

## **506-516 Church Street - Official Plan and Zoning By-law Amendment Application – Final Report**

**Date:** June 13, 2022  
**To:** Toronto and East York Community Council or City Council  
**From:** Director, Community Planning, Toronto and East York District  
**Ward:** 13 - Toronto-Centre

**Planning Application Number:** 20 172161 STE 13 OZ

### **SUMMARY**

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This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 14-storey mixed-use building at 506-516 Church Street. The building is proposed to contain 165 dwelling units and 798 square metres of retail space. Two levels of underground parking are proposed with 23 vehicle parking spaces for residents, 9 vehicle parking spaces for visitors, and a total of 176 bicycle parking spaces. A portion of the existing building at 508-510 Church Street will be retained and integrated into the new building.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 506-516 Church Street substantially in accordance with the draft Official Plan Amendment attached as Attachment 6 to the report (June 13, 2022) from the Director, Community Planning, Toronto and East York District.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 506-516 Church Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 7 to the report (June 13, 2022) from the Director, Community Planning, Toronto and East York District.
3. City Council authorize the City Solicitor to submit the necessary bill(s) to implement the foregoing recommendation(s) provided the City Solicitor is satisfied that the appropriate legal mechanisms are in place to ensure that no building permit will issue until such time as the Section 37 Agreement and the Heritage Easement Agreement are executed and registered.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan or draft Zoning By-law Amendment as may be required.

5. City Council require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act as follows:

a) The community benefits recommended to be secured in the Section 37 Agreement are as follows:

i. Prior to the issuance of the first above-grade building permit for the development, the owner shall make a cash contribution of \$1,600,000.00 to be allocated towards local streetscape and laneway improvements for Donna Shaw Lane and Alexander Place;

ii. All cash contributions referred to in Recommendation 5.a)i above, shall be indexed upwardly in accordance with the Statistics Canada Construction Price Index for Toronto, calculated from the date of the execution of the Section 37 Agreement to the date the payment is made;

iii. In the event the cash contribution referred to in Recommendation 5.a)i above, has not been used for the intended purpose within three (3) years of the By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in Ward 13.

## **FINANCIAL IMPACT**

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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**

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In 2013, City Council adopted the Urban Design Guidelines for North Downtown Yonge. The subject properties fall within the boundary of the identified Church Street Village Character Area.

<https://www.toronto.ca/legdocs/mmis/2013/te/bgrd/backgroundfile-61187.pdf>

At its meeting on January 29, 2020, City Council directed the General Manager, Economic Development and Culture to develop long-term recommendations to support the retention and growth of independently owned and operated 2SLGBTQ+ small businesses and cultural space in Church-Wellesley and across the city.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.MM14.8>

On October 15, 2020 Toronto and East York Community Council adopted, with amendments, 2020.TE19.26 - 506-516 Church Street - Official Plan and Zoning By-law Amendment Applications - Preliminary Report, authorizing staff to hold a Community Consultation Meeting and establish a community working group  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE19.26>

On April 7, 2021, City Council adopted a motion on "Protecting and Preserving Independent Live Performance Venues and Drag Bars." Crews and Tangos was identified as a stakeholder.  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.MM31.33>

On November 9, 2021, City Council adopted with amendments 2021.EC25.3 – Developing a Cultural Districts Program, directing staff to consult on and develop a Cultural Districts program for various areas of the city, including the Church-Wellesley Village.  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EC25.3>

On January 21, 2022, the City's Economic and Community Development Committee received an update report from the Interim General Manager, Economic Development and Culture, regarding City Council's direction to protect 2SLGBTQ+ small businesses and cultural spaces (January 29, 2020).  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.EC27.6>

On May 10, 2022, the Toronto Preservation Board adopted the recommendations of Staff to designate the property at 508 and 510 Church Street under Part IV, Section 29 of the Ontario Heritage Act. These recommendations were considered by Planning and Housing Committee on May 31, 2022 and by City Council on June 15, 2022.  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PB34.3>

## **SITE AND SURROUNDING AREA**

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**Description:** The site is located on the west side of Church Street, between Alexander Street and Maitland Street. It is rectangular and approximately 1,701.7 square metres in size. The site has 42.8 metres of frontage on Church Street and a depth of 39.6 metres. The site is adjacent to Donna Shaw Lane, a public lane with a width of 6.1 metres. The site is currently occupied by a 2.5-storey non-residential building containing a bar and personal service uses (506 Church Street), a 2.5-storey non-residential building containing a bar/nightclub (508-510 Church Street), and a surface parking lot (512-516 Church Street).

**Official Plan Designation:** Mixed Use Areas, Mixed Use Area 3 – Main Street in the Downtown Secondary Plan and is located within the Church Street Village Character area in the North Downtown Yonge Site and Area Specific Policy.

**Zoning:** CR T3.0 C2.0 R3.0 under Zoning By-law 438-86 and CR 3.0 (c1.7; r3.0) SS1 (x2144) under Zoning By-law 569-2013 with a height limit of 18 metres and a density limit of 3.0 times the area of the lot. See Attachment No. 4 to this report for the Existing Zoning By-law Map.

## **Surrounding Land Uses:**

**North:** is a 2.5-storey non-residential building containing a restaurant (518 Church Street). Further to the north across Maitland Street are 4 to 5-storey mixed-use buildings.

**South:** of the site is a 2 storey mixed-use building. Further south on the block is a 12-storey mixed-use building (Alexus Condominium). Further to the south across Alexander Street are the City Park Co-op apartment buildings (14-storeys).

**East:** of the site is a series of 2 to 3-storey mixed use buildings fronting onto Church Street. To the northeast of Church Street and Maitland is a new 28-storey mixed use building (81 Wellesley Street E).

**West:** is Donna Shaw Lane, a north-south public lane running from Maitland Street to Alexander Street. To the west of the lane is the Village Green complex of apartment buildings (19 to 28-storeys).

## **THE APPLICATION**

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**Description:** A 14-storey (45.02 metres, 47.7 metres inclusive of the mechanical penthouse) mixed use building.

**Density:** 7.47 times the area of the site.

**Dwelling Units and Amenity Space:** 165 residential dwelling units are proposed. A total of 765 square metres of amenity space (4.63 square metres per unit) is proposed, consisting of 562 square metres of indoor amenity space (3.4 square metres per unit) and 203 square metres of outdoor amenity space (1.23 square metres per unit).

**Non-Residential Uses:** The proposal includes 798 square metres of non-residential space located along the Church Street frontage.

**Access, Parking, and Loading:** At the rear, the existing public lane (Donna Shaw Lane) provide access to a Type G loading space and a ramp providing access to a two-level underground parking garage with 23 vehicle parking spaces for residents and 9 vehicle parking spaces for visitors.

## **Additional Information**

See Attachment No. 1 to this report for the location map, Attachment No. 2 for the project data, Attachment No. 8 for the site plan, Attachments No. 9-10 for a three dimensional representation of the current proposal in context, and Attachments No. 11-14 for the elevations.

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

- reduced building height from 15-storeys (52.72 metres, inclusive of the mechanical penthouse) to 14 storeys (47.7 metres, inclusive of the mechanical penthouse);
- reduced density from 8.08 to 7.47 times the area of the lot;
- refined streetwall height and massing to respond to the low-rise context of the Church Street village.
- revised building massing to reduce penetrations into the Church Street angular plane;
- introduction of a step back from the north property line above the 10<sup>th</sup> storey to improve massing;
- introduction of a setback at the ground level to maintain service access for the property to the south;
- reduced unit count from 173 to 165 units, and maintained proportion of two bedroom units at 38% and three bedroom units at 10% of the total units;
- increased amenity space from 3.8 to 4.63 square metres per unit;
- reduced parking count from 40 to 32 parking spaces; and
- refined the layout of the non-residential space at the ground floor to accommodate desired entertainment uses.

