

## **Housing Now – 140 Merton Street - Zoning By-law Amendment– Decision Report – Approval**

**Date:** October 6, 2023

**To:** Planning and Housing Committee

**From:** Chief Planner and Executive Director, City Planning

**Ward:** 12 - Toronto-St. Paul's

**Planning Application Number:** 19 114200 STE 12 OZ

### **SUMMARY**

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This report recommends approval of the City-initiated Zoning By-law Amendment to Zoning By-law 569-2013, as amended by By-law 1779-2019, to permit a 29-storey, 294 unit development, with community agency space, new pedestrian connections and publicly accessible open space and heritage conservation, at 140 Merton Street. The site is a City-owned property that is part of the Housing Now Initiative.

Following Council's direction to develop a Housing Action Plan for the 2022-2026 term of Council, staff have advanced this City-initiated proposal to permit an increase in the zoning permissions of 5,487 square metres, resulting in an additional 11 storeys, and 114 units than what was presented to Council in 2019. The addition of these units will support the project's delivery of 94-142 new affordable rental units, secured for a 99-year term of affordability through the Housing Now Initiative.

The recommended Zoning By-law Amendment is consistent with the Provincial Policy Statement (2020), conforms with the Growth Plan (2020), and represents an appropriate form and scale of development.

### **RECOMMENDATIONS**

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The Chief Planner and Executive Director, City Planning recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 140 Merton Street substantially in accordance with the recommended Zoning By-law Amendment attached as Attachment 5 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the recommended Zoning By-law Amendment as may be required.

## **FINANCIAL IMPACT**

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The financial impacts of the Housing Now Initiative are included in the 2023 Progress Update. 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.

The Chief Financial Officer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

## **EQUITY IMPACT**

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The Housing Now Initiative is part of the HousingTO 2020-2030 Action Plan and is a core component of the 2022-2026 Housing Action Plan. The Housing Now Initiative advances a number of the City of Toronto's equity strategies and commitments, including: Social Procurement Policy, Strong Neighbourhoods Strategy, Toronto Newcomer Strategy, Toronto Poverty Reduction Strategy and the Toronto Seniors Strategy.

The site will be the first non-profit developed Housing Now site led by an Indigenous organization and will be dedicated to providing housing options and community uses for Indigenous elders and other seniors. Between 33-50% of units located on this site will be rented below the City-wide average market rent, providing lower-income individuals with the opportunity to access safe, quality housing near high-order transit. A combination of housing supports and rental allowances will be deployed to deepen the affordability of these units. The new affordable homes will remain affordable for 99 years, providing housing for future generations.

## **DECISION HISTORY**

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On May 10, 2023, City Council adopted PH3.6 "Housing Now Initiative - 2023 Progress Update", which made a number of recommendations to help accelerate the development of Housing Now projects, including instructions to staff for 140 Merton Street. [PH3.6 - Housing Now Initiative - 2023 Progress Update](#)

On December 14, 2022, City Council adopted CC2.1 "2023 Housing Action Plan", which directed the City Manager to develop a "2023 Housing Action Plan" for the 2022-2026 Term of Council. The report included a request to revisit the Housing Now site at 140 Merton Street to increase the residential density. [CC2.1 - 2023 Housing Action Plan](#)

On December 17, 2019, City Council adopted PH11.2 "Housing Now - 140 Merton Street - Zoning Amendment - Final report", which recommended approval of amendments to By-law 569-2013 [PH11.2 - Housing Now - 140 Merton Street - Zoning Amendment - Final Report](#)

On December 17, 2019, City Council adopted PH 11.3 "Alterations to Designated Heritage Property at 140 Merton Street", which approved the alterations to the heritage property at 140 Merton Street, substantially in accordance with the plans and drawings prepared in connection with the previously recommended Zoning By-law Amendment. [PH11.3 - Alterations to Designated Heritage Property at 140 Merton Street](#)

On November 12, 2019, the Toronto Preservation Board adopted PB 11.4 "Alterations to Designated Heritage Property at 140 Merton Street", which recommended approval of the proposed alterations in connection with the previously recommended Zoning By-law Amendment and approving the execution of a Heritage Easement Agreement registered on title of the property at 140 Merton Street prior to Site Plan Approval. [PB11.4 - Alterations to Designated Heritage Property at 140 Merton Street](#)

An expanded Decision History is provided in Attachment 2: 140 Merton Street Expanded Decision History.

## **CONSULTATION**

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On September 14, 2023, City staff and Mississauga Cree First Nation conducted a community consultation meeting, in an Open House format, to review the proposed revised development for 140 Merton Street.

### **Design Review Panel**

On February 16, 2023 City Staff, and Montgomery Sisam Architects Inc, presented the 18-storey development concept for 140 Merton Street to the Panel, seeking feedback for the forthcoming review of the Site Plan Control application. Feedback and comments from this discussion have been used to refine the proposed development reflected in the Zoning By-law Amendment and will also be reflected in the Site Plan Control Application. The additional height proposed in the recommended 29-storey proposed development has not affected elements of the public realm or podium design reviewed by the Panel.

## **HOUSING NOW OVERVIEW**

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City Council initiated the Housing Now Initiative to deliver affordable housing and mixed-income, mixed-use, transit-oriented communities. Housing Now presently includes 22 City-owned sites across Toronto. Housing Now achieves city-building outcomes by partnering with the private and non-profit sectors to deliver a mix of affordable rental, market rental and ownership housing. The new affordable rental homes will remain affordable for 99 years, providing housing opportunities for future generations. Investment in these sites will also contribute to the broader community by delivering new amenities, revitalized public spaces and housing with good transit access.

The Housing Now project partners (Housing Secretariat, City Planning and CreateTO) provide an annual update to City Council on the Initiative, including recommendations

for updates to Council authorities to implement Housing Now, setting out the Housing Now program requirements, updating financial, real estate, and planning program requirements, as appropriate. The 2023 Housing Now Progress Update was presented to Council on May 11, 2023 (PH3.6).

