

**0, 119-125, 160 & 200 Benny Stark Street and 116-122
Turnberry Avenue – Official Plan Amendment, Zoning
Amendment and Draft Plan of Subdivision
Applications – Preliminary Report**

Date: January 17, 2022
To: Planning and Housing Committee
From: Chief Planner and Executive Director, City Planning
Ward: 9 - Davenport

Planning Application Number: 21 228594 STE 09 OZ

Related Applications: 21 228596 STE 09 SB

Current Use on Site: Vehicle storage associated with Stark Auto Sales

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications located at 0, 119-125, 160 and 200 Benny Stark Street and 116-122 Turnberry Avenue (the "subject site").

The applications propose the conversion of lands designated *Core Employment Areas* to *Mixed Use Areas* and *Parks and Natural Areas* to create a new mixed-use community that would include a mix of low-rise, mid-rise, and tall buildings, office and retail uses, a new public park, and a network of public streets including extensions to Keele Street and Gunns Road. The proposed development would include 1,818 new residential dwelling units, 723 parking spaces, and 1,673 bicycle parking spaces.

Staff are currently reviewing the applications. They have been circulated to all appropriate agencies and City divisions for comment. Review of the applications will also be informed by the Keele-St. Clair Local Area Study (the "KSC LAS"). Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. Staff schedule a community consultation meeting for the applications located at 0, 119-125, 160 and 200 Benny Stark Street and 116-122 Turnberry Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.
3. Staff be directed to review the applications, which includes the conversion of the subject lands from *Core Employment Areas* to *Mixed Use Areas* and *Parks and Natural Areas* for the purpose of permitting non-employment uses, concurrently and in the context of the statutory review of the Official Plan, which includes the Municipal Comprehensive Review that has been commenced by the City Planning Division.

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

At its meeting on October 15, 2019, Planning and Housing Committee adopted a report from the Chief Planner and Executive Director, City Planning, on the Growth Plan Conformity Exercise and Municipal Comprehensive Review (MCR) requirements, and directed City Planning to "prioritize the study of the Keele-St. Clair area including lands around McCormack Street where lands are designated as *Employment Areas* and are not identified as a Provincially Significant Employment Zone as part of the upcoming review in order to enable the potential unlocking of the lands in the vicinity of the SmartTrack/GO Kitchener line and planned station located in the area of these lands." The decision history can be accessed at the following link:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH9.2>.

At its meeting on June 28, 2021, Planning and Housing Committee adopted a report from the Chief Planner and Executive Director, City Planning, containing a consultation summary and draft directions for policy and land use considerations for the KSC LAS. A draft Official Plan Amendment (OPA) for the St. Clair-Old Weston Protected Major Transit Station Area (PMTSA) was also included in the report. The decision history can be accessed at the following link:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH25.8>.

On November 25, 2021, Planning and Housing Committee endorsed the Keele-St. Clair Local Area Study draft Official Plan Amendments as the basis for public consultation. Planning and Housing Committee directed City Planning staff to undertake engagement to obtain comments and feedback on the draft Official Plan Amendments. The Chief Planner and Executive Director, City Planning was directed to prepare a Final Recommendation Report with a recommended Official Plan Amendment for the Keele-St. Clair Local Area in the second quarter of 2022. The decision history can be accessed at the following link:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH29.10>.

THE APPLICATION

Complete Application Submission Date: October 21, 2021

Application Description

The applications propose to amend the Official Plan to redesignate the subject site, currently designated *Core Employment Areas*, to *Mixed Use Areas* and *Parks and Natural Areas*. The applications would also permit three blocks of three-storey townhouses, three mid-rise buildings, with heights ranging between eight and ten-storeys, and four tall buildings, with heights of 22, 24, 38, and 46-storeys, all inclusive of base buildings that would range in height from one to eight-storeys.

The subject site would be divided into five distinct development blocks through the Draft Plan of Subdivision application. Block 1, the northernmost development block located between the Keele Street extension and Benny Stark Street, would contain the three-storey townhouse blocks. Block 2, located south of Block 1, would include four buildings that primarily contain residential uses with ground floor retail and commercial space facing the Keele Street extension. Three of the four buildings would be mid-rise in heights and the fourth would have a height of 24-storeys. Block 3, located south of Block 2 and north of Gunns Road, would include two mixed-use buildings with heights of 38 and 46-storeys atop a shared podium that would range in height between two and ten-storeys with retail, commercial, and office space within the ground floor and podium. Block 4, located to the east of Block 3 and Benny Stark Street, would include a 22-storey building atop a podium that would range in height between six and ten-storeys. Block 5, located north of Block 4, would be comprised of a new public park with a size of approximately 5,000 square metres.

The proposed development would have a gross floor area of 153,447 square metres, resulting in a floor space index (FSI) of 3.40. Of the total gross floor area, the residential component is comprised of 135,325 square metres and the non-residential gross floor area is comprised of 18,122 square metres.

In addition to the development and park blocks, the subject applications also propose two new public streets and the planned extensions of Keele Street and Gunns Road.

Detailed project information can be found on the City's Application Information Centre at the following link:

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

See Attachment 1 of this report for a location map, Attachments 2 and 3 for three dimensional representations of the proposal in context, and Attachment 4 for the site plan.

Reason for the Application

The Official Plan and Zoning By-law Amendment application proposes a mixed-use development on lands currently identified for employment purposes. An amendment to the Official Plan is required to remove the site from *Employment Areas* on Map 2 Urban Structure Plan and to convert the site from *Core Employment Areas* to *Mixed Use Areas* and *Parks and Natural Areas*.

