

306-310 Gerrard Street East – Official Plan and Zoning Amendment Application – Preliminary Report

Date: May 6, 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 106814 STE 13 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues for the Official Plan and Zoning By-law amendment application located at 306-310 Gerrard Street East for a 10-storey (36 metres, excluding mechanical penthouse) mixed-use building containing office, retail, and residential uses. The proposal includes 191 rental dwelling units and one level of underground parking.

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

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 306-310 Gerrard Street East 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 site is an irregularly shaped lot located on the north side of Gerrard Street East, east of Parliament Street. The site is 5,193 square metres in area, has a 70.9 metre frontage along Gerrard Street East, and a depth of approximately 80 metres abutting Rolston Avenue at the rear. The site has two means of vehicle access from Gerrard Street East.

Existing Uses: The site is made up of 306, 308, and 310 Gerrard Street East, and includes a one-storey office building, a vacant two-storey semi-detached dwelling, and a two-storey retail store with a surface parking lot.

Official Plan Designation: The site is located within the Downtown and Central Waterfront area on Map 2 of the Official Plan. The west portion of the site is designated Mixed Use Areas and the east portion of the site is designated Neighbourhoods on Map 18 of the Official Plan.

Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Downtown Secondary Plan: Official Plan Amendment 406 ("OPA 406" or the "Downtown Plan") identifies a west portion of the site Mixed Use Areas 3 - Main Street on Map 41-3. Lands in Mixed Use Areas 3 are envisioned to have a main street character and include a diversity of uses such as retail, services, restaurants, and small shops at grade with residential and commercial uses above. Mixed Use Areas 3 contemplates modest intensification in the form of mid-rise buildings with some low-rise and tall buildings permitted based on compatibility. The remaining east portion of the site is identified as Neighbourhoods. The portion of Gerrard Street East fronting this site is identified as a Great Street and a Priority Cycling Route.

The in-force Downtown Plan may be found here:
<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf>

Zoning: A west portion of the site is zoned CR 2.0 (c1.0;r2.0)SS2 (x2362) with a maximum permitted height of 14.0 metres under the City of Toronto Zoning By-law 569-2013. A middle portion of the site is not subject to the City of Toronto Zoning By-law 569-2013 and is instead zoned MCR T2.0 C1.0 R2.0 with a maximum permitted height of 14.0 metres under the former City of Toronto Zoning By-law 438-86. A broad range of uses are permitted in the CR and MCR zones, including residential, office, and retail. An east portion of the site is zoned R (d1.0)(x4) with a maximum permitted height of 14.0 metres under the City of Toronto Zoning By-law 569-2013. A variety of residential uses are permitted in the R zone.

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/>

Heritage: The site is located within the Cabbagetown South Heritage Conservation District. There are no cultural heritage resources located on or adjacent to the subject site.

THE APPLICATION

Complete Application Submission Date: February 17, 2022

Description: The application proposes to demolish the existing buildings and construct a 10-storey mixed-use building (42.1 metres in height, including the Mechanical Penthouse) comprised of office, retail, and residential uses. The building incorporates stepbacks at the second and third storeys.

Density/Floor Space Index: The application proposes a Floor Space Index of 3.7 times the area of the lot.

Dwelling Units and Amenity Space: The application proposes 191 rental dwelling units, 435 square metres of indoor amenity space (2.28 square metres per unit), and 699 square metres of outdoor amenity space (3.66 square metres per unit).

Non-residential Uses: The application proposes 4,510 square metres of non-residential gross floor area including office and retail uses located on the first two storeys.

Access, Parking, and Loading: The application proposes 100 vehicle parking spaces and 239 bicycle parking spaces located within one level of underground parking. The required loading spaces will be located on the ground floor. One means of vehicle access is proposed to be provided from Gerrard Street East.

