

214-224 Merton Street - Official Plan Amendment and Zoning By-law Amendment - Preliminary Report

Date: June 13, 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: 22 139701 STE 12 OZ

Related Applications: 22 139700 STE 12 SA

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Official Plan Amendment and Zoning By-law Amendment application to permit a 35-storey mixed-use building, containing 346 residential dwelling units and 452.7 square metres of non-residential gross floor area as well as a 371.3 square metre off-site park at 6A and 6B Merton Street.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. City Planning 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 applications pertaining to 214-224 Merton 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 located on the north side of Merton Street and west of Pailton Crescent. The site is generally rectangular in shape with a lot area of 1,682.7 square metres and a 45.70 metre frontage on Merton Street. The rear of the lot abuts a public lane and Pailton Crescent.

Existing Uses: Three non-residential buildings, including a three-storey office building at 214 Merton Street, a two-storey vacant building at 218 Merton and a three-storey office building at 224 Merton street. The total office floor area on the site is approximately 3,135 square metres. North of the site is a surface parking area (6A and 6B Merton Street) accessed by a substandard east-west public laneway that is approximately 3.04 metres in width.

Heritage: Map 21-10 in the Yonge-Eglinton Secondary Plan identifies the properties at 214 and 218 Merton Street as having potential cultural heritage value.

Official Plan Designation: Mixed Use Areas. See Attachment 4 of this report for the Land Use Map. Toronto Official Plan policies may be found here: <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 Place Character Area. This character area has an anticipated height range of 14-40 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: [Official Plan Amendment No. 405 \(toronto.ca\)](#)

Zoning: The site is zoned CR 2.0 (c2.0; r2.0) SS2 (x2495) in Zoning By-law 569-2013 with a maximum permitted density of 2.0 times the area of the lot and a maximum permitted height of 21 metres. See Attachment 6 of this report for the existing Zoning Map. 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/>

THE APPLICATION

Complete Application Submission Date: May 26, 2022.

Description: A 35-storey (119.75 metres inclusive of a 7.0-metre mechanical penthouse) mixed-use building with a 5-storey base building and 452.7 square metres of grade-related non-residential gross floor area.

Density: 15.25 times the area of the lot.

Dwelling Units and Amenity Space: A total of 346 dwelling units, with an overall unit mix comprised of 206 one-bedroom (60%), 104 two-bedroom (30%) and 36 three-bedroom (10%) units. A total of 932.90 square metres (2.69 square metres per unit) of indoor amenity space and 458.70 square metres (1.32 square metres per unit) of outdoor amenity space is proposed.

Off-site Park: A 371.3 square metre off-site public park is proposed on the property directly north of the existing public laneway, municipally known as 6A and 6B Pailton Crescent. The existing substandard public laneway is proposed to be closed to vehicular traffic, but maintained for a public pedestrian walkway. The park is proposed to be integrated with the open space on the site and a future park that is to be secured on the development site to the north at 185 Balliol Street.

Access, Parking and Loading: Vehicle access would be provided from a driveway along the western limit of the site off Merton Street. The driveway will facilitate access to a central loading facility on the ground floor with one Type 'G' loading space and leading to a three-level underground parking garage with 59 parking spaces; 39 parking spaces for residents, 19 non-residential spaces and 1 car share space. A total of 347 bicycle parking spaces will be provided; 35 residential short-term and 312 residential long-term.

Additional Information

See Attachments 2, 3, and 7 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=GaCjNJ78tq9LeWLP9V52JA%3D%3D>

Reasons for the Application

The Official Plan Amendment is required to permit the re-development of the site without dedicated office floor area. Redevelopment sites within the Mixed-Use Areas "B" land use designation of the Yonge-Eglinton Secondary Plan are required to replace 100% (approximately 3,135 square metres) of existing office gross floor area on the site.

The Zoning By-law Amendment applications seeks to amend Zoning By-law 569-2013 to provide relief from various performance standards, including: building height, building setbacks, maximum gross floor area, minimum amenity space, landscaping requirements, minimum and maximum vehicle parking spaces, minimum loading spaces, and minimum parking space dimensions. 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 was submitted on April 28, 2022 and is currently under review.

COMMENTS

ISSUES TO BE RESOLVED

The applications have been circulated to City divisions and public agencies for comment. Staff will review the applications to determine their consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 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.

