

200 University Avenue - Official Plan Amendment, Zoning By-law Amendment, and Site Plan Control Applications – Appeal Report

Date: June 5, 2023

To: Toronto and East York Community Council

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

Ward: 10 - Spadina-Fort York

Planning Application Numbers: 22 166819 STE 10 OZ and 22 200875 STE 10 SA

SUMMARY

On June 23, 2022 an Official Plan and Zoning By-law Amendment application was submitted seeking permission for a mixed-use development that includes the retention of the existing 16-storey heritage building on the site, with a 35-storey addition above for a total of 51 storeys. On September 8, 2022 a Site Plan Control application was also submitted.

On December 13, 2022 the applicant appealed these applications to the Ontario Land Tribunal ("OLT") due to Council's failure to make a decision within the time frames prescribed by the Planning Act.

This report recommends that the City Solicitor and appropriate City staff attend the OLT hearing to oppose the applications in their current form and continue discussions with the applicant in an attempt to resolve outstanding issues.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal in opposition to the current application regarding the Official Plan and Zoning By-law Amendment appeal, for the lands at 200 University Avenue and to continue discussions with the applicant in an attempt to resolve outstanding issues.
2. In the event that the Ontario Land Tribunal allows the appeals in whole or in part, City Council authorize the City Solicitor to request that the issuance of any final Orders be withheld until such time as the City Solicitor advises that:

- a) the final form and content of the draft Official Plan Amendment and draft Zoning By-law are to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning;
- b) the owner has addressed outstanding issues in relation to site servicing and has submitted revised Functional Servicing, Stormwater Management and Hydrogeological Reports providing confirmation of water, sanitary and stormwater capacity to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and entered into and registered a financially secured agreement satisfactory to the Chief Engineer and Executive Director, Engineering and Construction Services to construct, provide, make operational, and warrant any necessary upgrades to existing services and facilities or new services and facilities;
- c) the owner has addressed outstanding issues in relation to the requirements of Transportation Services and Solid Waste Management as set out in the memo from Development Engineering to City Planning dated October 4, 2022, to the satisfaction of Transportation Services and Solid Waste Management Services;
- d) the owner has addressed outstanding issues in relation to requirements of Transportation Planning with respect to a PATH connection within the development, to the satisfaction of the Chief Planner and Executive Director, City Planning;
- e) the owner has addressed outstanding issues in relation to the TTC's Line 1 Yonge-University Subway, as set out in the Toronto Transit Commission (TTC) Memo Dated August 4, 2022, to the satisfaction of the TTC;
- f) the owner has confirmed that no portion of the building and no temporary construction equipment or maintenance equipment for the building will extend into the Flight Obstacle Limitation Surface for St. Michael's Hospital, as set out in By-law 1432-2017, to the satisfaction of the Chief Planner and Executive Director, City Planning;
- g) the owner has submitted a detailed Conservation Plan prepared by a qualified heritage consultant, to the satisfaction of the Senior Manager, Heritage Planning;
- h) the owner and the City have entered into a Heritage Easement Agreement for the property at 200 University Avenue, to the satisfaction of the Senior Manager, Heritage Planning, including execution and registration of such agreement to the satisfaction of the City Solicitor; and
- i) the owner agrees, as a condition of site plan approval, that the owner prepare and thereafter implement a Heritage Lighting Plan, a Signage Plan, and an Interpretation Plan and that the owner provide a letter of credit to secure all work included in the approved Conservation Plan, approved Interpretation Plan and

approved Lighting Plan, including a provision for upwards indexing, all to the satisfaction of the Senior Manager, Heritage Planning.

3. City Council authorizes the City Solicitor and City staff to take any necessary steps to implement City Council's decision.

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.

DECISION HISTORY

At its meeting of March 29, 30 and 31, 2023 City Council stated its intention to designate the property at 200 University Avenue under Part IV of the Ontario Heritage Act. Council's decision is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2023.CC5.42>

The Owner has submitted a notice of objection to the Notice of Intention to Designate the property under Part IV, Section 29 of the Ontario Heritage Act. The Act requires that City Council consider and make a decision on an objection within 90 days from the end of the objection period. The objection period ended on May 5, 2023 and the notice is currently under review.

THE SITE

Description:

The site is located on the south side of Richmond Street West and extends the full block between University Avenue and Simcoe Street. The site has an area of 1,754 square metres and frontages of 33 metres along Richmond Street West and approximately 45 metres along both Simcoe Street and University Avenue. See Attachment 2 of this report for a location map.

Existing Use:

The site is currently occupied with a 16-storey commercial building (14 storeys plus a 2-storey mechanical penthouse), approximately 60 metres in height. The existing building contains 14,558 square metres of office and retail floor area. The building was constructed between 1958 and 1961 and designed by architect John C. Parkin of John B. Parkin Associates, Canada's largest architectural firm at the time. The existing building is among the earliest examples of a modernist high-rise building in Toronto. The property was listed on the City's Heritage Registry by Council in 1991 and Council stated its intention to designate the property under Part IV of the Ontario Heritage Act at its meeting on March 29, 30 and 31, 2023.

APPLICATION

Description: The application proposes a mixed-use development, that includes residential, office and retail uses. The proposal includes the retention of the existing 16-storey building with a 35-storey addition above for a total of 51 storeys (181 metres high including the mechanical penthouse). A two-storey addition for retail uses is also proposed on the east side of the building fronting along University Avenue.

Gross Floor Area: An overall gross floor area of 48,572 square metres is proposed comprised of 35,316 square metres of residential floor area, 13,052 square metres of office floor area and 204 square metres of retail floor area.

Density: 27.7 times the area of the lot.

Dwelling Units: A total of 478 rental dwelling units are proposed consisting of 103 (21.5%) studio units, 239 (50%) one-bedroom units, 103 (21.5%) two-bedroom units, and 33 (7%) three-bedroom units.

Access, Parking and Loading: Access to loading and parking is proposed from two accesses on the west side of the building from Simcoe Street. A new access to a loading area with 2 loading spaces is proposed on the north portion of the site. The existing four-level underground garage is proposed to be maintained with access from the existing driveway at the south portion of the site. Overall 56 vehicle parking spaces and 613 bicycle parking spaces are proposed.

Additional Information:

See Attachments 1, 8, 9, 10, 11, 12, 13, 14 and 15 of this report for the Application Data Sheet, a site plan of the proposal, the ground floor plan of the proposal, building elevations and three-dimensional representations of the project.

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/200UniversityAve.

Reasons for Application

The Official Plan amendment is proposed to amend the Official Plan and Downtown Plan to permit less overall non-residential gross floor area than exists on the site today.

The Zoning By-law amendment proposes to amend Zoning By-law 569-2013 to vary performance standards including, but not limited to: building height and setbacks, gross floor area, tower setbacks, amenity space, and loading requirements.

Site Plan Control

The proposal is subject to Site Plan Control and a Site Plan Control application was submitted on September 8, 2022. On December 13, 2022, the applicant referred the

Site Plan Control application to the OLT due to Council's failure to approve the application within the time frame in the Planning Act.

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 Amendment

The site is designated Mixed Use Areas in the Official Plan. See Attachment 3 of this report for the Official Plan Land Use Map 18. Mixed Use Areas are intended to provide a broad range of commercial, residential and institutional uses in single-use or mixed-use buildings. The City of Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Downtown Plan

The site is designated as Mixed Use Areas 1 - Growth in the Downtown Plan. See Attachment 4 of this report for Map 41-3A of the Downtown Plan. Policy 6.23 of the Downtown Plan provides that development within Mixed Use Areas 1 will include a diverse range of building typologies, including tall buildings, with height, scale and massing dependent on the site characteristics and supportive of intensification suitable for a downtown growth area. The site is also situated within the Financial District on Map 41-2 of the Downtown Plan. See Attachment 5 of this report for Map 41-2. University Avenue is also identified as a Great Street on Map 41-7 of the Downtown Plan. See Attachment 6 of this report for Map 41-7 of the Downtown Plan. The Downtown Plan can be found here:

<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf>

Zoning

The site is zoned Commercial Residential - CR - with a height limit of 76 metres under City of Toronto Zoning By-law 569-2013. See Attachment 7 of this report for the zoning map from Zoning By-law 569-2013. This zone permits a range of residential and commercial, retail and institutional uses. The Zoning By-law can be found here:

<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

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

- Tall Building Design Guidelines;

- 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;
- Retail Design Manual; and
- Toronto Accessibility Design Guidelines.

