



REPORT FOR ACTION

45, 57-93 Balliol Street – Zoning By-law Amendment and Rental Housing Demolition Applications – 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 235311 STE 12 OZ and 21 235317 STE 12 RH

Related Applications: 21 235316 STE 12 SB

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment and Rental Housing Demolition applications submitted for the lands at 45 and 57-93 Balliol Street. The proposal is to demolish 19 two-storey rental townhouses at 57-93 Balliol Street and construct a 39-storey residential building with 507 dwelling units, including 19 rental replacement units and a new 435 square metre public park.

Staff are currently reviewing the applications, which have been circulated to all appropriate agencies and City divisions for comment. City Planning staff will proceed to schedule a Community Consultation Meeting for the applications, in consultation with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Planning staff schedule a Community Consultation Meeting for the development application located at 45, 57-93 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

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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 located on the south side of Balliol Street, approximately 65 metres east of Yonge Street. The site is rectangular in shape with a frontage of 170 metres on Balliol Street, and a depth of 59 metres, totalling 9,808 square metres in size. The site is generally flat and contains 22 trees on private property in a well-landscaped setting and four trees within the public boulevard. The existing 18-storey rental apartment building at 45 Balliol Street, with 264 rental dwelling units, would be retained as part of the proposal.

Existing Uses: An 18-storey rental apartment building at 45 Balliol Street and a block of 19 two-storey rental townhouses at 57-93 Balliol Street with one level of underground parking.

Official Plan Designation: Apartment Neighbourhoods

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 and Secondary Zone of the Transit Node associated with the Davisville Subway Station. 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.

The Yonge-Eglinton Secondary Plan can be found here:

[Official Plan Amendment No. 405 \(toronto.ca\)](#)

Zoning: Residential (R d2.0 x917) under City-wide Zoning By-law 569-2013 with a height limit of 38.0 metres and a maximum residential density of 2.0 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/>

Residential (R2 Z2.0) under former City of Toronto Zoning By-law 438-86 with a height limit of 38.0 metres and a residential density of 2.0 times the area of the lot.

THE APPLICATION

Complete Application Submission Date: November 8, 2021

Description: A 39-storey (127.51 metres plus 6.0-metre mechanical penthouse) residential building, which includes a 6 to 12 storey base building.

Density/Floor Space Index: 8.14 times the area of the lot.

Dwelling Units and Amenity Space: 507 new dwelling units, including 19 rental replacement units, 764 square metres (1.51 square metres per dwelling unit) of indoor amenity space, and 1,357 square metres (2.68 square metres per dwelling unit) of outdoor amenity space. 264 existing rental dwelling units would be retained at 45 Balliol Street, for a total of 771 residential units on the site.

On-site Park: A new 435 square metre public park is proposed along the eastern extent of the site and is immediately adjacent to the 904 square metre park that was secured as part of the development approval at 95-131 and 155 Balliol Street.

Access, Parking, and Loading: Vehicle and loading access would be provided via a driveway from Balliol Street located between the new 39-storey residential building and the existing 18-storey rental apartment building to the west. A total of 101 vehicular parking spaces and 508 bicycle parking spaces are proposed within a two-level underground garage. One type C loading space and one type G loading space are proposed on the west side of the ground level.

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=5621UzuOSQi7a1MjIPLkfQ%3D%3D>

Reason for the Applications

The Zoning By-law Amendment application proposes to amend former City of Toronto Zoning By-law 438-86 and City-wide 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-laws may be identified as part of the application review.

A Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* has been submitted to demolish the 19 rental townhouse units at 57-93 Balliol Street.

Site Plan Control

The development is subject to Site Plan Control. A Site Plan Control application was submitted on November 8, 2021 and is currently under review.

