

373 Front Street East and 90 Mill Street – Site Plan Control Application – Final Report

Date: December 10, 2021
To: Toronto and East York Community Council
From: Director, Community Planning, Toronto and East York District
Wards: Ward 13 - Toronto Centre

Planning Application Number: 20 138391 STE 13 SA

SUMMARY

This application proposes to construct two 13-storey and one 12-storey mixed use buildings at 373 Front Street East and 90 Mill Street. The local Councillor directed City Planning staff to report to City Council, through Toronto and East York Community Council, as per the provisions in By-law No. 483-2000 for Site Plan Control applications.

This report reviews and recommends approval, in principle, of the Site Plan Control application for 373 Front Street East and 90 Mill Street.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve, in principle, the conditions set out in Attachment 7 to the report dated December 10, 2021 from the Director, Community Planning, Toronto and East York District, for the proposed two 13-storey and one 12-storey mixed use buildings at 373 Front Street East and 90 Mill Street.
2. City Council delegate back to the Chief Planner or his designate the authority to issue final Site Plan Approval.

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

On October 22, 2020, the Minister of Municipal Affairs and Housing enacted a Minister's Zoning Order (Ontario Regulation 596/20) setting out the zoning permissions for development of the subject lands. At its meeting on October 27, 2020, City Council received the Final Report dated September 22, 2020 from the Director, Community Planning, Toronto and East York and authorized City staff to work with the owner to enter into any agreements required to secure the infrastructure and community benefits necessary to implement the development.

City Council's decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE19.5>

SITE AND SURROUNDING AREA

Site Description and Dimensions: The subject site consists of two parcels bisected by an east-west public lane and another parcel of land owned by the City. The lands are owned by the Province of Ontario and are leased to WDL 3/4/7 LP, the applicant, for 99 years.

The property at 373 Front Street East is a rectangular parcel fronting on Trinity Street, Front Street East, Cherry Street, and the public lane. The property at 90 Mill Street is a square shaped parcel fronting on Cherry Street and Mill Street. The combined site area is approximately 17,689 square metres, which will be reduced to approximately 15,075 square metres following conveyances of land for the new east-west street and other road widenings.

Existing Use of Site: The property at 373 Front Street East was previously used as a commercial surface parking lot and the property at 90 Mill Street was being used for inventory storage for nearby car dealerships. Both properties have now been excavated in anticipation of the proposed development.

Surrounding Uses:

North: Front Street East; north of Front Street East are 43 and 47 Eastern Avenue - two car dealerships with 2-4 storey buildings; and 55 Eastern Avenue - a vacant parcel currently subject to a Site Plan application under review for a 13-storey non-profit long-term care facility (File No. 21 151369 STE 13 SA).

East: Cherry Street; east of Cherry Street is 425 Cherry Street East - currently under construction with a 4-storey Indigenous Community Health Centre, a 5-storey training, education, and child care centre, and an 11- to 13-storey mixed use building containing residential and commercial uses (File No. 19 215789 STE 13 SA).

South: South of 90 Mill Street, and across Mill Street is the Distillery District - a National Historic Site that consists of a collection of Victorian industrial buildings with the majority of the buildings designated under Part IV of the Ontario Heritage Act by By-law 154-76;

south of 373 Front Street East and across the public lane is 60 Mill Street - a vacant industrial building with zoning and Site Plan approval for a 31-storey hotel (OLT Case No. PL200325), 70 Mill Street - a 12-storey residential building, and 80 Mill Street - a 14-storey residential building. The buildings at 60 to 80 Mill Street also form part of the Distillery District.

West: Trinity Street; west of Trinity Street is 60 Trinity Street - a vacant parcel; and 321 Front Street East - a 2-storey car dealership with a surface parking lot.

THE APPLICATION

The proposal is to construct three buildings at 373 Front Street East and 90 Mill Street. At 373 Front Street East (Blocks 3 and 4 of the West Don Lands Precinct Plan), two 13-storey buildings (50.32 metres, inclusive of the mechanical penthouse) are proposed. At 90 Mill Street (Block 7), one 12-storey building (43.35 metres, inclusive of the mechanical penthouse) is proposed.