As Housing Now sites advance through the planning process, City Planning staff, in collaboration with the Housing Secretariat and CreateTO continue to seek opportunities to increase the potential residential yield at each location, in accordance with the policies of the Official Plan. Development concepts are informed by Toronto's evolving development context, the urgent need for affordable housing across Toronto and City Council's direction through the Housing Action Plan. 140 Merton Street is an example of the outcome of the ongoing review of Housing Now sites to support the City's objectives to increase housing supply.

## **PROPOSAL**

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This proposal to amend the City's Zoning By-law to permit a 29-storey building comprising 294 rental and affordable rental housing units will provide homes for Indigenous Elders and seniors. The proposal also includes community agency space, conservation of the existing heritage building located on the property, new pedestrian connections and publicly accessible open space.

### **Site Description**

The subject site is located between Yonge Street and Mount Pleasant Road to the east, south of Davisville Avenue and north of Mount Pleasant Cemetery. The site is rectangular with approximately 58 metres of frontage along Merton Street and has a lot depth of 59 metres.

An existing two-storey, heritage designated building used as a senior care centre currently exists on the site. The building was originally constructed in 1960 for the War Amputations of Canada as their Dominion headquarters and key-tag manufacturing services, and has been owned by the City since 1994.

The proposal will increase the permitted height from 18 to 29 storeys. This does not change the heritage conservation strategy or provision of non-profit community space as set out in 2019.PH11.2. The proposal details and the changes from the previous approval are summarized in Table 1, below.

**Table 1: Summary of Changes to the Proposal**

	<b>Previous Zoning Approval</b>	<b>Current Development Proposal</b>	<b>Change</b>
<b>Total Gross Floor Area</b>	16,650 square metres	22,139 square metres	+ 5,489 square metres
<b>Residential Gross Floor Area</b>	14,500 square metres	19,987 square metres	+ 5,487 square metres

	Previous Zoning Approval	Current Development Proposal	Change
<b>Non-Residential Gross Floor Area</b>	2,150 square metres	2,150 square metres	No change
<b>Floor Space Index</b>	4.44	6.5	Increased by 2.06
<b>Dwelling Units</b>	180	294	Increased by 114
<b>Tower Height</b>	63 metres (18 storeys - conceptual)	93.6 metres (29 storeys - conceptual)	Increased by 30.6 metres, 11 storeys
<b>Parking Spaces</b>	45 spaces	46 spaces	Increased by 1 space
<b>Bicycle Parking Spaces</b>	150 Spaces	356 spaces	Increased by 206 spaces

**Height and Massing**

The proposed mixed-use development includes one 29-storey residential tower. The base building remains unchanged from the previous proposal, and is surrounded by publicly accessible open spaces, with pedestrian access points from the southeast and southwest sides of the site. An image of the proposal is shown in Figure 1, below. Further details are provided in Attachment 7: Simplified Site Plan.

**Figure 1: 140 Merton Street (Looking Northwest)**



## **Dwelling Units**

A total of 294 dwelling units are proposed, of which all are purpose-built rental and between 94-142 will be leased as affordable rental units. This is an additional 114 purpose-built rental units above what the in-force zoning by-law would have accommodated within the approved residential gross floor area. Per the Housing Now Initiative, the affordable units will be offered at an average of 80% of average market rent.

## **Site Access, Parking, Bicycle Parking and Loading**

Consistent with the previously approved zoning by-law, the proposed vehicle and loading access will be provided from Merton Street via a driveway at the southeast side of the site. There are two main pedestrian accesses, the western pedestrian entrances provides access to community space, while the eastern access provides access for residents. A pedestrian walkway surrounds the site and provides access to the green and social spaces at grade.

A total of 46 parking spaces will be provided on one and a half levels of underground parking, of which 15 are for residential uses, 16 are for visitors, and 16 are for the community use on site. A total of 352 bicycle parking will also be provided, including 317 long-term spaces and 34 short-term spaces. One loading space is proposed. Attachment 7 provides an image of the simplified site plan concept. Detailed project information, including all plans and reports submitted as part of the revised proposal can be found on the City's [Application Information Centre](#).

## **Reasons for City-Initiated Zoning By-law Amendment**

Council adopted By-law 1779-2019, which established performance standards reflecting the previous development concept, including heights, building setbacks, gross floor area, minimum parking requirements and other provisions for 140 Merton Street. The in-force zoning by-law provided the basis for the City to initiate a Request for Proposals (RFP) process to secure a non-profit development partner to implement the Housing Now Initiative at this location.

In 2022, through a RFP process, the City selected the Missanabie Cree First Nation as the non-profit housing developer, "the Proponent", for the site. The Proponent will be responsible for continuing work on the active Site Plan Control application, in addition to other obligations related to the provision of new affordable housing.

Through the 2023 Housing Action Plan, Council's direction is to revisit approved Housing Now sites, specifically 140 Merton Street, to increase the housing supply and support affordable housing delivery. The Proponent has determined that an increase of 11 storeys will result in a viable development, addressing Council's direction.

As discussed in the following section, City Planning has reviewed the revised proposed development and concludes that it conforms with the Official Plan. An amendment to Zoning By-law 569-2013, as amended by By-law 1779-2019, is required to establish new performance standards for the proposed development at 140 Merton Street.

## POLICY & REGULATION CONSIDERATIONS

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### Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to provincial plans, including the Growth Plan (2020) for the Greater Golden Horseshoe, the Greenbelt Plan, and others.

### Official Plan

This site is designated as a *Mixed Use Area*. See Attachment 4 of this report for the Official Plan Land Use Map.

### Yonge-Eglinton Secondary Plan (Secondary Plan)

The site is designated as "*Mixed Use Areas B*", which specifies that a mix of residential, retail and service, office, institutional, entertainment and cultural uses will be permitted. See Attachment 4 of this report for the Secondary Plan Land Use Map.

Policy 7.1 of the Secondary Plan requires that development containing more than 80 new residential units include a mix of 2-bedroom and 3-bedroom units or units that can be converted to 2-bedroom and 3-bedroom units through adaptable design measures.

Policy 7.2 of the Secondary Plan states that the City may reduce the minimum requirements identified in Policy 7.1 where development is providing social housing or other publicly-funded housing; or specialized housing.

The proposed development will be seniors housing, targeted to providing housing for Indigenous Elders and other seniors, operated by an Indigenous led non-profit organization. This specialized housing meets the requirement set out in Policy 7.2, therefore a reduction in the Policy 7.1 requirements is justified. A detailed breakdown of the unit mix is provided in the "Housing Mix" section.