COMMENTS

ISSUES TO BE RESOLVED

The applications have been circulated to applicable City divisions and public agencies for comment. Staff will review the applications to determine their consistency with the Provincial Policy Statement (PPS), conformity with the provincial Growth Plan, and conformity to the Toronto 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:

- The proposed height of the tower and base building in relation to the existing and planned built form context of the area including massing, transition and scale;
- The potential impacts associated with the proposed building's massing, including but not limited to wind and shadowing of nearby parks and open spaces and the public realm;
- The orientation and position of the proposed tower and base building in relation to the proposed open space on the site;
- The proposed mix and sizes of dwelling units by bedroom type;
- The proposed locations, layouts, and sizes of the 19 replacement rental units within the building;

- The provision of an acceptable tenant relocation and assistance plan that addresses the right for existing tenants of 57-93 Balliol Street to return to one of the replacement rental units at similar rents, the provision of alternative accommodation at similar rents as demolition and construction are underway, and other assistance to mitigate hardship;
- The securing of the rental tenure of the existing apartment building at 45 Balliol Street for a period of at least 20 years from the date the proposed Zoning By-law Amendments come into force and effect;
- The provision of needed improvements to the rental apartment building at 45 Balliol Street to extend the life of the building and to improve amenities, without pass-through of the costs of such improvements to tenants;
- Opportunities to provide affordable rental housing units in the development;
- The potential for non-residential uses within the proposed base building to serve the needs of the local community;
- The location and amount of proposed indoor and outdoor amenity space;
- The provision of high quality building materials and on-site landscaping;
- The size and configuration of the proposed on-site park;
- The opportunity for consolidation of driveway access with the existing driveway to the west at 45 Balliol Street;
- The opportunity for a north-south midblock connection from Balliol Street to Merton Street;
- The appropriateness of the proposed tree removal, preservation, and replanting plans;
- 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 applications, agency comments and the community consultation process.

NEXT STEPS

City Planning staff will host a Community Consultation Meeting with the general public and a Tenant Consultation Meeting with residents of 57-93 Balliol Street whose units are subject to the Rental Housing Demolition application.

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.

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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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SIGNATURE

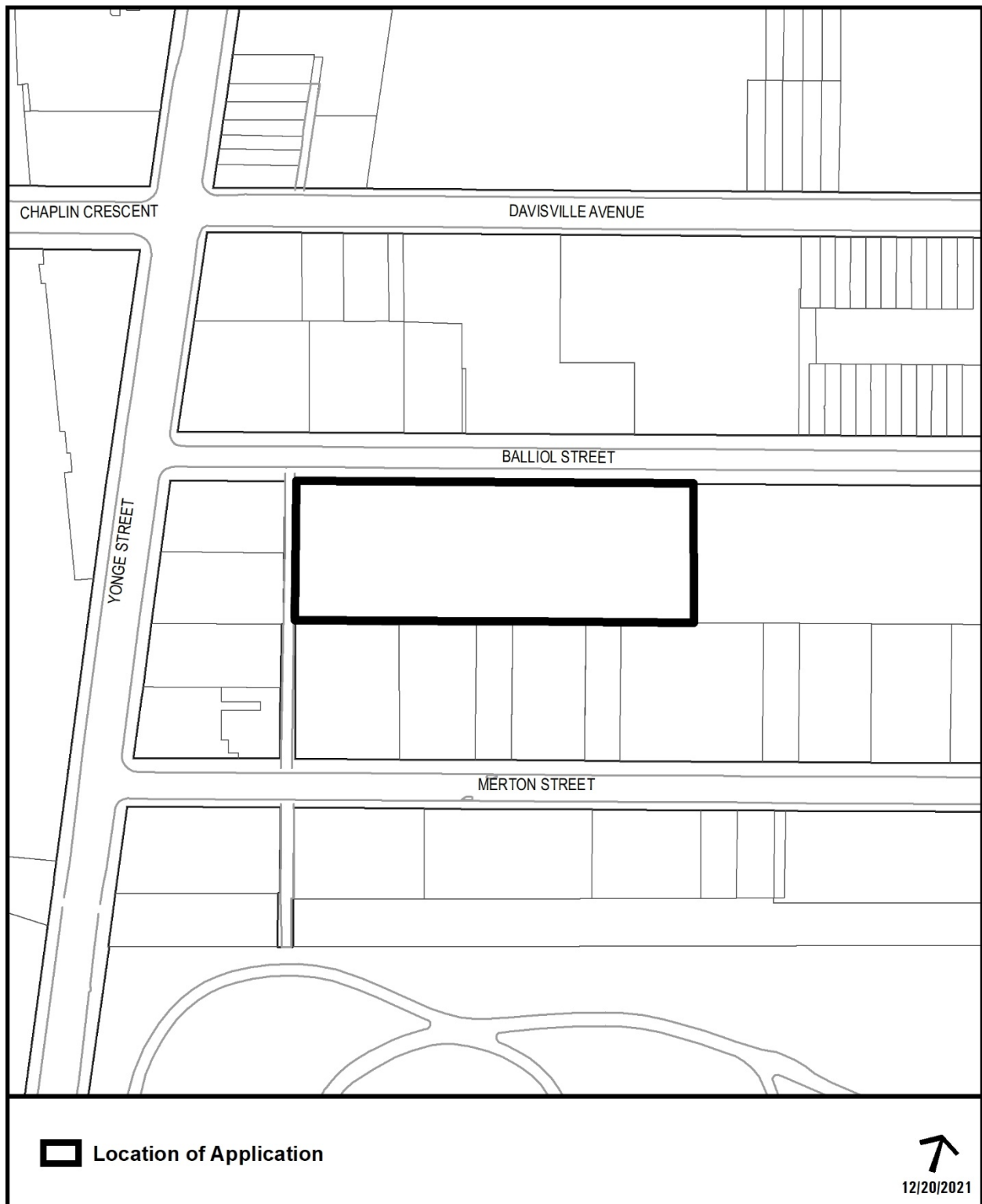
Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA
Director, Community Planning, Toronto and East York District

