

145 St. George Street – Zoning By-law Amendment and Rental Housing Demolition Applications – Decision Report - Approval

Date: June 6, 2023

To: Toronto and East York Community Council

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

Ward: 11 - University-Rosedale

Planning Application Number: 21 155923 STE 11 OZ and 21 155940 STE 11 RH

SUMMARY

This report reviews and recommends approval of the applications to amend the Zoning By-law and permit the demolition of an existing 12-storey residential rental apartment building containing 130 rental units at 145 St. George Street. The proposed redevelopment of the site includes a 96-metre (30-storey including the mechanical penthouse) mixed-use building, containing 398 dwelling units (including 142 replacement rental dwelling units) and 200 square metres of non-residential gross floor area.

The proposal also includes a Tenant Relocation and Assistance Plan that addresses the right for existing tenants to return to a replacement rental dwelling unit at similar rent and financial compensation to mitigate hardship.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands 145 St. George Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment No. 6 to this report.
2. City Council amend City of Toronto Zoning By-law 438-86 for the lands at 145 St. George Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 7 to this report.
3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
4. City Council approve the Rental Housing Demolition Application File No. 21 155940 STE 11 RH in accordance with Chapter 667 of the Toronto Municipal Code and

pursuant to Section 111 of the City of Toronto Act, 2006 which allows for the demolition of 130 existing rental dwelling units located at 145 St. George Street, subject to the following conditions:

- a. The owner shall provide and maintain 130 replacement rental dwelling units and 12 additional replacement rental dwelling units on the subject site for a period of at least 20 years beginning from the date that each replacement rental dwelling unit is first occupied and, during which time, no application may be submitted to the City for condominium registration, or for any other conversion to a non-rental housing purpose, or for demolition without providing for replacement. The 142 replacement rental dwelling units shall collectively have a total gross floor area of at least 6,928 square metres and be comprised of 72 studio units, 52 one-bedroom units, 16 two-bedroom units, and 2 three-bedroom units, as generally illustrated in the plans submitted to the City Planning Division dated April 20, 2023. Any revisions to these plans, including changes to the final unit mix, shall be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
- b. The owner shall replace the existing rental units with replacement rental units of a similar size as follows:
 - i. all existing rental units occupied by Eligible Tenants, as of the date of this report, shall be replaced with replacement rental dwelling units having at least the same average unit size by unit type, as the demolished rental dwelling units;
 - ii. all other replacement rental dwelling units shall be at least the same average unit size by unit type as the market units in the proposed development;
- c. The owner shall, as part of the 130 replacement rental dwelling units required in Recommendation 4.a. above, provide at least 35 studio units, 10 one-bedroom units, and 4 two-bedroom units at affordable rents and no more than 37 studio units, 35 one-bedroom units and 9 two-bedroom units at mid-range rents, as defined in the City's Official Plan, all for a period of at least 10 years beginning from the date of first occupancy of each unit;
- d. The owner shall as part of the 12 additional replacement rental dwelling units required in Recommendation 4.a. above, provide 7 one-bedroom units, 3 two-bedroom units and 2 three-bedroom units at affordable rents, as defined in the City's Official Plan, all for a period of at least 10 years beginning from the date of first occupancy of each unit. Any revisions to the number of units by unit type shall be to the satisfaction of the Chief Planner;
- e. The owner shall provide an acceptable Tenant Relocation and Assistance Plan to all Eligible Tenants of the 130 existing rental units proposed to be demolished, addressing the right to return to occupy one of the replacement rental dwelling units at similar rents and other assistance to mitigate hardship. The Tenant

Relocation and Assistance Plan shall be developed in consultation with, and to the satisfaction of, the Chief Planner and Executive Director, City Planning;

f. The owner shall provide tenant relocation and assistance to all Post Application Tenants, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

g. The owner shall provide tenants of all 142 replacement rental dwelling units with access to, and use of all indoor and outdoor amenities in the proposed development, at no extra charge, with the same access and on the same terms and conditions as any other resident of the proposed development, without the need to pre-book or pay a fee unless specifically required as a customary practice for private bookings;

h. The owner shall provide at least 114 replacement rental dwelling units with an outdoor balcony and/or patio for private and exclusive access by the tenants of such units, which number may be reduced through the site plan approval process to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

i. The owner shall provide ensuite laundry in each replacement rental dwelling unit at no additional cost to tenants;

j. The owner shall provide central air conditioning in each replacement rental dwelling unit at no additional cost to tenants;

k. The owner shall provide and make available for rent a minimum of 28 storage lockers to tenants of the replacement rental dwelling units. The terms and conditions for renting storage lockers to tenants of the replacement rental dwelling units shall be to the satisfaction of the Chief Planner and Executive Director, City Planning;

l. The owner shall provide tenants of all replacement rental dwelling units with access to bicycle and visitor parking on the same terms and conditions as any other resident of the proposed development, unless otherwise required by the Tenant Relocation and Assistance Plan;

m. The replacement rental dwelling units required in recommendation 4.a. above shall be made ready and available for occupancy no later than the date by which 70% of the new dwelling units in the proposed development, exclusive of the replacement rental dwelling units, are made available and ready for occupancy, subject to any revisions to the satisfaction of the Chief Planner and Executive Director, City Planning;

n. The owner shall enter into, and register on title to the lands at 145 St. George Street, one or more agreement(s), to secure the conditions outlined in Recommendations 4.a. through 4.m. above, including an agreement pursuant to Section 111 of the City of Toronto Act, 2006, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division.

5. City Council authorize the Chief Planner and Executive Director, City Planning Division, to issue Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code for the demolition of the 130 existing rental dwelling units located at 145 St. George Street after all the following have occurred:

- a. All conditions in Recommendation 4 above have been fully satisfied or secured;
- b. The Zoning By-law Amendments have come into full force and effect;
- c. The issuance of the Notice of Approval Conditions for site plan approval by the Chief Planner and Executive Director, City Planning Division or their designate, pursuant to Section 114 of the City of Toronto Act, 2006 or as otherwise authorized by the Chief Planner and Executive Director, City Planning;
- d. The issuance of excavation and shoring permits (conditional or full permit) for the approved development on the site;
- e. The owner has confirmed, in writing, that all existing rental dwelling units proposed to be demolished are vacant.

6. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendation 5 above.

7. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Residential Demolition Permit under Section 33 of the Planning Act and Chapter 363 of the Toronto Municipal Code for 145 St. George Street after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendation 5 above, which may be included in the Rental Housing Demolition Permit under Chapter 667 pursuant to section 6.2 of Chapter 363, on condition that:

- a. The owner removes all debris and rubble from the site immediately after demolition;
- b. The owner erects solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building;
- c. The owner erects the proposed mixed-use building on the site no later than four years from the date on which the demolition of the existing rental dwelling units commences, subject to the timeframe being extended to the discretion of the Chief Planner and Executive Director, City Planning; and
- d. Should the owner fail to complete the proposed mixed-use building within the time specified in Recommendation 7.c. above, the City Clerk shall be entitled to enter on the collector's roll, as with municipal property taxes, an amount equal to

the sum of twenty thousand dollars (\$20,000.00) per dwelling unit for which a demolition permit is issued, and that such amount shall, until payment, be a lien or charge upon the land for which the Residential Demolition Permit is issued.

8. City Council authorize the appropriate City officials to take such actions as are necessary to implement City Council's decision, including execution of the Section 111 agreement and other related agreements.

9. City Council request that the owner make reasonable commercial efforts to convey off-site parkland to the City equal to the value of the on-site parkland dedication, in fulfillment of the parkland dedication requirements pursuant to Section 42 of the Planning Act, with the off-site parkland dedication to be acceptable to the General Manager, Parks, Forestry and Recreation and free and clear of any above or below grade encumbrances, with the exception of any encumbrances as may be otherwise approved by the General Manager, Parks, Forestry and Recreation, to be conveyed prior to the issuance of the first above grade building permit; and

a. in the event that the off-site parkland dedication is less than the value of the on-site parkland dedication, then the owner will pay cash-in-lieu of parkland to make up for the shortfall in parkland dedication, prior to the issuance of the first above grade building permit;

b. in the event that the owner is unable to provide an acceptable off-site parkland dedication to the City, the owner will be required to satisfy the parkland dedication requirement through the payment of cash-in-lieu;

and the value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services and payment will be required prior to the issuance of the first above grade building permit.

10. Before introducing the necessary Bills to City Council for enactment, the applicant shall:

a. submit a Functional Servicing, Stormwater Management Report, Hydrogeological Report, and the Hydrogeological Review Summary Form for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and

b. enter into a Municipal Infrastructure Agreement to financially secure the construction of any improvements to the municipal infrastructure, should it be determined that upgrades and road improvements are required to support the development according to the transportation report, accepted by the General Manager, Transportation Services and the Functional Servicing Report, accepted by the Chief Engineer and Executive Director, Engineering and Construction Services.

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

A Preliminary Report on the application was adopted by Toronto and East York Community Council on October 14, 2021. A motion on the item directs Staff to report back on the environmental impacts of demolishing the existing building at 145 St. George Street, to review the proposal with consideration of the broader built form implications on the St. George Street Apartment Neighbourhoods corridor, and to connect the tenants of 145 St. George Street to legal clinic services to receive legal support.

