

287-291 Christie Street - Official Plan and Zoning By-law Amendment Application – Final Report

Date: June 13, 2022

To: Toronto and East York Community Council

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

Ward: 11 - University-Rosedale

Planning Application Number: 21 148097 STE 11 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 6-storey residential building at 287-291 Christie Street. The building is proposed to contain 42 dwelling units totalling 3,335 square metres of gross floor area. At the rear of the site, 21 vehicular parking spaces accessed by the rear laneway are proposed to be located within a multi-level parking stacker.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the City of Toronto Official Plan, for the lands at 287 Christie Street, substantially in accordance with the draft Official Plan Amendment attached as Attachment 5 to the report (June 13, 2022) from the Director, Community Planning, Toronto and East York District.
2. City Council amend Zoning By-law 569-2013, for the lands at 287-291 Christie Street, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6 to the report (June 13, 2022) from the Director, Community Planning, Toronto and East York District.
3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments, as may be required.
4. City Council direct that the owner submit the following materials to the City for review and acceptance to the satisfaction of the Chief Engineer and Executive Director,

Engineering and Construction Services, at the owner's sole expense, either prior to Site Plan Approval or the first building permit for shoring and excavation:

- a) Functional Servicing and Stormwater Management Report;
- b) Hydrogeological Report;
- c) Servicing Report Groundwater Summary Form; and
- d) Hydrogeological Review Summary Form.

5. City Council direct that the owner pay for and construct any improvements to the municipal infrastructure, should it be determined that improvements to such infrastructure are required to support this development following the resubmission, review and acceptance of the Functional Servicing Report by the Chief Engineer and Executive Director, Engineering and Construction Services. This matter will be determined and secured through the Site Plan Control application process to the satisfaction of the Chief Planner and Executive Director, City Planning and the Chief Engineer and Executive Director, Engineering and Construction Services.

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.

DECISION HISTORY

A Preliminary Report on the application was adopted by Toronto and East York Community Council on October 14, 2021 authorizing staff to hold a Community Consultation Meeting with an expanded notification area. The Toronto and East York Community Council Decision is available here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE28.21>

SITE AND SURROUNDING AREA

Description: The site is located on the east side of Christie Street, approximately 30 metres south of the intersection of Dupont Street and Christie Street. It is rectangular in shape and is approximately 852 square metres in size. The site has 22 metres of frontage on Christie Street, a depth of 39 metres and abuts an existing public laneway at the rear where it gains vehicular access from. At 287 Christie Street, there is a two-storey building with ground level commercial and residential uses above. At 289 Christie

Street, there is a two storey detached house with a ground level commercial unit. 291 Christie Street is a vacant property.

Official Plan Designation: The subject site is split designated; 289 and 291 Christie Street are designated Mixed Use Areas, while 287 Christie Street is designated Neighbourhoods. The area to the east is designated Neighbourhoods. See Attachment 3 of this report for the Official Plan Land Use Map.

Zoning: The two northerly parcels (289 and 291 Christie Street) designated Mixed Use Areas in the Official Plan, are zoned CR 2.5 (c1.0; r2.0) with a maximum permitted height of 12.0 metres in Zoning By-law 569-2013. The total maximum permitted density is 2.5 times the lot area, with a maximum of 1.0 times the lot area for commercial uses and 2.0 times the lot area for residential uses.

The south parcel (287 Christie Street) designated Neighbourhoods in the Official Plan, is zoned MCR (T2.5; C1.0; R2.0), with a maximum permitted height of 12.0 metres, in the former City of Toronto Zoning By-law No. 483-86. The total maximum permitted density is 2.5 times the lot area, with a maximum of 1.0 times the lot area for commercial uses and 2.0 times the lot area for residential uses. This property is not currently subject to Zoning By-law 569-2013.

See Attachment 4 of this report for the Zoning By-law Map.

Surrounding Land Uses:

North: is a 1-storey commercial building at the southeast corner of Dupont Street and Christie Street followed by a series of 2-storey mixed-use buildings on the south side of Dupont Street. On the north side of the intersection are two and five storey commercial buildings.

South: at 285 Christie Street is a 3-storey commercial building. Further south are 2-2.5 storey detached residential dwellings and a ground floor commercial unit at 283 Christie Street.

East: is a 3.6-metre wide public laneway. Beyond the laneway are 2-3 storey residential dwellings with rear garages fronting the laneway.

West: are 2-3-storey mixed use buildings with ground floor commercial units.

THE APPLICATION

Description: A 6-storey (24.5 metres, inclusive of the mechanical penthouse) residential building.

Density: 3.91 times the area of the lot.

Dwelling Units and Amenity Space: 42 dwelling units are proposed. Indoor amenity space of 54 square metres (1.29 square metres/unit) is provided on the ground floor. No common outdoor amenity space is proposed.

Access, Parking, and Loading: The existing north-south public laneway (Loop Line Lane) east of the site will provide vehicular access to the rear of the site, which leads to an automated car stacking system providing access to 21 parking spaces for residents in a two-level parking stacker. The existing north-south public laneway is accessed to the north from Dupont Street, and connects further south to Epworth Manse Lane leading to Christie Street. No dedicated on-site loading spaces or visitor parking spaces are proposed for the site.