The overall development consists of 75,358 square metres of residential gross floor area comprising 855 rental dwelling units (257 of which are affordable rental dwelling units), 3,027 square metres of retail space, and 496 square metres of community agency space. The proposed density is 5.23 times the area of the lot.

A new east-west street with an 18.5 metre right-of-way is proposed between the properties at 373 Front Street East and 90 Mill Street, connecting Trinity Street and Cherry Street. The new east-west street will be comprised of the existing public lane south of 373 Front Street East, a parcel of land owned by the City, and a widening along the south side of 373 Front Street East. A privately-owned publicly accessible space (POPS) is also proposed between the buildings on Blocks 3 and 4 and consists of an 18.5 metre wide pedestrian walkway and courtyard with a total area of approximately 2,580 square metres.

A total of 299 parking spaces will be located in a one-level underground parking garage beneath Blocks 3 and 4 and accessed from the new east-west street. Loading spaces, including Type B, G and two Type C loading spaces at Blocks 3 and 4, and a Type G loading space at Block 7, will also be accessed from the new east-west street. A total of 904 bicycle parking spaces are also proposed to support the development.

Detailed project information, including all plans and reports submitted as part of the application, can be found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-informationcentre/>

See Attachments 1-5 of this report for a location map, application data, three dimensional representations of the project in context, and a site plan of the proposal.

Reasons for Application

The proposal is subject to Site Plan Control in accordance with Section 41 of the Planning Act and Section 114 of the City of Toronto Act.

POLICY CONSIDERATIONS

Official Plan Designation: Regeneration Areas. The site is located within the Central Waterfront Secondary Plan and King-Parliament Secondary Plan areas.

Zoning: The site is zoned RA "Reinvestment Area" with a holding symbol "(h)" under Zoning Bylaw 438-86 and a maximum height of 26 metres. The site is also subject to Ontario Regulation 596/20 which was enacted by the Minister of Municipal Affairs and Housing on October 22, 2020. The Zoning Order permits the proposed development and sets out the applicable development standards.

The Zoning Order is available at: <https://www.ontario.ca/laws/regulation/200596>

Additional Information: Applicable policy documents can be found in Attachment 6: Policy Considerations.

COMMUNITY CONSULTATION

A series of Working Group meetings were held on January 14, 2020, April 20, 2020, August 6, 2020, and March 30, 2021. At the meetings the applicant's team provided presentations on the proposed development, highlighting changes as they occurred. Working Group members provided comments and questions at each meeting, which influenced the details of the final proposal.

Separate meetings with stakeholders from 70 & 80 Mill Street were held on March 19, 2021, August 18, 2021, and November 30, 2021 with respect to the new east-west street and its impact on building operations and services that are currently accessed via the existing public lane.

COMMENTS

The proposal has been reviewed against the Planning Act, PPS, Growth Plan and Official Plan policies, planning studies and design guidelines.

Planning Act

The review of this application has had regard for the relevant matters of provincial interest set out under Section 2 of the Planning Act.

Provincial Policy Statement (2020)

City Planning staff have reviewed the proposal against the policies of the PPS (as described in Attachment 6: Policy Considerations) and find that the proposal is consistent with the PPS.

Growth Plan (2020)

City Planning staff have reviewed the proposal against the policies of the Growth Plan (as described in Attachment 6: Policy Considerations) and find the proposal conforms with the Growth Plan.

Density, Height and Massing

The proposed height and massing conforms with the requirements of Zoning Bylaw 438-86 and Ontario Regulation 596/20.

Affordable Rental Units

A total of 257 (30%) of the rental dwelling units in the overall development will be affordable rental dwelling units. The affordable rental units will be constructed generally in accordance with the dwelling unit plans accepted by City staff and secured as a condition of Site Plan approval.

Exterior Design

The materiality and design of the development includes a mix of brick-look precast concrete, metal, glass and spandrel. For Block 7 in particular, the design was conceived to have particular regard for the historical context of the Distillery District and the adjacent buildings on Mill Street. As a condition of Site Plan approval, the development is to be constructed and maintained using building materials and finishes consistent with those shown on the approved plans and drawings.

