

61-85 Hanna Avenue and 120 Lynn Williams Street – Zoning Amendment – Decision Report – Approval

Date: June 5, 2023

To: Toronto and East York Community Council

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

Ward: 10 - Spadina-Fort York

Planning Application Number: 20 229554 STE 10 OZ

SUMMARY

This report reviews and recommends approval of an application to amend the Zoning By-law to permit the development of three mixed-use buildings of 32, 33, and 36 storeys containing 11,827 square metres of non-residential uses and 963 dwelling units within two blocks at 61-85 Hanna Avenue and 120 Lynn Williams Street. At 75 Hanna Avenue (Block 1) two towers are proposed and one tower is proposed to be located at 120 Lynn Williams Street (Block 2). The proposed development would result in a built form that fits within the existing and planned context and provides an appropriate mix of uses. In addition, the proposal would provide 29 affordable rental units, the eastward extension of Snooker Street, a new 1,282 square meter public park and publicly accessible open spaces that would significantly improve the public realm in and around the site.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 438-86, as amended, and By-laws 566-2000, 684-2003, 600-2005, 853-2005, 1079-2010, and 1171-2019 for the lands at 61-85 Hanna Avenue and 120 Lynn Williams Street, being portions of the lands known as the Inglis Lands, substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council allow the Owner of 61, 75 and 85 Hanna Avenue & 120 Lynn Williams Street (the "Site") to construct and provide twenty nine (29) affordable rental housing units (the "affordable rental units") as part of the development, to the satisfaction of the Chief Planner and Executive Director, City Planning, as an

in-kind contribution pursuant to subsection 37(6) of the *Planning Act*, in accordance with the following terms:

- a) the provision of the affordable rental units shall be provided in accordance with the terms and conditions set out in Recommendation 3 and on such other terms and conditions as are deemed appropriate by the Chief Planner and Executive Director, City Planning, and the City Solicitor;
- b) the Owner shall design, construct, finish, provide and maintain at least twenty nine (29) affordable rental units on the Site, including seventeen (17) one-bedroom units, nine (9) two-bedroom units, and three (3) three-bedroom units as follows:
 - i. the affordable rental units shall be provided in contiguous groups of at least 6 rental dwelling units;
 - ii. the average unit size of the affordable rental units will be no less than the average unit size of all the market units, by unit type, in each phase of the proposed development;
 - iii. the minimum unit size of the affordable rental units will be no less than the minimum unit sizes of all market units, by unit type, in each phase of the proposed development; and
 - iv. the general configuration, location, and layout of the affordable rental units shall be to the satisfaction of the Chief Planner and Executive Director, City Planning.
- c) the Owner shall provide and maintain the affordable rental units as rental dwelling units with affordable rents for a minimum of 25 years, beginning with the date each such unit is first occupied. No affordable unit shall be registered as a condominium or any other form of ownership, such as life lease or co-ownership, which provide a right to exclusive possession of a dwelling unit, and no application for conversion for non-rental housing purposes, or application to demolish any affordable rental unit shall be made for at least 25 years from the date of first occupancy; upon the expiration of the 25 year period, the owner shall continue to provide and maintain the affordable rental units as rental dwelling units, unless and until such time as the owner has applied for and obtained all approvals necessary to do otherwise;
- d) the initial rent (inclusive of utilities) charged to first tenants and upon turnover shall not exceed eighty percent of the average City of Toronto rent by unit type, as reported annually by the Canada Mortgage and Housing Corporation in its most recent annual Rental Market Report for a minimum of 25 years, beginning with the date each such unit is first occupied. During the first 25 years of occupancy, increases to initial rents charged to tenants occupying any of the affordable rental units shall be in

accordance with the Residential Tenancies Act and shall not exceed the Provincial rent guideline;

