

## **50-64 Merton Street – Zoning Amendment Application – Preliminary Report**

Date: January 31, 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 233897 STE 12 OZ

**Related Applications:** Draft Plan of Condominium Application, 21 233899 STE 12 CD

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the application located at 50-64 Merton Street for a 39-storey mixed use building with office uses on the first and second floor and residential uses above.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application 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 50-64 Merton 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 north side of Merton Street, approximately 115 metres east of Yonge Street. The site is rectangular in shape with a frontage of 45 metres on Merton Street, a depth of 60 metres, and an overall site area of 2,689 square metres. The site is generally flat and contains 24 trees on or within 6 metres of the site, 12 of which would be removed to accommodate the development. The existing buildings on site are proposed to be demolished.

**Existing Uses:** A 3-storey office building with 2,025 square metres of office space currently used as the headquarters for Girl Guides of Canada at 50 Merton Street and a 2-storey commercial building known as the Al Green Art Gallery with 1,089 square metres of office space at 64 Merton Street.

**Heritage:** Map 21-10 in the Yonge-Eglinton Secondary Plan identifies the building at 54 Merton Street as having potential cultural heritage value.

**Official Plan Designation:** Mixed Use Areas

Toronto Official Plan policies can be found at the following link:

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

**Yonge-Eglinton Secondary Plan:** The Secondary Plan designates the site as *Mixed Use Areas 'B'* and is located within the Merton Street Special Places Character Area, the Merton Street Public Realm Move, and the Secondary Zone of the Transit Node associated with the Davisville Subway Station. The Merton Street Special Places Character Area is planned to have an anticipated height range of 14 to 40 storeys, with heights generally decreasing from north to south and from west to east with increased distance from the Davisville subway station.

The Yonge-Eglinton Secondary Plan can be found here:

[https://www.toronto.ca/wp-content/uploads/2019/07/96a5-CityPlanning\\_OPA405.pdf](https://www.toronto.ca/wp-content/uploads/2019/07/96a5-CityPlanning_OPA405.pdf)

**Zoning:** Commercial Residential CR 2.0 (c2.0; r2.0) SS2 under City-wide Zoning By-law 569-2013 with a height limit of 21 metres and a maximum residential density of 2.0 times the area of the site.

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/>

## THE APPLICATION

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**Complete Application Submission Date:** November 3, 2021

**Description:** A 39-storey (128.32 metres plus a 6-metre mechanical penthouse) mixed use building including a 5-storey base building.

**Density/Floor Space Index:** 11.78 times the area of the lot.

**Dwelling Units and Amenity Space:** 443 dwelling units, 802 square metres (1.8 square meters per unit) of indoor amenity space and 487 square metres (1.1 square metres per unit) of outdoor amenity space.

**Office Uses:** 2,324 square metres of office space on floors one and two.

**Access, Parking, and Loading:** The proposal includes 114 parking spaces including 28 spaces for commercial/visitor use in a two-level underground parking garage. Vehicle and loading access would be provided from a driveway extending along the east side of the site off Merton Street. The driveway also provides access to a pick-up/drop-off area, one Type-C loading space and two Type-G loading spaces.

### **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: [www.Toronto.ca/50MertonSt](http://www.Toronto.ca/50MertonSt)

### **Reason for the Applications**

The Zoning By-law Amendment application proposes to amend 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-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.

