

295-349 George Street – Official Plan Amendment and Zoning Amendment 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: 22 117049 STE 13 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Official Plan Amendment and Zoning By-law Amendment applications at 295-349 George Street. The applications propose a building envelope which would permit an institutional building no higher than 57 metres (62 metres to the top of the mechanical penthouse) with a maximum non-residential gross floor area of 53,000 square metres. The building design and articulation is proposed to be further refined through the site plan control application. The proposal includes a 378-bed long term care facility, a 130 bed transitional shelter, 21 units of transitional housing, a 100 bed emergency shelter and a community service hub.

Official Plan Amendment and Zoning By-law amendments were approved for this site on November 7, 2017 for a 37 metre high institutional building (with similar uses to this proposal) with a gross floor area of 44,068 square metres.

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

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 295-349 George 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

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 development site has an area of 7,788 square metres with 184.34 metres of frontage on George Street and a depth of 42.55 metres. The site is surrounded on three sides by laneways and on the fourth side by George Street.

Existing Use: There are 7 separate 2 to 4-storey buildings on the site containing residential and institutional uses.

Official Plan Designation: Apartment Neighbourhoods. Subject to Council approved Modification to OPA 82, not in full force and effect, to re-designate the site to Institutional.

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/>.

Site and Area Specific Policy 461: This policy allows for a 37 metre tall institutional building on the subject site.

Heritage: The site contains 6 heritage designated buildings: 295 George Street, 297 George Street, 301 A-303 George Street, 305 George Street, 309-311 George Street and 349 George Street

Zoning: The site is zoned Institutional I (x4) in City of Toronto Zoning By-law 569-2013 with a height limit of 37 metres and a maximum density of 4.0 times the area of the site. The applicable site specific By-laws are 1252-2017 and 1253-2017.

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: not yet determined

Description: The application proposes to increase the permitted building height from 37 metres to 57 metres and define a maximum building envelope in terms of building height, setbacks and stepbacks. The building design and articulation is proposed to be further refined through the site plan control application.

Uses: The proposal would permit an institutional building with a maximum non-residential gross floor area of 53,000 square metres. The proposal includes a 378-bed long term care use, 130 bed transitional shelter, 21 units of transitional housing, 100 bed emergency shelter and a community service hub. The additional space over and above the existing permissions is to address programming changes and use requirements.

Density: 6.81 times the area of the lot.

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=Cs7n5HTiQPWEg9eDZyhINA%3D%3D>.

Reason for the Application

The Official Plan Amendment application is required to amend the applicable Site and Area Specific Policy to permit a 57 metre high institutional building.

The Zoning By-law Amendment application proposes to amend Zoning By-laws 569-2013 and 438-86 and their site specific by-laws 740-2018 and 741-2018 to vary performance standards including: floor space index; building height, setbacks and stepbacks. 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 under review, file 17 113016 STE 27 SA.

COMMENTS

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 to be resolved:

- the appropriate maximum building height and the shadow and wind impacts on the public realm and adjacent Neighbourhood designated lands;
- relationship to existing context and overall massing and articulation with the proposed building;
- the appropriate setbacks and step-backs to the on-site heritage buildings;
- the appropriateness of the proposed Heritage Impact Assessment and conservation strategy;
- confirmation that infrastructure capacity is available to accommodate the proposed development;
- how the proposed development would implement the required green linkage along George Street and the appropriate public realm improvements; and
- size and location of the mechanical penthouse.

Additional Issues

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

NEXT STEPS

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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SIGNATURE

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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

