

## **744-758 Mount Pleasant Road - 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:** 21 179621 STE 12 OZ

**Related Application Number:** 21 179627 STE 12 SA

### **SUMMARY**

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This report reviews and recommends approval of the application to amend the Zoning By-law to permit a 35-storey mixed use building at 744-758 Mount Pleasant Road. The building is proposed to contain 487 residential dwelling units and 300 square metres of retail space. Three levels of underground parking are proposed to accommodate 128 vehicle parking spaces and a total of 531 bicycle parking spaces.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend Zoning By-law 569-2013 for the lands at 744-758 Mount Pleasant Road, 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 authorize the City Solicitor to submit the necessary bill(s) 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 issue until such time as the Section 37 Agreement is executed and registered.
3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
4. 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.

5. City Council require the owner to pay for and construct any improvements to the municipal infrastructure in connection with the Functional Servicing 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; and

6. Prior to the earlier of Site Plan Approval or the first building permit for shoring and excavation, the Applicant shall submit the following materials for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services: Functional Servicing and Stormwater Management Report, Hydrogeological Report, Servicing Report Groundwater Summary Form, and Hydrogeological Review Summary Form.

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

a) a financial contribution in the amount of \$4,000,000.00 payable prior to the issuance of the first above-grade building permit, to go towards community services and facilities, parks, and/or streetscaping improvements that comply with the Streetscape Manual, to the satisfaction of the Chief Planner and Executive Director, City Planning, the General Manager Parks, Forestry and Recreation, and the General Manager of Transportation Services;

b) the amount will be indexed upwardly in accordance with the Statistics Canada Non-Residential Building Construction Price Index for the Toronto Census Metropolitan Area, reported by Statistics Canada in the Building Construction Price Indexes Table: 18-10-0135- 01, or its successor, calculated from the date of the execution of the Section 37 Agreement, or any other necessary agreement, to the date of payment which will be no later than issuance of first above grade building permits;

c) in the event the cash contribution referred to in Recommendations 7.a) above has not been used for the intended purpose within three (3) years of the amending zoning by-law coming 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; and

d) the following matters to be secured in the Section 37 Agreement as a legal convenience to support development are as follows:

i. The provision by the owner of a 4.0 metre wide, open to the sky, publicly-accessible mid-block pedestrian connection, to be secured by means of a pedestrian easement, to be secured as part of the site plan control process, to the satisfaction of the Chief Planner and Executive Director, City Planning.

ii. The owner agrees to consult with the Toronto District School Board and other neighbouring land owners as part of the Site Plan Control process to coordinate public and private open spaces and potentially integrate a school and other land uses across adjoining properties.

## 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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A Preliminary Report on the application was adopted by Toronto and East York Community Council on October 14, 2021, authorizing staff to hold a Community Consultation Meeting with an expanded notification area. The Toronto and East York Community Council Decision is available here: [Agenda Item History - 2021.TE28.26 \(toronto.ca\)](#)

## SITE AND SURROUNDING AREA

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**Description:** The site is located approximately 75 metres south of Eglinton Avenue East along the southern property line of Eglinton Junior Public School. It is rectangular in shape and approximately 2,340.2 square metres in size with 54.8 metres of frontage on Mount Pleasant Road and a depth of approximately 42.7 metres. The site is currently occupied by a single storey commercial plaza with surface parking.

**Official Plan Designation:** *Mixed Use Areas*, and is located within the a Mixed Use areas "B" designation as well as the Mount Pleasant Station Character Area in the Yonge-Eglinton Secondary Plan.

**Zoning: Commercial Residential:** CR 3.0 (c2.0; r2.5) SS2 (x2417) under Zoning By-law 569-2013 and MCR T3.0 C2.0 R2.5 under Zoning By-law 438-86, with a height limit of 16 metres and a density limit of 3.0 times the area of the lot. See Attachment 4 to this report for the Existing Zoning By-law Map.

### Surrounding Land Uses:

**North:** is Eglinton Junior Public School with frontage onto Eglinton Avenue East. Further north, on the north side of Eglinton Avenue East (808 Mount Pleasant, formerly the Roehampton), is the location for a proposed 35 Storey mixed use building and a public park (Application 17 261931 STE 22 OZ).

**South:** of the site is the Briton House Retirement Centre (700-730 Mount Pleasant Road, 214-226 Soudan Avenue and 19-21 Brownlow Avenue), which is subject of a Zoning By-law amendment application (Application 17 257139 STE 22 OZ) revised to permit a 25-storey condominium development.

**East:** of Mount Pleasant Road is a continued span of mid to low-rise mixed use buildings going southward, with a 23-storey mixed use residential building proposed for 717-733 Mount Pleasant Road (Application 19 263788 NNY 15 OZ).

**West:** along Brownlow Avenue is a mix of town house, mid-rise, and tall building developments within the Apartment Neighbourhoods designation of the City's Official Plan. Immediately west of the site (61-73 Brownlow Avenue) is an existing Townhouse site proposed for the development of a 35 Storey residential tower (Application 21 203868 STE 12 OZ).

## THE APPLICATION

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**Description:** A 35 storey (125.94 metres, inclusive of a 6-metre mechanical penthouse) mixed use building.

**Density:** 13.8 times the area of the lot.

**Dwelling Units and Amenity Space:** 487 residential dwelling units are proposed. A total of 1,630 square metres of amenity space (3.35 square metres per unit) is proposed, consisting of 900.0 square metres of indoor amenity space (1.85 square metres per unit) and 730 square metres of outdoor amenity space (1.5 square metres per unit).

**Retail:** The proposal includes a 300 square-metre retail space.

**Access, Parking, and Loading:** Access to a Type-G loading space will be from Mount Pleasant Road with access to 96 resident parking spaces in a three-level underground garage.

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

- Achieving a 6-metre wide boulevard, free and clear of overhead cantilever;
- Increased tower setback to base building face from 1.5 to 2 metres and achieving a 12.5-metre tower setback at the northern property line;
- Increased west podium setback from 5.5 to 7.5 metres with no balcony projections;
- Increased width of mid-block pedestrian connection from 3 to 4 metres, and open to the sky;
- Removal of balcony projections on all frontages;
- Reduced tower floor plate size from 796 to 779 square metres.
- Increased residential gross floor area from 28,692.7 to 32,062.3 square metres by relocating residential bicycle parking to the below grade levels, eliminating inset balconies, and an increase in ground floor area;
- Increased unit count from 368 to 487 units;
- Increased percentage of one bedroom units from 45.2% to 47% respectively, while providing a 20% allocation for two bedroom units and an increased number of three bedroom units from 10.8 to 13.9%; and,
- Added a level of underground parking and increased parking count from 104 to 128.