## COMMENTS

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### 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, 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 massing, including but not limited to wind and shadowing of nearby open spaces and the public realm;
- The proposed setback of the base building from Merton Street;
- Need for a full review of the potential cultural heritage value of the building at 54-Merton Street;
- Identifying opportunities to provide affordable rental housing units in the development;
- Securing the proposed replacement office space in a site specific by-law;
- The location and amount of proposed indoor and outdoor amenity space;
- The provision of high quality building materials and on-site landscaping;
- Determination of infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- The appropriateness of the proposed tree removal, preservation, and replanting plans
- Parkland provision (land or cash-in-lieu)
- 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**

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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) 392-0459  
E-mail: Alex.Teixeira@toronto.ca

## **SIGNATURE**

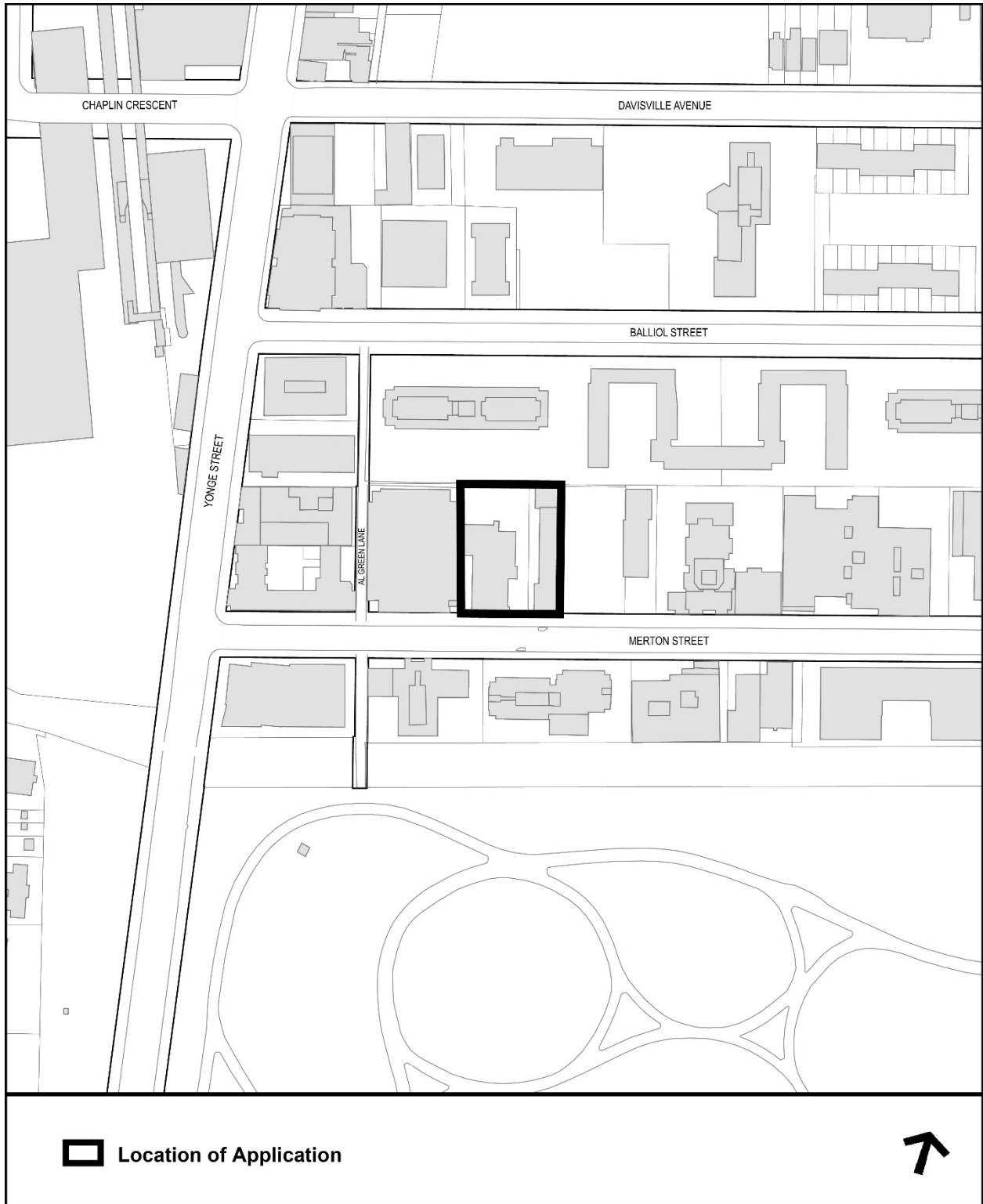
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Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA  
Director, Community Planning, Toronto and East York District

