

## **289 - 299 Balliol Street - Zoning Amendment Application – Preliminary Report**

Date: January 25, 2022

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 234917 STE 12 OZ

**Related Applications:** 21 234919 STE 12 SA and 21 234920 STE 12 CD

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application for a 28-storey residential building, containing 260 dwelling units.

The existing site is too small to accommodate the proposed tower and achieve the objectives of the Secondary Plan. Staff do not support this proposal as currently submitted. To advance the application, appropriate tower setbacks and separation distances will need to be achieved or secured, or a mid-rise building typology will need to be explored.

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**

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 289 - 299 Balliol Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

## FINANCIAL IMPACT

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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

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**Description:** The site is located on the south side of Balliol Street, immediately west of Mount Pleasant Road. The site is rectangular in shape with a frontage of 34.78 metres on Balliol Street, and a depth of 49.43 metres, totalling 1229.40 square metres in size. The site is generally flat and contains 11 trees on private property and 4 trees on the public boulevard.

**Existing Uses on Site:** Three two storey semi-detached buildings, totalling 6 dwelling units. There are three driveways with access from Balliol Street located between each of the buildings that lead to rear yard parking within a well-landscaped setting.

**Official Plan Designation:** Apartment Neighbourhoods. The site was re-designated from Mixed Use Areas to Apartment Neighbourhoods as part of Official Plan Amendment 405.

Toronto Official Plan policies may be found here:

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

**Yonge-Eglinton Secondary Plan:** The Secondary Plan designates the site as Apartment Neighbourhoods and is located within the Davisville Apartment Neighbourhood Character Area. The Davisville Apartment Neighbourhood Character Area is planned to have an anticipated height range of 25 to 40 storeys, with heights generally decreasing with increasing distance from the Davisville subway station.

See Attachment 4 of this report for the Secondary Plan Land Use Map. The Yonge-Eglinton Secondary Plan can be found here: [Official Plan Amendment No. 405 \(toronto.ca\)](https://www.toronto.ca/city-government/planning-development/official-plan-amendments/official-plan-amendment-405/)

**Zoning:** Commercial - Residential CR 2.5 (c 2.0, r 2.5 x2418) with a height limit of 18.0 metres a maximum commercial density of 2.0 times the area of the lot, and a maximum residential density of 2.5 times the area of the lot.

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/>

## THE APPLICATION

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**Complete Application Submission Date:** November 8, 2021

**Description:** A 28 storey (92.6 metres plus 8.0 metres mechanical penthouse) residential building including a 6 storey (20.5 metres) base building.

**Density:** 14.11 times the area of the lot.

**Dwelling Units and Amenity Space:** A total of 260 dwelling units, 395.33 square metres (1.52 square metres per unit) of indoor amenity space and 390.52 square metres (1.50 square metres per unit) of outdoor amenity space is proposed.

**Access, Parking and Loading:** Vehicle and loading access would be provided via a driveway from Balliol Street located at the eastern extent of the site. A total of 44 vehicular parking spaces and 260 bicycle parking spaces are proposed within a 3-level underground garage. An internalized Type G loading space is proposed on the east side of the ground level with access from the main driveway.

### 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=ZeP7BgaSVPoSEHrTjPRaOg%3D%3D>

### Reason for the Application

The Zoning By-law Amendment application proposes to amend City of Toronto Zoning By-law 569-2013 to vary performance standards including: building height; building setbacks; and floor space index 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 was submitted on November 8, 2021 and is under review.

## COMMENTS

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The apartment neighbourhoods to the north and west of the site continue to experience an influx of development interest and infill residential tower applications. The Davisville Apartment Neighbourhood Character Area details that new mid-rise buildings and tall buildings will be compatible with the area's physical character and support adequate sunlight and sky view. A key objective within this character area is that infill and

redevelopment is set within generously scaled landscaped settings with appropriate building setbacks and separation distances.

The existing site is too small to accommodate the proposed tower and achieve the objectives of the Secondary Plan. Staff do not support this proposal as currently submitted. To advance the application, appropriate tower setbacks and separation distances will need to be achieved or secured, or a mid-rise building typology will need to be explored.