## **Additional Information**

See Attachment 1 to this report for the location map, Attachment 2 for the project data, Attachment 6 for the site plan, Attachments 7-8 for a three dimensional representation of the current proposal in context, and Attachments 9-12 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=Sr4JIWhqApZTi2bPCF1uNA%3D%3D>

## **Reasons for Application**

The proposal requires an amendment to Zoning By-law 569-2013 for increases in building height and density, as well as site-specific provisions for building setbacks, parking and amenity space 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 (21 179627 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**

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A virtual Community Consultation Meeting was held on January 6, 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 session. Comments and questions provided by the meeting attendees included the following:

- Base building height and setbacks;
- Building setbacks and setbacks from the property lines;

- Appropriateness of the 796 square metre tower floor plate;
- Appropriateness of the size and massing of the mechanical penthouse;
- Location and design of the proposed midblock connection;
- The provision of open space;
- Shadow impacts on the surrounding area and the neighbouring school yard;
- Height and massing of the building in relation to the existing and planned context including Eglinton Jr. Public School;
- Location and amount of amenity space provided;
- Affordable housing and mix of unit types and sizes proposed;
- Types of Green Standards to be incorporated in the construction of the proposed building;
- Neighbourhood benefit with regard to greenspace and biodiversity;
- Design of the proposed retail stores; and
- Pedestrian level wind conditions.

City staff also met with the applicants 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 distribution of massing, tower orientation, height, setbacks, shadow and wind impact and parkland are addressed in the Comments section below. The detailed building design, including proposed materials, and the construction management plan will be addressed during the Site Plan Control review process.

### **Statutory Public Meeting Comments**

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

## **COMMENTS**

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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.

### **Site Organization and Block Plan**

The proposed site organization meets the policies of the Official Plan, is appropriate for the site, and contributes to a complete community which integrates well into the surrounding context. The proposed mixed-use development consists of an east-west mid-block pedestrian connection at the northern property line, from Mount Pleasant Road and provides a connection opportunity to Brownlow Avenue.

A 35-storey building with a 6-storey base frames a pedestrian boulevard along Mount Pleasant Road, with appropriate setbacks from all boundaries of the site. A driveway is located at the western boundary of the site to accommodate vehicular circulation and loading.

As described in the Toronto District School Board (TDSB) section below, discussions have begun to explore the potential integration of a school on the subject site. As a condition of the Section 37 Agreement, the owner has agreed to consult with the TDSB and other neighbouring land owners to coordinate public and private open spaces and potentially integrate a school and other land uses across adjoining properties. Notwithstanding, the Draft Zoning By-law enables a school use on this site.

While Staff and the applicant will explore opportunities to expand the public realm across the entire block in concert with neighbouring land owners, it is not anticipated to result in significant changes to proposed built form as the proposal meets the setback expectations in the Tall Building Design Guidelines.

### **Built Form**

City Planning staff finds that the proposal conforms with the applicable Official Plan policies with respect to built form, fit, massing and appropriate transition to areas of different development intensity.

The proposed height of 35 storeys (125.9 square metres including a 6-metre integrated mechanical penthouse), is acceptable given the site's location within the Mount Pleasant Station Character area and the Midtown Transit Station Area Core, with an anticipated height range of 20-35 storeys.

The proposed massing of the base building provides a streetwall height of 6 storeys (23.6 metres), which is consistent with the 1:1 ratio of building height to adjacent right-of-way (ROW), which is approximately 23 metres in this location. This street wall height frames the street with good proportion and will contribute to creating a consistent streetwall in this Character Area. To achieve enhanced pedestrian comfort at grade, the front building façade is now set back 6-metre from the Mount Pleasant Road curb, allowing for adequate sunlight along the pedestrian boulevard. Similarly, appropriate setbacks and separation from the north and west property lines have been enhanced with the elimination of all projecting balconies.

The tower is set back 12.5 metres from the north, south and west property lines. Stepback from the front building façade is 2.0 metres with no projections of cantilever into the stepback zone, allowing for a 6-metre wide sidewalk from curb to building face being open to the sky, maximizing sunlight and space along frontage to Mount Pleasant Road. The proposal also provides an appropriate transition to *Apartment Neighbourhoods* located west of the site, being consistent with Tall Building Design Standards and related policies in the Yonge-Eglinton Secondary Plan.

The building's massing is consistent with the policies of the Yonge-Eglinton Secondary Plan which call for setbacks at certain heights (inclusive of balconies) along street

frontages to provide adequate sun light on sidewalks and achieving compatibility with the existing and planned street character. With no projecting balconies into setbacks above the 6th storey, the resulting form of this proposal is also consistent with related policies in the Secondary Plan as well as Tall Building Performance Standards which recommend "building envelope controls" such as stepbacks to provide an appropriate transition in scale down to lower-scale buildings, parks, open spaces and neighbouring properties.

### **Shadow Impact**

The submitted Shadow Study shows the proposal casting no new shadows on the Eglinton Jr. Public School before 12:18pm on March 21st and September 21st. Shadow impact on Apartment Neighbourhoods abutting the site's west property boundary is limited to one hour between 9:18pm and 10:18am on March 21st, June 21st, and September 21st. Shadows on *Neighbourhoods* east of Mount Pleasant Road is also limited to hours between 2:18pm and 6:18pm on March 21st and September 21st.

City Planning staff finds the shadows generated by the proposal adequately limits shadow impacts on adjacent *Apartment Neighbourhoods* as well as *Neighbourhoods* east of Mount Pleasant Road, particularly during the spring equinox, and is acceptable.

### **Wind Impact**

A Pedestrian Level Wind Study predicts that all grade-level areas within and surrounding the site will continue to experience acceptable conditions for the public realm throughout the year and will be suitable for sitting. Similarly, conditions over surrounding properties are also predicted to be acceptable.

Wind conditions in outdoor amenity spaces will be suitable for sitting 75% of the time for the usual periods between May-October, with wind barriers recommended along terraces. It should be noted that conditions at the rear of the site and adjacent properties to the west will be suitable for sitting during the summer and suitable for standing or better during the winter and spring.

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 487 residential units are proposed, consisting of 92 studio units (18.9%), 229 one-bedroom units (47%), 98 two-bedroom units (20.1%), and 68 three-bedroom units (13.9%), comprising approximately 32,000 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 residents is proposed on the 7th floor at a rate that is below 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 900 square metres of indoor amenity space (1.85 square metres per unit) is proposed, along with 730 square metres of outdoor amenity space (1.50 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 and Best Practices for New Multi-Unit Buildings) will be reviewed and secured through the Site Plan Control review process.

## **Public Realm**

City staff are satisfied that the proposal is consistent with the applicable public realm policies of the Official Plan. The building is set back 6 metres from the property line fronting onto Mount Pleasant Road, measured from building facade to curb. As mentioned in the previous Built Form section, the proposed setback is generally compatible with the existing streetwall heights as well as the planned context for base building heights in the Mount Pleasant Station Character Area, which will contribute to a consistent continuous rhythm of buildings, appropriately framing the public realm.

At-grade retail space will be accessed from the street only, while the residential lobby will have access from both the street and the driveway. Both at-grade uses will allow for access and views from the public realm. It should be noted that 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.

This proposal also capitalizes on a mid-block connection opportunity from Mount Pleasant Road to Brownlow Avenue, addressing mobility and area-wide public realm policies in the Yonge-Eglinton Secondary Plan. Additionally, a Landscape Concept Plan submitted in support of the application shows 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.

## **Parkland**

In the context of a rapidly growing city, it is imperative to enhance and expand the amount of public parkland provided to residents and visitors alike. The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded.