Streetscape

Along the public street frontages, a minimum 2.1 metre wide pedestrian clearway is provided along with existing or new street trees; street furniture including benches, litter and recycling bins; and bike rings. Pavers have been selected which conform to the West Don Lands Public Realm Master Plan Report. The landscape details are secured on the approved plans and drawings.

Privately-Owned Publicly Accessible Open Space (POPS)

The POPS has been designed with a variety of landscape features, large canopy trees, seating areas, and lighting. As a condition of Site Plan approval, the POPS is to be constructed and maintained in accordance with the details shown on the approved plans and drawings.

Amenity Space

Indoor and outdoor amenity space will be provided for each of the buildings, including amenity spaces designed for households with children and pets. The amenity spaces are secured on the approved plans and drawings.

Road Widening and Pedestrian Clearways

Road widenings are required along the Front Street East and Cherry Street frontages of the property in order to satisfy the requirements of Schedule A of the Central Waterfront Secondary Plan for a 30 metre right-of-way for Front Street East and a 35 metre right-of-way for Cherry Street. Corner roundings are also required at the south-east corner of Front Street East and Trinity Street, and the south-west corner of Front Street East and Cherry Street. The widenings will be conveyed to the City as a condition of Site Plan approval.

Pedestrian clearway easements are also required to be conveyed to the City as a condition of Site Plan approval, including corner roundings at the north-west corner of Cherry Street and Mill Street, and the southwest corner of Cherry Street and the new east-west street.

New East-West Street

Details relating to the design and construction of the new east-west street have been secured in a separate Development Agreement between the City and the applicant/owner.

Traffic Impact, Access, Parking and Loading

City staff have reviewed the proposed site access arrangements, site circulation and layout, design of the entrance driveways, layout of the parking areas, and design of the loading and garbage/recycling facilities as part of the application review process. As a condition of Site Plan approval, these facilities must be provided in accordance with the approved plans and drawings, as well as the City's standard conditions for accesses, curb cuts, traffic control signs, loading and parking facilities, boulevard improvements, and solid waste storage.

Servicing and Stormwater Management

City staff have reviewed the proposal with respect to servicing and stormwater management. As a condition of Site Plan approval, the development must be constructed and maintained with site servicing, stormwater management facilities, and site grading as detailed in the accepted technical reports and drawings. Separate applications will be required for any temporary construction (short term) or permanent (long term) dewatering system that is required for the buildings.

Construction Management Plan

As a condition of Site Plan approval, a Construction Management Plan and a Phasing Plan must be submitted for review and approval by the Work Zone Coordination Section, Transportation Services.

Parkland

No parkland dedication is required from this development. The parkland dedication requirement for the West Don Lands precinct was established through the initial development planning process and set out as a network of open space as outlined in the West Don Lands Parks and Public Spaces Conveyance and Phasing Plan. Over 8 hectares of parkland were planned throughout the West Don Lands, including larger parks such as Corktown Common, Underpass Park, and Lawren Harris Square, as well as smaller open spaces.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). Three City-owned trees are proposed to be removed to accommodate the proposed development and 67 new trees are proposed within the City-owned road allowance. The conditions of Site Plan approval include payment of the appraised value of the trees to be removed, a security deposit to ensure the survival of the new trees in a healthy condition, and conditions related to the maintenance of tree protection barriers, as well as requirements for planting and inspection of new trees.

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. The proposal meets Tier 1 of the Toronto Green Standard. Tier 1 performance measures are secured on approved plans and drawings. As a condition of Site Plan approval, the development is to be constructed and maintained substantially in accordance with the accepted Energy Report.

Conclusion

City staff have completed the review of the Site Plan Control application for 373 Front Street East and 90 Mill Street. The proposal is in accordance with the in-force zoning and has been reviewed by City staff with respect to the site plan matters to be

considered under Section 41 of the Planning Act and Section 114 of the City of Toronto Act. City Planning staff recommend approval, in principle, of the proposed Site Plan Control application, subject to the conditions provided in Attachment 7.