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

- The overall fit of the proposed building within the existing and planned context, including transition and scale;
- The proposed tower and base building setbacks and separation distances from property lines and surrounding buildings;

Appropriate conservation of on site heritage resources

- Sufficient design and quality of the public realm, including an appropriate interface between the north elevation and the proposed off-site park, as well as the relationship of the ground floor and base building to the street and adjacent townhouses to the west;
- The quality of on-site landscaping including the provision of large growing shade trees;
- Pedestrian level wind conditions along adjacent street frontages, within the adjacent proposed parks and open spaces and in outdoor amenity areas;
- Potential shadow impacts on adjacent parks and open spaces;
- Sufficient provision of parkland (on-site or cash-in-lieu);
- The appropriateness of no office replacement on the site;
- The appropriateness of the proposed closure of the east-west public laneway at the north end of the site;
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes;
- Infrastructural capacity (transportation, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development; and
- The provision of in-kind benefits pursuant to Section 37 of the *Planning Act*, in the event the application proceeds to approval. 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

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: Robert.Ursini@toronto.ca

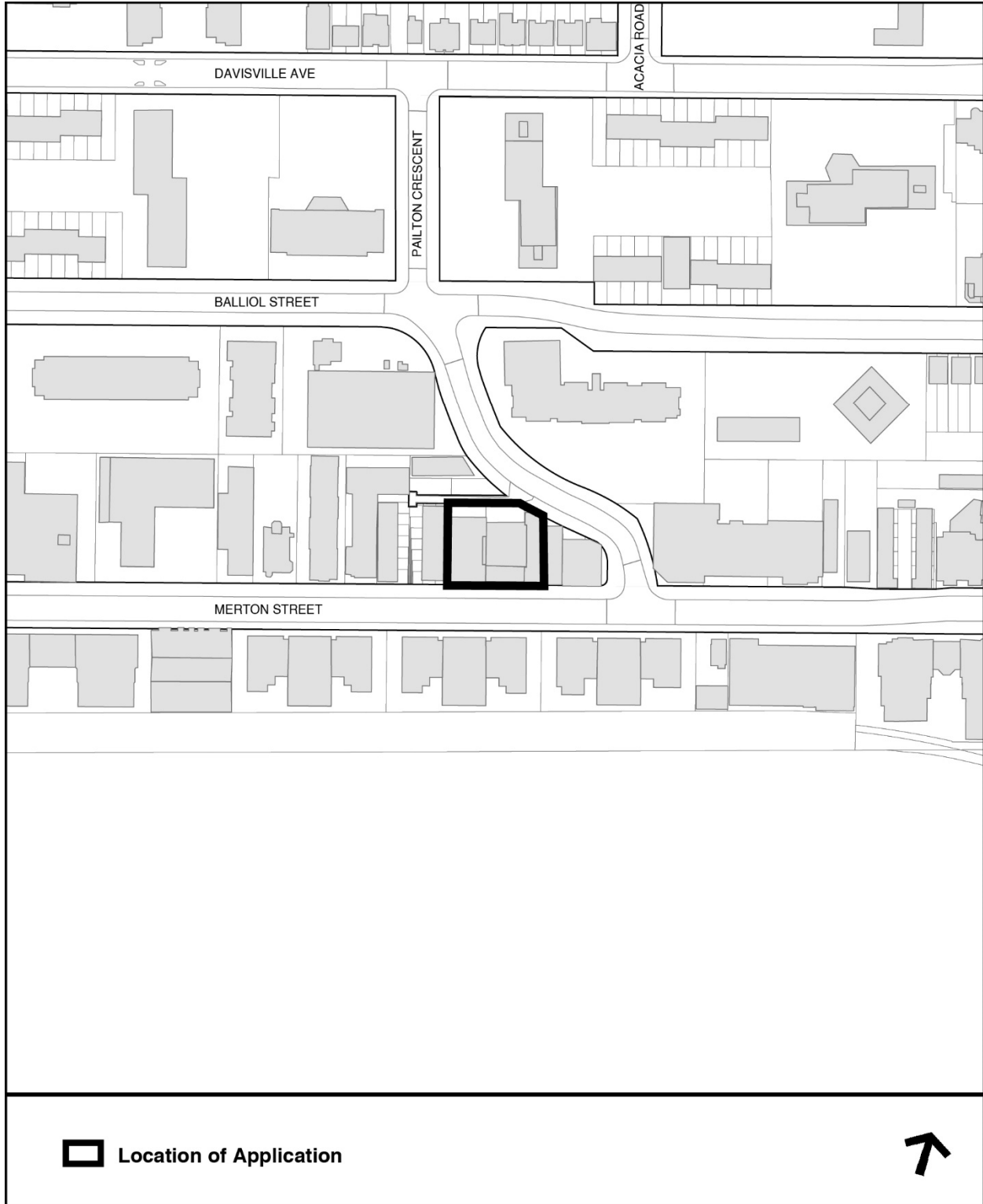
SIGNATURE

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

