

## **45 The Esplanade – Official Plan and Zoning By-law Amendment Applications – Preliminary Report**

Date: March 31, 2022  
To: Toronto and East York Community Council  
From: Director, Community Planning, Toronto and East York District  
Ward: 10 - Spadina-Fort York

**Planning Application Number:** 21 251957 STE 10 OZ

**Related Applications:** 21 251956 STE 10 SA

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the Official Plan and Zoning By-law Amendment application for a 36 and 35 storey mixed-use development containing 682 units, an 8,042 square metre hotel use, and 585 square metres of retail at-grade.

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. Staff do not support this proposal as currently submitted. Substantial revisions are required to meet the built form, public realm, and non-residential use protection policies of the Official Plan, as well as regulations for tall buildings, and other area-specific design criteria.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 45 The Esplanade 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 irregularly shaped with a frontage of approximately 88 metres along The Esplanade and a total site area of 3,930 square metres.

**Existing Use:** A nine storey hotel (15,846 square metres of GFA), currently leased to the City of Toronto as a temporary shelter operated by Homes First Society who is funded by the City of Toronto.

**Official Plan Designation:** Mixed Use Area

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%20guidelines/official-plan/>

**Downtown Plan:** Mixed Use Area 1

**Zoning:** The site is zoned Commercial Residential CR 4.0 (c4.0, r2.5) SS1 (x2366) with a height limit of 36 metres for the majority of the site under City of Toronto By-law 569-2013.

## THE APPLICATION

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**Complete Application Submission Date:** December 30, 2021

**Description:** Two towers (35 and 36 storeys) sitting atop a 7 storey podium containing retail, hotel, and residential uses.

**Density:** 13.8 FSI

**Dwelling Units:** 682 units

**Commercial GFA:** 8,042 square metres of hotel space including 138 hotel rooms and 585 square metres of retail at-grade

**Access, Parking, and Loading:** Access to loading and parking is from a laneway which is accessed off of Church Street and a shared driveway between 25 the Esplanade and 45 the Esplanade. 210 parking spaces (165 residential, 45 commercial/visitor) are proposed below-grade.

**Additional Information:**

See Attachments 1 and 3 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=eQ1o7sFJBKzzJLcAfwDQQQ%3D%3D>

**Reason for the Application:**

The Official Plan Amendment application is required to seek permission for two tall towers with deficient setbacks and setbacks, and a lesser amount of non-residential gross floor area (GFA) than exists on the property today.

The Zoning By-law Amendment application proposes to amend Zoning By-laws 569-2013 to vary performance standards including: gross floor area and floor space index; building height; tower separation and building setbacks. 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 been submitted and is also available on the City's Application Information Centre under 21 251956 STE 10 SA at: <http://app.toronto.ca/AIC/index.do?folderRsn=eQ1o7sFJBKzzJLcAfwDQQQ%3D%3D>

**COMMENTS**

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Staff do not support this proposal as currently submitted. Substantial revisions are required to meet the policies of the Official Plan, Downtown Plan and the Downtown Tall Buildings Setback Area Specific Policy (SASP 517).

The Downtown Plan designates the site as Mixed Use Area 1 which is targeted for growth and will include a diverse range of building typologies, including tall buildings, with height, scale and massing, dependent on the site characteristics. The site is also required to replace existing non-res GFA on-site under the Downtown Plan, and the current proposal is deficient by 7,219 square metres of non-residential GFA.

The site is also subject to area specific criteria including the St. Lawrence Urban Design Guidelines.