ATTACHMENTS

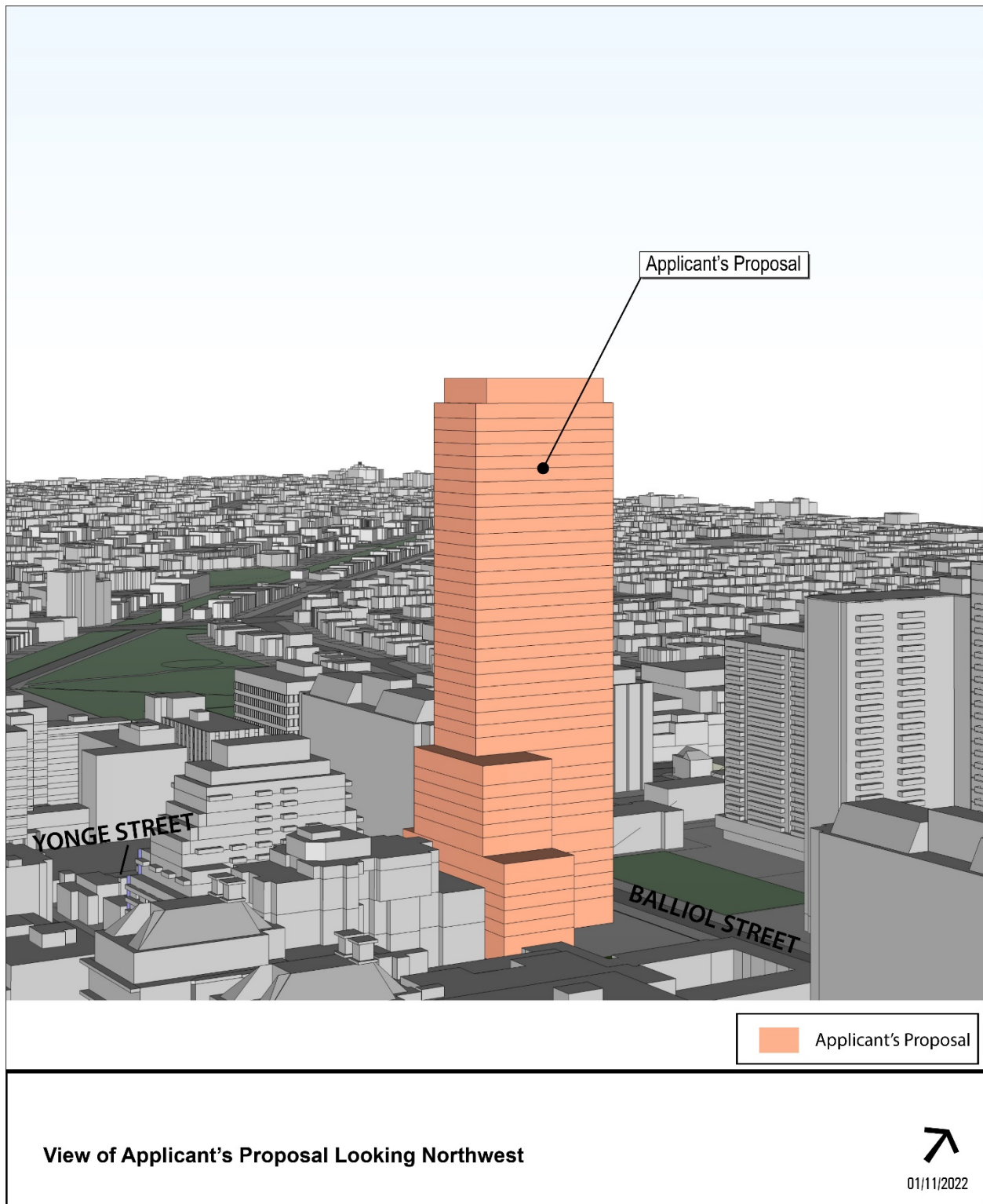
Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Zoning By-law Map
Attachment 6: Application Data Sheet