The site is located within the boundaries of the Yonge-Eglinton Secondary Plan. This neighbourhood has been identified as an area of rapid population growth, thus increasing the demand and use on the existing public open space. As part of the

Secondary Plan, parkland has been identified as a priority to be achieved within the area.

At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication requirement is 5,307 square metres or 227% of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% of the development site is applied to the residential use while the non-residential use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is 233 square metres.

PFR requests that applicant pursue an off-site dedication in coordination with adjacent owners of development lands, interfaced with the proposed mid-block connection, be independent of the Toronto District School Board outdoor space, and comply with Policy 3.2.3.8 of the Toronto Official Plan, to the satisfaction of the General Manager, Parks, Forestry and Recreation.

### **Tree Preservation**

The applicant submitted an Arborist Declaration in support of the application indicating that there are no existing trees on private or City property which meet the criteria under the City's tree protection by-laws.

City Planning Staff have reviewed the Arborist Report and Tree Preservation Plan and have requested revisions related to by-law regulated trees within 6.0 metres of the subject lands. City Planning will require the applicant to address the requirements and requested revisions through the Site Plan Control review process.

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

A Transportation Impact Study was submitted to assess the traffic impact, access, parking and loading arrangements for this development.

Vehicular access for parking and loading will be from a 6-metre driveway from Mount Pleasant Road at the north-east corner of the site. This driveway runs adjacent to the mid-block pedestrian route, turning south along the west property line, which provides access to a 3-level underground parking garage. A total of 98 resident vehicular parking spaces and 30 residential visitor parking spaces are proposed while access to a Type-G loading space will also be provided from the driveway. No parking is proposed for retail use.

A total of 589 bicycle parking spaces are proposed, including 584 bicycle parking spaces for residents distributed between the three parking levels and 5 spaces at grade for retail use.

Transportation Services staff have reviewed the Transportation Impact Study and accepted its conclusions, subject to the proposed parking rates that have been included in the Zoning By-law Amendment.

## **Toronto District School Board**

The Toronto Lands Corporation (TLC) are the wholly owned subsidiary and exclusive real estate, leasing and land use planning services provider to the Toronto District School Board (TDSB). In identifying an opportunity to expand Eglinton Junior Public School (Eglinton Jr) to address student accommodation pressures, TLC sent a Request for Preliminary Proposal to neighbouring landowners, and received a development proposal from Bazis, owners of 744-758 Mount Pleasant Road. The proposal contemplates a mixed-use development spanning 744-758 Mount Pleasant Road and the Eglinton Jr property (223 Eglinton Avenue East), to include a new school of approximately 120,000 sq. ft. This would double the capacity of the existing elementary school in an area currently experiencing significant student accommodation pressures at the elementary level, as well as provide for a new child care centre.

An information meeting was hosted by TDSB on May 31st, 2022 to communicate the proposals to the Eglinton Jr school community. TLC will require that any redevelopment of the 744-758 Mount Pleasant Road site, as part of a stand-alone development or as a joint redevelopment with TDSB, have full regard to the safety of the Eglinton Jr school community. Detailed construction management, hazard/risk assessments, communication strategy and mitigation plans will be provided by the developer, to the satisfaction of TDSB, and with TDSB input as appropriate.

TLC and Bazis are working closely together to advance the joint redevelopment of both properties, with real estate negotiations currently being progressed by the parties. While building design work is ongoing, matters such as outdoor play space, school access, and elementary school programming requirements are being given full consideration.

## **Servicing and Stormwater Management**

Engineering and Construction Services staff have reviewed the submitted materials and have identified outstanding items for review, including waste management, and revisions to the Functional Servicing and Stormwater Management Report. City Planning will require the applicant to address the requirements and requested revisions through the Site Plan Control review process.

As a condition of approval of the proposal, the owner will be required to pay for and construct any improvements to the municipal infrastructure in connection with the Functional Servicing Report, should it be determined that such improvements are required to support the development.

## **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 are as follows: \$4,000,000.00 subject to indexing is to be allocated to local community benefits and improvements in the vicinity of the lands, all at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor.

### **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 Official Plan and Secondary Plan, particularly as it relates to directing growth to major transit station areas to optimize transit, ensuring transit-supportive built form, and the provision of an appropriate mix of residential and non-residential uses. In addition to being a suitable fit, the proposal contemplates a built form along an *Avenue*, that appropriately frames the public realm of a major street, providing an anticipated mid-block connection from Mount Pleasant Road to Brownlow Avenue, as well as good transition to Apartment Neighbourhoods.

The proposal includes improvement to the surrounding public realm within the existing and planned context in the Yonge-Eglinton Secondary Plan and also contributes to the emerging character of the Mount Pleasant Station Character Area, a new focal point within Midtown. Staff recommend that Council support approval of the application.

### **CONTACT**

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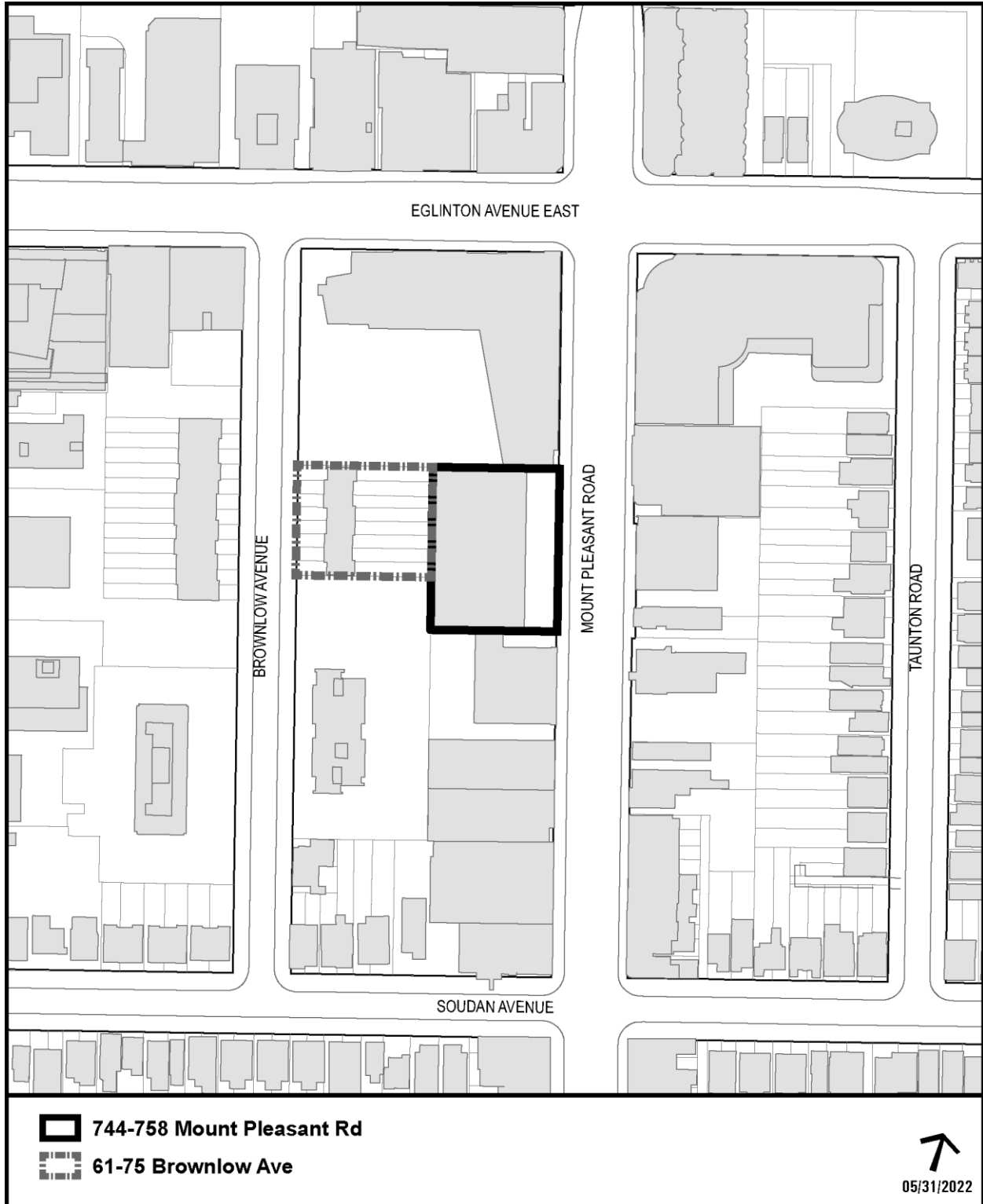
### **City of Toronto Data/Drawings**