CONTACT

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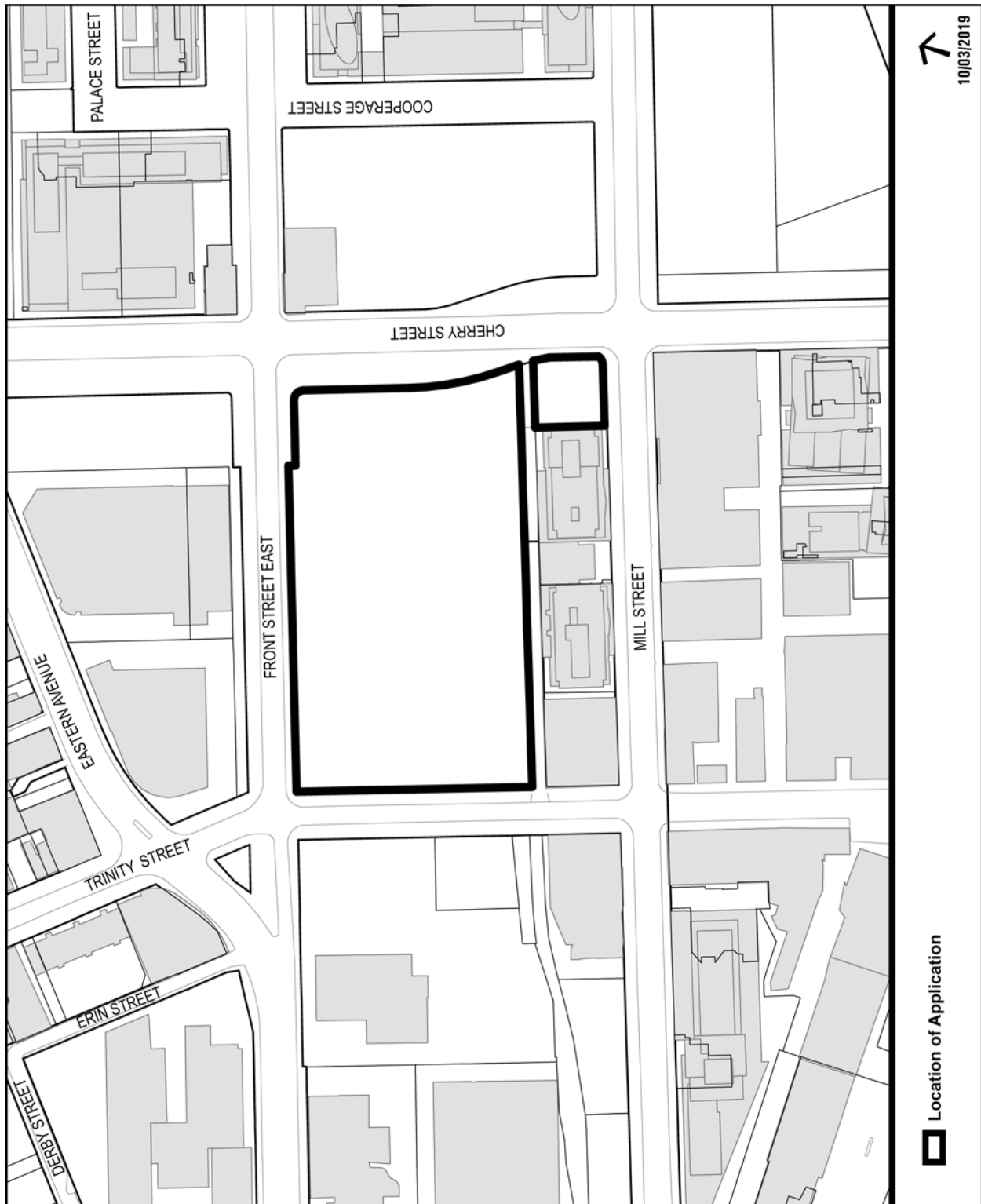
SIGNATURE

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

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Application Data Sheet
Attachment 3: 3D Model of Proposal in Context Looking Southeast
Attachment 4: 3D Model of Proposal in Context Looking Northwest
Attachment 5: Site Plan
Attachment 6: Policy Considerations
Attachment 7: Conditions of Site Plan Approval

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 90 MILL ST **Date Received:** April 24, 2020

Application Number: 20 138391 STE 13 SA

Application Type: Site Plan Approval, Standard

Project Description: Site Plan application to permit the development of two 13-storey and one 12-storey mixed use buildings at 373 Front Street East and 90 Mill Street (Blocks 3,4,7 in the West Don Lands). The proposal includes 3,027 square metres of retail space, 496 square metres of community agency space, and 855 rental dwelling units (257 of which are affordable rental dwelling units). The zoning for the site was approved via MZO O. Reg. 596/20 on October 22, 2020.