Additional Information: See Attachments 1, 2, 3, 4, and 7 of this report for a Location Map, three-dimensional representation of the project in context, a site plan of the proposal, and the proposal statistics 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://www.toronto.ca/306GerrardStE>

Reasons for the Application: The Official Plan amendment application proposes to redesignate an east portion of the site from Neighbourhoods to Mixed Use Areas, and to redesignate the entire site to Mixed Use Areas 2 - Intermediate in the Downtown Plan, in order to accommodate the mixed-use development. The Zoning By-law amendment application proposes to amend Zoning By-law 569-2013 by rezoning an east portion of

the site from R to CR; by adding a portion of the lands to Zoning By-law 569-2013 as CR; and by varying performance standards including: building height, building setbacks, gross floor area, floor space index, and parking. 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 at the time of preparing this report.

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to the applicable City divisions and public agencies for comment. Staff will review the application 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 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.

At this stage in the review, the following preliminary issues have been identified:

- the appropriateness of redesignating Neighbourhoods to Mixed Use Areas;
- the appropriateness of redesignation to Mixed Use Areas 2 - Intermediate;
- conformity with the policies of the Downtown Plan;
- compatibility of the proposed built form with adjacent properties relative to the existing and planned context, including transition, scale and separation distances;
- appropriateness and adequacy of the public realm including streetscaping;
- shadow and wind impact
- determination of infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- tree removal, retention, and replanting;
- achieving Tier 1 Toronto Green Standard requirements, including soil volume;
- the functionality of the private mid-block connection to Rolston Avenue; and
- the built form relationship to the objectives of the Cabbagetown South Heritage Conservation District policies
- parkland dedication (land or cash in lieu)

Additional Issues

Additional issues may be identified through the review of the application, 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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E-mail: Ryan.Santiago@toronto.ca