The Toronto and East York Community Council Decision is available here:

<https://secure.toronto.ca/council/agenda-item.do?item=2021.TE28.23>

THE SITE

Description: The site is located at the northeast corner of the intersection of St. George Street and Prince Arthur Avenue, approximately 60 metres north of St. George Subway Station. It is generally flat and rectangular with an area of 2,276 square metres and frontages of 35 metres on St. George Street and 66 metres on Prince Arthur Avenue.

Existing Use and Rental Dwelling Units: The existing 12-storey building at 145 St. George Street, which is proposed to be demolished, contains a total of 130 rental dwelling units (6,928 square metres of gross floor area). The existing rental dwelling units have the following unit mix and rent levels:

Unit Type	Average Size (sq. m.)	Affordable Rent	Mid-Range Rent	Total
Studio	40.8	35	37	72
One-Bedroom	64.7	10	35	45
Two-Bedroom	76.0	4	9	13
Total	53.3	49	81	130

Based on the information provided by the applicant to date, approximately 86 units are currently occupied by eligible tenants (tenants who were tenants at the time of the rental housing demolition application). The remaining units are either vacant or occupied by tenants who moved into the building after the rental demolition application was made.

Twenty-one tenants rent a parking spot (at least fifteen of which are eligible tenants), and all such tenants pay a separate charge to rent parking. Twenty tenants, all of whom are eligible tenants, have access to a storage locker, and none of these tenants pay additional or separate rent for their storage lockers.

THE APPLICATION

Description: Demolition of an existing 12-storey residential apartment building containing 130 rental dwelling units and redevelopment of the site with a 96-metre (30-storey including the mechanical penthouse) mixed-use building containing 398 dwelling units and 200 square metres of non-residential gross floor area.

Density: 10.5 times the area of the lot.

Non-Residential: A total of 200 square metres of non-residential gross floor area is proposed at grade, intended to be a bicycle café and repair shop.

Dwelling Units: The proposal includes a total of 398 dwelling units, comprised of 142 replacement rental dwelling units (6,928 square metres) and 256 new residential dwelling units.

The proposed unit breakdown for the new building consists of 101 studio (25%), 208 one-bedroom (52%), 55 two-bedroom (14%), and 34 three-bedroom (9%) units. An additional 39 two-bedroom or three-bedroom units (10%) can be created by combining proposed one-bedroom and studio units via the use of knockout walls.

Rental Replacement: The 142 proposed replacement rental dwelling units represent a full replacement of the existing 130 units, by unit type, and the existing 6,928 square metres of rental gross floor area. The additional 12 units proposed will all be secured at affordable rents.

All existing rental units currently occupied by eligible tenants will be replaced with replacement rental dwelling units of the same type, and a similar size, by unit type, as the existing units. As of the date of this report, approximately 86 existing units are occupied by eligible tenants, with the final number to be confirmed by the applicant. These rental replacement dwelling units will all have access to a private balcony and/or patio.

The remaining replacement rental dwelling units may be smaller in size than the existing rental dwelling units, by unit type, provided they are at least the same average size, by unit type, as the market units in the proposed development and that the total gross floor area of the replacement rental dwelling units is at least 6,928 square metres. Private balconies and/or patios will be provided for these units, such that at least 114 replacement rental dwelling units will have access to a private balcony and/or patio. This number may be reduced through the detailed design process due to site and design constraints, to the satisfaction of the Chief Planner and Executive Director, City Planning.

The 130 existing rental dwelling units will be replaced with 130 replacement rental dwelling units of the same unit type and affordability level as the existing units were at the time of application (49 affordable units and 81 mid-range units). The 12 additional replacement units will be secured at affordable rent, with a unit mix similar to the unit mix of the market units. The breakdown of replacement rental unit types and range of affordability is provided in the chart below:

Unit Type	Affordable Replacement Rental Units	Mid-Range Replacement Rental Units	Additional Affordable Replacement Units	Total
Studio	35	37	0	72
One-Bedroom	10	35	7	52
Two-Bedroom	4	9	3	16
Three-Bedroom	0	0	2	2
Total	49	81	12	142

All replacement rental dwelling units will be provided with ensuite laundry facilities, central air conditioning. All tenants of the replacement rental dwelling units will have access to bicycle parking and all indoor and outdoor amenities, on the same terms and conditions as any other resident of the proposed development.

Based on information provided by the applicant, twenty eligible tenants currently rent a total of at least 28 storage lockers. All lockers rented by eligible tenants as of the date of this report will be replaced, and returning tenants will have the opportunity to rent a storage locker on the same terms and conditions as they currently rent a locker.

As no parking is proposed in the new building, eligible tenants who currently rent a parking spot in the existing building will not be able to rent a parking spot in the new building. Eligible tenants who previously had access to parking and return to a replacement rental dwelling unit in the new building will be provided with further tenant assistance when they return to help lessen hardship associated with the loss of on-site parking, including financial compensation equal to \$2,000.

Tenant Assistance: All eligible tenants will receive support in finding and securing alternative accommodations during the demolition and construction period. This includes:

- At least 6 months' notice of the date they must vacate their rental unit;
- Compensation equal to 3 months' rent pursuant to the Residential Tenancies Act;

- The right to return to a replacement rental dwelling unit of the same unit type in the new building at similar rents;
- Financial compensation in the form of a rent-gap payment equivalent to the difference between the monthly rent paid by each eligible tenant and average market rent for vacant apartments by unit type, for Zone 1 Toronto (Central) as reported annually by the Canada Mortgage and Housing Corporation. The rent-gap payment will be equal to the total accrued monthly rent-gap over at least the estimated thirty (30) month construction period, with additional payments in increments equal to six (6) months' rent-gap payments, or another timeline approved by the Chief Planner and Executive Director, City Planning, if construction is delayed or takes longer than anticipated;
- The vacant markets rents used to establish rent gap payments will be indexed upwardly to better reflect changes in market conditions since the completion of the CMHC survey;
- A rental leasing agent available upon request;
- A move-out moving allowance and a move-back moving allowance (if eligible tenants exercise their right to return to a replacement rental dwelling unit); and
- Special needs compensation for applicable tenants, as determined by the Chief Planner and Executive Director, City Planning.

All post-application tenants would receive:

- At least 6 months' notice of the date they must vacate their rental unit;
- Compensation equal to 3 months' rent pursuant to the Residential Tenancies Act;
- Special needs compensation for applicable tenants, including additional financial compensation and extended notice, as determined by the Chief Planner and Executive Director, City Planning; and
- The first right of refusal on any replacement rental dwelling units not occupied by returning Eligible Tenants, provided such post-application tenants meet any income eligibility requirements for renting affordable or mid-range units.

Amenity Space: The proposal includes 4 square metres per unit of combined indoor and outdoor amenity space (1,592 square metres).

Parking, Loading and Access: The proposal contains a total of 5 vehicular parking spaces (visitor or car share), one Type G loading space, and 478 bicycle parking spaces (398 long-term, and 80 short-term).

Additional Information: See Attachment 1 to this report for the location map, Attachment 2 for the application data sheet, Attachment 8 for the site plan, Attachments 9-10 for three-dimensional representations of the proposal in context, and Attachments 11-14 for elevations. 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/145StGeorgeSt

Reasons for the Applications: The proposal requires an amendment to Zoning By-law 569-2013 to rezone the site to the Residential Apartment Commercial zone and to Zoning By-law 438-86 to rezone the site to RA4. The amendments would also vary

performance standards, including maximum building height, permitted uses, maximum gross floor area, maximum projections and encroachments, the provision of amenity space, vehicular parking, loading, and bicycle parking space requirements, among other standards.

This application involves the demolition of rental housing. Since the development site contains six or more residential units, of which at least one unit is rental housing, an application is required under Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law. The By-law requires an applicant to obtain a permit from the City allowing the demolition of the existing rental housing units. The City may impose conditions that must be satisfied before a demolition permit is issued.

On May 17, 2021, a Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code was submitted for 145 St. George Street to demolish 130 existing rental dwelling units.

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, and shall conform to provincial plans.

Official Plan: The site is designated as Apartment Neighbourhoods, which are areas made up of apartment buildings and can include small-scale retail, service and office uses that serve the needs of area residents. Development in Apartment Neighbourhoods may also include the redevelopment of underutilized sites. See Attachment 3 of this report for the Official Plan Land Use Map.

Downtown Plan: The site is located within the Annex Park District.

Rental Replacement: Official Plan Policy 3.2.1.6 requires that new development that would result in the loss of six or more rental dwelling units replace at least the same number, size, and type of rental units as currently exist on the site and maintain rents similar to those in effect at the time of application. The policy also requires an acceptable tenant relocation and assistance plan, addressing the right for tenants to return to the replacement rental dwelling units at similar rents and other assistance to mitigate hardship.

Zoning: The site is zoned R (d2.0) (x902) in City of Toronto Zoning By-law 569-2013, with a height limit of 14 metres and a density of 2 times the area of the lot. See Attachment 5 of this report for the Zoning By-law Map.

Design Guidelines

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

- Tall Buildings Design Guidelines;

- Downtown Tall Buildings: Vision and Supplementary Design Guidelines; and
- Growing Up Guidelines Planning for Children in New Vertical Communities.