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

### **Applicant Submitted Drawings**

- Attachment 6: Site Plan
- Attachment 7: 3D Model of Proposal in Context - Northwest
- Attachment 8: 3D Model of Proposal in Context - Southeast
- Attachment 9: East Elevation
- Attachment 10: South Elevation
- Attachment 11: West Elevation
- Attachment 12: North Elevation

# Attachment 1: Location Map



## Attachment 2: Application Data Sheet

**Municipal Address:** 744 - 758 Mount Pleasant Road  
**Date Received:** July 05, 2021  
**Application Number:** 21 179621 STE 12 OZ  
**Application Type:** Rezoning  
**Project Description:** 35-storey mixed use building, with 300 square metres of retail at-grade and approximately 487 units

<b>Applicant</b>	<b>Architect</b>	<b>Owner</b>
Bousfields Inc.	r. Varacalli Architect inc.	750 Mt. Pleasant Inc

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Yes
Zoning:	CR 3.0 (c2.0; r2.5) SS2 (x2417)	Heritage Designation:	No
Height Limit (m):	16	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq m): 2340.18      Frontage (m): 54.8      Depth (m): 42.6

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	1,619.4		1,079.5	1,079.4
Residential GFA (sq m):	0		32,062.3	32,062.3
Non-Residential GFA (sq m):	1,619.4		287.1	287.1
<b>Total GFA (sq m):</b>	<b>1,619.4</b>		<b>32,349.4</b>	<b>32,349.4</b>
Height - Storeys:	1		35	35
Height - Metres:	5		125.9	125.9

Lot Coverage Ratio (%): 71.6      Floor Space Index: 13.8

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	32,062.3	
Retail GFA:	287.1	
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:	0			
Freehold:				
Condominium:			487	487
Other:				
<b>Total Units:</b>			<b>487</b>	<b>487</b>

**Total Residential Units by Size**

	<b>Rooms</b>	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		92	229	98	68
<b>Total Units:</b>		<b>92</b>	<b>229</b>	<b>98</b>	<b>68</b>

**Parking and Loading**

Parking Spaces: 128      Bicycle Parking Spaces: 589      Loading Docks: 1

**CONTACT:**

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# Attachment 3: Official Plan Land Use Map



744 - 758 Mount Pleasant Road

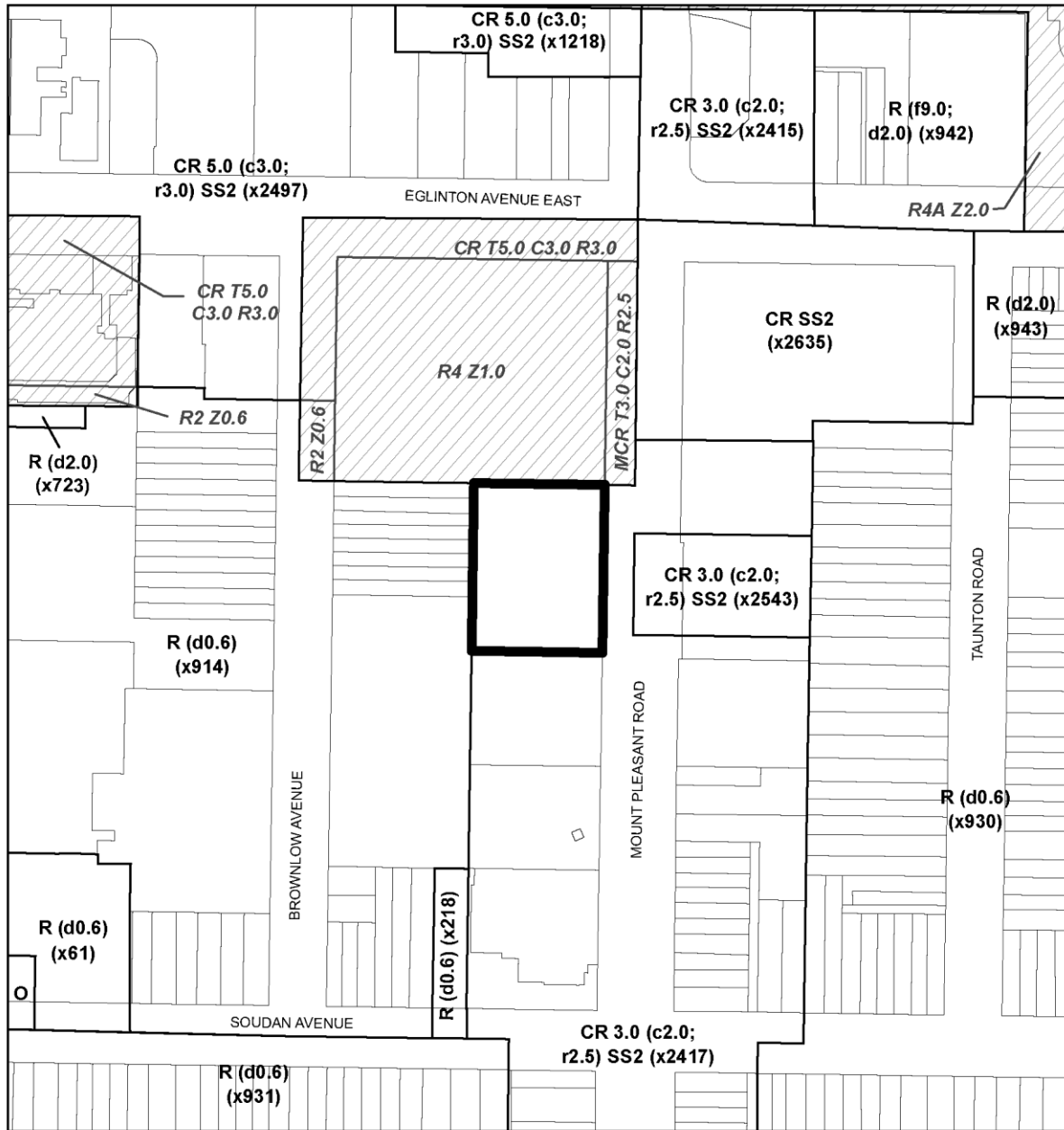
## Official Plan Land Use Map #17

File # 21 179621 STE 12 0Z

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

  
Not to Scale  
05/31/2022

# Attachment 4: Existing Zoning By-law Map



**Zoning By-law 569-2013**

**744 - 758 Mount Pleasant Road**

File # 21 179621 STE 12 0Z



Location of Application

R Residential    CR Commercial Residential  
 O Open Space



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

R2 Residential District  
 R4 Residential District  
 R4A Residential District  
 CR Mixed-Use District  
 MCR Mixed-Use District

