

109-127 Strachan Avenue – Official Plan Amendment and Zoning By-law Amendment Applications – Appeal Report

Date: March 23, 2023

To: Toronto and East York Community Council

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

Ward: 10 – Spadina-Fort York

Planning Application Number: 21 251437 STE 10 OZ

SUMMARY

The purpose of this report is to seek direction from City Council to endorse a revised proposal for the applications to amend the Official Plan and Zoning By-law that have been appealed to the Ontario Land Tribunal (OLT) due to council's failure to make a decision within the time frame prescribed in the Planning Act. A Case Management Conference (CMC) was held on February 9, 2023 (OLT Case No. OLT-22-003961). The next CMC is scheduled for May 26, 2023.

Since the time of filing the appeals to the OLT, the applicant has worked with City staff to address various concerns and have submitted a revised application. The revised proposal is for a 13-storey mixed-use building at a height of 43.5 metres (45.5 metres including the mechanical penthouse) with additional building setbacks along Strachan Avenue, greater separation distance between the approved 14-storey building to the south at 950 King Street West, an increase to the amount of amenity space provided, a reduction in the amount of vehicular parking, and an increase to the amount of bicycle parking.

This report recommends that City Council endorse the revised proposal in accordance with the recommendations included within this Appeal Report.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council authorize the City Solicitor, together with City Planning staff and any other appropriate staff, to attend before the Ontario Land Tribunal (OLT) in support of the proposed Official Plan Amendment and Zoning By-law Amendment for 109-127 Strachan Avenue, subject to the recommendations below.
2. City Council direct that prior to attending the OLT in support of the proposed development, that the City Solicitor has confirmed that there is no appeal filed with respect to the designation by-law for 127 Strachan Avenue and if such an appeal has been filed, that it is disposed of prior to any hearing on the merits at the OLT on the revised proposed development for 109-127 Strachan Avenue.
3. City Council instruct the City Solicitor to request that the OLT withhold its Order on the Official Plan Amendment and Zoning By-law Amendment until such time as the OLT has been advised by the City Solicitor that:
 - a. the proposed Official Plan Amendment substantially in accordance with what is described in Attachment 13 to this report, is in a final content and form satisfactory to the Chief Planner and Executive Director, City Planning and the City Solicitor;
 - b. the proposed Zoning By-law Amendment is in a final content and form satisfactory to the Chief Planner and Executive Director, City Planning and the City Solicitor;
 - c. the owner has, at its sole cost and expense:
 - i. submitted a revised Functional Servicing Report, Stormwater Management Report, and Hydrogeological Review, including the Foundation Drainage Report (“**Engineering Reports**”), to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water;
 - ii. has secured the design and provision of financial securities for any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water, should it be determined that improvements or upgrades are required to support the development, according to the

accepted Engineering Reports, accepted by the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water;

iii. ensured the implementation of the accepted Engineering Reports does not require changes to the proposed amending By-laws or any such required changes have been made to the proposed amending By-laws, to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor, including the use of a Holding ("H") By-law symbol regarding any new or upgrades to existing municipal servicing infrastructure as may be required;

iv. submitted a Tenant Relocation and Assistance Plan in accordance with Official Plan Policy 3.2.1.12 to be implemented prior to the issuance of Notice of Approval Conditions for Site Plan Approval that mitigates hardship for the tenants of 111 Strachan Avenue, which property is proposed to be demolished; the Plan shall be developed in consultation with, and to the satisfaction of, the City Solicitor and the Chief Planner and Executive Director, City Planning; and implemented prior to the issuance of Notice of Approval Conditions for Site Plan Approval; and

v. provide a legal undertaking to the satisfaction of, the City Solicitor and the Chief Planner and Executive Director, City Planning, to secure a Tenant Relocation and Assistance Plan.

4. City Council direct the Director, Community Planning, Toronto and East York District, to continue discussions with the owner for the potential provision of affordable housing on the lands as an in-kind contribution in accordance with the City's Community Benefits Charge By-law.

5. City Council request the General Manager, Transportation Services to examine and report to Toronto and East York Community Council, after the Official Plan Amendment and Zoning By-law Amendment have come into full force and effect, regarding the realignment of Permit Parking Area 4I and the exclusion of the lands at 109-127 Strachan Avenue, from the permit parking area.

6. City Council authorize the City Solicitor and appropriate City staff to take all necessary actions to implement City Council's decision on this matter.

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.

THE SITE

Description: The site is located at the southeast corner of Strachan Avenue and Adelaide Street West, and is a consolidation of three lots with frontages of approximately: 90 metres on Strachan Avenue, 36 metres on Adelaide Street West, and 90 metres along a public north-south laneway to the east of Strachan. The total site area is approximately 3,330 square metres.

Existing Uses: A one-storey building with an automobile service and repair business, a one-storey building with a car rental business, and a three-storey mixed-use building with a restaurant on the ground floor and two residential units above. A Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act for the three-storey building at 127 Strachan Avenue was adopted at the February 14, 2022 Council meeting. The decision is available at: <https://secure.toronto.ca/council/agenda-item.do?item=2023.CC2.16>.

THE APPLICATION

Description: A 13-storey (45.5 metres including the mechanical penthouse) mixed-use building with a total of 130 square metres of ground floor commercial space, and two levels of underground parking.

Density: 6.42 times the area of the lot.

Dwelling Units: The proposed 325 dwelling units include 21 studio units (7%), 151 one-bedroom units (46%), 62 one-bedroom plus den units (19%), 54 two-bedroom units (17%), and 37 three-bedroom units (11%).

Access, Parking and Loading: The main pedestrian entrance into the building is proposed to be from Strachan Avenue, near the southwest corner of the site. The proposed ground floor residential and commercial units will also be accessed from Strachan Avenue.

A total of 376 bicycle parking spaces are proposed, which include 34 short-term and 342 long-term spaces, and all are located on P1 with access from the public laneway.

Access to the two-level underground parking garage containing a total of 114 vehicular parking spaces (106 residential and 8 visitor) is proposed from the public laneway east of Strachan Avenue. Access to this north-south laneway is from King Street West and Adelaide Street West. The one Type G loading space is located at ground level and is also accessed from the public laneway.

Revisions

The current proposal incorporates revisions from the original application, including the following:

- Reduction in the number of storeys (from 14 to 13 storeys);
- Increase to the building setbacks on Level 5 (1.5 to 3 metres) and Level 11 (3 to 4.5 metres) along Strachan Avenue;
- Increase to the south setback between the approved 14-storey building to the south of the site at 950 King Street West (6.43 to a minimum of 7.5 metres);
- Increase in total amount of amenity space provided (890 to 1,075 square metres);
- Increase to the number of three-bedroom residential units provided (9% to 11%);
- The removal of an underground parking level and reduction in the number of vehicular parking spaces (143 to 114 spaces);
- Increase in the total number of bicycle parking spaces (323 to 376 spaces);
- Upgrades to the existing Strachan Avenue cycling infrastructure (shared lane to a dedicated cycle track);
- Exploring the provision of on-site affordable rental units; and,
- Exploring the provision of carshare spaces that are accessible to existing nearby and future residents of the building.