### **Reasons for Application**

The proposal requires an amendment to the Official Plan to modify the Site and Area Specific Policy (SASP) for North Downtown Yonge in order to permit limited mechanical penthouse penetrations into the angular plan required for the Church Street Village Character Area.

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 (File: 21 139733 STE 13 SA) has been submitted and is under review.

### **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

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A virtual Community Consultation Meeting was held on April 28, 2021, and was attended by approximately 60 people. At the meeting the local Councillor, 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.

As directed by Community Council, City staff and the local Councillor's office convened a working group with stakeholders from the Church-Wellesley Village and 2SLGBTQ+ community to review and provide input on the proposal. This working group met three times through the application review process (December 1, 2020, January 18, 2021, and March 2, 2022).

Key comments and questions provided during the community consultation meeting and working group process included:

- concerns about the loss of existing 2SLGBTQ+ small businesses and cultural space on site;
- concerns about the scale of the building and its relationship to the Church-Wellesley Village;
- concerns about wind and shadowing and the impact on the public realm and existing patios in the area;
- whether any affordable housing is proposed within the development;
- whether any community services and facilities are proposed within the development;
- support for small, fine-grained retail spaces, especially with local businesses serving the 2SLGBTQ+ community;
- identified the need for recognition of importance of the site to the 2SLGBTQ+ community, including the World Pride mural on the existing building;
- encouraging the use of colours representative of the 2SLGBTQ+ community in the building design; and,
- construction timelines and construction management, including protection for neighbouring properties.

The issues raised through community consultation have been considered through the review of the application. Comments with respect to the proposed height, massing, setbacks, wind/shadow impacts, and cultural heritage 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.

The applicant has indicated that the ground floor non-residential space has been configured in coordination with the current operator of Crews and Tangos to permit a potential return to the site following construction of the new building. In addition, staff in Economic Development and Culture are developing a Cultural Districts Program to support cultural districts across the city, including the Church-Wellesley Village.

## **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**

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### **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.

### **Built Form**

City Planning staff finds that the proposal conforms with the applicable Official Plan policies with respect to built form, massing and transition, and achieves the objectives of the North Downtown Yonge SASP and Urban Design Guidelines.

The proposed height of 14-storeys (45.02 metres, 47.7 metres inclusive of the mechanical penthouse) is acceptable given the site's location within the Downtown Urban Growth Centre and Mixed Use Areas land use designation. The proposed height is comparable to the existing building at 70 Alexander Street and provides an appropriate transition to the low-rise scale of the Church Street Village Character Area.

The proposed massing provides a streetwall height of 3 storeys (12 metres) on Church Street which will frame the street with good proportion that fits with the existing and planned context, including the existing two-storey buildings to the north and south of the site. Above the 3<sup>rd</sup> floor, a 3.4 metre stepback is provided, further reinforcing the low-rise scale along Church Street. Above the 6<sup>th</sup> floor, the building steps back a further 12.7 metres before stepping back generally in line with the 44-degree angular plane required for the Church Street Village Character Area, with only limited projections for mechanical equipment and screening.

The building is proposed to have a 0 metre setback to the south property line; however, a 1.1 metre setback will be provided at the ground level to accommodate service access to the property to the south at 504 Church Street. To the north, the building will have a 0 metres setback up to the 10<sup>th</sup> floor, with a 2.0 metre setback provided above this level to reduce the massing of the upper levels. These setbacks are appropriate for the site,

given the context. The material treatment of these elevations will be secured through the Site Plan Control review process to ensure sufficient consideration is given to providing visual interest.

Balconies are not proposed to project into the setbacks immediately adjacent to Church Street; however, roof terraces are provided where the building steps back to provide private amenity. Balcony locations will be secured in the zoning by-law to ensure that the building's stepped massing is not obscured by projecting balconies.

The building massing is consistent with the Downtown Plan Mixed Use Areas 3 – Main Street policies, and the policies of the North Downtown Yonge SASP and Urban Design Guidelines for the Church Street Village Character Area.

### **Shadow Impact**

The submitted Shadow Study shows the proposal casting new shadows on portions of Maitland Street at the spring and fall equinoxes. The proposal also casts new shadows on Church Street sidewalks late in the afternoon at the summer equinox. The proposal does not cast shadows on any existing parks, and the incremental shadows beyond the angular plane envisioned in SASP 382 are limited.

City Planning staff finds the revised massing of the proposal adequately limits shadow impacts on the adjacent public realm during the spring, summer and fall equinoxes and maintains the intent of the angular plane envisioned in SASP 382 for the Church Street Village.

### **Wind Impact**

A Pedestrian Level Wind Study and associated Addendum Letter reflecting the revised proposal was submitted in support of the application. The study indicates that the surrounding public realm will experience wind conditions that are acceptable for the intended use (suitable for walking or better in the spring/fall/winter, and standing or better in the summer). The outdoor amenity spaces at the 12<sup>th</sup> and 14<sup>th</sup> floors will require mitigation measures (wind screens and/or plantings) to be suitable for sitting or sedentary activities throughout the shoulder and winter seasons. These mitigation measures will be secured through the Site Plan Control review process.

City Planning staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained within the study.

### **Unit Mix**

A total of 165 residential units are proposed, consisting of 29 studio units (18%), 56 one-bedroom units (34%), 63 two-bedroom units (38%), and 17 three-bedroom units (10%), comprising 11,914 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 meets the unit mix objectives of the Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines (Growing Up Guidelines) to



provide a minimum of 15% two-bedroom units and 10% three-bedroom units within new developments. However, the unit sizes do not meet the unit size objectives of the Growing Up Guidelines, which City Planning staff will continue to encourage the applicant to provide through the Site Plan Control review process.

### **Amenity Space**

Amenity space for building residents is proposed on the 2nd floor, 3<sup>rd</sup> floor, 5<sup>th</sup> floor, 12<sup>th</sup> floor and 14<sup>th</sup> floor at a rate that meets 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 562 square metres of indoor amenity space (3.4 square metres per unit) is proposed along with 203 square metres of outdoor amenity space (1.23 square metres per unit).

Detailed design of the amenity space, including 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.

### **Non-Residential Uses**

The building includes 798 square metres of non-residential gross floor area, located at the ground floor adjacent to Church Street. This space incorporates the ground level of the retained heritage building at 508-510 Church Street, as detailed below. The design of the façade is intended to permit the demising of the retail space into multiple small units, reinforcing the fine-grained retail character of Church Street. In addition, the applicant has worked with the current operator of Crews and Tangos to refine the design for a portion of the non-residential area to permit the business to return to the site. Staff will ensure permissions are provided for this use in the zoning by-law and will review and secure details of noise attenuation strategies through the Site Plan Control review process.

### **Heritage**

The development site contains the Crews and Tangos building at 508 and 510 Church Street, which comprises two adjoining structures, originally constructed as part of a row of six residences in c.1856-1858, along with a surviving nineteenth-century coach house to the rear. The primary structures are a unique example of semi-detached house-form buildings from the mid-nineteenth century that have evolved for commercial use. Since 1994, they have been the home of Crews, later Crews and Tangos, a storied venue for drag performances and queer gatherings. The building is notable for its asymmetrical configuration and details that demonstrate the influence of the Romanesque Revival style. The property is a cultural landmark within the Church and Wellesley Village and for Toronto's broader 2SLGBTQ+ community.

The development application proposes the retention of a portion of the existing Crews and Tangos building at 508 and 510 Church Street and the demolition of the coach house to the rear. The retained portion of the heritage building is proposed to be restored with minor modifications to support ground floor retail uses. The existing World

Pride Mural will be removed to allow for masonry restoration and it will be commemorated through documentation and two new murals. The proposed alterations conserve the heritage property and are consistent with the policy framework. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy.