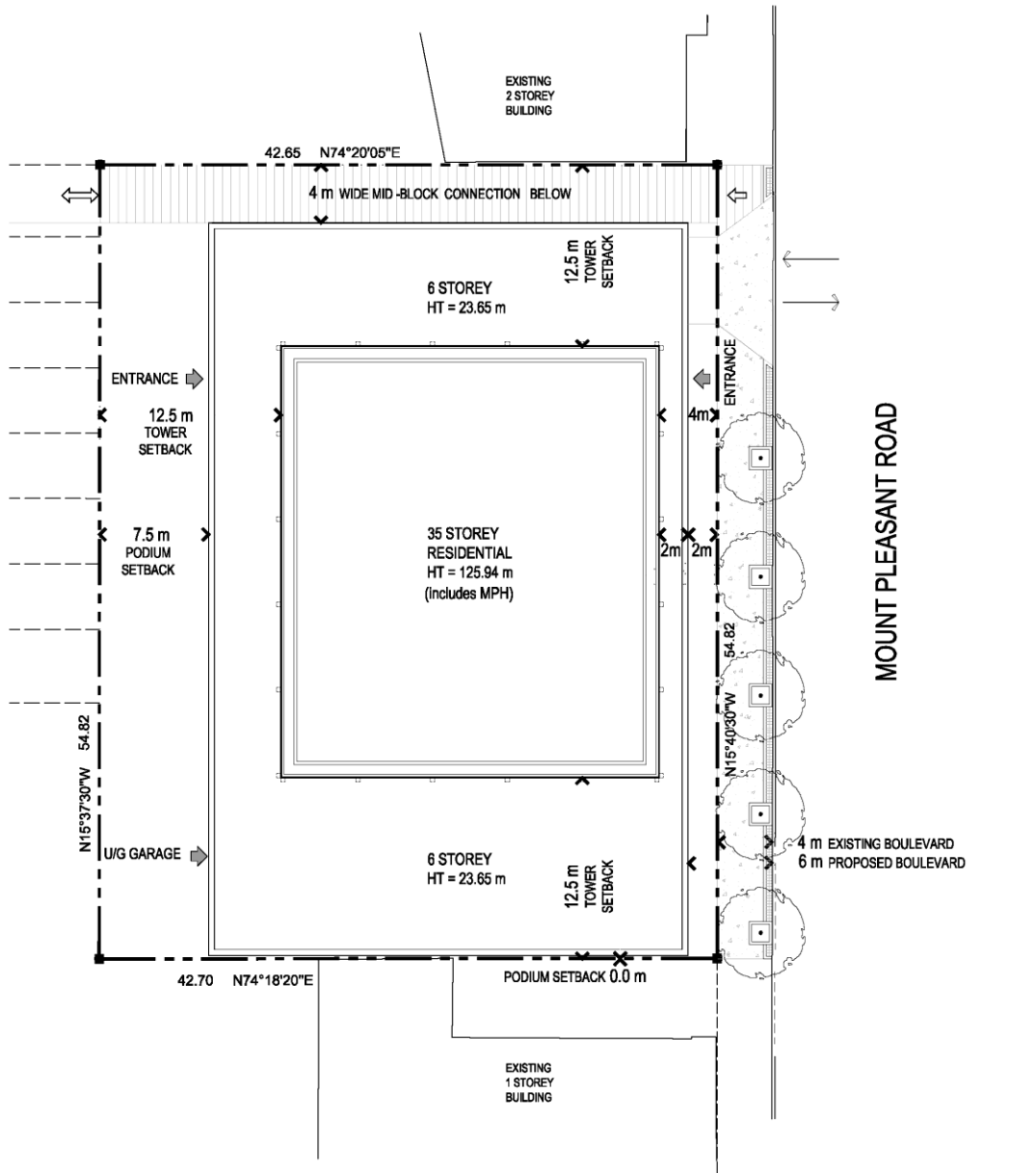


Not to Scale  
 Extracted: 05/31/2022

## **Attachment 5: Draft Zoning By-law Amendment**

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

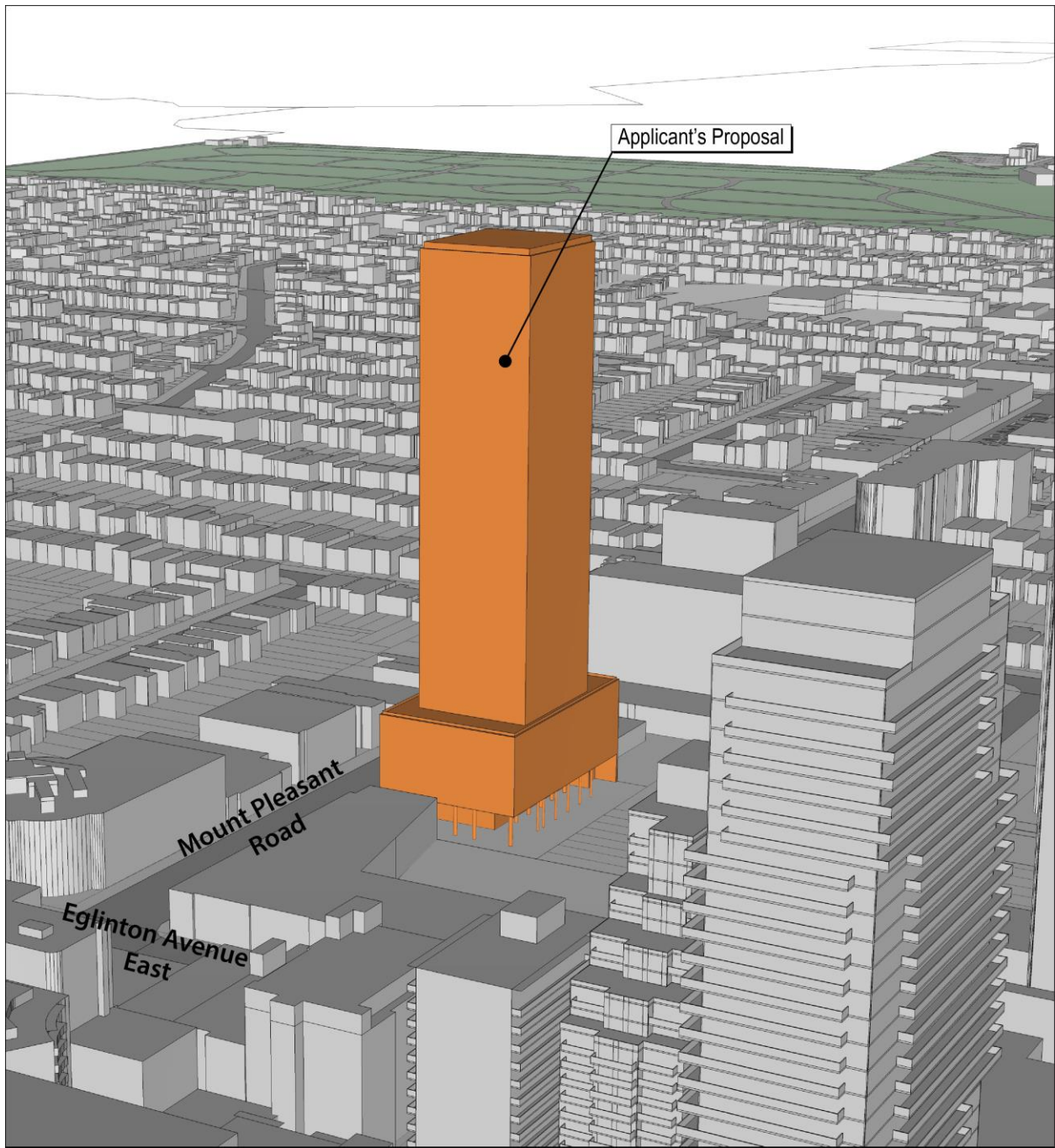