The Yonge-Eglinton Secondary Plan can be found here: [https://www.toronto.ca/wp-content/uploads/2019/07/96a5-CityPlanning\\_OPA405.pdf](https://www.toronto.ca/wp-content/uploads/2019/07/96a5-CityPlanning_OPA405.pdf)

### Zoning

The subject site is zoned CR4.9 (c2.0; r4.3) (x224) in the city-wide Zoning By-law 569-2013, as amended. Site Specific by-law 1779-2019 established development permissions for this site.

### Design Guidelines

The following design guidelines have been used in the evaluation of this proposal:

- Tall Building Design Guidelines
- Growing Up: Planning for Children in New Vertical Communities

- Urban Design Guidelines for Privately-Owned Publicly Accessible Spaces
- Bird-Friendly Design Guidelines
- Pet Friendly Design Guidelines
- Accessibility Design Guidelines
- Toronto Green Standard (TGS) Version 3.0
- Guidelines for the Design and Management of Bicycle Parking Facilities

## Site Plan Control

The proposed development is subject to Site Plan Control. A Site Plan Control application will be submitted by the Missanabie Cree First Nation and will be reviewed by City staff through the Priority Development Review Stream.

## COMMENTS

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### Provincial Policy Statement and Provincial Plans

Staff's review of this proposal has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). Staff find the proposal to be consistent with the PPS and conforms with the Growth Plan.

### Land Use

This proposal, which has been prepared based on programmatic requirements of the Missanabie Cree First Nation and construction considerations, has been reviewed against the Official Plan policies and Secondary Plan policies.

The recommended Zoning By-law Amendment conforms with the Official Plan and the Yonge-Eglinton Secondary Plan. The redevelopment of an existing low-rise building in proximity to higher order rapid transit to a mixed-use building with seniors housing and community uses supports the land use policies of the *Mixed Use Areas* designation. The combination of residential uses and community services of the proposal also conforms with the direction set for *Mixed Use Area 'B'* in the Yonge-Eglinton Secondary Plan, contributing to the infrastructure needed for a complete community in Midtown.

### Density, Height, Massing

The recommended Zoning By-law Amendment will permit a maximum gross floor area of 22,139 square metres and a maximum density of 6.5 times the area of the lot. The amendment will permit a tall building of up to 93.6 metres (approximately 29 storeys) and a base building with a maximum height of 19.0 metres. Diagram 4 of the recommended Zoning By-law Amendment identifies the minimum building setbacks and maximum building heights.



The Yonge-Eglinton Secondary Plan policies allow for a height range of 14 to 40 storeys in the Merton Street Character Area, with heights generally decreasing from north to south, and from west to east with increasing distance from Davisville Subway Station. The height of the proposed development falls within the height range provided in the approved Secondary Plan.

### **Micro-Climate**

The Official Plan requires development to limit shadowing on streets, properties and open spaces and minimize additional shadowing and to mitigate adverse wind conditions. It also requires new development to maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

The proposed development does not cast shadow on any parks in the area. There is an incremental increase in shadows on the public realm along Balliol Street and Pailton Crescent.

The Tall Building Design Guidelines identify a minimum 3 metre tower setback, including balconies, from the base of the building and a minimum towers separation distance of 25 metres to help mitigate uncomfortable wind conditions. The proposed development built form responds to these directions, and the recommended Zoning By-law Amendment requires the tower to setback three metres from the base building facing Merton Street and 15 metres from the building face of where the Heritage building is being preserved. The tower is set back 7.1 metres from the east, west, and rear sides of the base building. In addition, the 12.5 metres tower setback from the side and rear property lines protects for a minimum 25 metre separation distance between any future tower developments on adjacent properties.

Detailed wind studies will be reviewed through the application for Site Plan Control including completion of a detailed three-dimensional model wind tunnel test to confirm if mitigation measures may be required for locations where wind conditions in the public realm exceed speeds that are comfortable for pedestrians.

### **Mobility, Parking and Loading**

The site is situated within 550 metres (seven-minute walk) from Davisville subway station on Line 1. Notable cycling connections include immediate access to the Kay Gardiner Beltline Trail on the south side of Merton Street, and the ActiveTO Yonge Street Complete Street with cycle tracks that extend from Davisville Avenue to Bloor Street is located 350 metres from the site. The proposed development includes cycling infrastructure, including 36 short-term bicycle parking spaces at grade, and 320 long-term bicycle parking spaces below grade.

The recommended Zoning By-law Amendment proposes 46 parking spaces, which are to comprise 15 spaces for residents, 16 spaces for visitors, and 15 spaces for the community use.

One Type G loading space is also located at grade on the east side of the site, accessed from Merton Street.

Transportation Services staff are satisfied with the access, parking and loading arrangements for this development.

## **Servicing**

Engineering and Construction Services staff have reviewed the updated Servicing Report prepared by EXP (June 29, 2023) and updated Stormwater Management Report (May 10, 2023) and conclude that the increase in residential density does not affect the ability for the site to be adequately serviced. Through the application for Site Plan Control, additional reports will be required related to the revised development proposal.

## **Housing Mix**

The proposed development provides 242 one-bedroom units and 52 two-bedroom units. New units at 140 Merton Street will be offered to Indigenous Elders and other seniors. New affordable rental units will be subject to the City's Affordable Rental Housing Design Guidelines. A detailed breakdown of site statistics has been provided in the Application Data Sheet, provided as Attachment 1 to this report.

## **Heritage Impact & Conservation Strategy**

The property at 140 Merton Street contains a two-storey building that was constructed in 1959-1960 for the War Amps as their "Dominion headquarters" and key-tag manufacturing services facility. The building is an example of the late Modern Classicism style of architecture that was a popular style for institutional buildings in the post war period. It is clad in limestone, polished black granite and buff brick and is distinguished by the limestone-clad, cenotaph-like pier rising above the roofline at the south-west corner of the building. The heritage value of the property is embodied in the original front section of the building complex which is set back from the street with a long walkway to the main entrance and an open space.