Revisions: The current proposal incorporates numerous revisions from the original application as summarized below:

- Revised overall building to eliminate residential units above the 6th floor, and reduced the area of the mechanical penthouse element by 20% from 209 to 174 square metres;
- Decreased from 7 to 6 storeys;
- Decreased height from 25.6 to 24.5 metres, inclusive of the mechanical penthouse;
- Reduced projections into the front and rear angular planes;
- Increased 4th floor step back along Christie Street from 1.28 and 2.91 metres to 2.3 and 3.3 metres;
- Increased 5th floor setback from Christie Street from 1.76 to 2.3 metres;
- Increased south mechanical penthouse setback from 4.43 to 6.2 metres;
- Density decreased from 3.94 to 3.91 times the area of the lot;
- Dwelling units increased from 39 to 42;
- Residential gross floor area reduced from 3,517 to 3,335 square metres;
- Indoor amenity space reduced from 59 to 54 square metres;
- Vehicular parking increased from 14 to 21 spaces;
- Relocated proposed gas meters from Christie Street to south side yard area;
- Increased three bedroom units from zero to five (average size 93.4 square metres); and
- Decreased studio units from six to zero.

Additional Information

See Attachment 1 to this report for the location map, Attachment 2 for the project data, Attachment 7 for the site plan, Attachments 8-9 for a three dimensional representation of the current proposal in context, and Attachments 10-12 for the elevations.

Detailed project information can be found on the City's Application Information Centre at: <https://aic.to/287ChristieSt>

Reasons for Application

The Official Plan Amendment proposes to re-designate lands designated *Neighbourhoods to Mixed Use Areas* on lands municipally known as 287 Christie Street.

The Zoning By-law Amendment proposes to amend City of Toronto Zoning By-law 569-2013 to vary performance standards, including: building height; building setbacks; floor space index; angular plane projections; loading space, landscape requirements, and vehicular and bicycle parking space requirements. This Zoning By-law Amendment will also bring 287 Christie Street into City-wide Zoning By-law 569-2013.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application has been submitted and is under review (File number 22 116060 STE 11 SA).

Provincial Land Use Policies

The application has been reviewed to determine its consistency with the Provincial Policy Statement (2020) (PPS), conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan), and conformity to the City's Official Plan. The PPS provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. The Growth Plan, builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region.

Agency Circulation

The application together with the reports/studies submitted in support of the application have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

COMMUNITY CONSULTATION

A virtual Community Consultation Meeting was held on November 30, 2021. At the meeting, City staff and the applicant's team gave presentations on the site and surrounding area, the existing planning framework, and the proposed development. Following the presentations, City staff led a question and answer format meeting. Comments and questions provided by the meeting attendees included issues such as:

- Built form, including the height and density of the development on the lot;
- Overall "fit" within the existing neighbourhood character;

- Transition, particularly regarding privacy, overlook and shadowing from the development to the properties to the east in areas designated *Neighbourhoods*;
- Public realm, including street wall scale, sidewalk width and lack of street trees;
- Transportation, and impact of traffic generated by the development on the north-south public lane, which is substandard in size and related safety impacts;
- The limited range of unit types proposed, especially three bedroom units; and
- The lack of affordable housing proposed on the site.

The issues raised have been considered through the review of the application. Comments with respect to the proposed height, massing, family-sized units, sun/shadow impacts, and traffic are addressed in the Comments section below. The detailed building design, including proposed materials, and the construction management plan will be addressed during the Site Plan Control review process.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have had an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS and the Growth Plan. Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

Land Use

The application to amend the Official Plan designation at 287 Christie Street from Neighbourhoods to Mixed Use Areas is good planning and conforms with the applicable Official Plan policies with respect to Mixed Use Areas. The existing Mixed Use Areas designation at 289 and 291 Christie Street will remain unchanged.

The site is located on the east side of Christie Street, approximately 30 metres south of Dupont Street, and forms part of a Mixed Use node at this intersection and continuing southward along Christie Street to Melville Avenue. The northern part of this Mixed Use node, on the north side of Dupont Street, includes permissions for mid-rise buildings of up to 8-stories in height. The subject site has commercial zoning permissions and there are interspersed commercial uses directly south and west of the site.

The proposed re-designation of 287 Christie Street to Mixed Use Areas better reflects the existing commercial uses and underlying commercial zoning permissions on the east side of Christie Street, south of Dupont Street.

Built Form

City Council adopted the Avenues and Mid-rise Buildings Study and an addendum containing performance standards for mid-rise buildings. They identify a list of best practices and establish a set of performance standards for new mid-rise buildings. Key issues addressed include maximum allowable building heights, setbacks and step backs, sunlight and sky view, pedestrian realm conditions, transition to Neighbourhoods, and Parks and Other Open Space Areas and corner sites.

The height of the proposed building, is 23.1 metres, with an integrated mechanical penthouse height of 1.4 metres for a total height of 24.5 metres. The mechanical penthouse is wrapped with rooftop access from the 6th floor residential units.

The planned right-of way width of Christie Street is 20 metres, so while the building is above the 1:1 ratio of the building height to the street, the terraced building design allows for sunlight penetration onto its surrounding context and the Christie Street right-of-way. The proposed massing almost entirely falls below the front 45 degree angular plane.

Above the 3-storey (12-metre) street wall the building steps back between 2 and 3 metres at the 4th and 5th storeys. The 6th storey steps back an additional 2.6 metres and is set back between 3.1 and 1.1 metres from the north and south property lines, respectively.

The mechanical level contains staircases for access to private rooftop terraces for each of the 4 dwelling units on the 6th storey. This rooftop element is set back: 6.2 metres from the south (side); 7.0 metres from the west (front); 2.8 metres from the north (side); and 12.7 metres from the east (rear) property lines. These setbacks will mitigate the visual impact of the proposed total height of 24.5 metres from the pedestrian realm.

There are minor projections into the rear 45 degree angular plane. The proposed building is setback 0.7 metres from the new rear lot line, adjacent to the widened Loop Line Lane. The rear face of the proposed building consists of a 3-storey element, with balconies. Each subsequent floor above the fourth storey is set back an additional 3.0 metres up to the mechanical level and contains open air terraces.