The City's Design Guidelines can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Parks Canada Standards and Guidelines

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada is the official document guiding planning, stewardship and conservation approaches for all listed and designated heritage resources within the City of Toronto.

The Standards and Guidelines can be found here:

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

Toronto Green Standard

The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendment, 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/>

DESIGN REVIEW PANEL

The application was considered by the Design Review Panel on February 16, 2023. Comments from Panel members included:

- The site is notable for its location on University Avenue and the building's relationship with the plaza at grade is important from both heritage and public realm perspectives;
- The two-storey addition along University Avenue would have a significant impact on the plaza and heritage attributes of the building and members suggested that this aspect of the proposal be reconsidered;
- Dimensions of the pilasters should be maintained with the tower addition, as the existing dimensions are key to the building design;
- Suggestions for changes in colour or other materiality to ensure that the existing building remains prominent with the new addition;
- The small setback of the tower from the south property line adjacent to the Shangri-La hotel was noted as an issue;
- Request for more information in relation to potential shadow impacts on the open space at Osgoode Hall;

- It was noted that with the tower addition, the 'lantern' on top of the existing building would be lost. Panel members suggested re-interpreting this in a contemporary fashion with the new development; and
- Ensuring a high quality public realm treatment along University Avenue was noted as important.

PUBLIC ENGAGEMENT

A virtual Community Consultation Meeting was held on March 20, 2023. City Planning Staff, the Ward Councillor, and 19 people attended. Following presentations by City staff and the applicant, the following comments and issues were raised by participants:

- Concern with the impacts of the development on traffic congestion;
- Concern with the proposed 2-storey addition along University Avenue;
- Participants suggested maintaining the plaza space along University Avenue and undertaking a larger public realm plan for this area;
- Overall building height, with some participants preferring a lower addition of 16 storeys to match the existing building height;
- Some participants supported the development and suggested that additional bike parking be provided as well as e-bike stations and areas for cargo bikes; and
- Participants supported the idea of rental housing and suggested that affordable rental housing should also be included.

COMMENTS

Provincial Framework Policy Statement and Provincial Plans

City staff review of these applications has had regard for the relevant matters of provincial interest set out in the Planning Act. The proposal was reviewed for consistency with the Provincial Policy Statement and conformity with the Growth Plan. While the site is an appropriate location for growth and intensification consistent with intensification policies of the PPS and Growth Plan, the proposed development is not consistent with policies concerning the conservation of heritage resources, and the implementation of urban design and site design official plan policies and other supporting documents that direct development of a high quality public realm. All decisions of Council in respect of its exercise of authority that affects a planning matter shall be consistent with the PPS, and shall conform to provincial plans.

Heritage Impact

City Planning staff have reviewed the Heritage Impact Assessment (HIA) submitted with the application. While the application proposes the conservation of the existing heritage building, Planning staff are seeking revisions to the proposal that includes step backs of the tower above the heritage building to ensure that the impacts of the development on the heritage property are minimized and the prominence of the heritage building and its attributes are maintained. As well, staff have concerns with the retail addition on the east side of the building, and are seeking modifications to the proposal to minimize the impact of the pavilion on the heritage attributes of the property including the main

entrance from University Avenue and the relationship of the building to the existing forecourt plaza along University Avenue.

In the event that the applications, are approved by the OLT, as a condition of approval, City Planning would seek a detailed Conservation Plan based on a conservation strategy outlined within an approved HIA. Also required would be an Interpretation Plan, Signage Plan and Lighting Plan, as well as a Heritage Easement Agreement to secure the long-term conservation of the property.

Built Form

City staff have reviewed the proposed built form, including its scale and massing against the Official Plan and relevant design guidelines. The proposal does not currently conform to the Official Plan, Downtown Plan or the Tall Building Design Guidelines with respect to the proposed building massing including tower setbacks, step backs and tower floorplate size. In addition to the impacts on the heritage attributes as noted above, the tower is proposed to be setback less than 2 metres from the south property line which does not comply with Official Plan Amendment 352 (Downtown Tall Buildings Setbacks) and associated By-law 1107-2016, which requires a minimum tower setback of 12.5 metres from lots lines that do not abut a street or lane. The Tall Building Design Guidelines also include recommendations regarding separation distances between towers and setbacks of towers from property lines to provide adequate sky views between buildings, ensure privacy for residents and enable access to natural light. As well, when towers are constructed too close to property lines, development on one site may restrict development on adjacent sites.

The Tall Building Design Guidelines recommend a step-back of at least 3 metres for a tower above a base building along streets. The application proposes no step back for the tower above the base building. The Downtown Plan provides that tower floorplates for residential buildings will generally have a maximum floorplate size of 750 square metres to reduce the physical and visual impacts of the tower onto the public realm by limiting shadow and wind impacts, and maximizing sunlight and open views to the sky. The Downtown Plan notes that buildings for predominantly employment uses have programmatic requirements which require larger floorplates. The existing office building has a tower floorplate of 1,058 square metres and this floorplate is also proposed for the residential tower. Planning staff are seeking tower setbacks and a reduced tower floorplate to align with the planning framework and reduce the physical and visual impacts of the proposed tower at the pedestrian level.

Public Realm - University Avenue

University Avenue is an historically significant street and plays an important role in supporting economic activity and fostering public life. It is identified as a Great Street in the Downtown Secondary Plan. The Plan encourages public realm improvements that enhance the civic role and setting for public life along the City's Great Streets. The Plan encourages widened pedestrian clearways, prioritizes tree planting and other pedestrian amenities to acknowledge and celebrate the historic value and attributes of Great

Streets. As well, the Tall Building Design Guidelines recommend a sidewalk zone of at least 6 metres or greater depending on the established context along the primary street frontages of tall building sites.

The existing building is setback 4.4 metres from the property line at the north end of the site along University Avenue and 11 metres at the south end. The boulevard is 4.8 metres wide, resulting in a sidewalk zone along the frontage of the site ranging from 9.3 to 14.9 metres from the building face to the curb. The boulevard and setback of the building forms a large plaza as the forecourt to the main entrance of the building along University Avenue. This plaza is noted in the Cultural Heritage Evaluation submitted with the application, as contributing to the contextual value of the site.

In the current proposal, the two-storey retail addition on the east side of the building is proposed to extend to the University Avenue street line, filling most of the existing plaza space. A sidewalk zone of 4.8 metres within the boulevard would remain along much of the site. Staff are seeking modifications in the design of the retail pavilion or its removal along University to ensure that a generous sidewalk zone and plaza space is maintained along this significant street frontage.

Sun and Shadow

The Shadow Study submitted in support of the application does not include information on all approved developments within the area. As a result, potential shadow impacts exclusive to the development cannot be fully assessed, particularly potential shadow impacts on the open space adjacent to Osgoode Hall. Planning staff have requested an updated shadow study to assess potential shadow impacts from the proposed development.

Flight Obstacle Limitation Surface for St. Michael's Hospital (By-law 1432-2017)

The Helicopter Flight Obstacle Limitation Surface (OLS) for St. Michael's hospital extends over the north portion of the site. Under By-law 1432-2017 no portion of a building, nor any required temporary construction or maintenance equipment, can extend above the elevation limits indicated in the By-law. It appears that a portion of the the northwest corner of the building may extend beyond the OLS elevation, and information has not been provided confirming that no temporary construction equipment or maintenance equipment for the building will extend above the elevation limits specified in the By-law. In the event that the applications are approved by the OLT, staff recommend the OLT withhold the issuance of any Order that may approve the applications until such time as the owner has confirmed that no portion of the building and no temporary construction equipment or maintenance equipment for the building will extend into the OLS for St. Michael's Hospital.

Transportation Considerations

Transportation Services staff have reviewed the application and supporting materials including a Transportation Considerations Report submitted with the applications. Staff

have requested additional information and revisions to drawings to address transportation matters including: a curb realignment with associated lane changes and traffic signal relocation at Richmond Street West and University Avenue; changes to the cycling infrastructure along University Avenue; identification of pedestrian clearways along University Avenue, Richmond Street West and Simcoe Street; a corner rounding at the intersection of Simcoe Street and Richmond Street West; and accessible parking and vehicle manoeuvring diagrams for the parking garage.

