

95 St. Joseph St – Official Plan and Zoning Amendment Application – Final Report

Date: June 13, 2022

To: Toronto and East York Community Council

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

Ward: 11 - University-Rosedale

Planning Application Number: 19 115474 STE 11 OZ

SUMMARY

This application proposes to amend the University of Toronto Secondary Plan and amend the Zoning By-law to permit a 39-storey mixed use building with institutional and residential uses at 95 St. Joseph Street. The proposal includes a 12-storey podium housing a long term care/senior's facility with a 27-storey residential tower above the façade of the existing 4-storey heritage building will be maintained and an existing on-site chapel will be relocated and form part of the development.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

This report reviews and recommends approval of the application to amend the University of Toronto Secondary Plan and Zoning By-law 438-86.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 95 St. Joseph Street substantially in accordance with the draft Official Plan Amendment attached as Attachment No.5 to the report (June 13, 2022) from the Director, Community Planning, Toronto and East York District.
2. City Council amend Zoning By-law 438-86, for the lands at 95 St. Joseph Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 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 be issued until such time as the Section 37 Agreement and the Heritage Easement Agreement is/are executed and registered.

4. 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. the owner shall make a cash contribution in the amount of \$6,500,000.00, prior to the issuance of the first above grade building permit, to be allocated toward the following capital improvements at the discretion of the Chief Planner and Executive Director, City Planning in consultation with the Ward Councillor;

A. \$1,300,000.00 for capital improvements for new or existing affordable housing; and

B. \$5,200,000.00 towards streetscape improvements, affordable housing and/or community services;

which contributions shall be indexed upwardly in accordance with the Statistics Canada Construction Price Index for Toronto, calculated from the date of the registration of the Section 37 Agreement to the date the payment is made; and

in the event the cash contribution referred to in Recommendations 4 a) i and ii above has not been used for the determined purpose within three years of the amending Zoning 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 the purpose is identified in the Official Plan and will benefit the community in the vicinity of the lands.

b) The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

i that the owner enter into a Heritage Easement Agreement with the City for the property at 95 St. Joseph Street in accordance with the plans and drawings dated October 20, 2021 prepared by CORE Architects Inc., and on file with the Senior Manager, Heritage Planning,, the Heritage Impact Assessment prepared by ERA Architects Inc., dated March 10, 2022, and in accordance with the Conservation Plan required in Recommendation 1.b.ii. to the satisfaction of the Senior Manager, Heritage Planning, including registration of such agreement to the satisfaction of the City Solicitor.

ii. that the owner provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation

strategy set out in the Heritage Impact Assessment for 95 St. Joseph Street prepared by ERA Architects Inc., dated March 10, 2022, to the satisfaction of the Senior Manager, Heritage Planning.

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

iv. that the owner will construct and maintain the development of the site in accordance with Tier 1, Toronto Green Standard, and the Owner will be encouraged to achieve Tier 2, Toronto Green Standard, or higher, where appropriate, consistent with the performance standards of Toronto Green Standards applicable at the time of the site plan application for each building on the site. The Owner shall construct and maintain the development in accordance with Tier 1.

5. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.

6. City Council declare, pursuant to subsection 45(1.4) of the Planning Act, R.S.O. 1990, c. P.13 for the purposes of subsection 45(1.3) of the Planning Act, R.S.O. 1990, c. P.13, that the owner, may be permitted to apply to amend the site specific zoning by-law for the lands at 95 St Joseph Street before the second anniversary of the first day on which any part of the site specific by-law comes into effect.

DECISION HISTORY

A Preliminary Report on the application was adopted by Toronto and East York Community Council on April 24, 2019, 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 - 2019.TE5.31 \(toronto.ca\)](#)

City Council adopted Item PH31.12 to designate this property under Part IV, Section 29 of the Ontario Heritage Act on March 9, 2022.

[Agenda Item History - 2022.PH31.12 \(toronto.ca\)](#)

Item PB35.4 will be considered by the Toronto Preservation Board on June 14, 2022.

[Agenda Item History - 2022.PB35.4 \(toronto.ca\)](#)

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

SITE AND SURROUNDING AREA

Description: The site is located on the south side of St. Joseph Street, west of Bay Street at the eastern edge of the University of Toronto Secondary Plan area. The site has a frontage of 87 metres and a depth of 61 metres and is abutted on the south and the east side by public lanes and a public easement. The site is currently occupied by a four-storey 'E' shaped building containing the Cardinal Flahiff Basilian Centre and offices for the Basilian Fathers of Toronto, which recently included housing for retired Basilian Fathers, in the form of a long-term care facility, and on-site chapel.

Official Plan Designation: Institutional and the site is located within the University of Toronto Secondary Plan area.

Zoning: The site is zoned Q T2.0 by the former City of Toronto Zoning By-law 438-86, which permits institutional uses; arts, cultural and community service uses; some retail and service uses; and dwelling rooms in shared housing (such as a nursing home or a university residence) with a maximum density of 2.0 times the lot area and a maximum height of 14 metres for the first 15.2 metres from St. Joseph Street and 23 metres on the south side of the property.

The site is not zoned by the City of Toronto Zoning By-law 569-2013.

THE APPLICATION

Description: Official Plan and Zoning By-law Amendment application to permit a 39-storey mixed-use building with a 12-storey podium. The proposed development would retain the front facade of the existing building and relocate the interior chapel. The remainder of the existing 4-storey Cardinal Flahiff Basilian Centre would be demolished. The institutional use (Long Term Care and Seniors Housing) will be located on levels 1 through 12 and a residential condominium will be located on a portion of levels 1 and 2 and levels 13 through 39.

Surrounding uses include:

North: The north side of St. Joseph Street is comprised of St. Michael's College, a college affiliated with the University of Toronto. Cloverhill Park is located at the northwest corner of St. Joseph Street and Bay Street.

South: immediately to the south is a public lane known as St. Basils Lane. On the south side of the lane is 62 Wellesley Street West, a 18-storey mixed-use building and St. Joseph's College School.

East: Immediately east, extending north from St. Basils lane is a public lane which terminates approximately half way to St. Joseph Street, where public access is provided by means of a public easement from the neighbouring building located at 75 St. Joseph Street/1000 Bay Street, a 32-storey mixed-use building with a 13-storey podium.

West: Immediately to the west is a 4-storey institutional building housing the John M. Kelly Library owned by St. Michaels College.

Density: 8.72 times the area of the lot.

Dwelling Units and Amenity Space: A total of 316 residential dwelling units are proposed and 254 institutional suites. Both indoor and outdoor amenity space for the residential use exceeds the City requirement of 4.0 square metres per unit with 639.41 square metres of indoor amenity space (2.02 square metres per unit) and 687.96 square metres of outdoor amenity space (2.18 square metres per unit). An outdoor terrace for the institutional use is also provided at the 5th floor level.

Commercial: The proposal includes a 420 square metre commercial space on the ground floor within the relocated chapel. The space may be used as an event space, an additional amenity space for the residential component of the building (above the required amenity space) or a retail space.

Access, Parking, and Loading: The eastern public lane would be widened by 1.17 metres to achieve a 6.0 metres lane width. The eastern public lane does not extend all of the way north to St. Joseph Street. With the development of the neighbouring property at 57 St. Joseph Street/1000 Bay Street, a public easement was granted to allow for vehicular access from St. Basils lane to St. Joseph Street. The public easement lands will either be widened by means of an additional public easement allowing for public access to achieve a seamless 6 metres wide public access or an alternative means of access will be provided. Staff have been provided with alternatives demonstrating that access to the parking and loading can be provided with or without the use of the easement. A final determination will be made at the time of Site Plan Approval. At the rear, St. Basils lane already meets the City's lane width requirement of 6 metres. The public lanes will provide access to a Type G, Type C and Type B loading spaces and a two-level underground garage, containing a total of 119 parking spaces. A total of 341 bicycle parking spaces are also proposed to support the new development.

Additional Information

See Attachment No. 1 to this report for the location map, Attachment No. 2 for the project data, Attachment No. 7 for the site plan, Attachments No. 8 and 9 for a three dimensional representation of the current proposal in context, and Attachments No. 10 - 13 for the elevations.

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

- the increase in the amount of intuitional space from the existing 7,618 square to 23,967 square metres, now over 50% of the building;
- redesign of the development to include a larger podium with institutional use (Amica Seniors Lifestyle) and one residential tower (previously 2 towers);
- reduction of the density from 9.3 to 8.72 times the area of the lot;
- increased tower setbacks from lot lines and adjacent buildings;
- relocation of the chapel to the west side of the proposed development;
- relocation of the underground parking entrance to St. Basils Lane.