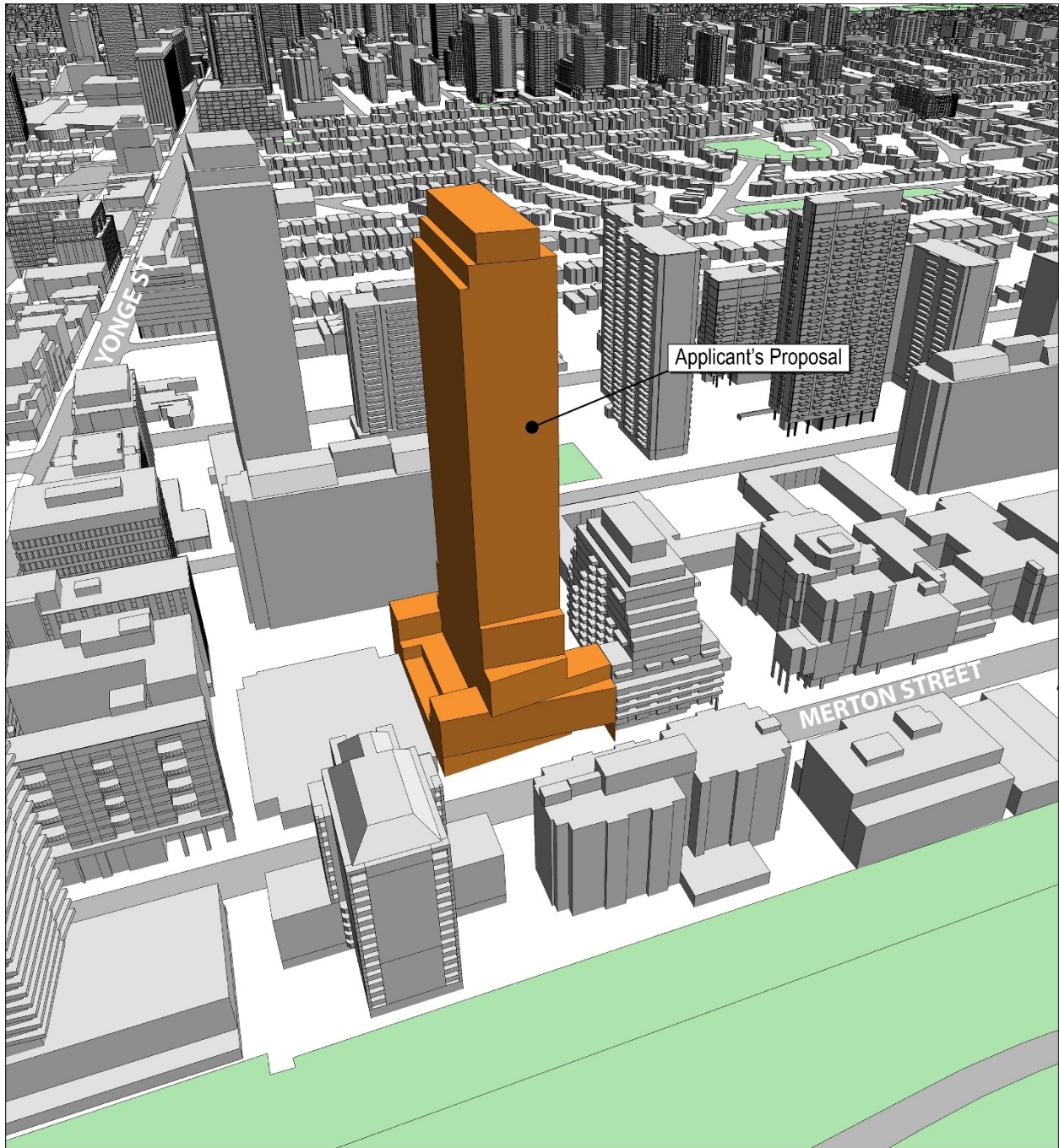
## **ATTACHMENTS**

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

