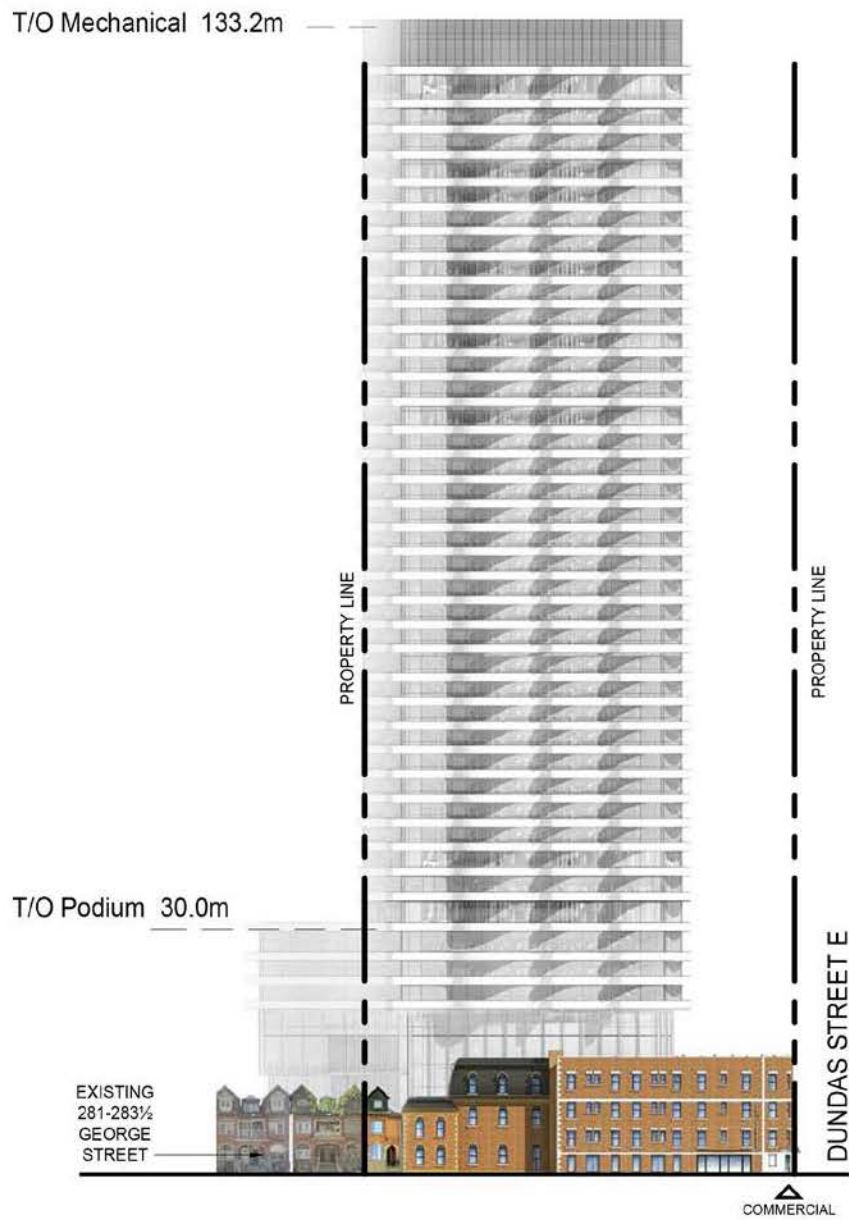
North Elevation

Attachment 10: South Elevation



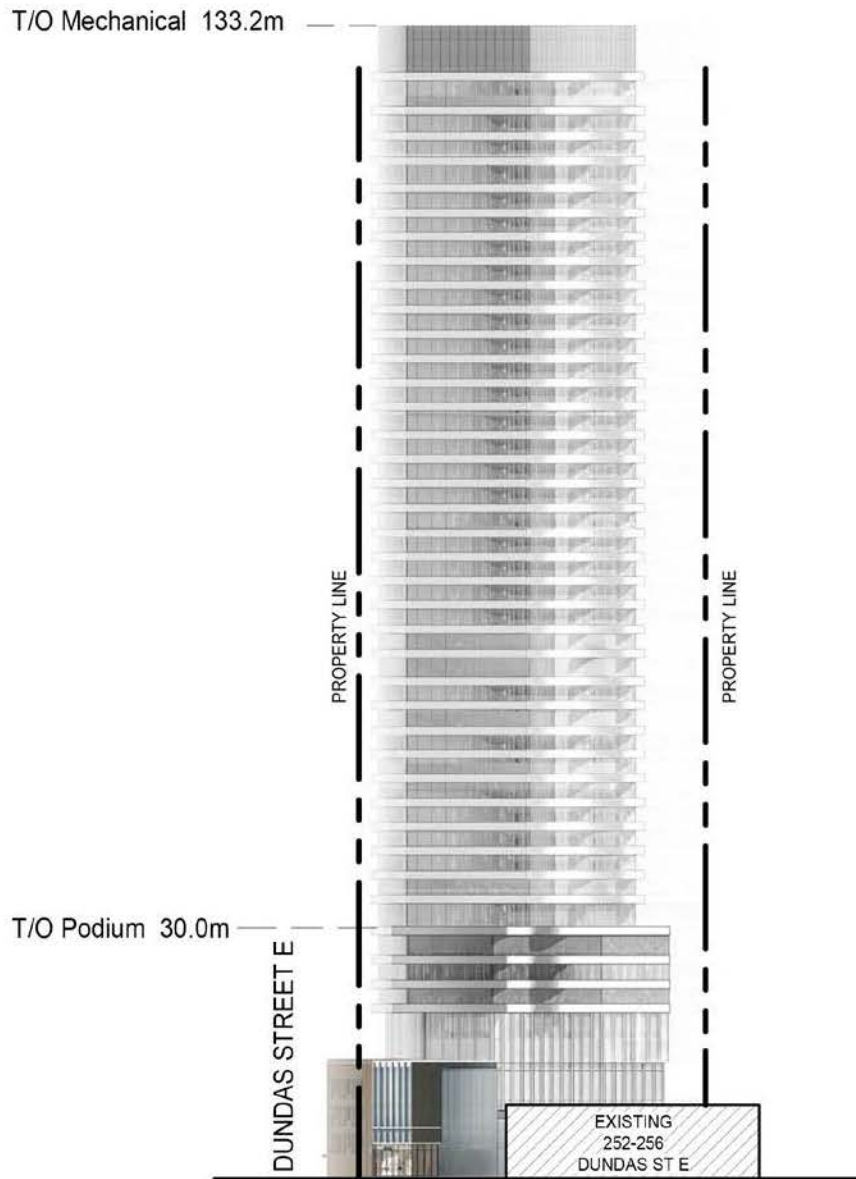
South Elevation

Attachment 11: West Elevation



West Elevation

Attachment 12: East Elevation



East Elevation