Reasons for Application

The Official Plan amendment is required to allow residential uses and to permit the proposed development on a site which is not identified as a development site on Map 20-12 of the University of Toronto Secondary Plan. The Zoning By-law amendment is required to allow for the proposed height and density, as well as site-specific provisions for setbacks, parking, bicycle parking and other matters to implement the development.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application was submitted on April 19, 2022.

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.

Official Plan

The site is located in the Downtown and in the University of Toronto Secondary Plan area. The site is designated Institutional Areas in the Official Plan.

As an area where growth is anticipated and encouraged, the Official Plan provides for new development in the Downtown that among other things, builds on the strength of the area as an employment centre and provides for a range of housing opportunities. The Official Plan recognizes the importance of Institutional Areas in the City's overall growth management strategy including the campuses of higher learning such as the University of Toronto.

The Official Plan directs growth to the Downtown in order to achieve multiple City objectives. Among other things, it: promotes the efficient use of municipal services and infrastructure; concentrates jobs and people in areas well served by transit; promotes mixed use development to increase opportunities for living close to work and to encourage walking and cycling; improves air quality and reduces greenhouse gas emissions by reducing reliance on the private automobile, all in keeping with the vision for a more liveable Greater Toronto Area.

This growth strategy recognizes that the level of growth will not be uniform across the Downtown given its diversity. The policies of Section 2.2.1.9 promote the improvement of the quality of the Downtown by measures such as providing a diverse range and mix of housing options and preserving and strengthening the range and quality of the social, health, community services and local institutions located in this area.

The Official Plan recognizes that most development will be infill and as such, will need to be compatible with, respect, and improve the character of the surrounding area. As a result, the built form policies of Section 3.1.2.5 seek to ensure that new development will be located and massed to fit within the existing and planned context, define and frame the edges of the public realm with good street proportion, fit with the character, and ensure access to direct sunlight and daylight on the public realm by providing streetwall heights and setbacks that fit harmoniously with the existing and/or planned context; and stepping back building mass and reducing building footprints above the streetwall height.

Institutional Areas Policies

Institutional Areas are made up of major educational, health and governmental uses with their ancillary uses, cultural, parks and recreational, religious, commercial and institutional residence facilities, including the full range of housing associated with a health institution, as well as utility uses.

The Official Plan recognizes that universities and colleges need flexibility to develop their lands quickly according to a strategic plan when a donor or government provides money to build. To this end, the Official Plan promotes the development of campus plans that may form the basis for a Secondary Plan. The policies of Section 4.8 provide that when lands in *Institutional Areas* are declared to be surplus, the owner is encouraged to investigate the possible use of the site for an alternative suitable public institutional purpose, affordable housing or public open space before applying to redesignate the lands for other purposes.

The Toronto Official Plan is available on the City's Website at: www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/

University of Toronto Secondary Plan

The subject property is located within the University of Toronto Secondary Plan Area. The objectives for the Secondary Plan Area are: to recognize and protect the Area primarily as an Institutional District; to provide planning regulations that give the institutions flexibility to adjust to changing program, technological and funding constraints; and to preserve, protect and enhance the unique built form, heritage and landscape character of the Area.

The University of Toronto Secondary Plan is available on the City's website at: www.toronto.ca/wp-content/uploads/2017/11/97da-cp-official-plan-SP-20-University-of-Toronto.pdf

Agency Circulation

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

COMMUNITY CONSULTATION

A virtual Community Consultation Meeting was held on June 20, 2019. At the meeting City staff and the applicant's team gave presentations on the site and surrounding area, the existing planning framework, and the proposed development. Following the presentations, City staff led a question and answer format meeting. Comments and questions provided by the meeting attendees included:

- concern with the height of the proposed buildings and transition from Bay Street;
- concerns respecting inadequate tower separation;
- concerns respecting the lack of sufficient heritage preservation;
- the need to protect the site for institutional uses;
- potential traffic issues on St. Joseph Street and on the lanes given the amount of vehicular and pedestrian traffic;
- concerns related to groundwater and potential impacts on aging city infrastructure;
- impact of new shadows on parks and adjacent developments;
- existing bad wind conditions being made worse;
- lack of additional open space being proposed; and
- capacity of local schools and childcare facilities to accommodate residents of the proposed development.

City staff, the applicants team and the local community had 5 additional working committee meetings. These meeting took place on September 25, 2019, October 22, 2019, November 12, 2019, July 26, 2021 and January 27, 2022.

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, and traffic are addressed in the Comments section below. The detailed building design, including proposed materials, and the construction management plan will be addressed during the Site Plan Control review process.

Statutory Public Meeting Comments

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

COMMENTS

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

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

Land Use

Section 4.8 of the Official Plan states that when lands in Institutional Areas are declared to be surplus, the owner is encouraged to investigate the possible use of the site for an alternative suitable public institutional purpose, affordable housing or public open space before applying to redesignate the lands for other purposes. In this case, the application to permit residential uses in addition to the proposed institutional uses is considered appropriate as the amount of institutional uses proposed on the site is being significantly increased. The underlying institutional designation is not being amended, but rather a site specific permission for the residential component of the building is being added, in keeping with the policy objectives of the University of Toronto Secondary Plan.

The proposed development is consistent with the policies of the Official Plan that direct growth to the Downtown in order to achieve multiple City objectives, which include the efficient use of municipal services and infrastructure; concentrating jobs and people in areas well served by transit; developing buildings with a mix of uses to increase opportunities for living close to work and to encourage walking and cycling; improving air quality and reducing greenhouse gas emissions by reducing reliance on the private automobile all in keeping with the vision for a more liveable Greater Toronto Area.

Built Form

Base Building

The site is located within the Downtown and Central Waterfront and is designated Institutional Areas in the City of Toronto Official Plan. The Official Plan designates Institutional Areas as areas that will accommodate growth.

Official Plan Tall Building Policy 3.1.3.9 states that base buildings should respect and reinforce good street proportion and pedestrian scale and be lined with active, grade-related uses.

Downtown Policy 9.8.1 states that base buildings will be designed to relate to the scale and proportion of adjacent streets; Policy 9.8.2 states that base buildings will fit compatibly within the existing and planned context of neighbouring streetwall heights and Policy 9.9 states that development will provide a transition from the base building to relate to adjacent properties with a lower scaled planned context.

The proposed base building is between 4 and 12 storeys in height with an overall height of 39.85 metres. The Tall Building Design Guidelines state that a base building for a tower should be no taller than the adjacent street is wide. In this case, the width of St. Joseph Street adjacent to the site ranges in width from approximately 20 to 29 metres.

The façade of the existing heritage building is proposed to be retained. The base building is proposed to step back 4.5 metres from the heritage façade creating a 4-storey streetwall height of the base building along St. Joseph Street. The stepback from the heritage façade also breaks up the height and massing, creates visual interest, and visually diminishes the overall scale of the base building. The setbacks from the base building to the two adjacent residential condominiums provide appropriate separation distances from the base building to neighbouring buildings to the south and to the east. These separation distances are outlined in the chart below.

	Podium Setbacks
North	<ul style="list-style-type: none"> • 7.3 m to property line • an additional 4.5 m (minimum) for floors 5 to 8 - building becomes a U-shape • an additional 1.5 m for floors 9-12
South	<ul style="list-style-type: none"> • 1.0 m - 7.5 m to St Basils Lane • 25.0 m to 30.0 m to the building face of 62 Wellesley St. W. above the 8th floor
East	<ul style="list-style-type: none"> • 5.0 m - 9.0 m to Lane/Easement • 10.3 m - 15.0 m to the building face of 75 St. Joseph Street/1000 Bay Street
West	<ul style="list-style-type: none"> • 4.5 m - 9.5 m to property line

Tower - Context and Height

The existing and planned built form context is an important consideration when assessing appropriate height and built form to ensure that new buildings fit within that context and provide appropriate separation distances between towers to ensure skyview, privacy and light, impacts are appropriately addressed for both residents and for pedestrians.

Official Plan Built Form Policies 3.1.2.1 and 3.1.2.5 require that new development be located and organized to fit within the existing and planned context. Policy 3.1.2.3 requires development to protect privacy within adjacent buildings by providing setbacks and separation distances from neighbouring properties and adjacent building walls. Tall Building Policy 3.1.3.11 d) states that the tower portion of a tall building should be designed by providing appropriate separation distances from side and rear lot lines as well as other towers.

OPA 352, Policy B i) requires tall buildings to provide setbacks from the lot lines so that individual tall buildings and the cumulative effect of multiple tall buildings within a block fit in with the existing and/or planned context. Policy B ii d), e) and f) further reference access to natural light, a reasonable level of privacy for occupants, pedestrian level and occupant views between towers.