## **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 PPS, conformity with the Growth Plan, 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:

- Suitability of the site to accommodate a tower and base building with appropriate setbacks and separation distances from surrounding buildings; specifically the substandard tower setbacks to the east, south, and west lot lines and the separation distance of the tower to the existing 26-storey building at 265 Balliol Street;
- The potential impacts associated with the proposed massing, including but not limited to wind and privacy impacts of adjacent buildings and the public realm;
- The location and amount of proposed indoor and outdoor amenity space;
- The provision of high quality building materials and on-site landscaping;
- The provision of affordable housing;
- The mix and size of dwelling units;
- The provision and amount of landscaped open space;
- The appropriateness of the proposed tree removal, preservation, and replanting plans;
- Determination of infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- The applicant will be encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard; and,
- 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.

## **Additional Issues**

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

## **NEXT STEPS**

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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**

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Tel. No. 416-338-2575  
E-mail: Robert.Ursini@toronto.ca

## **SIGNATURE**

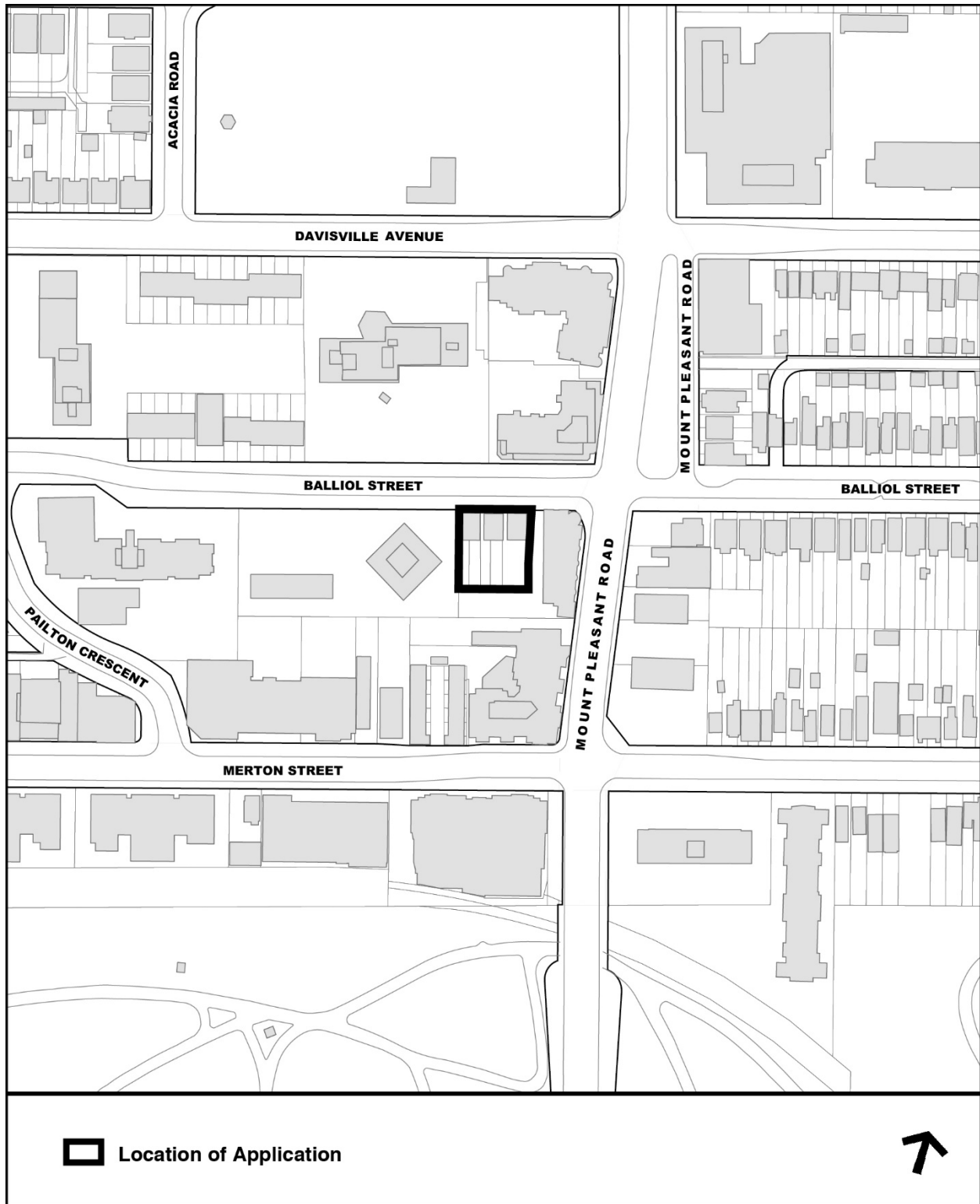
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Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA  
Director, Community Planning, Toronto and East York District

