

185 Balliol Street and 8 Pailton Crescent - 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: 12 - Toronto-St. Paul's

Planning Application Number: 20 193619 STE 12 OZ

SUMMARY

This report reviews and recommends approval of the application to amend Zoning By-laws 569-2013 and 438-86 to permit a 35-storey mixed-use building and a new 1,120.2 square metre park at 185 Balliol Street and 8 Pailton Crescent. The new park will be located along the Pailton Crescent frontage. The building is proposed to contain 437 dwelling units and 113.3 square metres of retail space. One level of underground parking is proposed with 71 vehicle parking spaces for residents and a total of 438 bicycle parking spaces.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 438-86, for the lands at 185 Balliol Street and 8 Pailton Crescent, substantially in accordance with the draft Zoning By-law 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 185 Balliol Street and 8 Pailton Crescent, 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 Zoning By-law Amendments as may be required.
4. City Council authorize the City Solicitor to submit the necessary bills to implement the foregoing recommendations provided the City Solicitor is satisfied that the appropriate legal mechanisms are in place to ensure that no building permit will be issued until such time as the Section 37 Agreement is executed and registered.

5. City Council require the owner to provide the following:

a) submission of a Functional Servicing Report to the City for review and acceptance by Engineering and Construction, prior to Site Plan Approval. The report will determine whether the municipal water, sanitary and storm sewer systems can support the proposed development and whether upgrades or improvements of the existing municipal infrastructure are required.

b) prior to the earlier of Site Plan Approval or the first building permit for shoring and excavation, the owner shall submit the following materials for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services:

- i) Updated Functional Servicing and Stormwater Management Report;
- ii) Updated Hydrogeological Report;
- iii) Servicing Report Groundwater Summary Form; and
- iv) Hydrogeological Review Summary Form.

c) prior to the earlier of Site Plan Approval or the first building permit for shoring and excavation, the owner shall pay for and construct any improvements to the municipal infrastructure in connection with the Functional Servicing and Stormwater Management Report, to be resubmitted for review and acceptance by the Chief Engineer and Executive Director, Engineering and Construction Services, should it be determined that improvements to such infrastructure are required to support this development.

d) prior to the commencement of any excavation or shoring work, the owner shall submit a Construction Management Plan to the satisfaction of the General Manager of Transportation Services and the Chief Building Official and Executive Director, Toronto Building, in consultation with the Ward Councillor and thereafter in support of the development, will implement the Plan during the course of construction. The Construction Management Plan will include, but not be limited to the following construction-related details: noise, dust, size and location of staging areas, location and function of gates, dates of significant concrete pouring, lighting details, vehicular parking and queuing locations, street closures, parking and access, refuse storage, site security, site supervisor contact information, and a communication strategy with the surrounding community, and any other matters requested by the General Manager, Transportation Services, in consultation with the Ward Councillor.

e) space within the development for installation of maintenance access holes and sampling ports on the private side, as close to the property line as possible, for both the storm and sanitary service connections, in accordance with the Sewers By-law Chapter 681-10.

6. City Council require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act (the "Section 37 Agreement") to secure 654.1 square metres of additional land for parkland to be provided on the site above and beyond the

requirements of Section 42 of the Planning Act, at nominal cost, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor;

7. The following matters to be secured in the Section 37 Agreement as a legal convenience to support development:

- a) the owner shall make reasonable efforts, to the satisfaction of the Chief Planner and Executive Director, City Planning, to promote the return of businesses and/or services displaced by the proposed development;
- b) the owner shall provide a landscaped space with a minimum area of 370 square metres located along a section of the west property line of the new park;
- c) Prior to site plan approval, the owner must work with City staff to determine the final design and dimensions of the landscaped space described above, to promote soft landscaping and pedestrian connectivity.

8. In accordance with Section 42 of the Planning Act, prior to the issuance of the first above-grade building permit, the owner shall convey to the City, an on-site parkland dedication, having a minimum size of 1,120.2 square metres of parkland comprised of the required on-site parkland dedication pursuant to Section 42 of the Planning Act, together with additional land for parkland at nominal cost pursuant to Section 37 of the Planning Act), located on the corner of Balliol Street and Pailton Crescent, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.

9. City Council approve the acceptance of an on-site parkland dedication, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, with the exception of a sanitary sewer connection, in an acceptable environmental condition; the owner may propose the exception of encumbrances of tiebacks, where such an encumbrance is deemed acceptable by the General Manager, Parks, Forestry and Recreation, in consultation with the City Solicitor; and such an encumbrance will be subject to the payment of compensation to the City, in an amount as determined by the General Manager, Parks, Forestry and Recreation and the Executive Director, Corporate Real Estate Management.

10. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the applicant of the Above Base Park Improvements to the satisfaction of the General Manager, Parks, Forestry & Recreation (PFR). The development charge credit shall be in an amount that is the lesser of the cost to the applicant of designing and constructing the Above Base Park Improvements, as approved by the General Manager, PFR, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

11. City Council authorize the City Solicitor and appropriate City staff to take such actions as are required to implement City Council's decision, including the execution and implementation of appropriate agreements.

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 November 10, 2020 authorizing staff to hold a community consultation meeting with an expanded notification area. The Toronto and East York Community Council Decision is available here:

[Agenda Item History - 2020.TE20.23 \(toronto.ca\)](#)

SITE AND SURROUNDING AREA

Description: The site is located at the southwest corner of Balliol Street and Pailton Crescent in Davisville Village, approximately 450 metres east of Davisville subway station. It has an irregular shape and is approximately 4,674.4 square metres in size. The site has 60.5 metres of frontage along Balliol Street and a 58-68 metre frontage along Pailton Crescent. The property at 185 Balliol Street is currently occupied by five privately-operated tennis courts, an associated clubhouse building and two storage sheds. The property at 8 Pailton Crescent is occupied by a 2-storey commercial-residential building with retail at grade and a single residential rental unit above.

Official Plan Designation: The site is located within the Yonge-Eglinton Secondary Plan area, which designates the majority of the site (185 Balliol Street) as *Mixed Use Areas B* and the southern limit of the site (8 Pailton Crescent) as *Apartment Neighbourhoods*.

Zoning (185 Balliol Street): Residential - R2 Z0.6 under Zoning By-law 438-86 and Residential d(0.6) (x913) under Zoning By-law 569-2013 with a height limit of 38 metres and a density limit of 0.6 times the area of the lot.

Zoning (8 Pailton Crescent): Commercial Residential - CR T2.0 C2.0 R2.0 under Zoning By-law 438-86 and CR 2.0 (c2.0; r2.0) SS2 (x2495) under Zoning By-law 569-2013 with a height limit of 21 metres and a density limit of 2.0 times the area of the lot.