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

Toronto Green Standard

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

COMMUNITY CONSULTATION

Community Consultation

A virtual community consultation meeting was hosted by City Planning staff on October 20, 2021. Approximately 167 people participated, as well as the former Ward Councillor. Following a presentation by City Planning staff and the applicant, the following comments and issues were raised:

- Concern over the demolition of 130 rental dwelling units, the proposed rental replacement, the term of affordability and appropriate tenant assistance;
- The need for additional housing in the area, particularly in proximity to the subway;
- Appropriate transition in height from Bloor Street West and the general scale and massing of the proposed building;
- Impact of the proposal on Taddle Creek Park, Huron Street Playground, and the surrounding Neighbourhoods;
- Concern for this proposal creating a precedent along the St. George Apartment Neighbourhood corridor, particularly with respect to height and the demolition of existing rental buildings;
- Appropriate unit sizes and mix;
- Need for additional parkland and open space in the Annex;
- Desire to see affordable housing incorporated into this proposal;
- Accessibility of the new development for persons with disabilities;
- The environmental impact of demolishing a 12-storey building and desire to make the project carbon neutral;
- Concern over the impact of the proposal on the local chimney swift population, a migratory bird that is identified as a threatened species under the Endangered Species Act; and
- Concern over construction management.

Following the Community Consultation Meeting, City Planning staff met with the tenants, surrounding property owners, and the Annex Residents Association to discuss

concerns with the proposal on several occasions. The issues raised through community consultation have been considered through the review of the application.

Tenant Consultation

On May 16 and May 17, 2023, two tenant meetings were hosted by City staff, one in person and the other virtually. Approximately 55 tenants participated in the two events, as well as the applicant team and the Ward Councillor. Following presentations, questions and comments from tenants included the following:

- Concern over the layout and orientation of the replacement units, specifically requesting that the developer explore opportunities to provide a variety of exposures for each replacement unit type (e.g., as proposed all the studio replacement units for eligible tenants have a north exposure);
- Concern that the proposed dark cladding of the base building and on the balconies of replacement units would limit natural light in the replacement units;
- Adequacy of the financial assistance offered, particularly the rent gap payments;
- Concern over the timing of the proposed demolition, when tenants would have to vacate their existing rental units, the estimated length of the construction period, and additional financial compensation if the construction period goes beyond what is estimated;
- Concern around challenges specific to special needs tenants and how they will be impacted by the approval of the rental demolition application;
- Interim housing and who will help tenants find this housing; and
- The tenure of the new residential building.

In addition to these meetings, the former Ward Councillor hosted a tenant meeting on July 19, 2021 and the applicant hosted a tenant meeting on September 23, 2021.

Tenants were provided with contact information for the Federation of Metro Tenants' Associations and Downtown Legal Services when they were notified of the application, and again in advance of the tenant meeting. This information was provided so that tenants could receive further support, including legal advice, through the application review process. In addition, in response to tenant concerns, the applicant arranged for further consultation with tenants, including City Staff and the Ward Councillor, around tenant assistance, the design of the new building, and how matters would be secured through the legal agreement between the City and the owner as part of in-person meetings hosted on May 31, 2023 and June 6, 2023.

As a result of input received through the tenant consultation process, which involved the Ward Councillor, the applicant has agreed to the above tenant relocation and assistance plan as previously described as well as the following changes to the building design:

- Redesign of the podium façade system to minimize visual barriers and prioritize natural light and good air flow;
- Providing a variety of unit orientations by replacement unit type (i.e. south and north facing studios);
- Increasing podium balcony depths to 1.5m or greater; and

- Providing at least 15% barrier free units by unit type within the podium, and an agreement to work to exceed this minimum.

Statutory Public Meeting Comments

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

COMMENTS

Located to the immediate north of the St. George subway station and the University of Toronto campus at the southern end of the St. George Apartment Neighbourhood corridor, this is a proposal to replace an existing 12-storey rental building with a new development that would provide additional housing near transit, significant cycling infrastructure, and new uses along St. George Street.

Provincial Land-Use Policies

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

Rental Housing Demolition and Replacement

Staff are satisfied with the proposal to replace the 130 existing rental dwelling units, which have a gross floor area of 6,928 square metres with 142 rental replacement dwelling units having a minimum of 6,928 square metres of rental gross floor area. The 142 replacement rental dwelling units will be secured as rental tenure within the proposed development for at least twenty years, beginning on the date that each replacement rental dwelling unit is first occupied. The applicant has also agreed to secure the rents for the replacement rental dwelling units at affordable rents and mid-range rents for at least ten years, in accordance with Official Plan Policy 3.2.1.6.

Staff support the proposed approach to replace the demolished rental housing and to provide 12 new affordable rental housing dwelling units as net new replacement rental dwelling units. The proposed approach retains all the existing rental GFA, ensures that eligible tenants can return to a unit of the same type and similar size, and secures the provision of 12 additional affordable replacement units, which supports the Official Plan's goal of providing more affordable rental units through new development.

Consistent with the requirements of Policy 3.2.1.6, existing tenants at the time of application would be provided the right to return to a replacement rental dwelling unit and financial compensation including rent gap payments and additional tenant assistance to mitigate hardship. Post-application tenants will also receive assistance beyond the requirements of the Residential Tenancies Act. The proposed Tenant

Relocation and Assistance Plan is consistent with the City's current practices and Staff are satisfied it would appropriately lessen hardship experienced by tenants.

The rental replacement matters will be monitored during construction of the new building and for the duration of the secured rental period in order to ensure that the tenant relocation and assistance matters are implemented and units are maintained in accordance with the Section 111 Agreement.

Unit Mix

City Planning staff are satisfied that the proposal meets the unit mix requirement in the Downtown Secondary Plan, namely that the new development will include:

- a minimum of 15 per cent of the total number of units as two-bedroom units;
- a minimum of 10 per cent of the total number of units as three-bedroom units; and
- an additional 15 per cent of the total number of units will be a combination of two-bedroom and three-bedroom units, or units that can be converted to two- and three-bedroom units through the use of accessible or adaptable design measures.

The Zoning By-law Amendment will secure the provision of 10% of the market units as three-bedroom units, 15% as two-bedroom units, and at least 15% as a combination of two-bedroom and three-bedroom units, or units that can be converted to two- and three-bedroom units through the use of accessible or adaptable design measures.

St. George Apartment Neighbourhood Corridor

City Planning staff are satisfied that the proposal is appropriate within the St. George Apartment Neighbourhood corridor, which extends between Prince Arthur Avenue in the south to Davenport Road in the north. The corridor is comprised of midrise apartment buildings up to 15 storeys in height built in the 1960s and 1970s alongside a number of older low-rise heritage buildings. Whereas lots along the eastern side of the corridor are typically 50 metres in depth and back directly onto Neighbourhoods, this site is unique in that its lot depth is 66 metres and it has a diagonal relationship to Neighbourhoods. Both the unique depth of the site and its relationship to Neighbourhoods provide an opportunity for a tall building on the site with appropriate setbacks, step backs, and separation from adjacent lands with lower scales of development.

The site's position at the southern end of the corridor also renders it a transition point down from the Mixed Use Area 2 designation on the south side of Prince Arthur Avenue. This transition down is reflected in the sculpted design of the upper levels of the building. Standing at an overall height of 96 metres, including the mechanical penthouse, the upper levels step back to provide a visual transition down from Bloor Street West and to reduce shadow impacts on Taddle Creek Park and the adjacent Neighbourhood.

Built Form

The proposed massing of the building conforms with applicable policies in the Official Plan and Downtown Plan with respect to built form. Furthermore, the proposal meets the intent of the Tall Buildings Design Guidelines.

The base building is compatible with the height and massing of apartment buildings fronting onto St. George Street in the same block, with a height of 24 metres (seven storeys) and a setback of 13.6 metres from the St. George Street curb and 6 metres from the Prince Arthur Avenue curb. The residential entrance to the building is proposed to be located on Prince Arthur Avenue and a retail space is proposed fronting onto St. George Street. All balconies within the base building are proposed to be inset within the main walls to open up the public realm and tree planting opportunities around the base building.

The southwest corner of the base building has been pulled back to reveal the tower element rising straight up from grade and a 2-metre curb extension is being proposed on Prince Arthur Avenue to provide more space for the public realm at the intersection of St. George and Prince Arthur Avenue. Both residential and retail entrances have been set away from the southwest corner so as to ensure the area adjacent to the intersection functions as part of the public realm.

Above the base, the building steps back 3 metres on St. George Street and 3.5 metres on Prince Arthur Avenue to the tower element. As per the Tall Building Design Guidelines, the tower element has a typical floor plate of approximately 750 square metres and is setback from the north and east property lines by 12.5 metres. Encroaching balconies are restricted on the east and west sides of the tower element to further define the base building and provide more space along St. George Street as well as adequate privacy to adjacent Neighbourhoods.

The sculpting of the upper levels of the tower begins at a height of 76 metres (25th storey), tapering from the northeast corner of the building approximately 3 metres per storey to the top of the building at 96 metres, including the mechanical penthouse. The proposed height of the building provides adequate transition down from recent approvals on Bloor Street West and has been sensitively designed to ensure that the building adequately limits impacts on nearby parks and Neighbourhoods.

Public Realm

The proposal conforms with the applicable public realm policies of the Official Plan and the Downtown Plan.

The proposed building maintains the existing streetwall along St. George Street and provides additional space for the public realm at the intersection of St. George Street and Prince Arthur Avenue. A new Toronto Bike Share station is proposed on Prince Arthur Avenue, which would provide access to 15 e-bikes for public use.

The St. George streetscape is proposed to be animated with a new retail space, in the form of a bike café, which would provide bicycle repairs, sales, and food. Adjacent to

the retail space, an accessible outdoor patio with landscaping and a public water fountain is proposed.