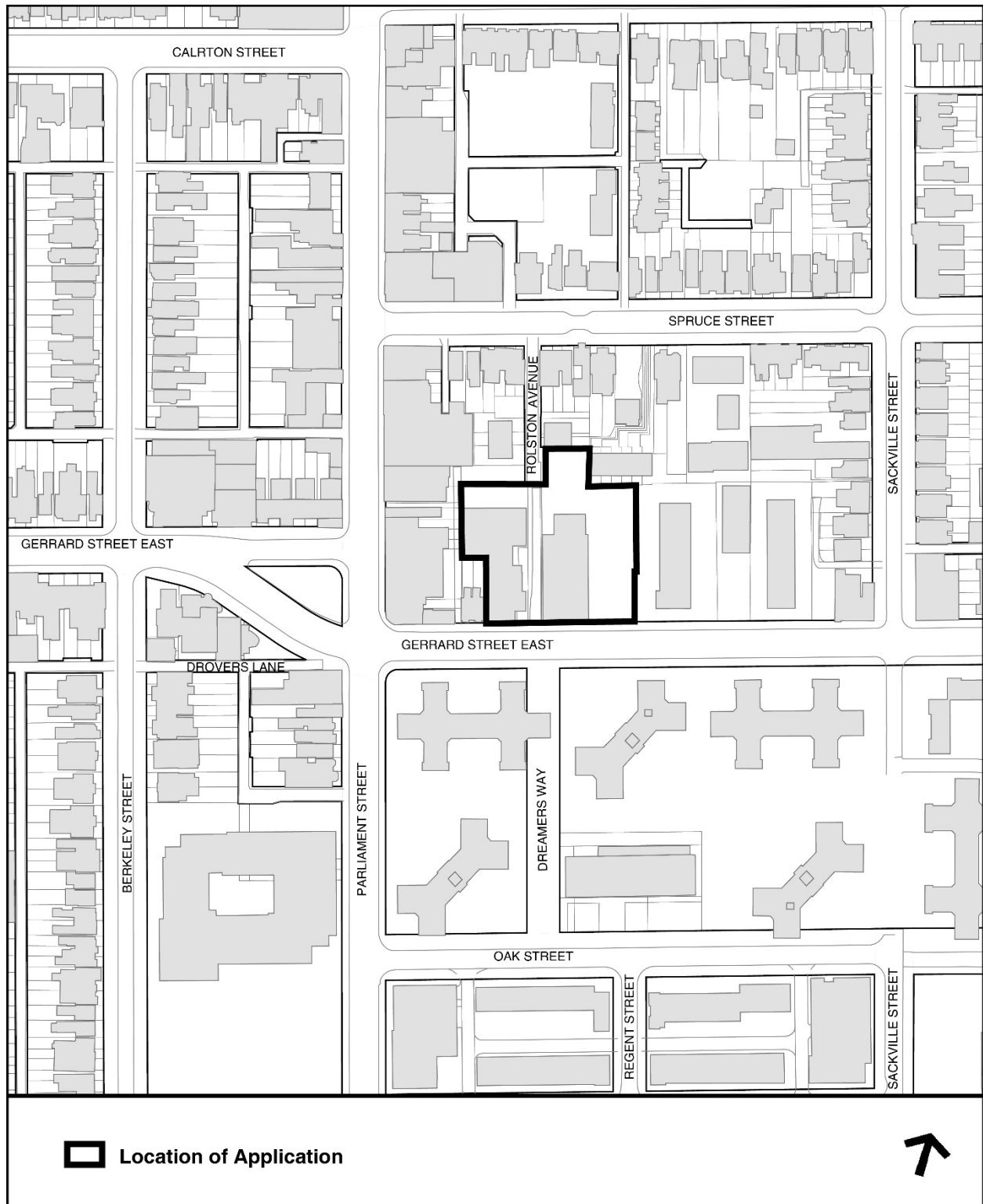
SIGNATURE

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 (NW)
Attachment 3: 3D Model of Proposal in Context (SE)
Attachment 4: Site Plan
Attachment 5: Official Plan Map
Attachment 6: Downtown Plan Mixed-use Areas Map
Attachment 7: Zoning By-law Map
Attachment 8: Application Data Sheet