In the event that the applications are approved by the OLT, staff recommend the OLT withhold the issuance of any Order that may approve the applications until such time as the owner has addressed all comments from Transportation Services to the satisfaction of the General Manager, Transportation Services.

PATH Connection

Transportation Planning staff have reviewed the application and advised that the site is located within a 'Key Subway Block' as identified in the PATH Master Plan. The PATH Master Plan encourages major development projects within these areas to include PATH links connecting to the PATH network and/or leading directly into subway stations. The adjacent site at 188 University Avenue, the Shangri-La Toronto, has knock-out panels for future PATH connections with one potentially connecting to the subject site. As well, the new Ontario Line will have a stop at Osgoode Station. The application proposes modifications to the existing below grade parking and basement levels, which may provide opportunity for a future PATH connection to be extended to the site and linking further north to the property at 250 University Avenue to connect to Osgoode Station.

In the event that the matter is approved by the OLT, staff recommend the OLT withhold the issuance of any Order that may approve the applications until such time as the owner has addressed comments from Transportation Planning with respect to a PATH connection, to the satisfaction of the Chief Planner and Executive Director, City Planning.

Toronto Transit Commission (TTC)

TTC staff have reviewed the applications and requested additional information to assess the potential impacts of the proposal on the TTC's Yonge University subway line. Given the proximity of the site to the subway infrastructure, TTC have also requested that the applicant complete a TTC Technical Review and satisfy all conditions arising out of the review to the satisfaction of the TTC. In the event that the matter is approved by the OLT, staff recommend the OLT withhold the issuance of any Order that may approve the applications until such time as the owner has addressed comments from the TTC to the satisfaction of the TTC.

Non-Residential Floor Area Replacement

The proposed Official Plan Amendment would permit the provision of less non-residential gross floor area (GFA) than is required by the Downtown Plan. Policy 6.2.2

of the Plan provides that development will ensure no net loss of office and overall non-residential gross floor area with new development in the Financial District. The existing commercial building on the site has an overall gross floor area of 14,558 square metres. In the current proposal a total of 13,256 square metres is proposed as non-residential gross floor area, resulting in a reduction in non-residential gross floor area, contrary to the policies of the Downtown Plan.

Unit Mix

The housing policies of the Downtown Plan provide that new development achieve a balanced mix of unit types to support the creation of housing suitable for families. The Plan provides that development containing more than 80 units include a minimum of 15% 2-bedroom units, a minimum of 10% 3-bedroom units and an additional 15% of units as some combination of 2 and 3-bedroom units or units that can be converted to 2 and 3-bedroom units through accessible or adaptable design measures.

Of the 478 dwelling units proposed, 103 (21.5%) are proposed as 2-bedroom units and 33 (7%) are proposed as 3-bedroom units. Staff are seeking changes to the unit mix to increase the amount of 3-bedroom units to a minimum of 10% and an additional 15% of units as some combination of 2 and 3-bedroom units or units that can be converted to 2 and 3-bedroom units through accessible or adaptable design measures, as set out in the Downtown Plan.

Amenity Space

A total of 1,868 square metres (3.9 m² per unit) of residential amenity space is proposed comprised of 1,583 square metres (3.32 m² per unit) of indoor amenity space and 285 square metres (0.6 m² per unit) of outdoor amenity space. Zoning By-law 569-2013 requires a combined minimum of 4 square metres per unit of residential amenity space, of which at least 2 square metres per unit must be indoor amenity space. The proposed amount of outdoor amenity space should be increased, to ensure that there is sufficient space to provide for a variety of outdoor amenities for residents including spaces designed for children and pets.

Affordable Housing

Given the central location of the proposed development and its proximity to higher order transit, there is a significant public interest in including affordable rental housing within a development on this site. In the event that the Ontario Land Tribunal allows the appeal in whole or in part, the applicant is encouraged to enter into discussions with City Planning staff regarding the possibility of directing the Community Benefits Charge toward in-kind affordable housing within the proposed development.

Servicing and Stormwater Management

Functional Servicing and Stormwater Management Reports have been submitted for the site and have been reviewed by Engineering and Construction Services staff. A number

of revisions and additional information is required in relation to the proposed water, sanitary sewer and storm sewer services for the development.

In the event that the matter is approved by the OLT, staff recommend the OLT withhold the issuance of any Order that may approve the applications until such time as the owner has addressed all comments from Engineering and Construction Services to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

Solid Waste

Solid Waste Management Services staff have reviewed the applications, and have requested revisions to the proposal and additional information to address City solid waste requirements in relation to both the residential and non-residential waste streams, and loading and storage bin area requirements. In the event that the matter is approved by the OLT, staff recommend the OLT withhold the issuance of any Order that may approve the applications until such time as the owner has addressed all comments from Solid Waste Management Services to the satisfaction of the General Manager, Solid Waste Management Services.

Open Space/Parkland

In accordance with Chapter 415, Article III of the Toronto Municipal Code, in the event that the Ontario Land Tribunal allows the appeal in whole or in part, the applicant will be 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 above-grade building permit.

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 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 objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

Community Services Assessment

The City's 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 includes matters such as recreation, libraries, childcare, schools, public health, human services, and cultural services. Providing for a full range of community services and facilities in areas that are inadequately served or experiencing growth, is a shared responsibility.

Further Issues

City Planning continues to receive additional information regarding these applications as a result of ongoing consultation with the applicant and review by City commenting divisions and agencies. Planning staff may also be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this report. As a result, Planning staff may continue to identify further issues or supplement the comments provided in this report. Where substantive changes to the proposal are made by the applicant, staff may report back to City Council as necessary.

Conclusion

The Official Plan and Zoning By-law Amendment application and the Site Plan Control application in their current form are not consistent with the policies of the PPS (2020), the Growth Plan (2020), the Toronto Official Plan, and do not maintain the intent and purpose of applicable City guidelines intended to implement Official Plan policies.

Staff recommend that City Council direct the City Solicitor, together with appropriate City Staff, to attend the OLT in opposition of the appeals of the applications. Staff also recommend City Council authorize the City Solicitor and appropriate staff to continue discussions with the applicant in an attempt to address the issues outlined in this report.

CONTACT

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SIGNATURE

Willie Macrae, BA, MES, MCIP, RPP, Acting Director
Community Planning, Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Downtown Plan Map 41-3A - Mixed Use Areas 1 - Growth

Attachment 5 - Downtown Plan Map 41-2 - Financial District

Attachment 6 - Downtown Plan Map 41-7 Great Streets

Attachment 7: Existing Zoning

Applicant Submitted Drawings

Attachment 8: Site Plan

Attachment 9: Ground Floor Plan

Attachment 10: East Elevation

Attachment 11: North Elevation

Attachment 12: West Elevation

Attachment 13: South Elevation

Attachment 14: 3D Model of Proposal in Context - Northeast View

Attachment 15: 3D Model of Proposal in Context - Southwest View

Attachment 1: Application Data Sheet

Municipal Address: 200 University Ave. Date Received: June 23, 2022 & Sept. 8, 2022

Application Numbers: 22 166819 STE 10 OZ and 22 200875 STE 10 SA

Application Type: Official Plan and Zoning Amendment and Site Plan Applications

Project Description: Official Plan and Zoning By-law Amendment and Site Plan Control applications to permit redevelopment at 200 University Avenue for a 35-storey addition above the existing 16-storey building for an overall height of 51-storeys. The proposal consists of 35,316 square metres of residential gross floor area containing 478 residential units, 204 square metres of retail space, and 13,052 square metres of office space, with 56 vehicular parking spaces and 548 bicycle spaces.