Applicant	Agent	Architect	Owner
WDL 3/4/7 LP		COBE Aps ArchitectsAlliance	Province of Ontario Minister of Energy and Infrastructure

EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	Regeneration Area 'B' (West Donlands)
Zoning:	RA(h)	Heritage Designation:	No
Height Limit (m):	26	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq m): 15,075 Frontage (m): 452 Depth (m): 100

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			9,418	9,418
Residential GFA (sq m):			75,358	75,358
Non-Residential GFA (sq m):			3,523	3,523
Total GFA (sq m):			78,881	78,881
Height - Storeys:			13	13
Height - Metres:			50	50

Lot Coverage Ratio (%)	62.47	Floor Space Index:	5.23
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	75,358	
Retail GFA:	3,027	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	496	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			855	855
Freehold:				
Condominium:				
Other:				
Total Units:			855	855

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			373	370	112
Total Units:			373	370	112

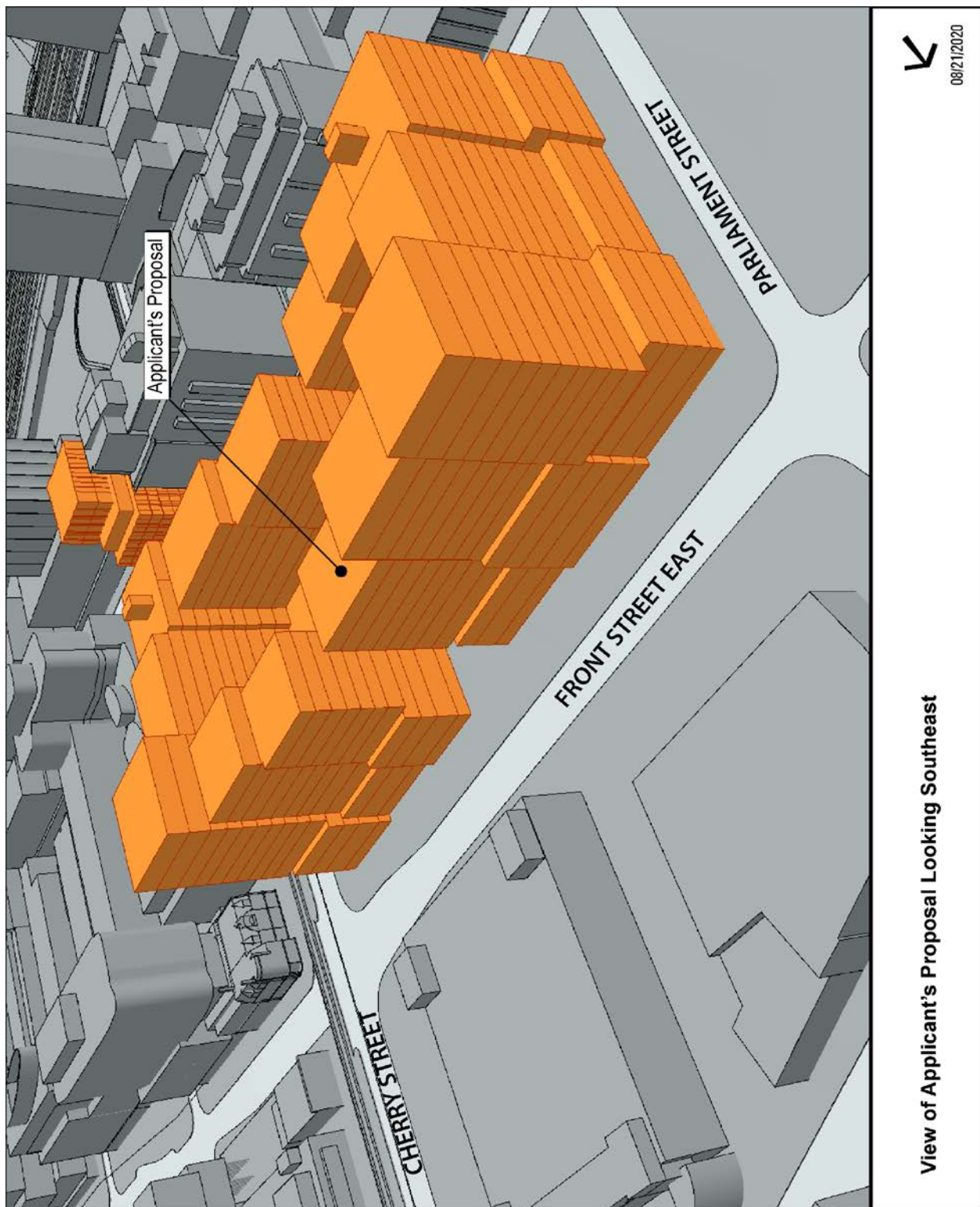
Parking and Loading

Parking Spaces:	299	Bicycle Parking Spaces:	904	Loading Docks:	5
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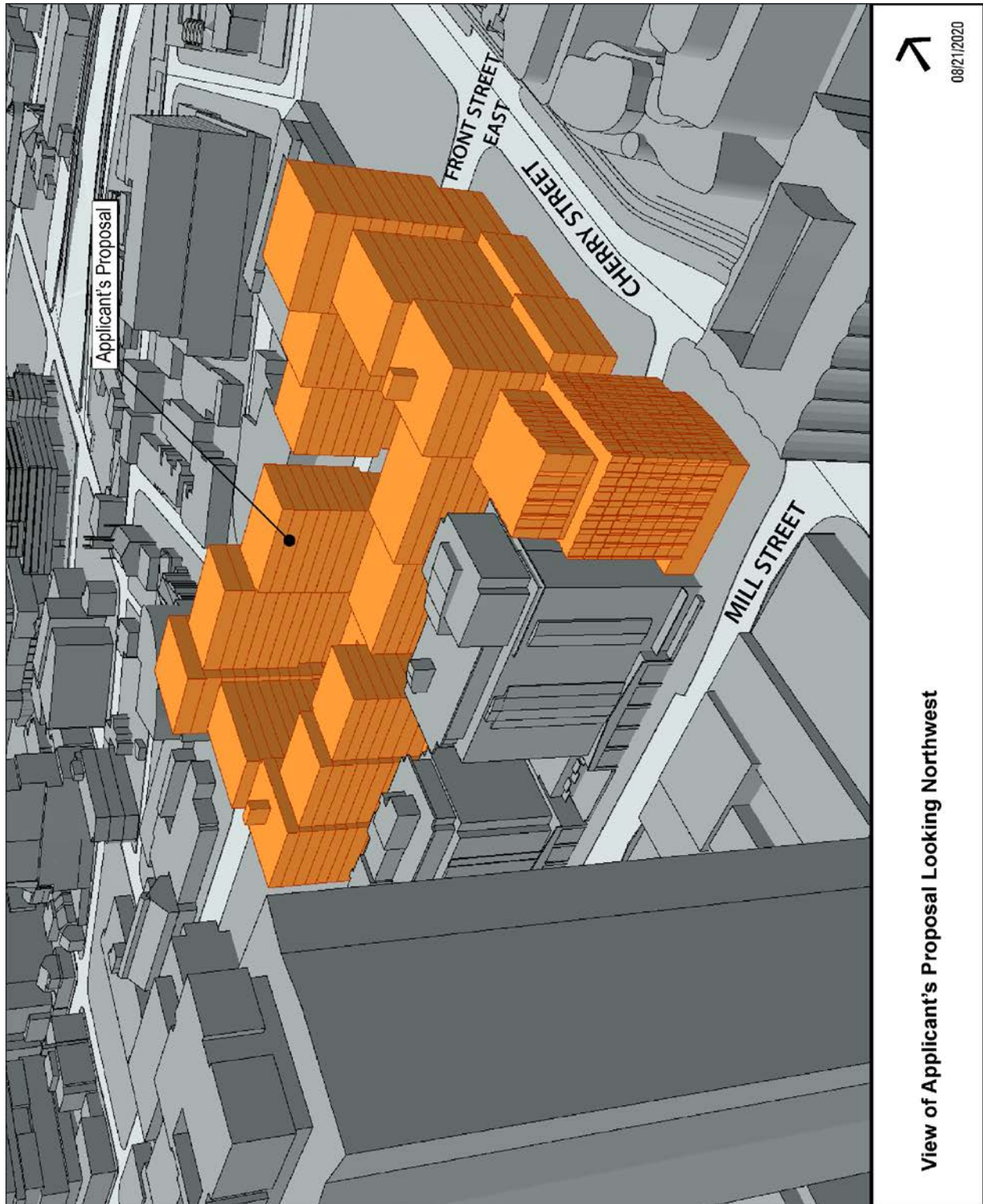
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Attachment 3: 3D Model of Proposal in Context Looking Southeast