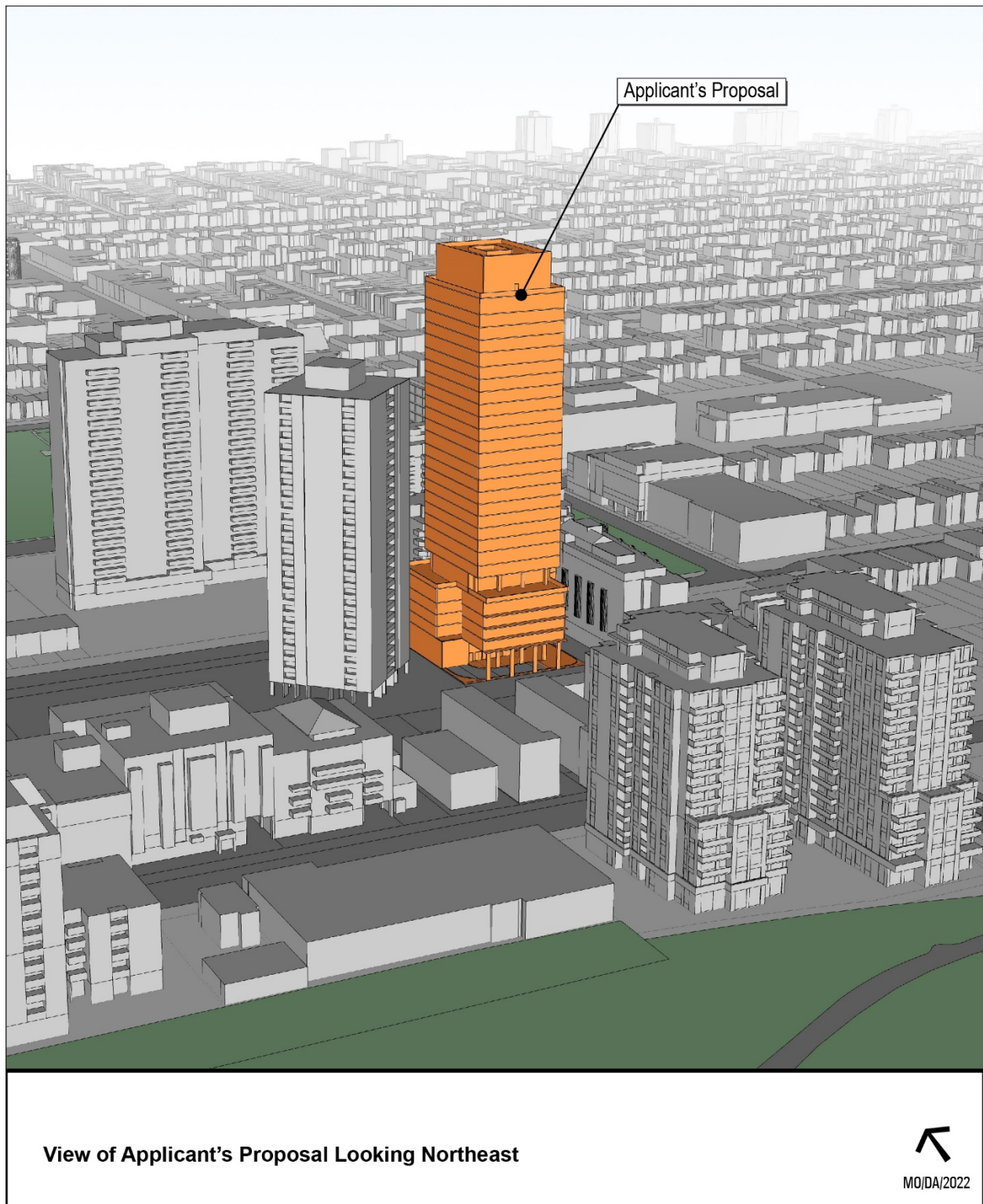
## **ATTACHMENTS**

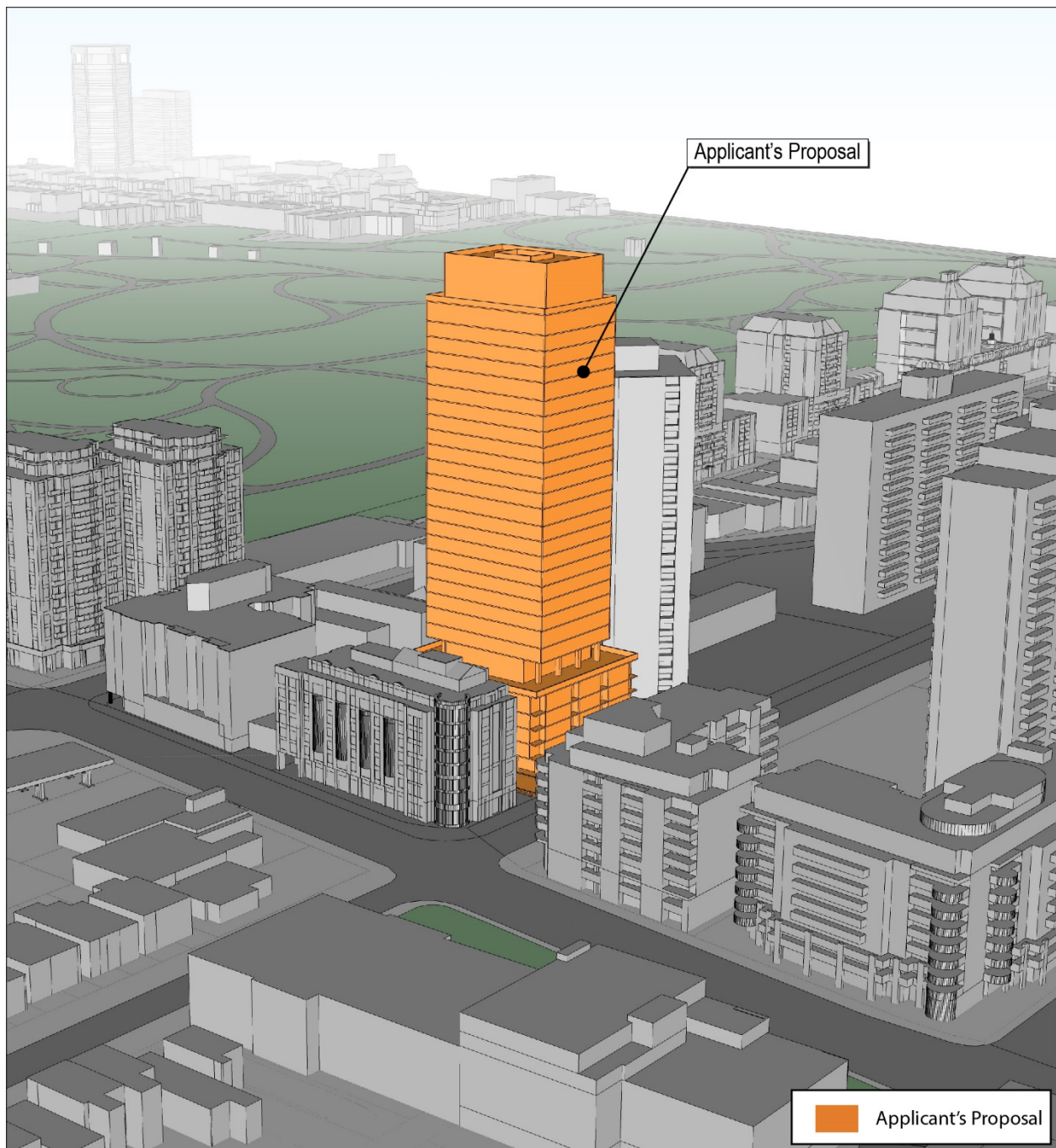
Attachment 1: Location Map  
Attachment 2: 3D Model of Proposal in Context  
Attachment 3: Site Plan  
Attachment 4: Secondary Plan Map  
Attachment 5: Zoning By-law Map  
Attachment 6: Application Data Sheet