OPA 406 Policy 3.3 states new buildings will fit within their existing and planned context and provide compatibility between differing scales of development. Policy 9.25.3 refers to built form adjacencies between tall buildings through the application of separation distances and tower orientation.

Tall Building Design Guideline 1.1 refers to context and defines a 250 metre and 500 metre radius for that context. Guideline 1.3 refers to tall buildings fitting within the existing or planned context. Guideline 3.2.3 further identifies minimum tower separation distances of 25 metres between towers which can be achieved by 12.5 metre setbacks to the side and rear property lines and the mid-point of an abutting lane.

The existing and planned context features a mix of built forms including University and other institutional owned lands, with low to mid-rise buildings, ranging in height from 3 to 9 storeys to the north and west, and multiple towers of varying height to the south and east. The building to the immediate east at 75 St. Joseph Street/1000 Bay Street is a 32-storey building with a height of 100.15 metres (104.9 metres to the top of the mechanical penthouse) and a 13-storey base building with a height of 42.25 metres and the residential building to the south at 62 Wellesley Street West is an 18-storey building with a height of 61 meters (65.6 to the top of the mechanical penthouse). Buildings within a 250 to 500 metre radius from the site include built and approved buildings ranging in height from 71 metres to 210 metres. Buildings with a similar relationship to the University of Toronto lands include the two existing U-Condominium buildings to the north at 1080 Bay Street and 65 St Mary Street, with heights of 185 metres and 155 metres, respectfully. The approved development at 70 St Mary Street, which is also located within the University of Toronto Secondary Plan Area has an approved height of 126 metres (136 metres to the top of the mechanical penthouse). The proposed building, with a height of 126 metres (132.5 to top of the mechanical penthouse) is in keeping with these heights.

Within this context, the application proposes the following tower separation distances:

	Tower Setbacks
North	• 25 m to property line (35 m minimum to midpoint of St Joseph St.)
South	• 12.5 m to property line (15.5 m to midpoint of St Basils Lane)

	<ul style="list-style-type: none"> • 31.1 m - 36.2 m to the building face of 62 Wellesley St. W.
East	<ul style="list-style-type: none"> • 23.5 m to property line (26.5 m to midpoint of Lane/Right-of-way) • 29.5 m to the building face of 75 St. Joseph Street/1000 Bay Street
West	<ul style="list-style-type: none"> • 18 m to property line

All of the tower setbacks conform to, or exceed the recommended 12.5 metre setback to the property line and the 25 metre building separation distance specified in the Tall Buildings Guidelines.

The proposed 39-storey tower fits within the existing and planned built form context, achieves appropriate tower separation distances, is an appropriate built form, and conforms to the Official Plan and relevant guidelines.

Shadow Impact

The Downtown Plan requires that development will adequately limit net-new shadow as measured from March 21st to September 21st from 10:18 a.m. – 4:18 p.m. on parks and open spaces. The submitted Shadow Study shows the proposal casting new shadows on the northern edge of Queens Park at 9:18 am, with no shadow at 10:18 am on March 21st and September 21st. The proposal then shadows Cloverhill Park at varying degrees at between 1:18 pm and 3:18 pm. The proposal does not cast shadow on these parks on June 21st. The shadows are similar to the shadows cast by the neighbouring building at 57 St. Joseph Street/1000 Bay Street.

Through the review of the application, the tower portion of the proposed building has been moved further away from St. Joseph Street in order to minimize these shadows, while still maintaining an adequate separation distance from adjacent buildings. City Planning staff finds the proposed development adequately limits shadow impacts on adjacent *Parks*, particularly during the spring and fall equinoxes, and are acceptable.

Wind Impact

A Pedestrian Level Wind Study reflecting the 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 sitting or standing) in all seasons. The proposed wind conditions on the 5th and 13th level terraces of the proposed development are a concern in the winter months.

City Planning staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained within the study, which include the introduction of screens, trellis and landscaping to improve comfort levels. The proposed measures will be implemented as part of Site Plan Approval.

Unit Mix

The intuitional portion of the building will contain 254 residential suites, ranging from Premium Independent Living, Independent Living, Assisted Living and Memory Care.

The residential component of the building will contain 316 units, with 26 (8.2%) studio units, 156 (49.4%) [1](#)-bedroom units, 26 (8.2%) [1](#)-bedroom plus den units, 26 (8.2%) [2](#)-bedroom units, 52 (16.5%) [2](#)-bedroom plus den units and 30 (9.5%) [3](#)-bedroom units.

The unit mix conforms with the policy direction of the Official Plan to provide a full range of housing. The Downtown Plan requires new development with more than 80 units to provide 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 and 3 bedroom units through the use of accessible or adaptable design measures. However, not all unit sizes 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

Indoor amenity space for the institutional portion of the proposal is provided throughout the long term care/seniors residence component of the building to allow for programming based on residents activity levels and needs. These spaces include lounges, spas, a greenhouse, a craft room, a fitness centre, a theatre, a billiards room, a private dining room and a library. Outdoor amenity space for the institutional portion of the building, although not required, is provided as a terrace on the 5th floor.

For the standard residential component of the building, amenity space is provided at the ground level and the 13th floor. The outdoor amenity area is also at the 13th floor adjacent to the indoor amenity area.

The proposed indoor and outdoor amenity areas conform to zoning by-law 438-86 with a total of 2 square metres of both indoor and outdoor amenity.

Detailed design of the residential 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.

Heritage

The property is designated under Part IV of the Ontario Heritage Act and contains St. Basil's Seminary, now known as the Cardinal Flahiff Basilian Centre, which is an important example of the work of the great, 20th-century Canadian architect and engineer, Ernest Cormier (1885-1980). Cormier's other notable commissions include the Supreme Court of Canada building in Ottawa. The four-storey seminary complex was completed in 1951 as part of the Basilian Fathers centennial project to expand St. Michael's College. The seminary expresses Cormier's characteristic balance of Modernism with tradition and the St. Basil's Seminary Chapel interior is especially significant as representative of Cormier's work. The property also contains Newman Hall Chapel, designed in 1913 by Arthur W. Holmes.

The proposed development incorporates a portion of St. Basil's Seminary as part of the base building and relocates the interior Seminary Chapel. The retained portions of the Seminary are proposed to be restored with minor modifications to support the new interior programming. The Newman Hall Chapel, which is only partially visible from the public realm, is proposed to be demolished. Overall, the alterations conserve the onsite and adjacent heritage properties and are consistent with the existing heritage policy framework. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy.

A report is going forward to Toronto Preservation Board on June 14, 2022, Toronto and East York Community Council on June 29, 2022 and City Council on July 19-20, 2022 with respect to the proposed alterations to the existing heritage property and authorizing the entering into of a Heritage Easement Agreement.

Public Realm

With the maintenance of the facade of the existing heritage building on-site, the existing 7.4 metres building setback from the property line is being maintained and the existing sidewalk width is not being impacted.

As the property is located within the University of Toronto neighbourhood, there is a significant amount of pedestrian traffic. To accommodate this, a 4.745 meters wide pedestrian walkway is proposed on the west side of the building, which will be secured as a pedestrian easement, to allow for a mid-block connection. An additional 1.15 metres of pedestrian space is also being provided on the north side of St Basils Lane, given that this lane has a significant amount of pedestrian traffic.

City staff are satisfied that the proposal is consistent with the applicable public realm policies of the Official Plan.

The local community have expressed a desire to have St. Joseph Street narrowed in order to accommodate pedestrians, with wider sidewalks, and wider landscaped boulevards. The allocation of Section 37 funds may be used for this purpose. Further consultation with the local community, the Ward Councillor and the applicant is encouraged during the Site Plan Control process, including the potential for the applicant to do this work concurrently with the construction of the proposed development.

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 applicant submitted an Tree inventory and Preservation Plan in support of the application. The report indicates there are 15 trees on and adjacent to the subject property. The removal of six of these trees is required to accommodate the proposed development. Urban Forestry has requested that the applicant look for opportunities to plant additional replacement trees on site.

Urban Forestry staff have also requested the planting of 4 new trees within the St. Joseph Street boulevard, in addition to the proposed maintenance of the existing street trees.

The potential for on-site replacement trees will be reviewed and new trees will be secured through Site Plan Approval

Traffic Impact, Access, Parking and Loading

In support of the subject proposal, the applicant's transportation consultant, BA Group, previously prepared an Urban Transportation Considerations Report which estimates that the development would generate approximately 50 and 60 two-way vehicular trips during the morning and afternoon peak hours, respectively. Given this level of trip generation and the results of the traffic analyses, Transportation Services staff agree that the additional traffic from the proposed development will have minimal impacts on area intersections and can be accommodated on the adjacent road network.