Applicant	Agent	Architect	Owner
Bousfields Inc. Tony Volpentesta 3 Church St. Toronto, ON M5E 1A9		KPMB Architects 341 King St. W. Suite 1200 Toronto, ON M5A 0L6	Canada Life Assurance Company c/o Great West Life Realty Advisors Agnes Sliwa 33 Yonge St. Suite 1000 Toronto, ON M5E 0A9

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Downtown/Financial District
Zoning:	CR 12.0 (c8.0; r11.7) SS1 (x2333)	Heritage Designation:	Y
Height Limit (m):	76	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 1,754 Frontage (m): 46 Depth (m): 33

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,395	1,395		1,395
Residential GFA (sq m):			35,315	35,315
Non-Residential GFA (sq m):	14,558		13,256	13,256
Total GFA (sq m):	14,558		48,571	48,571
Height - Storeys:	16	16	35	51

Height - Metres: 61 61 181 181

Lot Coverage Ratio 79.53 Floor Space Index: 27.69
 (%):

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 35,315

Retail GFA: 204

Office GFA: 13,052

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
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Rental:			478	478
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Freehold:

Condominium:

Other:

Total Units:			478	478
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Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
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Retained:

Proposed:	103	239	103	33
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Total Units:	103	239	103	33
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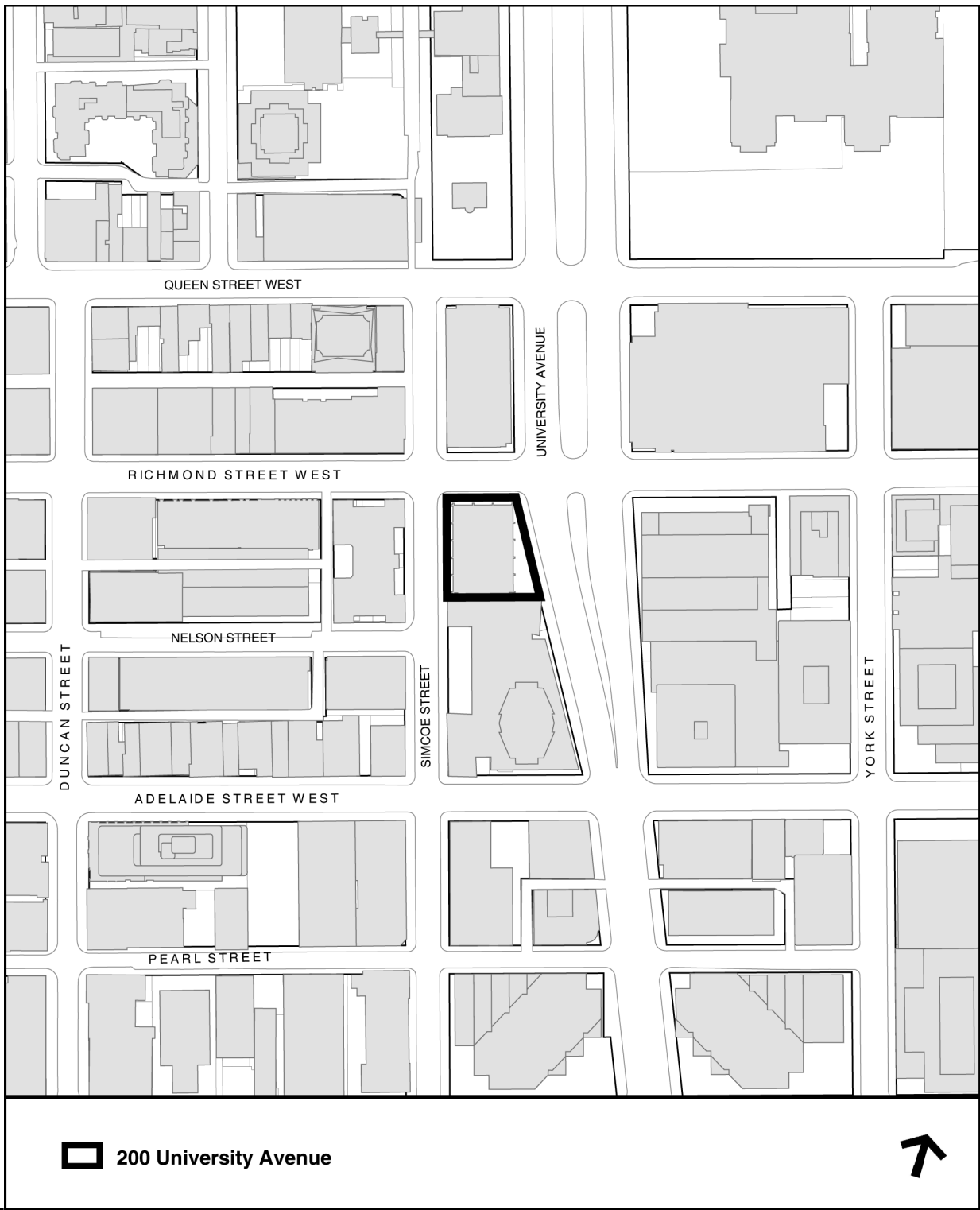
Parking and Loading

Parking Spaces:	56	Bicycle Parking Spaces:	613	Loading Docks:	2
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CONTACT:

Sue McAlpine, Senior Planner (416) 392-7622 susan.mcalpine@toronto.ca

Attachment 2: Location Map









Attachment 3: Official Plan Land Use Map 18



Official Plan Land Use Map #18

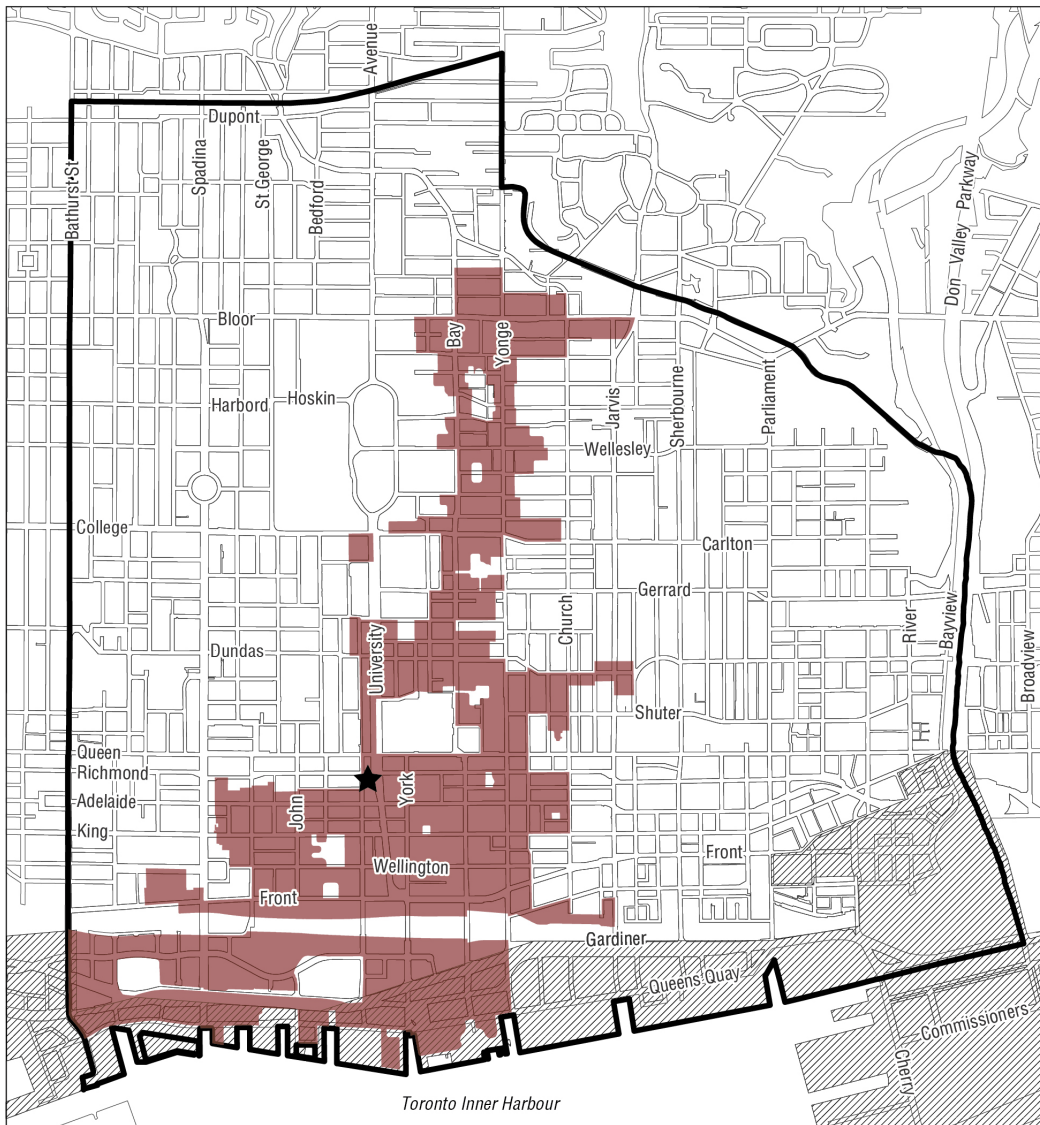
200 University Avenue

File # 22 166819 STE 10 0Z

-  Location of Application
-  Mixed Use Areas
-  Parks
-  Other Open Space Areas
-  Institutional Areas
-  Regeneration Areas

