

15 Charles Street East and 16 Isabella Street – Zoning Amendment Application – Request for Direction Report

Date: June 9, 2022

To: Toronto and East York Community Council

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

Ward: 13 – Toronto Centre

Planning Application Number: 21 251414 STE 13 OZ

SUMMARY

On December 31, 2021 a Zoning By-law Amendment application was submitted to permit a 54-storey mixed use building including a 6-storey base building. The application proposes 146 square metres of commercial uses on the ground floor and 549 residential units above.

On May 12, 2022, the Applicant appealed the application to the Ontario Land Tribunal ("OLT") due to Council not making a decision within the 90-day time frame prescribed in the Planning Act.

This report recommends that the City Solicitor with the appropriate City staff attend the OLT hearing to oppose the application in its current form and to continue discussions with the Applicant to resolve outstanding issues.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal in opposition to the current application regarding the Zoning By-law Amendment appeal for the lands at 15 Charles Street East and 16 Isabella Street and to continue discussions with the Applicant in an attempt to resolve outstanding issues.
2. In the event that the Ontario Land Tribunal allows the appeal in whole or in part, City Council authorize the City Solicitor to request that the issuance of any final Orders be withheld until such time as the City Solicitor advises that:

- a) the final form and content of the draft Zoning By-law are to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning;
- b) the owner has addressed all outstanding issues raised by Parks, Forestry and Recreation as they relate to the required parkland dedication, and setbacks to George Hislop Park, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor;
- c) the owner has addressed all outstanding issues raised by Urban Forestry as they relate to tree planting, soil volume, utility conflicts, tree protection, and Toronto Green Standards, to the satisfaction of the Supervisor, Tree Protection and Plan Review;
- d) the owner has resolved matters related to roadway widenings and conveyances, as well as matters related to functional servicing and stormwater management, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and
- e) where applicable community benefits and other matters in support of the development are to be secured in a Section 37 Agreement executed by the owner and registered on title to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor.

3. City Council authorizes the City Solicitor and City staff to take any necessary steps to implement City Council's decision.

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 was adopted by Toronto and East York Community Council on April 18, 2022. Toronto and East York Community Council adopted a motion which required staff to schedule a Community Consultation Meeting, along with the Ward Councillor, as soon as possible in the new term of Council, after the 2022 municipal election. The preliminary report, and the motion can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.TE32.32>

SITE AND SURROUNDING AREA

Site Description and Dimensions: The site is generally located at the southeast corner of Yonge Street and Charles Street East. It is made up of two properties, 15 Charles St East and 16 Isabella Street, that are separated by a public lane.

The total site size is 1,496 square metres in area and is generally flat. The property at 15 Charles Street East is 1,186 square metres in area with a frontage of 22.5 metres on Charles Street East and a depth of approximately 52 metres. The property at 16 Isabella Street is 307 square metres in area with a frontage of 6.5 metres on Isabella Street and a depth of approximately 50 metres.

Existing Use: The site is currently occupied by an 11-storey hotel at 15 Charles Street East with service and restaurant uses on the ground floor. Parking is currently provided in an underground garage with access from Charles Street East. The property at 16 Isabella Street is occupied by a two-storey commercial building.

Surrounding uses include:

North: A municipal parking garage, and a heritage building currently occupied by commercial uses at the northeast corner of Yonge Street and Charles Street East (675-681 Yonge Street, and 4-6 Charles Street East).

East: George Hislop Park, and the Sanctuary church and community centre located at 25 Charles Street East.

South: A development application located at 619-637 Yonge Street, and 1-9 Isabella Street to permit a 57-storey mixed-use building having a non-residential gross floor area of 3,133.48 square metres, and a residential gross floor area of 46,114.38 square metres. A total of 606 dwelling units are proposed (File number 21 234490 STE 13 OZ).

West: Biscuit Lane being a City-owned right-of-way. Since the site extends the entire block from Charles Street East to Isabella Street, the properties to the west include a variety of commercial uses along Yonge Street, with an irregular parcel fabric under multiple ownerships. These properties extend from 639-673 Yonge Street, and also includes two properties along Isabella Street (10-12A Isabella Street, and 14 Isabella Street). Between 14 and 12A Isabella Street is a narrow lane which connects to Biscuit Lane. This portion of the lane is privately-owned.

THE APPLICATION

Description: The existing hotel at 15 Charles Street East is proposed to be demolished and replaced with a 54-storey (166 metres plus an 8-metre mechanical penthouse) mixed use building including a 6-storey base building. Retail is proposed in the ground floor fronting onto Charles Street East. The 16 Isabella Street portion of the site contains a two-storey commercial building which is proposed to be demolished and replaced with 150 square metre public park. The park is proposed to be combined with the adjacent George Hislop park.

Density (Floor Space Index): The application proposes a Floor Space Index of 23.81 times the area of the site.

Unit count: 549 dwelling units (2 studio units (0.3%), 390 one-bedroom units (71%), 98 two-bedroom units (17.8%), and 59 three-bedroom units (10.7%)).

Additional Information

See Attachments 1-5 of this report for a location map, Application Data sheet, three dimensional representations of the project in context and a site plan of the proposal. The Application Data Sheet contains additional details on the proposal including: site area and dimensions; floor area; unit breakdowns; and parking counts.

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=AtlTohqwSNT7UycyBTCWBA%3D%3D>

Reasons for Application

The Zoning By-law Amendment Application proposes to amend Zoning By-law 569-2013 to vary performance standards including: building height; building setbacks; floor space index; amenity space and parking space requirements. Additional amendments to the Zoning By-law may be identified as part of the ongoing application review.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application has been submitted (File Number 21 251413 STE 13 SA).

