

47-65 Huntley Street, 2-18, 24, and 26 Linden Street, and 1-11 Selby Street – Official Plan and Zoning By- law Amendment and Rental Housing Demolition Applications – Preliminary Report

Date: April 1, 2022

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 13 - Toronto Centre

Planning Application Number: 21 227527 STE 13 OZ

Rental Housing Application Number: 21 238874 STE 13 RH

Related Applications: 21 227528 STE 13 SB

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Official Plan and Zoning By-law Amendment and Rental Housing Demolition applications to redevelop the subject lands, which are currently occupied by a mix of low-rise residential buildings that collectively contain 25 rental dwelling units and 31 dwelling rooms, with 48-storey and 59-storey mixed-use buildings, together containing 1,297 dwelling units, and a 3-storey institutional building planned for a childcare facility.

The applications have been circulated to all appropriate City divisions and public agencies for comment. City Planning staff will proceed to schedule a Community Consultation Meeting on the Official Plan and Zoning By-law Amendment application, in consultation with the Ward Councillor. Staff do not support this proposal in its current form. Substantial revisions are required to meet the policies of the Official Plan and Downtown Plan.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Planning staff schedule a Community Consultation Meeting for the applications located at 47-65 Huntley Street, 2-18, 24, and 26 Linden Street, and 1-11 Selby 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.

3. Council direct City Planning staff to undertake a study of the Upper Jarvis area, generally located between Bloor Street East, Sherbourne Street, Wellesley Street East, and Church Street, to investigate the implications of the current development applications on the *Neighbourhoods* and *Apartment Neighbourhoods* designated lands within this area and to develop a planning framework, as appropriate, to assist in evaluating development proposals in the area and report back to Toronto and East York Community Council in Q1 of 2023.

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 and has an approximate area of 5,034 square metres, with frontages of 59.17 metres on Huntley Street, 86.62 metres on Selby Street, and 42.66 metres on Linden Street. A 3.05 metre wide public lane runs north/south between Linden Street and Selby Street.

Existing Use: 2 to 3-storey house-form buildings containing 12 owner-occupied dwelling units, 25 rental dwelling units, and 31 dwelling rooms.

Official Plan Designation: 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: The site is zoned Residential with a height limit of 12 metres in both the City of Toronto Zoning By-law 569-2013 (R (d1.0) (x871)) and former City of Toronto Zoning By-law 438-86 (R3 Z1.0).

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/>.

THE APPLICATION

Complete Application Submission Date: December 30, 2021

Description: 48-storey (183.0 metres, including mechanical penthouse) and 59-storey (194.8 metres, including mechanical penthouse) mixed-use buildings located above 3 to 4-storey base buildings that incorporate retained elements of some of the existing buildings on-site. Retail and community spaces are proposed in the lower levels of each building and a childcare facility is proposed in a 3-storey building at 24 and 26 Linden Street. The applications also propose the establishment of a Community Land Trust (CLT) or partnership with an existing non-profit organization to own and manage the community space, replacement rental units and net new affordable housing units.

Density: 17.59 times the area of the lot.

Dwelling Units: The proposed mixed-use buildings contain a total of 1,297 dwelling units, including 56 replacement rental units, 76 net new affordable rental units, and 1,165 market condominium dwelling units. In total, the proposed development would include 275 studio (21.2%), 603 one-bedroom (46.5%), 279 two-bedroom (21.5%), and 140 three-bedroom (10.8%) units.

Access, Parking and Loading: Access to the site is proposed to be provided by a widened public lane extending between Linden Street and Selby Street. A total of 192 parking spaces are proposed to serve the development, consisting of 38 visitor parking spaces, 150 resident parking spaces and, 4 parking spaces for the non-residential uses within a 4-level underground garage. The west building proposes an internal 'Type C' loading space and an external 'Type G' loading space. The east building proposes internal 'Type G' and 'Type C' loading spaces.

A total of 1,558 bicycle parking spaces are located on the ground floor, mezzanine, and P1 levels of the proposed buildings.

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 applications, 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 Official Plan Amendment application is required to amend the Official Plan to permit a tall building in an area where low-rise buildings up to a maximum of 4-storeys are permitted.