Attachment 4: 3D Model of Proposal in Context Looking Northwest



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.

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.

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."

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan") came into effect on August 28, 2020. 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, establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

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

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

The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe 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.

Planning for Major Transit Station Areas

The Growth Plan contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan requires that, at the time of the next MCR, the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs plan for the prescribed densities.

Toronto Official Plan

The City of Toronto Official Plan (the "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.

The Official Plan contains policies related to building complete communities, heritage preservation, community services, transportation, and environmental stewardship. The Official Plan also provides for the use of Section 37 of the Planning Act to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision of community benefits in the form of capital facilities.

The site is designated Regeneration Areas as shown on Land Use Map 18.

Central Waterfront Secondary Plan

The purpose of the Central Waterfront Secondary Plan ("CWSP") is to identify key public priorities and opportunities, as well as an implementation process for waterfront revitalization. A precinct-level implementation strategy is the tool in the CWSP to provide for comprehensive and orderly development. The CWSP also include housing policies that require affordable rental housing and low-end market housing comprise of a minimum 25% of all residential units for a development site.

The site is designated Regeneration Areas on Map E - Land Use Plan. The CWSP classifies Regeneration Areas as blocks of land that are to be subdivided into smaller areas for a mixture of land uses, and be subject to the Precinct Implementation Strategies.

West Don Lands Precinct Plan

In May 2005, City Council adopted the West Don Lands Precinct Plan, 2005 ("The Precinct Plan") as a non-statutory plan. A partial update was completed in 2011. The Plan area is generally bordered by Eastern Avenue, Bayview Avenue, the railway corridor and Parliament Street. The Precinct Plan sets out a vision for the area, and identifies the public investment required for redevelopment, includes a development plan and guidelines, and a phasing and implementation approach. This Precinct Plan provides the detailed implementation strategies as indicated in the CWSP for the subject site.

A Class Environmental Assessment Master Plan was also adopted by City Council in May 2005 in conjunction with the Precinct Plan that addresses the planning of the infrastructure needed for the area. An east-west street is planned to connect Trinity Street and Cherry Street.

The West Don Lands Affordable Housing Delivery Agreement was executed in 2009 between the City, Waterfront Toronto and the Province to ensure a minimum 20% affordable housing units are constructed within the West Don Lands, in conformity to the direction of the Precinct Plan.

Downtown Plan

Official Plan Amendment 406 ("OPA 406" or the "Downtown Plan") is now in force and effect. OPA 406 includes amendments to Section 2.2.1 and Map 6 of the Official Plan, as well as a new Downtown Secondary Plan. It applies to all applications deemed complete after June 5, 2019. The Plan – in conjunction with the associated infrastructure strategies that address water, energy, mobility, parks and public realm, and community services and facilities – provides a comprehensive and integrated policy framework to shape growth in Toronto's fast-growing Downtown over the next 25 years. It provides the City with a blueprint to align growth management with the provision of infrastructure, sustain liveability, achieve complete communities and ensure there is space for the economy to grow. The Plan area is generally bounded by Lake Ontario to the south, Bathurst Street to the west, the midtown rail corridor and Rosedale Valley Road to the north and the Don River to the east.