↑
Not to Scale
Extracted: 07/13/2022

Attachment 4: Downtown Plan Map 41-3A - Mixed Use Areas 1 Growth



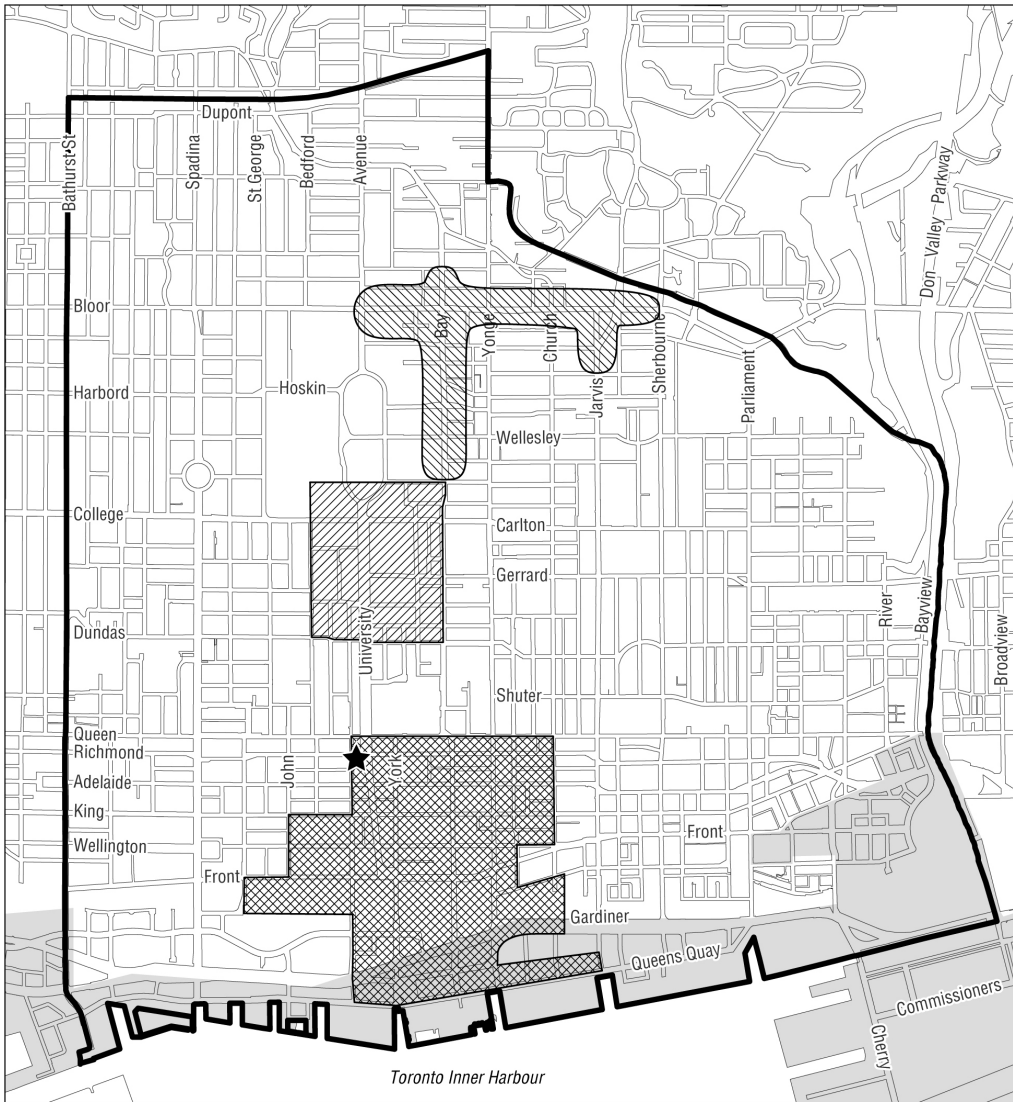
Downtown Plan
MAP 41-3-A Mixed Use Areas 1 - Growth

200 University Avenue
File # 22 166819 STE 10 0Z

- Downtown Plan Boundary
- Central Waterfront Secondary Plan
- Mixed Use Areas 1 - Growth
- Location of Application

Not to Scale
 Extracted: 02/01/2023

Attachment 5 - Downtown Plan Map 41-2 - Financial District



Downtown Plan
MAP 41-2 Financial District, Health Sciences Districts, and Bloor-Bay Office Corridor

200 University Avenue
File # 22 166819 STE 10 0Z

- Downtown Plan Boundary
- Financial District
- Health Sciences District
- Bloor-Bay Office Corridor
- Central Waterfront Secondary Plan
- Location of Application