The Zoning By-law Amendment application proposes to amend Zoning By-laws 569-2013 and 438-86 to provide relief from various performance standards, including: gross floor area and floor space index; building height; and building setbacks. Additional amendments to the Zoning By-laws may be identified as part of the application review process.

The Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* is required as the proposal would involve the demolition of 37 residential units, of which 25 are rental dwelling units.

Site Plan Control

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

COMMENTS

Staff do not support this proposal in its current form. Substantial revisions are required to meet the policies of the Official Plan and Downtown Plan.

The Official Plan designates this site as *Neighbourhoods*. The policies state that *Neighbourhoods* contains a mix of residential uses with a prevailing character of house-form and other types of low-rise residential buildings. Development will be of a low-rise scale, generally four storeys or less in height. Staff will undertake further analysis of the area context to determine if the proposed land use designation change is appropriate.

ISSUES TO BE REVIEWED

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 Growth Plan, and conformity with the Official Plan.

City Council has declared a Climate Emergency and set goals to achieve net zero greenhouse gas emissions by 2040 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:

- Determine the appropriateness of the proposed redesignation from *Neighbourhoods* to *Mixed Use Areas* to permit the proposed tall buildings;
- Determine the appropriate density and massing, including building setbacks and step-backs, in relation to the area's existing and planned built-form and scale;
- The appropriate provision of replacement rental housing in accordance with Official Plan Policies 3.2.1.6 and 3.2.1.11, and the inclusion of new affordable housing;

- The provision of an acceptable tenant relocation and assistance plan addressing the right for existing tenants to return to the replacement units at similar rents, the provision of alternative accommodation at similar rents, and other assistance to mitigate hardship.
- The appropriateness of the proposed heritage conservation and impact on adjacent and on-site heritage resources;
- The appropriateness of the proposed childcare and community space in meeting the area's Community Service and Facility needs;
- The appropriateness of the proposed Community Land Trust (CLT) model;
- The appropriateness of the proposed loading and parking layout, including site access, space for pick up/drop off and visitors, and the potential opportunity for closure of the existing mid-block lane;
- The appropriateness of the proposed provision of landscaped open space, POPS, and on-site parkland;
- Pedestrian level wind conditions along Huntley Street, Linden Street, and Selby Street, and surrounding properties;
- Shadow impact on nearby public realm and parks;
- Determination of infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- Appropriate regard for applicable City guidelines;
- Encouragement 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, division and agency comments, and the community consultation process.

Upper Jarvis Area Study

These applications propose a significant departure from the planning framework set out in the Downtown Plan and Official Plan by proposing tall buildings and high densities on lands designated *Neighbourhoods*. These *Neighbourhoods* areas are found across the downtown and are often located in close proximity to areas of higher density. In order to effectively evaluate these applications, staff need to consider the proposals in the context of the broader geography and undertake a more comprehensive review of the area's planning framework. In the absence of this wider review it would be premature to make a decision on these applications.

Staff are therefore proposing that an area study be undertaken in tandem with the review of these applications and others in the area. The study would encompass the Upper Jarvis area, generally located between Bloor Street East, Sherbourne Street, Wellesley Street East, and Church Street, and would investigate the implications of the current development applications on the *Neighbourhoods* and *Apartment Neighbourhoods* designated lands within this area with the aim of developing a planning framework to assist in guiding change.

NEXT STEPS

City Planning staff will host a Community Consultation Meeting and initiate a study of the Upper Jarvis area.