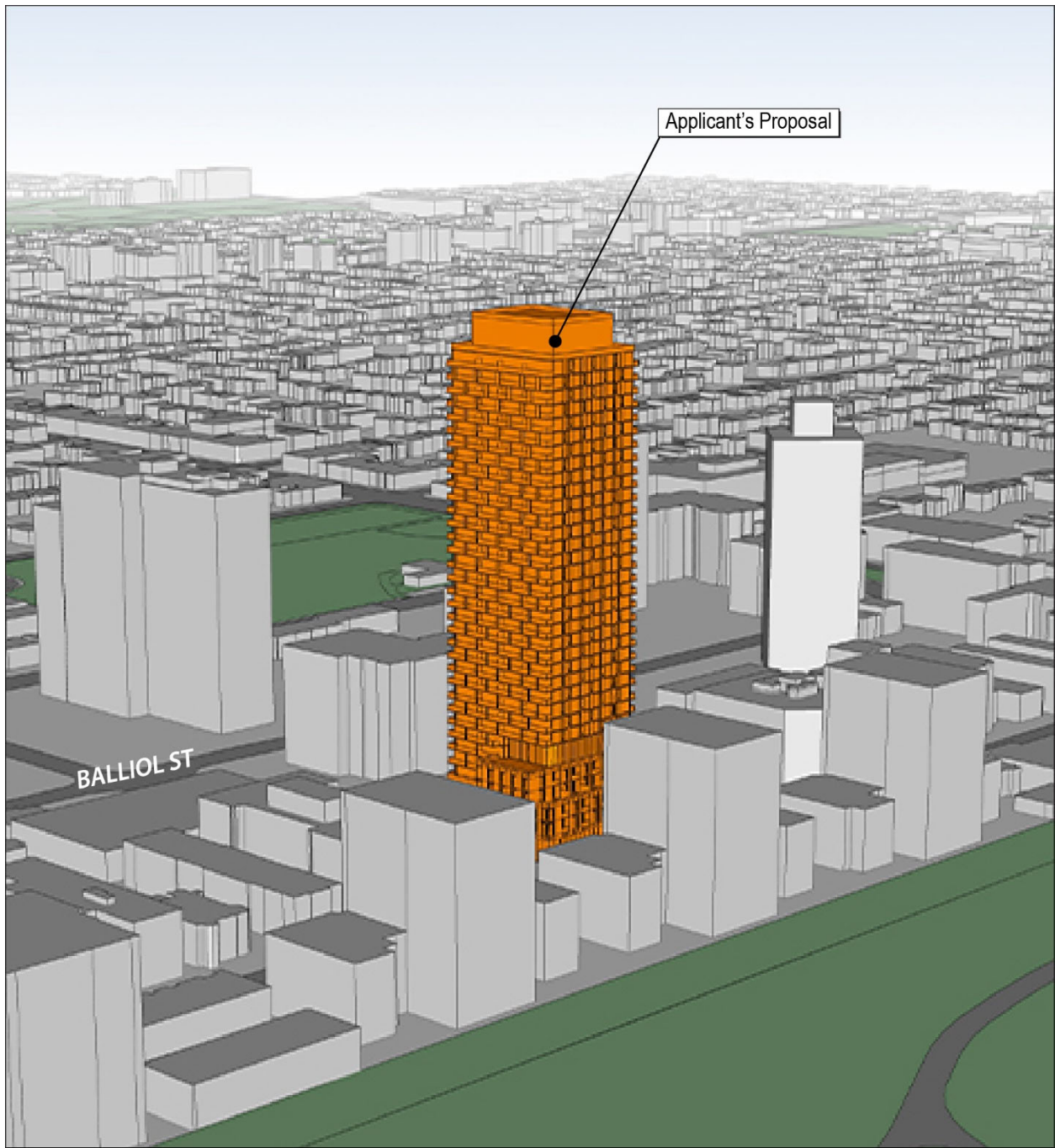
ATTACHMENTS

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

Attachment 1: Location Map

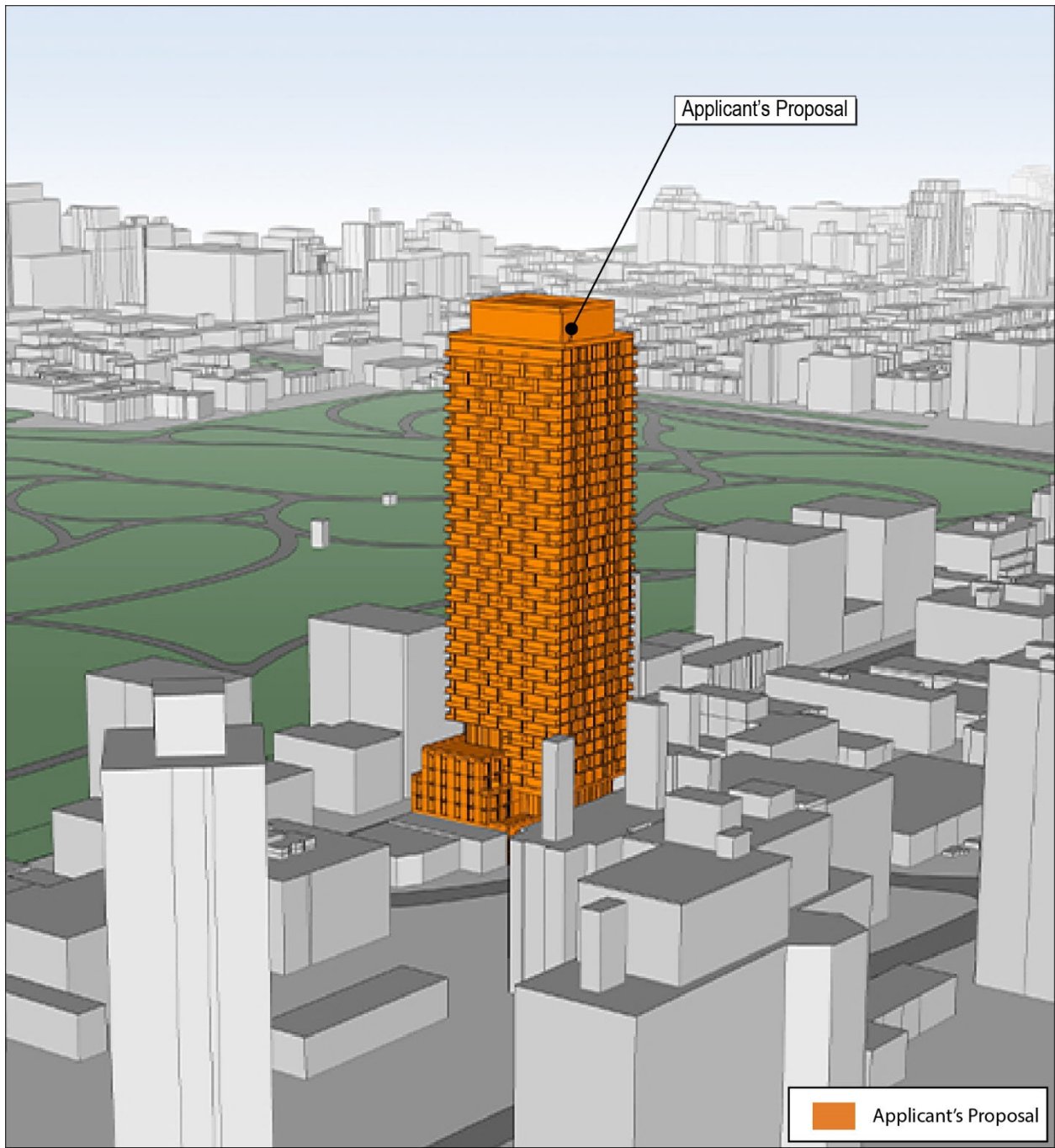


Attachment 2: 3D Model of Proposal in Context



View of Applicant's Proposal Looking Northeast

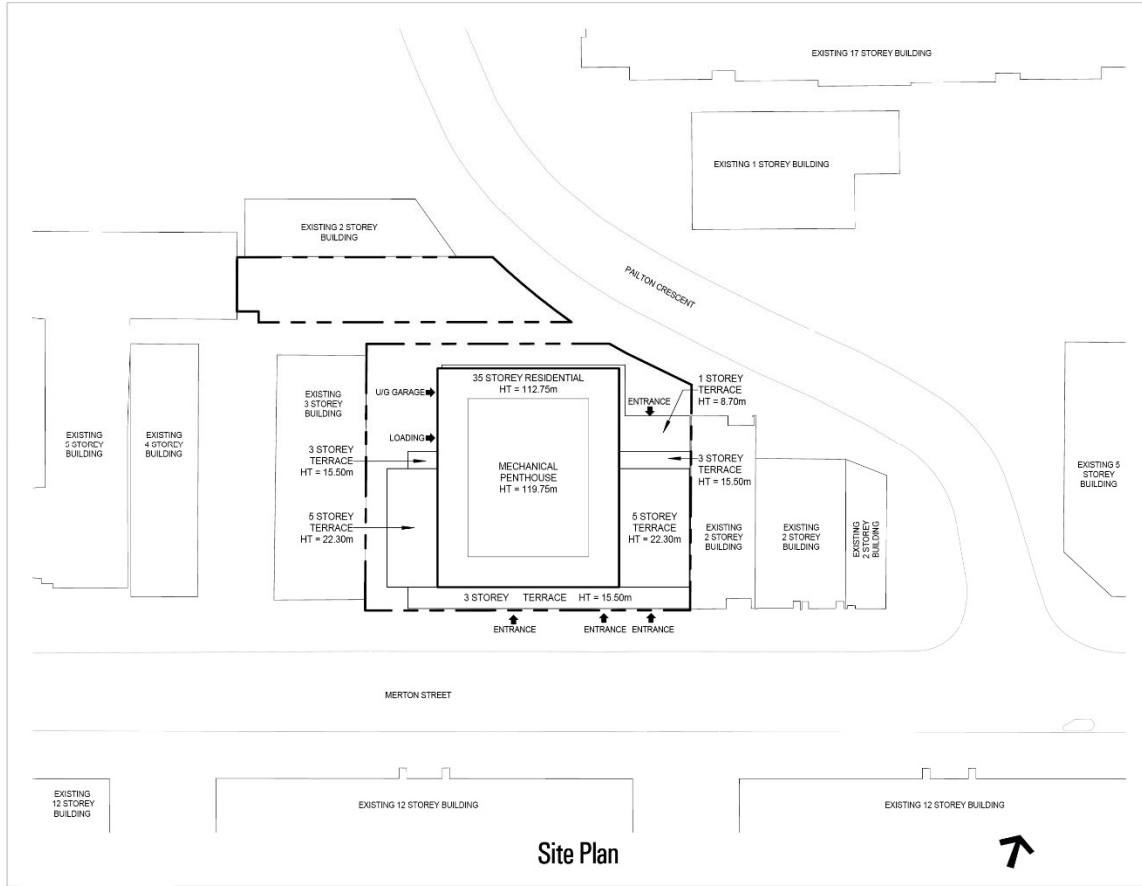




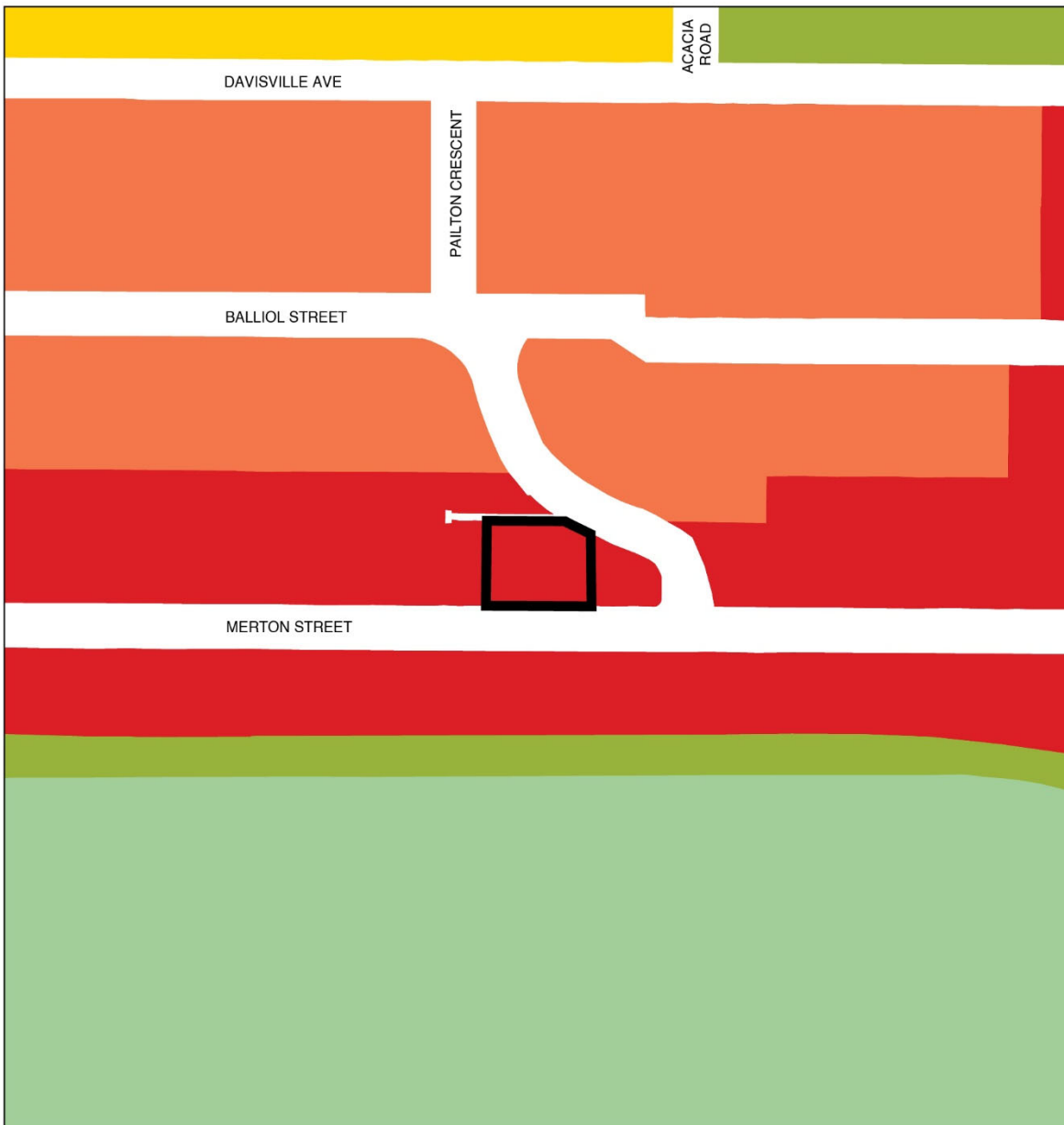
View of Applicant's Proposal Looking Southwest