POLICY CONSIDERATIONS

Official Plan Designation: The site is located on lands within the Downtown and Central Waterfront area and is designated Mixed Use Areas in the Official Plan. The Site is designated as Mixed Use Areas 1 in the Downtown Secondary Plan Area, and is subject to Site and Area Specific Policies 382, North Downtown Yonge.

Zoning: The site is subject to Zoning By-law 569-2013. Under the City's harmonized Zoning By-law 569-2013, the site is zoned Commercial Residential CR (c2.0; l r3.0) x SS1 (x1387), with a permitted height of up to 16 metres.

Additional information:

See Attachment 6 for applicable policy documents.

COMMUNITY CONSULTATION

A Virtual Community Consultation Meeting has not yet been held. This is in accordance with the motion adopted by Toronto and East York Community Council requiring the Community Consultation Meeting be held as soon as possible in the new term of Council, after the 2022 municipal election.

COMMENTS

The proposal has been reviewed against the Planning Act, PPS, Growth Plan and Official Plan policies, planning studies and design guidelines.

Provincial Framework

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the Provincial Policy Statement and conformity with the Growth Plan, and find that the proposed intensification and land uses are generally consistent with the PPS and conform with the Growth Plan. All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS, and shall conform to provincial plans.

Built Form

Planning staff have reviewed the proposed built form, including height, massing and transition, against the policies of the Official Plan, the Downtown Plan, the North Downtown Yonge SASP, OPA 352, and associated Zoning By-laws as well as relevant design guidelines. Planning staff do not support the proposed built form in relation to the size and configuration of the site as well as the surrounding context.

Height and Massing

The proposed tall building does not provide adequate setbacks and separation distances. The proposed base building and tower are set back zero metres from the west property line adjacent to the public lane. The base building is setback 1.2 metres from the east property line adjacent to George Hislop park with the tower stepping back an additional 1.8 metres, for a tower setback distance of 3 metres from the park. Staff also have concerns with the tower setback to the south property line.

The proposed development and site design has not demonstrated that the site can accommodate a tall building and achieve the objectives for the site including tower separation, adequate setbacks from the park and lane, public realm objectives and fit within the existing and planned context, as required by the Official Plan, the Downtown Plan and the Tall Building Design Guidelines.

Shadow

A sun and shadow study was prepared by IBI Group, dated November 2021. Staff require further revisions to the shadow study to determine the extent of additional new net shadows on George Hislop Park resulting from the proposal.

Wind

A Pedestrian Level Wind Assessment was prepared by Gradient Wind, dated December 13, 2021. The Assessment concludes that conditions on sidewalks and other public areas on and around the proposed buildings are expected to be comfortable for sitting or strolling in the summer, and for strolling or walking in the winter, and are considered appropriate for the intended pedestrian use. Wind conditions at the main entrances are

expected to be comfortable for sitting or standing throughout the year. These conditions are similar to those experienced in the area at present. Wind speeds on the terraces are expected to be slightly higher than desired for passive activities.

If the application is approved in some form, the applicant will be required to provide a revised Pedestrian Level Wind Study to address changes to the building massing or as part of the Site Plan application to confirm the findings of the report and recommend potential strategies to mitigate wind impact.

Streetscape

The proposed building is set back 1.5 metres from Charles Street for a total distance from curb to building fact of approximately 7.5 metres. The Tall Buildings Guidelines include a minimum 6 metre wide curb to building face distance or greater where larger setbacks are established by the existing context. Further review is required to ensure that an acceptable front yard building setback is established that is consistent with the existing front yard building setbacks and context along Charles Street East. There are existing conflicts between Toronto Hydro utilities and the proposed tree planting locations along Charles Street East which will also need to be resolved.

Amenity Space

The application is proposing a total of 1,104 square metres of indoor amenity space, and 280 square metres of outdoor amenity space. The proposed rate of indoor amenity space is 2.01 square metres per residential unit, and 0.51 square metres per residential unit for outdoor amenity space, for a combined rate of 2.52 square metres per unit.

Zoning By-law 569-2013 requires a combined amenity space of 4.0 square metres per unit.

Unit Mix

The Downtown Plan requires a minimum of 15 per cent of the total number of units as 2-bedroom units, a minimum of 10 per cent of the total number of units as 3-bedroom units and an additional 15 per cent of the total number of units will be a combination of 2- bedroom and 3-bedroom units, or units that can be converted to 2-bedroom and 3-bedroom units through the use of adaptable design measures.

The proposal contains 196 (34.9%) 1-bedroom units which can be converted into 2-bedroom units through adaptable design measures, 98 (17.9%) two-bedroom units and 59 (10.7%) three bedroom units.

Servicing

A Functional Servicing and Stormwater Management Report and associated plans have been submitted for the site and are currently under review by Engineering and Construction Services.

In the event that the OLT allows the Zoning By-law Amendment appeal in whole or in part, the final Order should be withheld pending the confirmation of water, sanitary and stormwater capacity from the Chief Engineer and Executive Director, Engineering and Construction Services, or the determination of whether holding provisions are required in the Zoning By-law amendment.

Parking and Loading

A total of 65 vehicle parking spaces are proposed in a 5-level below-grade parking garage, accessed from the south portion Biscuit Lane. The proposal includes one type-G and one type-C loading space.

Transportation Impact and Parking and Loading Studies were submitted for the site and are currently under review by Transportation Services.

Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

The applicant is required to provide an on-site parkland dedication of 148 square metres. The proposal includes a 150 square metre on-site parkland dedication on a portion of 16 Isabella Street to be incorporated with George Hislop Park.