The Prince Arthur streetscape is proposed to be residential and includes the residential lobby access as well as three integrated and grade-related townhouse units. Soft landscaping provides separation between the townhouse units and the sidewalk.

The proposal retains seven street trees, including the prominent white elm tree at the intersection of St. George Street and Prince Arthur Avenue, and adds three new street trees adjacent to the site. The proposal also includes ten new trees on private land. A double row of trees is proposed on St. George Street and Prince Arthur Avenue, contributing to character and the urban forest canopy of the Apartment Neighbourhood corridor and within the Annex Park District.

Parkland

The City of Toronto Parkland Strategy ("PLS") is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The PLS assesses parkland provision, using the baseline of residential population against the area of parkland available across the city. According to the 2022 draft update to the PLS methodology, the development site is currently in an area with 0 - 4 square metres of parkland per person, which is well below the City-wide average provision of 28 square metres of parkland per person (2022).

At the alternative rate of 1 hectare per 600 units as specified in Section 42 of the Planning Act, the parkland dedication requirement is 5,683 square metres or 250% of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% of the development site is applied to the residential use while the non-residential use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is 228 square metres.

Parks Development staff have requested that the applicant satisfy their parkland dedication requirement by providing an off-site dedication within 1,000 metres of the applicant's site that would create a new park as the required parkland dedication. The size and location of the offsite conveyance is subject to the approval of the General Manager, Parks, Forestry & Recreation and subject to the Division's conditions for conveyance of parkland prior to the issuance of the first above grade building permit.

Should the offsite dedication not be feasible after reasonable commercial efforts are made by the owner, cash-in-lieu of parkland will be accepted. The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. The appraisal will be conducted upon the submission of an application for the first above grade building permit and is valid for six months. Payment will be required prior to the issuance of said permit.

Environmental Impact

As this proposal includes the demolition of a 12-storey building, the applicant voluntarily submitted a Carbon Analysis Report prepared by Footprint, dated January 16, 2023.

The report concludes that the proposed new construction will take 9.6 years to become carbon positive, assuming the applicant pursues Tier 1 of the Toronto Green Standard (version 3). Achieving a low-carbon Downtown conforms with Official Plan policy.

The applicant has also expressed interest in providing a geo-energy facility within this building, which is in keeping with the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. As geo-energy facilities typically take up less mechanical space than traditional systems, the draft Zoning By-law amendment permits residential uses in the mechanical penthouse area. The maximum height of the building is therefore 96 metres and this includes the mechanical penthouse. Only very minimal projections are permitted beyond this height, such as elevator overruns, antennae, chimneys, and window washing equipment.

Threatened Species

In reviewing this rezoning application, it has come to City staff's attention that the property is host to a population of chimney swifts, which are a threatened species under Ontario's Endangered Species Act. The Ministry of the Environment, Conservation and Parks has been notified of the rezoning application and the applicant has been advised that they are required to seek permission from the Ministry to alter chimney swift habitats.

The applicant will be required to demonstrate that the Ministry is satisfied with respect to the alteration of a chimney swift habitat through the Site Plan process as a preapproval condition to the Notice of Approval Conditions.

Toronto Green Standard

The Toronto Green Standard (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 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.

Shadow Impacts

The shadow impact resulting from the proposal is acceptable. The proposal adequately limits shadow impacts on Neighbourhoods and parks, particularly during the spring and fall equinoxes. The applicant submitted a shadow study which shows the extent of the shadow from the proposed building on the spring and fall equinoxes (March 21 and September 21) and the summer and winter solstices (June 21 and December 21).

The shadow study demonstrates that the proposal has a minimal impact on Huron Street Playground before 10:18 am during the spring equinox and no impacts at all other times of the year.

On Taddle Creek Park, which is a sun-protected park in the Downtown Plan, the building has been sculpted to ensure minimal impacts on the playground area. During the spring and fall equinoxes, the proposal only shadows the area south of the playground between 2:18 pm and 5:18 pm, with no impacts on the playground or seating area at the northeast corner of the park. During the summer solstice, the proposed building has no impact on Taddle Creek Park. During the winter solstice, the existing building already shadows the park, including the playground area, from 1:18 pm to 3:18 pm and the new proposal adds to that existing shadow during the same timeframe.

The proposed building also adequately limits shadows on surrounding Neighbourhoods. There are no impacts on the Neighbourhoods north of Lowther Avenue from March to September. The properties that are immediately north of the proposed building are already shadowed by existing development throughout much of the year, but will experience approximately 1-2 hours of new shadow during the spring and fall equinoxes in the afternoon with minimal impacts during the summer solstice.

Wind Impacts

City Planning staff have reviewed the pedestrian level wind study submitted in support of the application and are satisfied with the assessment, conclusions, and recommendations contained within the study. The study indicates that all areas at grade will be suitable for their intended uses through the year and no pedestrian areas surrounding the subject site at grade level will experience conditions that could be considered dangerous.

Traffic Impact, Access, Parking

Transportation Services staff are satisfied with the Transportation Impact Study that was submitted to assess the traffic impact, access, parking and loading arrangements for this development.

The application proposes minimal vehicular parking, with five visitor or car share parking spaces, and one Type G loading space located at grade on the east side of the site, accessed from Prince Arthur Avenue. All vehicular parking spaces will have electric chargers.

The proposal includes cycling infrastructure, including 398 residential bicycle parking spaces, 80 visitor bicycle parking spaces, a dedicated bicycle ramp to below-grade bicycle storage, maintenance and washing stations, storage space for larger bicycles (i.e. cargo bikes), and electric bicycle stations.

Servicing

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for review, and require the Functional Servicing and Stormwater Management Report to be revised and submitted to the City for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, prior to the enactment of the Bill.

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, local 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.

CONTACT

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Graham Haines, Senior Planner, Strategic Initiatives, Policy & Analysis
Tel. No. 416-392-8124, E-mail: Graham.Haines@toronto.ca

SIGNATURE

Oren Tamir, Acting Director
Community Planning, Toronto and East York District

ATTACHMENTS

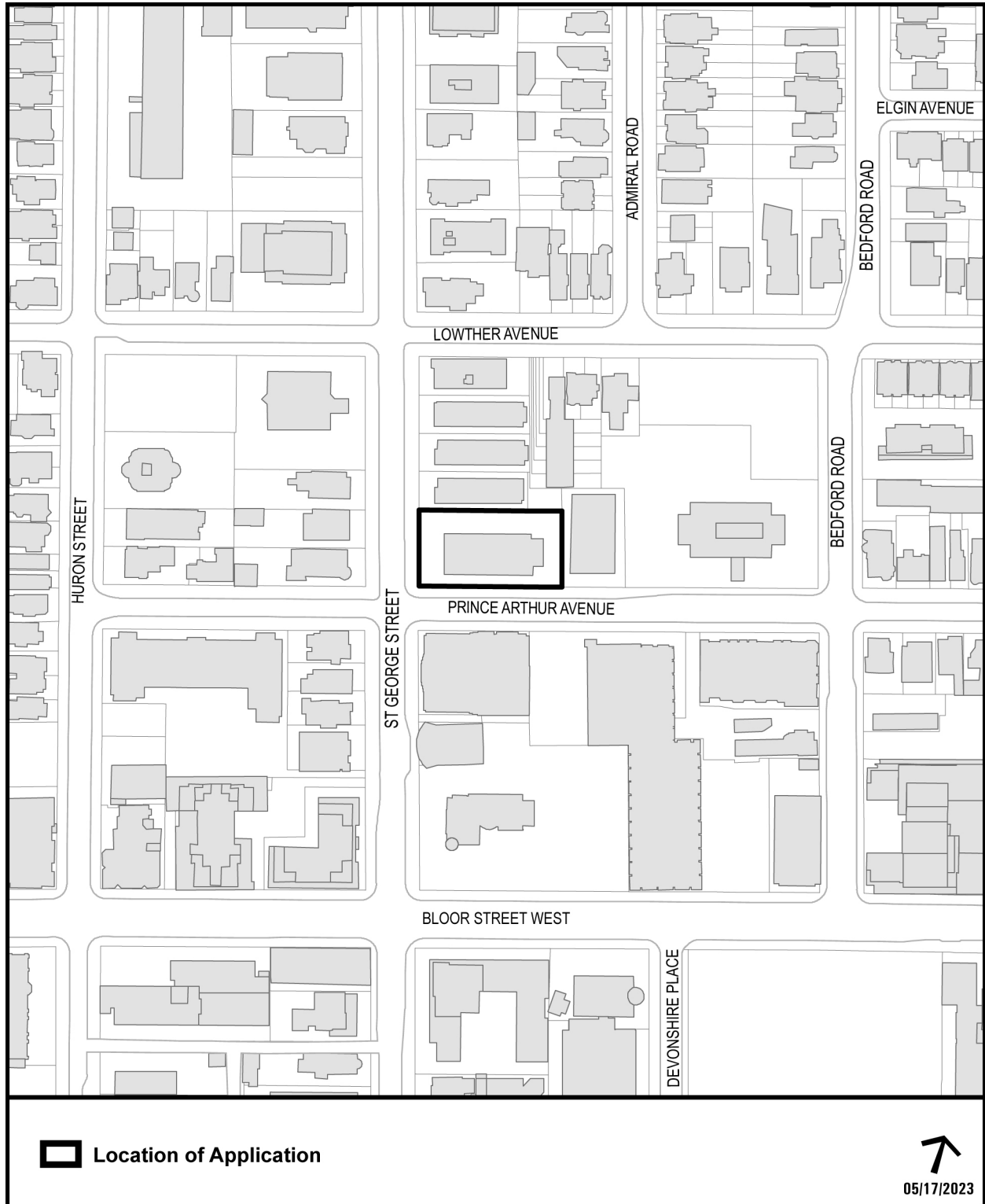
City of Toronto Data/Drawings

Attachment 1: Location Map
Attachment 2: Application Data Sheet
Attachment 3: Official Plan Land Use Map
Attachment 4: Downtown Plan Mixed Use Areas Map
Attachment 5: Existing Zoning By-law Map
Attachment 6: Draft 569-2013 Zoning By-law Amendment
Attachment 7: Draft 438-86 Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 8: Site Plan
Attachment 9: 3D Model of Proposal in Context - Northeast
Attachment 10: 3D Model of Proposal in Context - Southwest
Attachment 11: East Elevation
Attachment 12: South Elevation
Attachment 13: West Elevation
Attachment 14: North Elevation

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 145 St. George Street
Date Received: May 2021
Application Number: 21 155923 STE 11 OZ
Application Type: Rezoning
Project Description: A 96-metre (30-storey, including the mechanical penthouse) mixed-use building, containing 398 dwelling units (including 142 replacement rental dwelling units) and 200 square metres of non-residential gross floor area.