The vehicular parking is accessed by the adjacent public laneways. There have been concerns expressed from residents of the adjacent property on Bay Street respecting access over the easement lands off of St Joseph Street to the City lane. Although widening of the existing easement is preferred, the applicant has demonstrated how access to the site can be accommodated without the use of the easement lands. As this is a Site Plan Control matter, a final determination will be made at that time.

Access to the underground garage is proposed off of St. Basil Lane. The proposed development includes an overall parking supply of 119 spaces, consisting of 54 spaces for residents, 19 spaces for residential visitors, and 46 spaces for the seniors' home. Included within this parking supply would be 6 accessible parking spaces distributed proportionately between the different uses. These parking spaces would be located within a 2-level underground garage with control gates separating visitor parking, senior's home parking, and residential parking.

A Type C loading space is provided off of St Basils Lane. The north-south public laneway will provide access to the site's Type B and Type G loading spaces.

Servicing and Stormwater Management

Engineering and Construction Services staff have reviewed the submitted materials and have indicated that there is sufficient servicing capacity for the proposed 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:

1. \$1,300,000.00 for capital improvements for new or existing affordable housing; and
2. \$5,200,000.00 towards streetscape improvements, affordable housing and/or community services;

The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

1. that the owner enter into a Heritage Easement Agreement;
2. that the owner provide a detailed Conservation Plan;
3. that prior to Site Plan Approval, the owner shall submit a Construction Management Plan to the satisfaction of the Chief Planner and Executive Director, City Planning,

General Manager of Transportation Services and the Chief Building Official and Executive Director, Toronto Building, in consultation with the Ward; and

4. that the owner will construct and maintain the development of the site in accordance with Tier 1, Toronto Green Standard, and the Owner will be encouraged to achieve Tier 2, Toronto Green Standard, or higher, consistent with the performance standards of Toronto Green Standards applicable at the time of the site plan application for each building on the site. The Owner shall construct and maintain the development in accordance with Tier 1.

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 conforms with the intent of the Official Plan, particularly as it relates to the provision of institutional uses on the site and a built form which provides an appropriate relationship to the surrounding public realm and adjacent properties. Staff recommend that Council support approval of the application.

CONTACT

Leontine Major, Senior Planner
Tel. No. (416) 397-4079
E-mail: Leontine.Major@toronto.ca

SIGNATURE

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

ATTACHMENTS

City of Toronto Data/Drawings

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

Applicant Submitted Drawings

Attachment 7: Site Plan

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

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

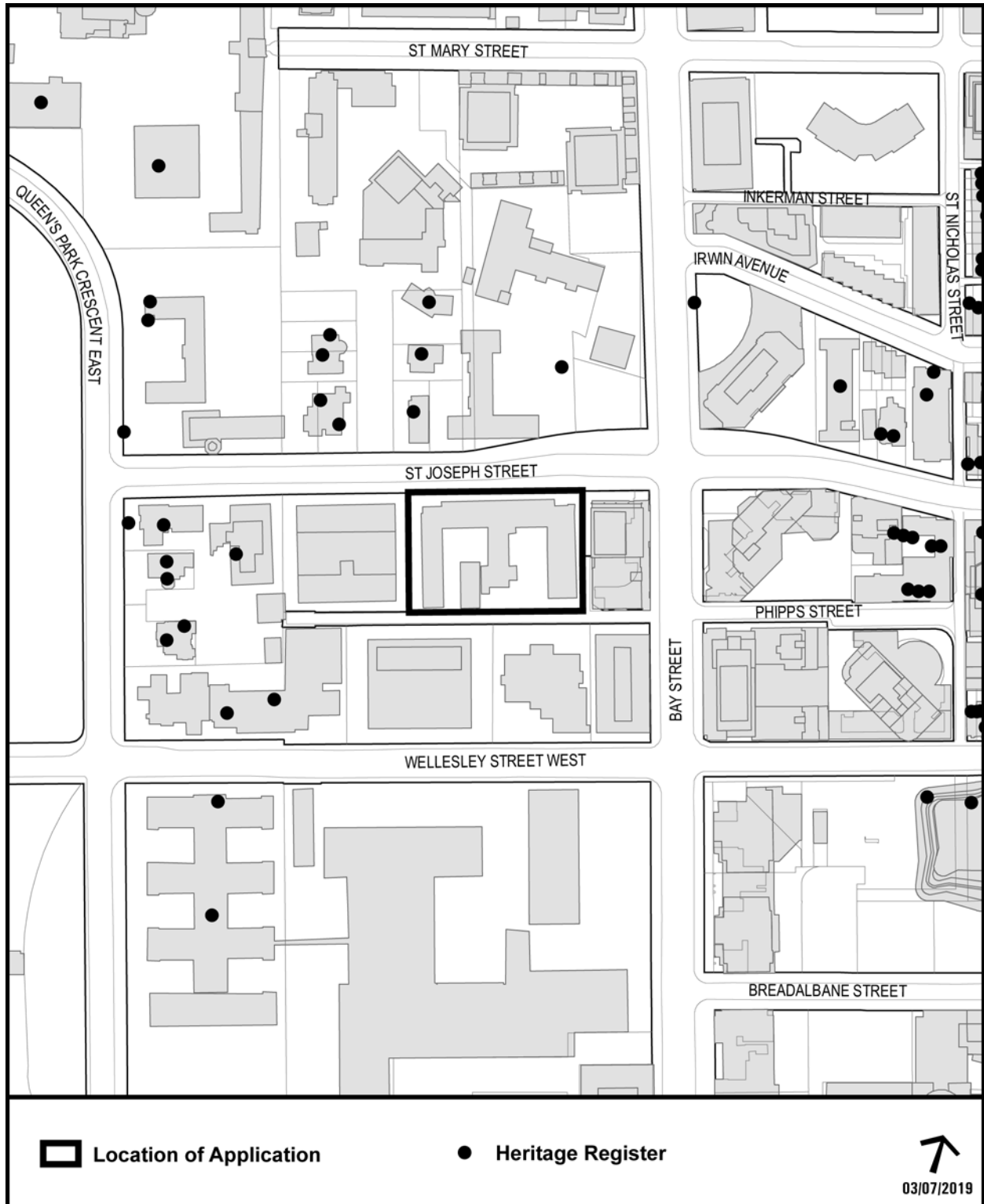
Attachment 10: North Elevation

Attachment 11: South Elevation

Attachment 12: East Elevation

Attachment 13: West Elevation

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 95 St. Joseph St. Date Received: February 14, 2019

Application Number: 19 115474 STE 11 OZ

Application Type: OPA & Rezoning

Project Description: Official Plan and Zoning By-law Amendment application to permit a 39-storey mixed-use building with a 12 storey podium. The proposed development would retain the front facade of the existing building and relocate the interior chapel. The remainder of the existing 4-storey Cardinal Flahiff Basilian Centre would be demolished. The institutional use (Amica Seniors Lifestyle) will be located on levels 1 through 12 and the residential condominium will be located on a portion of levels 1 and 2 and levels 13 through 39. A total of 316 residential dwelling units are proposed and 254 institutional suites. A total of 119 parking spaces and 379 bicycle parking spaces are proposed to support the new development.

Applicant	Agent	Architect	Owner
Daniels HR Corporation		Core Architects	Basilian Fathers of Toronto

EXISTING PLANNING CONTROLS

Official Plan Designation:	Institutional Areas	Site Specific Provision:	N
Zoning:	Q T2.0	Heritage Designation:	????
Height Limit (m):	23	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	5,289	Frontage (m):	87	Depth (m):	61
-------------------	-------	---------------	----	------------	----

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,986		2,759	2,759
Residential GFA (sq m):			21,718	21,718
Non-Residential GFA (sq m):	7,618		24,409	24,409
Total GFA (sq m):	7,618		46,127	46,127
Height - Storeys:	4		39	39
Height - Metres:			123	123

Lot Coverage Ratio 52.17 Floor Space Index: 8.72
(%):

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	21,718	
Retail GFA:	442	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	23,967	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			316	316
Other:				
Total Units:			316	316

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	26	182	78	30	
Total Units:	26	182	78	30	