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

Surrounding Land Uses:

North: of Balliol Street are 16-23 storey apartment buildings. West along Davisville Avenue, are a mix of low, mid-rise and 16-30 storey residential buildings as well as the Davisville Junior Public School and Spectrum Alternative Senior School.

South: of the site are low and mid-rise apartment buildings and retail buildings fronting onto Merton Street.

East: of Pailton Crescent are lands occupied by 16-20 storey apartment buildings and a mid-rise office building at the northeast corner of Pailton Crescent and Merton Street.

West: is a mix of low, mid-rise and 16-23 storey apartment buildings running from Balliol Street to Yonge Street.

THE APPLICATION

Description: A 35 storey (119.6 metres, inclusive of the mechanical penthouse) mixed use residential building.

Density: 6.87 times the area of the lot.

Dwelling Units and Amenity Space: 437 residential dwelling units are proposed. A total of 1,311.0 square metres of amenity space (3.0 square metres per unit) is proposed, consisting of 874.7 square metres of indoor amenity space (2.0 square metres per unit) and 479.4 square metres of outdoor amenity space (1.1 square metres per unit).

Retail: The proposal includes a 113.3 square metre retail space located along the Pailton Crescent frontage.

Access, Parking, and Loading: At the rear, a 7.5-metre driveway entrance will provide access to a Type-G loading space and access ramp to 71 car parking spaces for residents in a single-level underground parking garage.

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

- Increased parkland dedication from 467.4 to 1,120.2 square metres (24% of the site area) with frontage along Pailton Crescent;
- Reduction in the footprint of underground parking to accommodate unencumbered parkland;
- Reduced total gross floor area from 32,280.5 to 32,130.9 square metres;
- Reduced street wall height from 8 to 6 storeys;
- Introduced a wrap-around canopy projecting 2.0 metres from building façade on the north and east elevation;
- Reoriented tower in a north-south direction;

- Increased setback in tower setback at rear south property line from 8.6 to 10.0 metres;
- Increased average unit size from 64.2 to 65.6 square metres (or 706 square feet).
- Reduced unit count from 439 to 437 with increased proportion of one bedroom units from 47 to 48.3% and two-bedroom units from 39 to 40.3%, with 11.4% being 3-bedroom units

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 10-13 for the elevations. Detailed project information can be found on the City's Application Information Centre at: <http://app.toronto.ca/AIC/index.do?folderRsn=Kx8hqOORKykGYxu6Qdpcqg%3D%3D>

Reasons for Application

The proposal requires an amendment to the Zoning By-law for an increase in density, and height, as well as site-specific provisions for setbacks, parking and bicycle parking to implement the development.

Site Plan Control

The proposal is subject to Site Plan Control. A Site plan Control application has been submitted and is under review (20 193801 STE 12 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 January 20, 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:

- Built form, including base building setbacks and tower stepbacks with separation;
- Height and density relative to existing building heights in the area;
- Shadow impact for properties south of the site, along Merton Street;
- Privacy concerns for properties along south property line;
- Parkland dedication and proposed size;
- Public realm and landscaping involving large trees and tree line barrier;
- Traffic, parking, access and loading impacting congestion and added density;
- Retail space replacement;
- Housing affordability; and,
- Infrastructure, servicing, grading and structural safety.

City staff also met with the applicants, South Eglinton Davisville Residents' Association (SEDRA), as well as nearby residential neighbours, with the local Councillor, on several occasions to discuss issues relating to the proposal.

The issues raised through community consultation have been considered through the review of the application. Comments regarding the issues of distribution of massing, tower orientation, privacy, wind, shadow impact and parkland are addressed in the Comments section below. The applicant has indicated that the residential tenure will be primarily rental housing. 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 (2020) and the Growth Plan (2020). Staff have determined that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020).

Site Organization

The proposed site organization meets the policies of the Official Plan and is appropriate for the site, and contributes to a complete community which integrates well into the surrounding context. At the east end of the site the proposal includes a new 1120.2 square metre park, fronting onto Pailton Crescent to the east, which is approximately 24% of the site area. To the west of the new park is a contiguous 370 square-metre landscaped space, creating an overall open space area of 1490.2 square metres.

The new 35-storey building with a 6 storey base is sited to the west of the open space and in a north-south direction which appropriately frames the open space and road network. The built form is contextually appropriate and provides appropriate transition to adjacent areas. The tower component has appropriate setbacks from all boundaries of the site, adjacent buildings, and the new park.

Elements of the proposal including the proposed retail space, public realm improvements such as the new park and plaza, and specific requirements including consideration of measures to address retail tenant displacement advance the objectives of the Official Plan.

Built Form

City Planning staff finds that the proposal conforms with the applicable Official Plan policies with respect to built form, fit and massing. The building design fits the existing and planned context for this area, enhancing Pailton Crescent as a local commercial hub.

The proposed massing provides a base building height of 6 storeys (24.6 metres) with an acceptable setback from Balliol Street at and above grade to support landscaping and tree growth in-keeping with the Balliol Green Street policies of the Secondary Plan. The right-of-way width (ROW) of Balliol Street and Pailton Avenue is 20.1 and 20 metres respectively, with the southwest corner of the Balliol - Pailton intersection having a ROW width of 40 metres. Though the overall base building height is greater than the 1:1 ratio of the base building height to the street right of way, heights have been limited to 17.6 metres, up to the 4th storey of the building facade along Balliol Street, framing the street with good proportion.

The base building is set back 6.0 metres from the Balliol Street frontage, and a further 2.5 metres above the 5th floor. On Pailton Crescent, an 18.2-metre setback is achieved from base building façade to curb, with appropriate tower setbacks and separation above the 6th floor from the north, south, east and west property lines, allowing adequate access to skyview from the public realm. At the southern portion of the site, the base building is set back 5.6 metres from façade to the south property line, a setback of 23 metres above the 2nd floor, and set back of 27 metres of storeys above the 4th storey, both from façade to property line. Base building setbacks from the west property boundary are within the range of 5.3 metres to 7.5 metres, mitigating privacy impacts. There are no projecting balconies permitted along the base building facades.

The tower steps back 25.1 metres from the western base building face and 2.6 metres from the northern base building face along Balliol Street, with tower setbacks of 18.2 metres along Pailton Crescent, 5.0 metres from the parkland boundary and 10 metres from the south property line. There are no projecting balconies permitted along the north south and east building facades.

The proposed height of 35 storeys (119.6 metres including a 6-metre integrated mechanical penthouse), is acceptable given the site's location within the Yonge-Davisville area at the southwest corner of Balliol Street and Pailton Crescent. The proposed height is in line with the planned Davisville Apartment Neighbourhood heights range of 25-40 storeys anticipated in this Character Area under the Yonge-Eglinton Secondary Plan.

The building's massing is consistent with the policies of the Yonge-Eglinton Secondary Plan which call for stepbacks at certain heights within the Midtown Apartment Neighbourhoods area. The resulting form is also generally consistent with the Tall Building Performance Standards.