↑
 Not to Scale
 Extracted: 03/08/2023

Attachment 6 - Downtown Plan Map 41-7 Great Streets



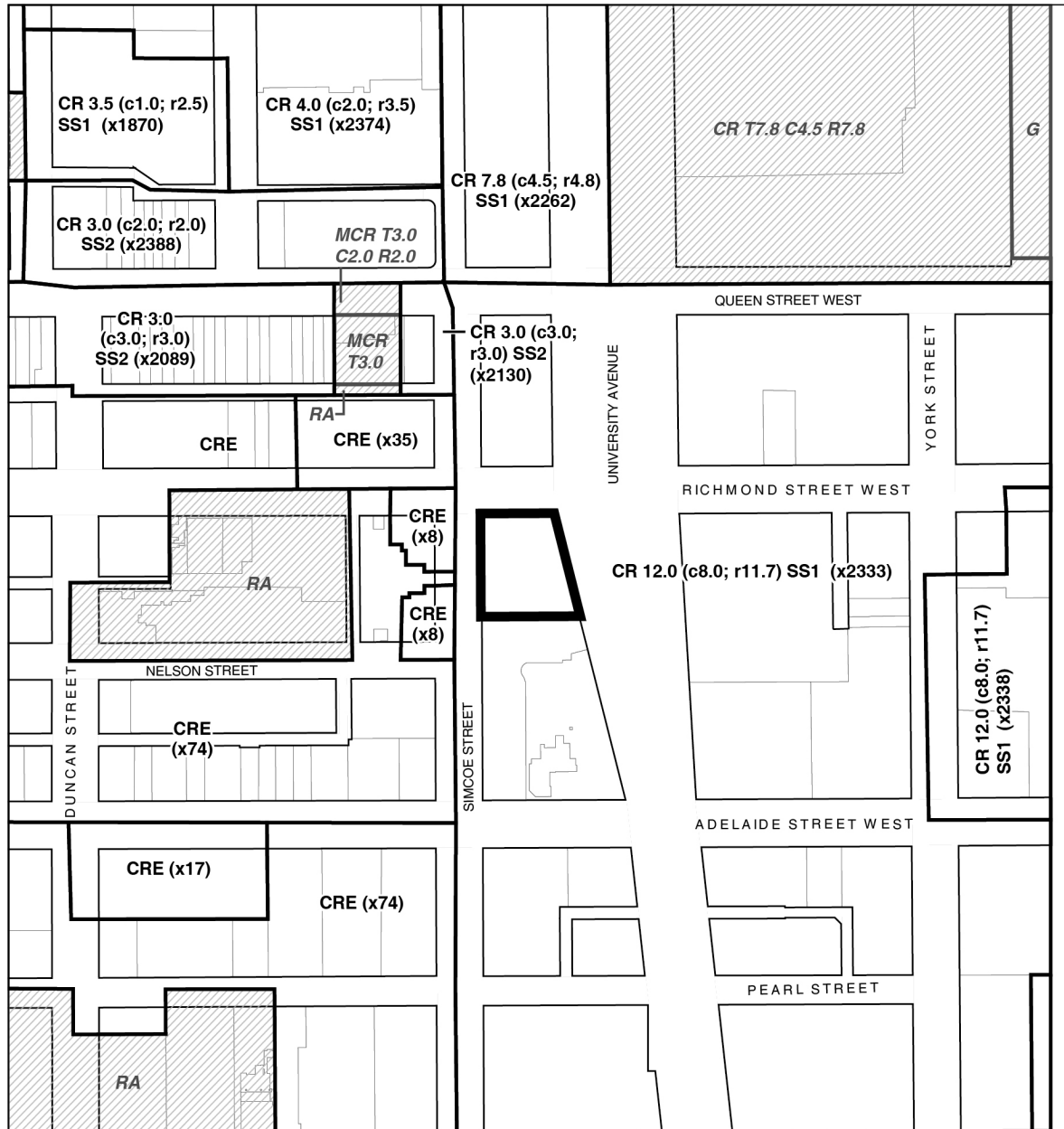
Downtown Plan
MAP 41-7 Great Streets

200 University Avenue
File # 22 166819 STE 10 02

- Downtown Plan Boundary
- Central Waterfront Secondary Plan
- Great Streets
- Location of Application

Not to Scale
 Extracted: 03/06/2023

Attachment 7: Existing Zoning By-law Map



Zoning By-law 569-2013

200 University Avenue

File # 22 166819 STE 10 0Z

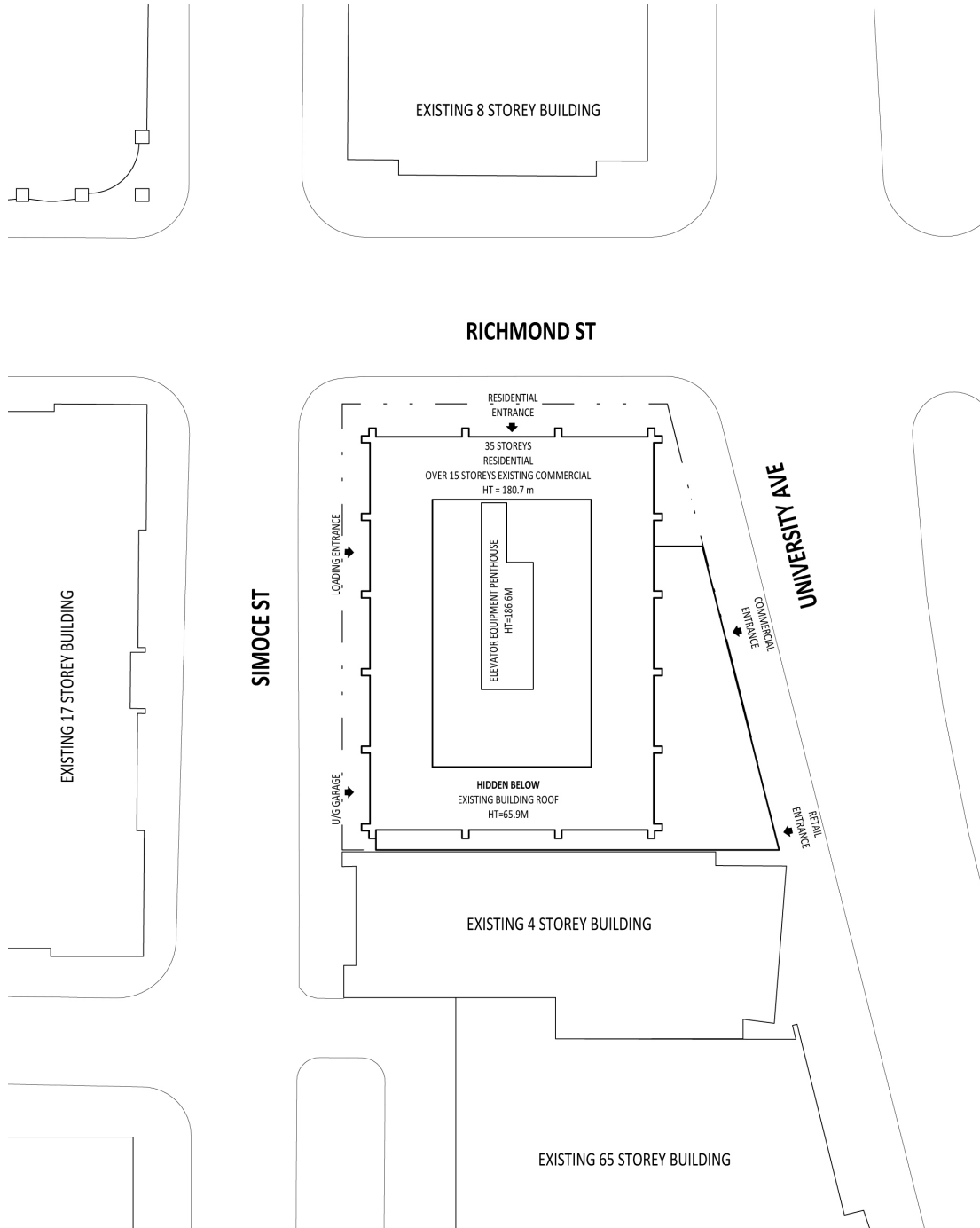
 Location of Application
CR Commercial Residential
CRE Commercial Residential Employment

 See Former City of Toronto By-law No. 438-86
CR Mixed-Use District
MCR Mixed-Use District
RA Mixed-Use District
G Parks District