**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 to 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:

- The overall design of the development, including the positioning of the towers relative to built form and public realm policies set out within the Official Plan;
- The impact of cantilevering of the base building above the first storey directly up to the property line relative to the City's public realm aspirations for the St. Lawrence neighbourhood and relevant guidelines;
- The suitability of the proposed height and massing, including setbacks and stepbacks, in relation to the area's existing and planned built form character and scale;
- Replacement of existing non-residential GFA;
- Level of animation proposed at ground level relative to The Esplanade's categorization as a priority retail street;
- Appropriate loading and parking layout, relative to site specific considerations and shared obligations with 25 The Esplanade;
- The provision of landscaped open space, and the location and enhancement of the existing on-site POPS space;
- The impacts of new shadowing on the public realm, existing and planned parks, and private open spaces;
- Pedestrian level wind conditions along the Esplanade, and surrounding properties;
- Determination of infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- The provision of parkland (on-site or cash-in-lieu);
- Appropriate regard for applicable City guidelines;
- 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 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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Nader Kadri, Senior Planner  
Tel. No. (416) 338-5324  
E-mail: Nader.Kadri@toronto.ca

## **SIGNATURE**

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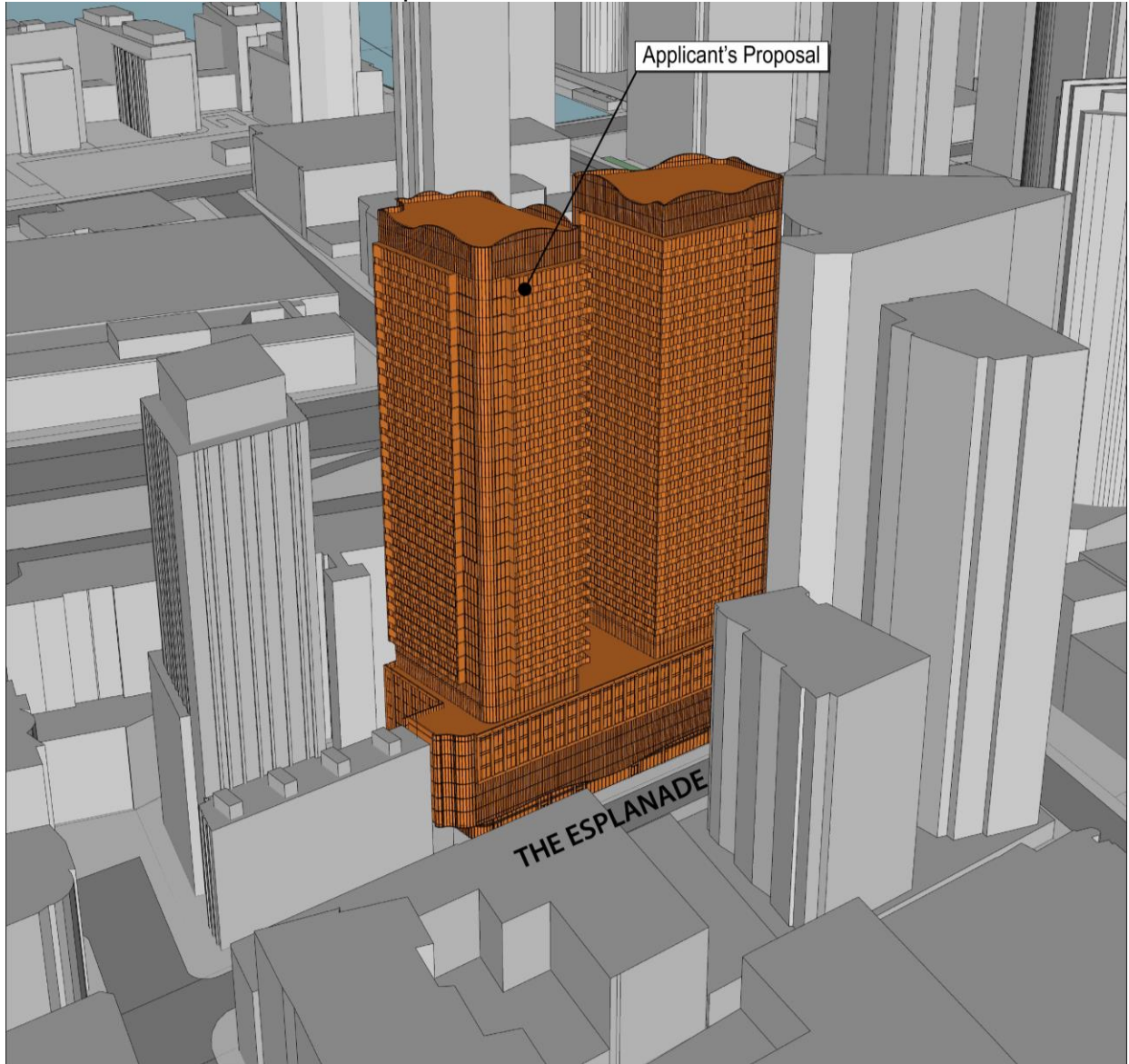
Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA  
Director, Community Planning, Toronto and East York District