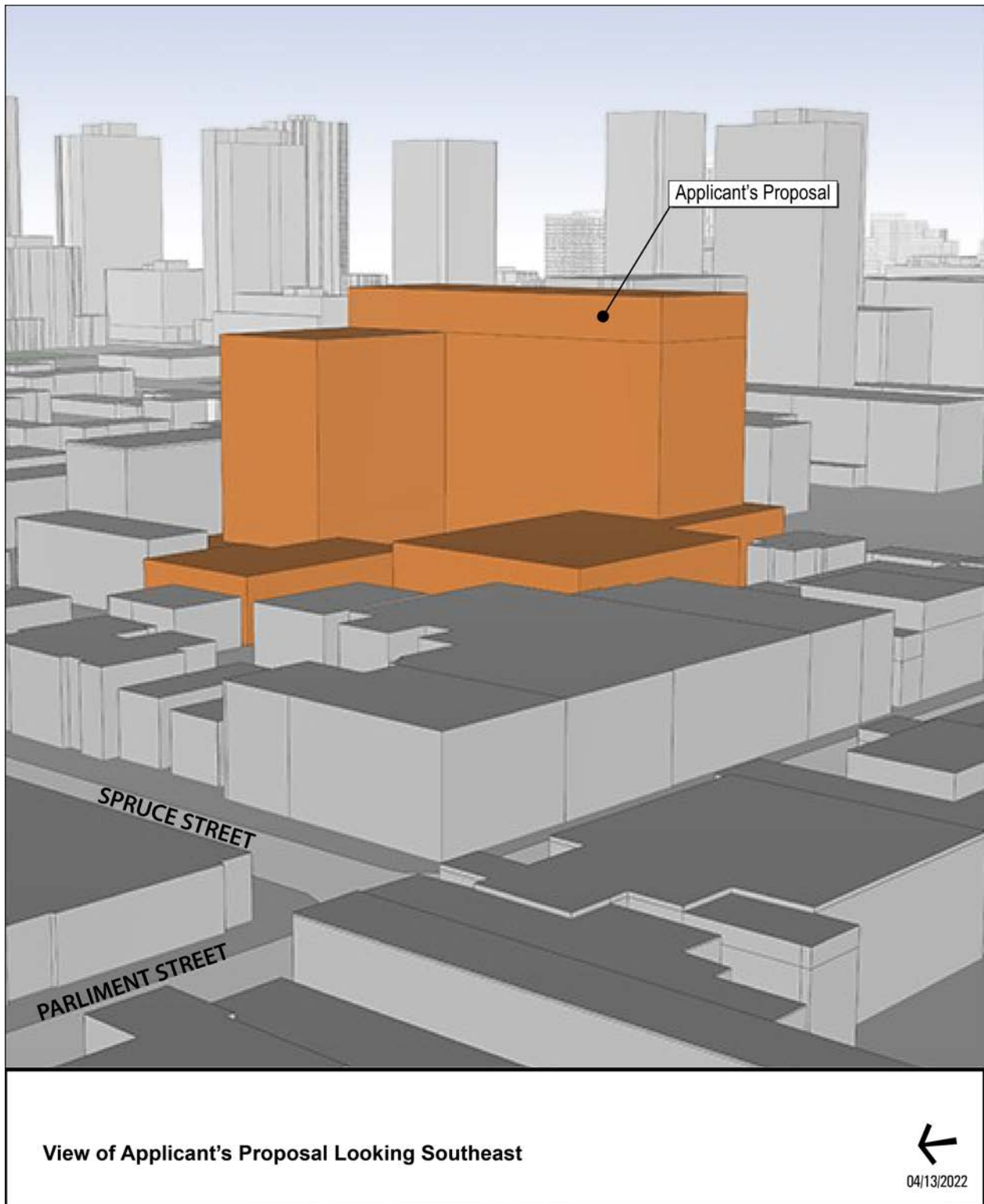
Attachment 1: Location Map