Applicant	Agent	Architect	Owner
Goldberg Group, c/o Michael Goldberg		Architects Alliance	NSCL Investments Limited

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	N
Zoning:	R (d2.0) (x902)	Heritage Designation:	N
Height Limit (m):	14	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	2,276	Frontage (m):	35 (St. George Street)	Depth (m):	66 (Prince Arthur Avenue)
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			793	793
Residential GFA (sq m):			24,000	24,000
Non-Residential GFA (sq m):			200	200
Total GFA (sq m):			24,000	24,000
Height - Storeys:			30	30
Height - Metres:			96	96

Lot Coverage Ratio (%):	50%	Floor Space Index:	10.5
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	23,649	99
Retail GFA:	200	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			142	142
Freehold:				
Condominium:			256	256
Other:				
Total Units:			398	398

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		101	208	55	34
Total Units:		101	208	55	34

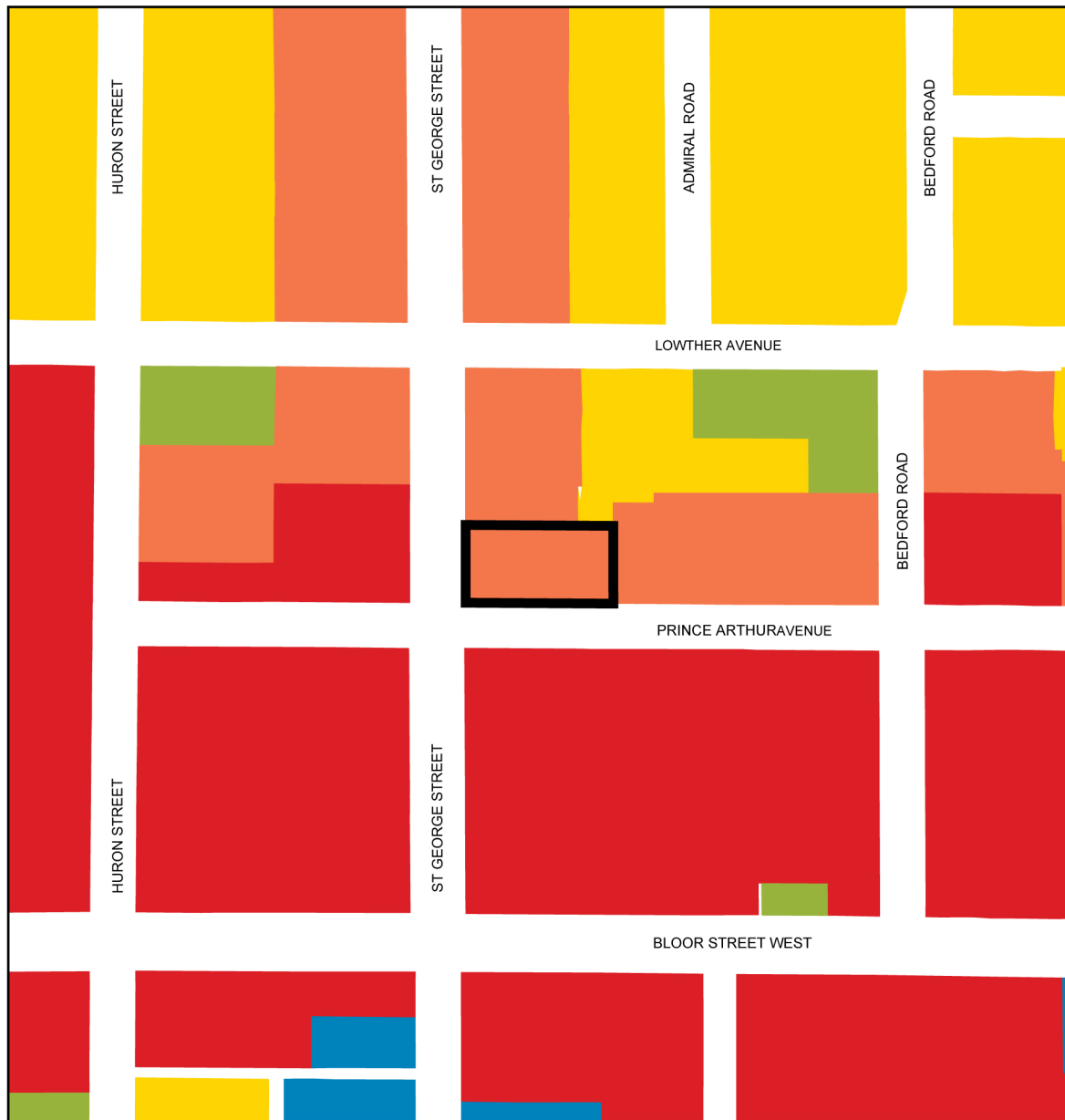
Parking and Loading

Parking Spaces:	5	Bicycle Parking Spaces:	478	Loading Docks:	1 (Type G)
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CONTACT:

Corinna Prior, Senior Planner
Tel. 416-392-5651
Corinna.Prior@toronto.ca

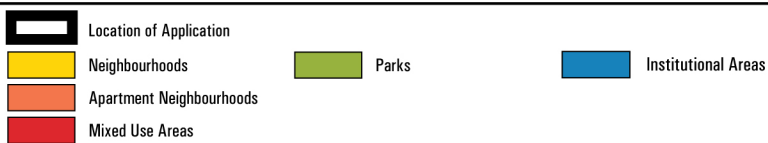
Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map #17

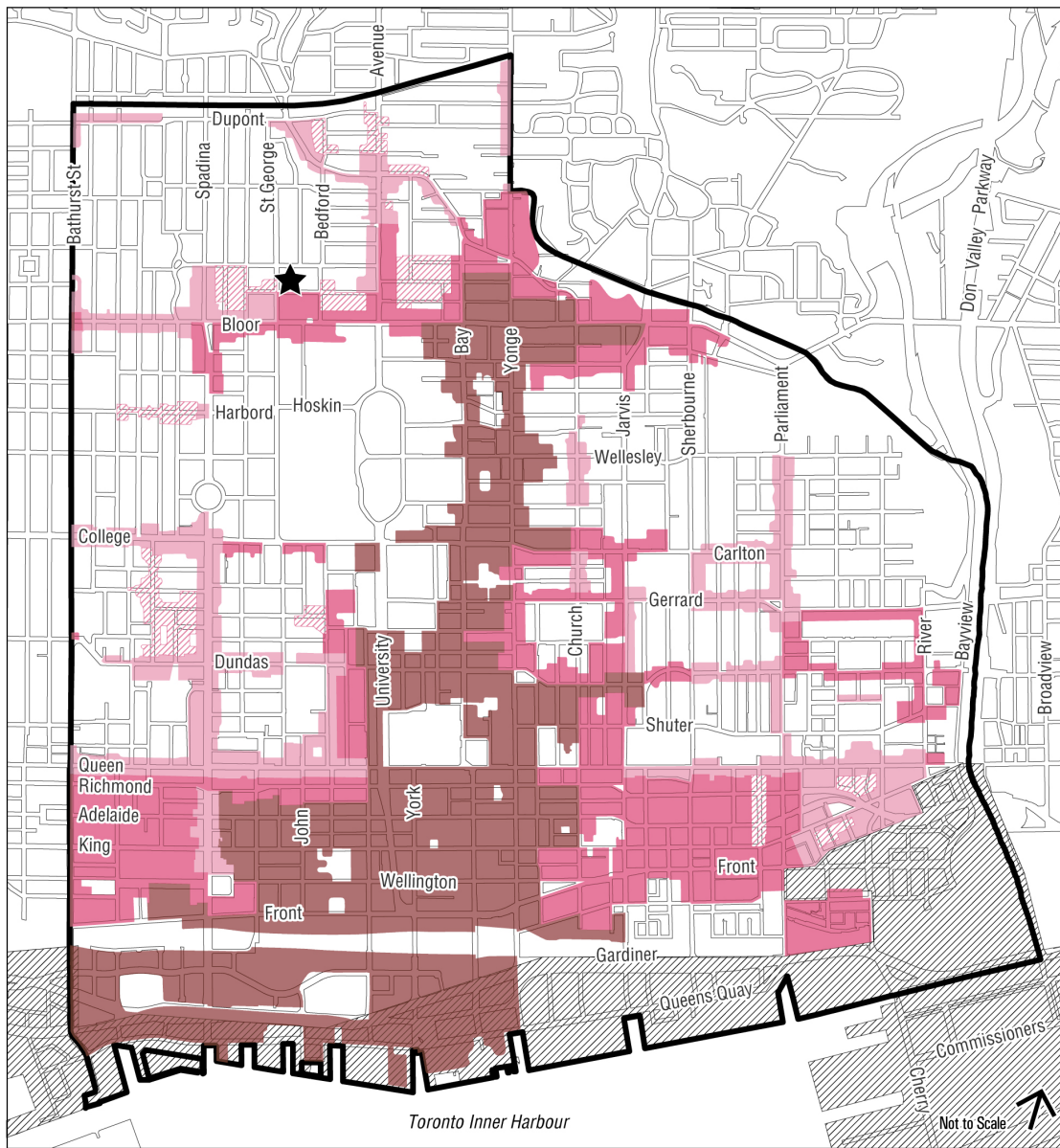
145 St George Street

File # 21 155923 STE 11 02




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Attachment 4: Downtown Plan Mixed Use Areas Map