Heritage Impact

Heritage Planning staff have received the submitted Heritage Impact Assessment prepared by Goldsmith Borgal & Company Ltd. Architects, and is currently under review by Heritage Planning Staff. There are no designated or listed heritage resources on the subject property. The proposed development will be reviewed in respect to adjacent and nearby heritage resources. The subject property is also within the Historic Yonge Street Heritage Conservation District which is currently under appeal.

Toronto Green Standard

The applicant is required to meet Tier 1 of the Toronto Green Standard, and is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and achieving net-zero emissions by 2040 or sooner. Should the proposal be approved in some form by the OLT, applicable performance measures for the Tier 1 development features would be secured in the site-specific Zoning By-laws at a minimum and others through the Site Plan Control application.

Matters related to carbon emissions from the demolition of the existing building, and any opportunities to address the associated environmental issues will be explored through the Site Plan Control application.

Community Benefits Charges

The application will be reviewed under the new Community Benefits Charges framework once enacted.

Further Issues

City Planning continues to receive additional information regarding this application as the result of ongoing review by City commenting divisions, materials submitted in support of the proposal, and through deputation made by members of the public to Community Council. Planning staff may also be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this report. As a result Planning staff may continue to identify further issues or supplement the reasons provided in this report. Where substantive changes to the proposal are made by the applicant, Staff may report back to City Council as necessary.

Conclusion

The application has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Official Plan, the Downtown Plan, and applicable City guidelines intended to implement Official Plan policies. As currently proposed, the application does not conform to the Official Plan and the Downtown Plan, and does not meet the intent of the Tall Building Design Guidelines.

This report recommends that the City Solicitor, with appropriate staff, attend the OLT in opposition to the application in its current form and to continue discussions with the applicant in an attempt to resolve outstanding issues. This recommendation is consistent with the PPS and conforms with the Growth Plan.

CONTACT

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SIGNATURE

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Director, Community Planning
Toronto and East York District

ATTACHMENTS

Attachment 1: Location Map

Attachment 2: Application Data Sheet

Attachment 3: 3D Model of Proposal in Context Looking Southeast

Attachment 4: 3D Model of Proposal in Context Looking Northwest

Attachment 5: Site Plan

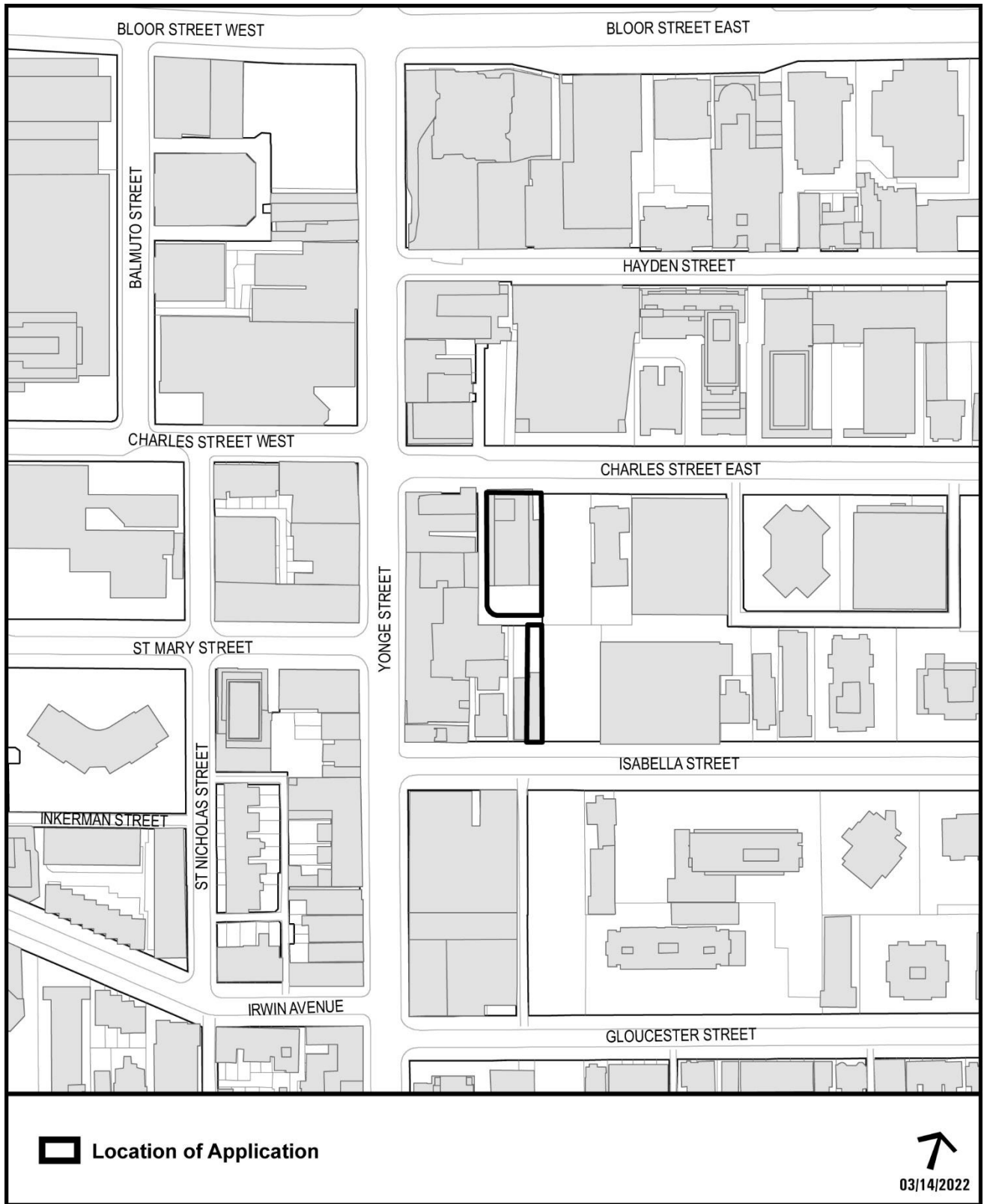
Attachment 6: Policy Considerations

Attachment 7: Official Plan Land Use Map

Attachment 8: Downtown Secondary Plan Mixed Use Areas Map

Attachment 9: Zoning By-law Map

Attachment 1: Application Data Sheet



Attachment 2: Application Data Sheet

Municipal Address: 15 Charles St E and 16 Isabella St Date Received: December 24, 2021