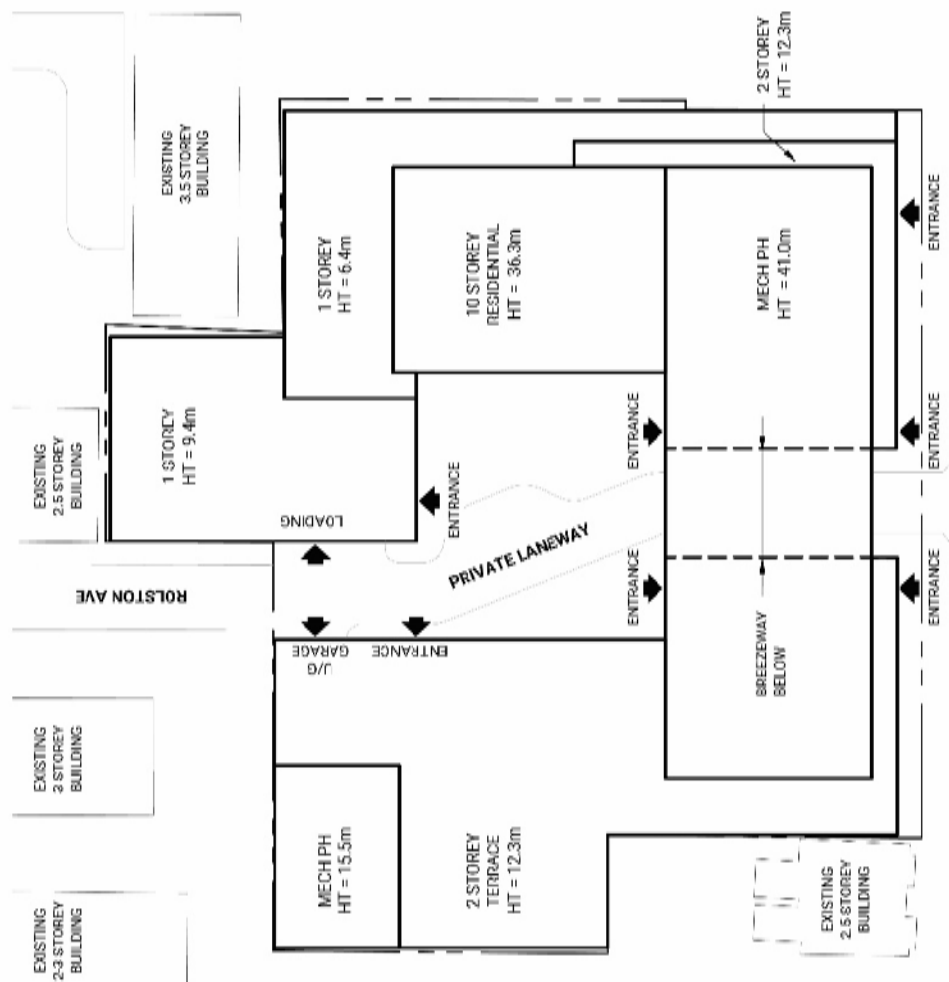
Attachment 2: 3D Model of Proposal in Context (NW)