- e) The City's Centralized Affordable Housing Access System will be used to advertise and select tenants, provided it is in place, unless otherwise agreed to by the Chief Planner and Executive Director, City Planning and the Executive Director, Housing Secretariat; and at least six (6) months in advance of any affordable rental unit being made available for rent, the owner shall develop and implement an Access Plan which will outline how units will be rented to eligible households in consultation with, and to the satisfaction of, the Chief Planner and Executive Director, City Planning and the Executive Director, Housing Secretariat;
 - f) At least seventeen (17) of the affordable rental units shall be made ready and available for occupancy no later than the date by which seventy percent (70%) of the new dwelling units erected on the site as part of Phase 1 of the development are available and ready for occupancy. The remaining twelve (12) affordable rental units shall be made ready and available for occupancy no later than the date by which seventy percent (70%) of the new dwelling units erected on the site as part of Phase 2 of the development are available and ready for occupancy;
 - g) The Owner shall provide ensuite laundry in each affordable rental unit at no additional cost to tenants;
 - h) The Owner shall provide central air conditioning in each affordable rental unit;
 - i) The Owner shall provide all tenants of the affordable rental units with access to, and use of, all indoor and outdoor amenities in the development, on the same terms and conditions as any other resident of the development without the need to pre-book or pay a fee unless specifically required as a customary practice for private bookings;
 - j) The Owner shall provide and make available for rent to the residents of the affordable rental units vehicle parking spaces on the same terms and conditions as any other resident of the development; and
 - k) The Owner shall provide residents of the affordable rental units with access to bicycle and visitor vehicle parking at no charge.
4. City Council attribute a value to the in-kind contribution set out in Recommendation 3 above equal to 100 percent of 4 percent of the value of the land (net of any exclusions or exemptions authorized under the Community Benefits Charge By-law), as determined the day before the building permit is issued in respect of the mixed-use development with 71,254 square metres proposed residential gross floor area (GFA) and direct staff to advise the owner of such valuation.

5. City Council authorize the Chief Planner and Executive Director, City Planning to enter into an agreement pursuant to subsection 37(7.1) of the Planning Act (the "In-kind Contribution Agreement") to address the provision of the in-kind contribution identified in Recommendation 3 above, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, with such agreement to be registered on title to the 61, 75 and 85 Hanna Avenue & 120 Lynn Williams Street lands, which agreement shall be evidence of arrangements for the provision of the in-kind contribution that are satisfactory to City Council.
6. City Council approve that in accordance with Section 42 of the Planning Act, prior to the first above grade building permit, the owner shall convey to the City, an on-site parkland dedication, having an approximate size of 912 square metres, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.
7. City Council approve the acceptance of the on-site parkland dedication, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition; the owner may propose the exception of encumbrances of tiebacks, where such an encumbrance is deemed acceptable by the General Manager, Parks, Forestry and Recreation, in consultation with the City Solicitor; and such an encumbrance will be subject to the payment of compensation to the City, in an amount as determined by the General Manager, Parks, Forestry and Recreation and the Executive Director, Corporate Real Estate Management.
8. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks, Forestry and Recreation; the development charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks, Forestry and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.
9. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to:
 - a) register a plan of subdivision and agreements, as appropriate, providing for amongst other things; the extension of Snooker Street through the existing private road network within the site, on-site parkland dedication, municipal services and infrastructure, off-site improvements as deemed appropriate, all to the owner's expense, and including provisions for required conveyances and financial securities, all to the satisfaction of the City Solicitor;

- b) enter into an agreement with the City and the abutting property at 100 Hanna Avenue on title which may take the form of a Limiting Distance Agreement and will be on terms satisfactory to the City Solicitor. The agreement will ensure future separation distances between the proposed development located at 120 Lynn Williams Street and the abutting lands to the north at 100 Hanna Avenue are not further affected and shall have the effect of precluding the construction or extension of any building within certain portions of land within 100 Hanna Avenue. This agreement shall be to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor;
- c) address all outstanding comments related to Rail Safety Mitigation and submit a revised Rail Safety Report for review and acceptance to the satisfaction of the Director, Community Planning, Toronto and East York District;
- d) address all outstanding comments in Section A of the memo from Engineering and Construction Services, dated May 3, 2023, in relation to servicing matters, and any subsequent memo prepared in response to applicant resubmission(s), to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
- e) 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 Functional Servicing Report accepted by the Chief Engineer and Executive Director, Engineering and Construction Services and Urban Transportation Consideration report accepted by the General Manager, Transportation Services;
- f) entered into a Shared Access Agreement on title, and any other necessary agreements securing appropriate reciprocal easements and any necessary conditions to allow for shared pedestrian, cyclist and vehicular access between 75 Hanna Avenue and 85 Hanna Avenue, to the satisfaction of the General Manager, Transportation Services and the City Solicitor;
- g) entered into a Shared Access Agreement on title, and any other necessary agreements securing appropriate reciprocal easements and any necessary conditions to allow for shared pedestrian, cyclist and vehicular access between 75 Hanna Avenue and 100 Hanna Avenue, to the satisfaction of the General Manager, Transportation Services and the City Solicitor; and
- h) entered into a Shared Access Agreement on title, and any other necessary agreements securing appropriate reciprocal easements and any necessary conditions to allow for shared pedestrian, cyclist and vehicular access between 120 Lynn Williams and 100 Hanna Avenue, to the satisfaction of the General Manager, Transportation Services and the City Solicitor.