The Zoning By-law Amendment application is required because the proposed development does not comply with the land use permissions and other applicable provisions under the City of Toronto Zoning By-law 569-2013. Should the conversion of the lands be deemed appropriate, the rezoning application would facilitate site-specific permissions related to the proposed development including the land uses, density, building height and building envelope, parking and loading requirements, among other performance standards.

The Draft Plan of Subdivision application is required to facilitate the division of the subject site into development blocks that would contain the residential lots, public park, and street network.

POLICY CONSIDERATIONS/PLANNING FRAMEWORK

Provincial Policy Statement and Provincial Plans

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

Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe (2019) was prepared and approved under the Places to Grow Act, 2005 to come into effect on May 16, 2019. Amendment 1 (2020) to the 2019 Growth Plan came into effect on August 28, 2020. The updated Growth Plan continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan establishes policies that require implementation
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through a Municipal Comprehensive Review (MCR) which is a requirement pursuant to Section 26 of the *Planning Act*.

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

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

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

The Growth Plan contains policies pertaining to minimum population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan requires that, at the time of the next MCR, the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs are planned for the prescribed densities. This work is currently underway as part of the Council approved work plan of the MCR. PMTSAs will become a subset of the MTSAs in the City. Policy 2.2.4.5 of the Growth Plan states the City may delineate MTSAs before the MCR is completed provided the delineation is for a PMTSA in accordance with Section 16(15) of the *Planning Act*. The subject site is located within the draft PMTSA for the St. Clair-Old Weston Transit/SmartTrack GO Transit station located at the northwest corner of Union Street and Townsley Street.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies can be accessed at the following link: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

The subject site is located on lands shown in the Official Plan as *Employment Areas* on Map 2 Urban Structure and is designated *Core Employment Areas* on Map 17 Land Use, as shown on Attachment 5: Official Plan Land Use Map.

The City's Official Plan contains conversion and removal policies for *Employment Areas* which were approved by the Local Planning Appeal Tribunal (now Ontario Land Tribunal, or OLT) in January 2020. The redesignation of land from an *Employment Areas* designation to any other designation, by way of an Official Plan Amendment, or the introduction of a use that is otherwise not permitted in an *Employment Area* is a conversion of land within an *Employment Area* and is also a removal of land from an *Employment Area*, and may only be permitted by way of a MCR. The conversion of land within an *Employment Area* is only permitted through a City-initiated MCR that comprehensively applies the policies and schedules of the Growth Plan. Applications to convert lands within an *Employment Area* will only be considered at the time of a municipal review of employment policies and designations under Section 26 of the *Planning Act* and a concurrent MCR under the Growth Plan. Applications to convert lands within an *Employment Area* received between such City-initiated Official Plan Reviews will be not be considered unless Council directs that a MCR be initiated.

Keele-St. Clair Local Area Study

The subject site is located at the northeastern limit of the Keele-St.Clair Local Area Study (KSC LAS). The property has frontage on Keele Street, Benny Stark Street, and Turnberry Avenue. The site is located within the draft PMTSA for the planned St. Clair-Old Weston GO Transit/SmartTrack station located at 2-80 Union Street, near the intersection of Union Street and Townsley Street.

The KSC LAS is being conducted as part of the current MCR and Growth Plan Conformity Exercise to provide a planning framework for growth in light of planned transportation, transit, and infrastructure improvements. The draft OPA for the Keele-St. Clair Local Area would establish a new Secondary Plan for the area, inclusive of land use designation changes. The Secondary Plan includes policies to guide growth and the creation of a complete community, including but not limited to policies pertaining to: Indigenous Reconciliation; Environment; Public Realm; Parks and Open Spaces; Community Services and Facilities; Housing; Employment; and Built Form. The draft

policies provide a framework for an estimated population and job growth of approximately 22,000 to 24,000 people and approximately 2,400 to 4,600 new jobs.

The review of the subject application will be informed by the KSC LAS.

St. Clair Avenue West Area Transportation Master Plan

The approved St. Clair Avenue West Transportation Master Plan (TMP) identifies four area-wide infrastructure improvements that address traffic congestion on St. Clair Avenue West between Keele Street and Old Weston Road and expand multi-modal travel options:

- The widening of St. Clair Avenue West between Keele Street and Old Weston Road;
- The extension of Gunns Road easterly from Weston Road under the rail corridor to Union Street;
- The extension of Keele Street south to the Gunns Road extension; and
- The extension of Davenport Road northwest over St. Clair Avenue West to connect to Union Street, with improvements to Union Street north to Turnberry Avenue/Gunns Road. As part of this extension and the Gunns Road extension, the West Toronto Rail Path will be extended to connect with the Lavender Creek Trail.

These transportation infrastructure improvements represent a significant change to the urban structure of the Keele-St. Clair area, creating new public street frontages and connections to and throughout the community, providing new opportunities for the development of a complete community centred on the planned GO Transit/SmartTrack station. The TMP recommendations are expected to be implemented over a period of six to nine years.

Zoning By-laws

The subject site is zoned E 1.0 (x287) in the City of Toronto Zoning By-law 569-2013, see Attachment 6 of this report for the Zoning By-law Map. This Employment Industrial zone allows for a mix of industrial and manufacturing uses. The maximum permitted height ranges between 14 and 23 metres and the maximum permitted density is 1.0 times the area of the lot.