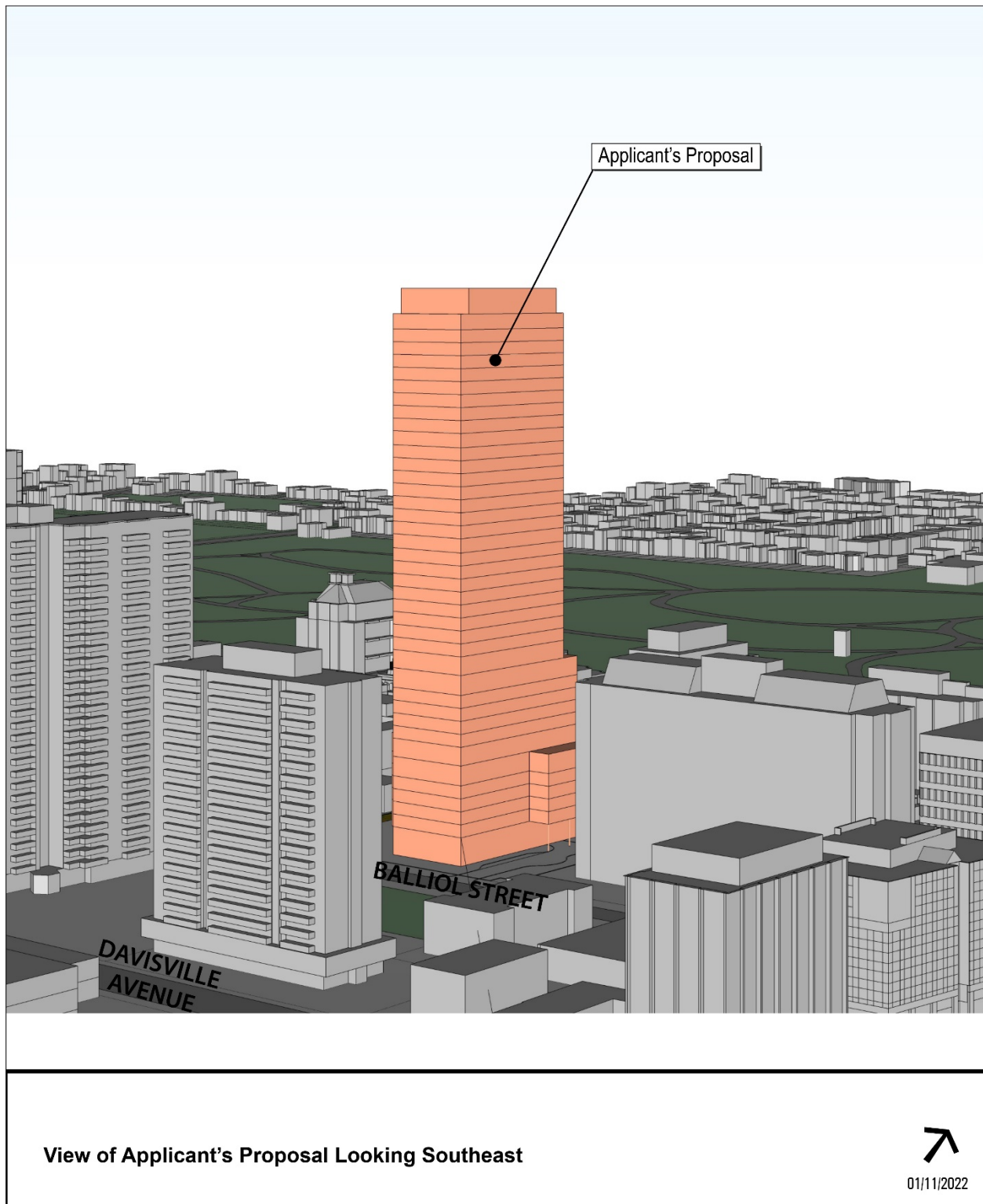
Attachment 1: Location Map

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