Staff will work with the applicant to address the design details of the rear balconies and terraces to include integrated planters, and opaque balcony and window treatments, all of which can be designed to minimize overlook and privacy issues during the Site Plan Control review process.

City Planning staff finds that the proposal conforms to the applicable Official Plan policies with respect to built form, massing and transition to adjacent *Neighbourhoods*, and is reflected in the draft Zoning By-law Amendment attached to this report.

Shadow Impact

The submitted Shadow Study shows the proposed building beginning to cast shadows on the rear yards of lands designated Neighbourhoods east of the site after 3:18 PM on March 21st and September 21st. It is noted that the rear yards currently contain detached garages in the area where the shadows begin to form. The shadows begin to hit the yards beyond the rear detached garages at approximately 4:18 PM on March 21st and September 21st. On June 21st, shadows begin to hit the rear yards beyond the detached garages after approximately 5:30 PM.

City Planning staff finds the shadows generated by the proposal adequately limits shadow impacts on adjacent Neighbourhoods, particularly during the spring and fall equinoxes, and are acceptable.

Wind Impact

A Pedestrian Level Wind Study reflecting the proposed building was submitted in support of the application. The study indicates that all areas at grade will be suitable for their intended uses throughout the year and no pedestrian areas surrounding the subject site at grade level will experience conditions that could be considered dangerous. City Planning staff have reviewed the Pedestrian Level Wind Study and are satisfied with its assessment, conclusions, and recommendations.

Unit Mix

A total of 42 residential units are proposed, consisting of 20 one-bedroom units (47.6%), 17 two-bedroom units (40.4%), and 5 three-bedroom unit (11.9%), comprising 3,335 square metres of residential gross floor area. The unit mix meets the policy direction of the Official Plan to provide a full range of housing, and is reflected in the draft Zoning By-law Amendment attached to this report.

Amenity Space

A total of 42 dwelling units are proposed. A total of 51 square metres of indoor amenity space is proposed on the ground floor of the building. Many of the units contain balconies or large terraces that contribute to the livability of the building by ensuring residents access to adequate outdoor space.

Other provisions for households with children (Growing Up Guidelines) and pets (Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings) will be reviewed and secured through the Site Plan Control review process.

Public Realm

City staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan. The proposed building is set back 2.0 metres from the new Christie Street property line at grade, resulting in a 5.5-metre setback from ground floor building face to the edge of the curb. This will provide for a minimum 2.1-metre pedestrian clearway, and space for street trees and bicycle parking.

A Landscape Concept Plan submitted in support of the application shows two new street trees within continuous soil trenches and, bike rings within the public realm adjacent to the subject site. Further detailed design of the public realm will be addressed during the Site Plan Control review process.

The residential lobby and 4 grade-related units with access to the street front Christie street. The lobby entrance is set back 3.0 metres from the property line under a weather protected area. The location of the lobby will allow for access and views from the public realm.

Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City.

The City of Toronto Parkland Strategy is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The Strategy includes a new methodology to measure and assess parkland provision, using the baseline of residential population against the area of parkland available across the city. According to the Strategy's methodology, the development site is currently in an area with 12-28 square metres of parkland per person, which is less than the city-wide average provision of 28 square metres of parkland per person (2016).

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through a cash-in-lieu payment. The residential component of this proposal is subject to a 10% parkland dedication. The value of the cash-in-lieu of parkland dedication will be appraised through Corporate Real Estate Management. Payment will be required prior to the issuance of the first above grade building permit.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813, Trees, Articles II (Trees on City Streets) and III (Private Tree Protection), commonly referred to as the 'Street Tree By-law' and the 'Private Tree By-law'.

The applicant submitted an Arborist Report in support of the application indicating that there are five trees on private property and two trees on the adjacent private property to be impacted by the proposal, requiring a permit to destroy.

The applicant is required to plant new large growing native shade trees at a three to one ratio, which would equal 21 trees on the site. The applicant has proposed to plant two new street trees within the Christie Street right-of way that are required to be large-shade growing species with adequate soil volumes to sustain long term growth. Since there is insufficient space on the site to plant the required number of replacement trees, the applicant will be required to pay cash-in-lieu for tree planting in the vicinity of the site.

The tree protection measures will be secured through the tree permit process to the satisfaction of Urban Forestry, Tree Protection and Plan Review, Parks Forestry and Recreation.

Road/Lane Widening

Christie Street has an existing approximate right-of-way width of 17.2 metres. To satisfy the Official Plan requirement of a 20-metre right-of-way for this segment of Christie Street a 1.4-metre road widening is required along the Christie Street frontage of the property. To satisfy the Official Plan requirement of a 6.0-metre lane right-of-way on the east side of the site, a 1.67-metre lane widening is required along the rear of the property. The widenings will be conveyed to the City through the Site Plan Control review process.

Traffic Access, Parking, Impact and Loading

A Transportation Impact Study was submitted to assess the traffic impact, access, parking and loading arrangements for this development. The transportation study estimates that the proposal will generate approximately 13 two-way vehicular trips during the AM peak hour, and 13 two-way vehicular trips during the PM peak hour. Transportation Services have reviewed the study and concluded that the proposed development-related impact is acceptable for future traffic operations subject to the proposed parking rates described below.

Vehicular access will be from the widened north-south public laneway (Loop Line Lane) to a multi-level parking stacker system at the rear of the building. The Zoning By-law requires 43 parking spaces for the proposed building, of which, 37 parking spaces are for residents, and 6 parking spaces are for visitors. The proposed building will have 21 parking spaces for residents through an automated parking system. No parking is proposed for visitors.