## **ATTACHMENTS**

### **City of Toronto Drawings**

Attachment 1: 3D Model of Proposal in Context  
Attachment 2: Location Map  
Attachment 3: Site Plan  
Attachment 4: Official Plan Land Use Map  
Attachment 5A: Downtown Plan Map 41-2  
Attachment 5B: Downtown Plan Map 41-3  
Attachment 5C: Downtown Plan Map 41-5  
Attachment 6: Zoning By-law 569-2013 Map  
Attachment 7: Application Data Sheet

Attachment 1: 3D Model of Proposal in Context



View of Applicant's Proposal Looking South



03/22/2022

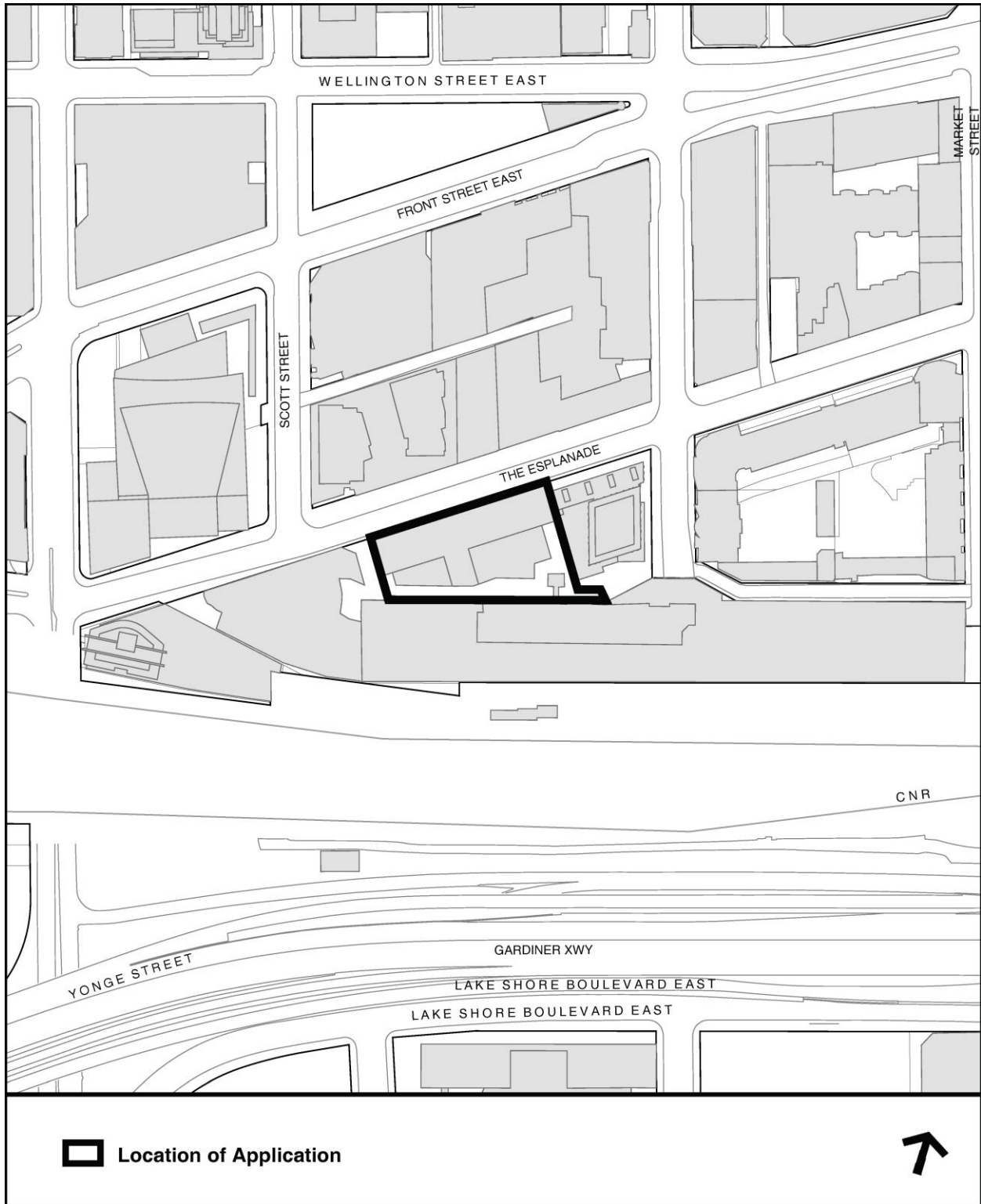


**View of Applicant's Proposal Looking North**



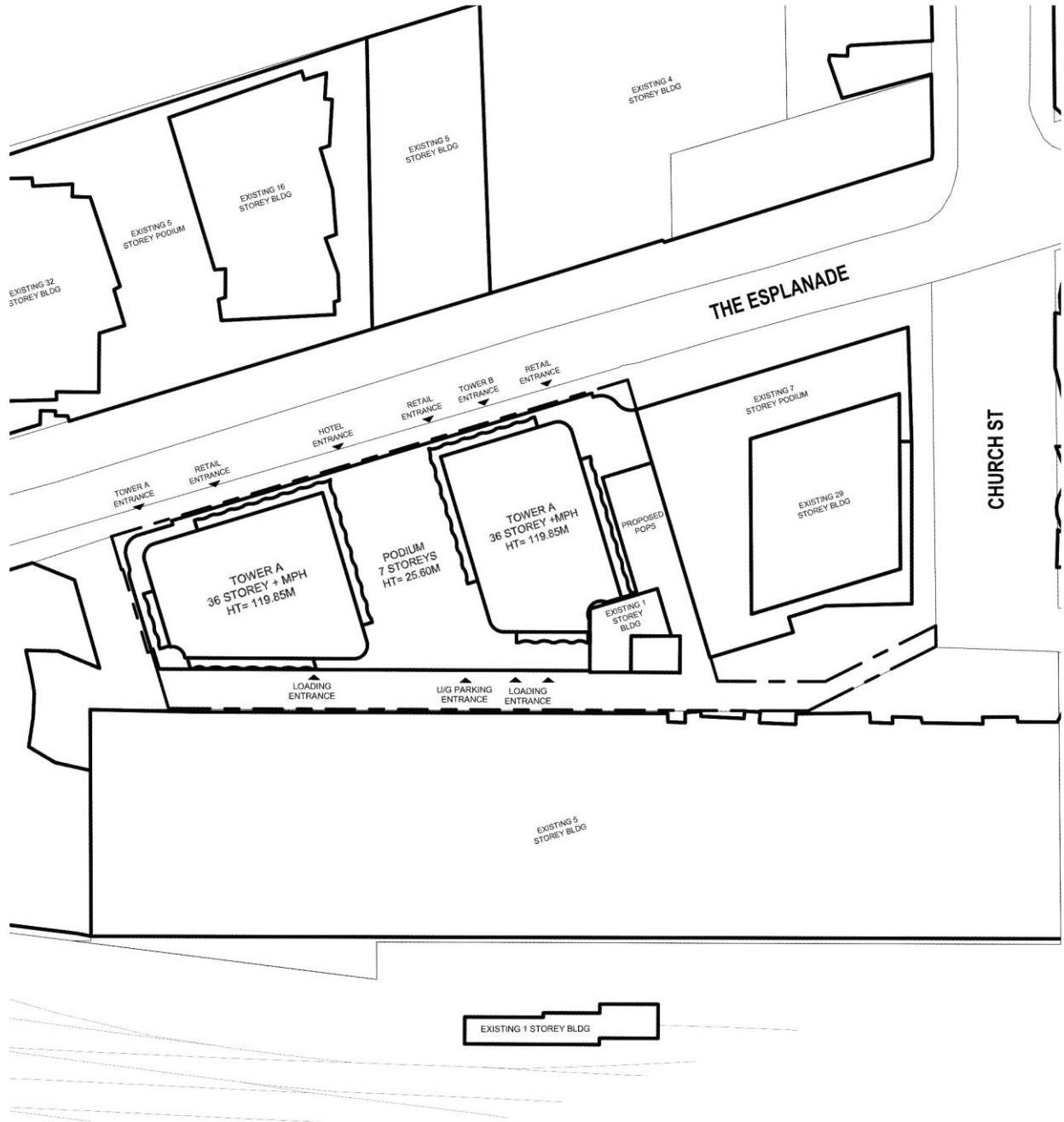
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Attachment 2: Location Map