## **Public Realm**

The new portions of the building are set back between 1.1 and 1.7 metres from the Church Street property line, resulting in an approximately 4.5 metre setback from building face to curb. As noted above, portions of the existing building at 508-510 Church Street are to be retained in-situ, maintaining the current setbacks and public realm interface. South of the retained heritage building, the ground floor is set back a further 4.4 metres to create a recess for the primary residential entrance. The proposed setbacks are compatible with the building line of the adjacent property to the north, provides an appropriate transition to the retained heritage building on-site, and will contribute to a continuous streetwall along this segment of Church Street.

The majority of the ground floor along Church Street is intended to accommodate non-residential uses, including retail space and entertainment uses, reinforcing the fine-grain retail scale. First floor heights for these street-facing spaces follow the recommendations in the Retail Design Manual for boutique type retail spaces and respect the existing pattern of first floor heights in the Church Street Village.

City staff are satisfied that the proposal is consistent with the applicable public realm policies of the Official Plan and North Downtown Yonge SASP. Further detailed design of the public realm will be addressed during the Site Plan Control review process.

## **Parkland**

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 4 to 12 square metres of parkland per person, which is below the city-wide average provision of 28 square metres of parkland per person in 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 while the non-residential component is subject to a 2% parkland dedication.

The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. 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 three trees on private property that would be impacted by the proposal. Given the constrained nature of the site, the configuration of the below-grade levels, and the proposed retention of portions of the existing building at 508-510 Church Street, preservation of these trees is not feasible.

The applicant will be required to submit permits for removal of the existing trees and provide replacement planting or payment-in-lieu, which will be reviewed by Urban Forestry staff.

## **Traffic Impact, Access, Parking and Loading**

Vehicular access for parking will be from the existing 6.1 metre wide public lane (Donna Shaw Lane) on the west side of the site. A ramp will provide access to a two-level underground parking garage containing a total of 23 vehicle parking spaces for residents and 9 vehicle parking spaces for visitors. Access to an enclosed Type G loading space will also be from the public lane.

A total of 174 bicycle parking spaces are proposed, including 150 bicycle parking spaces for residents and 18 bicycle parking spaces for visitors on the P1 level, and 8 bicycle parking spaces for the non-residential uses on the ground floor. The proposed bicycle parking spaces and loading space meet the Zoning By-law requirements.

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 provided thereto, 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 servicing reports and supporting materials and accept their conclusions for the Zoning By-law Amendment application.

## **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). Furthermore, the proposal is in keeping with the intent of the Official Plan, particularly as it relates to the provision of an appropriate mix of residential and non-residential uses, and a built form which provides an appropriate relationship to the surrounding public realm and maintains the intent of the policies for the Church Street Village Character Area in OPA 183/SASP 382 for North Downtown Yonge.

Staff recommend that Council support approval of the application.

## **CONTACT**

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E-mail: Alex.Teixeira@toronto.ca

## **SIGNATURE**

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

## **ATTACHMENTS**

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### **City of Toronto Data/Drawings**

- Attachment 1: Location Map
- Attachment 2: Application Data Sheet
- Attachment 3: Official Plan Land Use Map
- Attachment 4: OPA 183 Map
- Attachment 5: Existing Zoning By-law Map
- Attachment 6: Draft Official Plan Amendment
- Attachment 7: Draft Zoning By-law Amendment

### **Applicant Submitted Drawings**

Attachment 8: Site Plan

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

Attachment 10: 3D Model of Proposal in Context - Southeast

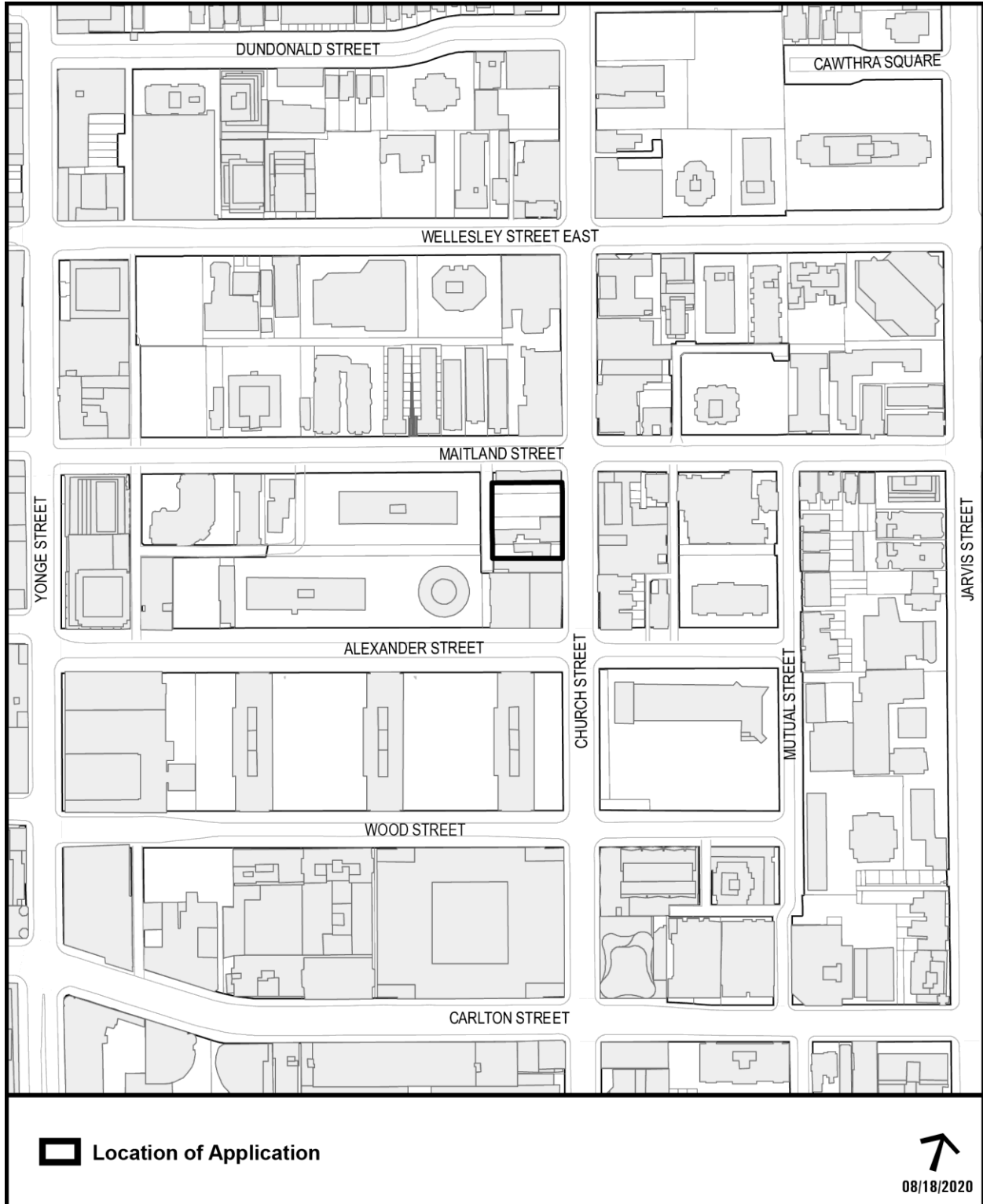
Attachment 11: East Elevation

Attachment 12: South Elevation

Attachment 13: West Elevation

Attachment 14: North Elevation

Attachment 1: Location Map



## APPLICATION DATA SHEET

**Municipal Address:** 506 CHURCH ST      **Date Received:** July 24, 2020

**Application Number:** 20 172161 STE 13 OZ

**Application Type:** OPA / Rezoning, OPA & Rezoning

**Project Description:** Official Plan and Zoning By-law amendment applications to facilitate the development of the site for a 14-storey mixed-use building comprised of 798 square metres of non-residential floor area and 11,914 square metres of residential floor area. A total of 165 dwelling units are proposed. A portion of the existing building at 508-510 Church Street is proposed to be retained.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
Bousfields Inc		Diamond Schmitt Architects	Graywood CM GP Inc