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

Design Guidelines

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

- Tall Building Design Guidelines;
- Mid-Rise Building Performance Standards and Addendum;

- Townhouse and Low-Rise Apartment Guidelines;
- Complete Street Guidelines;
- Retail Design Manual;
- Growing Up: Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- Best Practices for Bird-Friendly Glass;
- Best Practices for Effective Lighting; and
- Toronto Accessibility Design Guidelines.

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

Site Plan Control

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

COMMENTS

ISSUES TO BE RESOLVED

The applications have been circulated to City divisions and public agencies for comment. Staff will proceed to schedule a community consultation meeting for the applications together with the local Ward Councillor and in consultation with City Planning Strategic Initiatives and Policy Analysis staff managing the current MCR process.

At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

Staff are evaluating the subject applications against the Provincial Policy Statement and the Growth Plan to establish the application's consistency with the PPS and conformity with the Growth Plan.

Official Plan Conformity

The Official Plan states that *Core Employment Areas* are places for business and economic activities and are generally located away from residential and certain commercial uses so as not to disrupt industrial operations that exist and are planned.

Should the proposed non-employment uses be determined appropriate for the subject site, staff will assess more completely the introduction of residential uses and commercial uses as part of the larger *Employment Areas*. Additionally, staff will be reviewing the application based on the City's Official Plan policies including, but not limited to the Employment Areas policies in Chapter 2; the Public Realm, Built Form,

Housing, and Parks and Open Spaces policies in Chapter 3; and the development criteria for *Core Employment Areas*, *Mixed Use Areas*, and *Parks and Natural Areas* in Chapter 4.

Keele-St. Clair Local Area Study

The June 2021 KSC LAS directions report to Planning and Housing Committee included a Preliminary Assessment for the subject site, which concluded the conversion of lands through re-designation to *Mixed Use Areas* and *Parks and Natural Areas* may be appropriate provided there is direction to secure a level of minimum requirements for employment and other non-residential uses, affordable housing, community amenities, permitted uses, and built form and public realm objectives.

Staff are reviewing the subject application against the emerging policy direction of the KSC LAS.

Built Form, Planned and Built Context

Should the proposed non-employment uses be determined to be appropriate for this site, the suitability of the proposed built form will be assessed based on the PPS, Growth Plan, the City's Official Plan policies, and urban design guidelines. Staff will evaluate if the proposed development is contextually appropriate and fits within its planned and built context. Assessment of the application from a built form and planned context perspective will focus on a variety of issues, including:

- The proposed height and massing, including setbacks and stepping of buildings in relation to the planned and existing built form context of the area;
- Compliance with performance standards and guidelines including those noted in this report;
- Appropriateness of the proposed mid-rise and tall buildings, including shadow impacts, application of angular plane, and transition in scale;
- The relationship of the proposed buildings with their surrounding context, and the transition of the building mass to lower scale areas in proximity;
- Compatibility of the proposal with surrounding *Neighbourhoods*, including transition, scale, light and privacy impacts;
- Adequate provision of indoor and outdoor amenity;
- The location and design of the proposed open spaces; and
- The placement and areas of the proposed mix of land uses.

Residential Unit Size and Mix

Should the proposed residential uses be determined appropriate for the subject site, staff will assess the proposal's residential unit sizes and unit mix, including responding to the City's Growing Up Guidelines. Staff will also seek to secure affordable housing which has been identified as a key objective of the KSC LAS.

Parkland and Open Space

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces is maintained, enhanced and expanded. Parkland provision in the vicinity of the subject site is relatively low. Official Plan Map 8B - Local Parkland Provision indicates the local area has 0.42-0.79 hectares of parkland per 1000 people, which represents the second lowest quintile of parkland provision in the City.

The KSC LAS has also identified the existing low amount of parkland in the study area and has identified that the parkland deficit will be exacerbated if no new parks are created within the KSC area. Four principles of the Parkland Strategy will be applied to guide parks planning in the KSC area, including expand/create new parkland, improve access to and functions of existing parkland, better physically and visually connect parks and open spaces, and ensure parks are inclusive and equitably accessible places.

As currently proposed, the application includes a new public park located along the east side of Benny Stark Street. The proposed park has public frontage along Benny Stark Street and is located at the terminus of the proposed public street network. The proposed park will be evaluated and feedback will be provided through the application review process.

Community Services and Facilities

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

Should the proposed non-employment uses be determined to be appropriate for this site, the application will be informed by the CS and F work currently undertaken as part of the KSC LAS. The study will inform staff on determining whether any capital improvements or expansion of existing facilities are required to accommodate the proposed development.

Infrastructure and Servicing Capacity

The applications will be reviewed to determine if there is sufficient infrastructure capacity to accommodate the proposed development. The applicant submitted a

Functional Servicing and Stormwater Management Report, a Geotechnical Study and a Hydrogeological Study. The studies are being reviewed by City staff.

Staff are also reviewing a Transportation Impact Study submitted by the applicant, the purpose of which is to evaluate the effects of a development or re-development on the transportation system, but also to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the *Planning Act* to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision, by the applicant, of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

The current proposal would be subject to applicable Section 37 contributions under the *Planning Act*. Section 37 benefits have not yet been discussed. In the event the applicant provides in-kind benefits pursuant to Section 37 of the *Planning Act*, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

Toronto Green Standard (Climate Mitigation and Resilience)

Climate change mitigation and resilience are key concerns of the City. On October 2, 2019, City Council declared a Climate Emergency and set a new goal to achieve net zero greenhouse gas emissions by 2050 or sooner. In June 2019, the Resilience Strategy was published, which set out that new development should be resilient to a changing climate.