Shadow Impact

The submitted Shadow Study shows the proposal casting no new shadows on the apartment buildings north of the proposed site after 1:18pm on March 21st, while casting new shadows onto Pailton Crescent and apartment buildings immediately east and northeast between 2:18pm and 5:18pm on the same day. On June 21st, new shadows will be cast east and southeast along Pailton Crescent between 4:18pm and 6:18pm and will be cast southeast to buildings at the northeast corner Merton Street and Pailton Crescent intersection after 6:18pm on September 21st. The proposal will cast limited shadows onto a section of the proposed new onsite park between 3:18pm and 6:18pm during the spring/autumn equinox and summer solstice.

City Planning staff finds that the shadows generated by the proposal adequately limits shadow impacts on adjacent *Apartment Neighbourhoods*, *Mixed Use Areas* to the south along Merton Street, particularly during the spring and summer equinox.

Wind Impact

A Pedestrian Level Wind Study reflecting the proposal was submitted in support of the application. The study concludes that the wind conditions over the majority of pedestrian locations at-grade at and around the proposed site will be acceptable for the intended uses. Pedestrian wind comfort will be further enhanced within the parkland through an integrated wraparound canopy at the 2nd floor and will be suitable for standing in summer and autumn. For seating areas within the parkland, it is recommended that wind barriers be installed. Comparatively, the existing versus future wind comfort surrounding the site will have a generally neutral or negative influence on grade-level wind conditions. The outdoor amenity space will be suitable for sitting or sedentary activities throughout warmer months, without the need for mitigation, while private grade-level terraces will be suitable mix of standing and sitting during the warmer months.

City Planning staff has reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained within the study. Wind mitigation measures will be further assessed through the site plan control approval process and as part of the design development for the proposed park.

Unit Mix

A total of 437 residential units are proposed, consisting of 211 one bedroom units (48.3%), 176 two-bedroom units (40.3%), and 50 three-bedroom units (11.4%), comprising of 32,130.9 square metres of residential gross floor area.

The unit mix meets the policy direction of the Secondary Plan to provide a full range of housing and meets the unit mix objectives of the Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines ("Growing Up Guidelines). City staff will continue to engage the applicant in unit size discussions through the Site Plan Control process.

Amenity Space

Amenity space for building residents is proposed on the 2nd and 3rd floor at a rate which is lower than the minimum requirement of 4 square metres of amenity space per dwelling unit (of which at least 2 square metres shall be indoor) contained in Zoning By-law 569-2013. A total of 874.0 square metres of indoor amenity space (2.0 square metres per unit) is proposed, along with approximately 479.4 square metres of outdoor amenity space (1.1 square metres per unit).

A pet relief area is proposed at the rear of the building at grade. Detailed design of the amenity space, including provisions for households with children (Growing Up Guidelines) and pets (Pet Friendly Design Guidelines) will be reviewed and secured through the Site Plan Control review process. Given the expanded on site parkland dedication, the proposed amenity space is acceptable to Staff.

Public Realm

City staff are satisfied that the proposal is consistent with the applicable public realm policies of the Official Plan. The proposed development advances the public realm policy objectives of the Yonge-Eglinton Secondary Plan and Midtown Public Realm Implementation Strategy, providing a public park at the southwest corner of Balliol Street and Pailton Crescent, 24% of the site area.

On Pailton Crescent, the building is set back 18.2 metres from building face to property line, with a 5.0-metre setback from building face to the proposed parkland area, providing for casual overlook to the new park. The building is set back 6.01 metres from the property line fronting onto Balliol Street, measured from building face to property line. The proposed setback is compatible with the building line of the adjacent properties to the west and will contribute to a continuous rhythm of buildings along Balliol Street. A

Landscape Concept Plan submitted in support of the application highlights enhancements including the location of new street trees, planting beds, and a dog activity/relief area. Further detailed design of the public realm will be addressed during the Site Plan Control review process.

Ground floor uses including retail space and the residential lobby will be located along Pailton Crescent and Balliol Street respectively, allowing for access and views from the public realm. The residential lobby will be accessed from Balliol Street while retail will be accessed from Pailton Crescent, animating uses at grade while maximizing public access and views to the proposed park fronting onto Pailton Crescent. First floor heights for retail space on this site will meet the functional needs of prospective tenants and enable adaptability as outlined in the Retail Design Manual.

Though the proposal does not contemplate an on-site mid-block connection from Balliol Street to Merton Street, the building configuration at-grade allows for pedestrian access along the south and west boundaries of the site, connecting to the new park, as contemplated in the Secondary Plan, Map 21-9. The location of the new park will facilitate a mid-block connection proposed from 214 Merton Street to the south property line of the park.

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 subject lands are in an area with 0 to 0.42 hectares of local parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site also is in a parkland acquisition priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

The City of Toronto Parkland Strategy (2019) identifies the site as being part of an area where there is low parkland provision and low park supply coupled with high growth, 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 conveyance of lands for parks purposes. Sites less than one hectare in size are required to convey land not exceeding 10 percent of the development site, which is the greater of the amount established for the residential component of a proposed site (5 percent) and 2 percent for non-residential uses for a proposed site. In total, the parkland dedication requirement is 466.1 square metres.

The application exceeds the parkland dedication requirement as part of the Section 37 contribution for the site. The total parkland propose is approximately 1120.2 square metres (equivalent to approximately 24 percent of the site). The parkland will be free of all easements, encumbrances, and encroachments, with the exception of a sanitary sewer connection. The new park will form part of a connected network of parks and open spaces associated with the Public Realm Moves Strategy, conforming with the Yonge-Eglinton Secondary Plan.

Tree Preservation

The application is also 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'.

Tree by-laws to protect and preserve trees on City and private property have been established to retain as much canopy cover as possible, particularly where development is concerned, and to appropriately compensate for tree removals. The expectation is that tree retention is prioritized and existing trees are appropriately protected when developing site plans, such that buildings, driveways, and other hard elements adequately avoid conflicts with trees. As per City Council's recognition of the Climate Emergency, Tree preservation is vital, as per the City's Official Plan it is a priority:

Section: 3.1.1 - 16 "The preservation, long-term growth and increase in the amount of healthy trees will be a priority for all development. Development proposals will demonstrate how the protection, provision and maintenance of trees and their growing spaces above and below ground will be achieved."