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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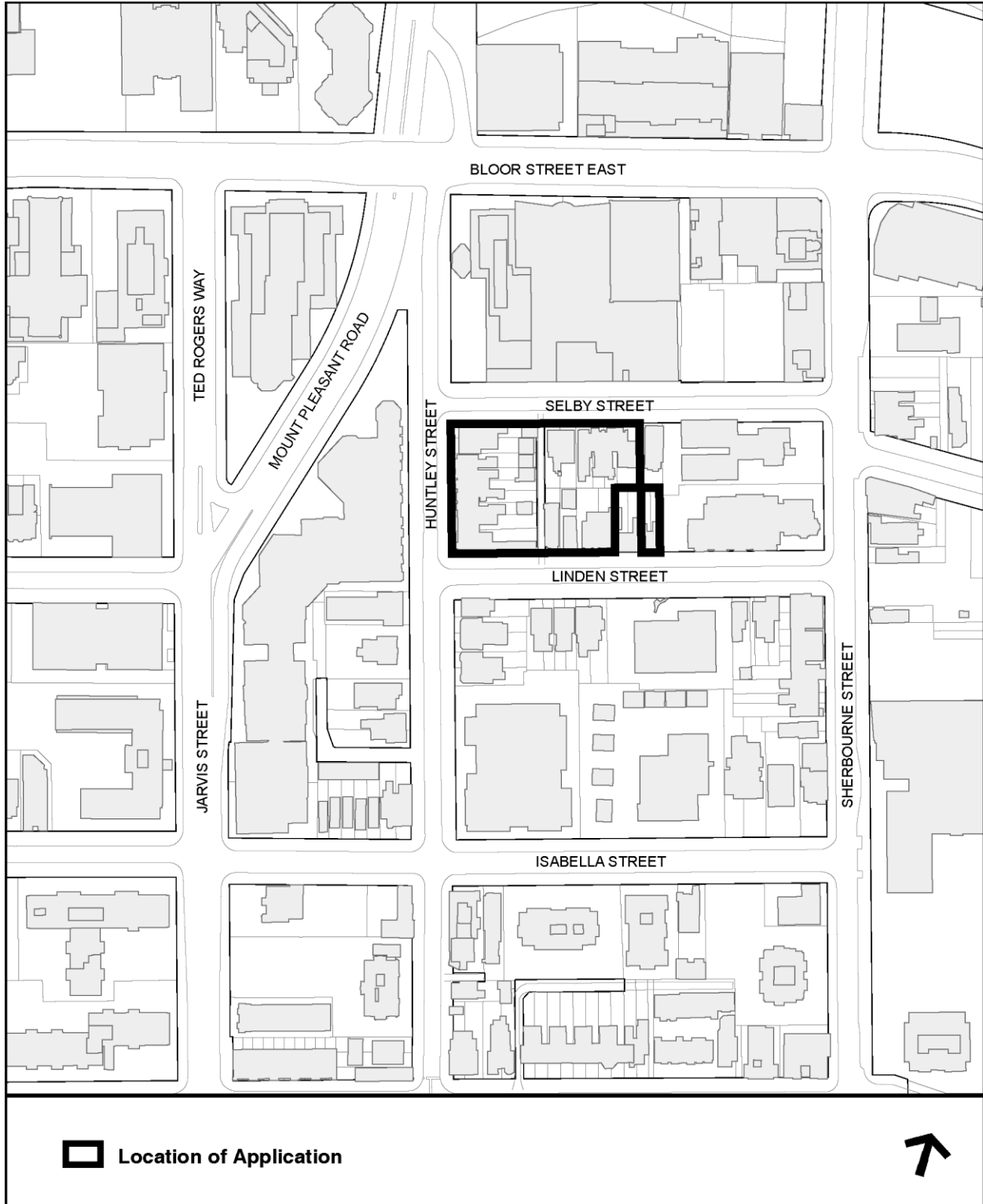
SIGNATURE