Application Number: 21 251414 STE 13 OZ

Application Type: Rezoning

Project Description: Zoning By-law amendment application for a 54-storey mixed-use building having a non-residential gross floor area of 146 square metres and a residential gross floor area of 35,479 square metres. 549 residential dwelling units are proposed.

Applicant	Agent	Architect	Owner
Republic Developments	Matthew Yonge	IBI Group Inc.	Northampton Inns (Whitby) Inc

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	North Downtown Yonge SASP
Zoning:	CR (c2.0;l r3.0) x SS1 (x1387)	Heritage Designation:	N/A
Height Limit (m):	16	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 1,496 Frontage (m): 23 Depth (m): 114

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	896		684	684
Residential GFA (sq m):			35,479	35,479
Non-Residential GFA (sq m):	8,580		146	146
Total GFA (sq m):	8,580		35,625	35,625
Height - Storeys:	11		54	54
Height - Metres:			174	174

Lot Coverage Ratio (%): 45.72 Floor Space Index: 23.81

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	35,479	

Retail GFA: 146
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			549	549
Other:				
Total Units:			549	549

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		2	390	98	59
Total Units:		2	390	98	59

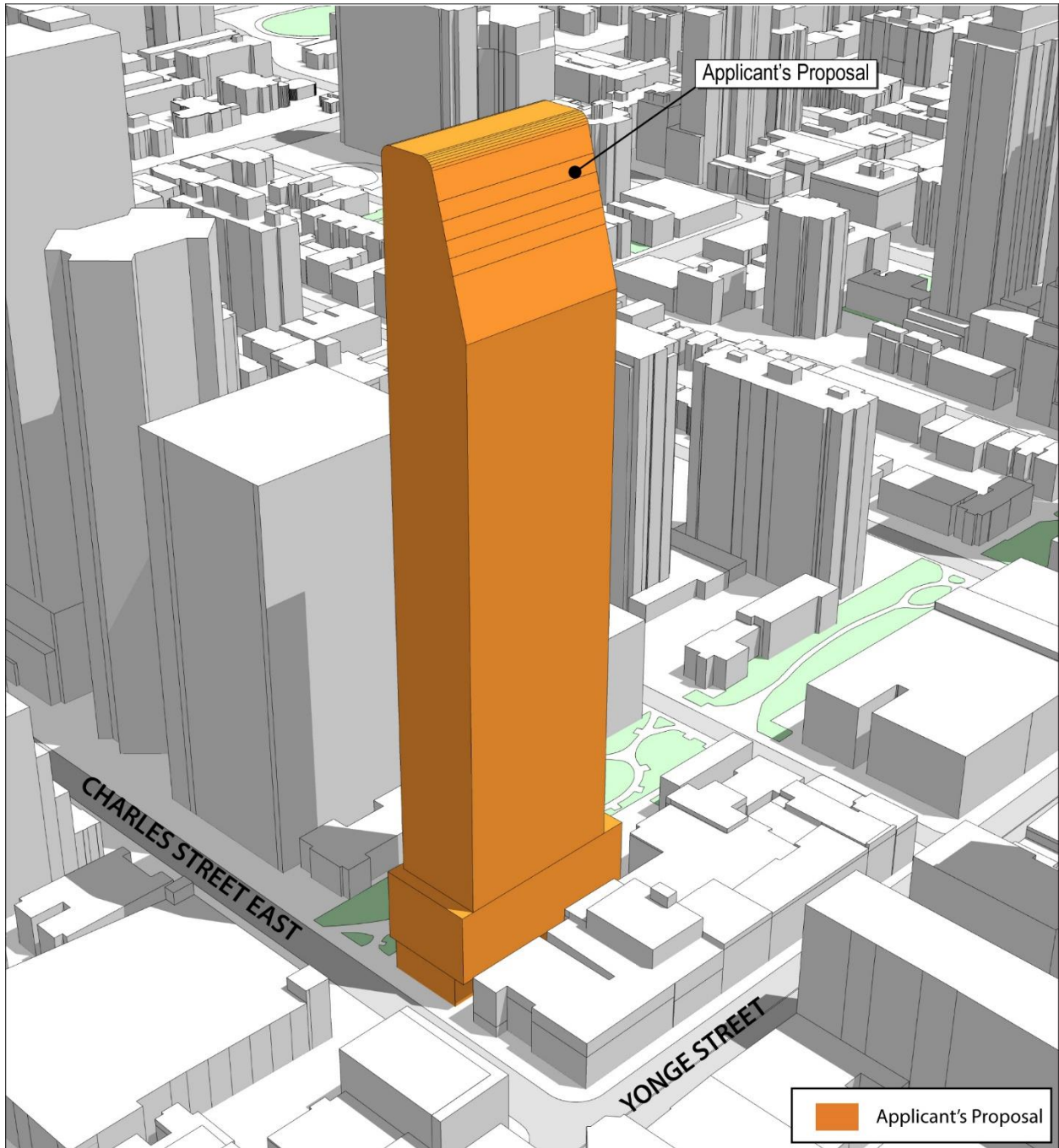
Parking and Loading

Parking Spaces: 65 Bicycle Parking Spaces: 550 Loading Docks: 2

CONTACT:

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Attachment 3: 3D Model of Proposal in Context Looking Southeast

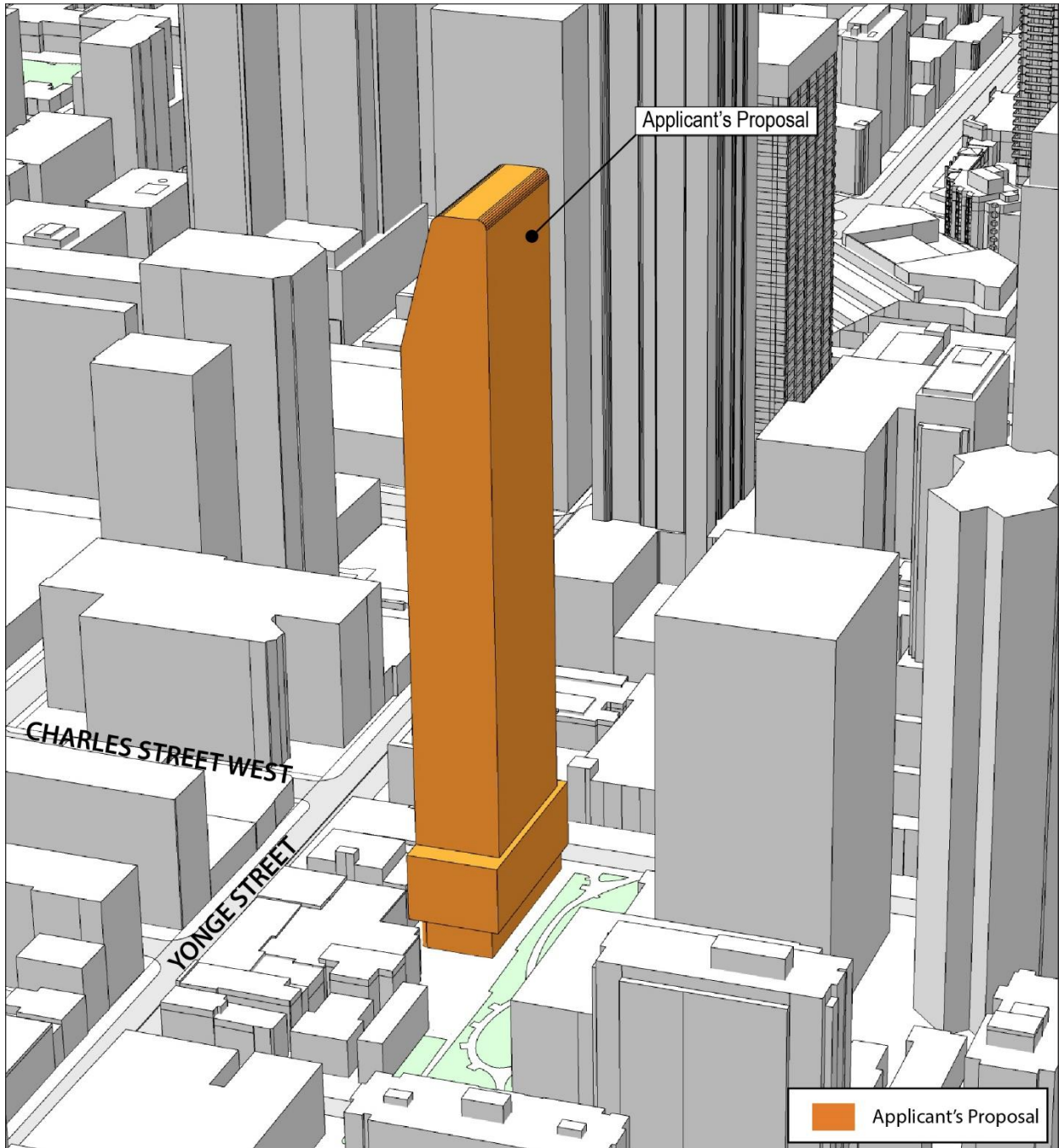


View of Applicant's Proposal Looking Southeast



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Attachment 4: 3D Model of Proposal in Context Looking Northwest