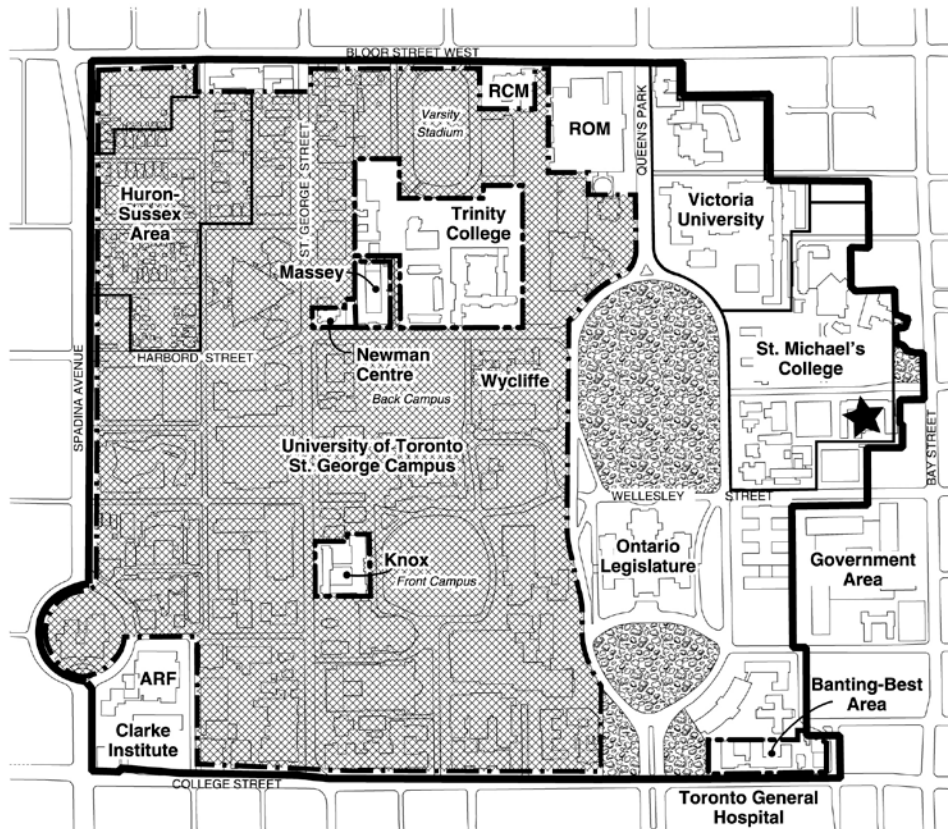
Parking and Loading

Parking Spaces:	119	Bicycle Parking Spaces:	379	Loading Docks:	3
-----------------	-----	-------------------------	-----	----------------	---

CONTACT:

Leontine Major, Senior Planner
(416) 397-4079
Leontine.Major@toronto.ca

Attachment 3: University of Toronto Secondary Plan Map

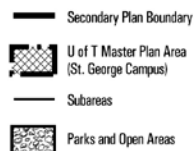


Not to Scale



University of Toronto Secondary Plan

MAP 20-1 Area Institutions and Subareas

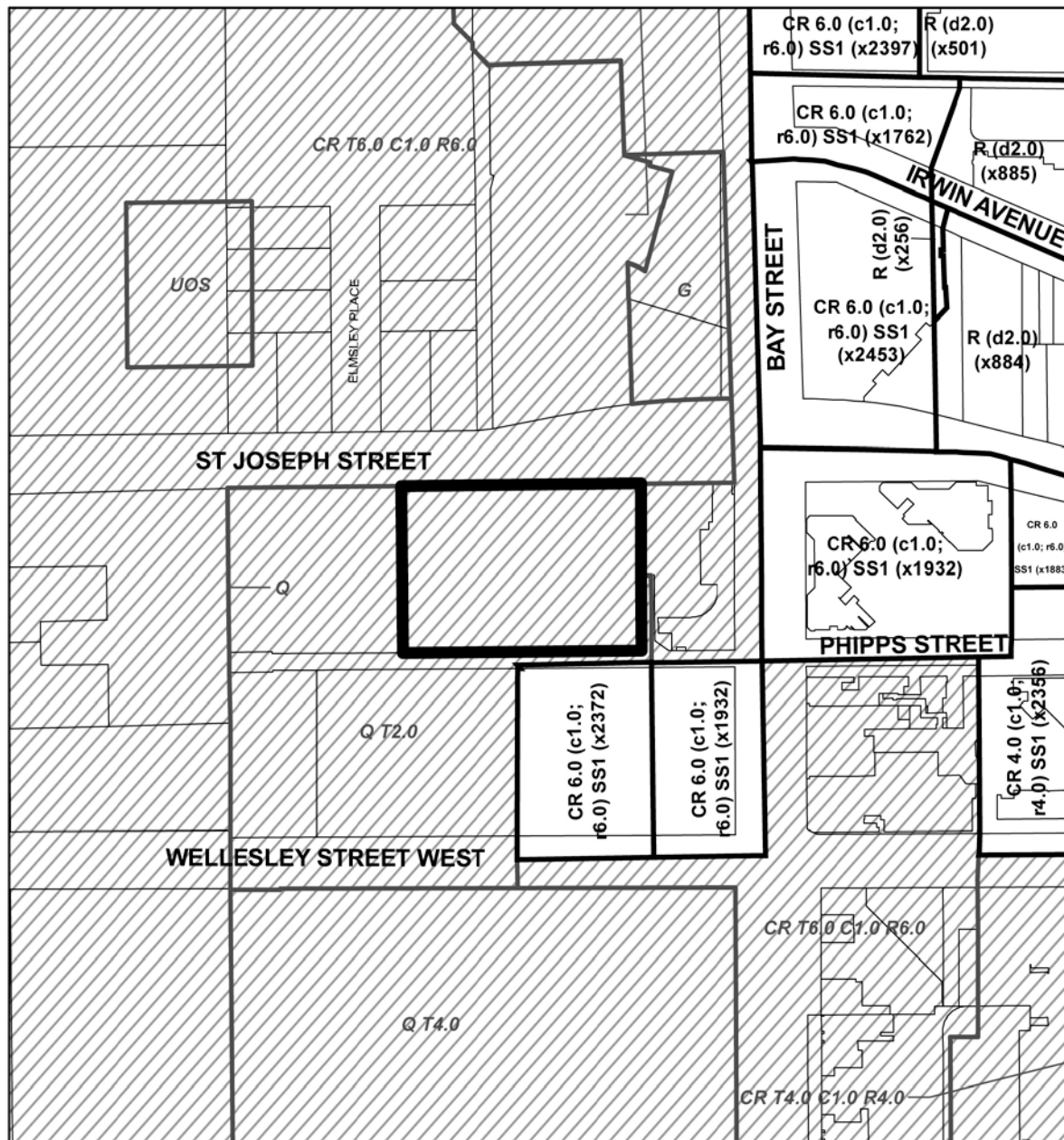


ARF Addiction Research Foundation
RCM Royal Conservatory of Music
ROM Royal Ontario Museum

Note:
 Properties of Knox College, Massey College,
 Trinity College and the Newman Centre are not
 included in the University of Toronto Master Plan

