

# 645-655 Northcliffe Boulevard – Zoning By-law Amendment Application – Preliminary Report

**Date:** December 10, 2021  
**To:** Toronto and East York Community Council  
**From:** Director, Community Planning, Toronto and East York District  
**Ward:** 12 - Toronto-St. Paul's

**Planning Application Number:** 21 235841 STE 12 OZ

## SUMMARY

---

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application for a 15-storey residential building, containing 159 dwelling units.

The application has been circulated to all appropriate City divisions and public agencies for comment. City Planning staff will proceed to schedule a Community Consultation Meeting for the application, in consultation with the Ward Councillor.

## RECOMMENDATIONS

---

The City Planning Division recommends that:

1. City Planning staff schedule a Community Consultation Meeting for the application located at 645-655 Northcliffe Boulevard, together with the Ward Councillor.
2. Notice for the Community Consultation Meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

## FINANCIAL IMPACT

---

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year, or in future years.

## THE SITE

---

**Description:** The site is generally rectangular in shape and has an approximate area of 1,074.6 square metres, with a frontage of approximately 36.5 metres along Northcliffe Boulevard. The site has an approximate depth of 28.7 metres at the north end and increases to 30.2 and 39.1 metres at the south end of the site. The site is generally flat with a minor slope downward from north to south. A public lane runs east-west at the north end of the site and then turns south along the rear of the site.

**Existing Uses:** Six one-storey residential detached dwellings.

**Official Plan Designation:** *Apartment Neighbourhoods*.

See Attachment 4 of this report for the Official Plan Land Use Map. The Toronto Official Plan can be found here:

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

**Zoning:** Residential Apartment Zone (RA (x777)), with a height limit of 24.0 metres.

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

### Little Jamaica and the Eglinton West Neighbourhood

The site is located within the Little Jamaica Cultural Designation Master Plan study area, an area recognized for the clusters of Black-owned businesses of cultural relevance including barber shops, restaurants specializing in Caribbean cuisine, Black aesthetics and hair shops, recording studios, and music stores. The City of Toronto's Little Jamaica and Eglinton West Neighbourhood study website can be found here:

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/eglington-west-corridor-little-jamaica-study/>.

## THE APPLICATION

---

**Complete Application Submission Date:** This application has not been deemed complete. A Notification of Incomplete Application was sent to the Applicant on December 3, 2021. Landscape Plans with utilities as an underlay (in grey) including Section plans, and Public Utility Plans and Sections are required in order to consider the application complete.

**Description:** A 15-storey (54.4 metres including mechanical penthouse) residential building, with a step-back at the ninth floor to create an eight-storey streetwall height along Northcliffe Boulevard.

**Density:** 10.3 times the area of the lot.

**Dwelling Units:** The proposed 159 dwelling units, includes 27 bachelor (17%), 49 one-bedroom (31%), 67 two-bedroom (47%), and 16 three-bedroom (10%) units.

**Access, Parking and Loading:** Access to the two-level underground garage, containing 36 parking spaces, is proposed from Northcliffe Boulevard at the south end of the site. Accessed from the public lane are four additional surface parking spaces at the rear, bringing the total number of parking spaces to 40.

The proposed 248 bicycle parking spaces, include 16 short term bicycle parking spaces located on the north side and at the rear of the building, and 323 long term bicycle parking spaces are located internally on the second floor.

An internalized Type G loading spaces is proposed to be accessed through the north side of the building, by the north lane.

### **Additional Information**

See Attachments 2, 3 and 6 of this report for a three-dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively. 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: <http://app.toronto.ca/AIC/index.do?folderRsn=Cs7n5HTiQPWEg9eDZyhINA%3D%3D>.

### **Reason for the Application**

The Zoning By-law Amendment application proposes to amend Zoning By-laws 1-83 and 569-2013 to vary performance standards including: gross floor area and floor space index; building height; building setbacks; amenity space; and vehicular and bicycle parking space requirements. Additional amendments to the Zoning By-law may be identified as part of the application review.

### **Site Plan Control**

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

## **COMMENTS**

---

### **ISSUES TO BE RESOLVED**

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity to the Official Plan.