These changes among other specific details were incorporated into the resubmission to address comments that were provided by City Staff and through Community Consultation and correspondence with members of the public.

Reasons for Application

The proposal requires an amendment to the Official Plan to redesignate the lands from Neighbourhoods to Mixed Use Areas.

The Zoning By-law Amendment application proposes to remove the industrial uses and add residential uses permissions for the site, while also amending certain performance standards of the Zoning By-law, including but not limited to, building height, building setbacks, and gross floor area for the site. The lands would also be brought into City-wide Zoning By-law 569-2013.

Additional Information

See Attachments 2 through 10 of this report for the Application Data Sheet, three-dimensional representation and renderings of the project in context, the site plan, ground floor plan and elevation drawings of the proposal.

Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/111StrachanAve.

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.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application was submitted on December 30, 2021 and deemed complete on February 8, 2022. The site plan application has not been referred to the OLT.

POLICY CONSIDERATIONS

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 (PPS), and shall conform to provincial plans.

Official Plan: Currently Neighbourhoods; applicant seeking re-designation to Mixed Use Areas.

Garrison Common North Secondary Plan: Area 2 of the Garrison Common North Secondary Plan.

Zoning: Industrial - I1 D3 under the former City of Toronto Zoning By-law 438-86 with a height limit of 18 metres. This zone permits a range of industrial, commercial and institutional uses, and does not permit residential uses.

Design Guidelines

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

- Mid-rise Building Performance Standards;
- Growing Up Guidelines: Planning for Children in New Vertical Communities;

- Pet Friendly Design Guidelines;
- Best Practices for Bird-Friendly Glass;
- Best Practices for Effective Lighting; and
- Toronto Accessibility Design Guidelines.

The City's Design Guidelines can be found here:

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

Toronto Green Standard

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.

The TGS can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

PUBLIC ENGAGEMENT

A virtual Community Consultation Meeting was held on June 15, 2022. 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 discussion. Comments and questions provided by the meeting attendees included:

- The proposed building height is excessive and out of keeping with the lower scale buildings that currently exist in the neighbourhood.
- Several concerns regarding the other recently submitted development applications within proximity to this site, together with the approval of the redevelopment of 950 King Street West (The Palace Arms), will create a precedent and “creep” of taller buildings within the neighbourhood.
- Also as a result of the several recently submitted development applications, many nearby residents are keenly interested in having a planning/neighbourhood study done that looks at the lands not zoned under Zoning By-law 569-2013, as these lands are seemingly being targeted for redevelopment and greater density. This has been a request for several years.
- Affordable housing should be included on this site, and every new building that is being built.
- There is an existing issue regarding sewage odours that linger in the neighbourhood. Residents have concerns there is not enough infrastructure capacity to handle this additional density being proposed.

- The proposed building will shadow some of the nearby existing properties.
- The additional density proposed by this building, together with the Palace Arms, the other active development applications, and what has been approved and built further south on Strachan Avenue (at Ordnance Triangle) will exacerbate the existing vehicular and TTC congestion.
- This site being located in between two proposed Major Transit Station Areas warrants an increase in density beyond the low scale built form that is around the area.
- Cycling infrastructure on this part of Strachan should be improved, as it is currently a gap in the network.
- Some interest in introducing additional retail commercial space for local, small-scale businesses.

Subsequent meetings with, and emails from, area residents have also reiterated and expanded upon what was noted at the CCM, noting in addition:

- Some are of the opinion that the height and density similar to what is being proposed should be located solely on major streets and not within the neighbourhood, while others think that downtown neighbourhoods that still have sites and opportunities to bring in new forms of housing and density close to transit is critically necessary especially in this housing crisis we are experiencing.
- Some have concerns about the affordability of the existing neighbourhood and its limited variety of housing types that don't allow the next generation the ability to stay in the neighbourhood they grew up in.
- Some people felt that it has traditionally been homeowners who participate in these discussions; people who rent also make up a significant portion of the city should actively have been engaged in these discussions as well.
- Some residents note that a 6-storey building is the appropriate height for a new building on this site while some others think that the proposed density makes sense in this location given the proximity to existing and future transit.
- There is a growing concern of the loss of local neighbourhood businesses and services as a result of redevelopment.
- Some residents believe that not providing enough parking within the proposed building will result in people parking their vehicles on the nearby residential streets.

COMMENTS

Provincial Framework

City staff review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. The current proposal was 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 Provincial Policy Statement and conforms with the Growth Plan.

Land Use

The proposed Official Plan Amendment to redesignate the lands from Neighbourhoods to Mixed Use Areas is appropriate, as it reflects the proposed uses on the site and the surrounding context, and is in conformity with the major objectives of the Garrison Common North Secondary Plan.

Public Realm

Improvements to the Strachan Avenue public realm include replacing the existing 2.1-metre wide sidewalk with an approximately 4.5-metre wide public realm between the new building face and curb to allow for increased pedestrian space and landscaping opportunities with five new City-owned trees. Upgrades to the existing cycling infrastructure along Strachan Avenue are proposed with a dedicated 2.3-metre-wide cycle track. Staff are coordinating the design between this site and 950 King Street West to the south to ensure a seamless public realm transition between the two sites.

Improvements to the Adelaide Street West frontage include expanding the existing undersized 1.5-metre-wide sidewalk to a proposed approximately 6 metres from the building face to curb. The enhanced streetscape provides additional space for pedestrian activity as well as opportunities for landscaping. The wider sidewalk leaves room for the possibility that the future ground floor commercial unit within the heritage building can accommodate a wrap-around outdoor patio space similar to the existing commercial tenant.

Through the redevelopment of the site, the public realm will be improved by focusing on the experience and safety of pedestrians. The streetscape will be transformed from an auto-oriented site by eliminating numerous existing curb cuts, introducing ground-related residential units, and the expansion of pedestrian walkways and landscaping opportunities. City Planning staff will continue to work with the applicant to ensure the proposed streetscaping improvements are consistent with the public realm objectives of the Official Plan and will be refined and secured through the Site Plan Control process.

Trees and Landscaping

An arborist report, dated November 3, 2021, noted three trees on the site to be removed, none of which are subject to the Private Tree By-law (Municipal Code, Chapter 813, Article III). There are also no existing trees within the public right-of-way.

The application proposes five new City-owned trees along Strachan Avenue and three additional trees within the proposed ground floor outdoor amenity area. No trees are

proposed along Adelaide Street West due to underground utility conflicts. Planters along the building are also proposed along the Strachan Avenue and Adelaide Street West frontages. Staff will continue to work with the applicant to ensure that sufficient soil volumes are provided for the new trees.