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

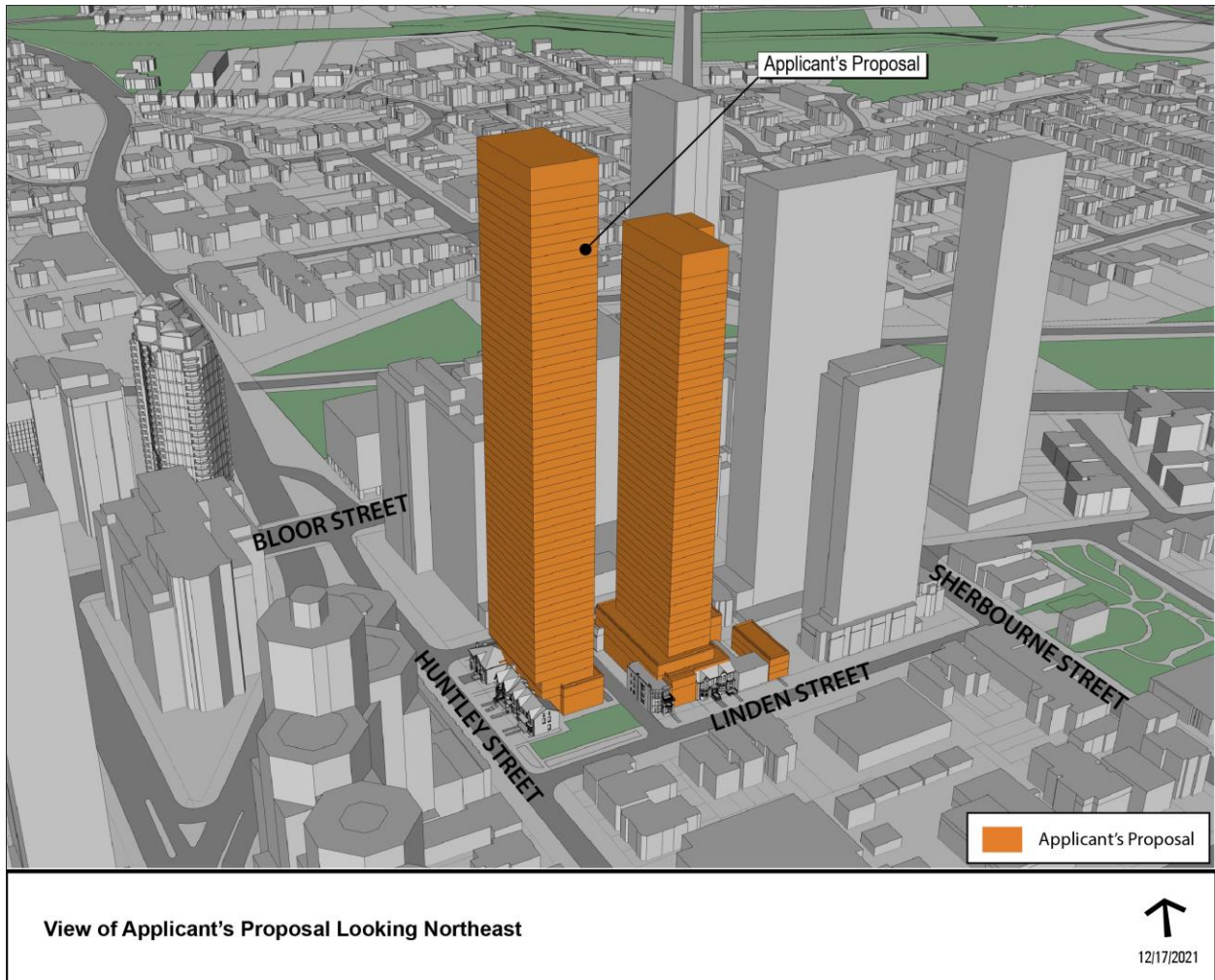
ATTACHMENTS