October 2009


Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

95 St Joseph Street

File # 19 115474 STE 11 0Z

 Location of Application

R Residential
CR Commercial Residential

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

CR Mixed-Use District
Q Mixed-Use District
G Parks District
UOS Parks District



Not to Scale
Extracted: 05/26/2022

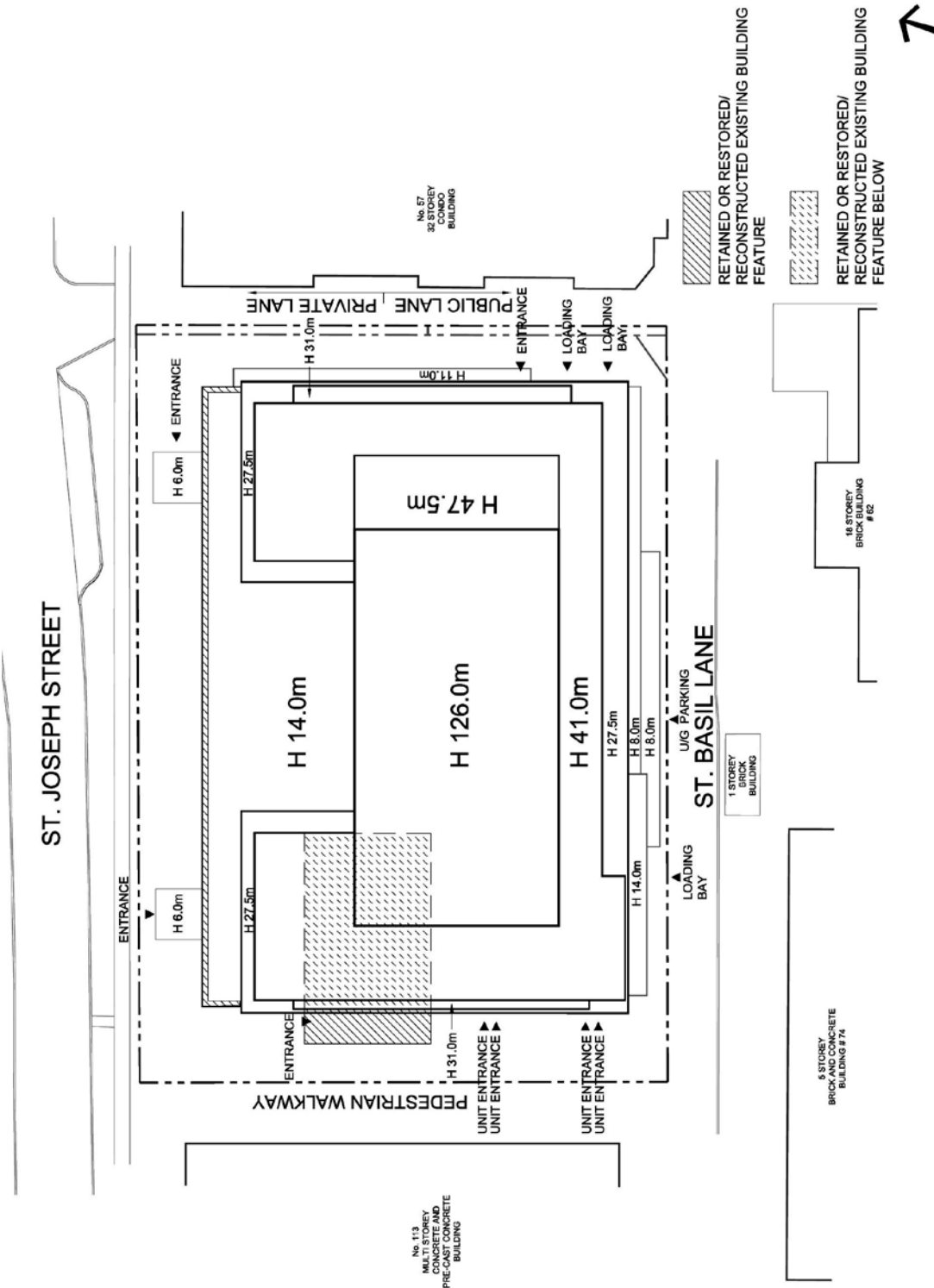
Attachment 5: Draft Official Plan Amendment

To be included as a separate Attachment on the TEYCC agenda

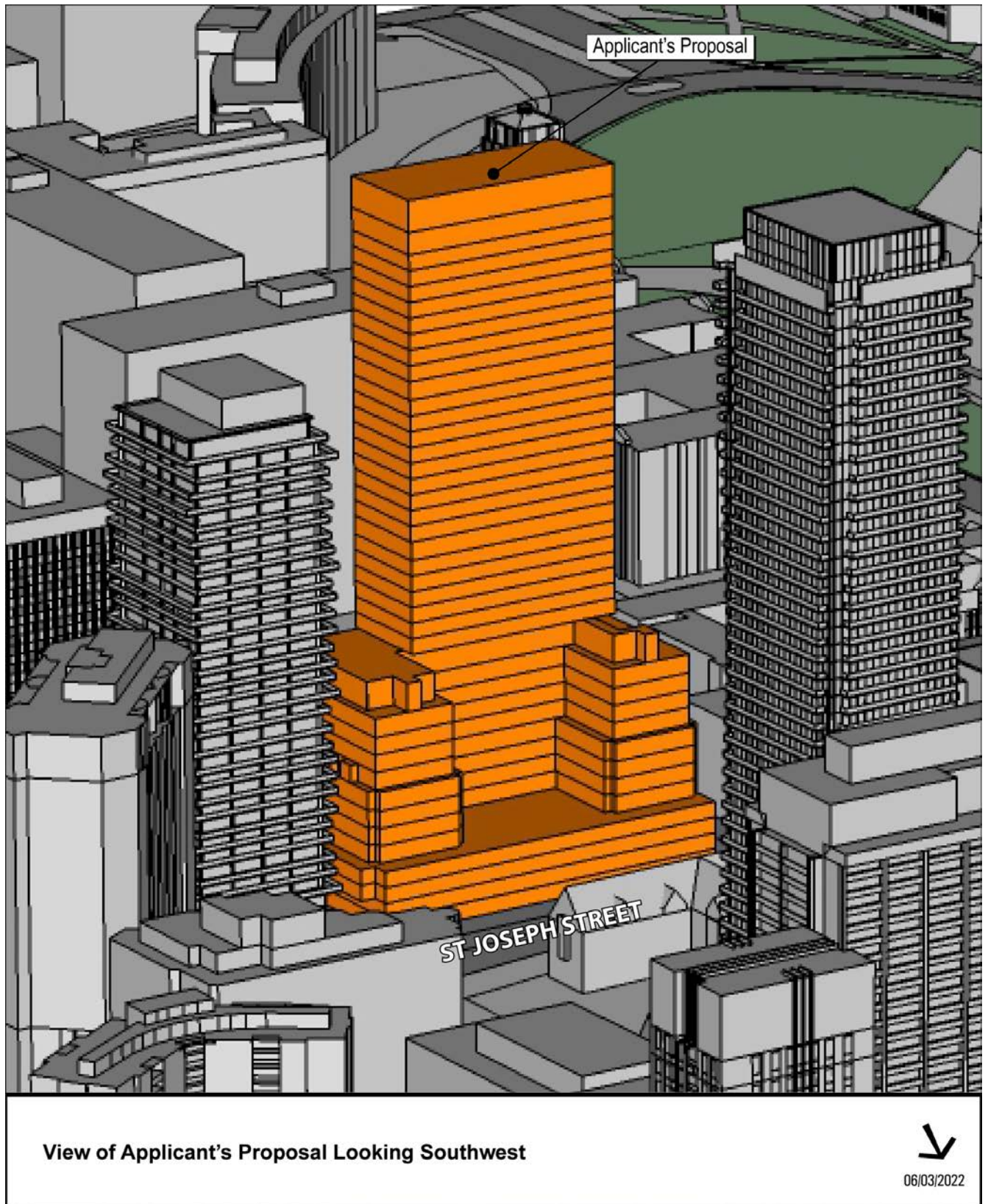
Attachment 6: Draft Zoning By-law Amendment

To be provided prior to June 29, 2022 Toronto and East York Community Council meeting