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP 382 - North Downtown Yonge
Zoning:	CR 3.0 (c1.7; r3.0) SS1 (x2144)	Heritage Designation:	Y
Height Limit (m):	18	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m): 1,706      Frontage (m): 43      Depth (m): 40

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	462		1,141	<b>1,141</b>
Residential GFA (sq m):			11,914	<b>11,914</b>
Non-Residential GFA (sq m):	1,072		798	<b>798</b>
<b>Total GFA (sq m):</b>	<b>1,072</b>		<b>12,712</b>	<b>12,712</b>
Height - Storeys:	3		14	<b>14</b>
Height - Metres:			45	<b>45</b>

Lot Coverage Ratio (%): 66.87

Floor Space Index: 7.45

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	11,914	
Retail GFA:	798	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:				
Freehold:				
Condominium:			165	<b>165</b>
Other:				
<b>Total Units:</b>			<b>165</b>	<b>165</b>

**Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		29	56	63	17
<b>Total Units:</b>		<b>29</b>	<b>56</b>	<b>63</b>	<b>17</b>

**Parking and Loading**

Parking Spaces: 32      Bicycle Parking Spaces: 206      Loading Docks: 1

**CONTACT:**

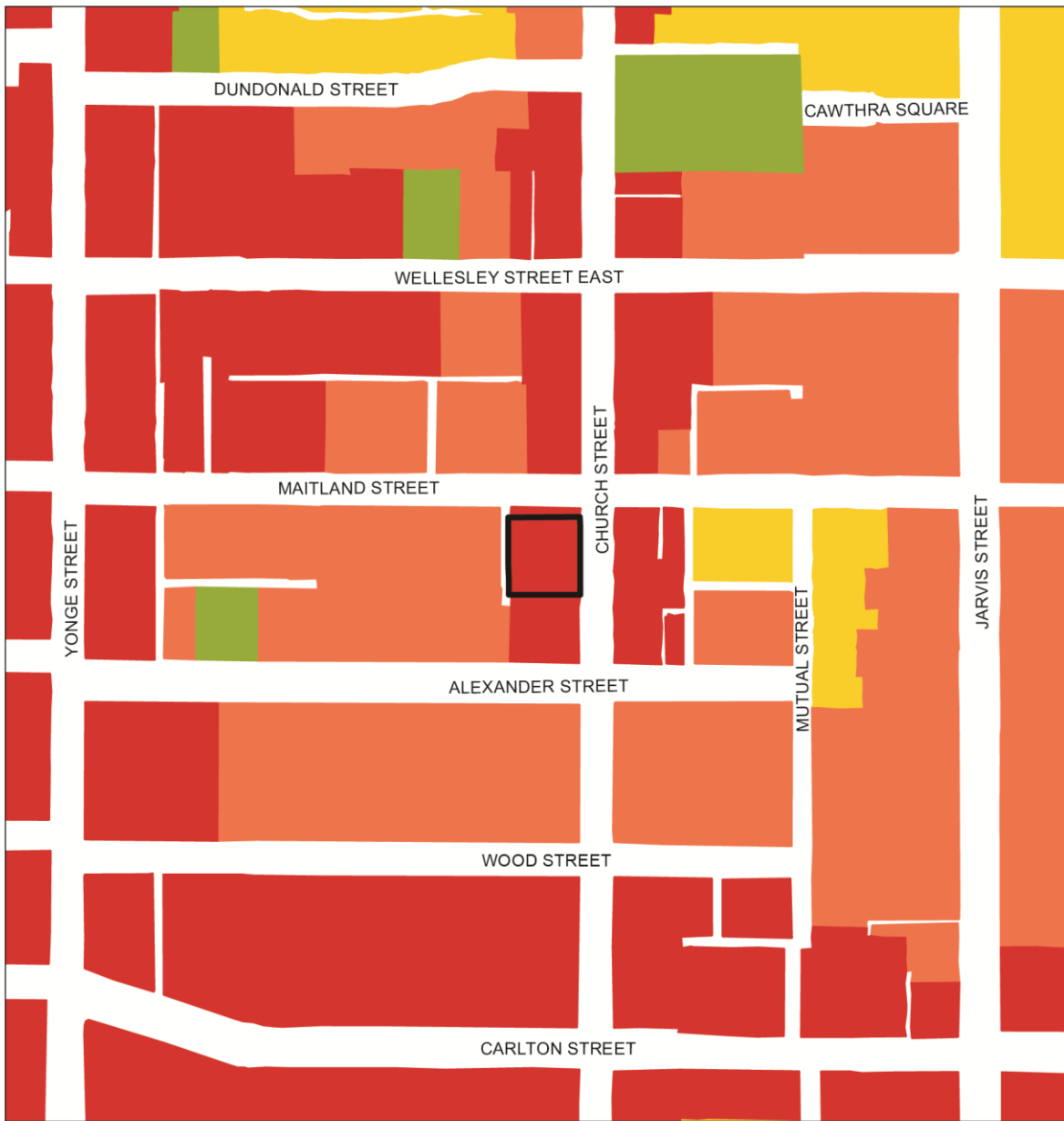
Alex Teixeira, Manager

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Attachment 3: Official Plan Land Use Map