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

Applications for zoning by-law amendments, draft plans of subdivision, and site plan control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tier 1 performance measures are secured on site plan drawings and through a site plan agreement or registered plan of subdivision.

Tiers 2 and above, are voluntary higher levels of performance with financial incentives (post-construction development charge refunds) intended to facilitate the foregoing objectives. Applicants are strongly encouraged to pursue higher tiers of the TGS, wherever possible.

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

Additional Issues

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

NEXT STEPS

City Planning staff will host a community consultation meeting together with the Ward Councillor.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application. If a Final Report is prepared, the report will proceed to Planning and Housing Committee meeting which will serve as the Statutory Public Meeting as required by the *Planning Act*, before being considered by City Council for a decision.

CONTACT

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E-mail: Victoria.Fusz@toronto.ca

SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Location Map

Attachment 2: 3D Model of Proposal in Context - Northeast

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

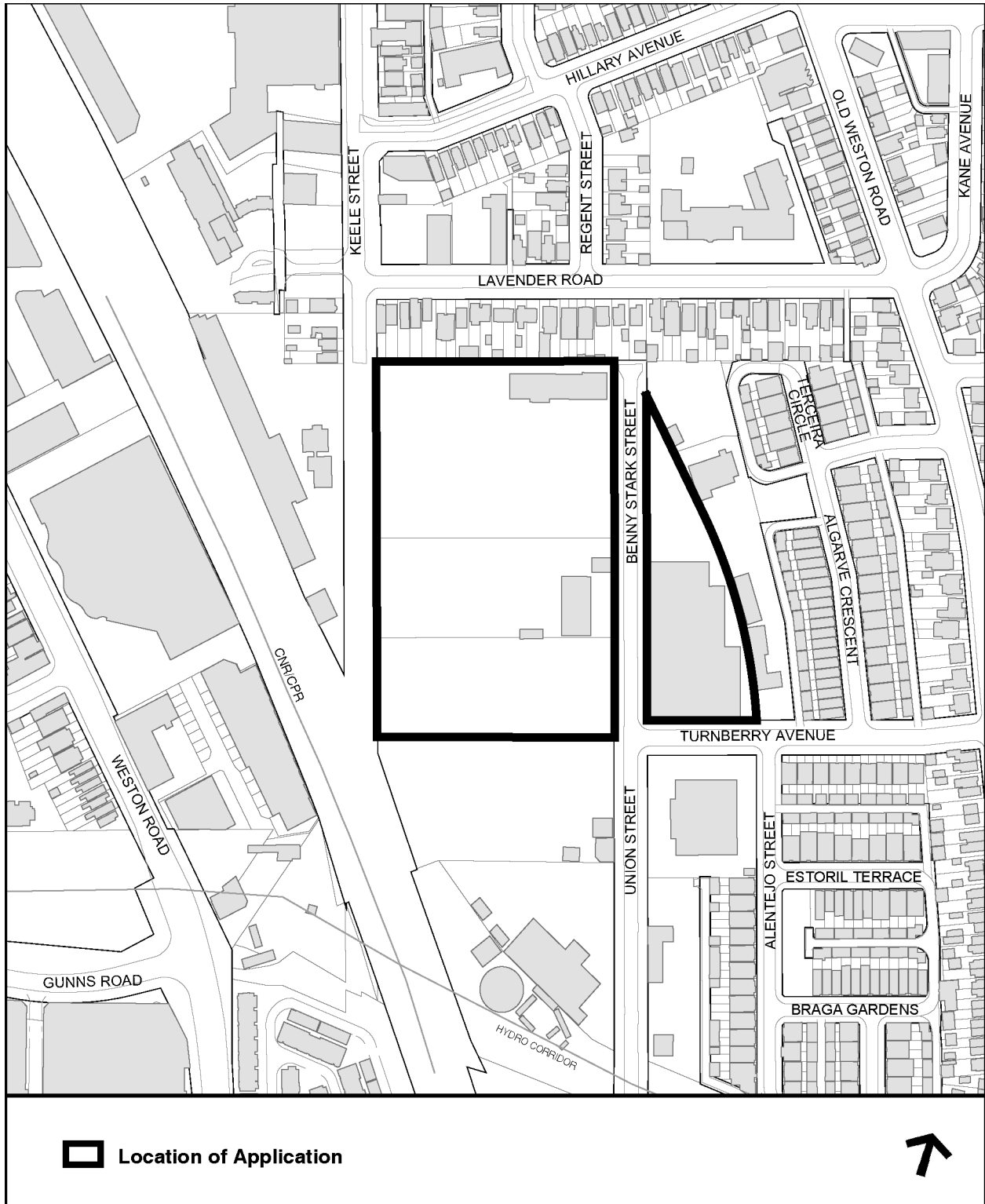
Attachment 4: Site Plan

Attachment 5: Official Plan Map

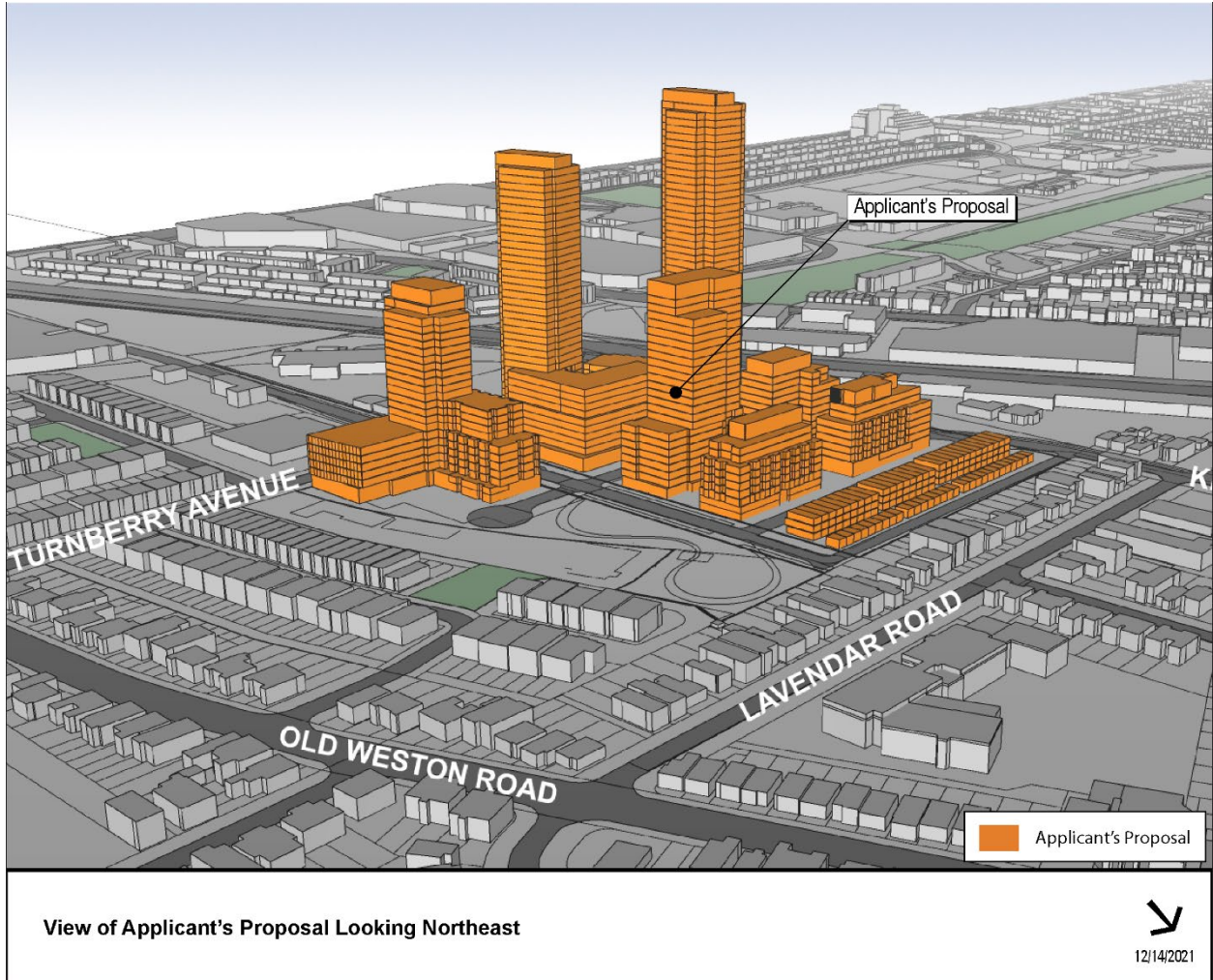
Attachment 6: Zoning By-law Map

Attachment 7: Application Data Sheet

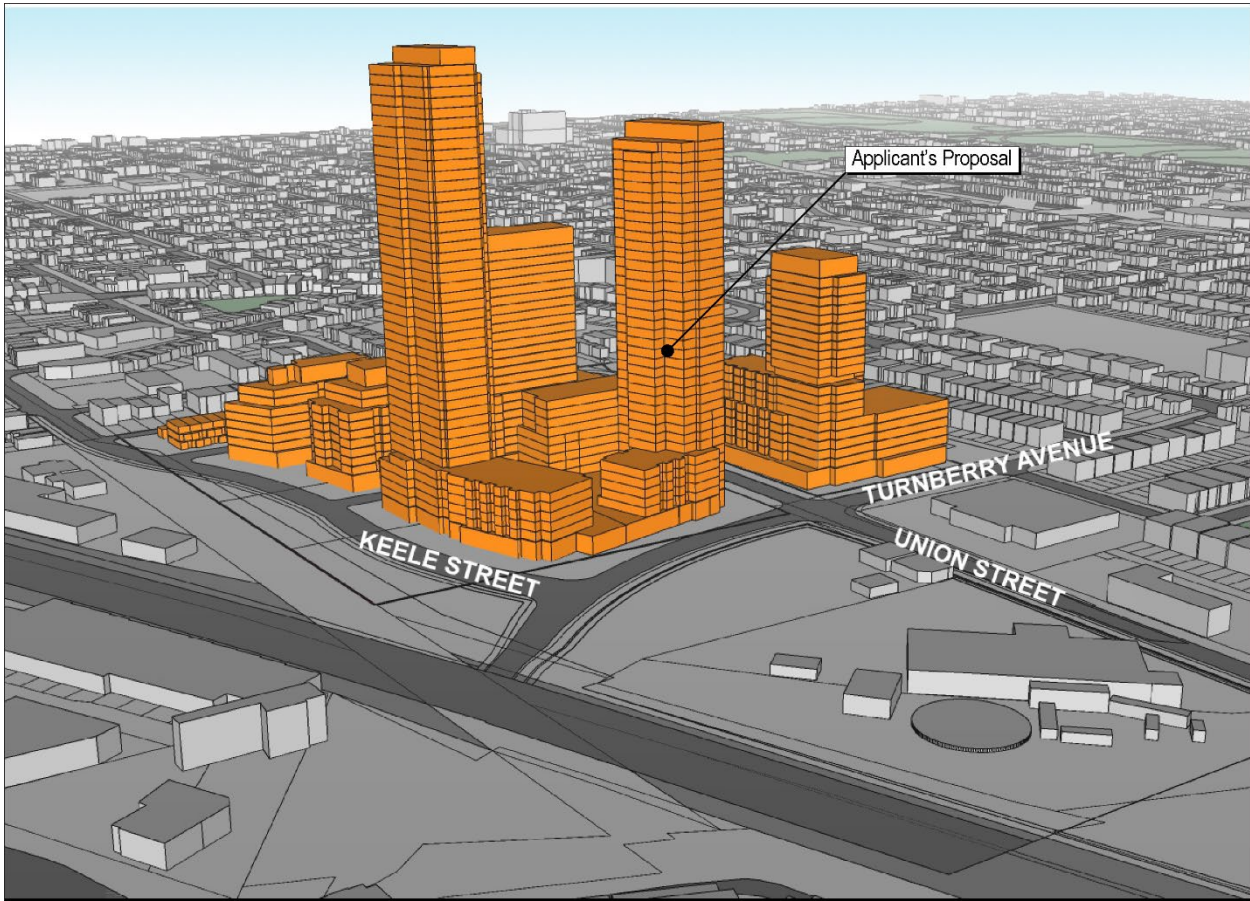
Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context - Northeast