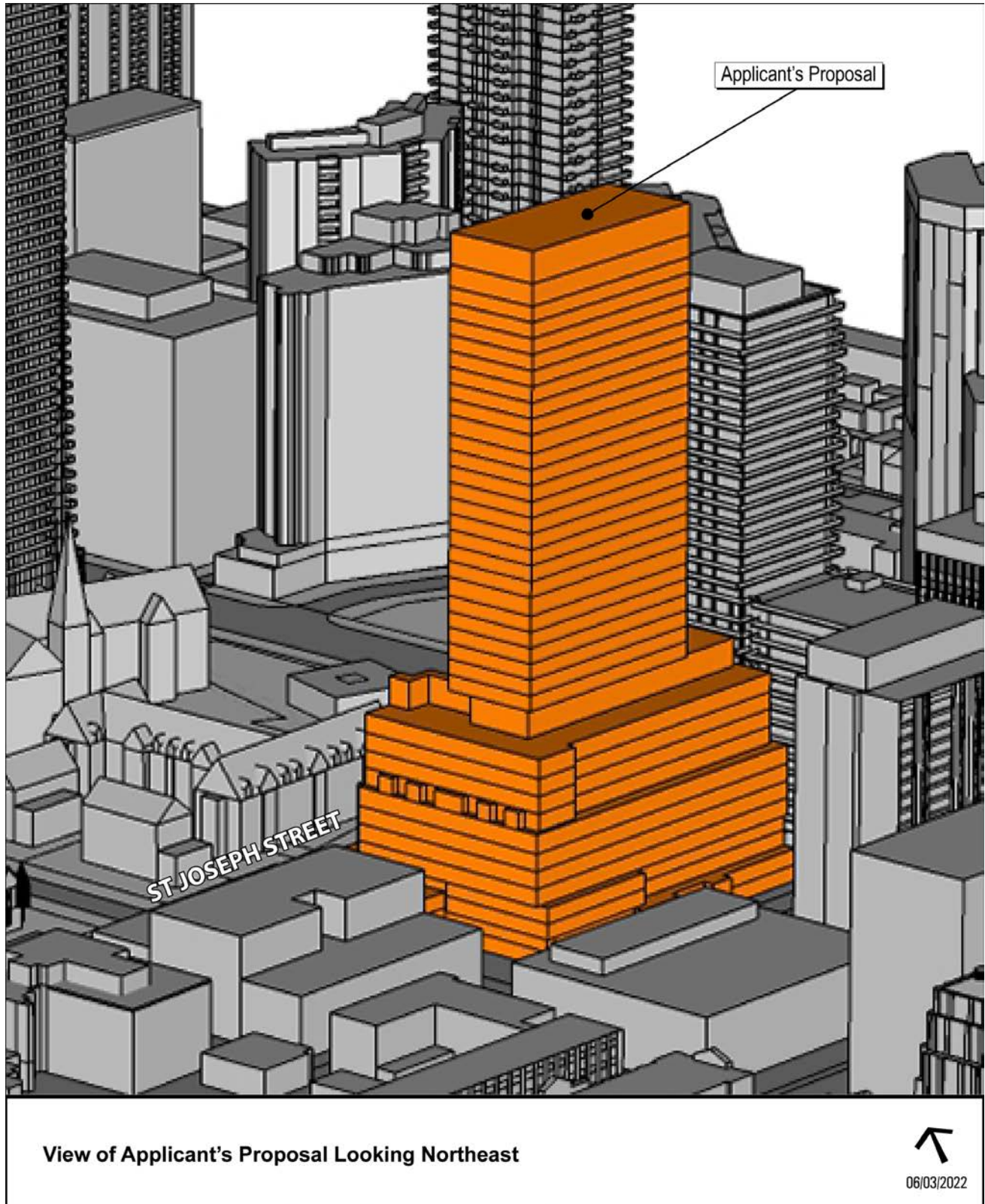
Attachment 7: Site Plan



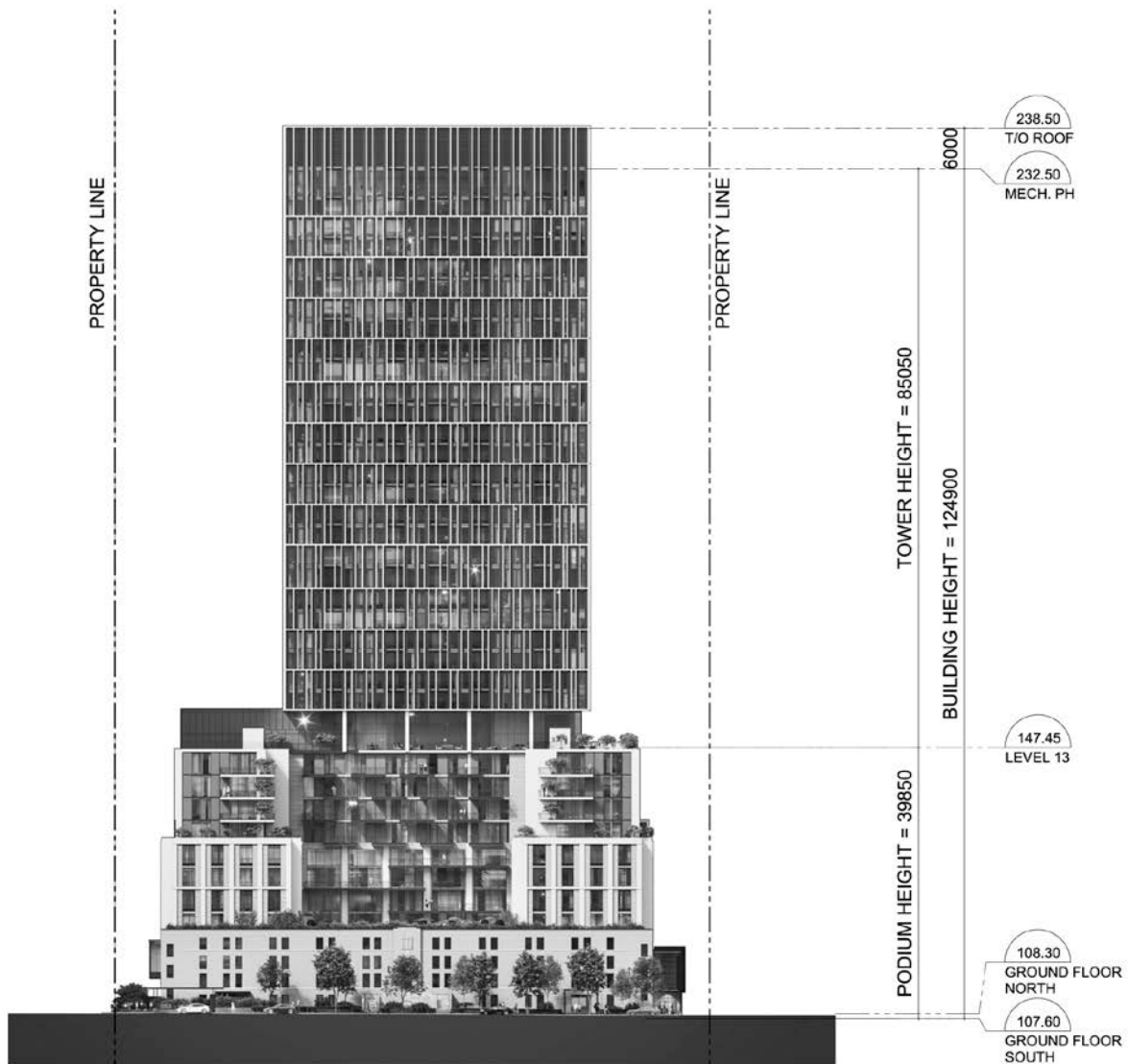
Attachment 8: 3D Model of Proposal in Context - Northeast