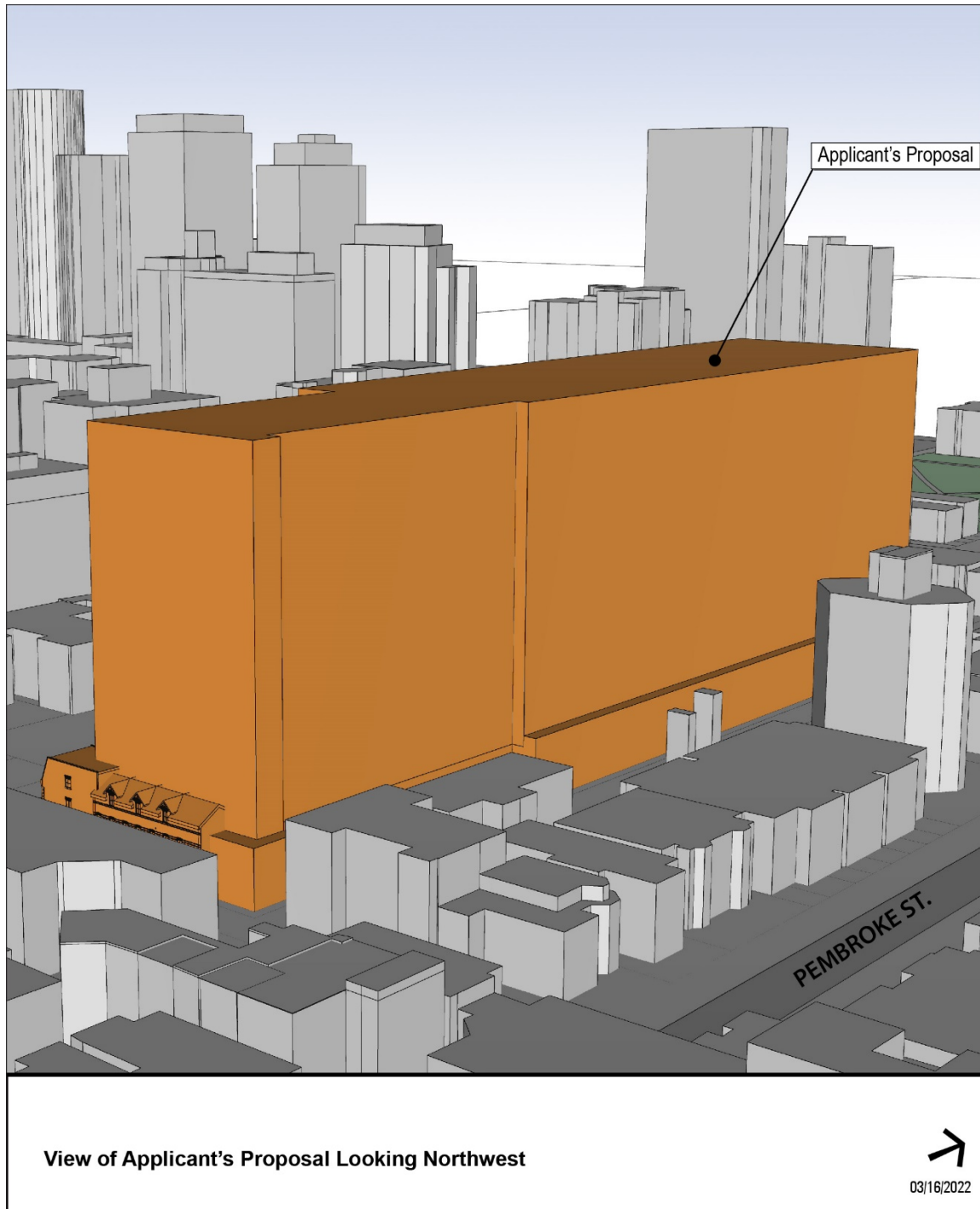
Attachment 5: Zoning By-law Map

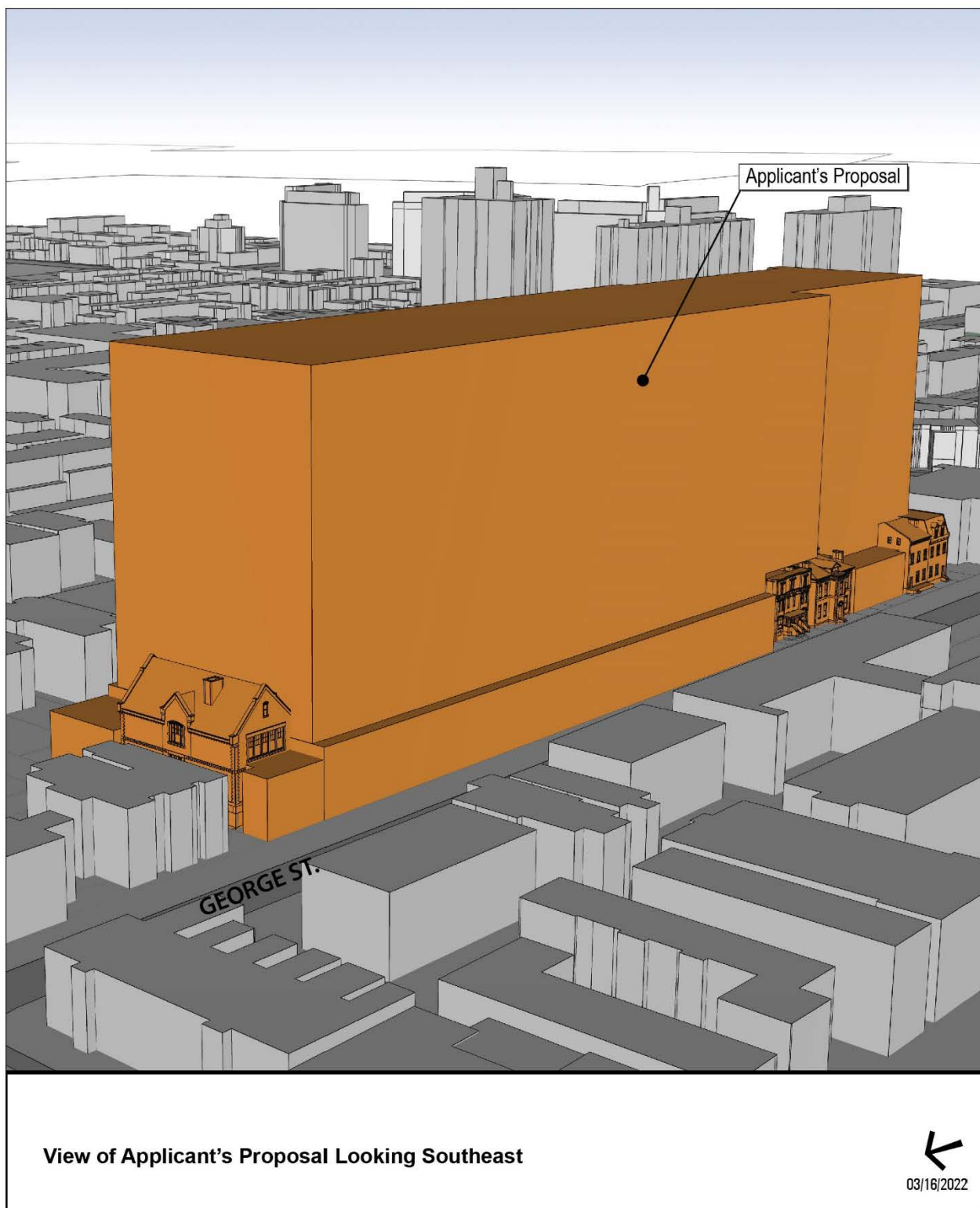
Attachment 6: Application Data Sheet

Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context





Staff Report for Action - Preliminary Report - 295-349 George Street



Attachment 4: Official Plan Map



Official Plan Land Use Map #18

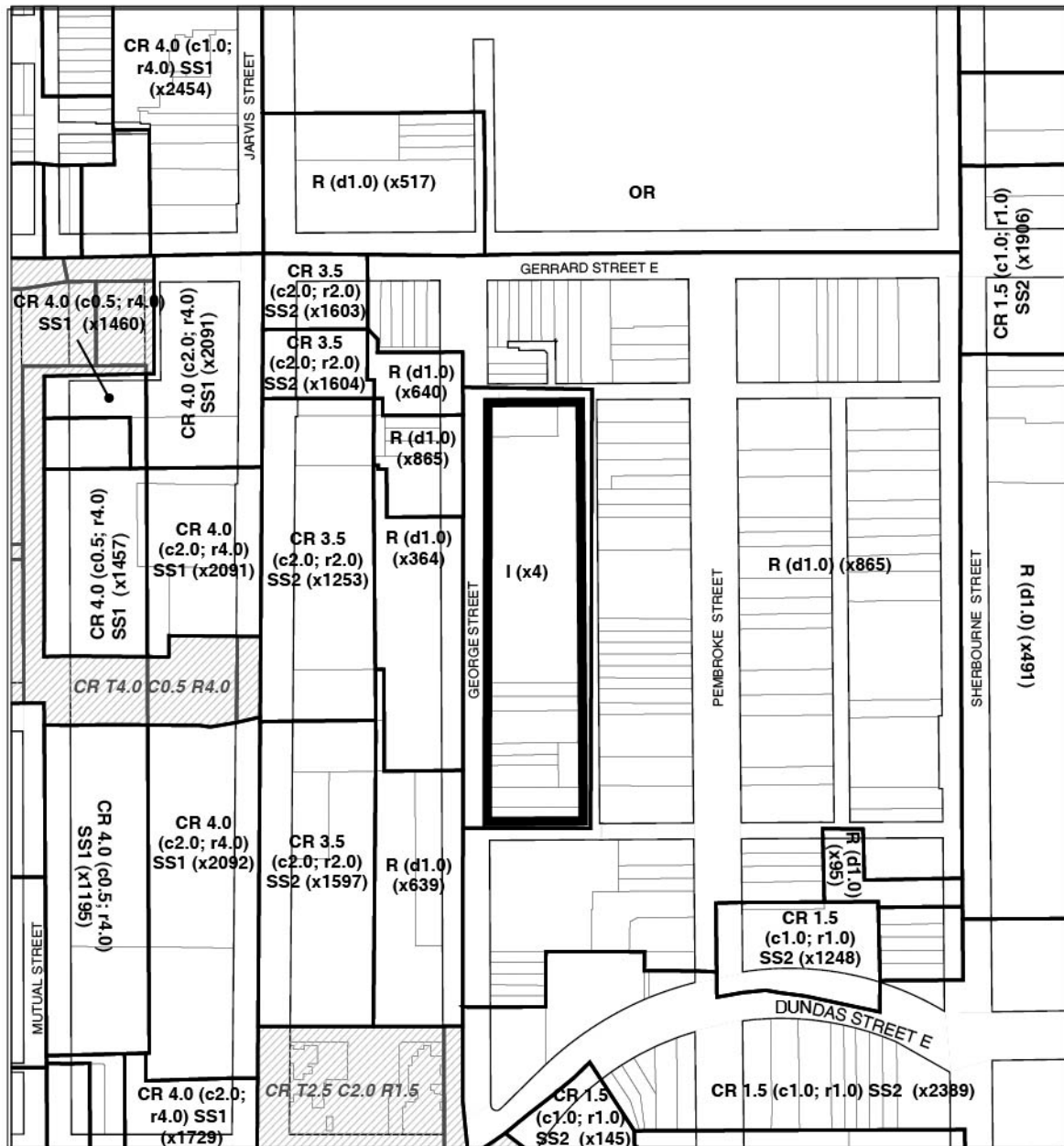
295-349 George Street

File # 22 117049 STE 13 0Z




 Not to Scale
 Extracted: 02/28/2022

Attachment 5: Zoning By-law Map



Zoning By-law 569-2013

295-349 George Street

File # 22 117049 STE 13 02



Location of Application

R Residential
CR Commercial Residential
I Institutional
OR Open Space Recreation



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

R3 Residential District
MCR Mixed-Use District