506-516 Church Street

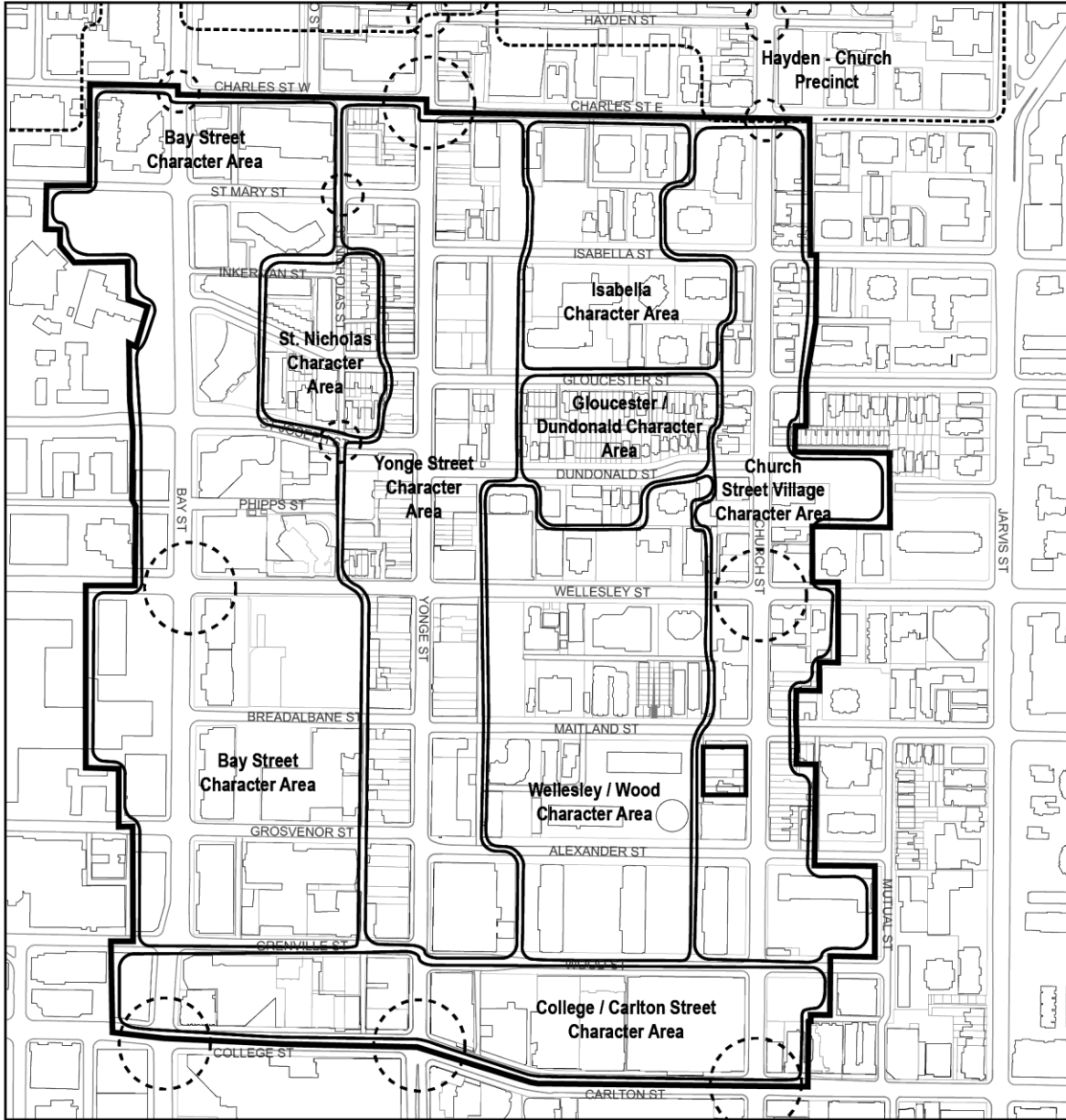
Official Plan Land Use Map

File # 20 172161 STE 13 0Z

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

  
Not to Scale  
08/19/2020

Attachment 4: OPA 183 Map



Official Plan Amendment #183  
Map 1. Character Areas

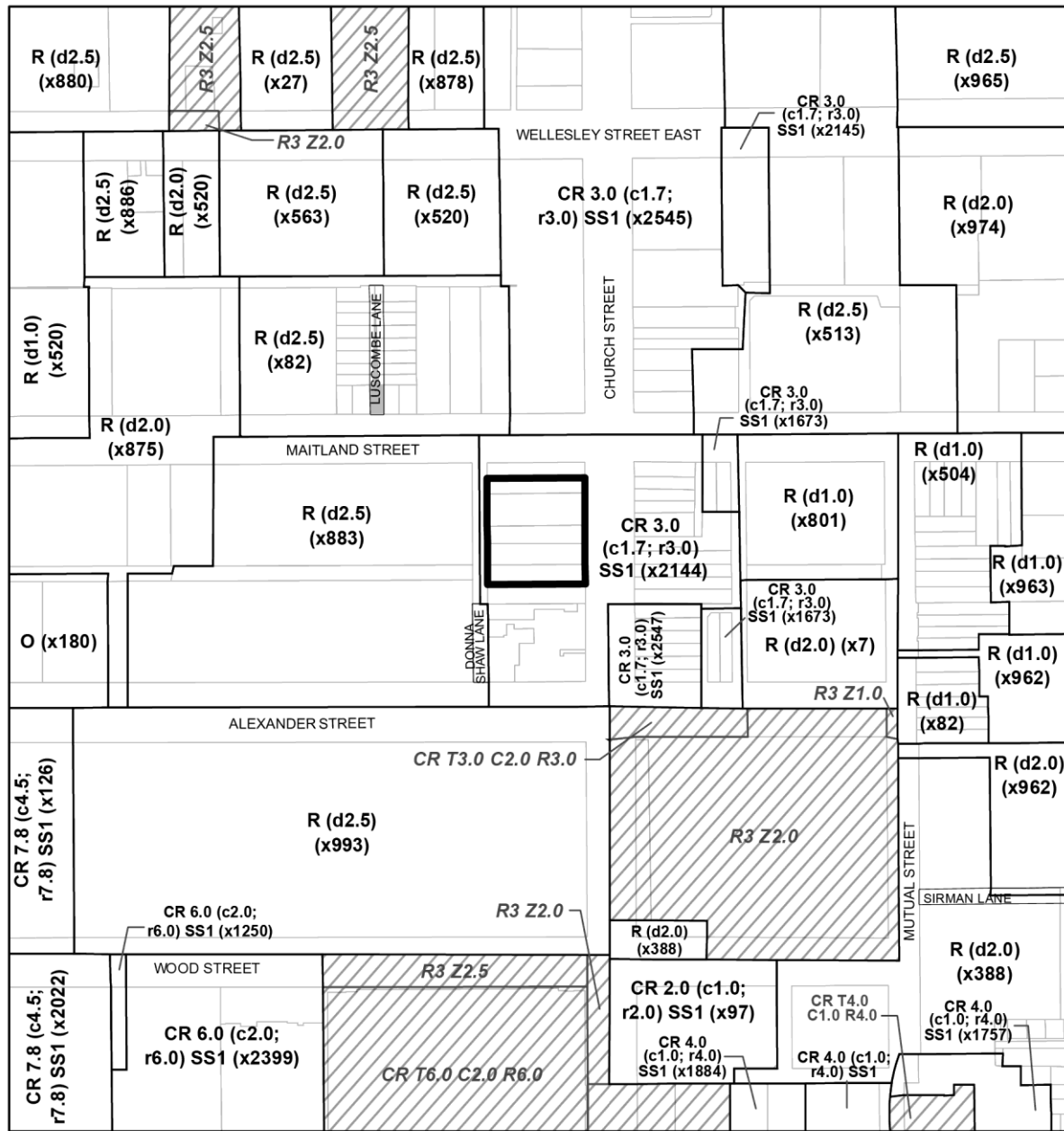
506-516 Church Street

File # 20 172161 STE 13 0Z



Not to Scale  
08/21/2020

# Attachment 5: Existing Zoning By-law Map



**Zoning By-law 569-2013**

**506-516 Church Street**

**File # 20 172161 STE 13 0Z**



Location of Application

**R** Residential    **CR** Commercial Residential  
**O** Open Space



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

**R3** Residential District  
**CR** Mixed-Use District



Not to Scale  
 Extracted: 08/21/2020

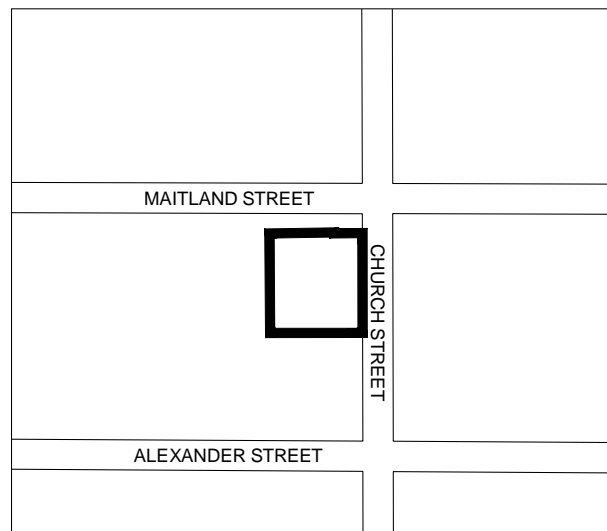
**AMENDMENT NO. 605 TO THE OFFICIAL PLAN**

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2021 AS 506-516 CHURCH STREET**

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

1. Chapter 7 is amended by adding the following section to Site and Area Specific Policy No. 382, as follows:

“5.7.6 Notwithstanding Policy 5.7.2, any development/redevelopment on the property municipally known in the year 2021 as 506-516 Church Street shall be permitted to project into the Church Street angular plane, substantially in accordance with the building envelope outlined in Site Specific Zoning By-law ~-20~.