## Attachment 1: Location Map



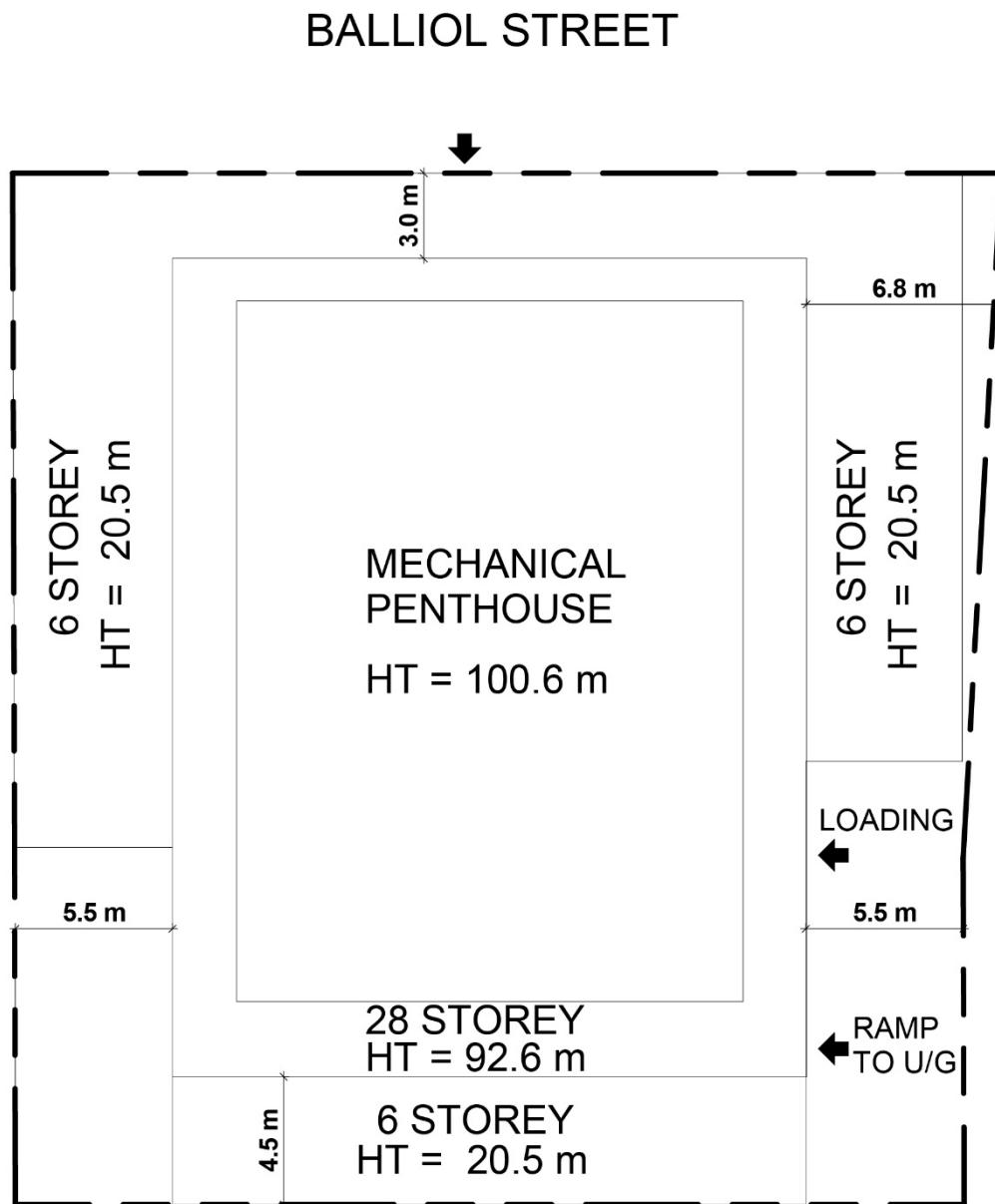
## Attachment 2: 3D Model of Proposal in Context