Section: 3.1.2 – 1 "Development will be located and organized to fit with its existing and planned context. It will frame and support adjacent streets, lanes, parks and open spaces to promote civic life and the use of the public realm, and to improve the safety, pedestrian comfort, interest and experience, and casual views to these spaces from the development by: e) preserving existing mature trees wherever possible and incorporating them into the development site;"

The applicant submitted an Arborist Report and Tree Preservation Plan proposing the removal of all trees from the site. Urban Forestry agrees with the proposal to remove by-law protected trees 1, 2, 3, 4, 5, 7, 8, 11, 12, 13, and additional unreported street tree 6cm dbh (diameter at breast height) London Plane. Urban Forestry requires the retention of the existing trees in the proposed park (trees 9, 10, 15, 16, and 17) as well as tree 14 fronting the property (these retentions do not impact the zoning recommended in this report). The applicant is proposing 4 new trees along the Balliol Street frontage (with the change above this will reduce to 2 or 3). The applicant is proposing to plant 20 new trees, this will be reduced with the retentions, Park block plantings will continue to be discussed as part of the Site Plan.

Discussions between the Applicant and Urban Forestry Staff are ongoing in an effort to preserve existing trees as described. City staff will continue to explore tree preservation strategies through the Site Plan Control process and potential planting compliance with the Toronto Green Standard.

Road Widening

There is no additional land required for Balliol Street as the required 20.1-metre wide right-of-way is already achieved. No additional land is required for Pailton Crescent as a 20-metre right-of-way is already achieved, as well as a 40-metre right-of-way at the southwest corner of the intersection of both streets. In addition, there are no public lanes abutting this property.

Road Alignment

Map 21-9 of OPA 405 identifies Pailton Crescent as a Priority Local Street. As part of the policy considerations of the Secondary Plan, the Midtown Public Realm Implementation Strategy recommends narrowing the vehicular portion of the ROW at the Balliol Street and Pailton Crescent intersection to 8.6 metres. The purpose of narrowing this intersection is to provide additional space for new and improved destinations such as a plaza or square to enhance street scape and Pailton's commercial hub.

Divisions are also currently undertaking a comprehensive Infrastructure Implementation Strategy for Midtown to identify opportunities for coordinating public realm improvements with future capital projects and development activity. The Strategy will provide a roadmap for prioritizing and implementing proposed improvements to streets, parks and open spaces, pedestrian and cycling facilities to support growth in Midtown. It identifies Balliol Green Street as "a tranquil landscaped setting with enhanced planting, forecourts and publicly-accessible open spaces achieved through building setbacks".

Staff will work with the applicant to implement the Midtown Public Realm Strategy as part of the Site Plan Control Process as necessary.

Traffic Impact, Access, Parking and Loading

Vehicular access for parking and loading will be from a 6.5-metre driveway from Balliol Street at the westernmost corner of the site. An underground parking garage is proposed to contain 79 parking spaces (71 for residents and 8 for visitors and retail use). Access to a Type-G and Type-C loading space will also be from the driveway.

A total of 438 bicycle parking spaces are proposed, including 394 bicycle parking spaces for residents distributed between the single-level underground garage (144 spaces) and the ground floor (250 spaces). Visitors will have access to 44 bicycle parking spaces on the ground floor. The proposed bicycle parking spaces and loading space meet the requirements of Zoning By-law 569-2013.

Transportation Services staff have reviewed the Urban Transportation Considerations Report and accepted its conclusions. Additional comments related to site access arrangements, site circulation and layout, design of the proposed site entrance

driveway, layout of the proposed parking supply including ingress/egress and requirements for electric vehicle infrastructure will be provided through the Site Plan Control review process.

Servicing and Stormwater Management

Engineering and Construction Services staff have reviewed the submitted materials and have identified items for review, and require that the owner submit a Functional Servicing Report to the City for review and acceptance by Engineering and Construction, prior to Site Plan Approval. The report will determine whether the municipal water, sanitary and storm sewer systems can support the proposed development and whether upgrades or improvements of the existing municipal infrastructure are required.

Other issues 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.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the Planning Act. While the proposed development exceeds the height and density limits of the existing Zoning By-law, the application is consistent with the objectives and policies of the Official Plan, and thus constitutes good planning.

The community benefits recommended to be secured in the Section 37 Agreement relate to the over-dedication of parkland as outlined in the recommendations in this report along with other matters of legal convenience.

Conclusion

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

Furthermore, the proposal conforms with the intent of the Official Plan and Secondary Plan, contemplating a built form and design that is transit-supportive, provides an

appropriate mix of residential and non-residential uses, a suitable fit, and a built form which appropriately frames, supports and provides new parkland to Midtown. The proposed building will afford good transition in scale and intensity, in addition to improvement to the surrounding public realm within the existing and planned context anticipated in the Yonge-Eglinton Secondary Plan. Staff recommend that Council support approval of the application.

CONTACT

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SIGNATURE

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Toronto and East York District