Not to Scale
 Extracted: 02/01/2023

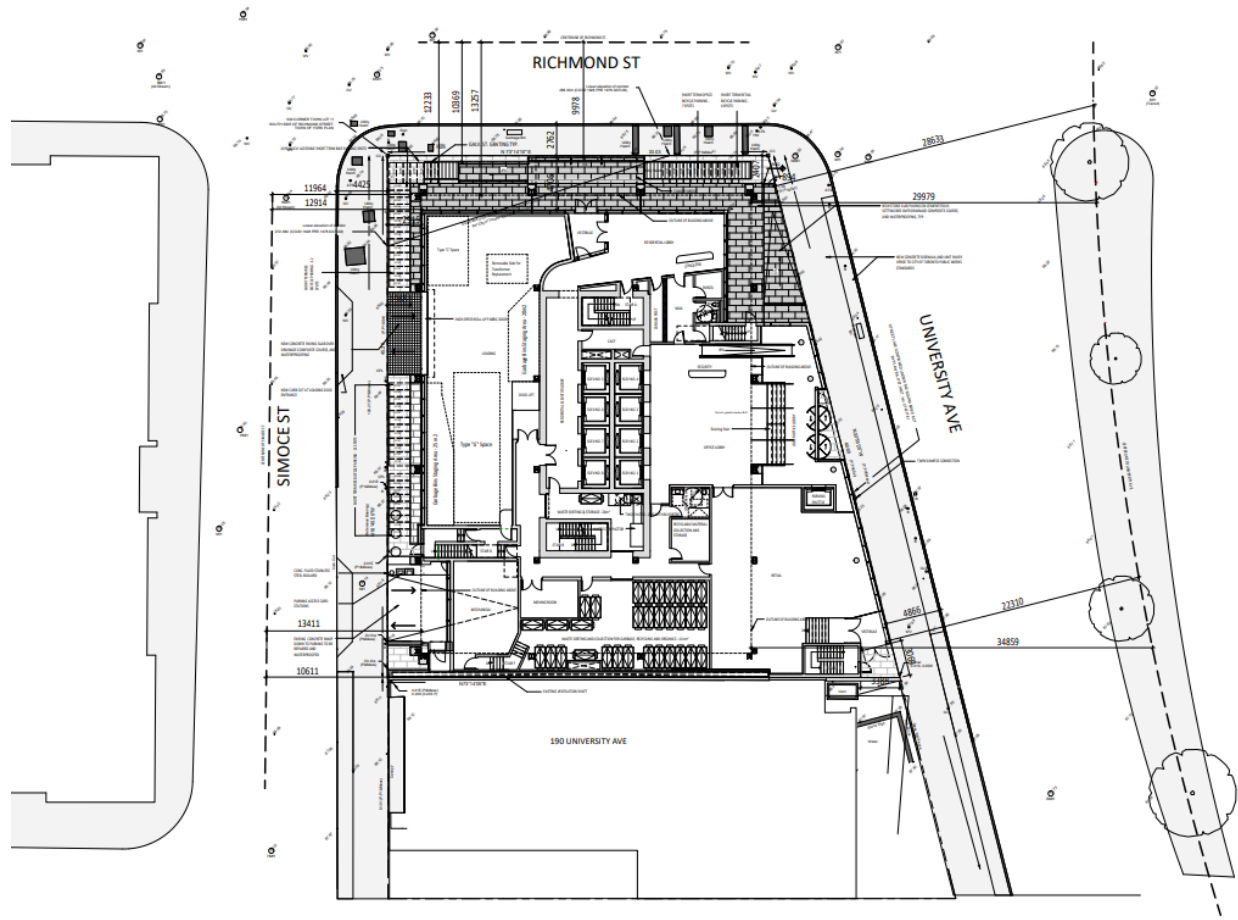
Attachment 8: SitePlan



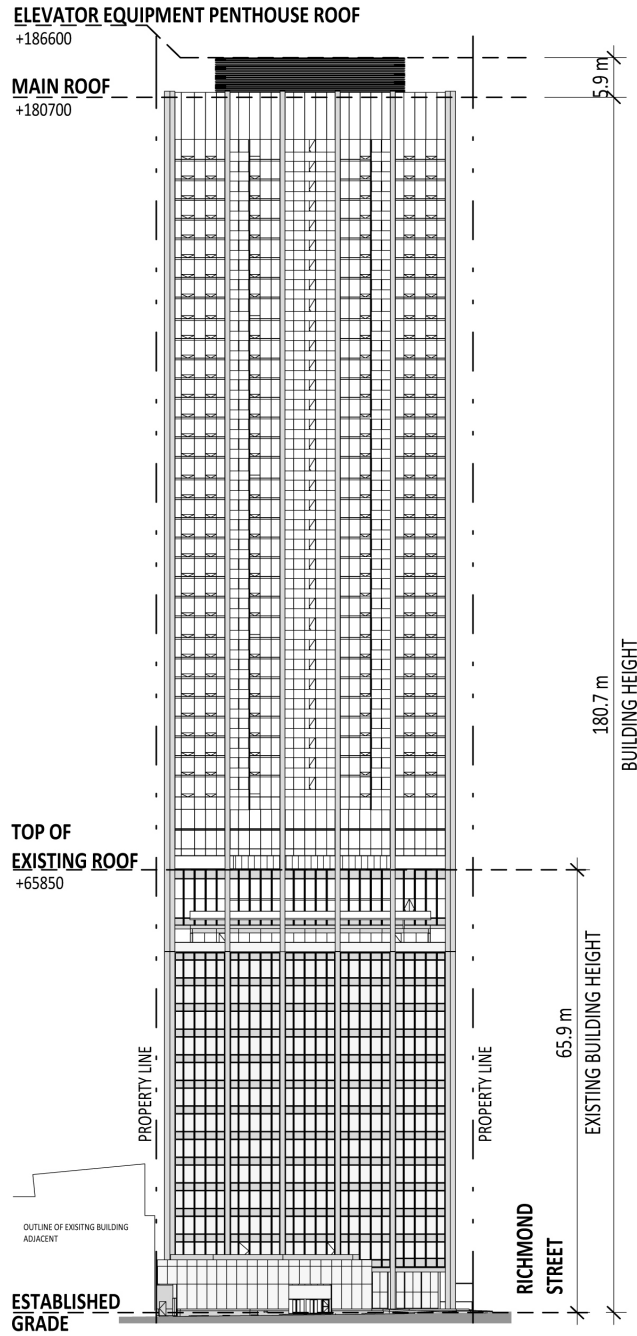
Site Plan



Attachment 9: Ground Floor Plan

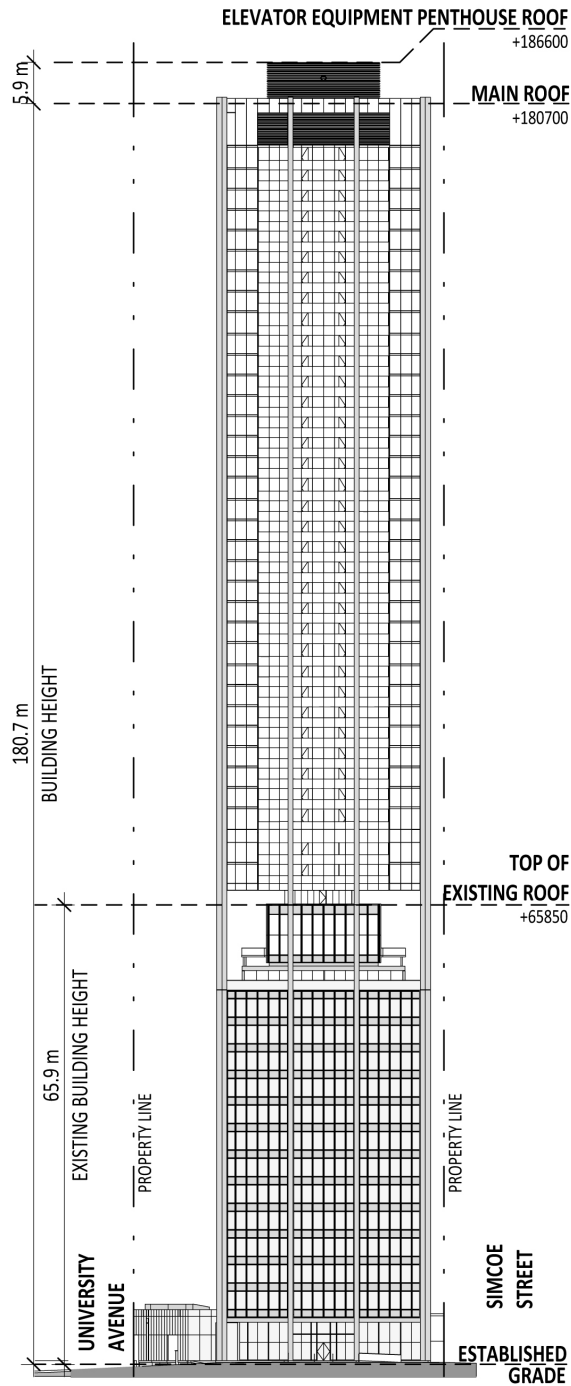


Attachment 10: East Elevation



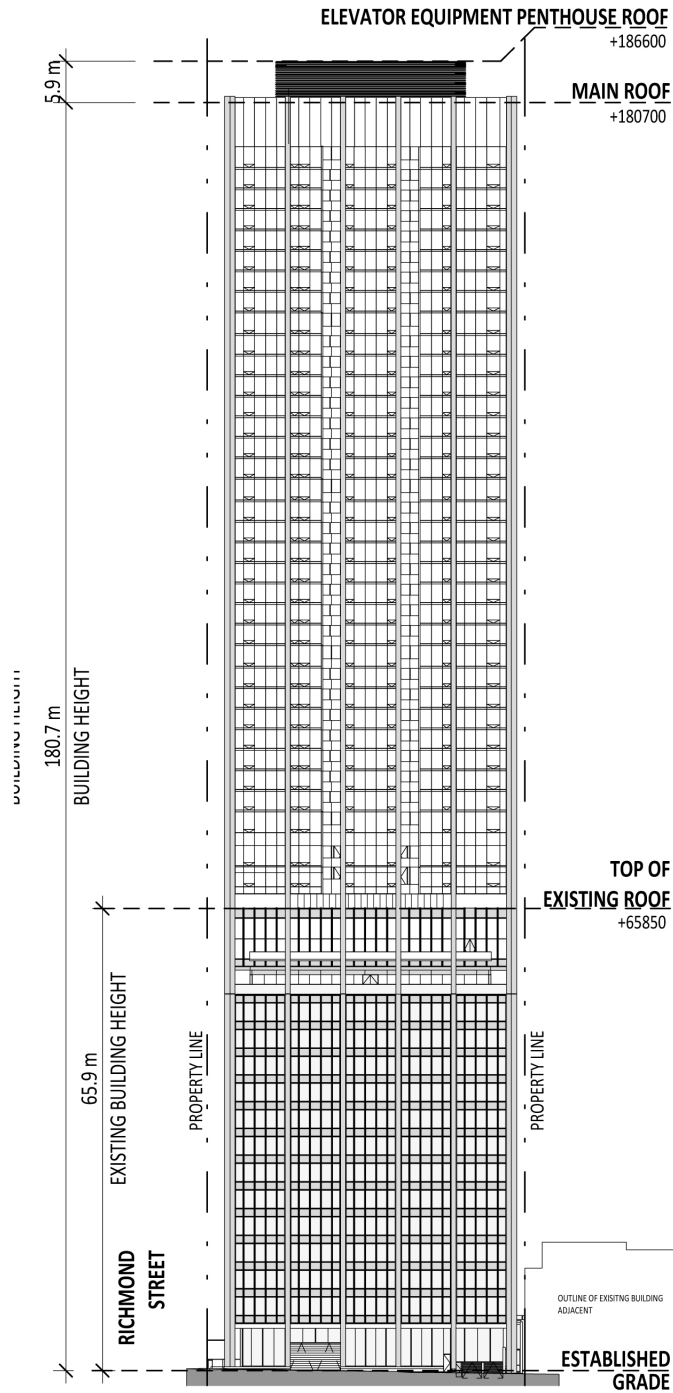
East Elevation

Attachment 11: North Elevation



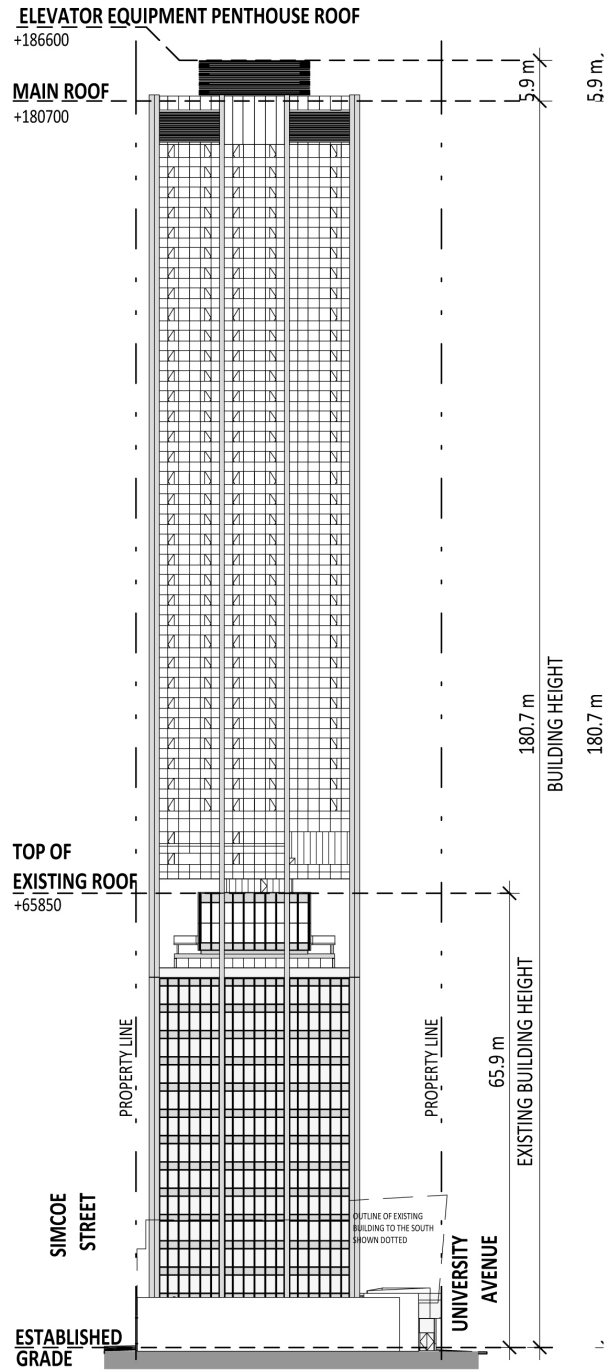