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





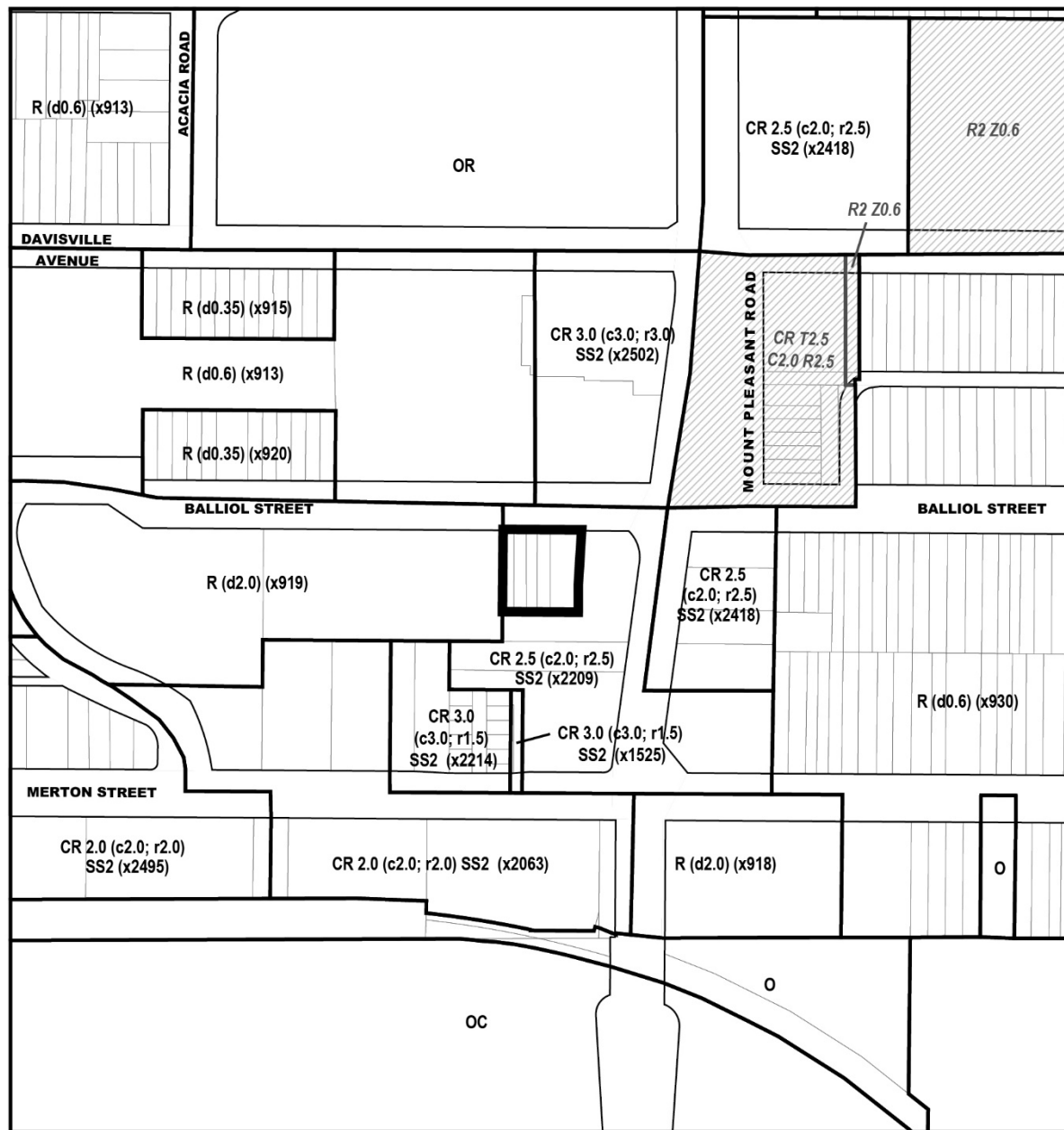
Site Plan



## Attachment 4: Secondary Plan Map



# Attachment 5: Zoning By-law Map



Zoning By-law 569-2013

289-299 Balliol Street

File # 21 234917 STE 12 0Z

**Location of Application**

**R** Residential  
**CR** Commercial Residential  
**O** Open Space  
**OR** Open Space Recreation  
**OC** Open Space Cemetery

**R2** See Former City of Toronto By-law No. 438-86  
 Residential District  
**CR** Mixed-Use District

Not to Scale  
 Extracted: 11/08/2021

## Attachment 6: Application Data Sheet

Municipal Address: 289-299 Balliol St. Date Received: November 5, 2021

Application Number: 21 234917 STE 12 OZ

Application Type: Rezoning

Project Description: A 28-storey residential building having a gross floor area of 17,354.40 square metres. 260 dwelling units are proposed.

|                |       |                  |                     |
|----------------|-------|------------------|---------------------|
| Applicant      | Agent | Architect        | Owner               |
| Goldberg Group |       | Turner Fleischer | Menkes Balliol Inc. |

### Existing Planning Controls

|                            |                                                        |                          |         |
|----------------------------|--------------------------------------------------------|--------------------------|---------|
| Official Plan Designation: | Apartment Neighbourhood CR2.5 (c2.0; r2.5) SS2 (x2209) | Site Specific Provision: | OPA 405 |
| Zoning:                    |                                                        | Heritage Designation:    | N       |
| Height Limit (m):          | 21                                                     | Site Plan Control Area:  | Y       |

### PROJECT INFORMATION

|                    |       |               |    |            |    |
|--------------------|-------|---------------|----|------------|----|
| Site Area (sq. m): | 1,229 | Frontage (m): | 35 | Depth (m): | 38 |
|--------------------|-------|---------------|----|------------|----|

| Building Data                | Existing | Retained | Proposed | Total  |
|------------------------------|----------|----------|----------|--------|