Attachment 3: 3D Model of Proposal in Context (SE)

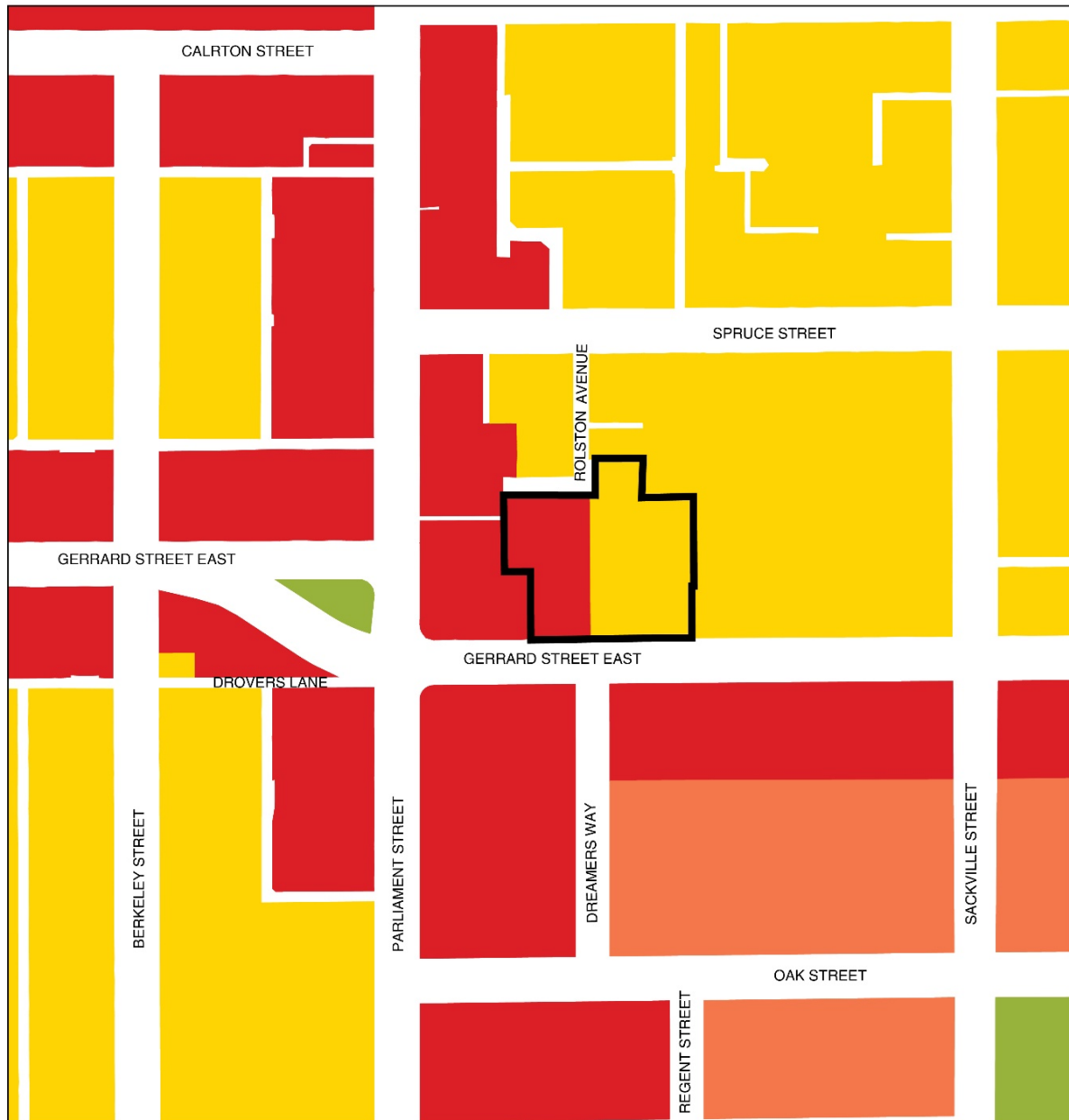


Attachment 4: Site Plan



Site Plan

Attachment 5: Official Plan Map



Official Plan Land Use Map #18