MO/DA/2022

Attachment 3: Site Plan



Attachment 4: Official Plan Map



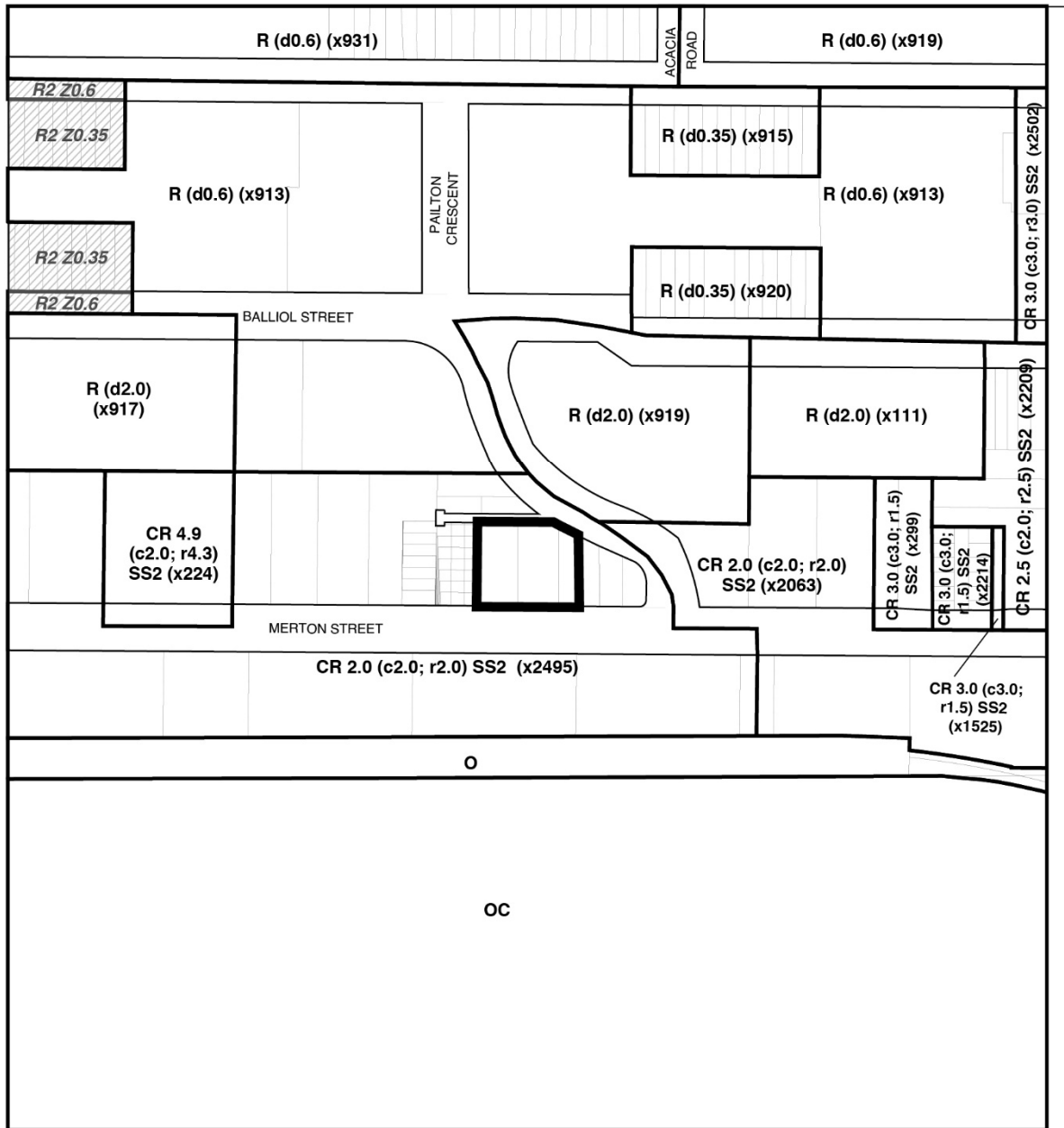
Official Plan Land Use Map #17

214 Merton Street
File # 22 139701 STE 12 0Z

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


Not to Scale
Extracted: 05/03/2022

Attachment 6: Zoning By-law Map




Zoning By-law 569-2013

214 Merton Street

File # 22 139701 STE 12 0Z

-  Location of Application
- R** Residential
- CR** Commercial Residential
- O** Open Space
- OR** Open Space Recreation
- OC** Open Space Cemetery

-  See Former City of Toronto By-law No. 438-86
- R2** Residential District
- CR** Mixed-Use District


 Not to Scale
 Extracted: 05/03/2022

Attachment 7: Application Data Sheet

Municipal Address: 214-224 Merton Street
Date Received: April 28, 2022
Application Number: 22 139701 STE 12 OZ
Application Type: Official Plan Amendment and Rezoning
Project Description: A 35-storey mixed-use building including 452.7 square metres of non-residential gross floor area.

Applicant	Architect	Owner
2863206 Ontario Inc. c/o Adam Brown	BDP. Quadrangle Architects Limited	2863206 Ontario Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas		
Zoning:	CR 2.0 (c2.0; r2.0)	SS2 (x2495)	
Height Limit (m):	21.0 m	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 1,682.7 **Frontage (m):** 45.7 (Merton) **Depth (m):** 37.53

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,190.5		1,017.5	1,017.5
Residential GFA (sq m):			25,208.5	25,208.5
Non-Residential GFA (sq m):			452.7	452.7
Total GFA (sq m):			25,661.2	25,661.2
Height - Storeys:	3		35	35
Height - Metres:			112.0	112.0

Lot Coverage Ratio (%): 60% **Floor Space Index:** 15.25

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	24,965.5	243
Retail GFA:	452.7	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			346	346
Other				
Total Units:			346	346

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		0	206	104	36
Total Units:		0	206	104	36

Parking and Loading

Parking Spaces: 59 **Bicycle Parking Spaces:** 347 **Loading Docks:** Type 'G'

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