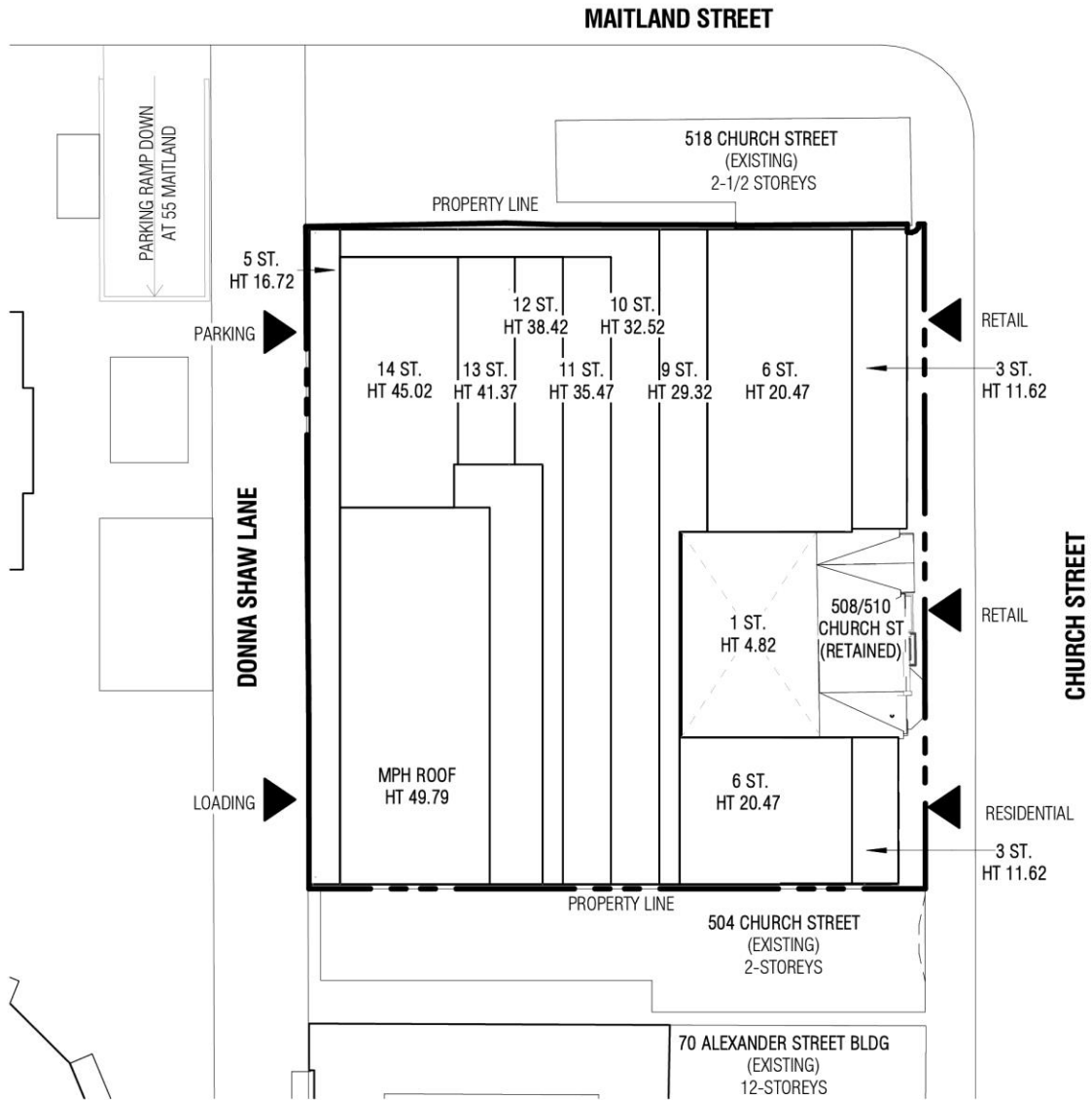


**KEY MAP**

Attachment 7: Draft Zoning By-law Amendment

To be available at the June 29/30 meeting of Toronto and East York Community Council