Downtown Plan
MAP 41-3 Mixed Use Areas

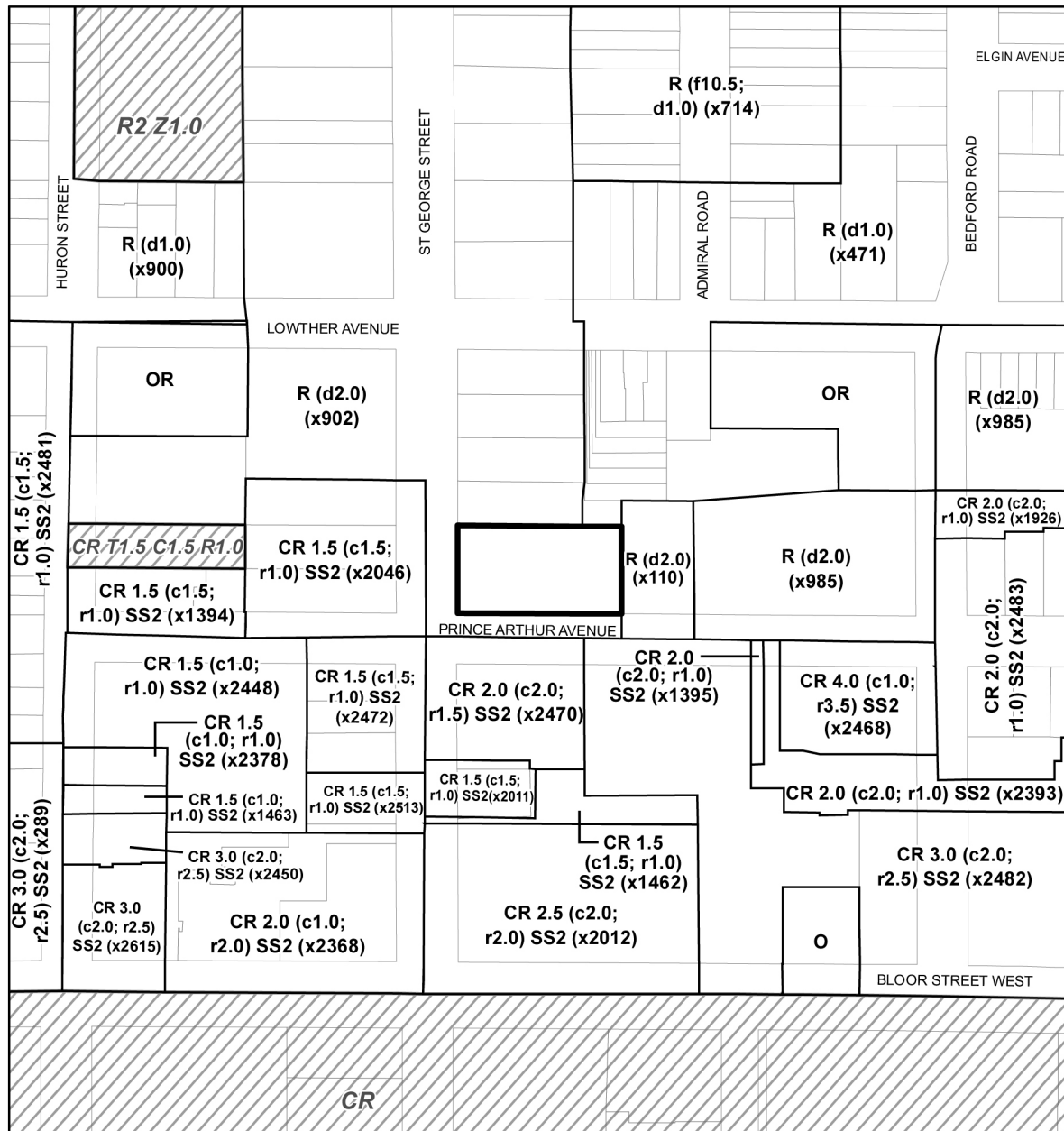
145 St. George Street
File # 21 155923 STE 11 02

- ★ Location of Application
- Downtown Plan Boundary
- Mixed Use Areas 1 - Growth
- Mixed Use Areas 2 - Intermediate
- Mixed Use Areas 3 - Main Street
- Mixed Use Areas 4 - Local
- Central Waterfront Secondary Plan



Not to Scale
Extracted: 05/17/2023

Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

145 St. George Street

File # 21 155923 STE 11 0Z



Location of Application

R Residential
CR Commercial Residential

O Open Space
OR Open Space Recreation



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

R2 Residential District
CR Mixed-Use District



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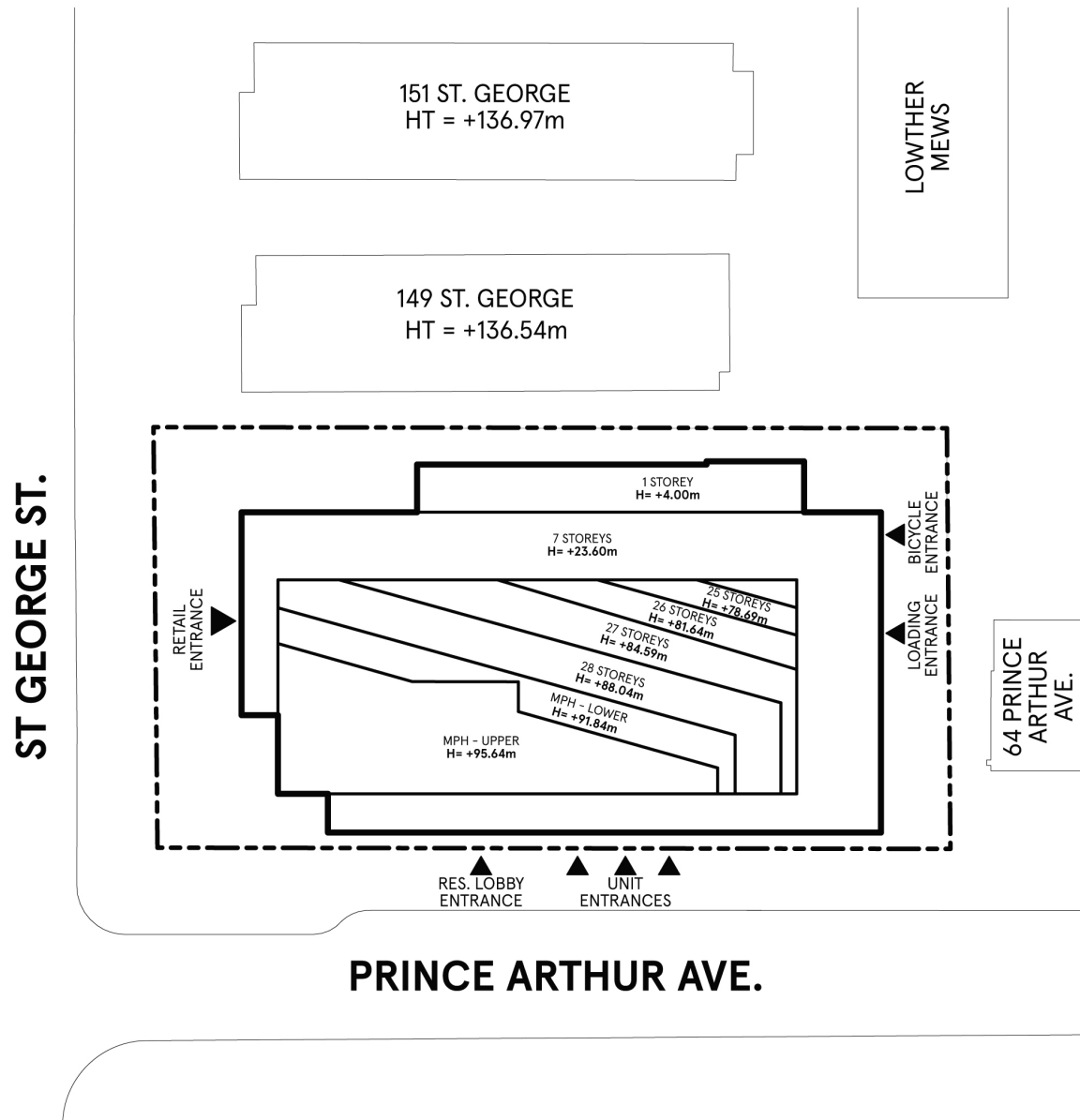
Attachment 6: Draft 569-2013 Zoning By-law Amendment

The draft by-law amendment will be made available on or before the June 22, 2023, Toronto and East York Community Council meeting.