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

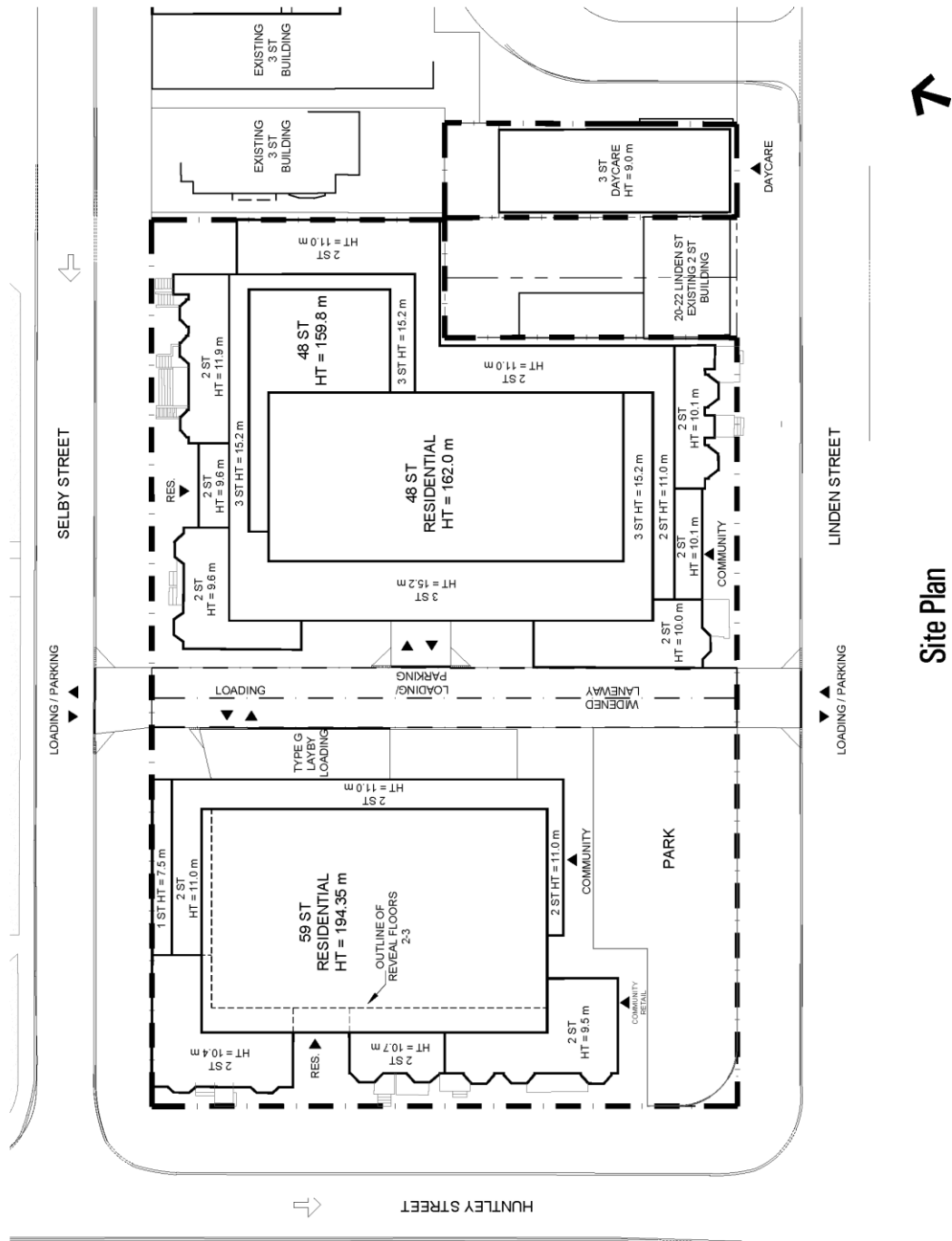
Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context