ATTACHMENTS

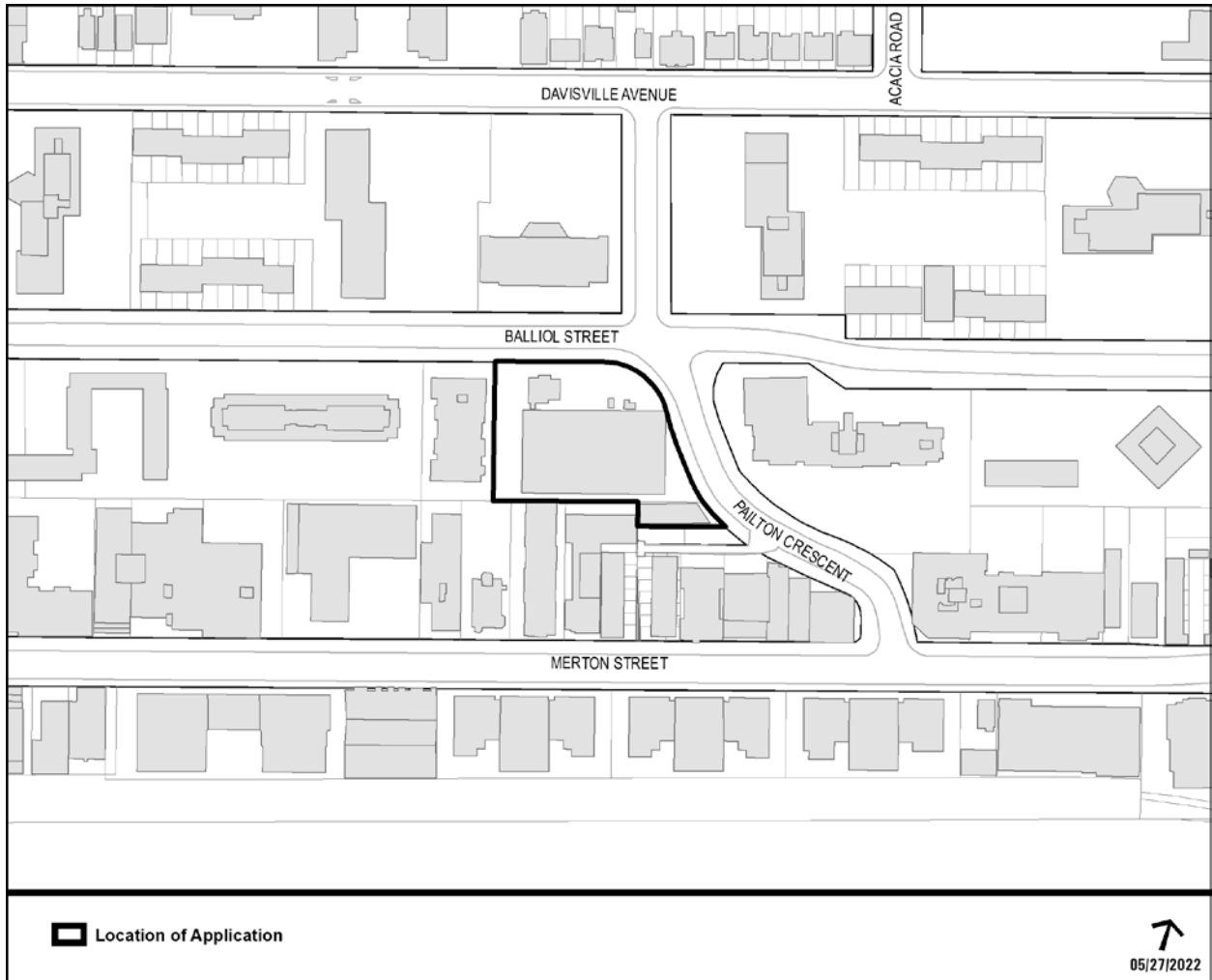
City of Toronto Data/Drawings

- 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 - 6: Draft Zoning By-law Amendments

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: 3D Model of Proposal in Context - Northwest
- Attachment 9: 3D Model of Proposal in Context - Southeast
- Attachment 10: East Elevation
- Attachment 11: South Elevation
- Attachment 12: West Elevation
- Attachment 13: North Elevation

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 185 Balliol St. and 8 Pailton Crescent **Date Received:** September 15, 2020

Application Number: 20 193619 STE 12 OZ

Application Type: Rezoning

Project Description: 35-storey mixed use building

Applicant

SmartCentres

Architect

Diamond Schmitt

Owner

Balliol GP Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas and Apartment Neighbourhoods **Site Specific Provision:** Yes

Zoning: CR 2.0 (c2.0; r2.0) SS2 (x2495) **Heritage Designation:** No

Height Limit (m): 21 **Site Plan Control Area:** Yes

PROJECT INFORMATION

Site Area (sq m): 4,674.4 **Frontage (m):** 60.55 (Balliol) and 68 (Pailton) **Depth (m):** 58.8 - 68.0

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	605		1,348	1,348
Residential GFA (sq m):	215		32,017.6	32,017.6
Non-Residential GFA (sq m):	309		113.3	113.3
Total GFA (sq m):	1129		32,130.9	32,130.9
Height - Storeys:	2		35	35
Height - Metres:	7		119.6	119.6

Lot Coverage Ratio (%): 28.8 **Floor Space Index**: 6.9

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

Residential GFA: 32,017.6
 Retail GFA: 113.3
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	1		437	437
Freehold:				
Condominium:				
Other:				
Total Units:			437	437

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			211	176	50
Total Units:			211	176	50

Parking and Loading

Parking Spaces: 79 Bicycle Parking Spaces: 438 Loading Docks: 1

CONTACT:

Shane Taylor, Planner
 (416) 397-9254
 Shane Taylor@toronto.ca

Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

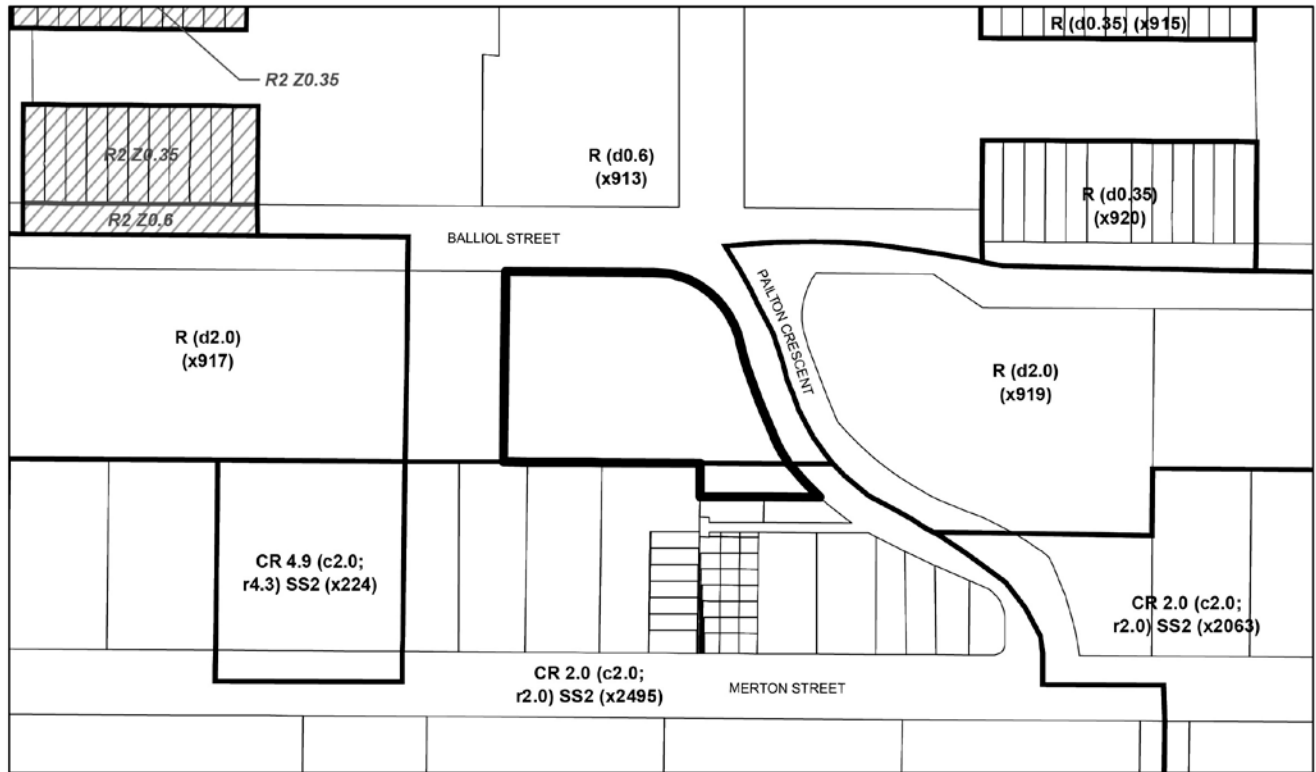
185 Balliol Street &
8 Pailton Crescent

File # 20 193619 STE 12 0Z

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

Not to Scale
05/30/2022

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

185 Balliol Street & 8 Pailton Crescent

File # 20 193619 STE 12 0Z



Location of Application

R Residential CR Commercial Residential

See Former City of Toronto By-law No. 438-86
R2 Residential District



Not to Scale
Extracted: 05/27/2022

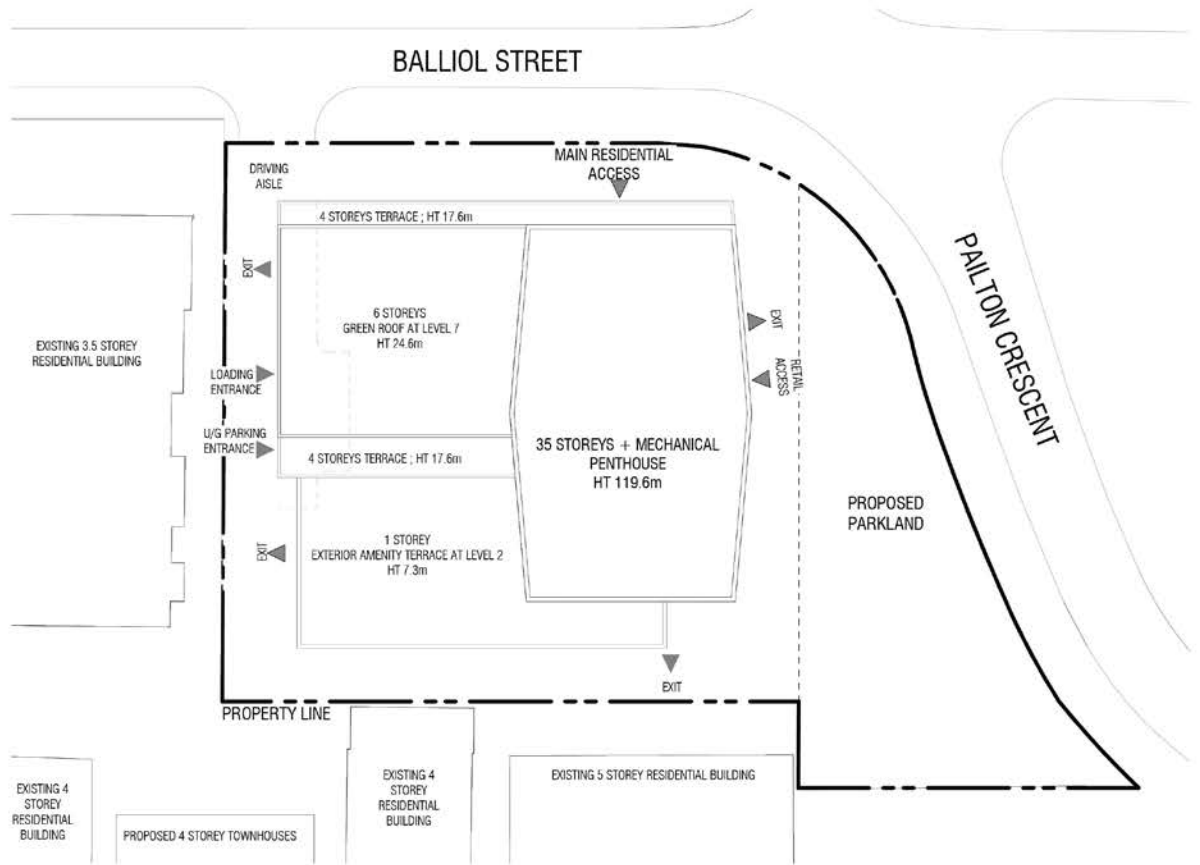
Attachment 5: Draft Zoning By-law Amendment

To be available at the June 30, 2022 Toronto and East York Community Council Meeting.

Attachment 6: Draft Zoning By-law Amendment

To be available at the June 30, 2022 Toronto and East York Community Council Meeting.