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

The subject lands were part of a comprehensive redevelopment of former industrial lands known as the Inglis Manufacturing Lands. At its meeting on August 1-4, 2000, City Council approved an Official Plan Amendment, Rezoning Amendment and Draft Plan of Subdivision for the lands at 14 and 20 Strachan Avenue, 45, 121, 128 and 132R East Liberty Street, 1137 King Street West, and 9 and 11 Hanna Avenue. The link to the Council decision and staff report can be found at the following link:

<https://www.toronto.ca/legdocs/2000/agendas/council/cc/cc000801/to13rpt/cl007.pdf>

Links to the corresponding Official Plan and Zoning By-law Amendments 565-2000 and 566-2000 can be found at the following links:

<https://www.toronto.ca/legdocs/bylaws/2000/law0565.pdf> and

<https://www.toronto.ca/legdocs/bylaws/2000/law0566.pdf>

At its meeting on July, 16-18, 2019, City Council adopted staff recommendations for a Zoning Amendment Application - Final report at 61, 75, and 85 Hanna Avenue, to amend the Zoning By-law, to remove restrictions on the number and size of restaurants on the ground floors of the three buildings. No alterations to the exterior of the existing three buildings was proposed. The Council direction can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE7.10> and the

corresponding Zoning By-law 1171-2019 can be found at the following link:

<https://www.toronto.ca/legdocs/bylaws/2019/law1171.pdf>

In addition to the 2019 Zoning Amendment to remove restrictions related to restaurant uses at 61-85 Hanna Avenue, between 2009 and 2022, the Committee of Adjustment has approved three separate minor variances for the commercial building at 120 Lynn Williams Street to allow restaurant uses and associated performance standards on the site.

On June 24, 2019, a site plan control application was submitted for the property at 85 Hanna Avenue proposing a 6-storey addition on top of the existing 4-storey commercial office building. While the current zoning amendment application is a separate development proposal, the two site and proposals include shared access to an existing and proposed new underground parking garage below 75 Hanna Avenue. The owner has indicated to staff that they are supportive of a temporary pause on the current site plan application for the office addition at 85 Hanna Avenue while this rezoning application is under review. Site Plan Control applications are delegated to staff.

On November 25-26, 2020, City Council adopted, with modification, a settlement offer from the property owner on Site Specific Appeal 87 (with respect to 85 Hanna Avenue) to Official Plan Amendment 231 for a change in land use designation from General

Employment Areas to Mixed Use Area for the portion of the property at 85 Hanna Avenue located within the subject site. The re-designation was approved by the Ontario Land Tribunal on April 8, 2021 and is now in force and effect. The City Council consideration and Tribunal Order can be found at the following links:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.CC26.4>

<https://www.omb.gov.on.ca/e-decisions/PL140860-APR-08-2021.pdf>

On February 24, 2021, a Preliminary Report for the subject site's current Zoning Amendment application was considered by Toronto and East York Community Council directing a community consultation meeting be held for the application. The Decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2021.TE23.42>

On July 16, 2020, Toronto and East York Community Council adopted motion TE16.58 with amendments, directing City staff to undertake a Public Realm and Community Services study within the Liberty Village area. The motion can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE16.58>

The Liberty Village Public Realm and Community Services and Facilities Study will include principles and an implementation plan that can be achieved for future expansion and improvements to the public realm, identify opportunities for community services and facilities within the area, set direction for the best utilization of city-owned assets and properties throughout Liberty Village and provide direction for future development applications. Details of the study and current status can be found at www.toronto.ca/libertyvillagestudy.