City Council has declared a Climate Emergency, and set goals to achieve net zero greenhouse gas emissions by 2050 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

The following preliminary issues have been identified to be resolved:

- Tree preservation;
- The overall fit of the proposed building with respect to its proposed density and height, and the existing and planned context including its relationship to street proportion and its relationship to the adjacent properties;
- The shadow and wind impacts on adjacent properties and the public realm;
- The adjacency to St. Thomas Aquinas Catholic School;
- The proposed front yard setback, streetwall height, and step-back of the upper floors, and setback from the side and rear property lines;
- The appropriate provision of vehicular parking spaces and traffic;
- The appropriateness of direct site access from Northcliffe Boulevard;
- The amount of indoor and outdoor amenity space;
- The need for a pet relief area and on-site pet facilities with respect to the Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- The unit mix and size with respect to the City's Growing Up: Planning for Children in New Vertical Communities guidelines;
- The provision of affordable housing;
- The provision of parkland (on-site or cash-in-lieu);
- The quality of the public realm including the relationship of the ground floor and lower levels of the building to the street, the provision of unencumbered sidewalks, and the adequate provision of street furniture and bicycle parking;
- The general quality of site landscaping including the provision of large growing shade trees;
- The alignment with emerging direction for the Little Jamaica Cultural District Master Plan;
- The infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes; and,
- The provision of in-kind benefits pursuant to Section 37 of the *Planning Act*, in the event the application proceeds to approval. The City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

### **Additional Issues**

Additional issues may be identified through the review of the application, division and agency comments, and the community consultation process.

## **NEXT STEPS**

---

City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the *Planning Act*, at a Toronto and East York Community Council meeting, when a Final Report is prepared.

## **CONTACT**

---

Catherine Jung, Planner  
Telephone: 416-338-3537  
E-mail: Catherine.Jung@toronto.ca