The site is located within the Central Waterfront Secondary Plan and therefore is not subject to the Downtown Plan.

The in-force Downtown Plan may be found here:

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

King-Parliament Secondary Plan

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

The site is designated Regeneration Area 'B' (West Donlands) on Map 15-1 - Land Use Plan. The area designated Regeneration Area 'B' in the KPSP is targeted for significant growth, with a mix of uses including residential, live/work, commercial, industrial, light industrial, institutional, recreational and open space uses.

The King-Parliament Secondary Plan can be found here:

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

King-Parliament Secondary Plan Review

On May 22, 2018, City Council directed staff to undertake a review of the King-Parliament Secondary Plan and the area north of Queen Street East between Jarvis Street and River Street. The review focuses on three themes being built form, public realm and heritage. On October 29, 2019, City Council directed staff to apply the policies of the proposed King-Parliament Plan on current development applications.

On May 5, 2021, City Council approved the updated King-Parliament Secondary Plan and supplementary Zoning By-laws. The site is redesignated Mixed Use Areas through the updated King-Parliament Secondary Plan.

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

<https://www.toronto.ca/city-government/planning-development/planningstudiesinitiatives/king-parliament-secondary-plan-review/>

Zoning By-laws

The site is zoned RA "Reinvestment Area" with a holding symbol "(h)" under Zoning Bylaw 438-86, with a maximum height of 26 metres. The site is also subject to Ontario Regulation 596/20 which was enacted by the Minister of Municipal Affairs and Housing on October 22, 2020.

Design Guidelines

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

- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- Growing Up Guidelines: Planning for Children in New Vertical Communities; and
- Retail Design Manual.

Other guidelines that are relevant to the review of this application include Best Practices for Bird-Friendly Glass, Best Practices for Effective Lighting and Toronto Accessibility Design Guidelines.

The City's Design Guidelines can be found here:

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

Growing Up Guidelines: Planning for Children in New Vertical Communities

In July 2020, City Council adopted updated Growing Up Urban Design Guidelines, and directed City Planning staff to apply the "Growing Up Guidelines" in the evaluation of new and under review multi-unit residential development proposals greater than 20 residential units and future city-wide and area-based planning frameworks. The objective of the Growing Up Urban Design 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 Guidelines can be found here:

<https://www.toronto.ca/citygovernment/planning-development/planningstudiesinitiatives/growing-up-planning-forchildren-in-new-vertical-communities/>

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

The purpose of the Pet Friendly Design Guidelines 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 Pet Friendly Design Guidelines can be found here:

<https://www.toronto.ca/citygovernment/planningdevelopment/planning-studies-initiatives/pet-friendly-designguidelines-for-high-densitycommunities/>

Retail Design Manual

On October 27, 2020, City Council adopted the Retail Design Manual. The Retail Design Manual supports the objectives of complete communities and vibrant streets which are closely tied to the provision of successful, resilient and dynamic retail uses. The Retail Design Manual is a collection of best practices and is intended to provide guidance on developing successful ground floor retail spaces by providing aspirational retail design best practices to inform, guide, inspire and educate those involved in the design and development of retail uses.

The Retail Design Manual can be found here:

<https://www.toronto.ca/legdocs/mmis/2020/ph/bgrd/backgroundfile-157291.pdf>

Distillery District Heritage Conservation District Study and Plan

The Distillery District Heritage Conservation District ("HCD") Study provides an understanding of the history, evolution, built fabric and public realm of the Distillery District in order to identify and describe the character of the area. The HCD Study was completed in 2016 and included a recommendation to initiate the HCD Plan for the study area.

The property at Block 7 forms part of the HCD Study area, and is identified as a non-contributing property.

Urban Forestry/Environment

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard ("TGS"). The TGS is a set of performance measures for green development. 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 Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

Applications must use the documentation required for the version of the Toronto Green Standard in effect at the time of the initial application. TGS Version 3.0 applies to new applications submitted on or after May 1, 2018.

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

Attachment 7: Conditions of Site Plan Approval

The Conditions of Site Plan Approval will be made available on or before the January 6, 2022 Toronto and East York Community Council Meeting.