Parkland

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 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 building permit.

Heritage Conservation

At its February 14, 2022 meeting, City Council adopted the Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act for the three-storey building at 127 Strachan Avenue.

Constructed in 1878, the property at 127 Strachan Avenue anchors the southeast corner of Strachan Avenue and Adelaide Street West. Designed by celebrated architect David Brash Dick, the building is a representative example of the Second Empire architectural style that was popular in Toronto in the late-19th century. The property was purpose-built as a grocery store with apartments above for the original proprietor John H. Meyer and it has maintained its commercial use over time, presently operating as a neighbourhood bar and restaurant.

On January 18, 2023, the applicant submitted an objection to the Notice of Intention to Designate.

At the March 23, 2023 meeting, the Toronto Preservation Board will consider an Alterations Report to the designated heritage property to allow for the construction of the proposed 13-storey building, which includes the removal of the one-storey wing at the rear of the heritage property. The item and decision is available at: <https://secure.toronto.ca/council/agenda-item.do?item=2023.PB4.8>.

Built Form

City Planning staff is of the opinion that the proposed re-development, including the new 13-storey building and conserved heritage building, conform with the applicable Official Plan policies with respect to built form, massing, transition and shadow impacts.

The application proposes a building height of 45.5 metres, including the mechanical penthouse. The surrounding context includes Neighbourhoods to the east, west and north consisting of one to five-storey buildings. The Palace Arms at 950 King Street

West is located directly south of the site and was approved in 2021 for a 14-storey building (50 metres, including the MPH) with retention of the heritage building.

Transition between areas of low-scale development and taller forms of development can be achieved through a combination of measures, including angular planes, streetwall heights, the use of setbacks and stepbacks to reduce building footprint and mass, and separation distances between buildings, among other measures.

The proposed building has incorporated several building setbacks and stepbacks that reduce the overall massing of the building and limit the shadow on the Adelaide Street West right-of-way and the low-rise neighbourhood to the north. The proposed street wall height along Adelaide Street West is two to three stories with an approximate height of 7.5 to 10.5 metres (including the three-storey heritage building). Above this street wall, the upper levels are set back from the street, ranging from 5.6 metres starting on Level 4 upwards to 24.4 metres on Level 13. These setbacks achieve an appropriate massing and pedestrian scale to the low-rise built form to the north.

The proposed street wall height is also two storeys (approximately 7.5 metres) for the building frontage on Strachan Avenue. Above this street wall, the building is set back from the street 1.5 metres starting on Level 3, increasing to 4.5 metres on Level 12 and 9 metres on Level 13.

For the frontage on the public laneway to the east of the site, the proposed building has a setback ranging between 2.5 to 4 metres along the property line and a two-storey streetwall height of approximately 7.5 metres. Above this streetwall, the building has setbacks ranging from 7.8 to 11 metres from Levels 3 to 12 and 16.5 metres on Level 13. Combined with the existing 6.2-metre-wide public laneway, these setbacks provide adequate separation between the building and the adjacent residential properties that back onto the laneway.

The proposed building will provide a 7.5 to 8-metre south setback, which, combined with the stepbacks of the approved 14-storey building at 950 King Street West, would result in a separation distance of approximately 9.6 metres between the two buildings starting on Level 4.

Micro-Climate – Shadow and Wind

A sun-shadow study was submitted by the applicant that illustrates where new shadows would be casted as a result of the proposed building. The stepbacks along Adelaide Street West, allow for five hours of continuous sunlight on the northern sidewalk of Adelaide Street during the spring and fall equinoxes. Shadows on a few of the townhouses to the west of the site on Strachan Avenue and Massey Street will transition to sunlight starting from the late morning during the spring and fall equinoxes, which staff are of the opinion does not create unacceptable shadow impacts. Shadows on a few properties along Stafford Street begin mid-afternoon, while shadows on

Stanley Park North begin in the early evening during the spring and fall equinoxes, which staff find acceptable.

A pedestrian level wind study was also submitted by the applicant that reviewed the predicted wind conditions for all grade-related areas within and surrounding the site. The study noted that the proposed pedestrian comfort and safety conditions are considered to be acceptable.

Unit Mix

The Growing Up Urban Design Guidelines encourage all new multi-residential development applications that include 20 or more units to provide a unit mix that includes larger units to meet the needs a diversity of household compositions and living situations. A minimum of 15% of the total units should be two bedrooms, and a minimum of 10% should be three bedrooms.

The application proposes providing approximately 17% of the total number of units as two-bedroom units and 11% of the total number of units as three-bedroom units. To ensure that this unit mix is constructed, the percentage of two and three bedroom will be included in the site-specific zoning by-law.

Amenity Space

The application proposes approximately 634 square metres of indoor amenity space (1.96 square metres per dwelling unit) and approximately 411 square metres of outdoor amenity space (1.27 square metres per dwelling unit) for a total of 1,075 square meters of amenity space. Both indoor and outdoor amenity spaces are proposed to be located on the ground floor and Level 3.

Staff will work with the applicant through the Site Plan Control process to refine the amenity spaces to ensure a dedicated area is provided for children, youth, and pets.

Housing

Rental Housing Policy 3.2.1.12 of the Official Plan states that new development that would have the effect of removing all or part of a private building or related group of buildings, and would result in the loss of one or more rental units or dwelling rooms, will not be approved unless an acceptable tenant relocation and assistance plan is provided to lessen hardship for existing tenants.

Since the proposed development would require the demolition of an existing building comprised of two (2) rental dwelling units, Policy 3.2.1.12 of the Official Plan applies to this proposal and the applicant is required to develop and implement an acceptable tenant relocation and assistance plan to mitigate hardship for two (2) impacted tenants. This plan will be secured through a legal undertaking by the owner prior to the OLT

order and implemented prior to the issuance of Notice of Approval Conditions for Site Plan Approval.

Mobility

The site is located near the Downtown, is well-serviced by public transit, and supports active transportation. The site is approximately located 45 metres (less than a 1-minute walk) from King Street West and approximately 220 metres (3-minute walk) from Queen Street West. The site is serviced by two TTC routes, the 504 King and 501 Queen Streetcars. The site is also within close proximity to the future King-Liberty GO station and the King-Bathurst subway station, both of which have been identified as Protected Major Transit Station Areas (PMTSAs). Existing cycling lanes take cyclists to and from the downtown core along Adelaide Street West and Richmond Street West, as well as direct connection to the Martin Goodman Waterfront Trail. The new dedicated cycle track that will be secured as part of the redevelopment of this site will help to improve the safety and connection of cyclists through this section of the network.

A total of 376 bicycle parking spaces will be provided, which include 34 short-term and 342 long-term spaces, all located on P1 with access from the public north-south laneway that connects King Street West and Adelaide Street West.