The designated heritage building will continue to be completely retained in situ for 12.0 metres of the depth from the street facing façade in accordance with the Heritage Impact Assessment and Heritage Conservation Strategy prepared for the site in 2019 in accordance with the conditional approval granted by Council under the *Ontario Heritage Act* on December 17, 2019.

## **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. City Council direction for 140 Merton Street require the development to be designed to meet Tier 2 Version 3 of the TGS.

Implementation of the TGS requirements will be confirmed as part of the Site Plan Control application and will be secured on site plan drawings through a Site Plan agreement between the City and the Mississaugas of the Credit First Nation.

## Housing Now - Project Agreement

140 Merton Street is subject to the Project agreement between the City and the Missanabie Cree First Nation. The proposed development does not affect the obligations for heritage conservation or provision of community space as set out in the RFP document issued by the City in 2022.

## Next Steps

Following City Council's consideration of the recommended Zoning By-law Amendment, the City's Priority Development Review Stream lead the review of the Site Plan Control application once submitted by the Missanabie Cree First Nation and its development partner, Ellis Don.

## Conclusion

The proposed development has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), 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 directing growth towards *Mixed Use Areas* and areas served by transit and is compatible with adjacent land uses. Staff are satisfied that the increase in height, density and unit mix are consistent with the objectives of the Yonge-Eglinton Secondary Plan.

The proposed development will result in 294 new housing units, of which at between 94-142 will be new affordable rental units delivered through the Housing Now Initiative. All new affordable rental units will be secured for 99 years, advancing the Official Plan priority of adequate and affordable housing for seniors in Toronto.

## CONTACT

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Doris Ho, Planner, Community Planning, 416-392-0459, [Doris.Ho@toronto.ca](mailto:Doris.Ho@toronto.ca)

## SIGNATURE

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Gregg Lintern, MCIP, RPP  
Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

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- Attachment 1: Application Data Sheet
- Attachment 2: 140 Merton Street - Expanded Decision History
- Attachment 3: Location Map
- Attachment 4: Official Plan Land Use Map
- Attachment 5: Yonge and Eglinton Secondary Plan Land Use Map
- Attachment 6: Existing Zoning By-law Map
- Attachment 7: Recommended Zoning By-law Amendment
- Attachment 8: Simplified Site Plan Concept
- Attachment 9: Proposed Development Drawings

## Attachment 1: Application Data Sheet

### APPLICATION DATA SHEET

**Municipal Address:** 140 Merton Street      **Date Received:** August 9, 2023

**Application Number:** 19 114200 STE 12 OZ

**Application Type:** Zoning By-law Amendment

**Project Description:** A city-initiated zoning by-law amendment by the Housing Secretariat to facilitate the development of a 29-storey mixed-use building with 19,987 square metres of residential gross floor area (294 residential units) providing homes for Indigenous Elders and seniors, 604 square metres of indoor and outdoor amenity space, and approximately 2,150 square metres of community service space.

#### Applicant

City of Toronto

#### Architect

Montgomery Sisam Architects Inc.  
197 Spadina Avenue, Toronto, ON, M5T 2C8

#### Owner

City of Toronto

### EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas      Site Specific Provision: N/A

Zoning: CR 4.9 (c2.0; r4.3)      Heritage Designation: Yes  
SS2 (x224)

Height Limit (m): 63 metres      Site Plan Control Area: Yes

### PROJECT INFORMATION

Site Area (sq m): 3,408      Frontage (m): 58      Depth (m): 59

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,652		1,653	<b>1,653</b>
Residential GFA (sq m):			19,987	<b>19,987</b>
Non-Residential GFA (sq m):	2,248		2,150	<b>2,150</b>
<b>Total GFA (sq m):</b>	<b>2,248</b>		<b>22,139</b>	<b>22,139</b>
Height - Storeys:	2		29	<b>29</b>
Height - Metres:	9		93.6	<b>93.6</b>

Lot Coverage Ratio ( %): 48.50 Floor Space Index: 6.49

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	19,987	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	2,150	3,260

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:			294	294
Freehold:				
Condominium:				
Other:				
<b>Total Units:</b>			294	294

**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:			242	52	
<b>Total Units:</b>			242	52	

**Parking and Loading**

Parking Spaces: 46      Bicycle Parking Spaces: 356      Loading Docks: 1

**CONTACT:**

Doris Ho, Planner  
 (416) 392-0459  
 Doris.Ho@toronto.ca

## **Attachment 2: 140 Merton Street - Expanded Decision History**

On November 9, 2021, City Council adopted PH28.2 "Housing Now Initiative - Annual Progress Update and Launch of Phase Three Sites", which provided a program wide update on the Housing Now Initiative, directed the administration of a market offering for process for non-profit and indigenous participation, and provided an exception to the Toronto Green Standard for 140 Merton Street.

[PH28.2 - Housing Now Initiative - Annual Progress Update and Launch of Phase Three Sites](#)

On June 8, 2021, City Council adopted MM34.50 "Relocation of Existing Community Space Tenant to Accommodate Housing Now Development at 140 Merton Street", which gave Council authority to enter into a Community Space Tenancy sublease with Senior Peoples' Resources in North Toronto Incorporated for the temporary relocation of operation from 140 Merton Street to 130 Merton Street as a result of the re-development.

[MM34.50 - Relocation of Existing Community Space Tenant to Accommodate Housing Now Development at 140 Merton Street](#)

On September 24, 2019, the Board of Directors of CreateTO adopted RA 8.2 "Housing Now Business Cases for 140 Merton Street, 50 Wilson Heights Boulevard, 705 Warden Avenue and 777 Victoria Park Avenue", which presented business cases and a recommended approach to the market offering process for the first four Housing Now properties.

[RA8.2 - Housing Now Business Cases for 140 Merton Street, 50 Wilson Heights Boulevard, 705 Warden Avenue and 777 Victoria Park Avenue](#)

On January 31, 2019, City Council adopted EX 1.1 "Implementing the "Housing Now" Initiative". This report provided recommendations on the organizational structure and processes to deliver the Housing Now Initiative, the proposed affordable housing program and the overall financial implications of the program.

[EX1.1 - Implementing the Housing Now Initiative](#)

On December 13, 2018, City Council adopted CC1.3 "Housing Now", which approved the dedication of 11 City-owned sites to the development of affordable housing and mixed-income, mixed-use and transit-oriented communities.