Attachment 1: Location Map



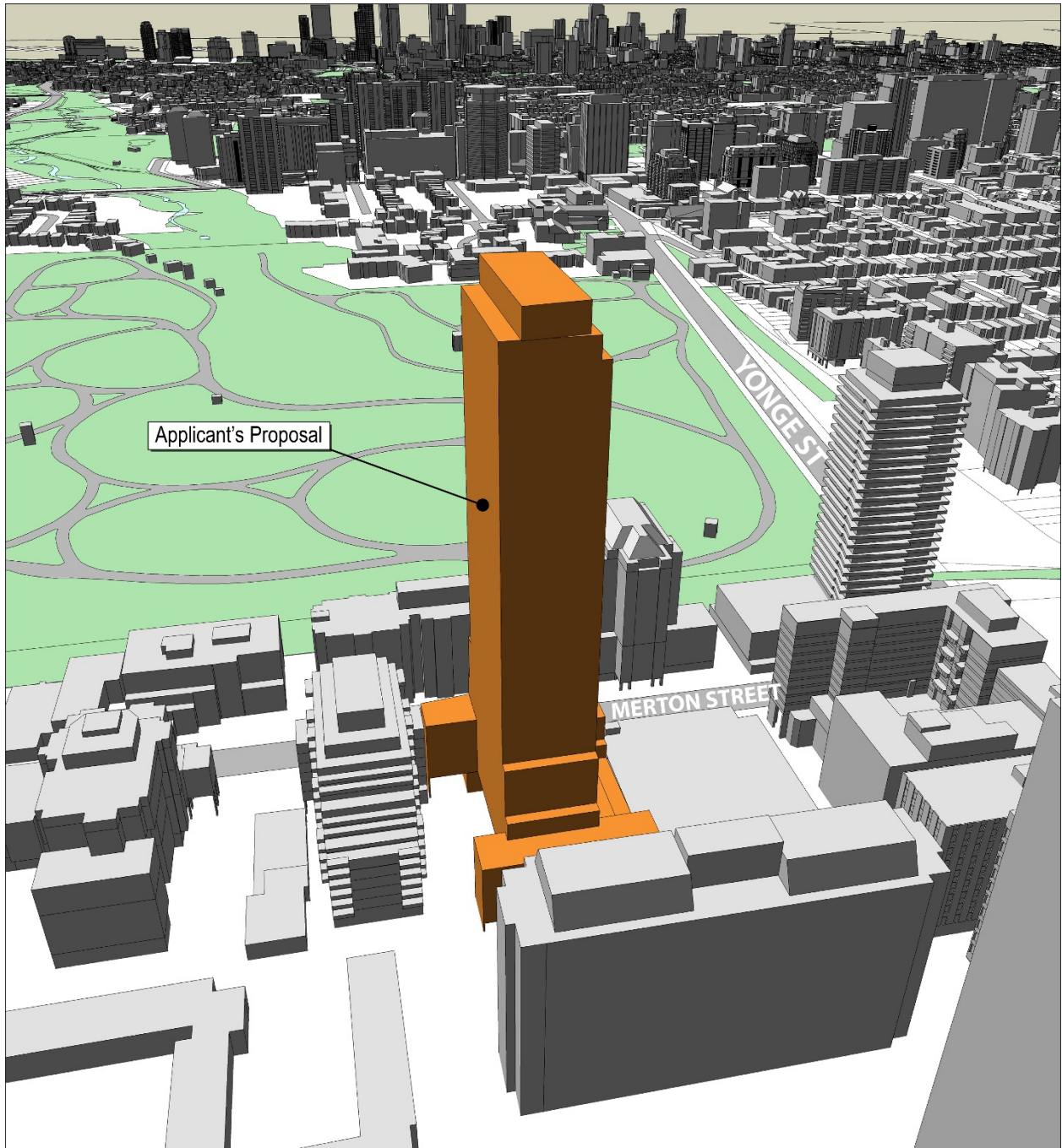
Attachment 2: 3D Model of Proposal in Context