The Zoning By-law requires one Type G loading space for developments with 30 or more dwelling units. No dedicated on-site loading spaces are proposed for the site. In support of this solid waste collection strategy, the applicant has submitted a Waste

Management Master Report. Given the difference between the Zoning By-law minimum (30 units) and proposed number of units (42), and the site constraints, Transportation Services and Solid Waste Management Services accepts curb side waste removal on Christie Street.

Servicing and Stormwater Management

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for review, and require the following materials to be revised and submitted to the City for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, prior to Site Plan Approval or the issuance of the first building permit:

- a. Functional Servicing and Stormwater Management Report;
- b. Hydrogeological Report;
- c. Servicing Report Groundwater Summary Form; and
- d. Hydrogeological Review Summary Form.

Engineering and Construction Services staff also require the applicant to pay for and construct any improvements to the municipal infrastructure in connection with the site servicing report, should it be determined that upgrades to such infrastructure are required to support this development. This matter will be determined and secured through the Site Plan Control review process.

Any other issue(s) identified by Engineering and Construction Services staff will be resolved as part of the Site Plan approval process.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020), and conforms with the Growth Plan (2020) and the Official Plan.

The recommended re-designation of 287 Christie Street from *Neighbourhoods* to *Mixed Use Areas* represents good planning as it will better reflect the existing commercial context and the underlying zoning of the site. The proposal contains an appropriate mix of residential unit types, and a built form which provides an appropriate relationship to the surrounding public realm and a suitable transition to adjacent *Neighbourhoods*. Staff recommend that Council support approval of the application.

CONTACT

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SIGNATURE

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

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Location Map
- Attachment 2: Application Data Sheet
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: 3D Model of Proposal in Context - Southwest
- Attachment 9: 3D Model of Proposal in Context - Northeast
- Attachment 10: West Elevation (front) and East Elevation (rear)
- Attachment 11: North Elevation
- Attachment 12: South Elevation

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 287,289,291 Christie St. Date Received: April 30, 2021

Application Number: 21 148097 STE 11 OZ

Application Type: OPA & Rezoning

Project Description: A 6-storey residential building with 42 residential units and 21 parking spaces located within a parking stacker.

Applicant	Architect	Owner
Walker Nott Dragicievic Associates Limited	Raw Design	Christie Street Holdings Limited

EXISTING PLANNING CONTROLS

Official Plan Designation: *Neighbourhoods & Mixed Use Areas* Site Specific Provision: N/A

Zoning: CR & MCR Heritage Designation: N/A

Height Limit (m): 12.0 m Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq. m): 852 Frontage (m): 22 Depth (m): 39

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq. m):	304		658	658
Residential GFA (sq. m):			3,335	3,335
Non-Residential GFA (sq. m):				
Total GFA (sq. m):			3,335	3,335
Height - Storeys:	2		6	6
Height - Metres:			23.1	23.1

Lot Coverage Ratio (%): 76.13 Floor Space Index: 3.91

Floor Area Breakdown	Above Grade (sq. m)	Below Grade (sq. m)
Residential GFA:	3,146	188.6
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			42	42
Other:				
Total Units:			42	42

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom/	3 Bedroom
Retained:					
Proposed:			20	17	5
Total Units:			20	17	5