| Ground Floor Area (sq. m):   |          |          | 459      | 459    |
| Residential GFA (sq. m):     |          |          | 17,354   | 17,354 |
| Non-Residential GFA (sq. m): |          |          |          |        |
| Total GFA (sq. m):           |          |          | 17,354   | 17,354 |
| Height - Storeys:            | 2        |          | 28       | 28     |
| Height - Metres:             |          |          | 93       | 93     |

|                        |       |                    |       |
|------------------------|-------|--------------------|-------|
| Lot Coverage Ratio (%) | 37.32 | Floor Space Index: | 14.12 |
|------------------------|-------|--------------------|-------|

| Floor Area Breakdown | Above Grade (sq. m) | Below Grade (sq. m) |
|----------------------|---------------------|---------------------|
| Residential GFA:     | 17,202              | 153                 |

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

| Residential Units<br>by Tenure | Existing | Retained | Proposed | Total |
|--------------------------------|----------|----------|----------|-------|
| Rental:                        | 4        |          |          |       |
| Freehold:                      |          |          |          |       |
| Condominium:                   |          |          | 260      | 260   |
| Other:                         |          |          |          |       |
| Total Units:                   | 4        |          | 260      | 260   |

#### Total Residential Units by Size

|              | Rooms | Bachelor | 1 Bedroom | 2 Bedroom | 3+ Bedroom |
|--------------|-------|----------|-----------|-----------|------------|
| Retained:    |       |          |           |           |            |
| Proposed:    | 22    | 161      | 50        | 27        |            |
| Total Units: | 22    | 161      | 50        | 27        |            |

#### Parking and Loading

|                 |    |                         |     |                |   |
|-----------------|----|-------------------------|-----|----------------|---|
| Parking Spaces: | 44 | Bicycle Parking Spaces: | 260 | Loading Docks: | 1 |
|-----------------|----|-------------------------|-----|----------------|---|

#### CONTACT:

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