[CC1.3 - Housing Now](#)

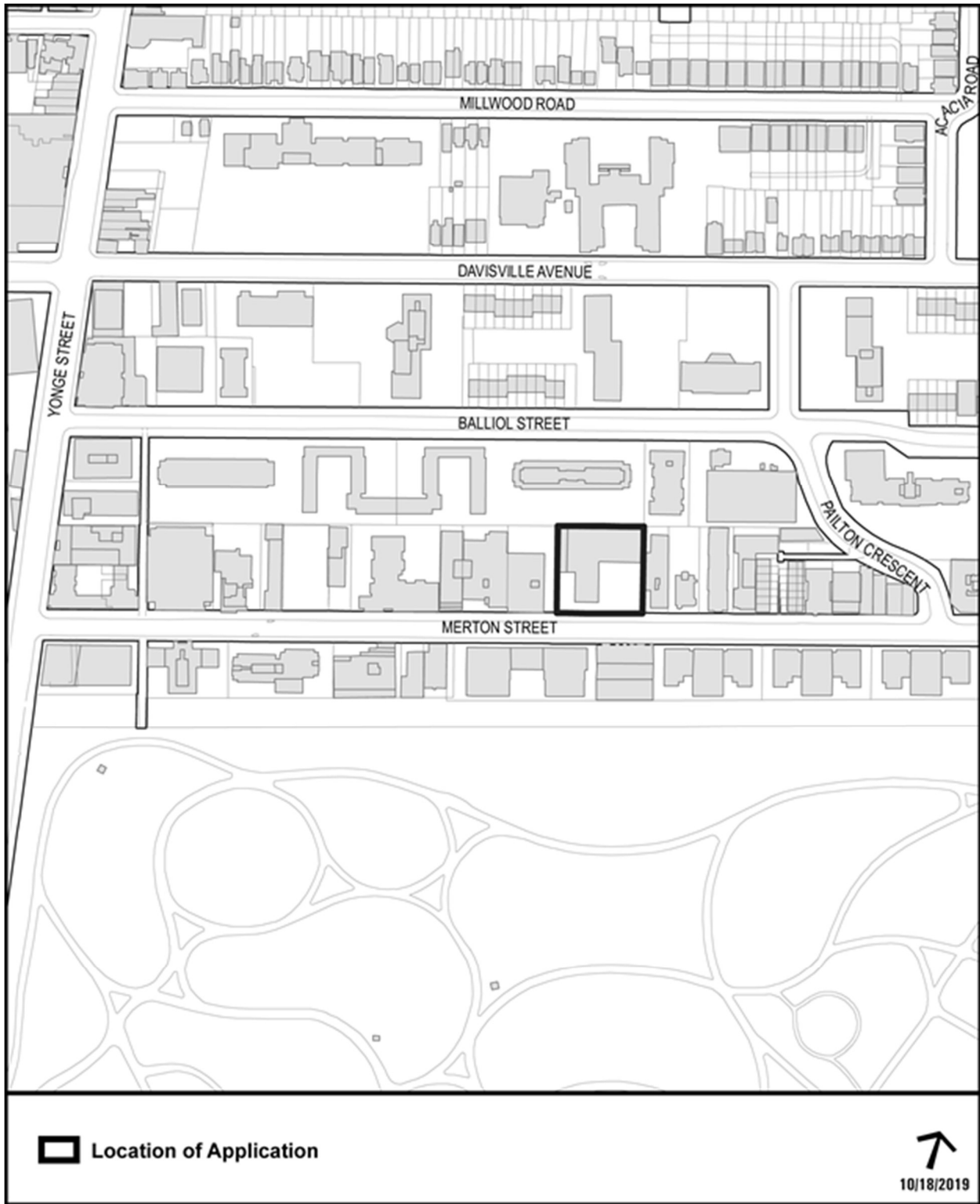
In March 2017, authority was provided for the entering into a Heritage Easement Agreement for the conservation of the property known municipally as 140 Merton Street.

[140 Merton Street - Heritage Easement Agreement - By-law 1021-2017](#)

The property at 140 Merton Street, the War Amputations of Canada (War Amps) building, was designated on March 9, 2017 under City of Toronto by-law 1020-2017 under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, meeting Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