# Attachment 6: Site Plan



Site Plan



# Attachment 7: 3D Model of Proposal in Context - Northwest

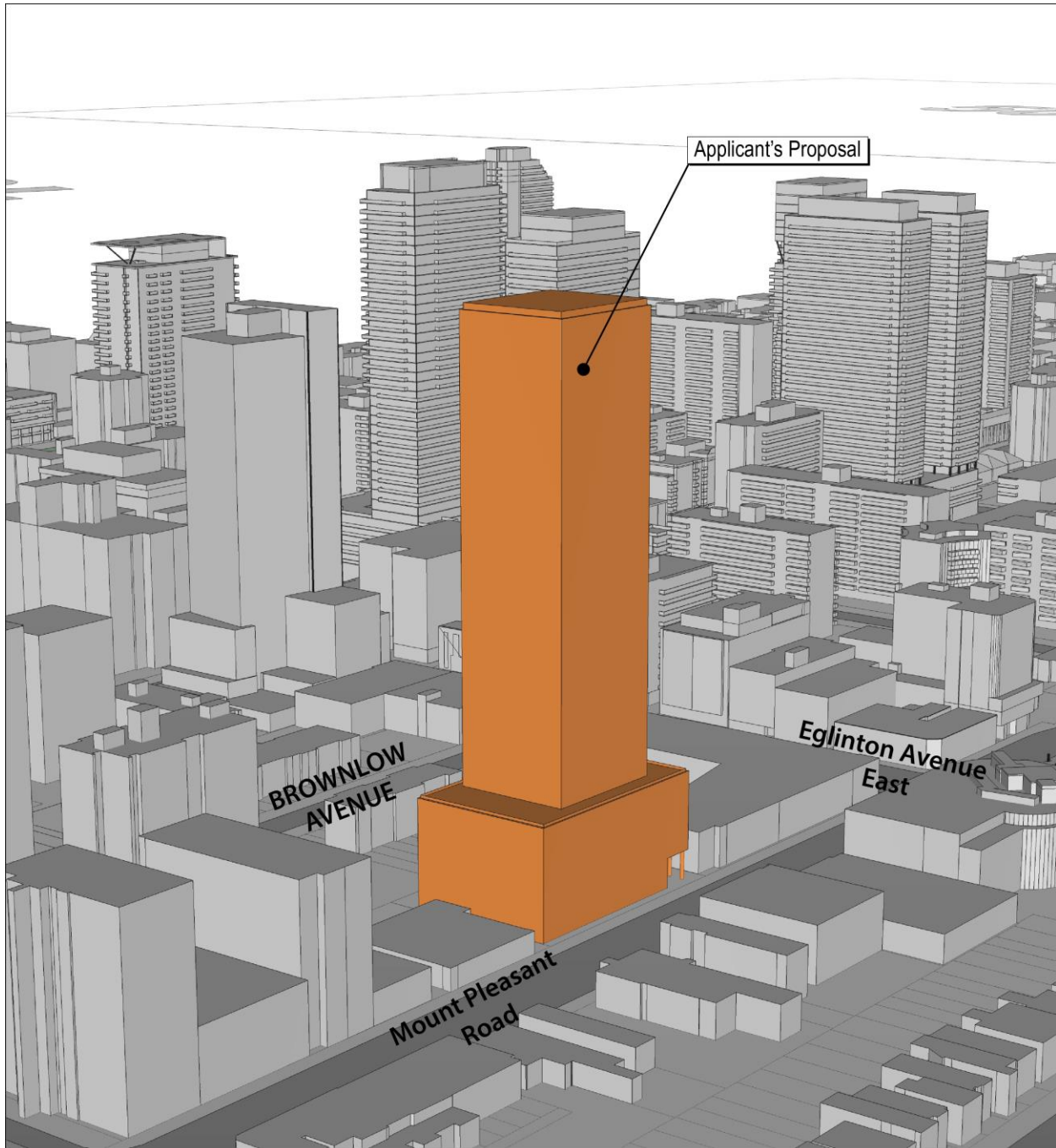


View of Applicant's Proposal Looking Northwest



05/31/2022