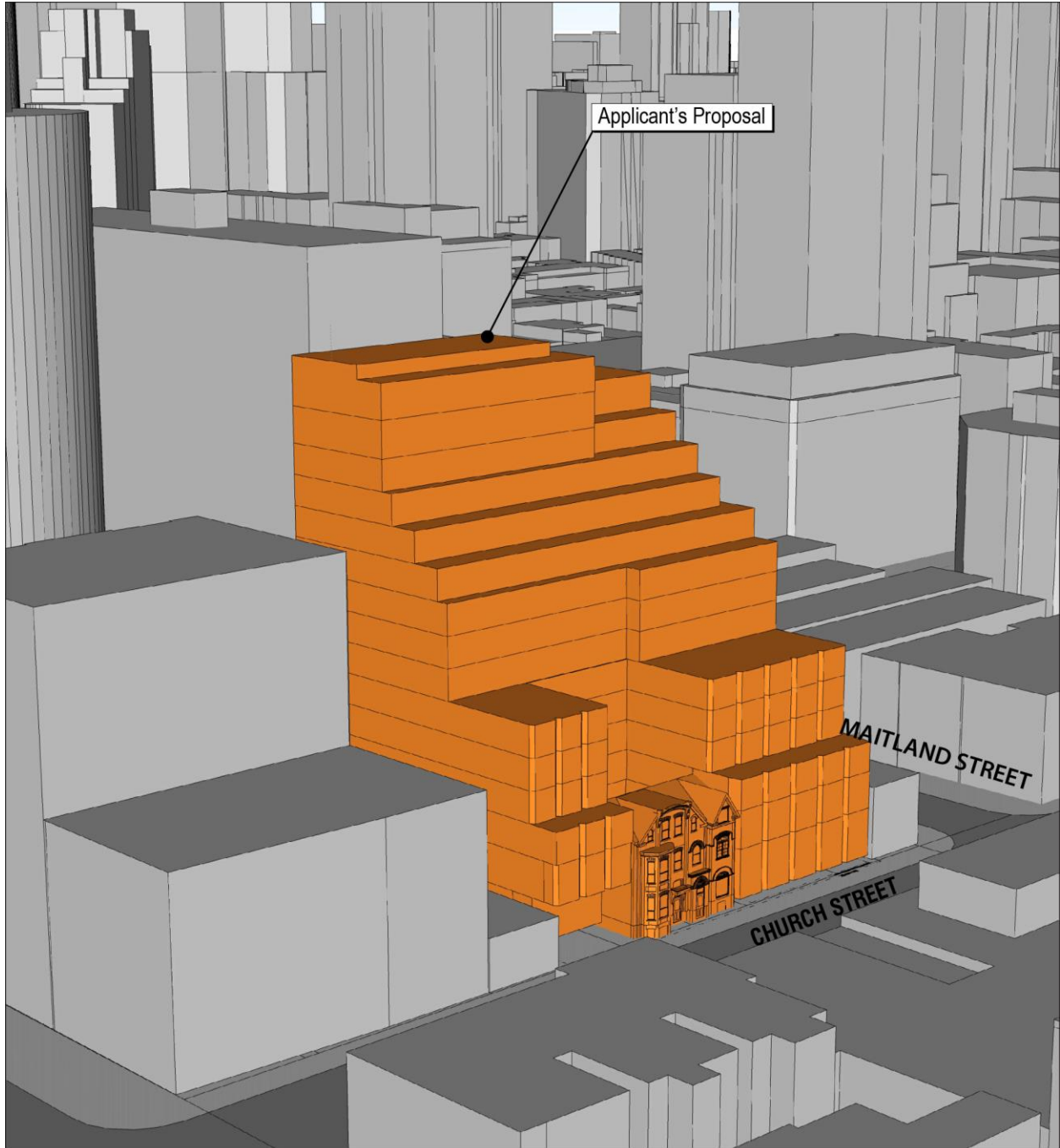
Attachment 8: Site Plan



Site Plan



Attachment 9: 3D Model of Proposal in Context – Northwest

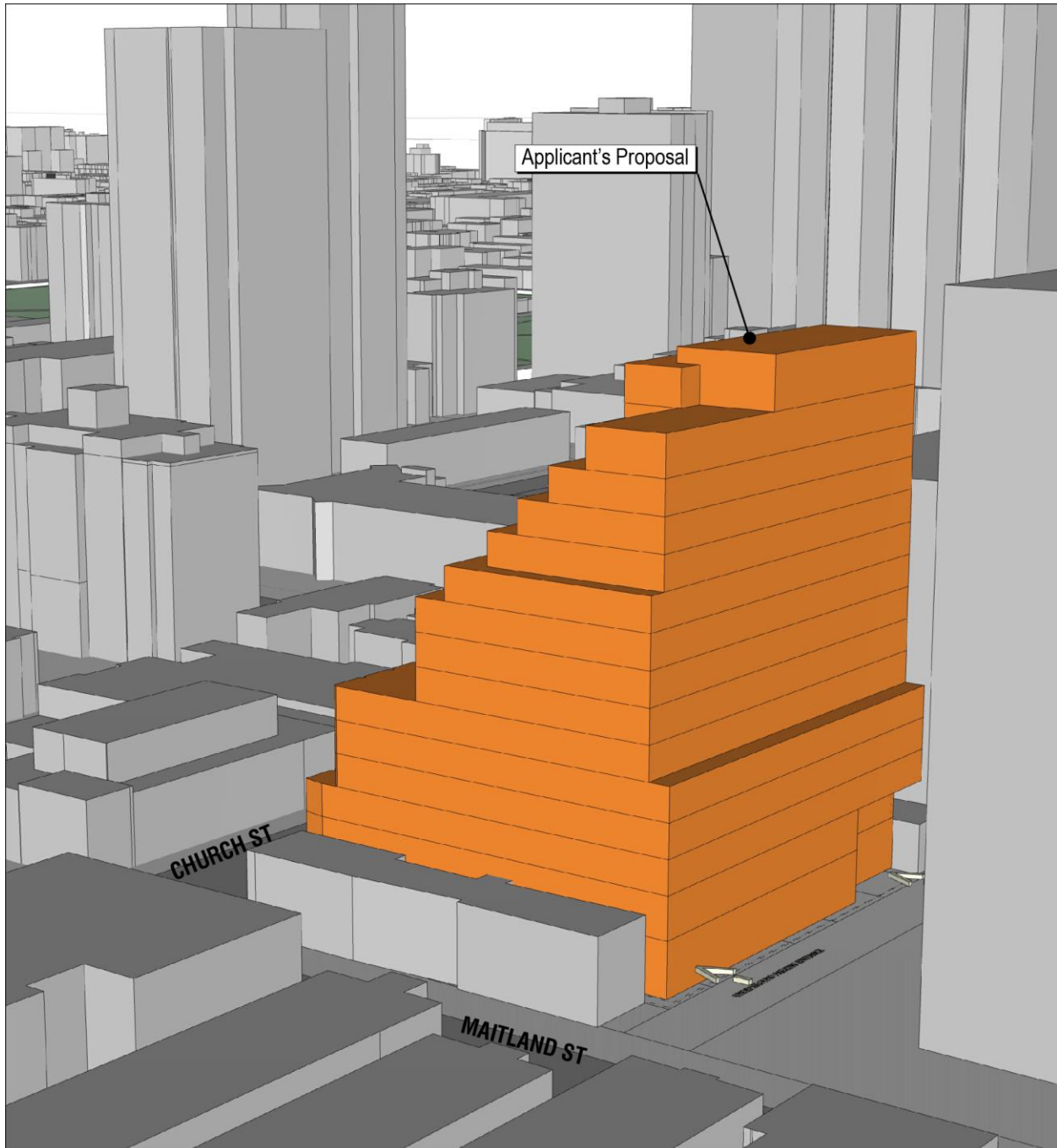


View of Applicant's Proposal Looking Northwest



06/07/2022

Attachment 10: 3D Model of Proposal in Context - Southeast

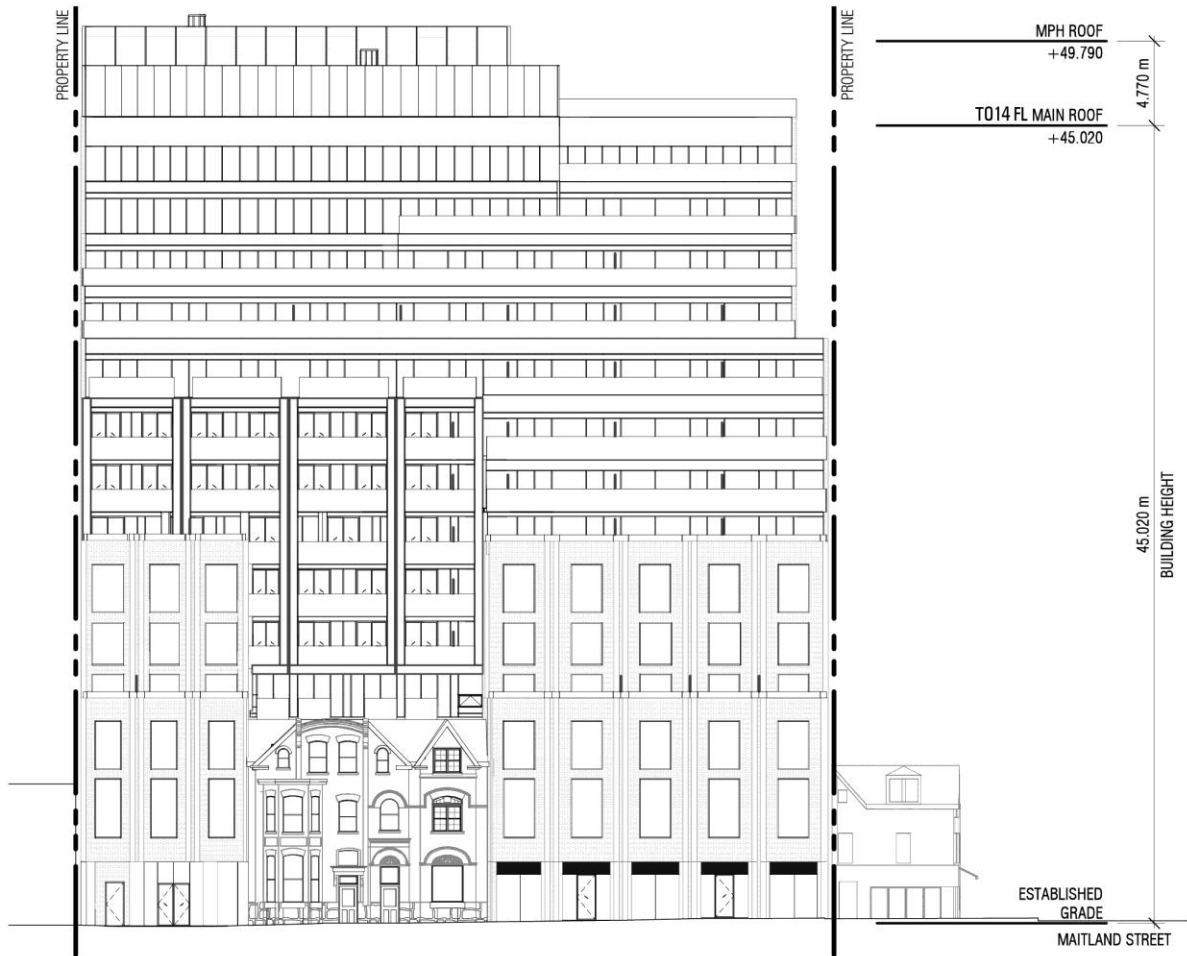