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



01/14/2022

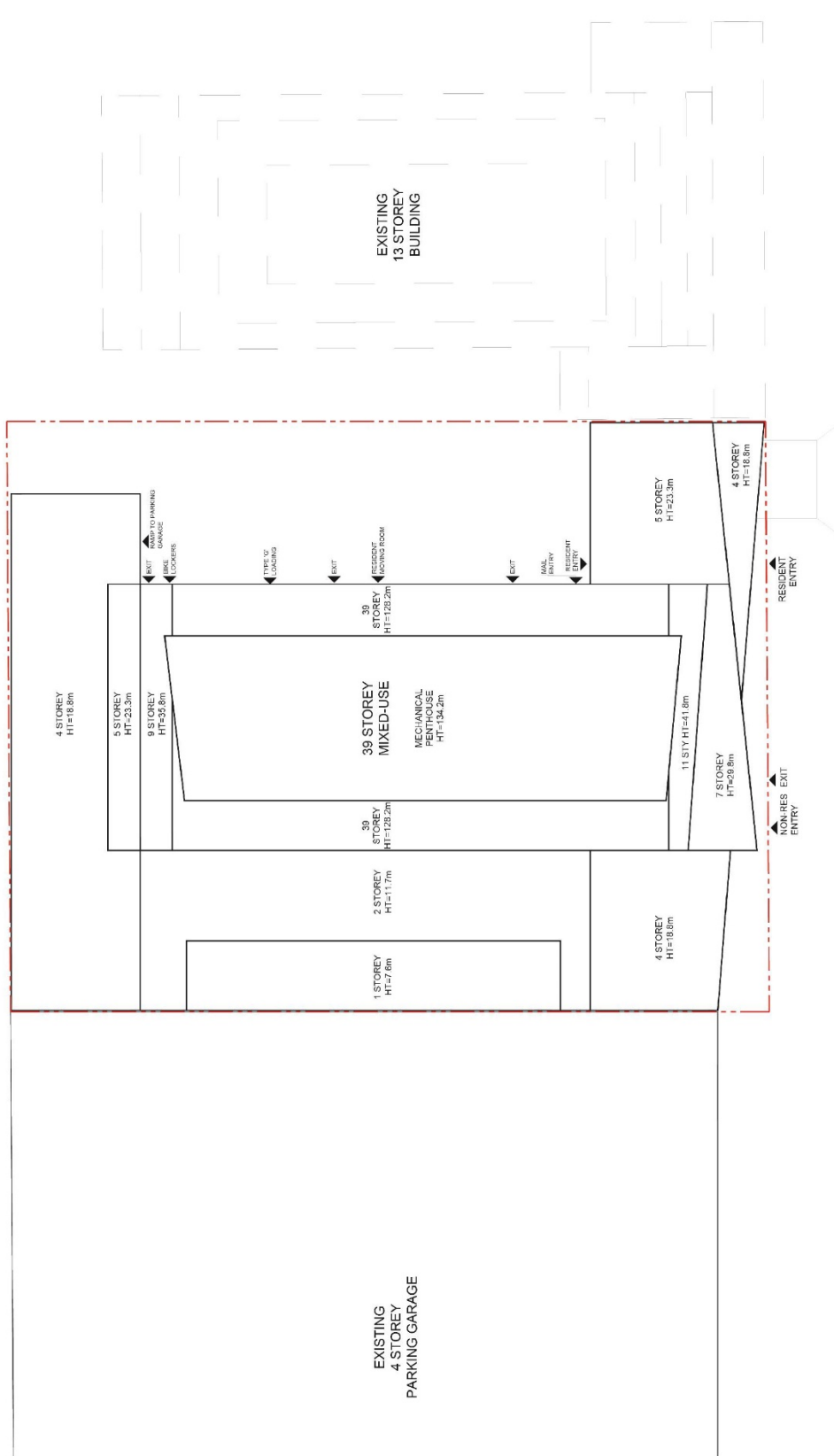


**View of Applicant's Proposal Looking Southeast**





Attachment 3: Site Plan



Site Plan


Attachment 4: Official Plan Map



Official Plan Land Use Map #17

50-64 Merton Street  
File # 21 233897 STE 12 0Z

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

  
Not to Scale  
Extracted: 11/08/2021

Attachment 5: Yonge-Eglinton Secondary Plan Character Areas Map



**Yonge-Eglinton Secondary Plan**

**MAP 21-2 Midtown Character Areas**

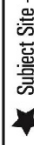
- Secondary Plan Boundary
- Apartment High Streets
  - A1 Eglinton Park
  - A2 Mount Pleasant Gateway
  - A3 Eglinton East
  - A4 Mount Pleasant North
- Apartment Neighbourhoods
  - B1 Erskine and Keewatin
  - B2 Redpath Park Street Loop
  - B3 Soudan
  - B4 Davisville
- Villages
  - C1 Eglinton Way
  - C2 Yonge Street North
  - C3 Yonge Street South
  - C4 Mount Pleasant South
  - C5 Bayview-Leaside
- Cores
  - D1 Yonge-Eglinton Crossroads
  - D2 Davisville Station
  - D3 Mount Pleasant Station
  - D4 Bayview Focus Area
- Special Places
  - E1 Eglinton Green Line
  - E2 Montgomery Square
  - E3 Henning
  - E4 Davisville Community Street
  - E5 Merton Street