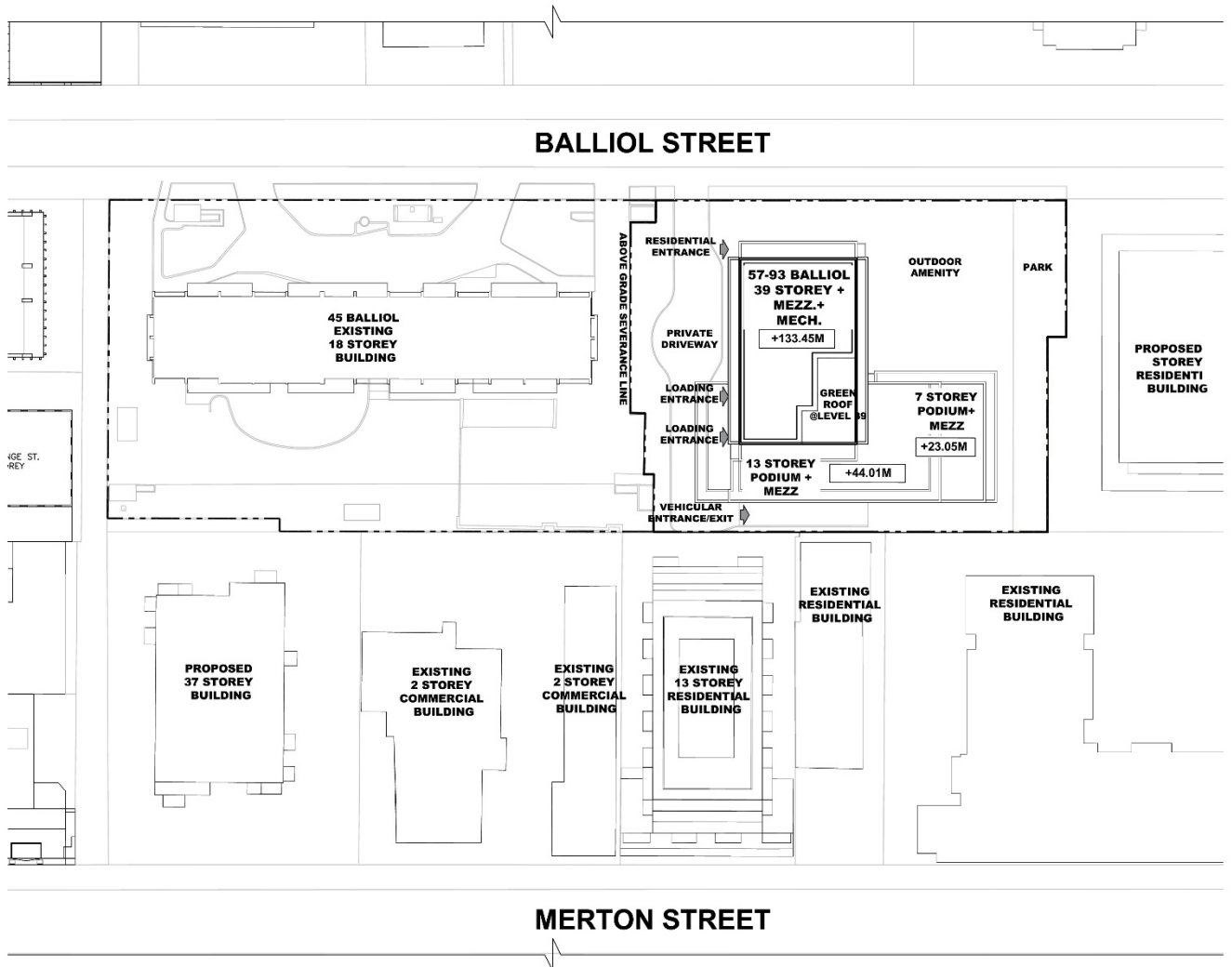
Attachment 2: 3D Model of Proposal in Context