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

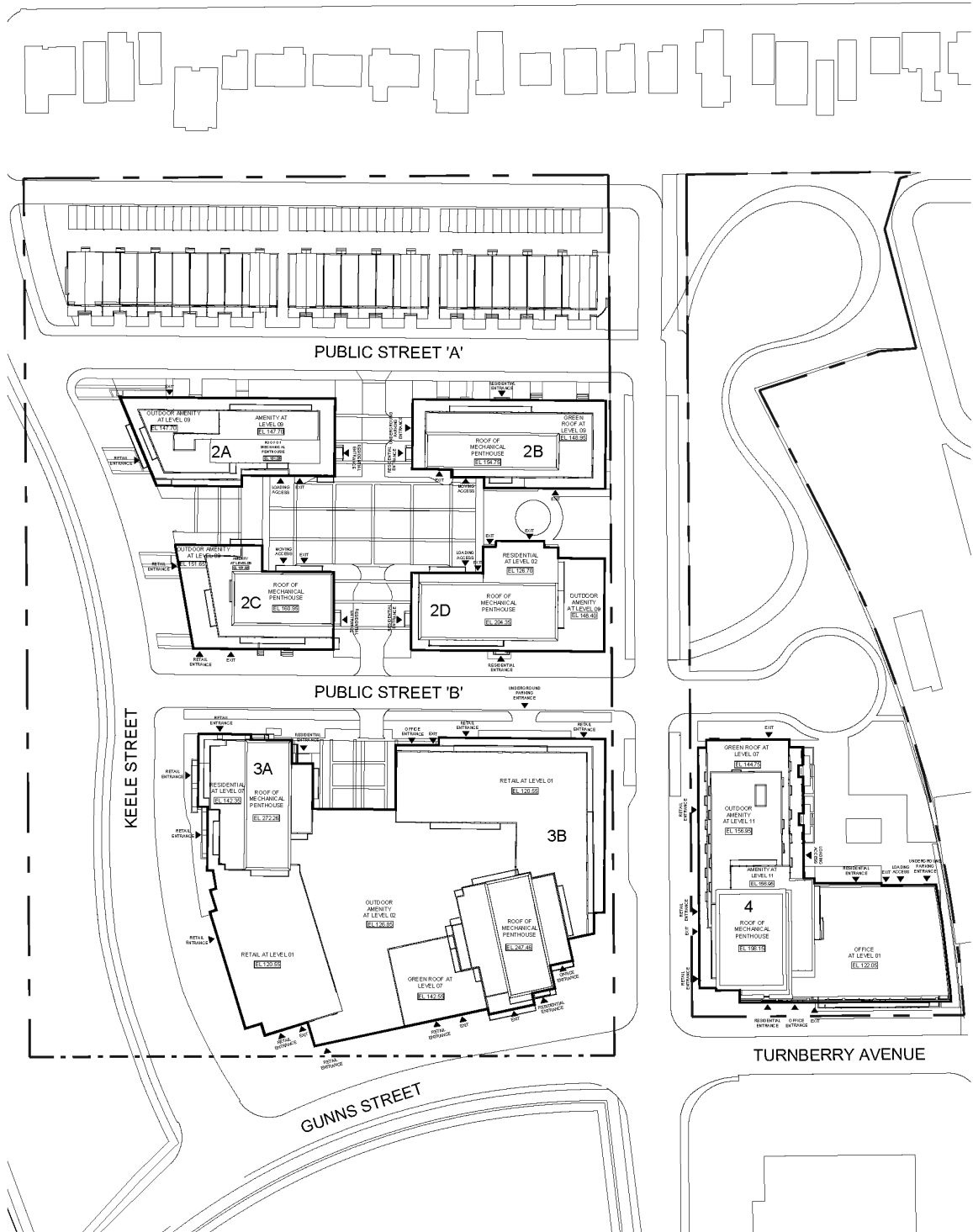


View of Applicant's Proposal Looking Southwest



12/14/2021

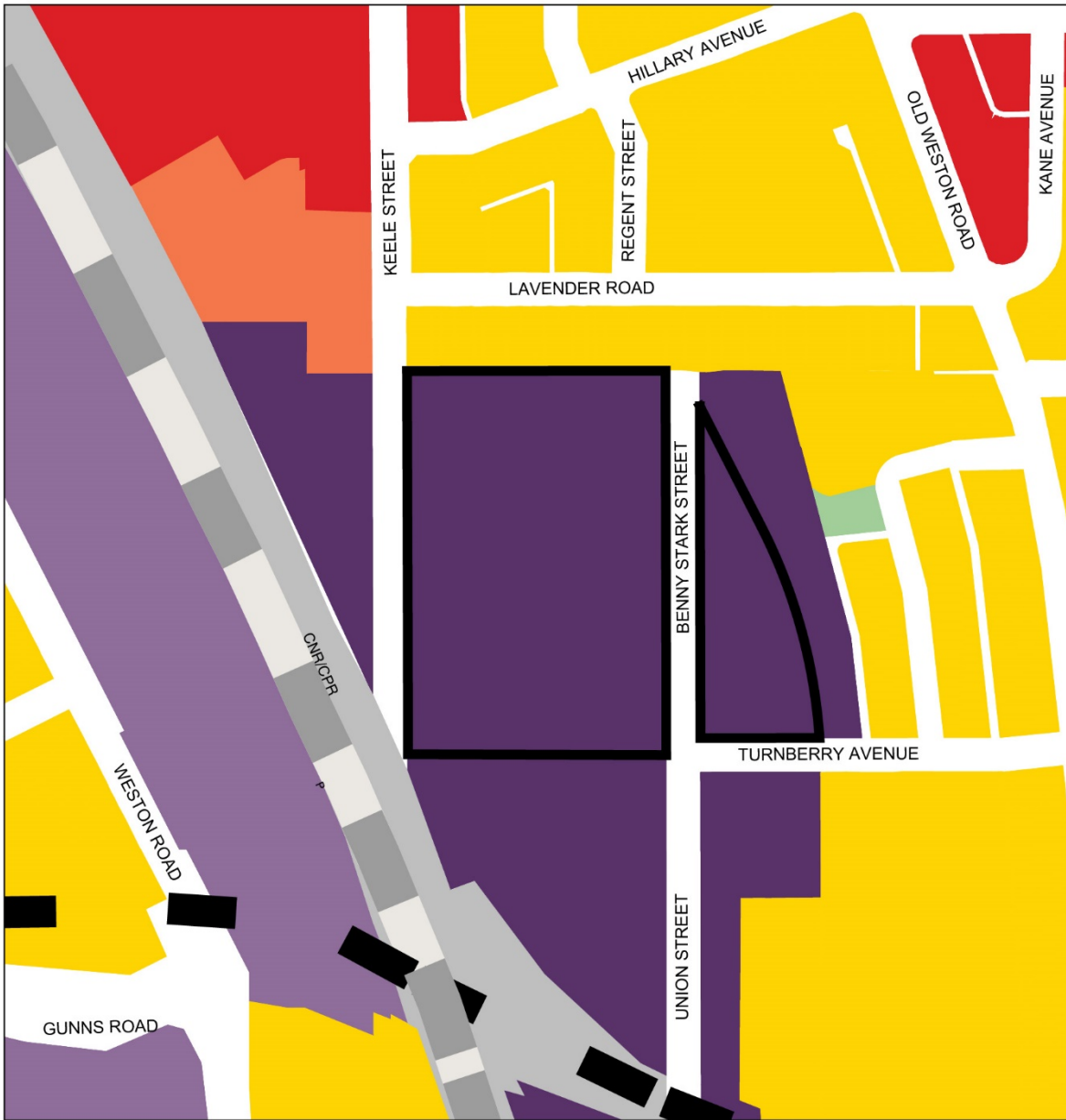
Attachment 4: Site Plan



Site Plan



Attachment 5: Official Plan Map



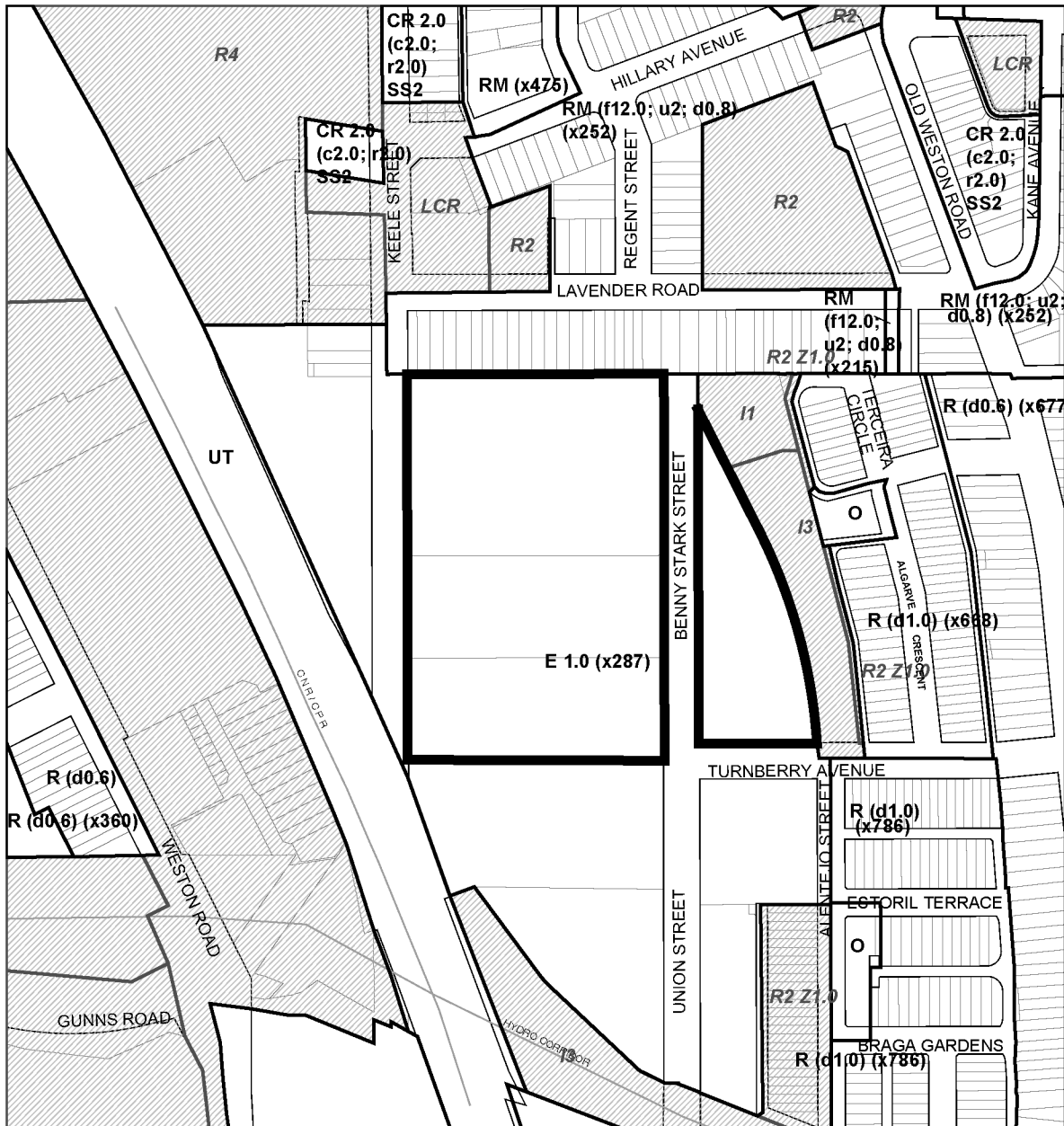
Official Plan Land Use Map #17

0, 119-125, 144, 160, & 200 Benny Stark Street,
 116-122 Turnberry Avenue
 File # 21 228594 STE 09 02

- Location of Application
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Other Open Space Areas
- Utility Corridors
- General Employment Areas
- Core Employment Areas

Not to Scale
 Extracted: 10/25/2021

Attachment 6: Zoning By-law Map





Zoning By-law 569-2013

0, 119-125, 144, 160, & 200 Benny Stark Street
116-122 Turnberry Avenue

File # 21 228594 STE 09 0Z

-  Location of Application
- R** Residential
- RM** Residential Multiple
- CR** Commercial Residential
- E** Employment Industrial
- O** Open Space