**View of Applicant's Proposal Looking Southeast**





# Attachment 11: East Elevation



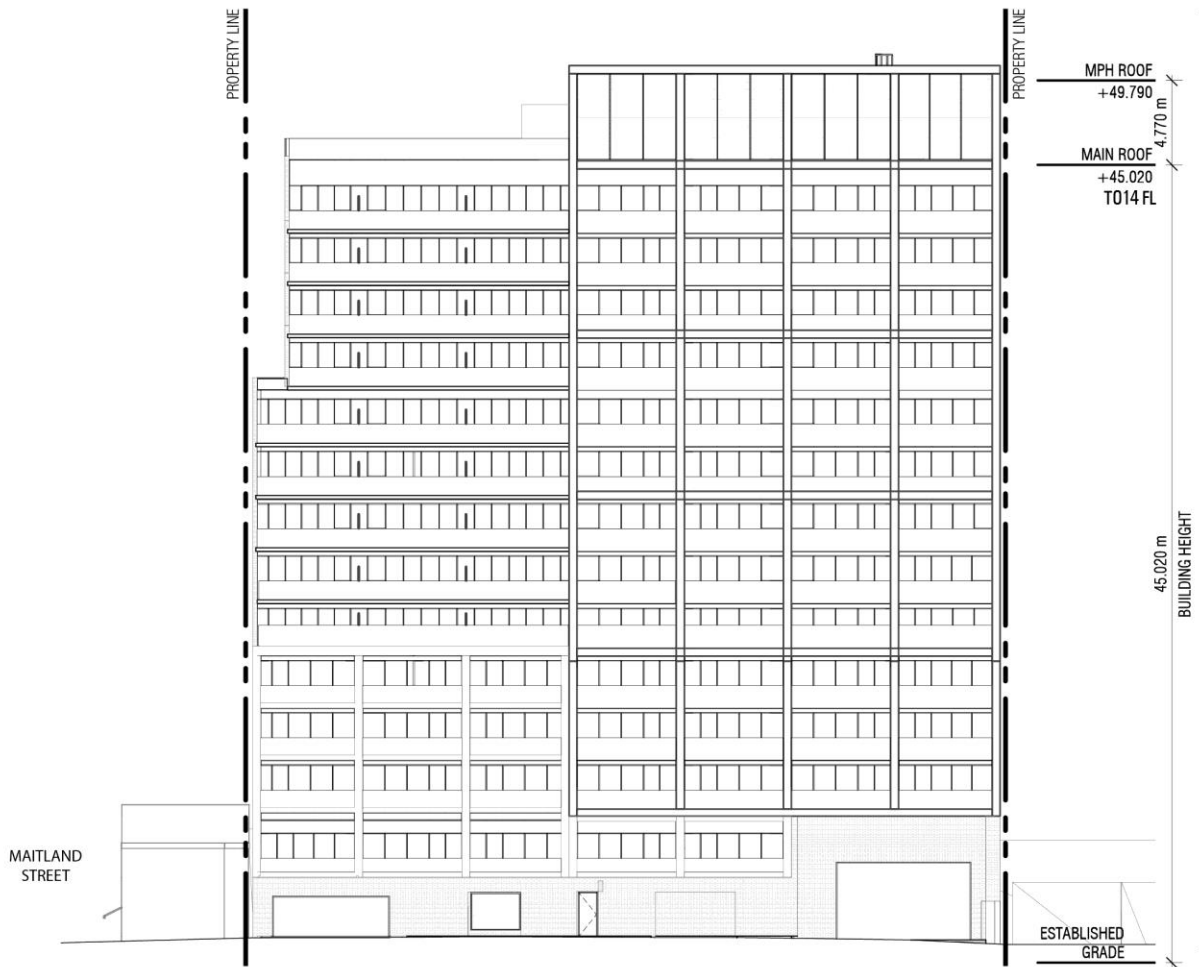
## East Elevation

Attachment 12: South Elevation



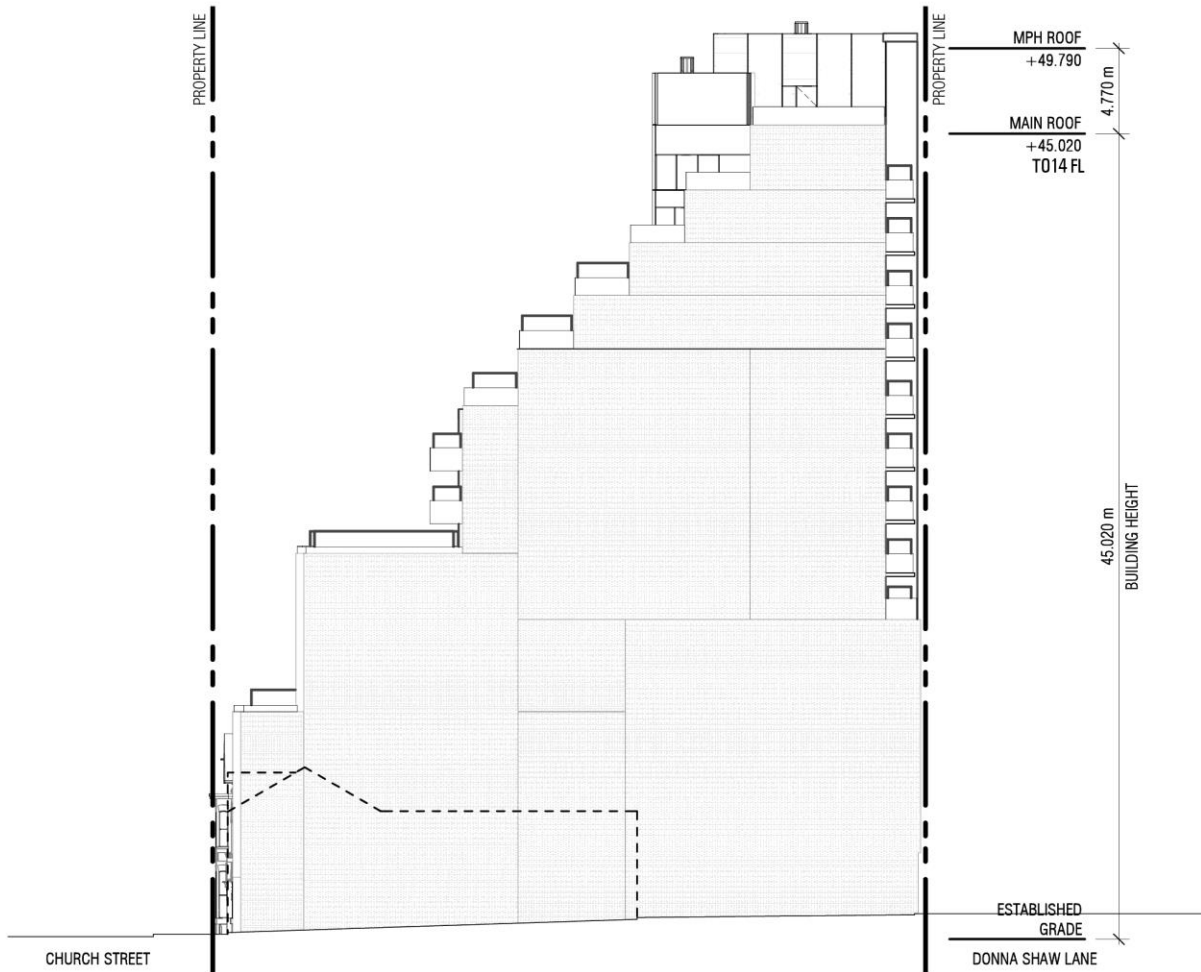
South Elevation

Attachment 13: West Elevation



West Elevation

Attachment 14: North Elevation



North Elevation