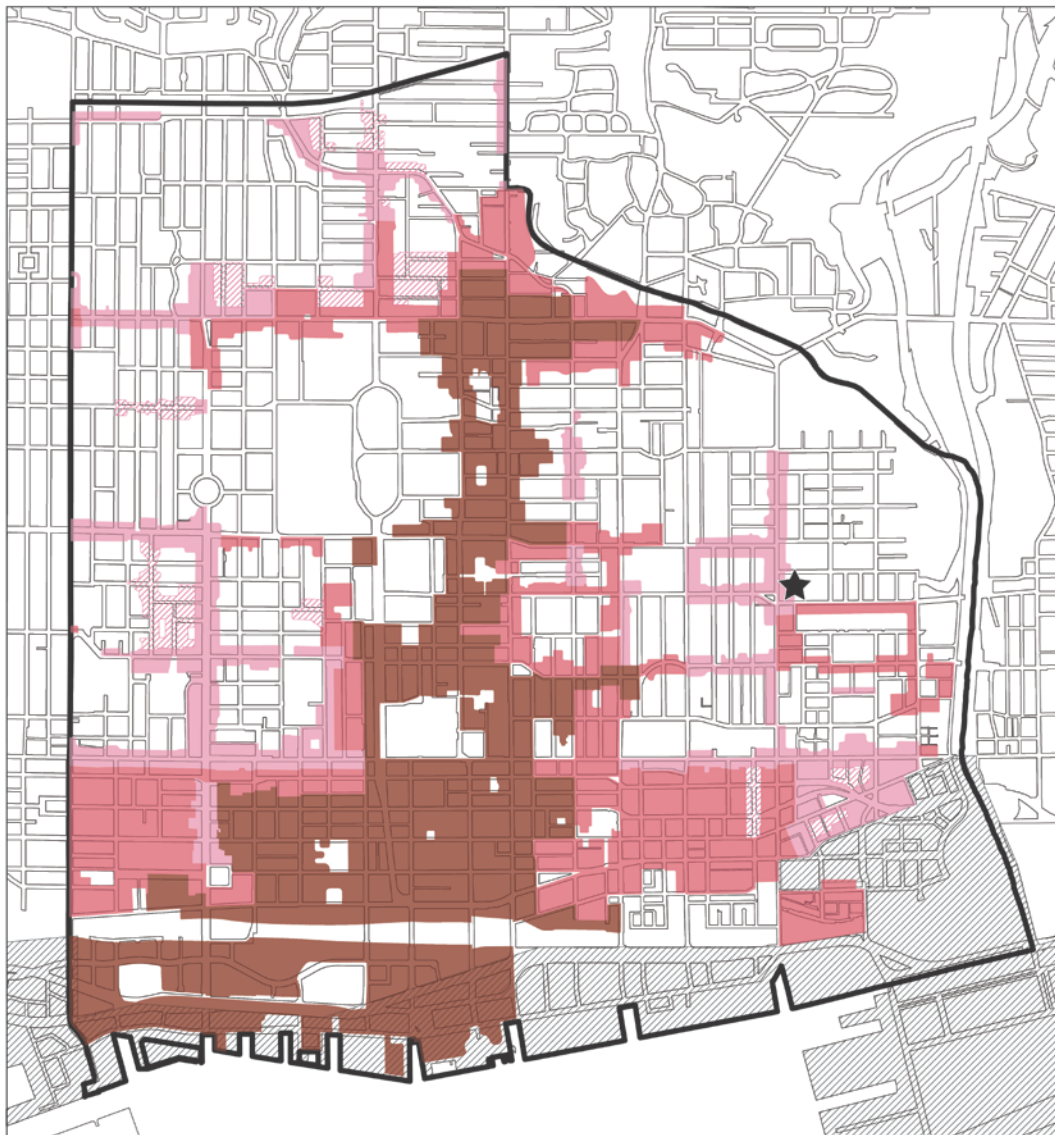
306-310 Gerrard Street East

File # 22 106814 STE 13 02



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Not to Scale
Extracted: 01/31/2022