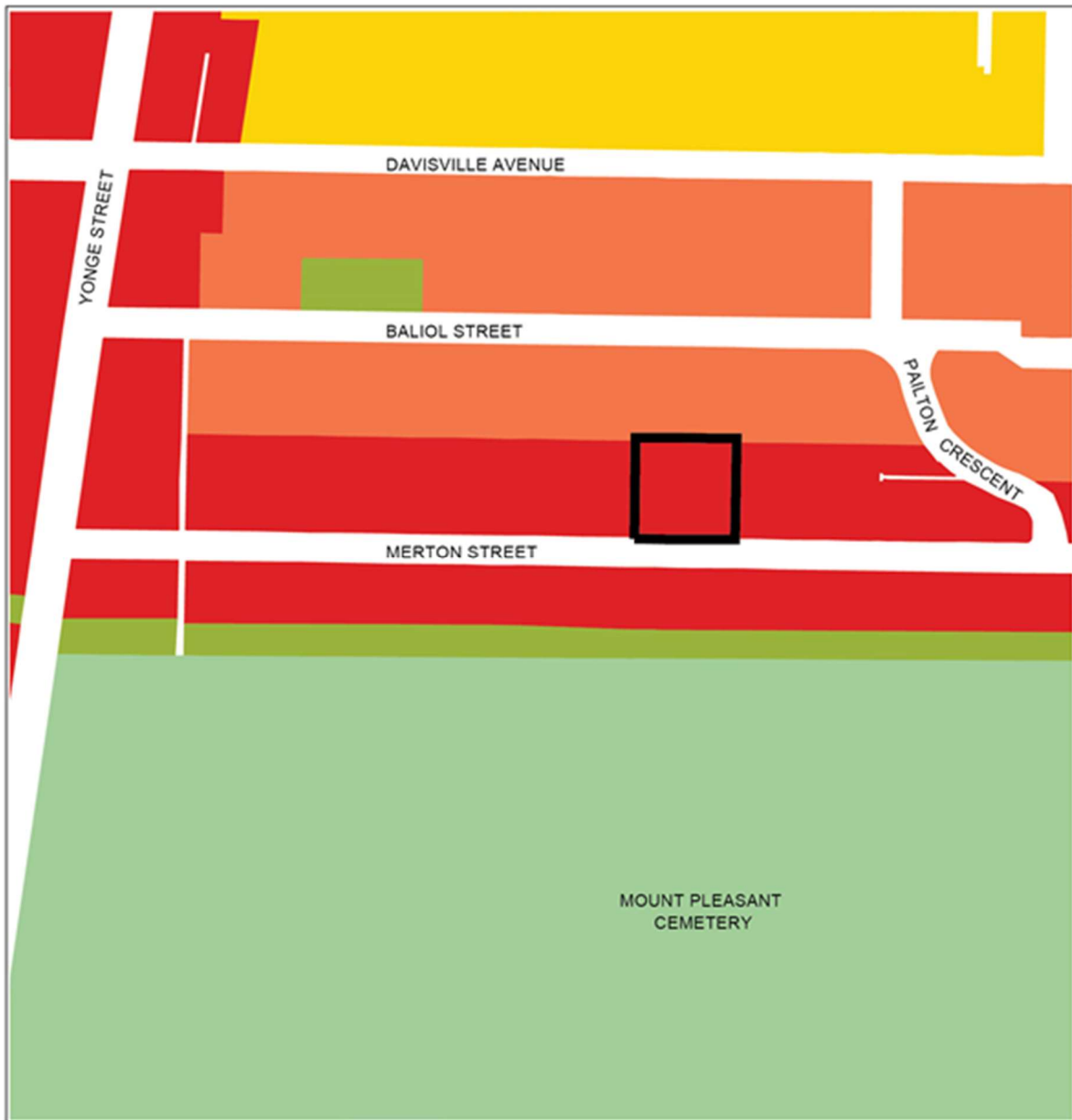
[140 Merton Street - Heritage Designation - By-law 1021-2017](#)