Attachment 3: Site Plan

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Site Plan



Attachment 4: Official Plan Map

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45, 57-93 Balliol Street

Official Plan Land Use Map #17

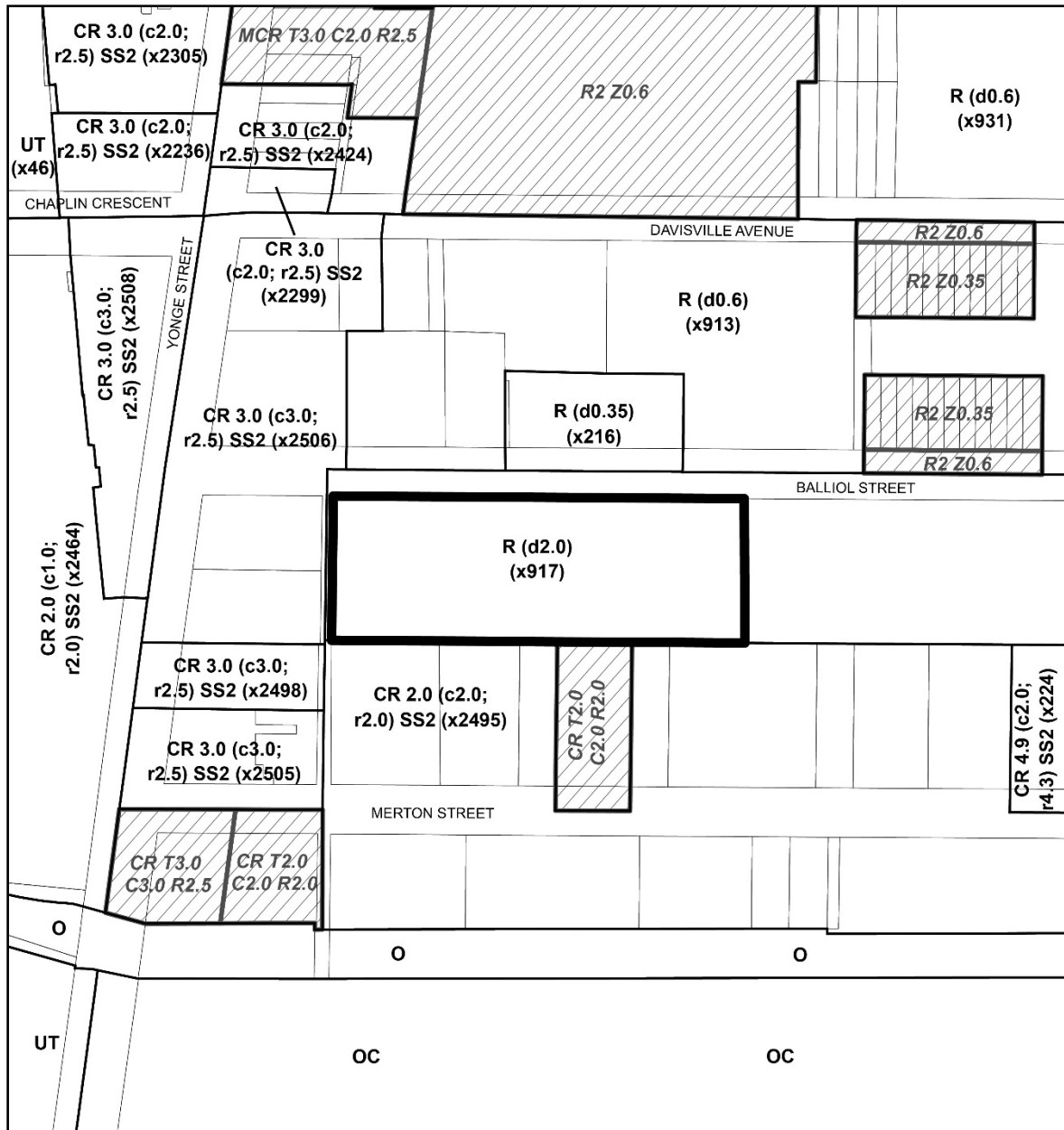
File # 21 235311 STE 12 0Z

	Location of Application		Parks & Open Space Areas
	Neighbourhoods		Parks
	Apartment Neighbourhoods		Other Open Space Areas
	Mixed Use Areas		

↑
Not to Scale
12/20/2021

Attachment 5: Zoning By-law Map

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Zoning By-law 569-2013

45, 57-93 Balliol Street

File # 21 235311 STE 12 0Z



Location of Application

R Residential

CR Commercial Residential

O Open Space

OC Open Space Cemetery

UT Utility and Transportation



See Former City of Toronto By-law No. 438-86

R2 Residential District

CR Mixed-Use District

MCR Mixed-Use District



Not to Scale
Extracted: 12/20/2021

Attachment 6: Application Data Sheet

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Municipal Address: 45, 57-93 Balliol St. Date Received: November 8, 2021

Application Number: 21 235311 STE 12 OZ

Application Type: Rezoning, Rental Housing Demolition

Project Description: 39-storey residential building having a gross floor area of 34,252 square metres, and containing 507 residential dwelling units.

Applicant	Agent	Architect	Owner
Walker Nott		Core Architects	G.R Feldman
Dragicevic Associates			Investments Ltd.
Limited			

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	
Zoning:	R (d2.0)	Heritage Designation:	N
Height Limit (m):	38.0	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	9,808	Frontage (m):	170	Depth (m):	59
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq. m):	2,450	1,145	1,088	2,233
Residential GFA (sq. m):	20,695	18,190	35,432	53,622
Non-Residential GFA (sq. m):				
Total GFA (sq. m):	20,695	18,190	35,432	53,622
Height - Storeys:	2		39	39
Height - Metres:	7		133	133

Lot Coverage Ratio (%)	22.77	Floor Space Index:	8.14
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Floor Area Breakdown	Above Grade (sq. m)	Below Grade (sq. m)
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Residential GFA: 53,622

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	283	264	19	283
Freehold:				
Condominium:			224	224
Other:				
Total Units:	283	264	243	507

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:			58	92	7
Proposed:			208	97	45
Total Units:			266	189	52

Parking and Loading

Parking Spaces: 101 Bicycle Parking Spaces: 508 Loading Docks: 2

CONTACT:

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