## **SIGNATURE**

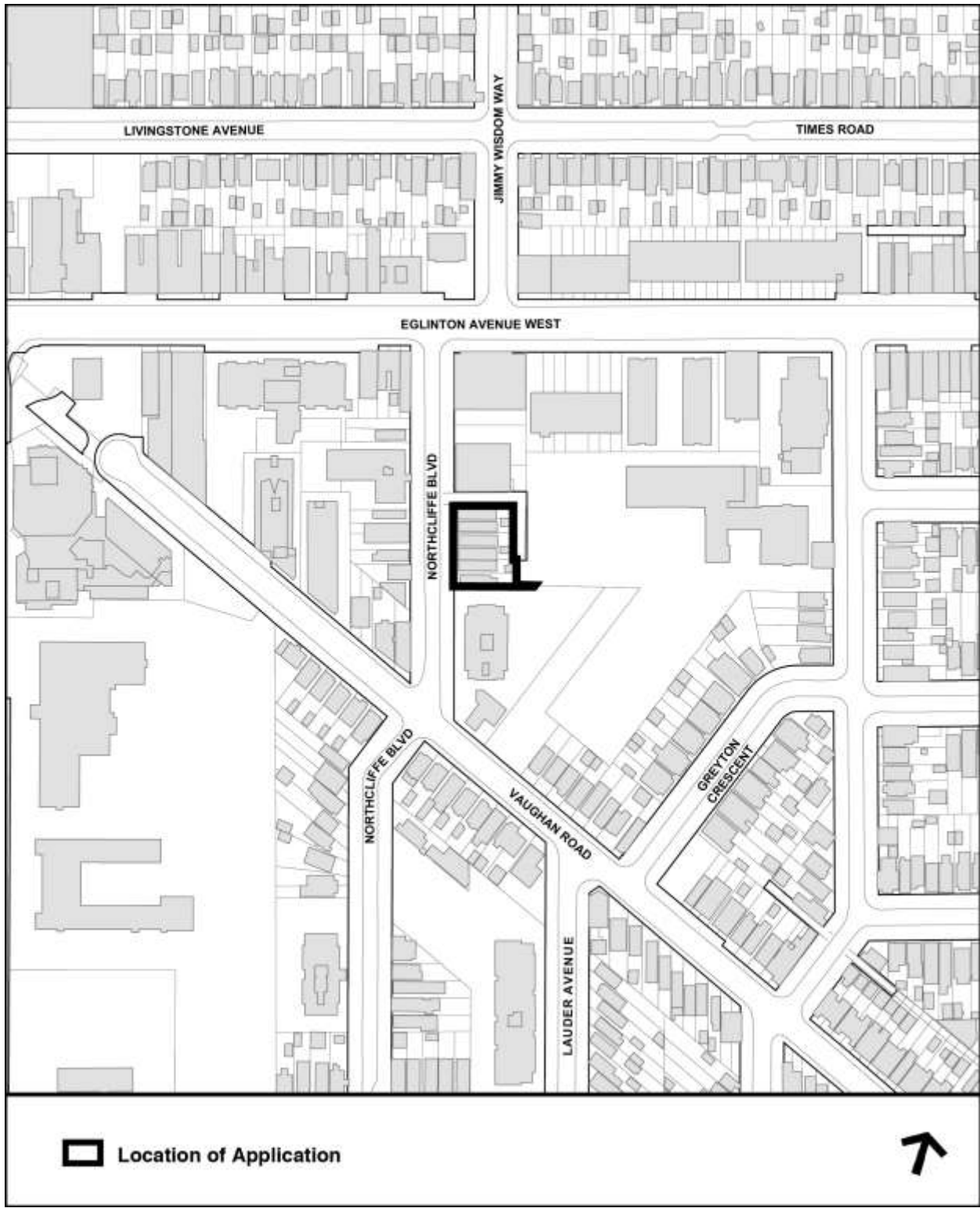
---

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

## **ATTACHMENTS**

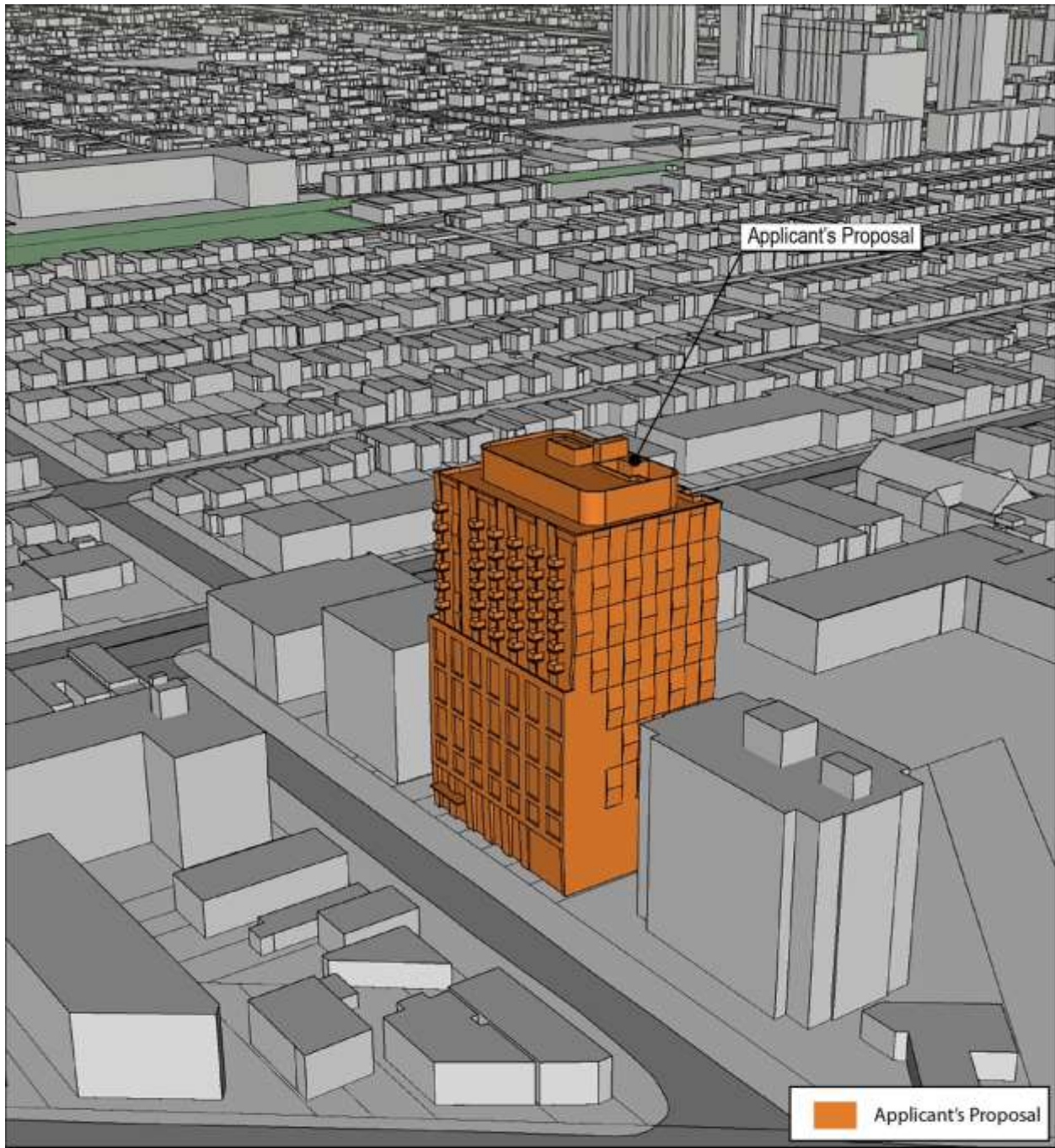
Attachment 1: Location Map  
Attachment 2: 3D Model of Proposal in Context  
Attachment 3: Site Plan  
Attachment 4: Official Plan Map  
Attachment 5: Zoning By-law Map  
Attachment 6: Application Data Sheet