**50-64 Merton Street**

**File # 21 233897 STE 12 0Z**

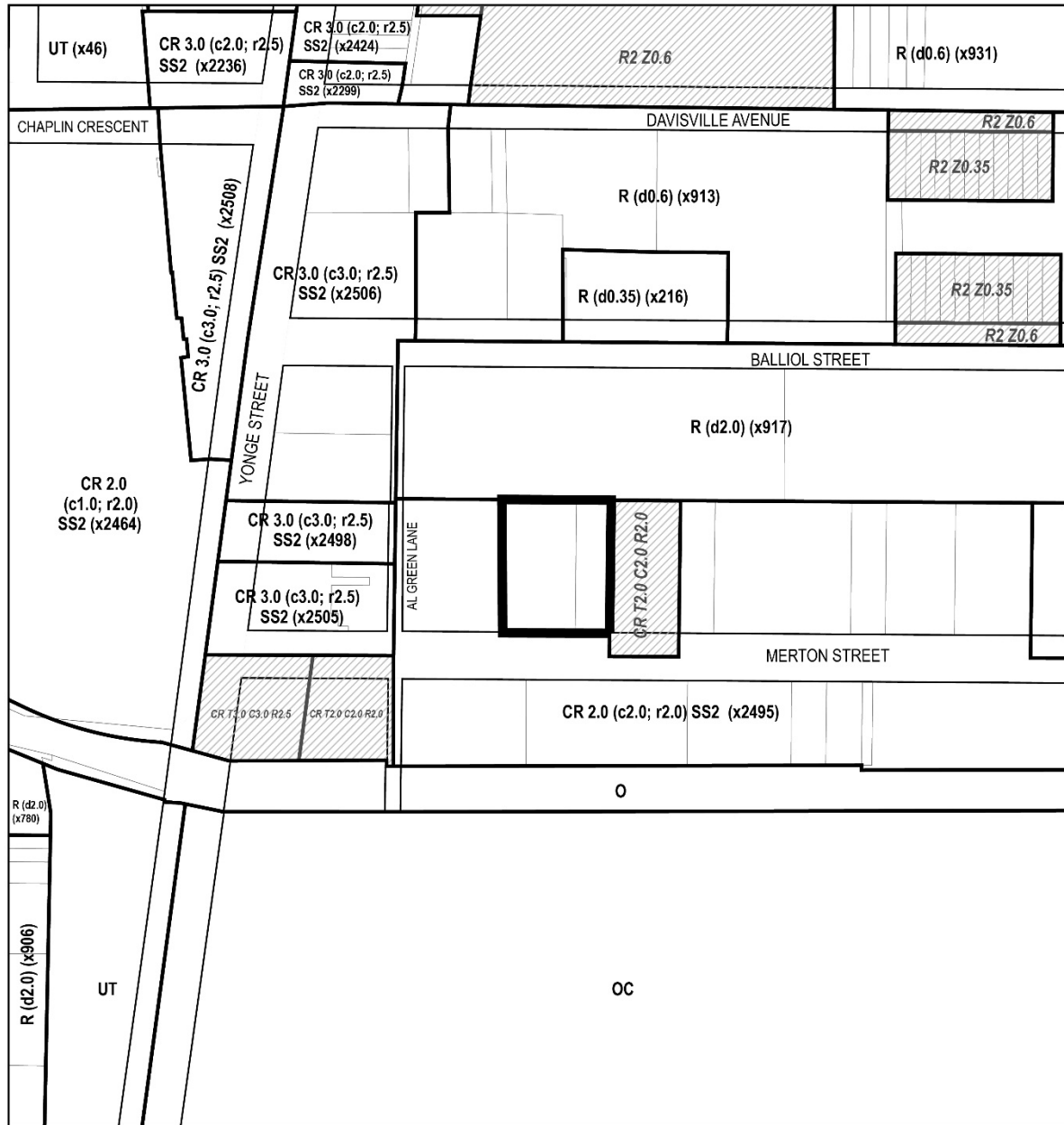


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**Subject Site -**  
50-64 Merton Street

Attachment 6: Zoning By-law 569-2013



Zoning By-law 569-2013

50-64 Merton Street

File # 21 233897 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
- MCR** Mixed-Use District

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Extracted: 11/08/2021

## Attachment 7: Application Data Sheet

Municipal Address: 50-64 Merton Street Date Received: November 3, 2021

Application Number: 21 233897 STE 12 OZ

Application Type: Rezoning

Project Description: Zoning By-law Amendment application for a 39-storey mixed use building with office uses on the first and second floor and residential uses above. A total of 443 residential dwelling units are proposed. The existing buildings on the site would be demolished.

Applicant	Agent	Architect	Owner
Diamond Corp. and Alterra Developments	Diamond Corp.	Hariri Ponterini Architects	50-64 Merton Limited

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Yonge-Eglinton Secondary Plan
Zoning:	CR2.0 (c2.0; r2.0) SS2 (x2495)	Heritage Designation:	N
Height Limit (m):	21	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m):	2,689	Frontage (m):	45	Depth (m):	60
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,068		1,384	1,384
Residential GFA (sq m):			29,326	29,326
Non-Residential GFA (sq m):	3,115		2,342	2,342
Total GFA (sq m):	3,115		31,668	31,668
Height - Storeys:	3		39	39
Height - Metres:			128	128

Lot Coverage Ratio (%) 51.47 Floor Space Index: 11.78

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	29,226	100
Retail GFA:	2,319	23
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			443	443
Other:				
Total Units:			443	443

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			267	133	43
Total Units:			267 (60%)	133 (30%)	43 (10%)

Parking and Loading

Parking Spaces:	114	Bicycle Parking Spaces:	456	Loading Docks:	3
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CONTACT:

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