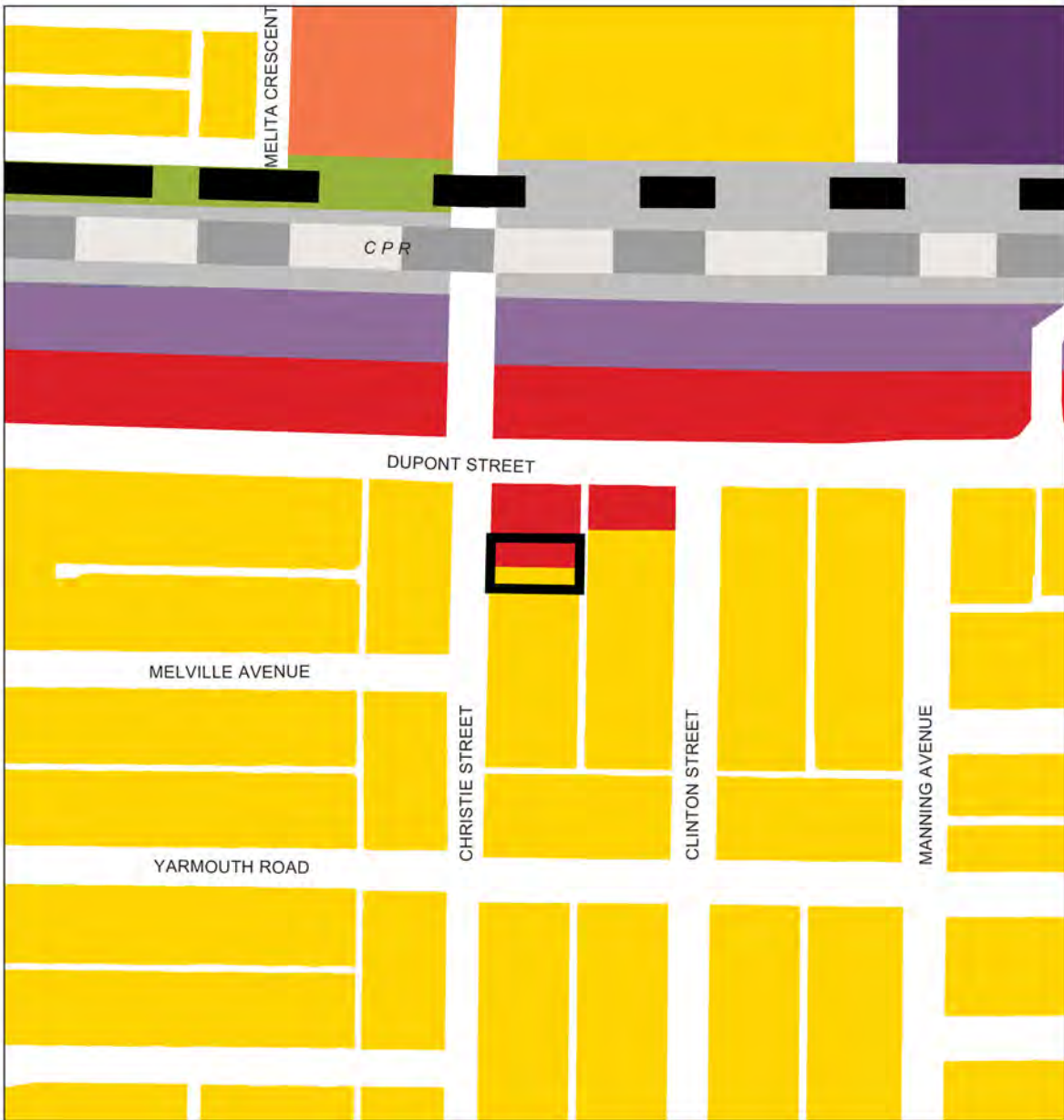
Parking and Loading

Parking Spaces:	21	Bicycle Parking Spaces:	54	Loading Docks:	No
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CONTACT:

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Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

287-291 Christie Street

File # 21 148097 STE 11 0Z



↑
Not to Scale
Extracted: 06/12/2021

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

287-291 Christie Street

File # 21 148097 STE 11 0Z



Location of Application

R Residential CR Commercial Residential

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

R2 Residential District
 R4 Residential District
 MCR Mixed-Use District
 IC Industrial District



Not to Scale
 Extracted: 05/24/2022

Attachment 5: Draft Official Plan Amendment

Authority: Toronto Community Council ~, as adopted by City of Toronto Council on ~, 2022

CITY OF TORONTO BY-LAW ~-2022

To adopt Amendment XXX to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2021 as 287 Christie Street

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment XXX to the Official Plan is adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on ~ ~, 2022.

Speaker City Clerk

(Seal of the City)

AMENDMENT XXX TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2021 AS 287 CHRISTIE STREET

The Official Plan of the City of Toronto is amended as follows:

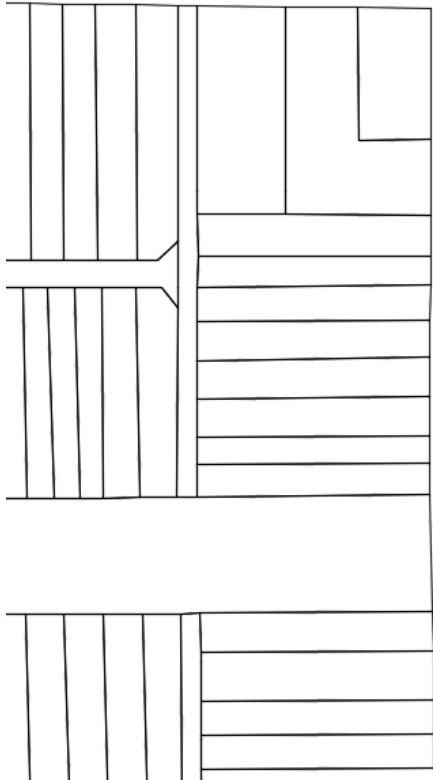
XXX. 287 Christie Street

1. Map 23, Land Use Plan, is amended by redesignating the land, in its entirety, from *Neighbourhoods* to *Mixed Use Areas* (outlined in heavy lines) as shown on Schedule "A" below.

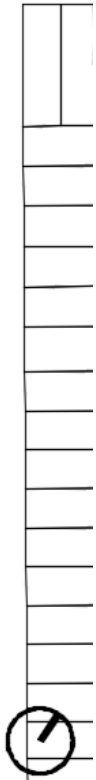
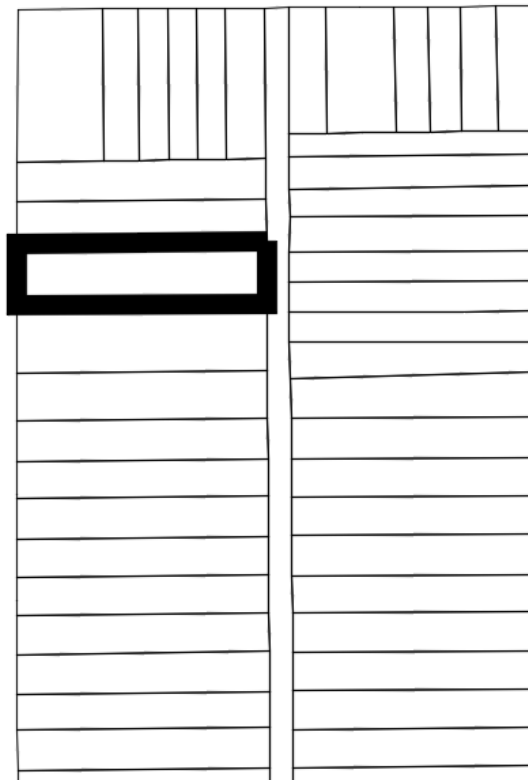
Schedule 'A'