Attachment 1: Location Map



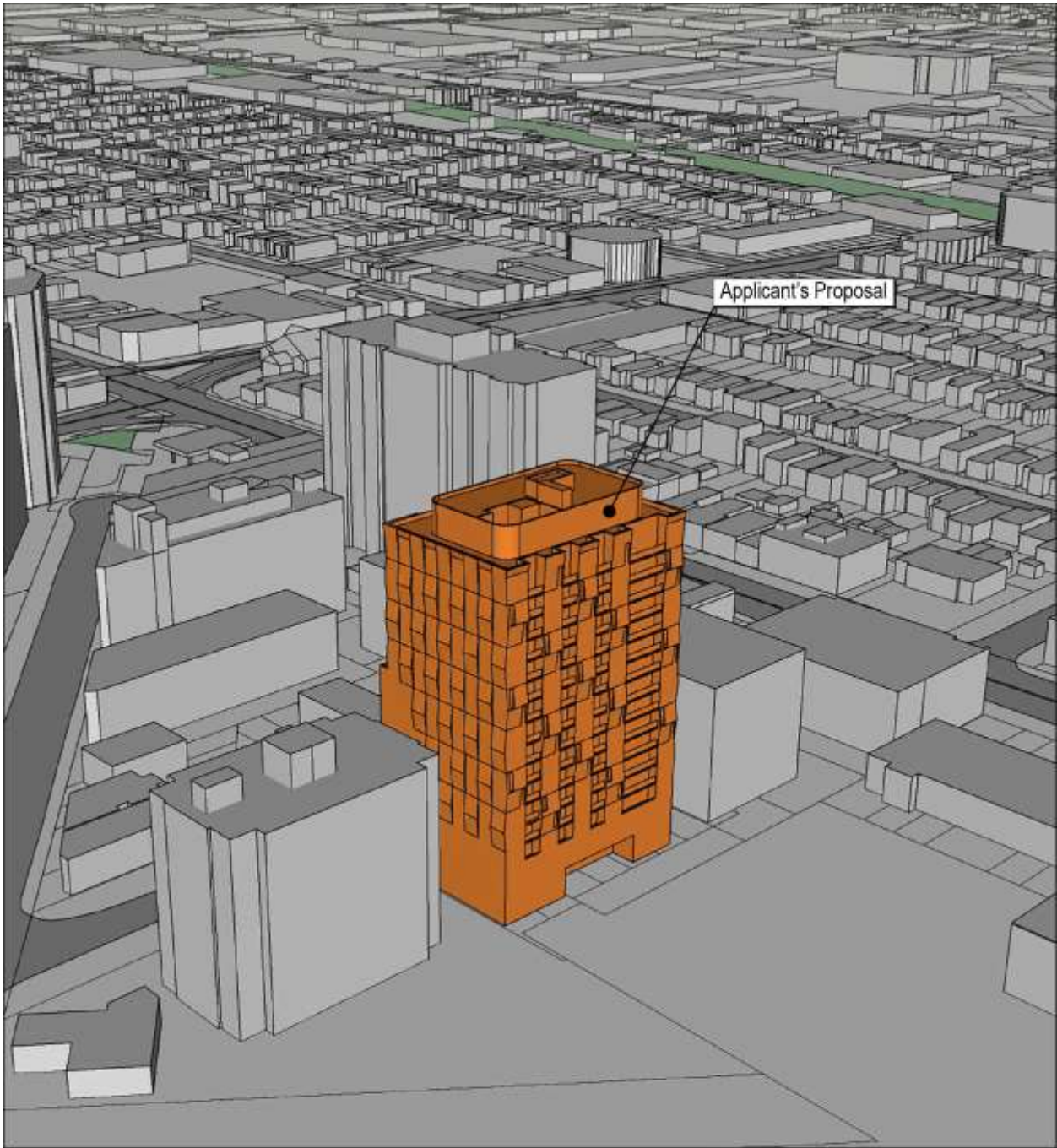


Attachment 2: 3D Model of Proposal in Context



View of Applicant's Proposal Looking Northeast



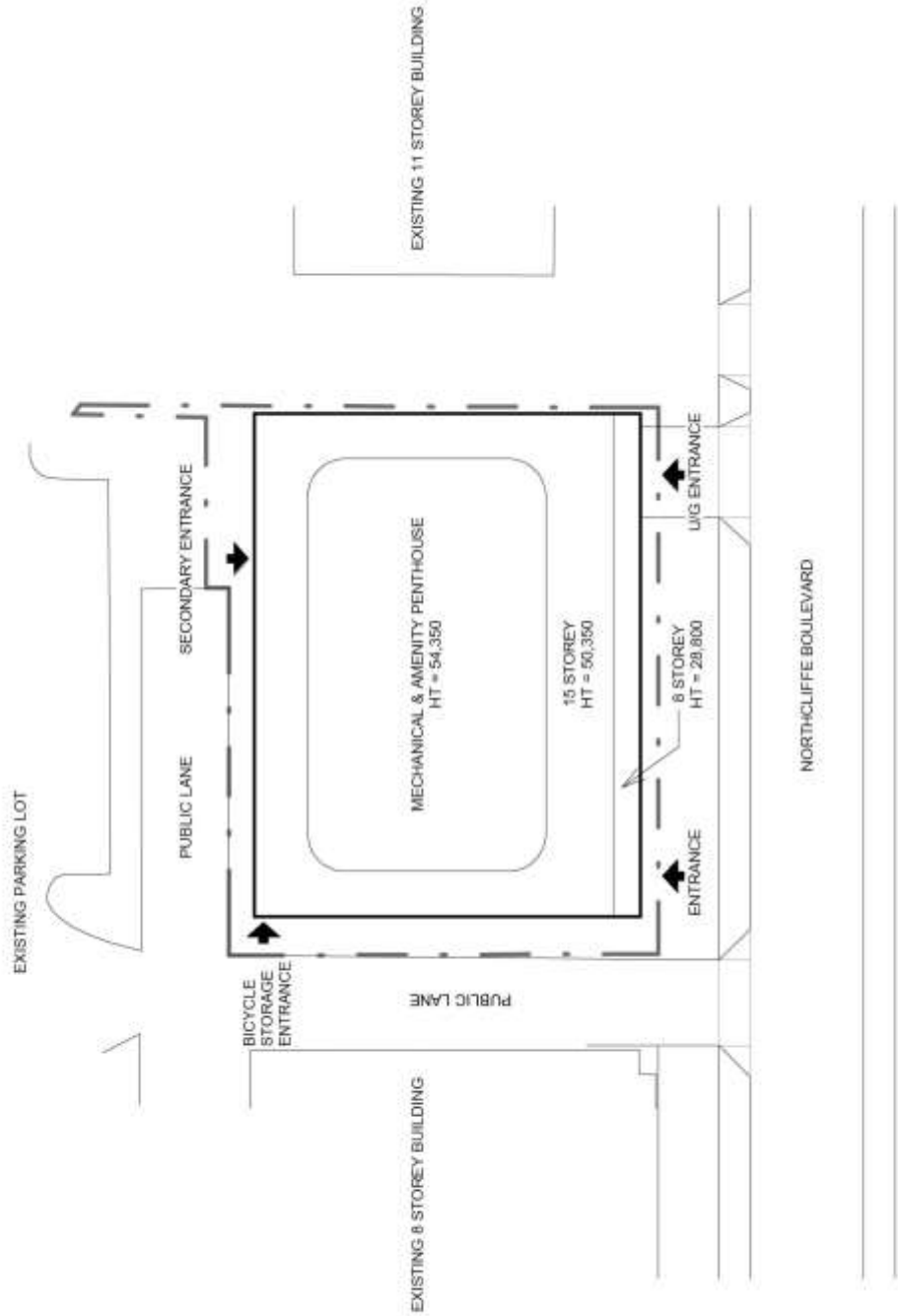


**View of Applicant's Proposal Looking Northwest**



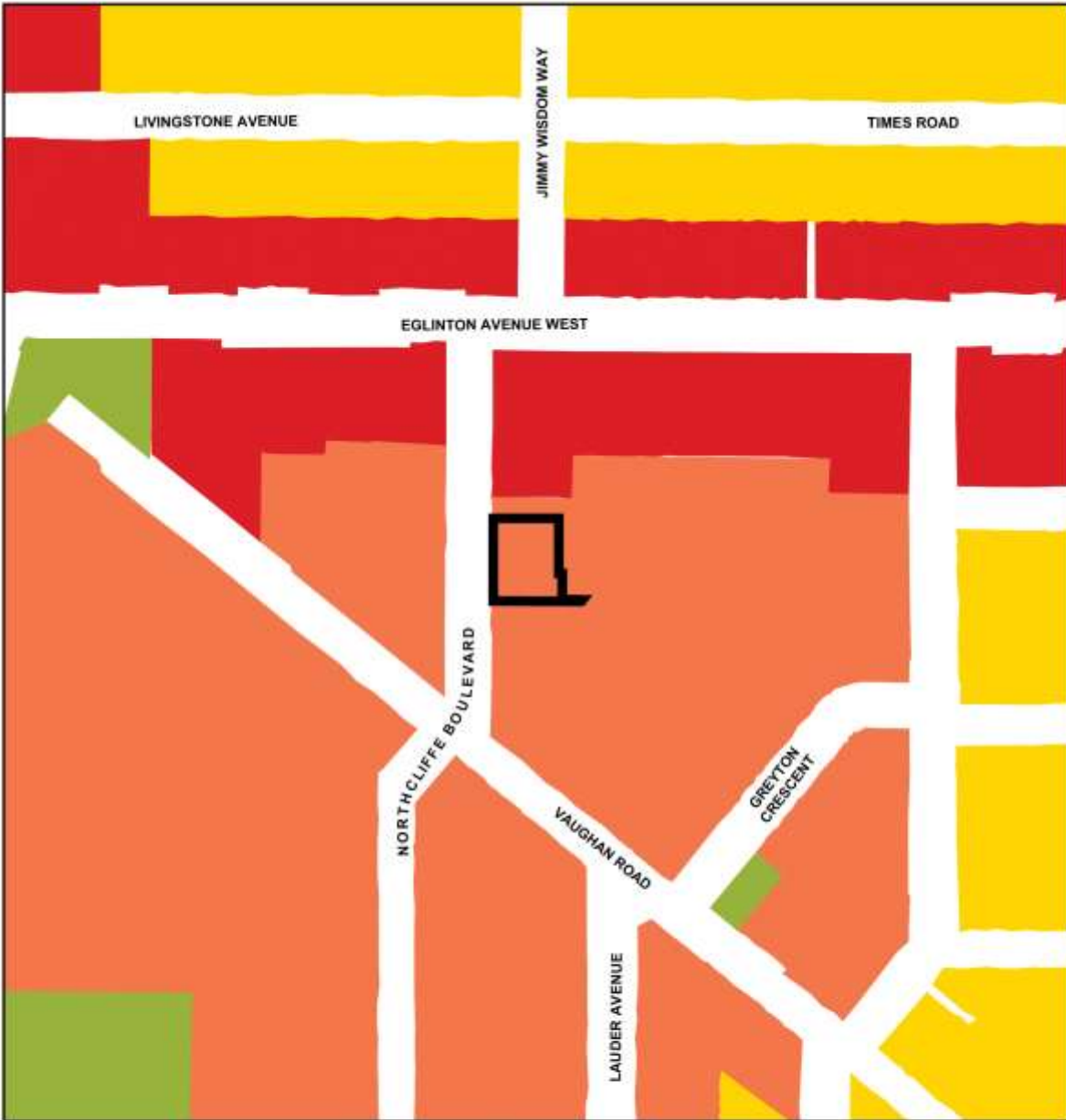


Attachment 3: Site Plan



Site Plan

Attachment 4: Official Plan Map



Official Plan Land Use Map #17

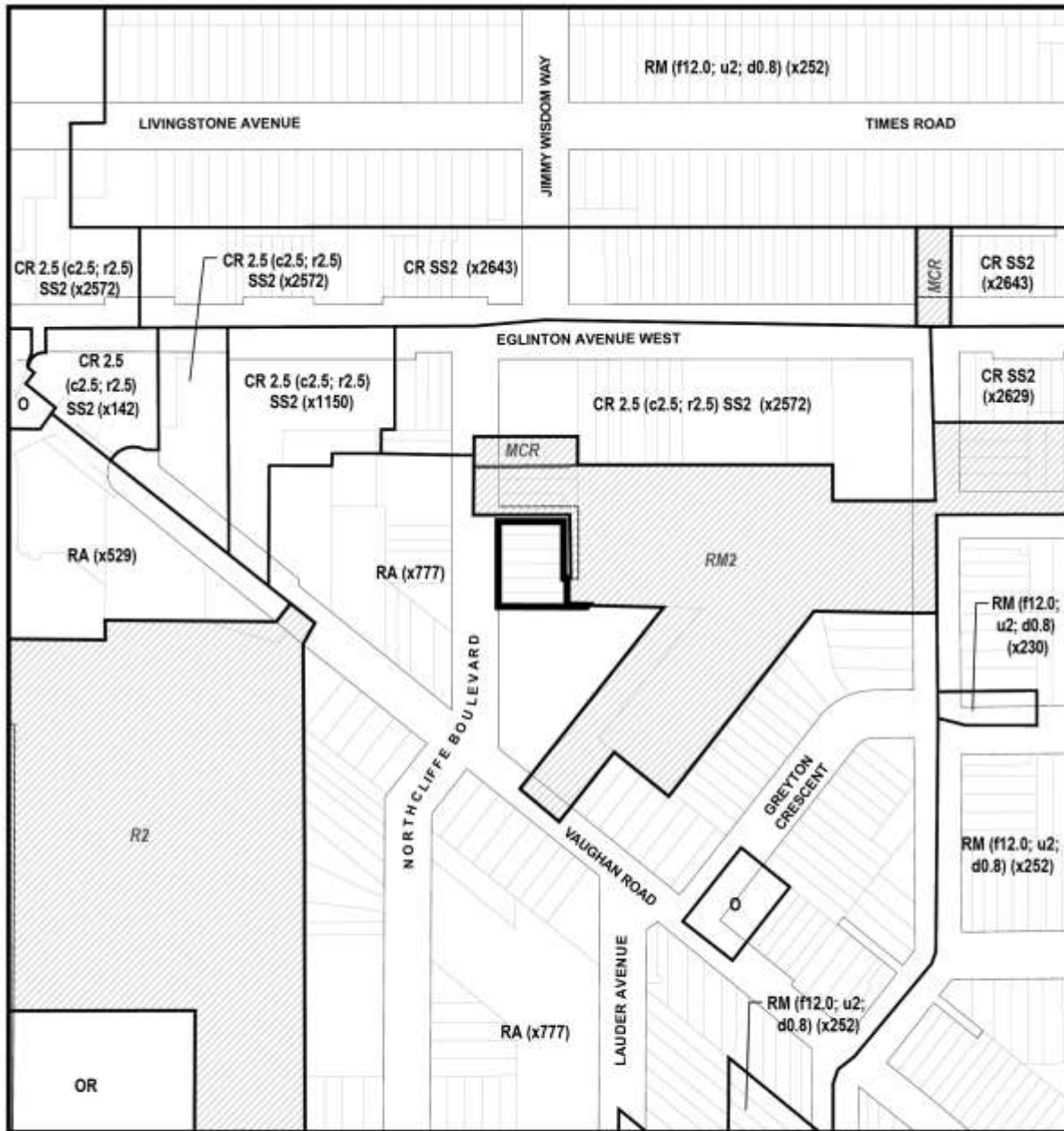
645-655 Northcliffe Boulevard

File # 21 235841 STE 12 0Z



↑  
Not to Scale  
Extracted: 11/15/2021

Attachment 5: Zoning By-law Map



Zoning By-law 569-2013

645-655 Northcliffe Boulevard

File # 21 235841 STE 12 0Z

-  Location of Application
- RT** Residential Townhouse