# Attachment 8: 3D Model of Proposal in Context - Southeast

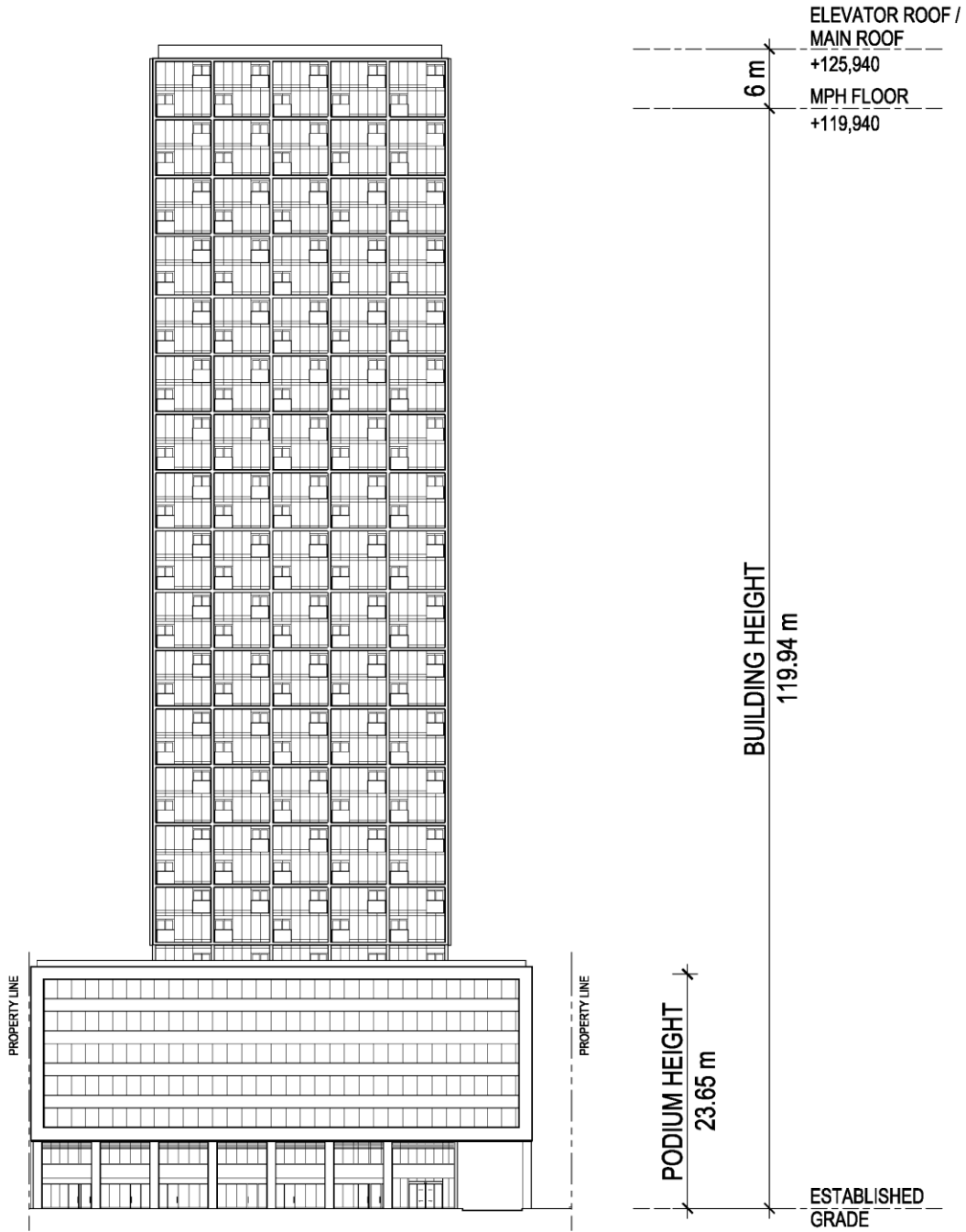


View of Applicant's Proposal Looking Southeast



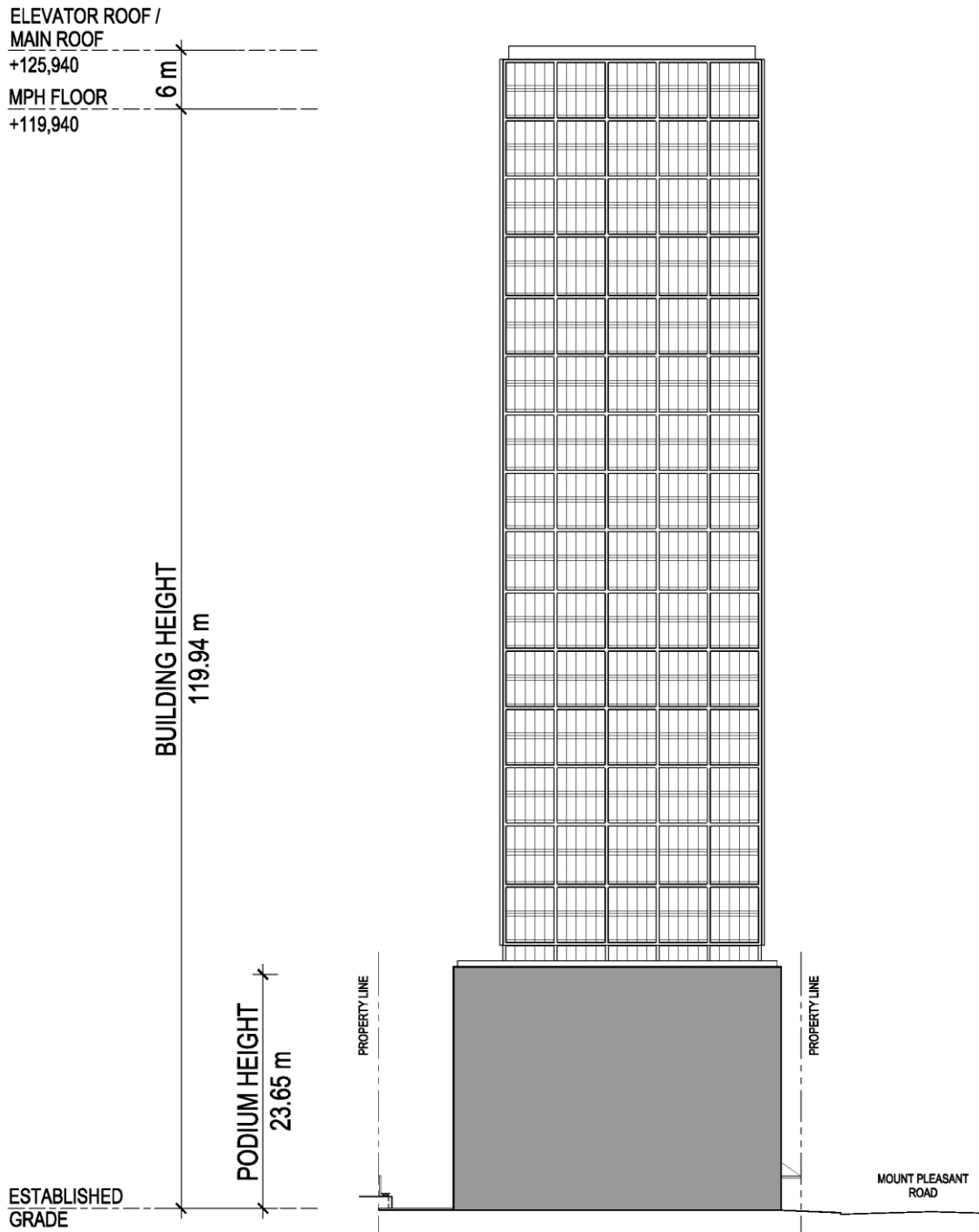
05/31/2022

# Attachment 9: East Elevation



East Elevation