A total of 114 vehicular parking spaces are proposed in a 2-level below-grade parking garage with access from the public north-south laneway to the east of Strachan Avenue. Of the 114 spaces, 108 are for the residents, and 8 are for visitors. The proposal includes one Type-G loading space at ground level that is also accessed from the laneway. Staff are working with the applicant to integrate car share service into the building that would be accessible to both the nearby and future residents of the building.

In support of the application, WSP Group prepared a Transportation Impact Study, dated February 17, 2023, that has been reviewed and accepted by Transportation Services. Staff will continue to refine the pedestrian, cyclist, and vehicular elements during the Site Plan Control process. Staff also recommend Transportation Staff review the merits of restricting on-street permit parking for the future residents of the proposed building for Permit Parking Area 4I, similar to the approach taken at 950 King Street West.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

Community Benefits Charge

Changes to Section 37 of the Planning Act have replaced increased height and/or density bonusing with a new growth funding tool called the Community Benefits Charge (CBC). The application will be reviewed under the new Community Benefits Charges framework. Staff have been and will continue to be in discussions with the applicant regarding securing in-kind affordable residential units.

Servicing and Stormwater Management

A revised Functional Servicing and Stormwater Management Report, dated January 16, 2023, and associated plans have been submitted and reviewed by Engineering and Construction Services.

The community has expressed concerns regarding the infrastructure capacity in this neighbourhood. Should the OLT allow the Zoning By-law Amendment appeal in whole or in part, the final Order should be withheld pending confirmation that there is sufficient water, sanitary and stormwater capacity in the area. It is possible that holding provisions could be required in the site-specific zoning by-law to ensure the appropriate assessment and provision of new infrastructure, if necessary.

In the event that improvements or upgrades and/or new infrastructure are required to support the development, the owner will be required to enter into agreement(s) for the construction of any such improvements to such services, as required, at no cost to the City.

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, with 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 site-specific zoning by-law, and future site plan agreement, will secure performance measures for various development features related to sustainability. The applicant is encouraged to achieve Tier 2 or higher to advance the City's resilience objectives and achieve net-zero emissions by 2040 or sooner.

CONTACT

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E-mail: Aileen.Keng@toronto.ca

SIGNATURE

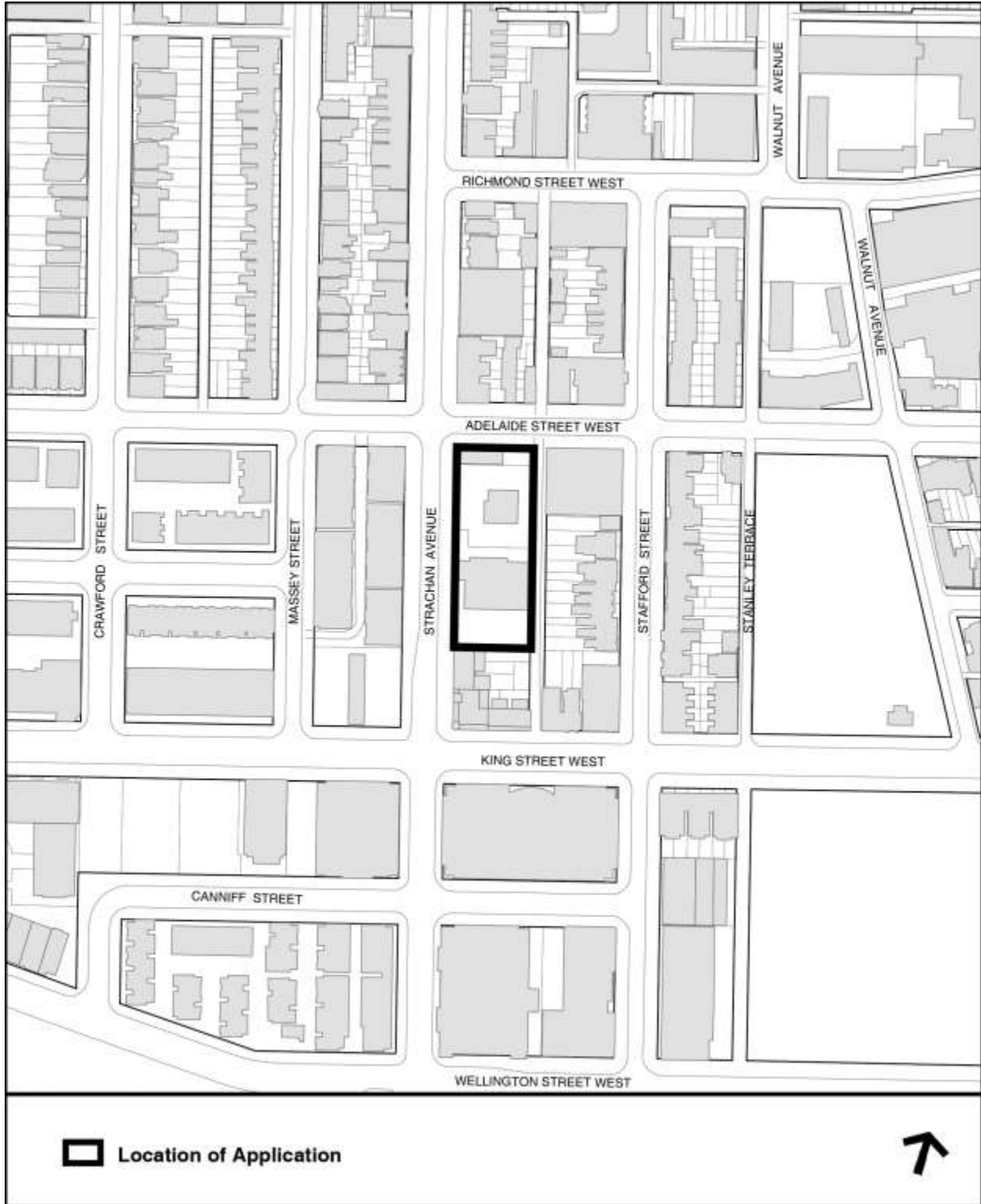
Carly Bowman, MScPI, MCIP, RPP
Acting Director, Community Planning,
Toronto and East York District

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Application Data Sheet
Attachment 3: 3D Model of Proposal in Context Looking Northwest
Attachment 4: 3D Model of Proposal in Context Looking Southeast
Attachment 5: Rendering of Proposal in Context Looking Northeast
Attachment 6: Rendering of Proposal in Context Looking Southwest
Attachment 7: West (Strachan Avenue) Elevation
Attachment 8 East (Laneway) Elevation
Attachment 9: North (Adelaide Street West) Elevation

- Attachment 10: South Elevation
- Attachment 11: Official Plan Land Use Map
- Attachment 12: Garrison Common North Secondary Plan
- Attachment 13: Draft Official Plan Amendment
- Attachment 14: Zoning By-law Map

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 109-127 STRACHAN AVE **Date Received:** December 24, 2021

Application Number: 21 251437 STE 10 OZ

Application Type: OPA & Rezoning

Project Description: Official Plan and Zoning By-law amendment application to facilitate the redevelopment of the site for a 13-storey mixed-use building having a non-residential gross floor area of 130 square metres, and a residential gross floor area of 21,235 square metres with 325 dwelling units. A Site Plan application is being processed concurrently. See 21 251435 STE 10 SA.