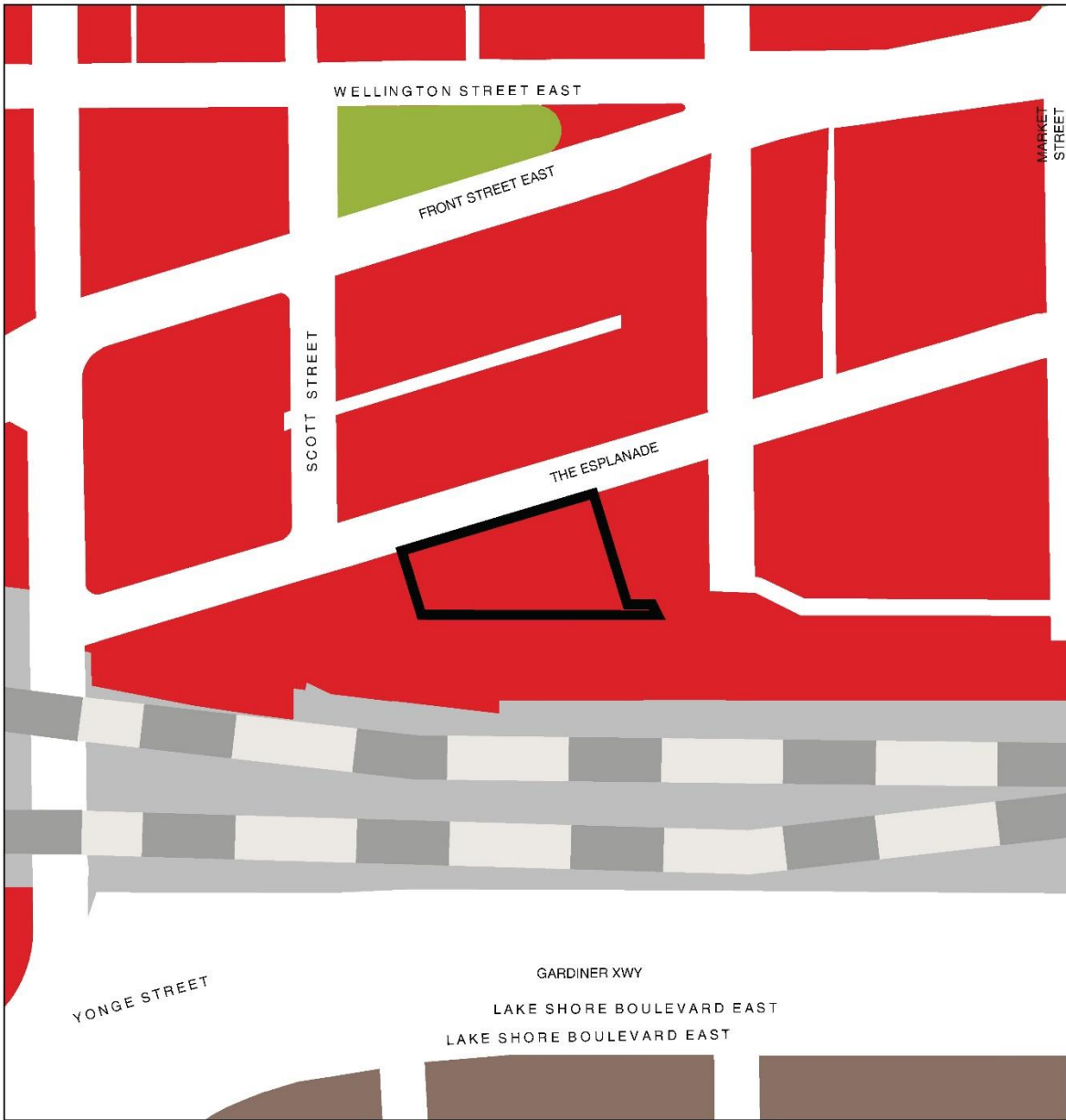
Attachment 3: Site Plan



Site Plan



Attachment 4: Official Plan Map



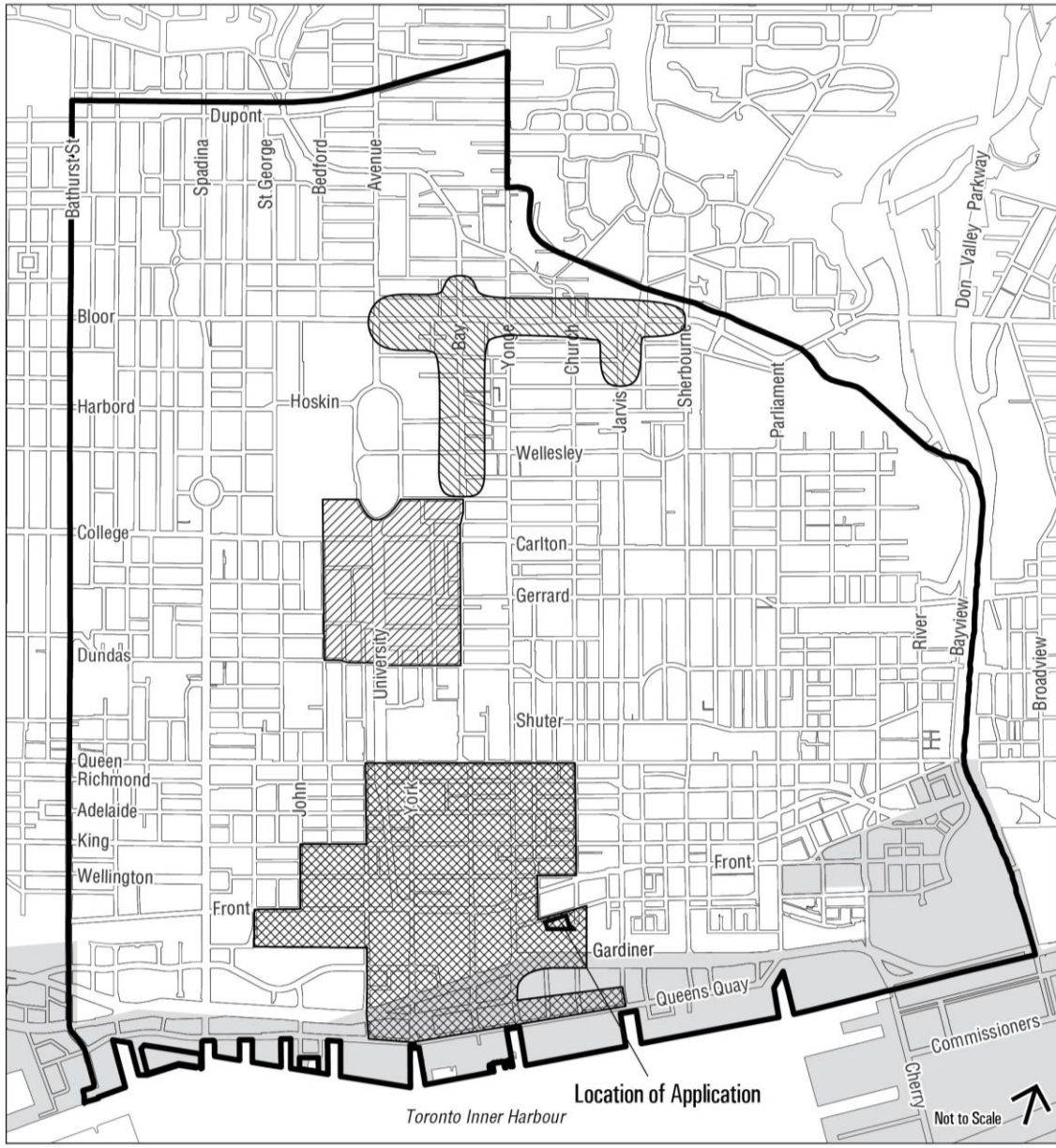
Official Plan Land Use Map #18

45 The Esplanade  
File # 21 251957 STE 10 0Z



↑  
Not to Scale  
Extracted: 01/04/2022

Attachment 5A: Downtown Plan Map 41-2



**Downtown Plan**

MAP 41-2 Financial District, Health Sciences District, and Bloor-Bay Office Corridor

45 The Esplanade

File # 21 251957 STE 10 0Z

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|------------------------|-----------------------------------|
| Downtown Plan Boundary | Central Waterfront Secondary Plan |
| Financial District     | Health Sciences District          |
|                        | Bloor-Bay Office Corridor         |

March 2022



Attachment 5C: Downtown Plan Map 41-5



**Downtown Plan**

**MAP 41-5 Priority Retail Streets**

45 The Esplanade