DUPONT STREET



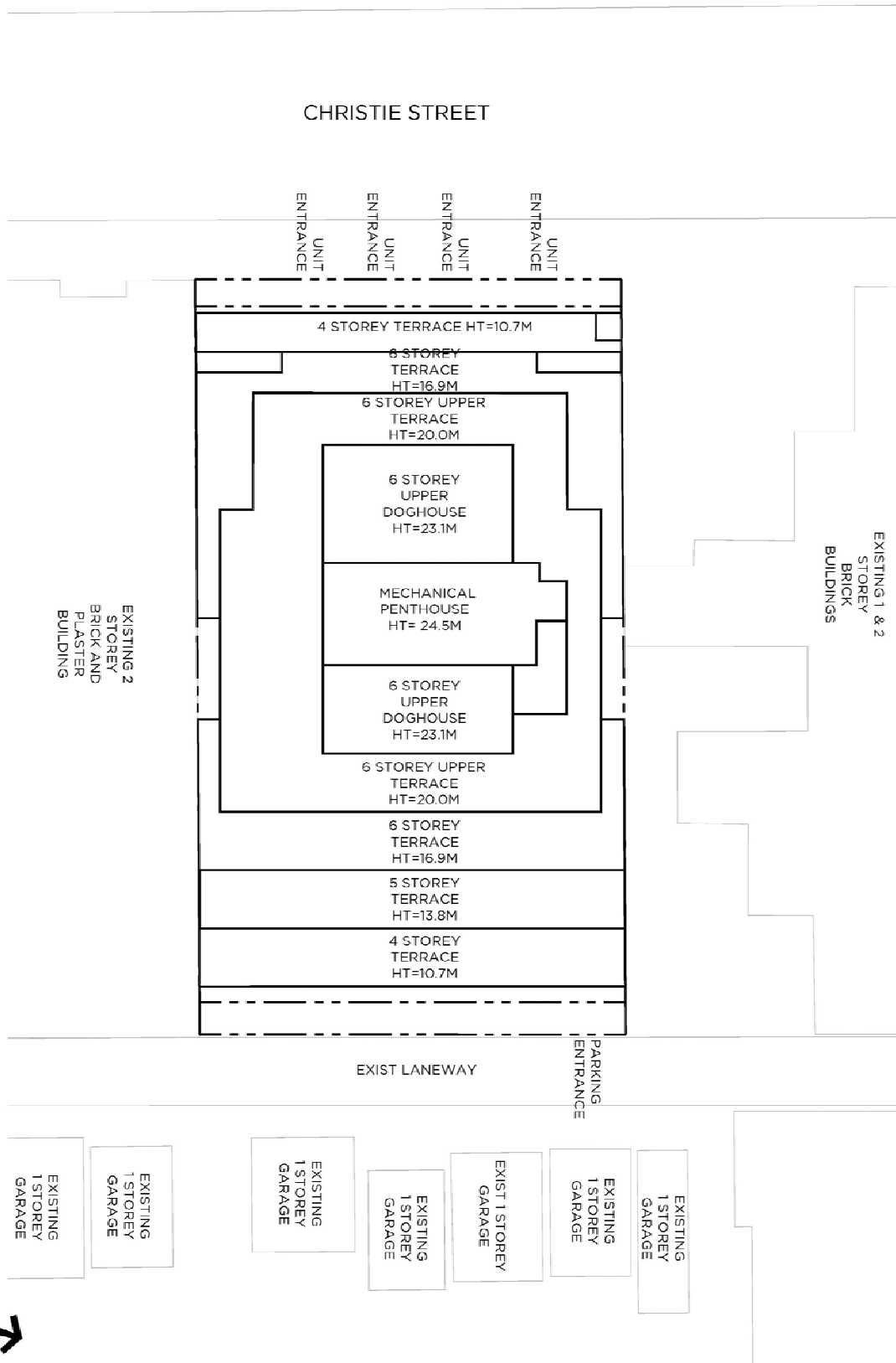
CHRISTIE STREET



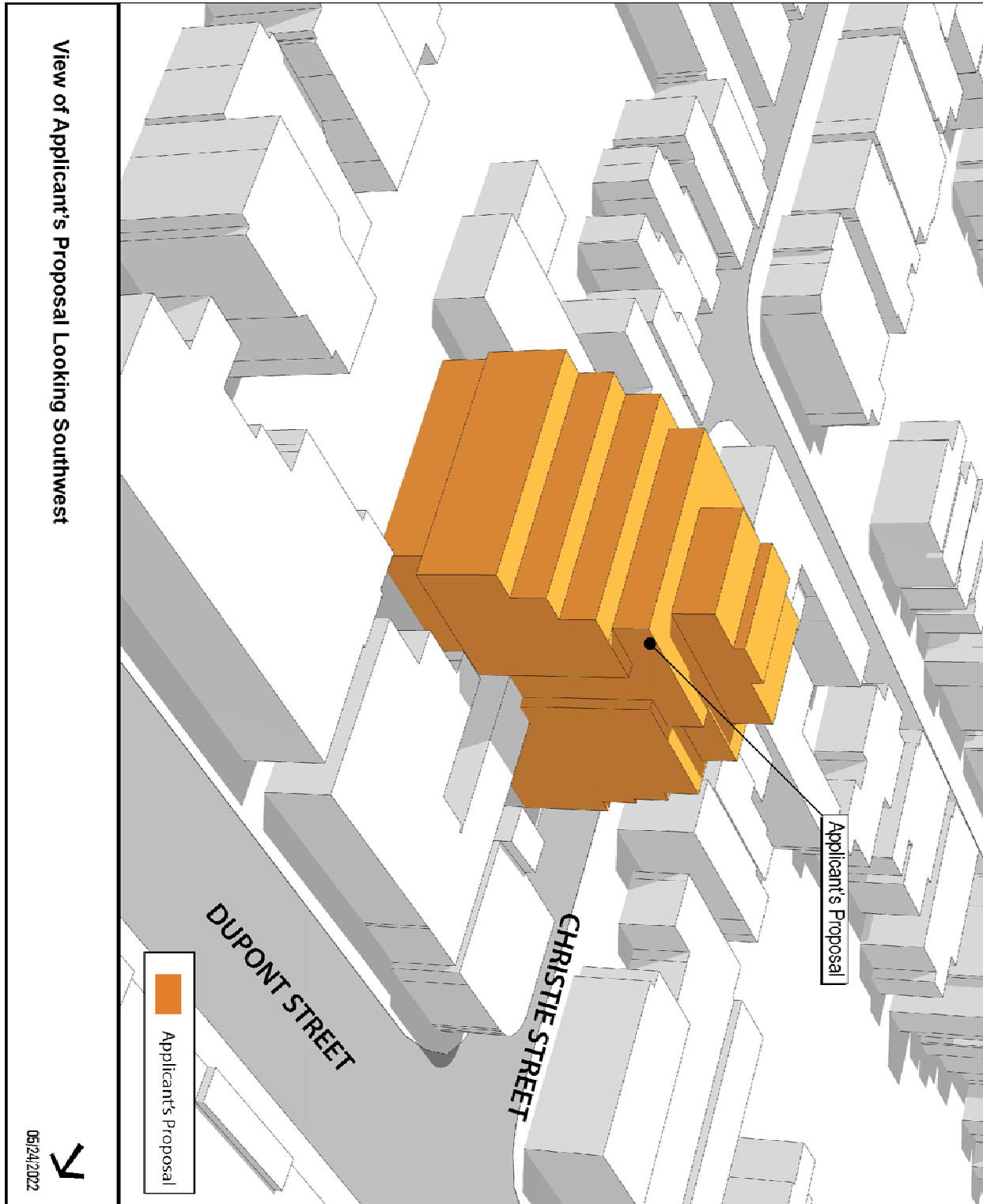
Attachment 6: Draft Zoning By-law Amendment