Applicant	Agent	Architect	Owner
Republic Developments	-	IBI Group	1173044 ONTARIO LIMITED

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N/A
Zoning:	I1 D3	Heritage Designation:	Y
Height Limit (m):	18	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 3,327 Frontage (m): 90 Depth (m): 37

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,205	165	526	690
Residential GFA (sq m):	1,500		21,235	21,235
Non-Residential GFA (sq m):	1,250	130		130
Total GFA (sq m):	2,750	130	21,235	21,365
Height - Storeys:	3	3	13	13
Height - Metres:			43.5	43.5

Lot Coverage Ratio (%): 80 Floor Space Index: 6.42

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	21,235	
Retail GFA:	130	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	2			
Freehold:				
Condominium:			325	325
Other:				
Total Units:	2		325	325

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		21	213	54	37
Total Units:		21	213	54	37

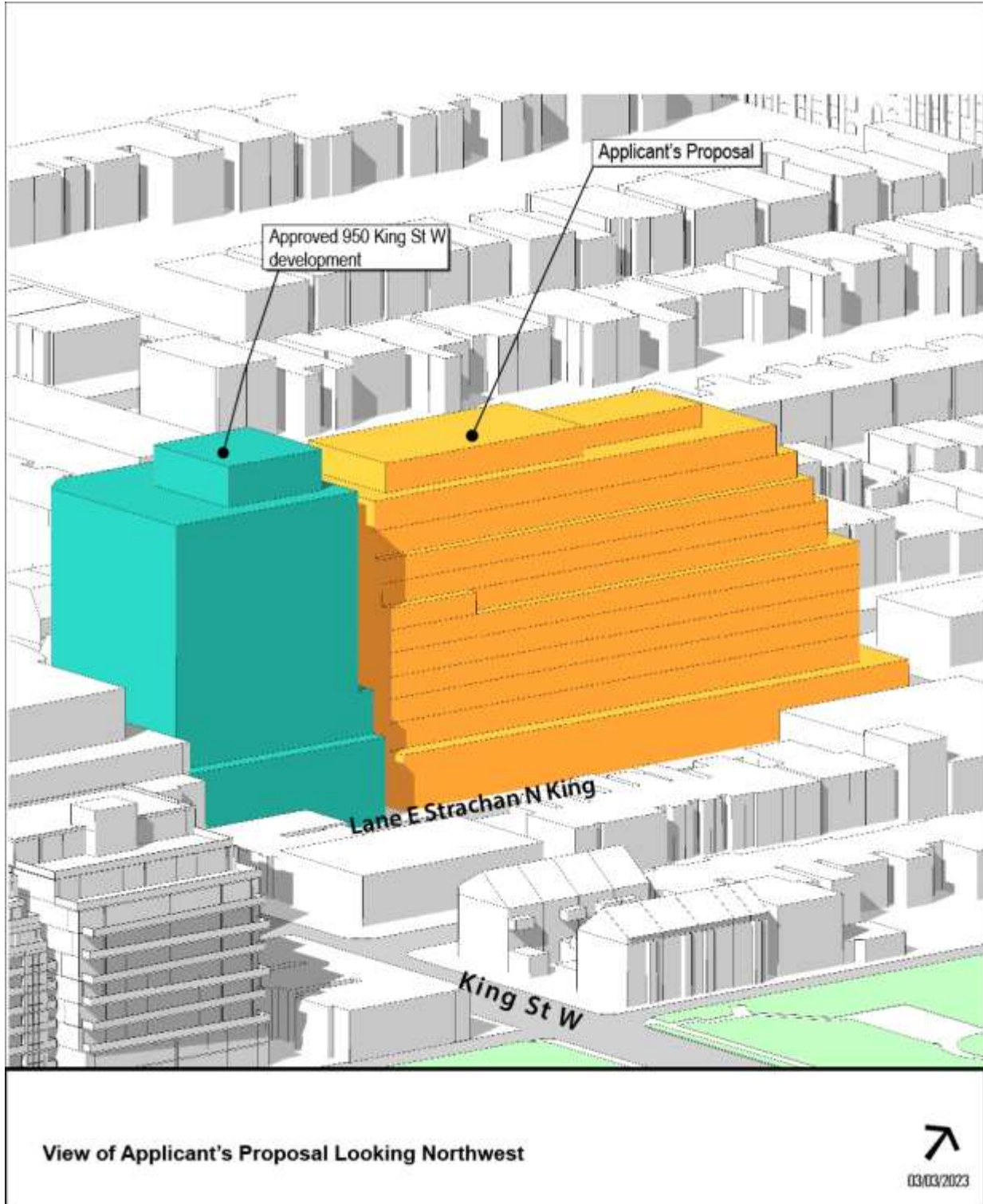
Parking and Loading

Parking Spaces: 114 Bicycle Parking Spaces: 376 Loading Docks: 1

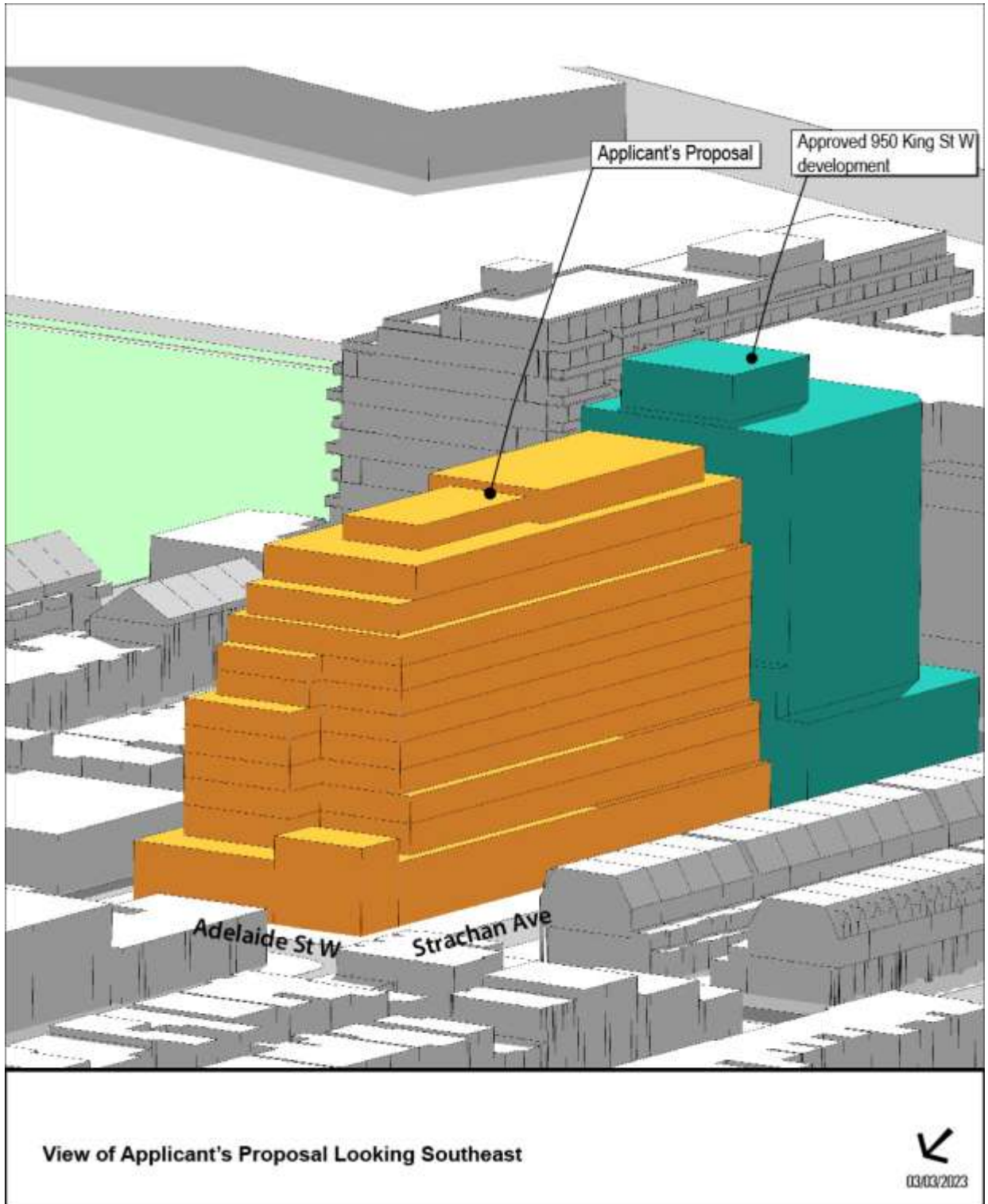
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Attachment 3: 3D Model of Proposal in Context Looking Northwest



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



Attachment 5: Rendering of Proposal in Context Looking Northeast



Attachment 6: Rendering of Proposal in Context Looking Southwest



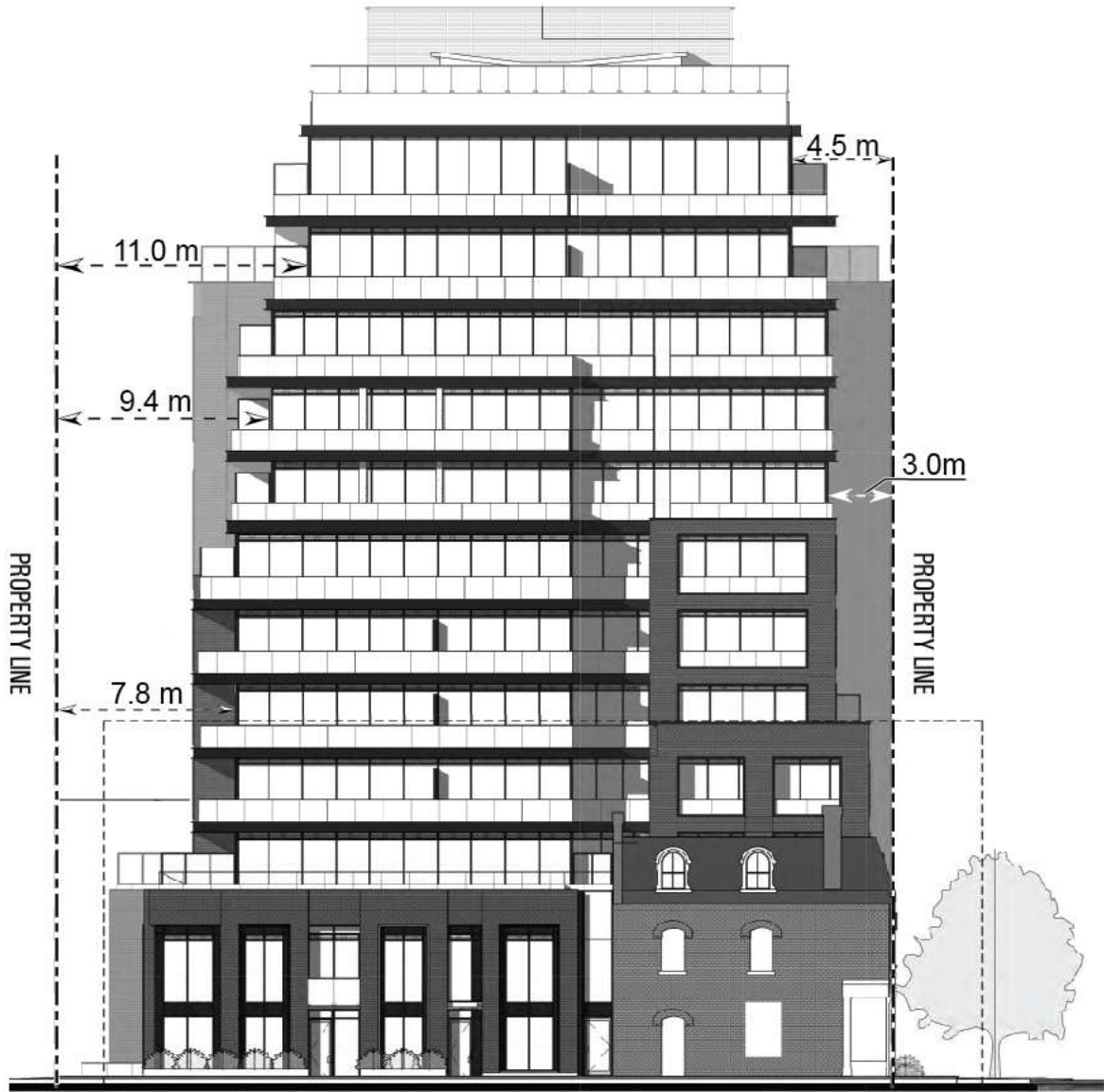
Attachment 7: West (Strachan Avenue) Elevation