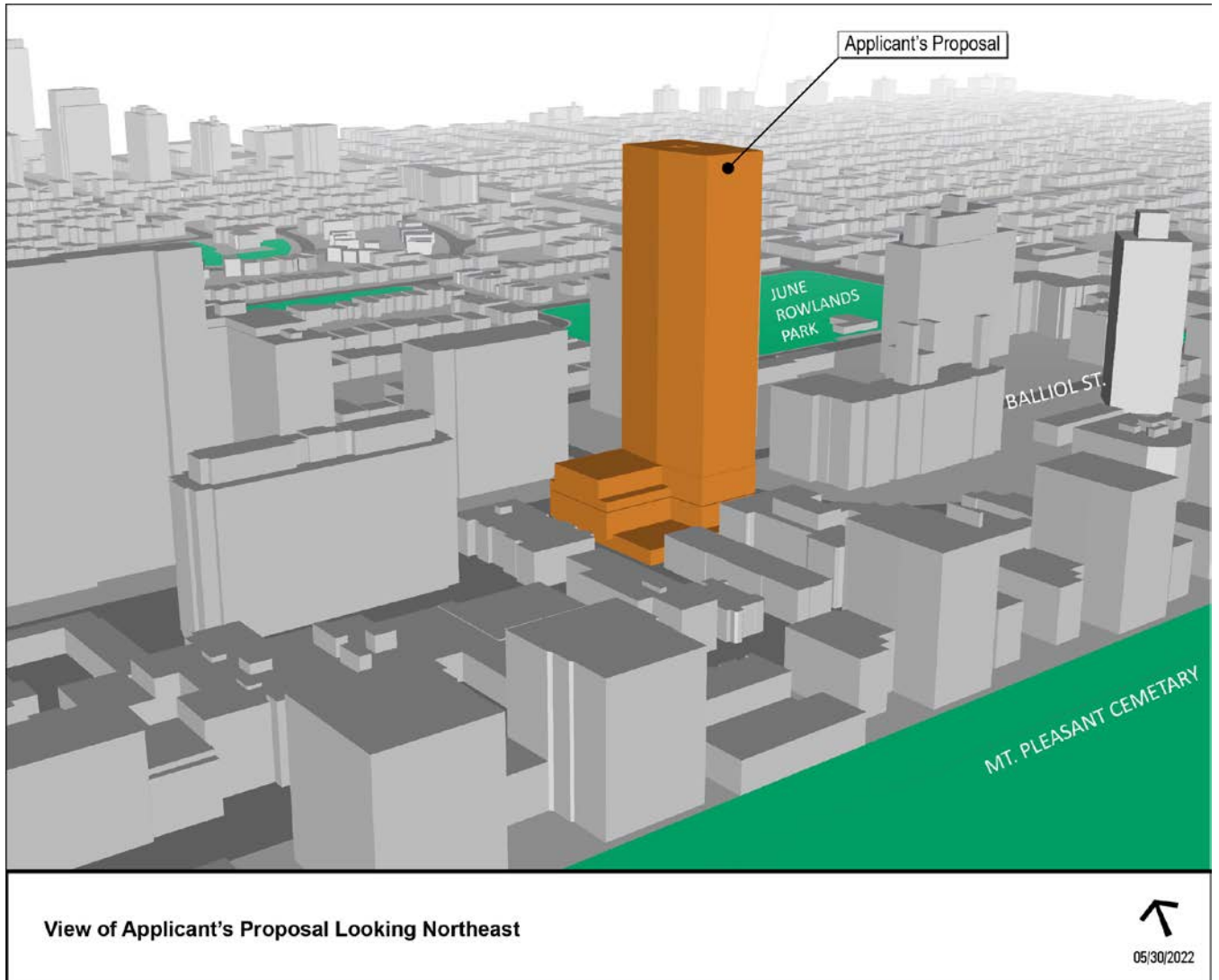
Attachment 7: Site Plan



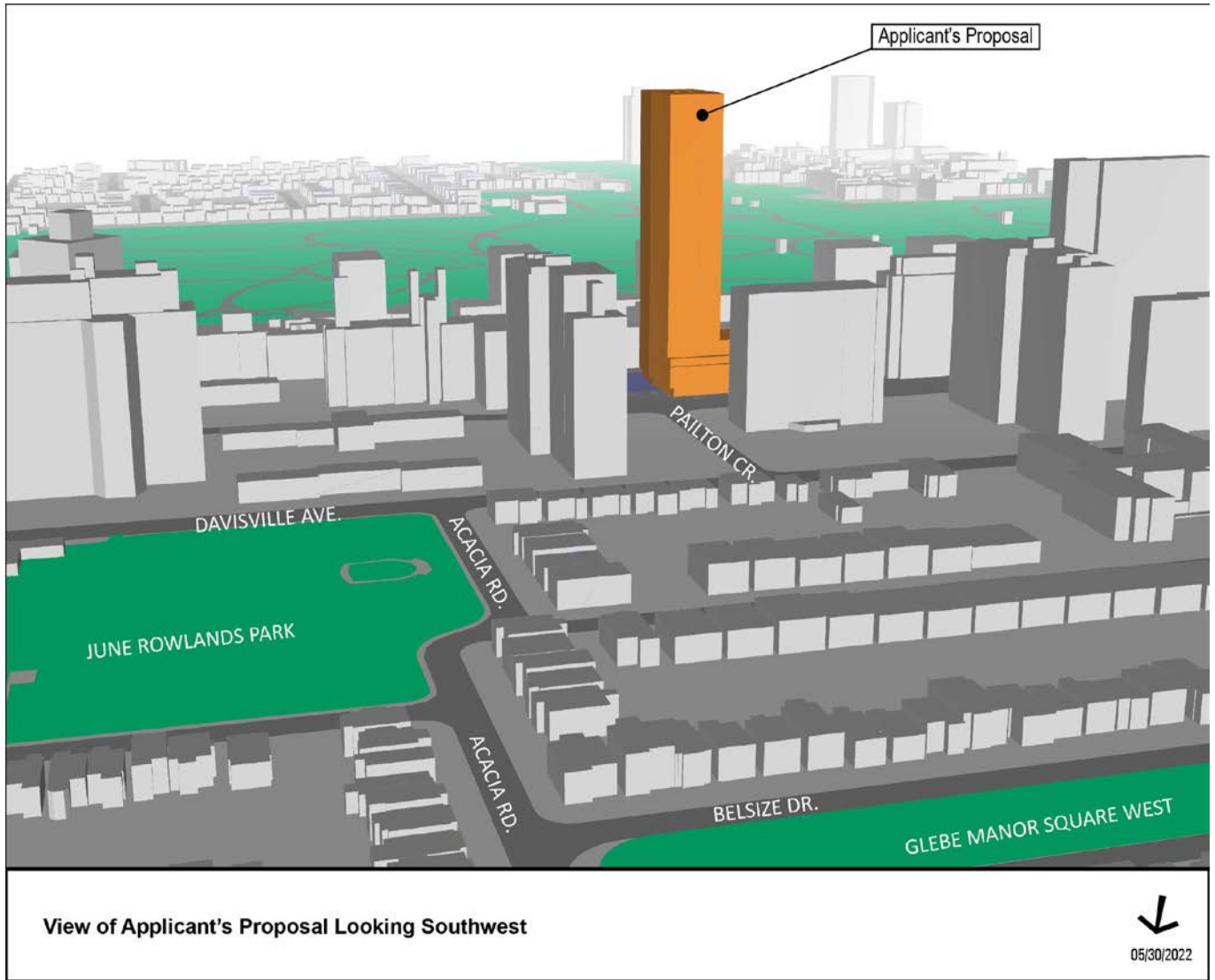
Site Plan



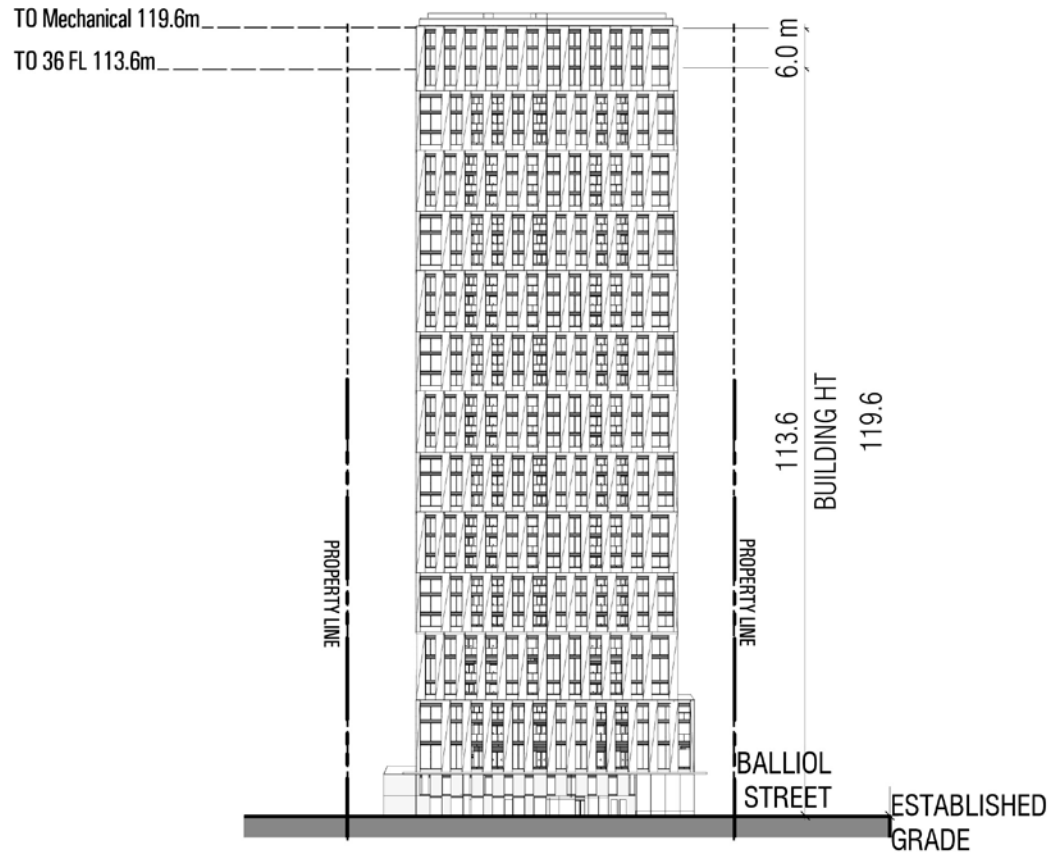
Attachment 8: 3D Model of Proposal in Context - Northwest