To be available at the June 29, 2022 Toronto and East York Community Council Meeting

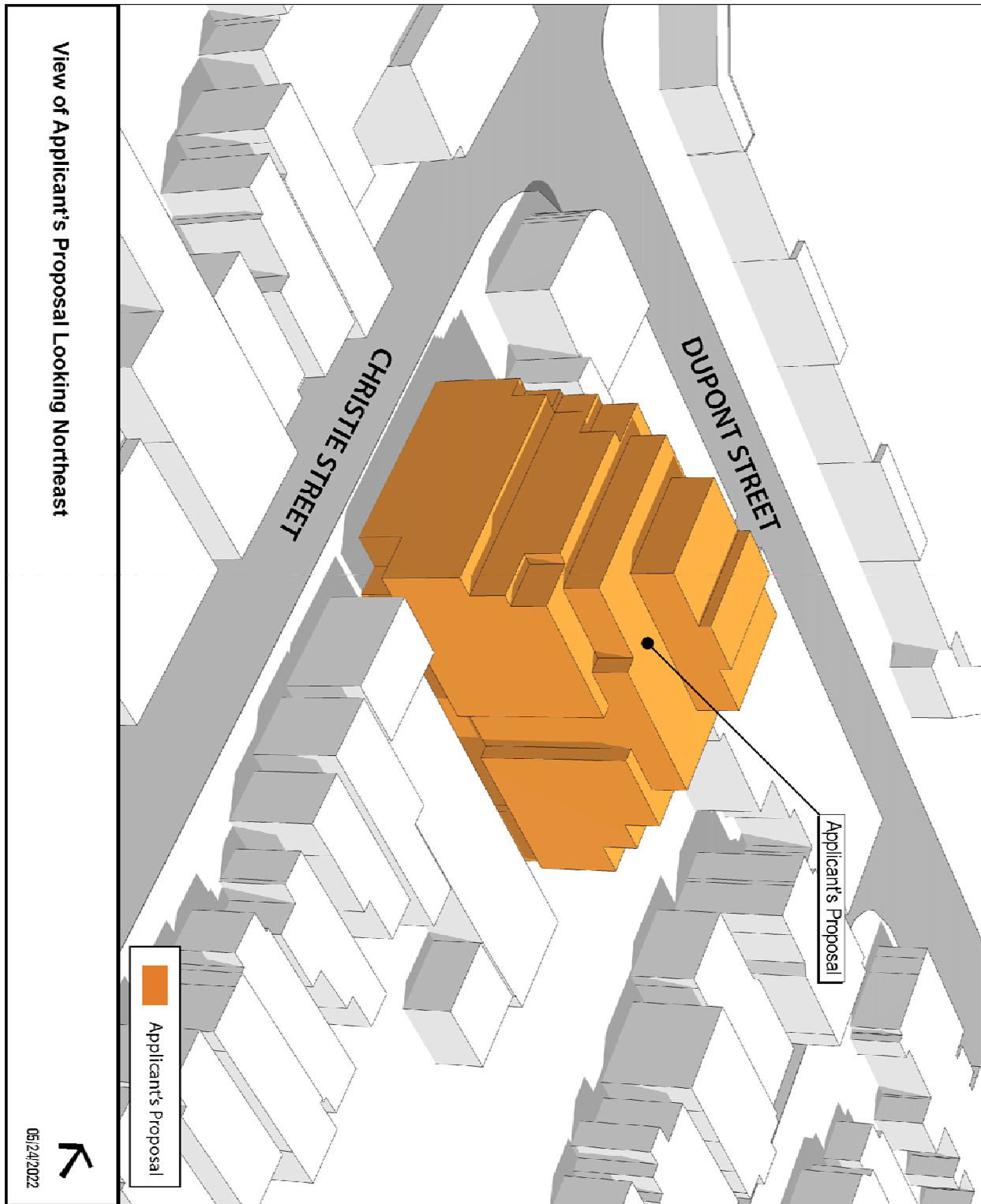
Attachment 7 - Site Plan



Attachment 8: 3D Model of Proposal in Context - Southwest

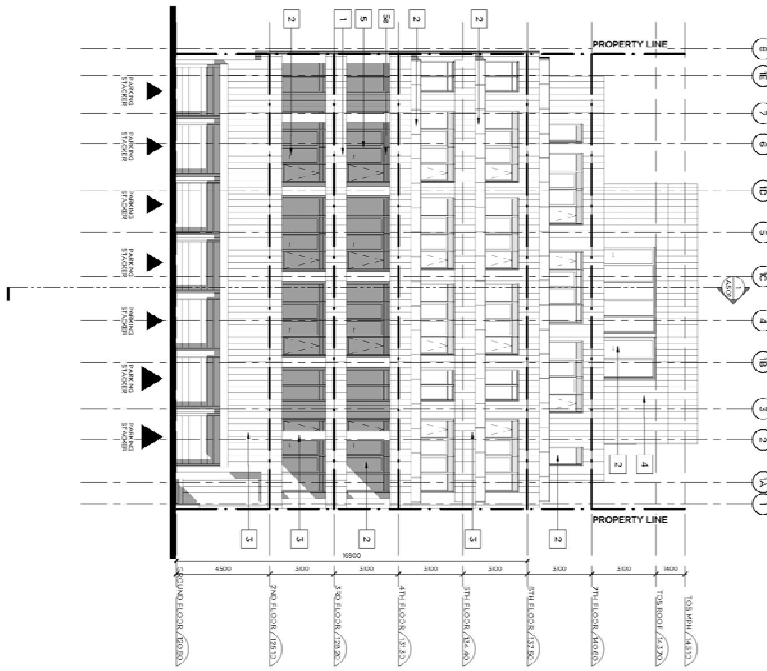