Attachment 8: East (Laneway) Elevation

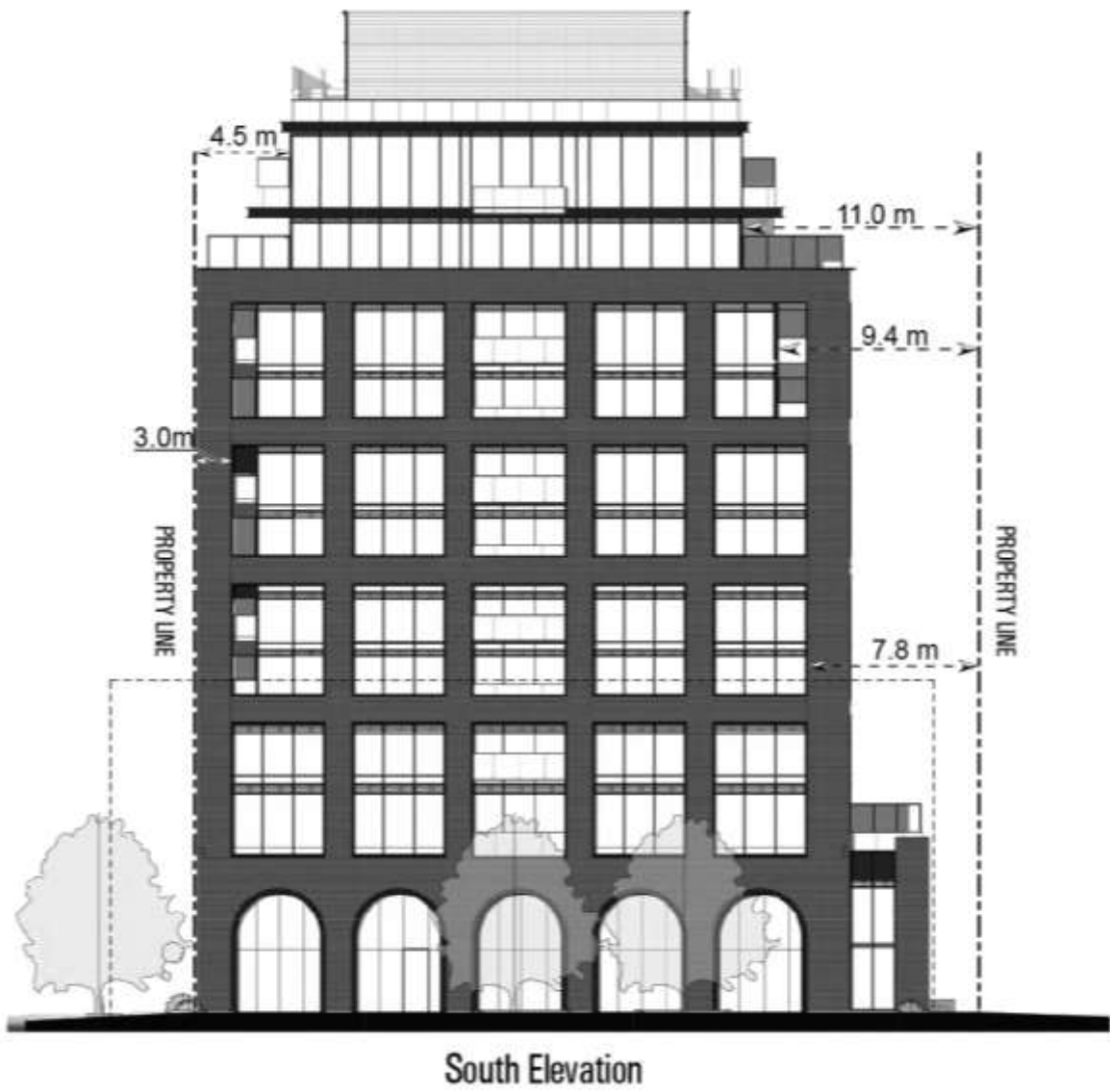


Attachment 9: North (Adelaide Street West) Elevation



North Elevation

Attachment 10: South Elevation



Attachment 11: Official Plan Land Use Map



Official Plan Land Use Map #18

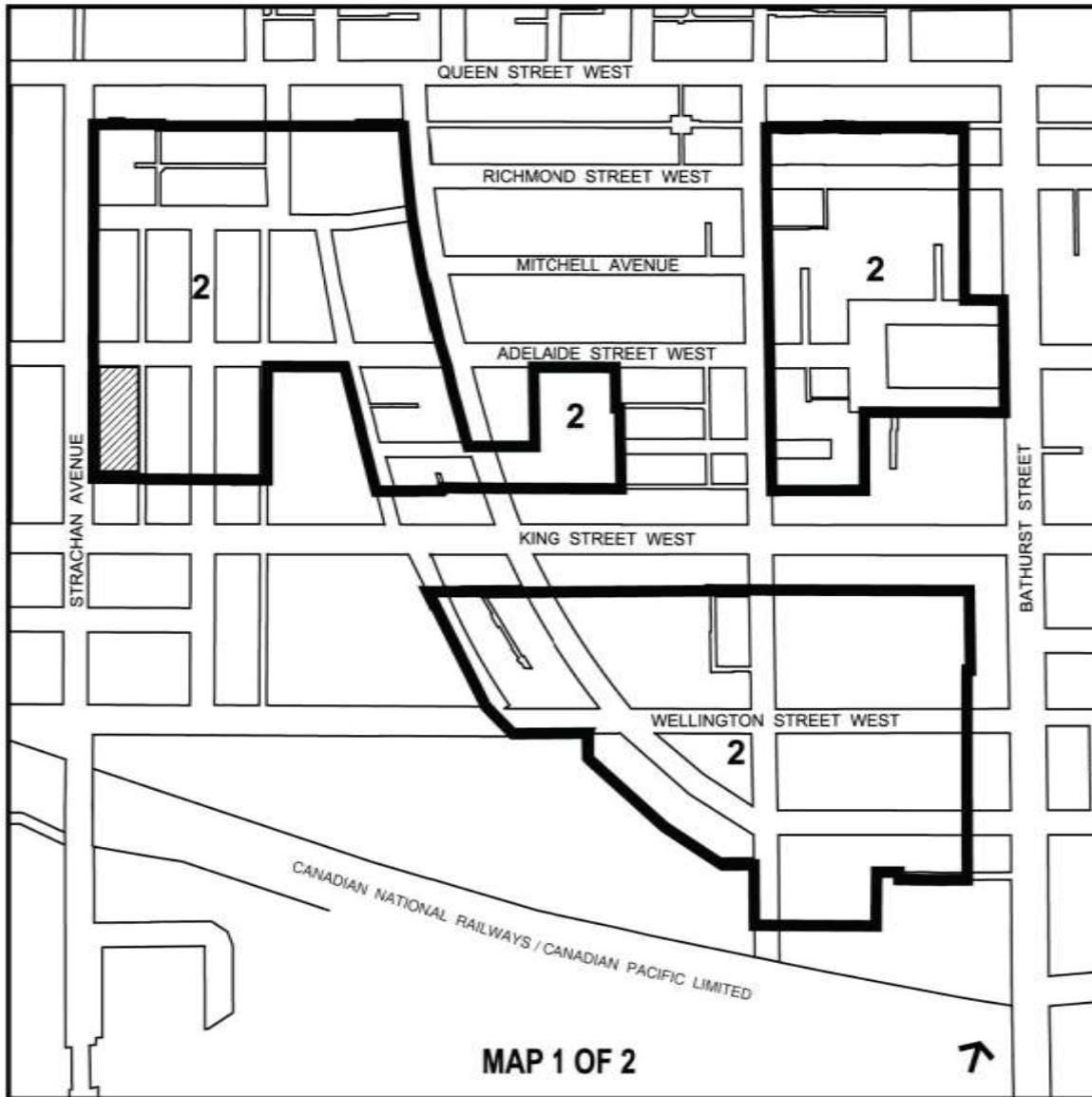
109-127 Strachan Avenue

File # 21 251437 STE 10 02

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Parks
-  Utility Corridors


Not to Scale
Extracted: 01/04/2022

Attachment 12: Garrison Common North Secondary Plan



Garrison Common North Secondary Plan

109 - 127 Strachan Avenue

 Application Site

File # 21 251437 STE 10 0Z

Not to Scale
03/03/2023 

Attachment 13: Draft Official Plan Amendment

Authority: Ontario Land Tribunal Order issued on [DATE] in Case Number 22-003961

CITY OF TORONTO
Bill XXXX
BY-LAW XXXX-2023

To adopt Amendment XXXX to the Official Plan for the City of Toronto respecting the lands municipally known in the year 2022 as 109, 111, 115 and 127 Strachan Avenue.

Whereas authority is given to the Ontario Land Tribunal under the Planning Act, R.S.O. 1990, c. P.13, as amended, upon hearing the appeal of the owners, to pass this By-law; and

Therefore the Official Plan of the City of Toronto, as amended, is further amended by the Ontario Land Tribunal as follows:

1. The attached Amendment XXXX to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on [DATE], 2023

Ontario Land Tribunal Order issued on [DATE] in Case Number 22-003961

AMENDMENT XXXX TO THE OFFICIAL PLAN

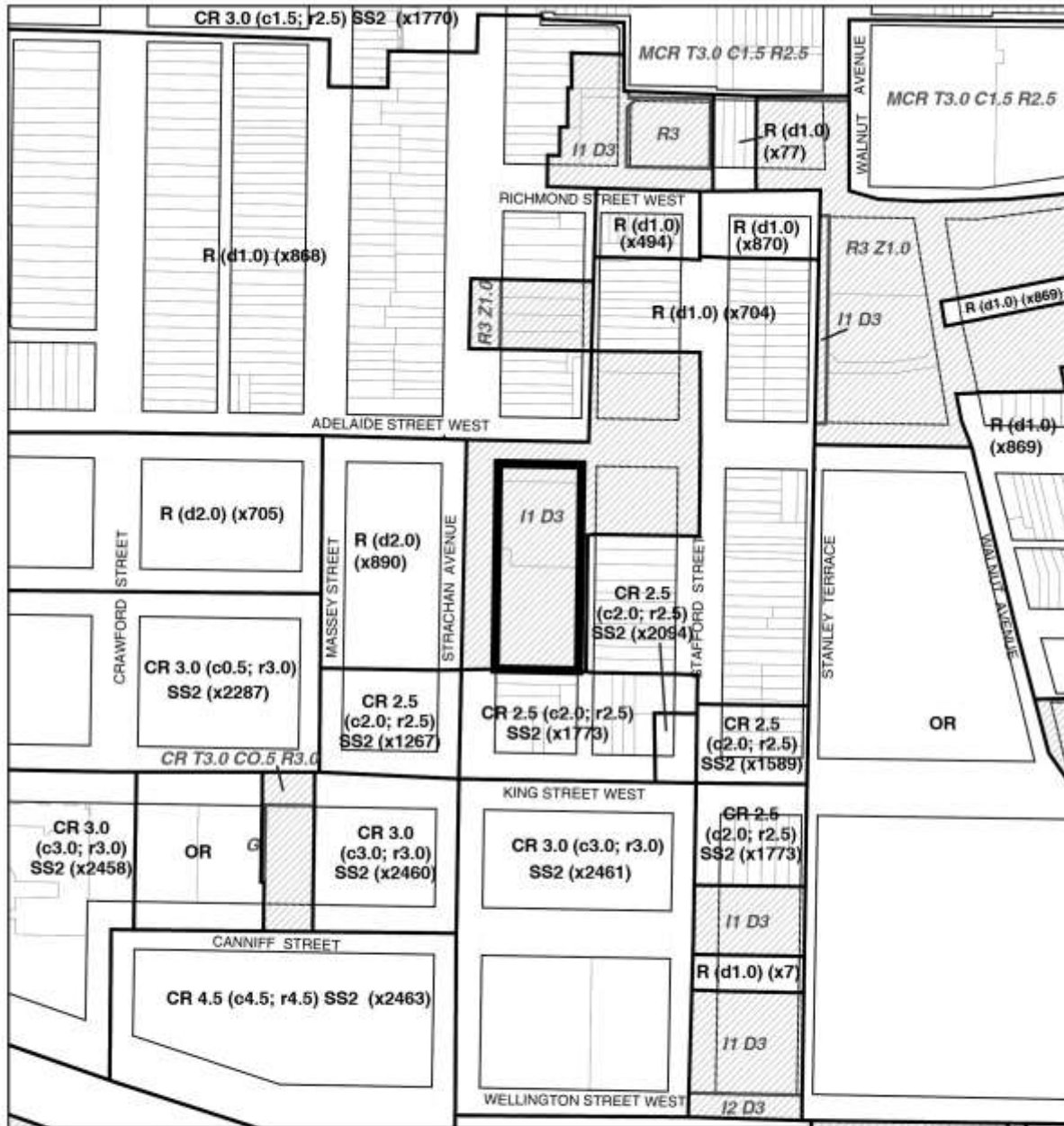
LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 as 109, 111, 115 AND 127 STRACHAN AVENUE

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

1. Map 18, Land Use Plan, is amended by re-designating the lands known municipally in 2022 as 109, 111, 115 and 127 Strachan Avenue contained within black heavy lines on Schedule 1 from *Neighbourhoods* to *Mixed Use Areas*.
2. Chapter 6, Section 14, Garrison Common North Secondary Plan is amended by adding the following sentence to the end of Site and Area Specific Policy No. 2:

On lands municipally known as 109, 111, 115 and 127 Strachan Avenue located within Area 2, a mix of commercial and residential uses are permitted.

Attachment 14: Zoning By-law Map



Zoning By-law 569-2013

109-127 Strachan Avenue

File # 21 251437 STE 10 02

-  Location of Application
- R** Residential
- CR** Commercial Residential
- E** Employment Industrial
- OR** Open Space Recreation

-  See Former City of Toronto By-law No. 438-86
- R3** Residential District
- MCR** Mixed-Use District
- I2** Industrial District
- G** Parks District



Not to Scale
Extracted: 01/04/2022