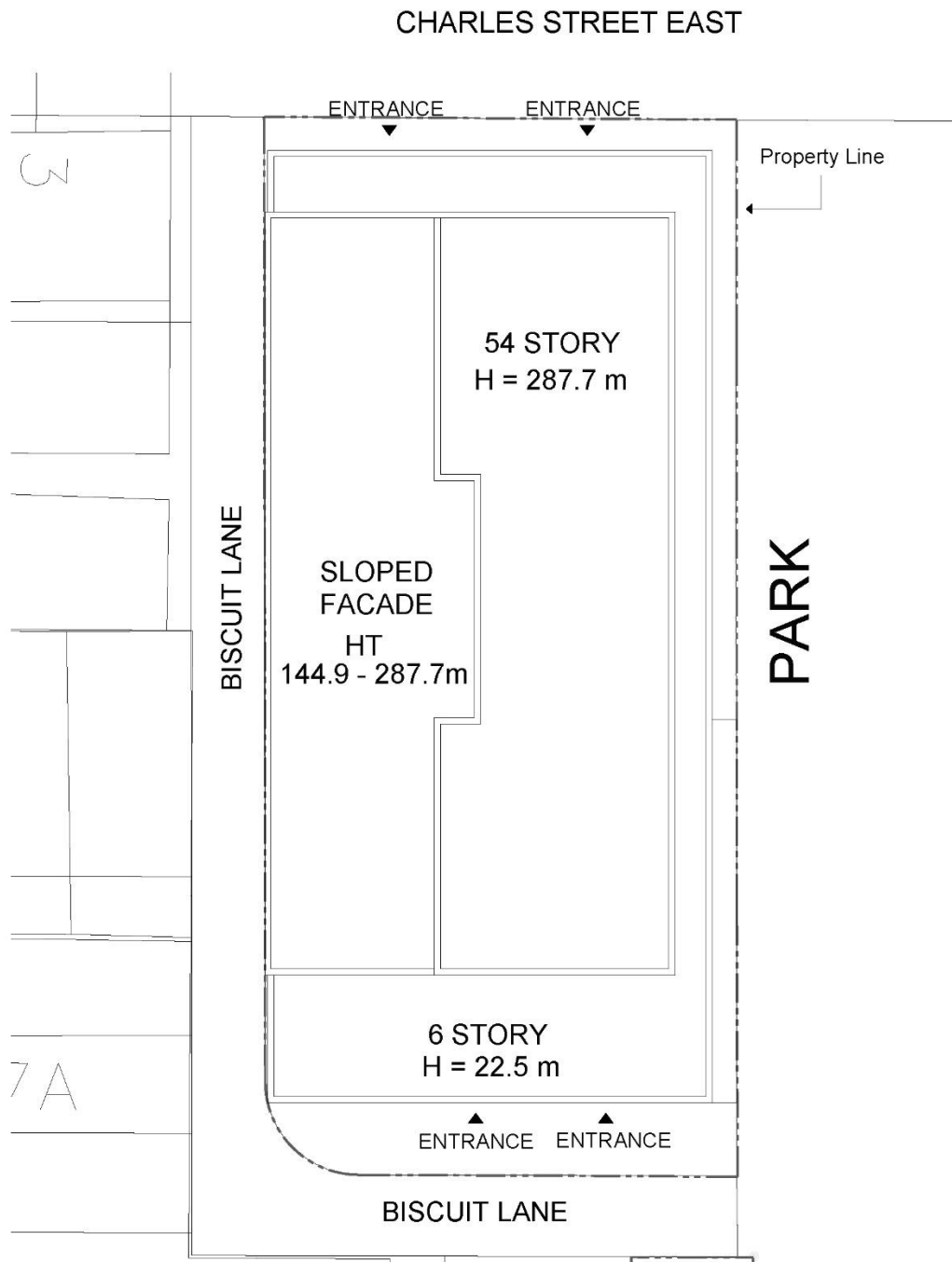


View of Applicant's Proposal Looking Northwest



03/17/2022

Attachment 5: Site Plan



Site Plan



Provincial Policy Statement and Provincial Plans

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the *Planning Act*.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with

the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Major Transit Station Areas

The Growth Plan (2020) as amended contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2020) requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs are planned for the prescribed densities.

The proposed development is within two draft MTSA boundaries (Yonge and Wellesley stations) along the Yonge-University-Spadina subway line as depicted in Attachment 2 to report PH22.6, which was adopted by the Planning and Housing Committee on April 22, 2021. The report is available at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH22.6>

Toronto Official Plan Policies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The site is located on lands shown as Downtown and Central Waterfront on Map 2, and is designated Mixed Use Areas on Map 18 of the Official Plan. See Attachment 5: Official Plan Map.

Downtown Plan

Official Plan Amendment 406 ("OPA 406" or the "Downtown Plan") is now in force and effect. OPA 406 includes amendments to Section 2.2.1 and Map 6 of the Official Plan, as well as a new Downtown Secondary Plan. It applies to all applications deemed complete after June 5, 2019. The Plan – in conjunction with the associated infrastructure strategies that address water, energy, mobility, parks and public realm, and community services and facilities – provides a comprehensive and integrated policy framework to shape growth in Toronto's fast-growing Downtown over the next 25 years. It provides the City with a blueprint to align growth management with the provision of infrastructure, sustain liveability, achieve complete communities and ensure there is space for the economy to grow. The Plan area is generally bounded by Lake Ontario to

the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north and the Don River to the east.

Map 41-3-A designates the site as Mixed Use Areas 1 - Growth. Policy 6.23 provides that development within Mixed Use Areas 1 will include a diverse range of buildings typologies, including tall buildings, with height, scale and massing dependent on the site characteristics and supportive of intensification suitable for a downtown growth area.

The in-force Downtown Plan may be found here:

<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf>

Official Plan Amendment 183 (SASP 382) - North Downtown Yonge

City Council adopted the North Downtown Yonge Area Specific Policy 382, known as Official Plan Amendment (OPA) 183 at its meeting on November 13, 2013. Parts of OPA 183 were approved by the OMB in a Phase I hearing and are in full force and effect, including many area-wide policies. Other parts of OPA 183, including the policies related to the Historic Yonge Street HCD and the Yonge Street Character Area, remain under appeal and will be addressed through a Phase II hearing, which is not yet scheduled.

Official Plan Amendment 352 - Downtown Tall Building Setback Area

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area. The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of tall buildings Downtown. At the same meeting, City Council adopted area-specific Zoning By-laws 1106-2016 and 1107-2016, which provide the detailed performance standards for setbacks and separation distances for buildings taller than 24 metres.

OPA 352 and Zoning By-laws 1106-2016 and 1107-2016 were appealed to the Local Planning Appeal Tribunal ("LPAT") following City Council's adoption of the planning instruments.

On November 25, 2020 and February 2, 2021, City Council approved modifications to OPA 352 and the Zoning By-laws with the intention of resolving the appeals.

On May 28, 2021, the LPAT partially approved modifications to OPA 352 and the Zoning By-laws; however, some properties remain under site-specific appeal.