Attachment 9: 3D Model of Proposal in Context - Northeast



Attachment 10: East Elevation (rear) and West Elevation (front)

East Elevation

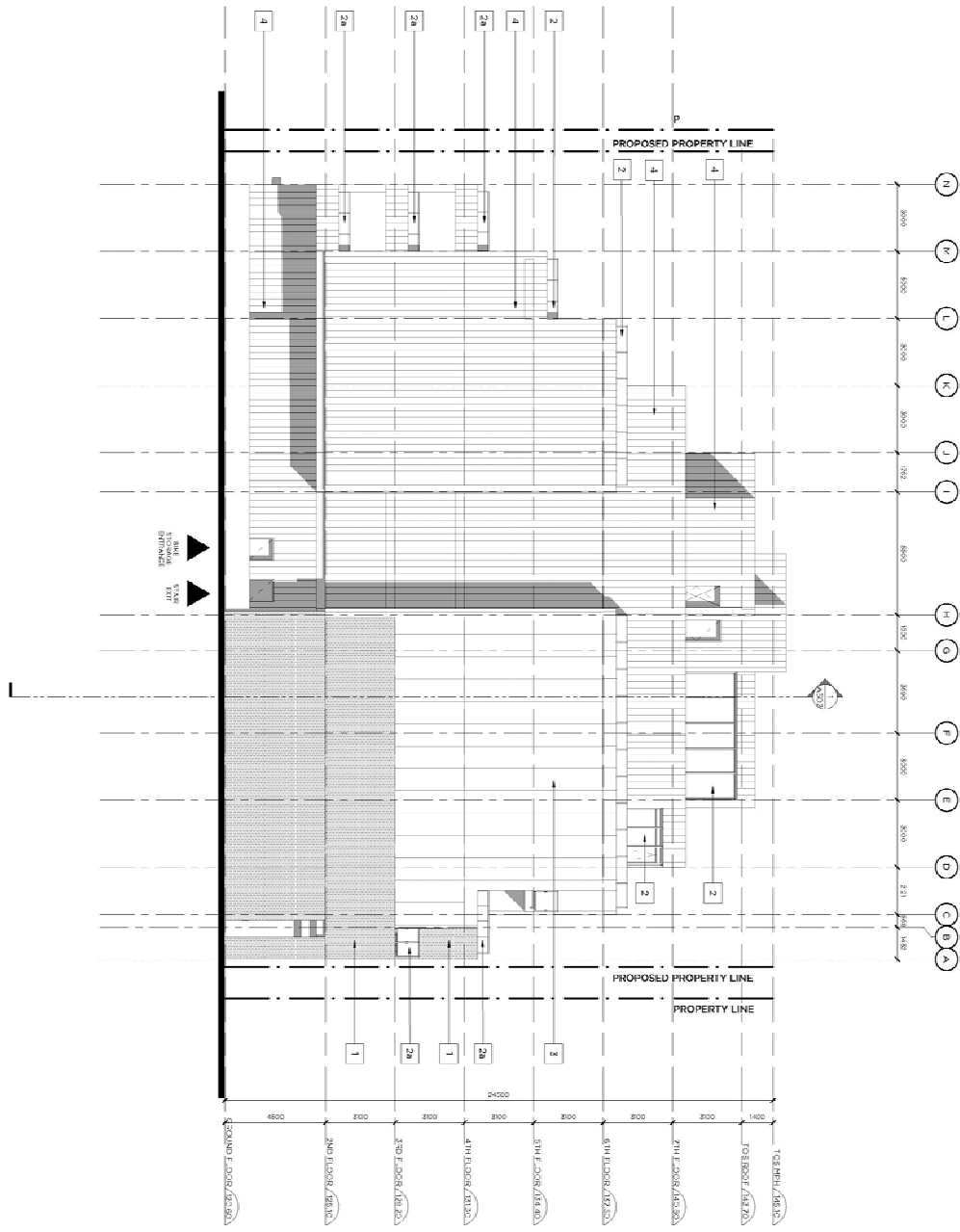


West Elevation



Attachment 11: North Elevation

North Elevation



Attachment 12: South Elevation