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

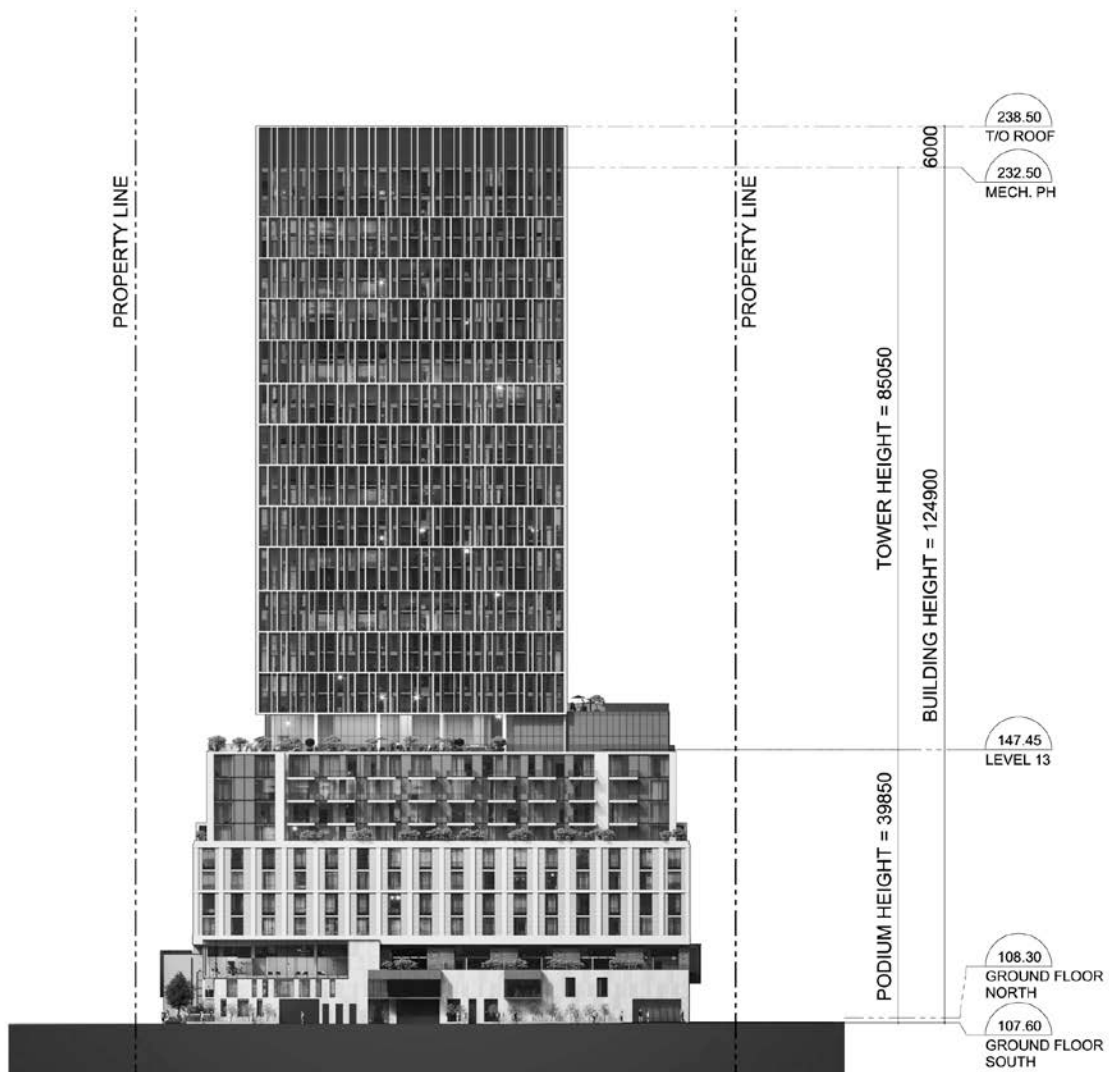


Attachment 10: North Elevation



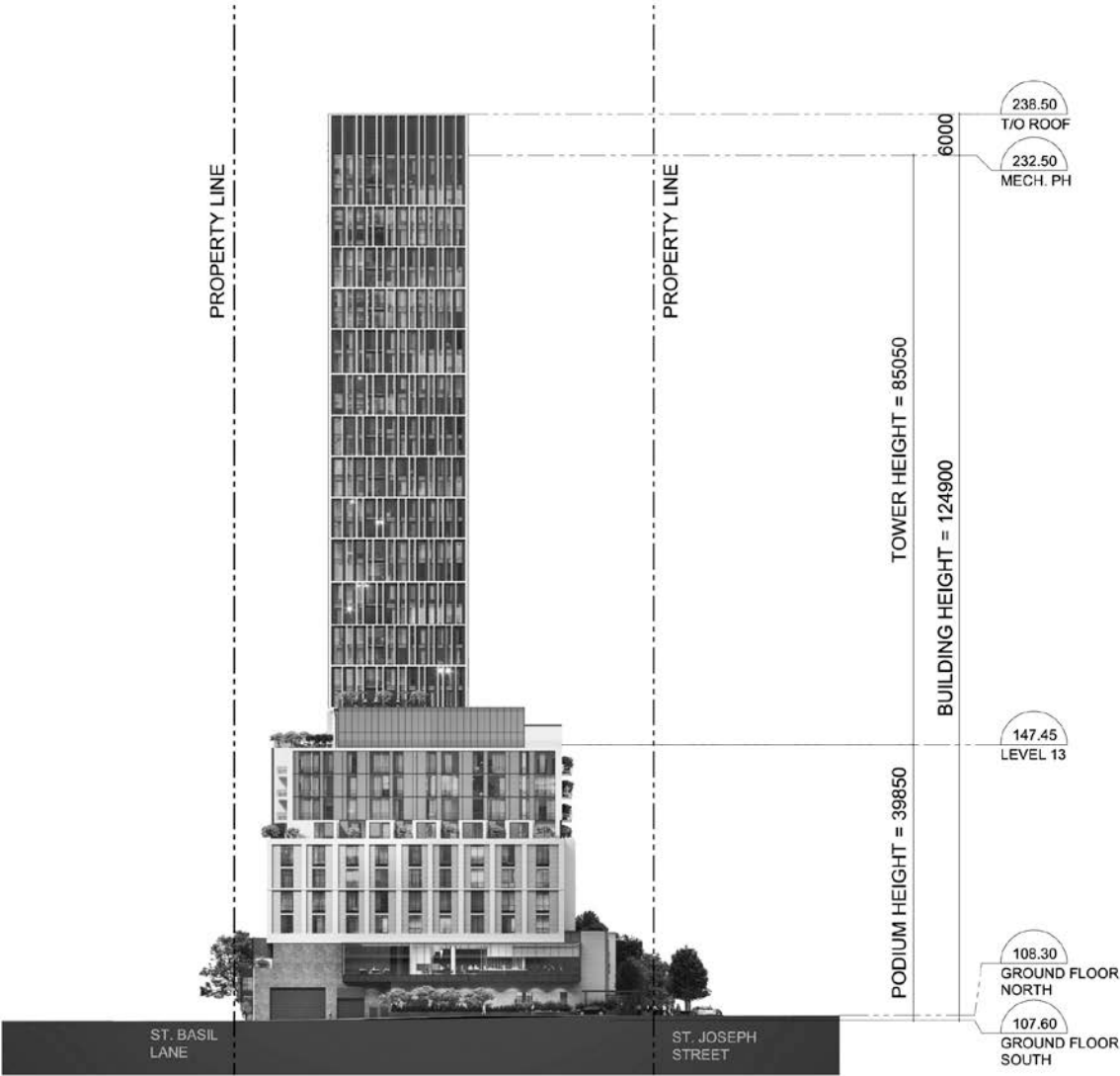
North Elevation

Attachment 11: South Elevation



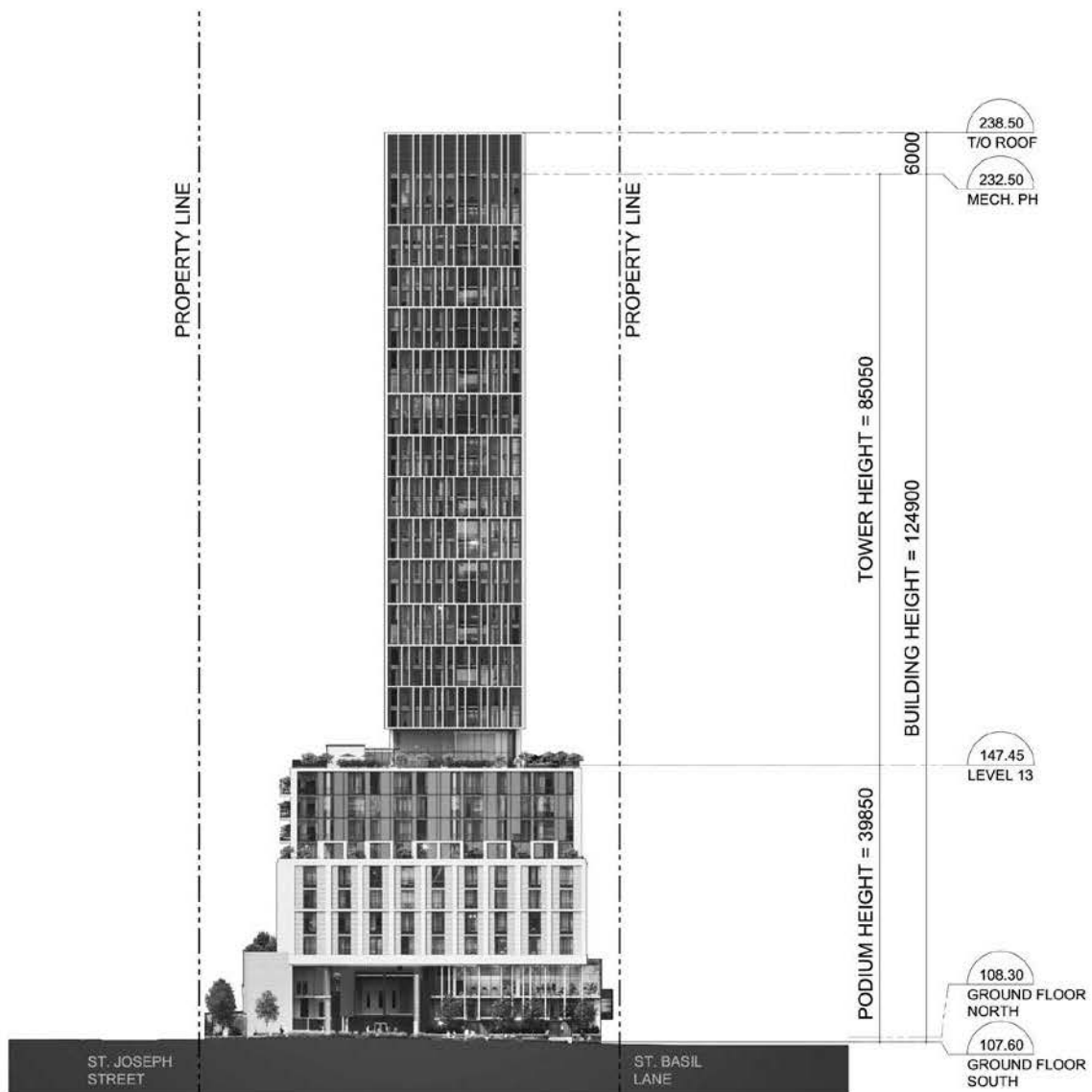
South Elevation

Attachment 12: East Elevation



East Elevation

Attachment 13: West Elevation



West Elevation