- RM** Residential Multiple
- RA** Residential Apartment
- CR** Commercial Residential
- O** Open Space
- OR** Open Space Recreation

-  See Former City of York By-law No. 1-83
- R2** Residential Districts
- RM2** Residential Multiple Zone
- MCR** Mixed Commercial Residential

  
 Not to Scale  
 Extracted: 11/15/2021

Attachment 6: Application Data Sheet

**Municipal Address:** 645 Northcliffe Boulevard  
**Date Received:** November 9, 2021  
**Application Number:** 21 235841 STE 12 OZ  
**Application Type:** Rezoning  
**Project Description:** Zoning By-law amendment for a 15-storey residential building.

<b>Applicant</b>	<b>Architect</b>	<b>Owner</b>
Bousfields Inc.	SuperKul	NDB Northcliffe Ltd.

**EXISTING PLANNING CONTROLS**

<b>Official Plan Designation:</b>	Apartment Neighbourhood	<b>Site Specific Provision:</b>	
<b>Zoning:</b>	RA (x777)	<b>Heritage Designation:</b>	
<b>Height Limit (m):</b>	24	<b>Site Plan Control Area:</b>	Y

**PROJECT INFORMATION**

<b>Site Area (sq m):</b>	1,075	<b>Frontage (m):</b>	37	<b>Depth (m):</b>	29
--------------------------	-------	----------------------	----	-------------------	----

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	450		856	<b>856</b>
Residential GFA (sq m):	450		11,037	<b>11,037</b>
Non-Residential GFA (sq m):				
<b>Total GFA (sq m):</b>	<b>450</b>		<b>11,037</b>	<b>11,037</b>
Height - Storeys:	1		15	<b>15</b>
Height - Metres:	5		50	<b>50</b>

<b>Lot Coverage Ratio (%):</b>	79.66	<b>Floor Space Index:</b>	10.27
--------------------------------	-------	---------------------------	-------

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	11,004	33
Retail GFA:		
Office GFA:		

Industrial GFA:  
 Institutional/Other GFA:

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:				
Freehold:	5			
Condominium:			159	<b>159</b>
Other:				
<b>Total Units:</b>	<b>5</b>		<b>159</b>	<b>159</b>

**Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		27	49	67	16
<b>Total Units:</b>		<b>27</b>	<b>49</b>	<b>67</b>	<b>16</b>

**Parking and Loading**

Parking Spaces: 40      Bicycle Parking Spaces: 248      Loading Docks: 1

**CONTACT:**

Catherine Jung, Planner  
 416-338-3537  
 Catherine.Jung@toronto.ca