UOS Parks District



Not to Scale
Extracted: 02/28/2022

Attachment 6: Application Data Sheet

Municipal Address: 295 George Street Date Received: February 24, 2022

Application Number: 22 117049 STE 13 OZ

Application Type: OPA & Rezoning

Project Description: Official Plan & Zoning By-law Amendment to facilitate the redevelopment of the site for a new institutional building having a maximum height of 57-metres, and a maximum non-residential gross floor area of 53,000 square metres.

Applicant	Agent	Architect	Owner
DAVID MCKAY		B+H Architects	CITY OF TORONTO

EXISTING PLANNING CONTROLS

Official Plan Designation: Institutional Areas Site Specific Provision: SASP 461

Zoning: I (x4) Heritage Designation: Y

Height Limit (m): 12 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 7,788 Frontage (m): 184 Depth (m): 43

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	3,642		7,049	7,049
Residential GFA (sq m):				
Non-Residential GFA (sq m):	10,367		53,000	53,000
Total GFA (sq m):	10,367		53,000	53,000
Height - Storeys:	4			
Height - Metres:	15		57	57

Lot Coverage Ratio (%) 90.51 Floor Space Index: 6.81

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA:

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA: 53,000

**Residential Units
by Tenure**

Existing

Retained

Proposed

Total

Rental:

Freehold:

Condominium:

Other:

Total Units:

Total Residential Units by Size

Rooms

Bachelor

1 Bedroom

2 Bedroom

3+ Bedroom

Retained:

Proposed:

Total Units:

Parking and Loading

Parking
Spaces:

161

Bicycle Parking Spaces:

Loading Docks: 5

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