Attachment 7: Draft 438-86 Zoning By-law Amendment

The draft by-law amendment will be made available on or before the June 22, 2023, Toronto and East York Community Council meeting.

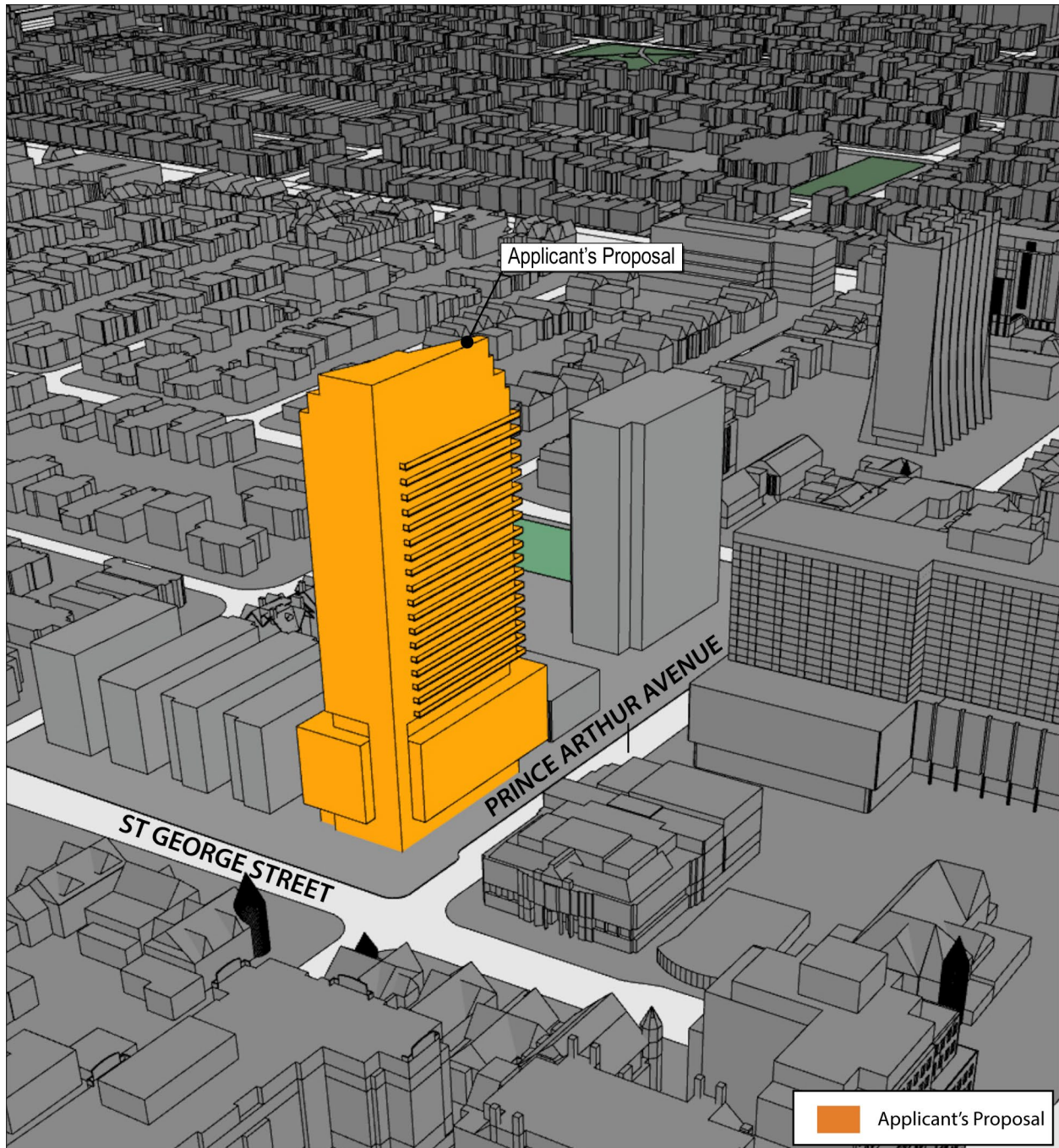
Attachment 8: Site Plan



Site Plan



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



View of Applicant's Proposal Looking Northeast

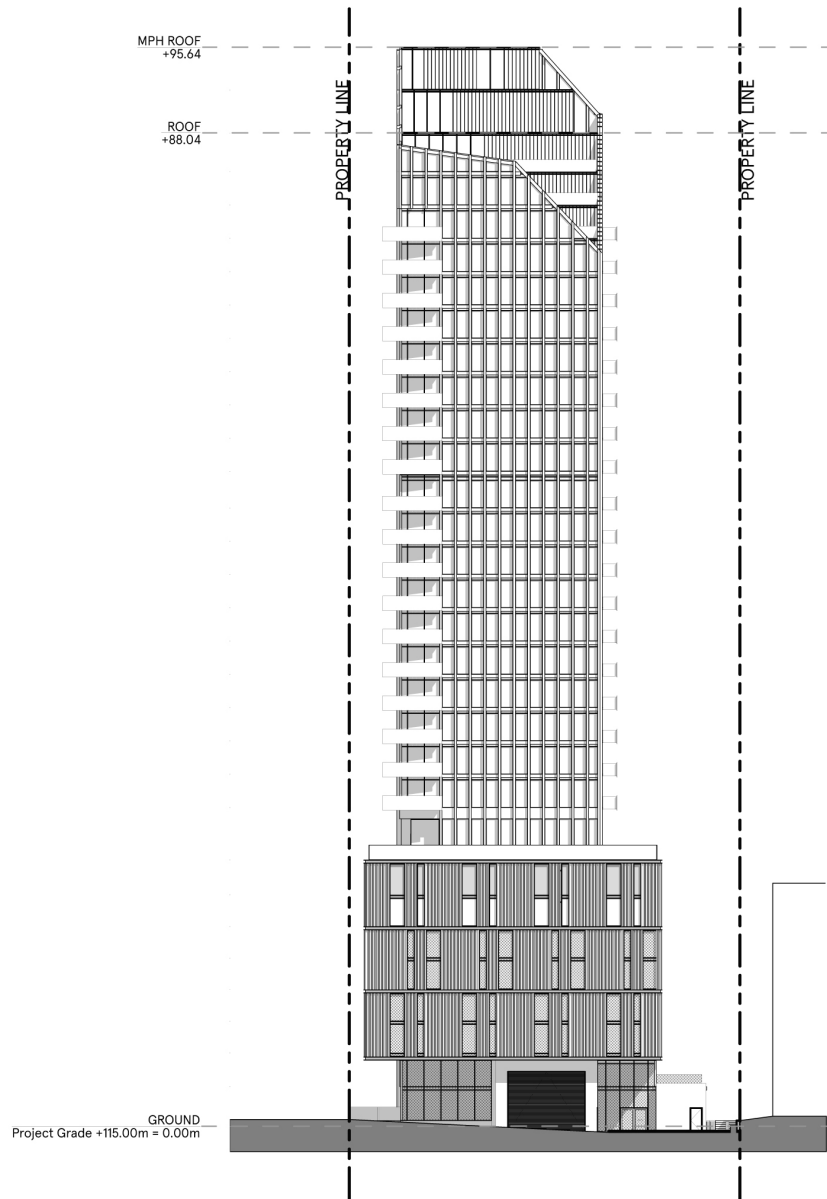


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Attachment 10: 3D Model of Proposal in Context - Southwest