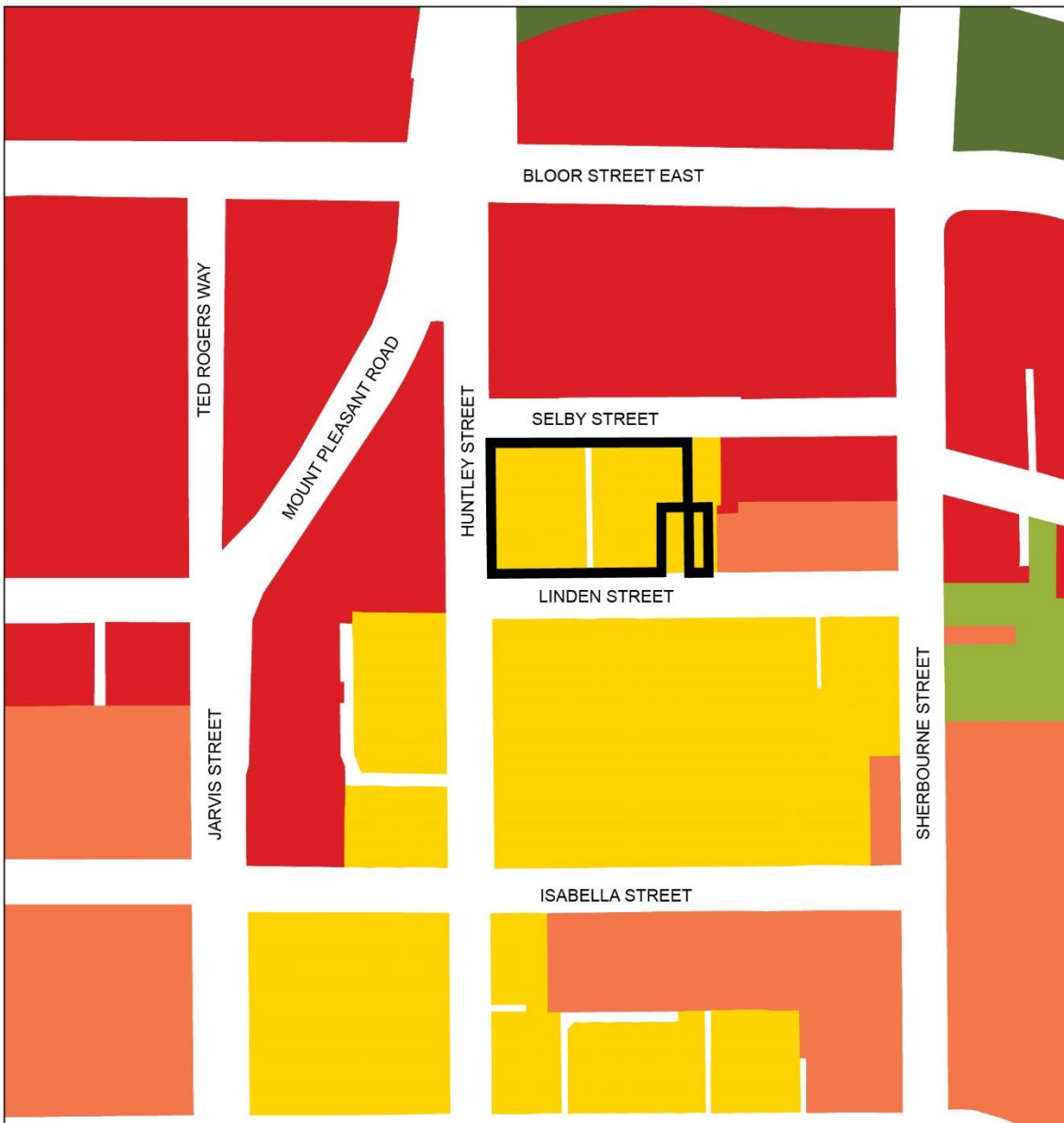


Attachment 3: Site Plan



Site Plan


Attachment 4: Official Plan Map



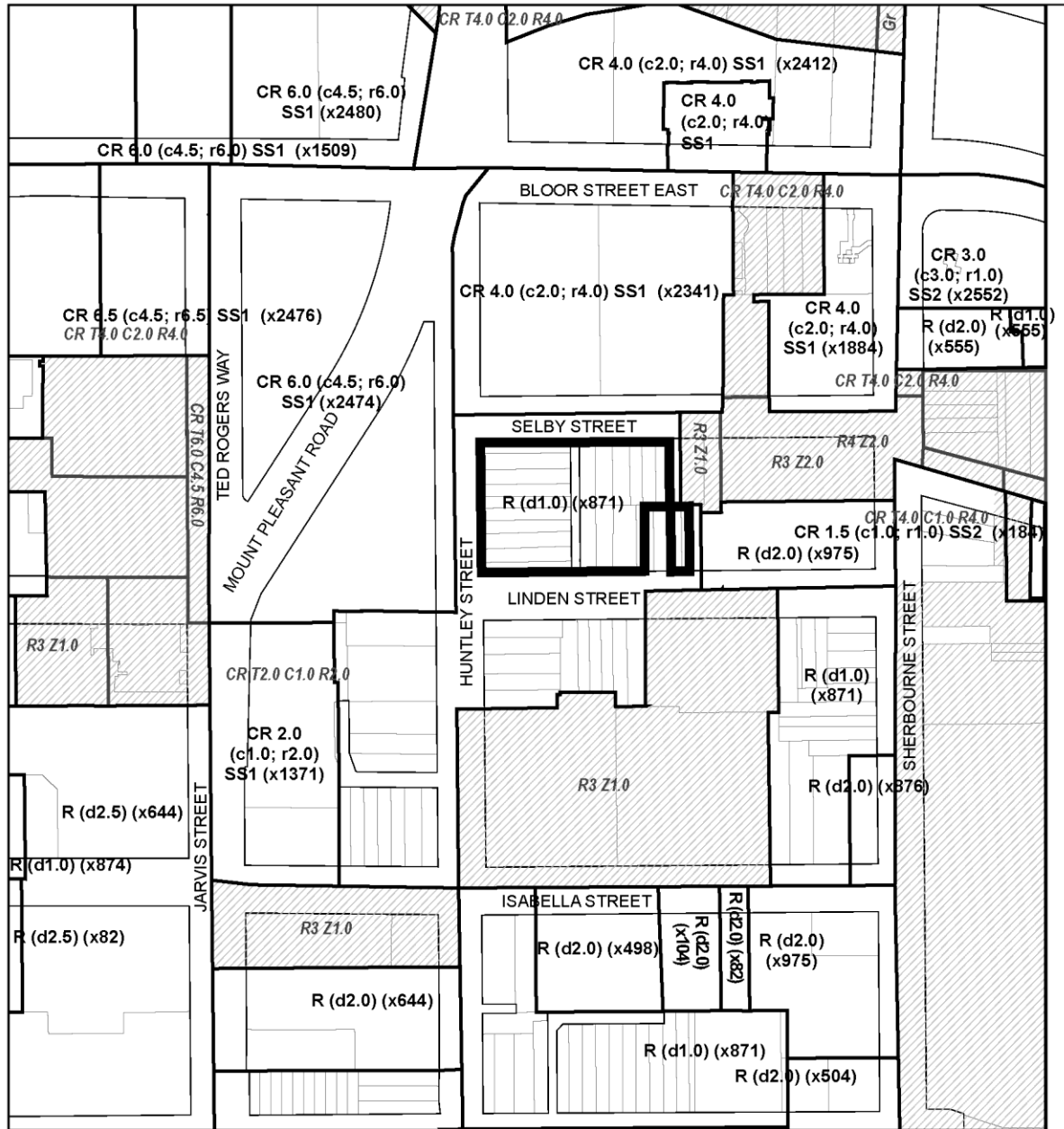
Official Plan Land Use Map #18

47 Huntley Street
File # 21 227527 STE 13 0Z




Not to Scale
Extracted: 10/25/2021

Attachment 5: Zoning By-law Map





Zoning By-law 569-2013

47 Huntley Street

File # 21 227527 STE 13 0Z

-  Location of Application
- R** Residential
- CR** Commercial Residential
- ON** Open Space Natural
- OR** Open Space Recreation

-  See Former City of Toronto By-law No. 438-86
- R4** Residential District
- CR** Mixed-Use District


 Not to Scale
 Extracted: 10/25/2021

Attachment 6: Application Data Sheet

Municipal Address: 47-65 Huntley St, 2-18, 24 and 26 Linden St and 1-11 Selby St **Date Received:** October 19, 2021

Application Number: 21 227527 STE 13 OZ, 21 238874 STE 13 RH

Application Type: OPA, Rezoning, Rental Housing Demolition

Project Description: Proposed Official Plan and Zoning By-law Amendment and Rental Housing Demolition applications to facilitate the redevelopment of the site with a 59-Storey (west tower) and a 48-Storey (east tower) mixed-use buildings, that will include: affordable rental units, rental replacement units, community spaces, community retail, a daycare facility, on-site parkland dedication, as well as 4 levels of underground parking.

Applicant	Agent	Architect	Owner
Broccolini HLS Limited Partnership		IBI Group	Azure Investments Inc

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	Downtown Plan
Zoning:	R (d1.0) (x871)	Heritage Designation:	
Height Limit (m):	12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 5,034 Frontage (m): 89 Depth (m): 59

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	2,599		3,317	3,317
Residential GFA (sq m):			76,252	76,252
Non-Residential GFA (sq m):			1,013	1,013
Total GFA (sq m):			77,266	77,266
Height - Storeys:	3	3	59	59
Height - Metres:			187	187

Lot Coverage Ratio (%): 65.9 Floor Space Index: 15.35

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	75,741	511
Retail GFA:	110	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	904	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	56		56	56
Freehold:	12			
Condominium:			1,241	1,241
Other:				
Total Units:	68		1,297	1,297

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		275	603	279	140
Total Units:		275	603	279	140

Parking and Loading

Parking Spaces: 192	Bicycle Parking Spaces: 1,558	Loading Docks: 4
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