The Official Plan Amendment and associated Zoning By-law Amendments can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE18.7>

Official Plan Amendment 479 and 480 - Public Realm and Built Form Official Plan Policies

On September 21, 2020, the Ministry of Municipal Affairs and Housing issued Notices of Decision approving OPA 479 and OPA 480. OPA 479 (Public Realm) and OPA 480 (Built Form) were adopted as part of the Five-Year Official Plan Review. The OPAs replace Sections 3.1.1, 3.1.2 and 3.1.3 of the Official Plan with new and revised policies for the public realm, built form and built form types, which respond to Council's direction to amend the urban design policies of the Official Plan.

The Official Plan Amendment can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.4>

Zoning By-laws

Under the City's harmonized Zoning By-law 569-2013, the site is zoned Commercial Residential CR (c2.0;l r3.0) x SS1 (x1387), with a permitted height of up to 16 metres. This zone permits a wide range of residential, commercial, recreational and institutional uses.

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/>

A map of the existing zoning is included as Attachment 9.

Design Guidelines

The following design guidelines will be used in the evaluation of this application:

- North Downtown Yonge Urban Design Guidelines;
- City-wide Tall Building Design Guidelines;
- Downtown Tall Buildings Vision and Supplementary Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Pet-Friendly Design Guidelines;
- Retail Design Manual;
- Best Practices for Bird-Friendly Glass;
- Best Practices for Effective Lighting; and
- Toronto Accessibility Design Guidelines.

The City's Design Guidelines may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Toronto Green Standard (Climate Mitigation and Resilience)

Climate change mitigation and resilience are key concerns of the City. On October 2, 2019, City Council declared a Climate Emergency and set a new goal to achieve net

zero greenhouse gas emissions by 2040 or sooner. In 2021, an updated TransformTO Net Zero Strategy will be presented to Council, outlining the necessary climate action to reach net zero GHG emissions community-wide. In June 2019, the Resilience Strategy was published, which set out that new development should be resilient to a changing climate.

The Toronto Green Standard (the "TGS") sets out the key sustainable performance measures new developments are required to meet to address climate mitigation and resilience. The TGS is a critical component of the City's efforts to achieve zero emissions buildings by 2030, to meet 2040 citywide greenhouse gas reduction targets, and to build a more resilient city. The TGS also supports other City-wide strategies related to environmental sustainability, including TransformTO, the Resilience Strategy, Ravine Strategy and Biodiversity Strategy. 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 TGS. Tier 1 performance measures are secured on site plan drawings and through a site plan agreement or registered plan of subdivision. Tiers 2+ are voluntary higher levels of performance with financial incentives (post-construction development charge refunds) intended to facilitate the foregoing objectives.

Applicants are strongly encouraged to pursue higher tiers of the TGS wherever possible. Applications must use the documentation required for the version of the TGS in effect at the time of the initial site plan application. TGS Version 3.0 applies to new applications submitted on or after May 1, 2018. TGS Version 4.0 will apply to all new applications submitted on or after May 1, 2022.

The Toronto Green Standard can be found at the following link:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

Attachment 7: Official Plan Map



Official Plan Land Use Map #18

15 Charles Street East & 16 Isabella Street

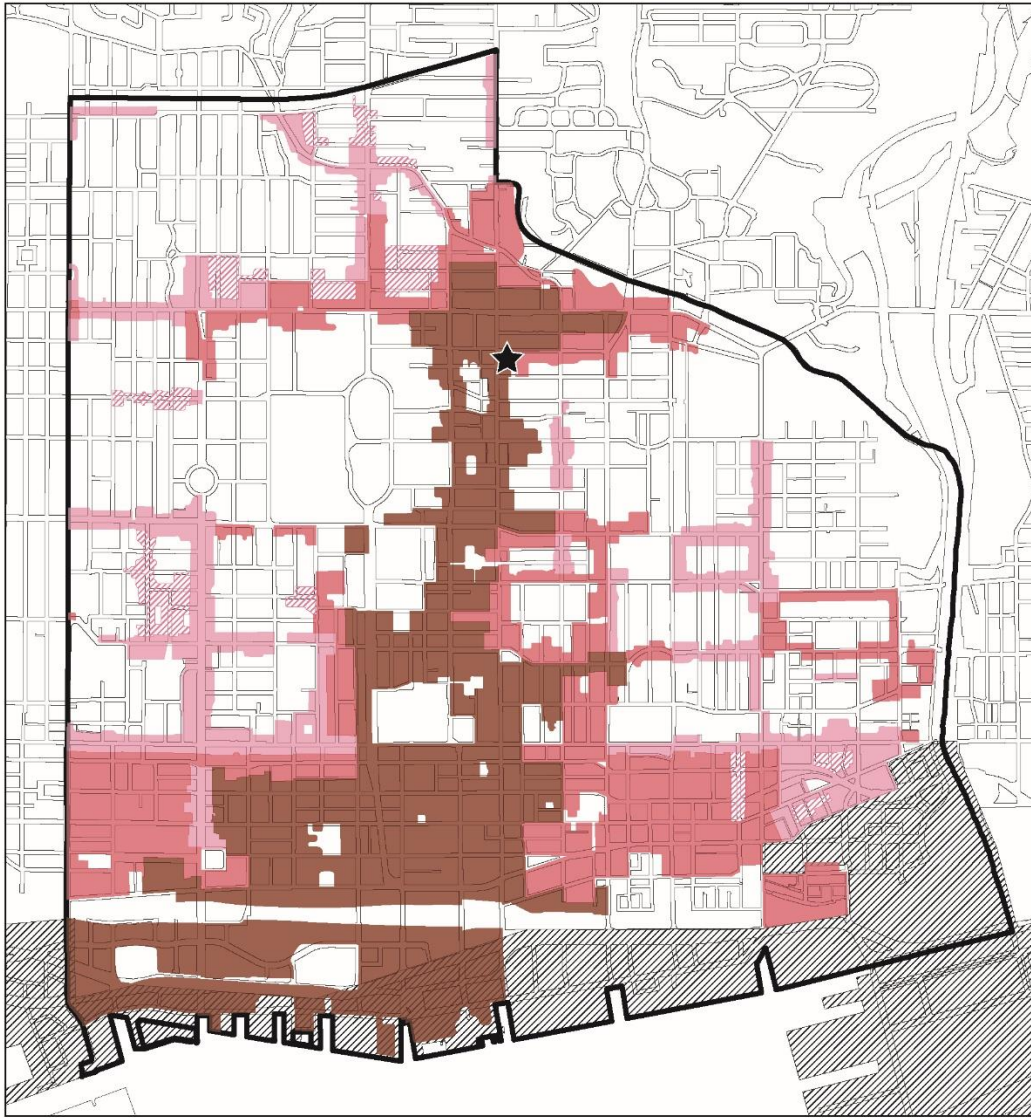
File # 21 251414 STE 13 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks



Not to Scale
Extracted: 03/14/2022

Attachment 8: Downtown Secondary Plan Mixed Use Areas Map



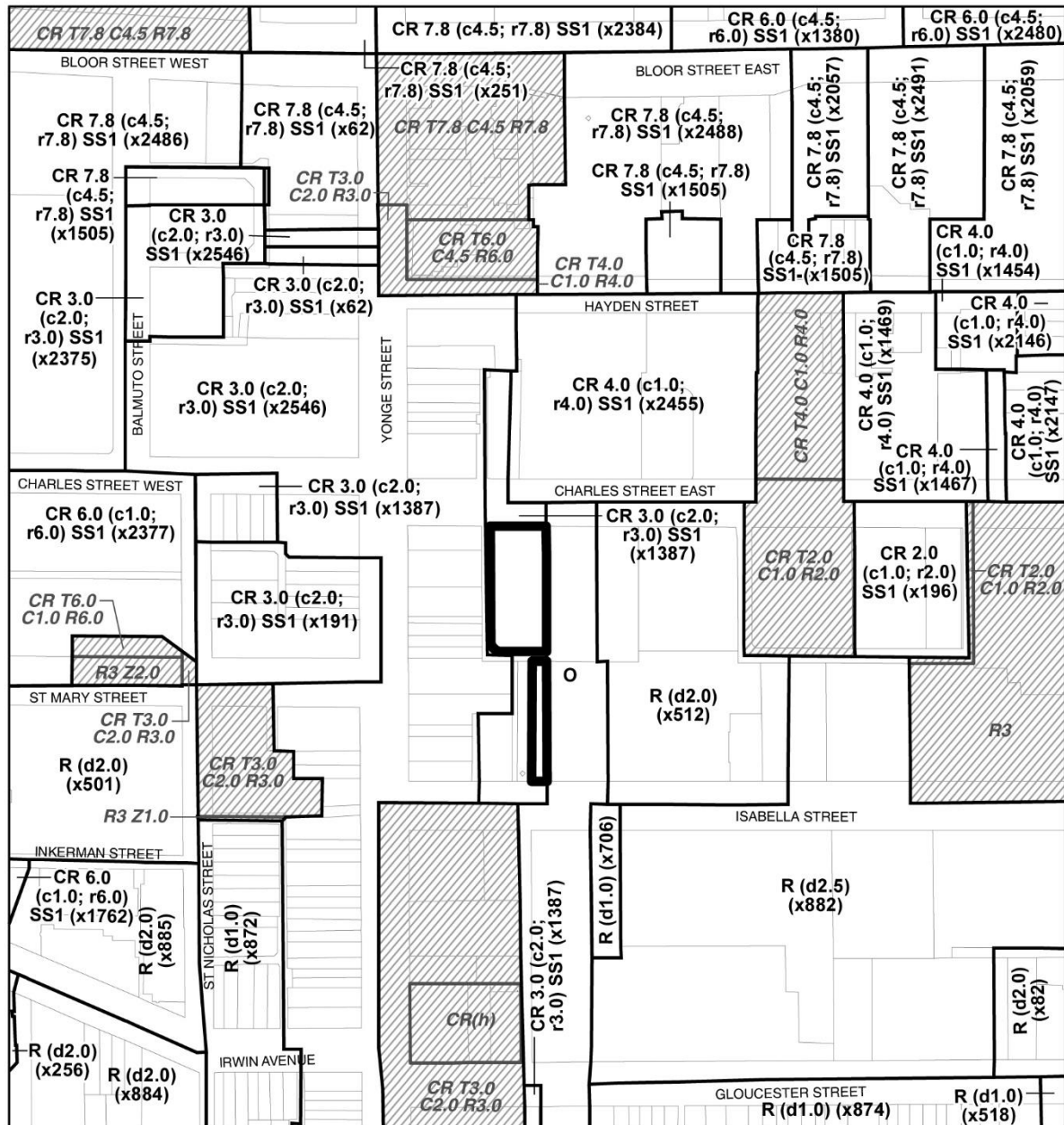
Downtown Plan
MAP 41-3 Mixed Use Areas

15 Charles Street East and 16 Isabella Street
File # 21 251414 STE 13 0Z

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

Not to Scale
 Extracted: 03/14/2022

Attachment 9: Zoning By-law 569-2013



Zoning By-law 569-2013

15 Charles Street East & 16 Isabella Street

File # 21 251414 STE 13 0Z

Location of Application



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

R Residential CR Commercial Residential
 O Open Space

R3 Residential District
 CR Mixed-Use District



Not to Scale
 Extracted: 03/28/2022