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

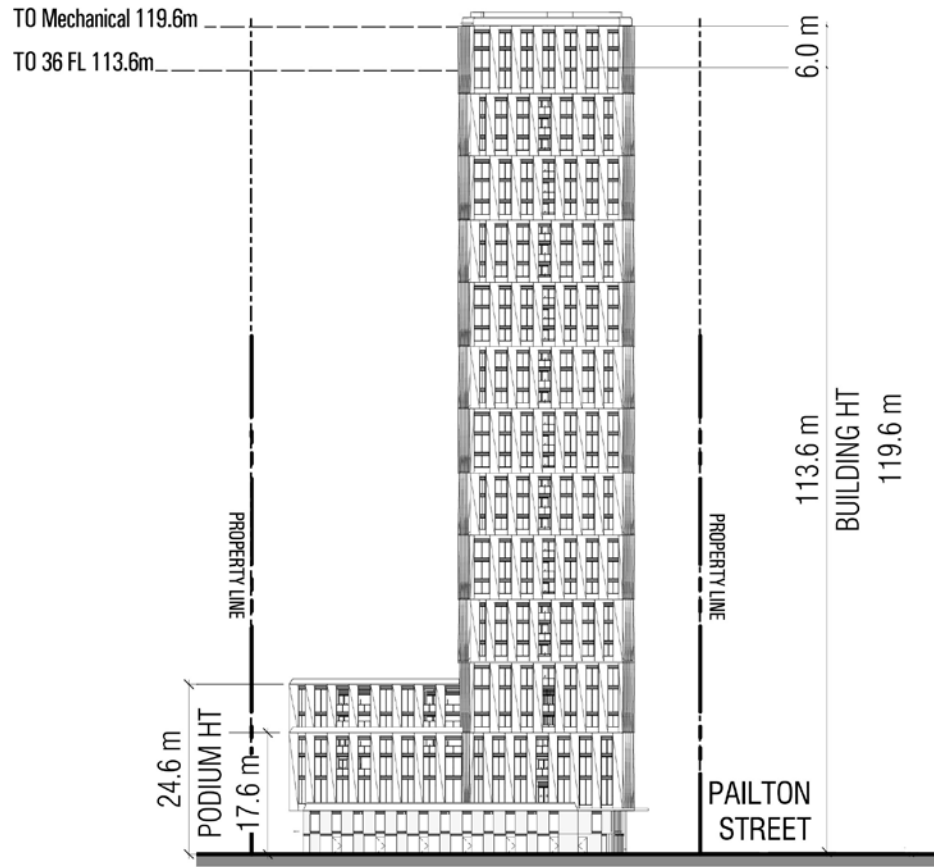


Attachment 10: East Elevation



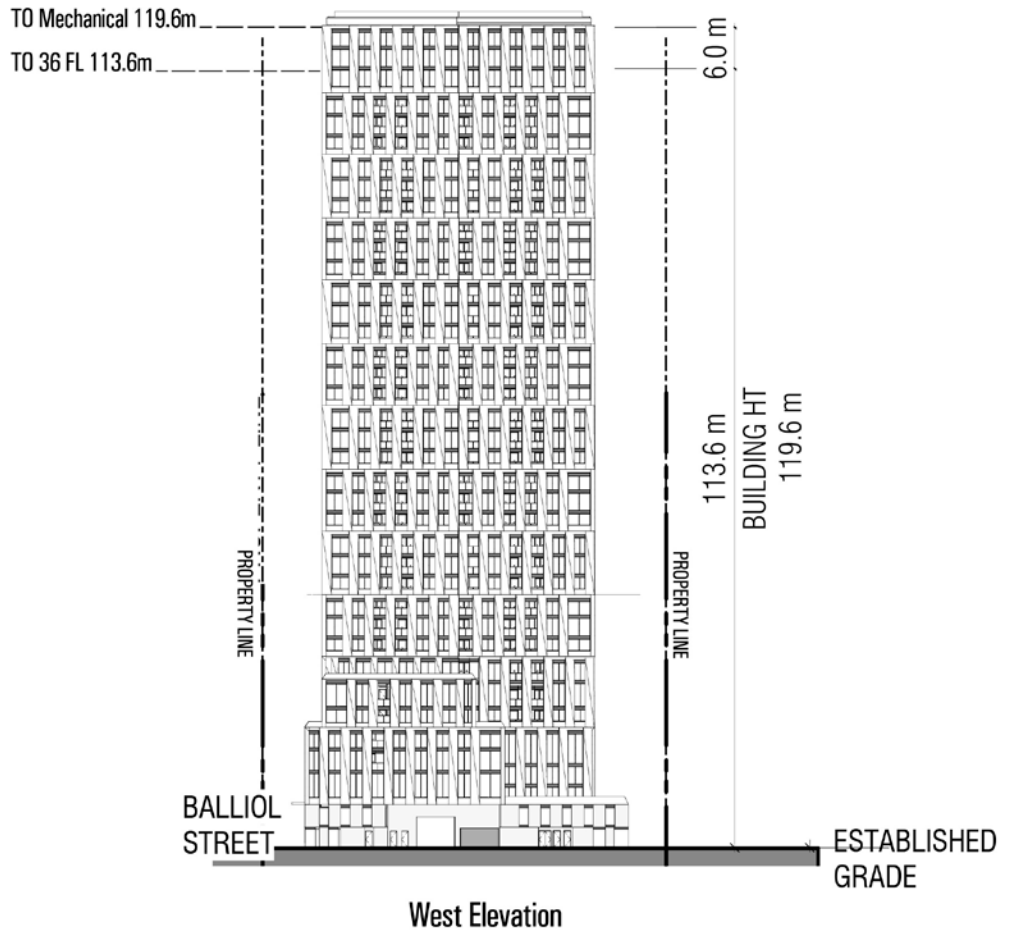
East Elevation

Attachment 11: South Elevation



South Elevation

Attachment 12: West Elevation



Attachment 13: North Elevation