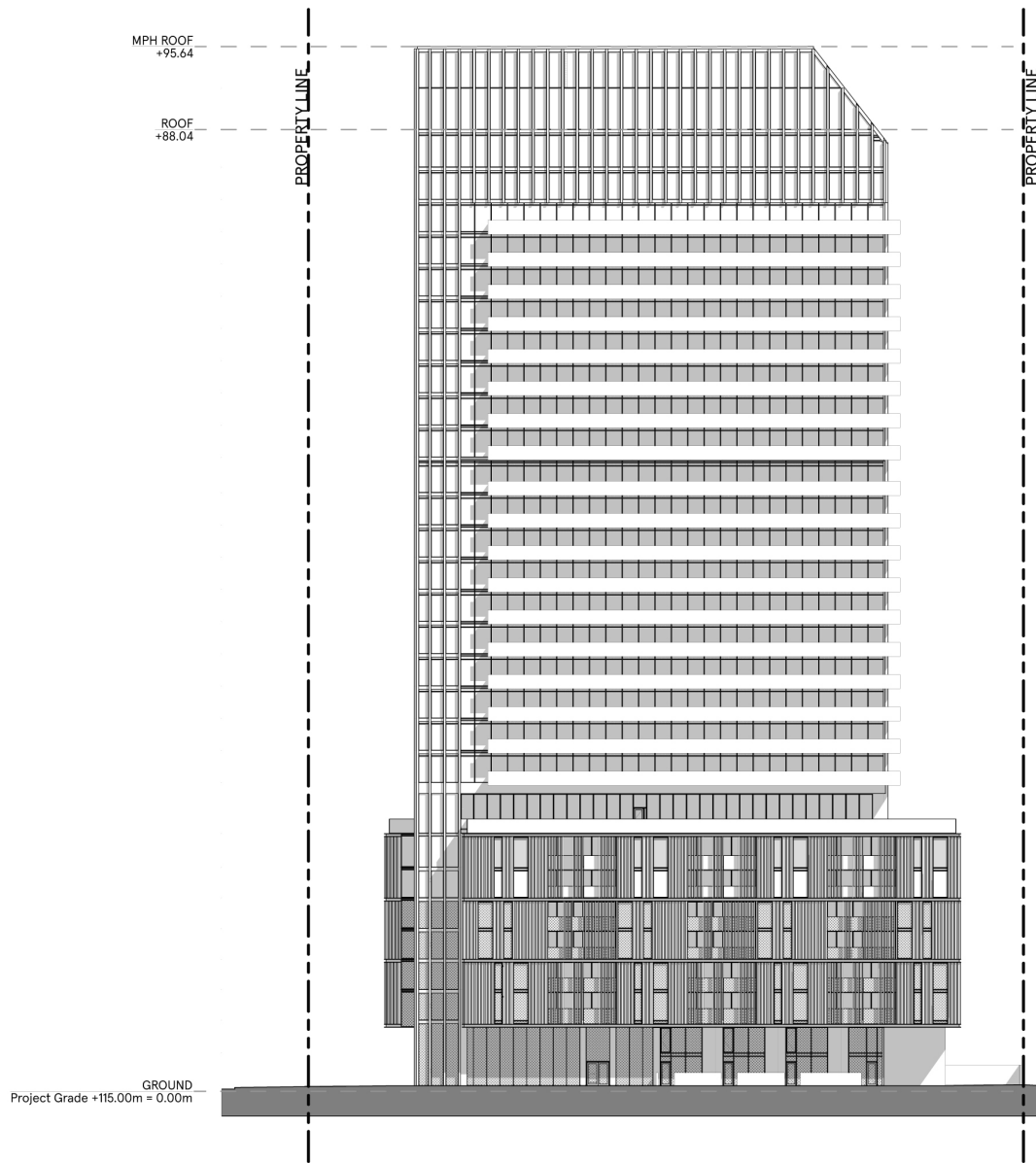


Attachment 11: East Elevation



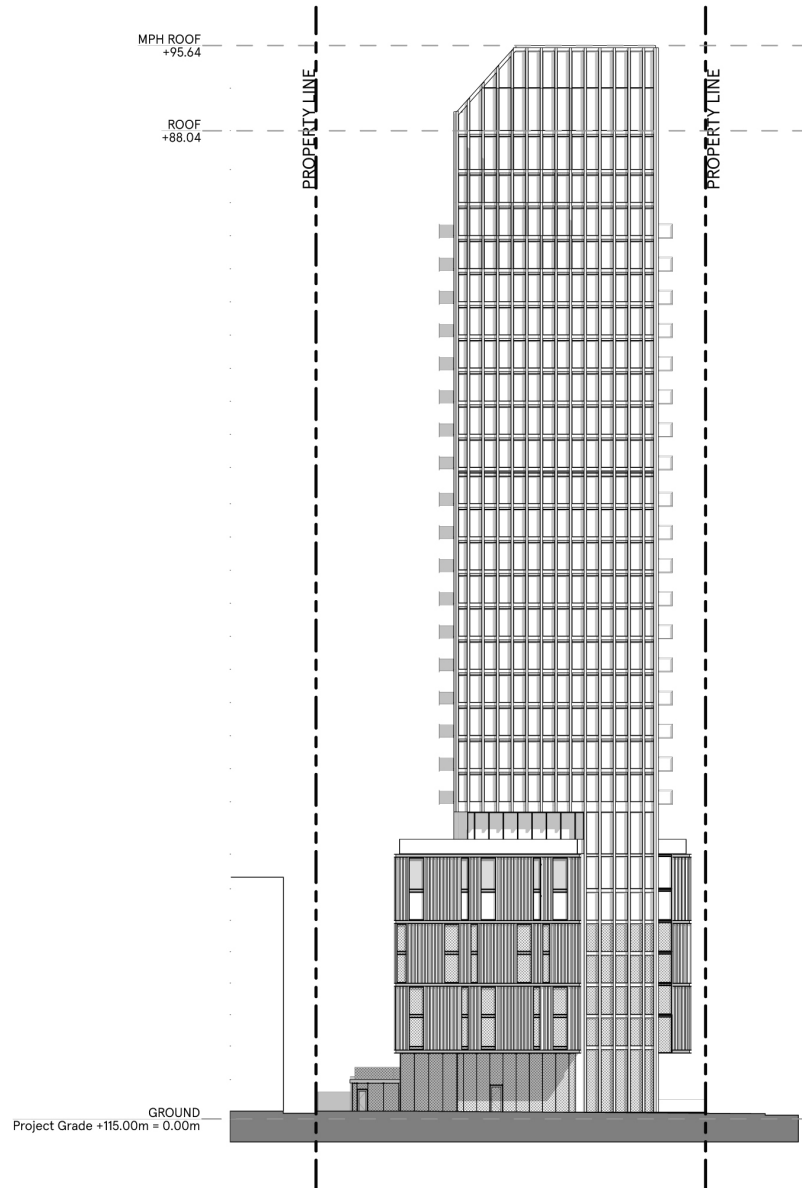
East Elevation

Attachment 12: South Elevation



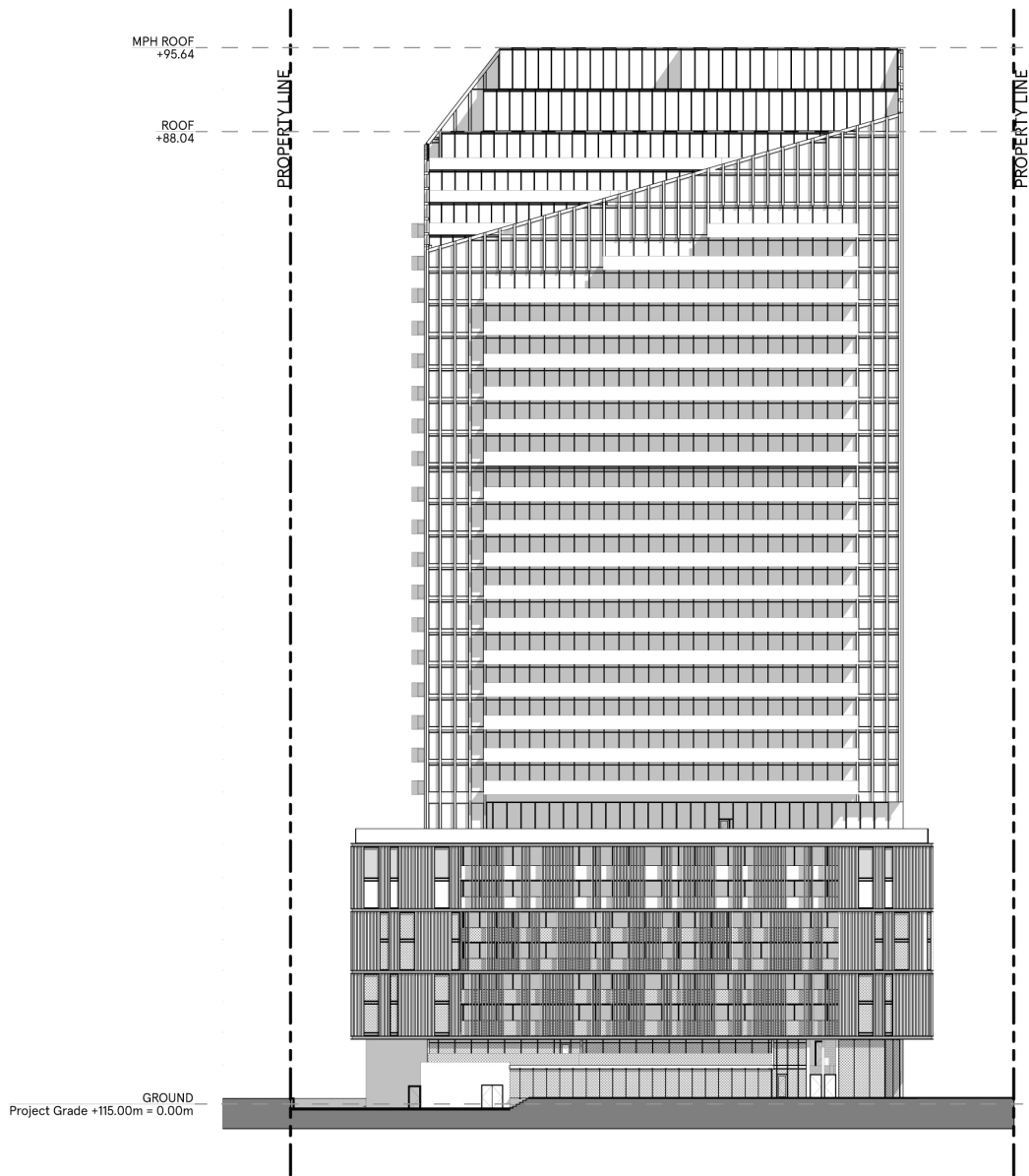
South Elevation

Attachment 13: West Elevation



West Elevation

Attachment 14: North Elevation



North Elevation