### Attachment 3: Location Map





# Attachment 4: Official Plan Land Use Map



**Official Plan Land Use Map #17**

**140 Merton Street**

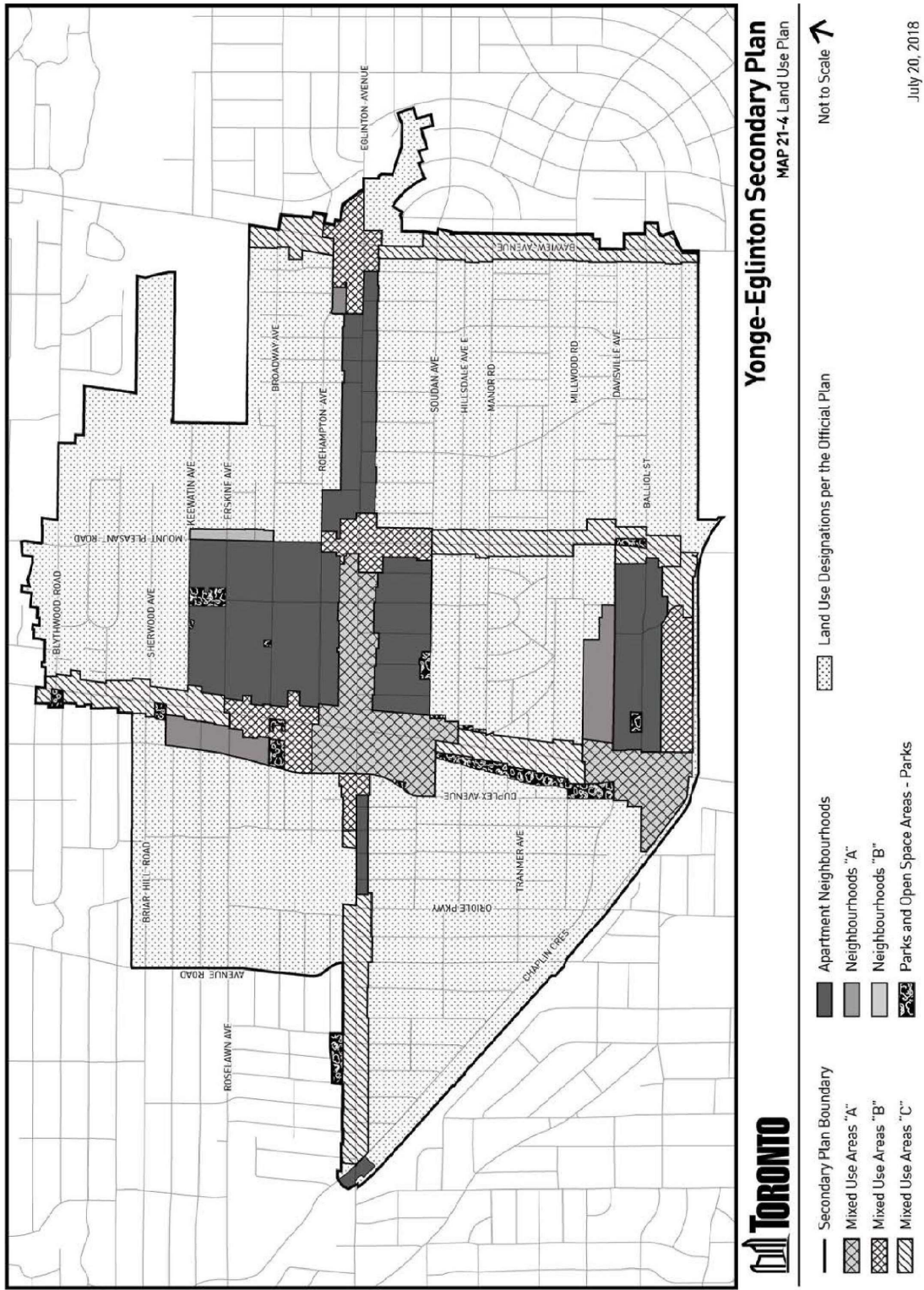
File # 19 114200 STE 12 0Z

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

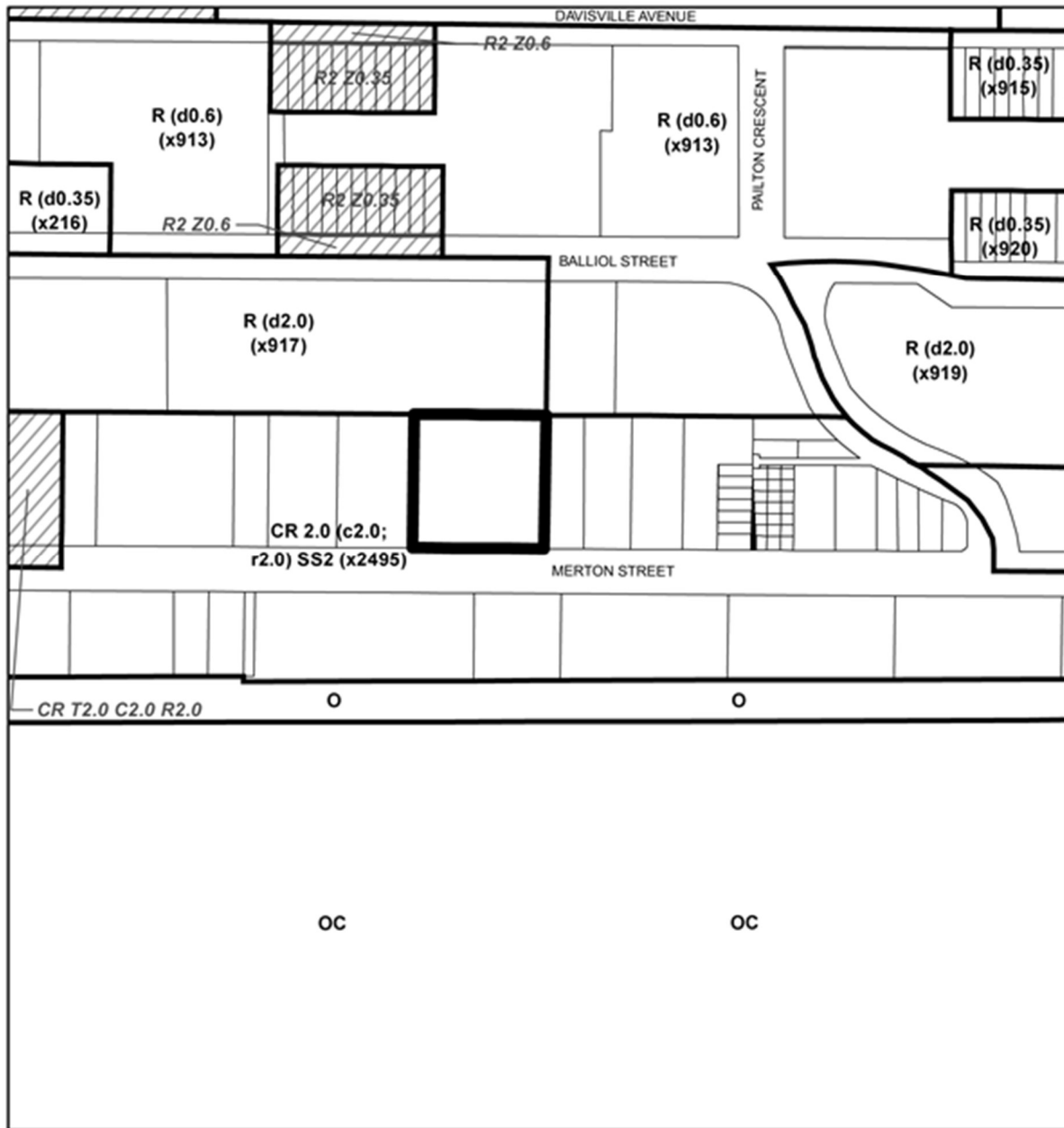


Not to Scale  
10/31/2019

# Attachment 5: Yonge and Eglinton Secondary Plan Land Use Map



# Attachment 6: Existing Zoning By-law Map



Zoning By-law 569-2013

140 Merton Street

File # 19 114200 STE 12 OZ



Location of Application



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

R  
CR

Residential  
Commercial Residential

O  
OC

Open Space  
Open Space Cemetery

R2  
CR

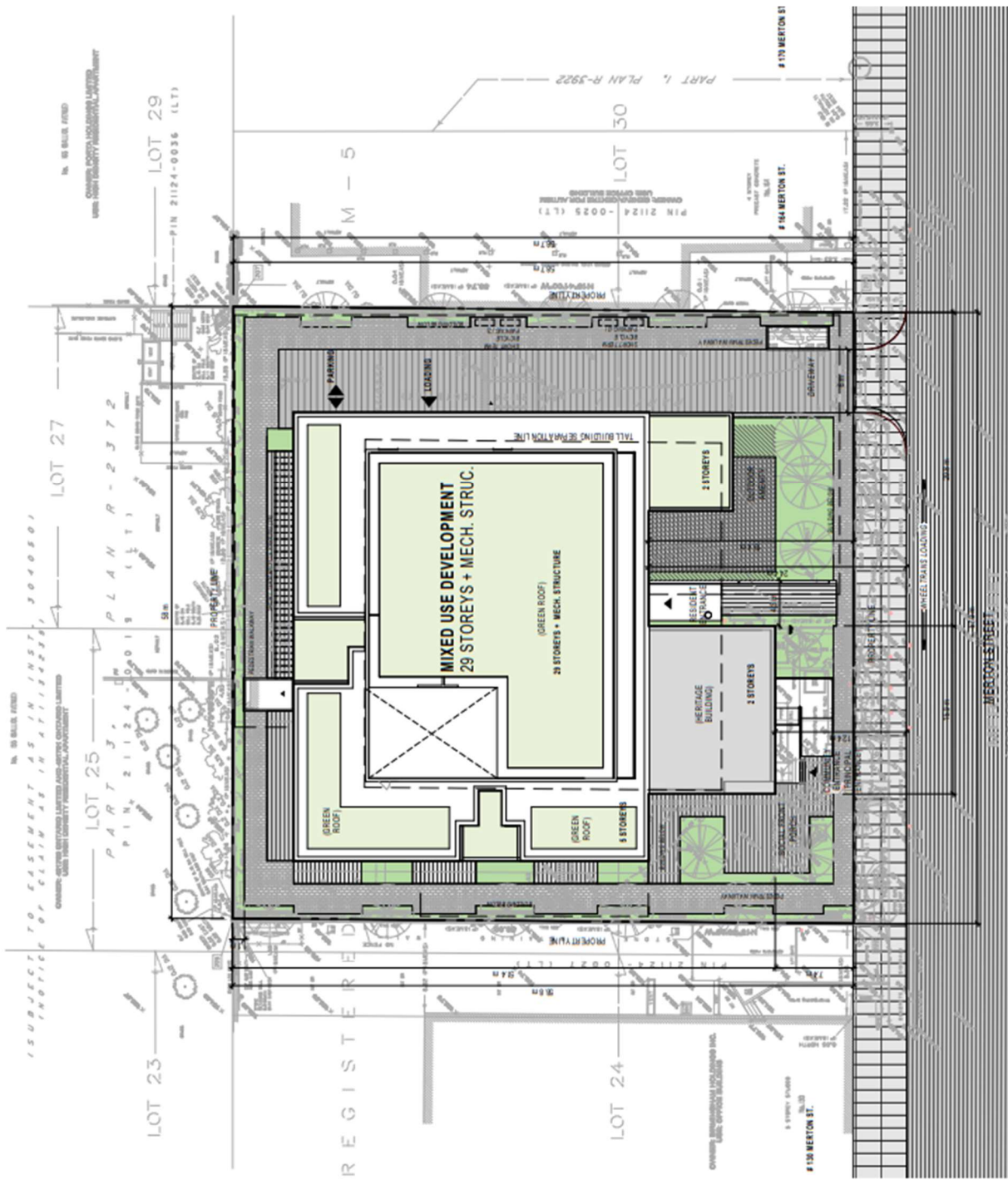
Residential District  
Mixed-Use District