Attachment 6: Downtown Plan Mixed-use Areas Map



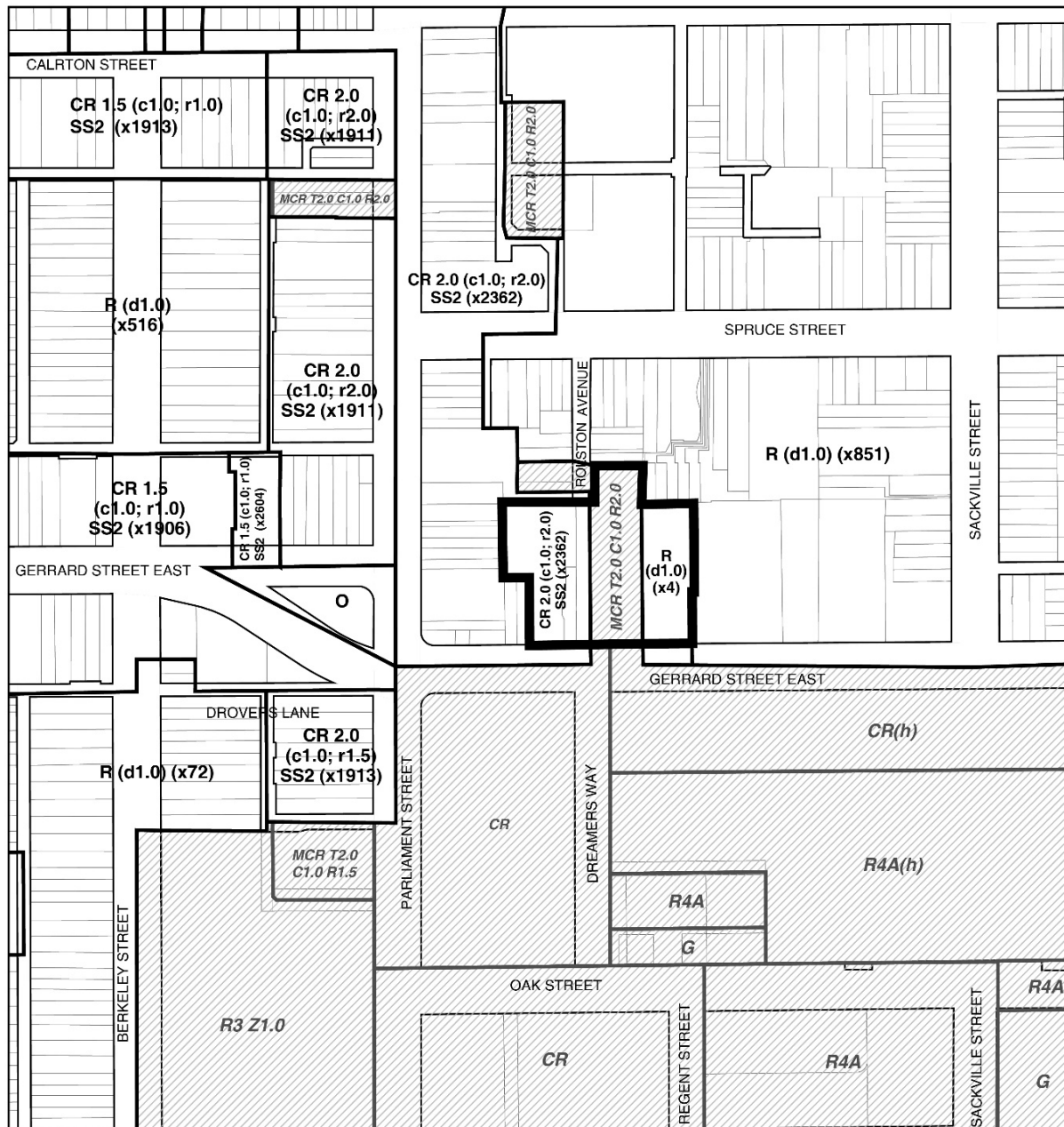
Downtown Plan
MAP 41-3 Mixed Use Areas

306-310 Gerrard Street East
File # 22 106814 STE 13 0Z

- | | |
|----------------------------------|-----------------------------------|
| Downtown Plan Boundary | Central Waterfront Secondary Plan |
| Mixed Use Areas 1 - Growth | Location of Application |
| Mixed Use Areas 2 - Intermediate | |
| Mixed Use Areas 3 - Main Street | |
| Mixed Use Areas 4 - Local | |

Not to Scale
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Attachment 7: Zoning By-law Map



Zoning By-law 569-2013

306-310 Gerrard Street East

File # 22 106814 STE 13 OZ

Location of Application
R Residential
CR Commercial Residential
O Open Space

R3 Residential District
MCR Mixed-Use District
G Parks District
See Former City of Toronto By-law No. 438-86



Not to Scale
 Extracted: 01/31/2022

Attachment 8: Application Data Sheet

Municipal Address: 306-310 Gerrard St E Date Received: January 24, 2022
Application Number: 22 106814 STE 13 OZ
Application Type: OPA and Rezoning
Project Description: Official Plan and Zoning By-law amendment applications to facilitate the redevelopment of the site for a 10-storey mixed-use building having a non-residential gross floor area of 4,510 square metres and a residential gross floor area of 14,477 square metres. 191 rental dwelling units are proposed.

Applicant	Agent	Architect	Owner
Sunna Zubair		Diamond Schmitt Architects	The Yonge Street Mission

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Downtown Plan
Zoning:	CR 2.0 (c1.0; r2.0) SS2 (x2362); R (d1.0) (x4)	Heritage Designation:	Y
Height Limit (m):	14	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	5,194	Frontage (m):	71	Depth (m):	80
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			3,870	3,870
Residential GFA (sq m):			14,477	14,477
Non-Residential GFA (sq m):	5,616		4,510	4,510
Total GFA (sq m):	5,616		18,987	18,987
Height - Storeys:	3		10	10
Height - Metres:			36	36

Lot Coverage Ratio (%) 74.51 Floor Space Index: 3.66

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	14,224	253
Retail GFA:	1,348	16
Office GFA:	3,032	114
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			191	191
Freehold:				
Condominium:				
Other:				
Total Units:			191	191

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	24	58	74	35	
Total Units:	24	58	74	35	

Parking and Loading

Parking Spaces: 100 Bicycle Parking Spaces: 239 Loading Docks: 5

CONTACT:

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