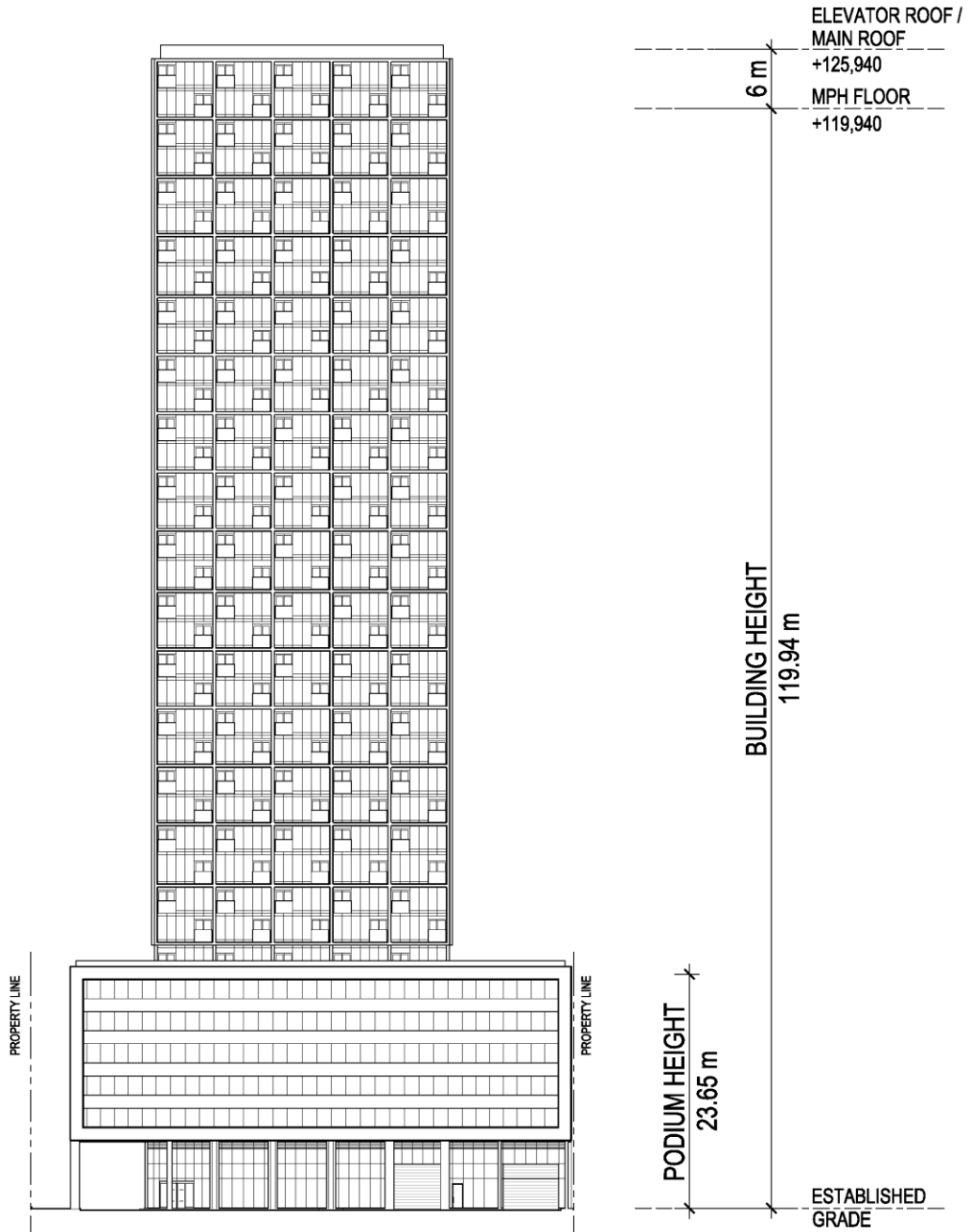
# Attachment 10: South Elevation



South Elevation

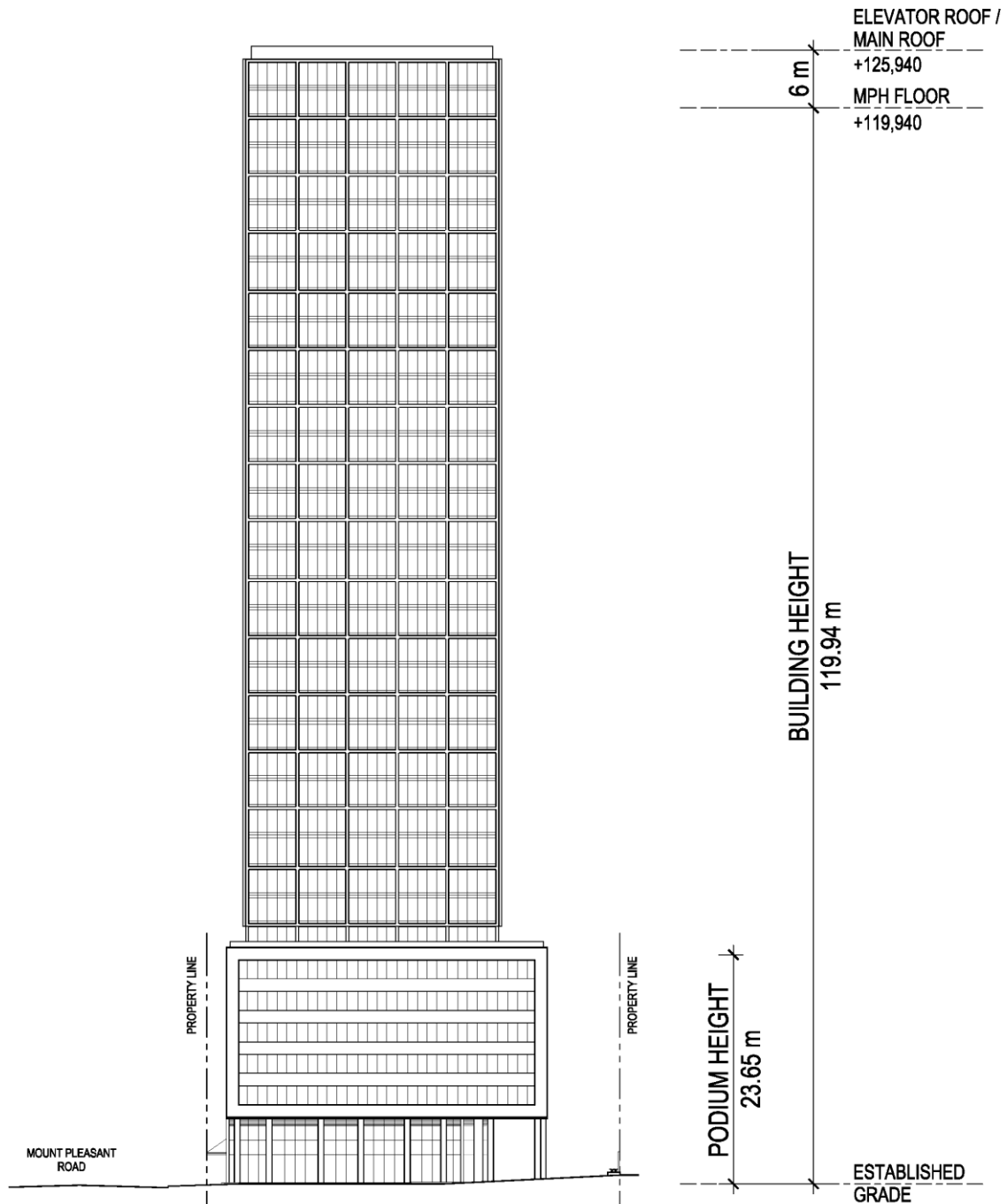


# Attachment 11: West Elevation



West Elevation

# Attachment 12: North Elevation



North Elevation