File # 21 251957 STE 10 0Z

- Downtown Plan Boundary
- Central Waterfront Secondary Plan
- Priority Retail Streets

March 2022



Attachment 7: Application Data Sheet

Municipal Address: 45 THE ESPLANADE Date Received: December 29, 2021

Application Number: 21 251957 STE 10 OZ

Application Type: OPA & Rezoning

Project Description: Official Plan and Zoning By-law Amendment to facilitate the redevelopment of the site for two 35 and 36-storey mixed-use buildings having a non-residential gross floor area of 8627 square metres, and a residential gross floor area of 45,407 square metres. 682 residential dwelling units are proposed.

Applicant	Agent	Architect	Owner
MATT YOUNG	IBI	IBI	SILVER HOTEL (VANCOUVER) LTD

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas

Zoning: CR 4.0 (c4.0,  
r2.5) SS1 (x2366)  
Height Limit (m): 36  
metres

PROJECT INFORMATION

Site Area (sq m): 3,928                      Frontage (m): 89                      Depth (m): 57

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	2,400		2,317	2,317
Residential GFA (sq m):			45,407	45,407
Non-Residential GFA (sq m):	15,846		8,627	8,627
Total GFA (sq m):	15,846		54,034	54,034
Height - Storeys:	8		36	36
Height - Metres:	27		114	114

Lot Coverage Ratio (%) : 58.99                      Floor Space Index: 13.76

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			682	682
Other:				
Total Units:			682	682

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			388	226	68
Total Units:			388	226	68

Parking and Loading

Parking Spaces:	210	Bicycle Parking Spaces: 618	Loading Docks: 2
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CONTACT:

Nader Kadri, Senior Planner  
(416) 338-5324  
Nader.Kadri@toronto.ca