- UT** Utility and Transportation

-  See Former City of Toronto By-law No. 438-86
- R2** Residential District
- I1** Industrial District
- Gh** Parks District
- R2** Residential Districts
- R4** Residential
- LCR** Local Commercial Residential
- CE** Commercial Employment Zone


Not to Scale
Extracted: 10/25/2021

Attachment 7: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 200 BENNY STARK ST Date Received: October 21, 2021
 Application Number: 21 228594 STE 09 OZ
 Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Official Plan and Zoning By-law Amendment Application to facilitate the redevelopment of the site for a mixed-use development comprised of 7 buildings throughout the site, anchored by a public park. The proposed residential gross floor area is 135,325 square metres, and the proposed non-residential gross floor area is 18,122 square metres. A total of 1818 residential dwelling units are proposed.

Applicant	Agent	Architect	Owner
BENNY STARK LIMITED		TACT ARCHITECTURE	STEPHEN IN TRUST STARK

EXISTING PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:
Zoning:	E1.0 (x287)	Heritage Designation:
Height Limit (m):	23, 14	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 45,182 Frontage (m): Depth (m):

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			15,315	15,315
Residential GFA (sq m):			135,325	135,325
Non-Residential GFA (sq m):			18,122	18,122
Total GFA (sq m):			153,447	153,447
Height - Storeys:	1		46	46
Height - Metres:			147	147

Lot Coverage Ratio (%): 33.9 Floor Space Index: 3.4

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	135,325	
Retail GFA:	5,032	
Office GFA:	13,090	
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			1,818	1,818
Other:				
Total Units:			1,818	1,818

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			916	707	195
Total Units:			916	707	195

Parking and Loading

Parking Spaces:	723	Bicycle Parking Spaces:	1,913	Loading Docks:	8
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