Not to Scale  
Extracted: 10/21/2019

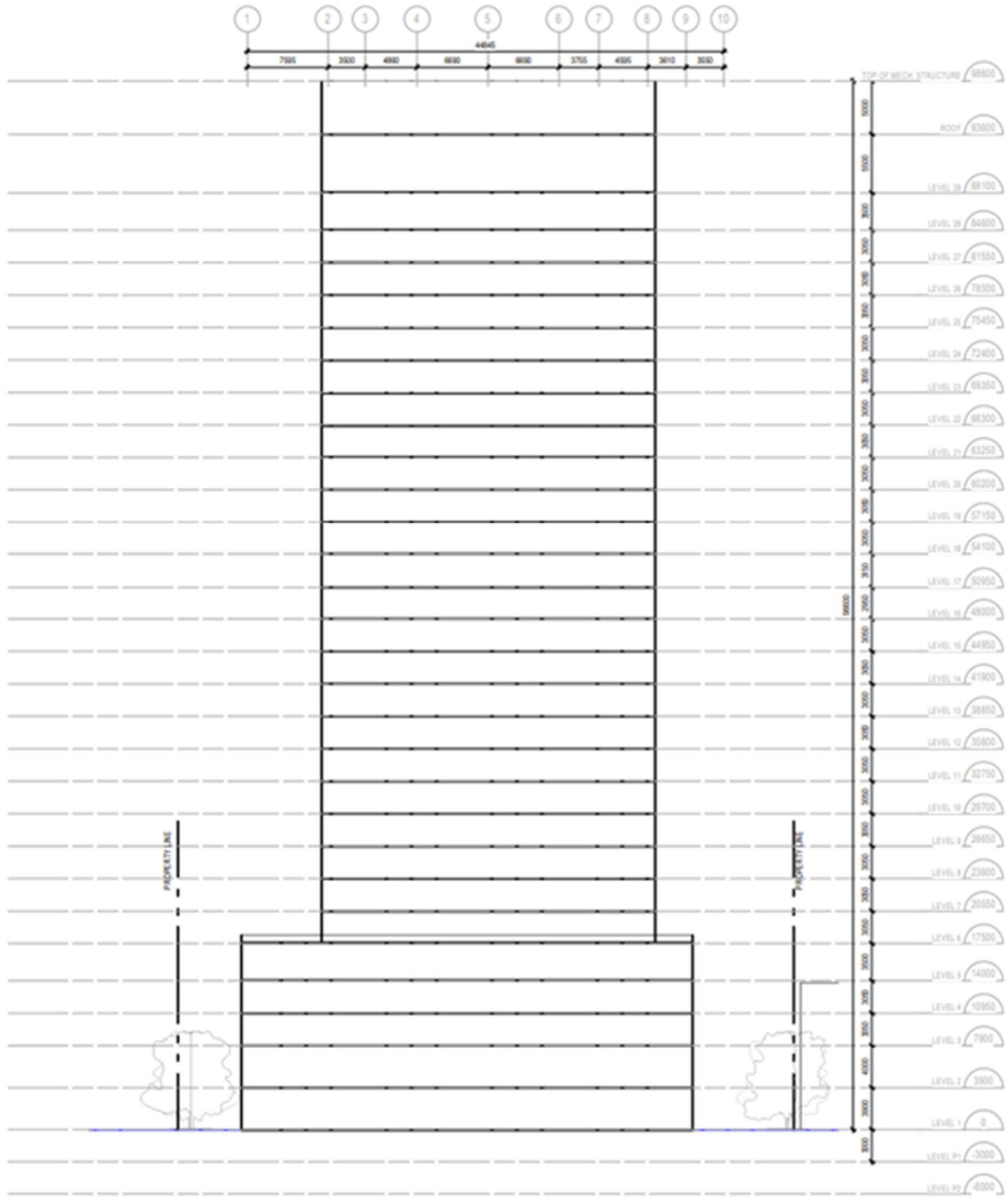
**Attachment 7: Recommended Zoning By-law Amendment**  
(provided separately)

# Attachment 8: Simplified Site Plan Concept



# Attachment 9: Proposed Development

## East-West Section



1 BUILDING SECTION - EAST / WEST  
AS.01 1:300

**Proposed Development - Axonometric Drawing and Context (looking northwest)**