North Elevation

Attachment 12: West Elevation



West Elevation

Attachment 13: South Elevation



South Elevation

Attachment 14: 3D Model of Proposal in Context - Northeast View

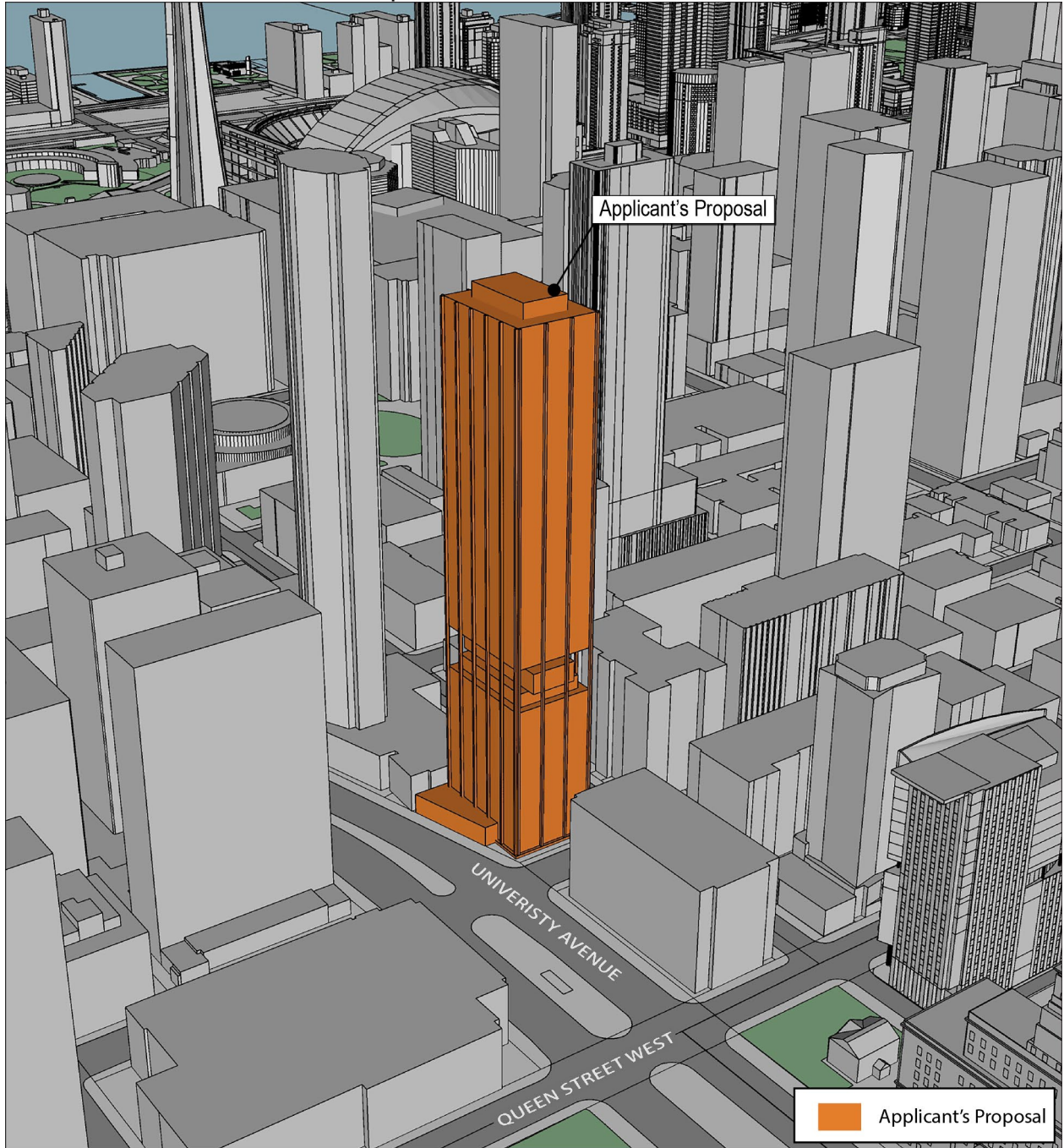


View of Applicant's Proposal Looking Northeast



03/13/2023

Attachment 15: 3D Model of Proposal in Context - Southwest View



View of Applicant's Proposal Looking Southwest



MO/DA/2023