On July 19, 2022, City Council endorsed a Draft Liberty Village Public Realm Strategy, and provided direction to transform the City-owned property at 34 Hanna Avenue into public parkland, and further direction on other key aspects of the study. The agenda item with the latest status update report can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE34.10>

THE SITE

Description: The site has an irregular shape, with an area of approximately 12,127 square metres. It is located south of King Street West and abuts the GO/Metrolinx Rail Line to the north, between Hanna Avenue and Western Battery Road and extends south to Lynn Williams Street and East Liberty Street. The site is situated within an existing retail complex known as the Shops at King Liberty with pedestrian and vehicular access through a private road network connecting Hanna Avenue and Lynn Williams Street.

Existing Uses: The site contains three existing non-residential buildings. 61 and 75 Hanna Avenue each contain a 1-storey commercial building, and 120 Lynn Williams Street contains a 2-storey commercial-office building.

THE APPLICATION

Description: This application proposes to amend the Zoning By-law for the properties at 61-85 Hanna Avenue and 120 Lynn Williams Street to permit three mixed-use towers within two blocks. Block 1, located within 75 Hanna Avenue and a small portion of 85 Hanna Avenue proposes two towers connected by a base building. Block 2, located at 120 Lynn Williams Street proposes one mixed-used building.

The proposed development contains a total of 963 dwelling units and 11,847 square metres of non-residential gross floor area consisting of 1,827 square metres of retail use, 4,438 square metres of office use and 5,582 square metres of above-grade parking. The proposal also includes: the extension of Snooker Street from Hanna Avenue to the eastern boundary of Block 1; a 1,282 square metre public park along the southern side of the proposed Snooker Street Extension; and 1,269 square metres of open space throughout the site with a north-south pedestrian mid-block connection between Snooker Street and Lynn Williams Street and a plaza located in front of the main entrance of 120 Lynn Williams Street.

Height: Block 1 contains a 3-storey (17.7 metre) base building with a tower above totalling 32 storeys (113.25 metres including mechanical penthouse) on the west side and 36 storeys (125 metres including mechanical penthouse) on the east side. Block 2 contains a 33-storey (116.5 metres including mechanical penthouse) mixed-use building inclusive of a 7-storey (28.4 metre) base building, with retail uses at grade.

Density: The proposed density is 6.85 times the area of the lot.

Dwelling Units: The 963 dwelling units are comprised of 493 one-bedroom units (51%), 373 two-bedroom units (39%), and 97 three-bedroom units (10%).

Cycling Infrastructure: A total of 1102 bicycle parking spaces are proposed, consisting of 879 long-term and 223 short-term spaces.

Access and Loading: Access to the buildings on each Block is proposed from multiple entry points across the site through Snooker Street to the west and the existing private road that connects to Lynn Williams Street to the south. From the west property line of Block 1, pedestrian access to the site is along the Snooker Street Extension and the west side of the building. Vehicular access is gained from the Snooker Street Extension through a shared driveway with 85 Hanna Avenue that leads to the underground and above-ground parking garage. Loading and additional parking spaces are located off a second driveway along the eastern boundary of the site which also leads to a loading bay at 100 Hanna Avenue. Block 2 proposes pedestrian access to the building from all four frontages. Vehicular access to the underground garage and loading area is gained through the private surface parking lot at 100 Hanna Avenue.

Additional Information: See Attachments 1, 2, 6, 7- 8, 9-10, and 11-16 of this report for the Location Map, Application Data Sheet, an overall site plan, ground floor plans of Blocks 1 and 2, three-dimensional representations of the project in context, and elevations, respectively. 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: <https://www.toronto.ca/61HannaAve>

Reasons for Application: A Zoning By-law amendment is required as the current zoning does not permit residential uses in an industrial commercial zone. In addition to the permitted uses, amendments are required to vary some of the performance standards such as the maximum permitted building height and gross floor area, building setbacks and amenity space, vehicular parking and loading parking requirements.

Draft Plan of Subdivision

A Draft Plan of Subdivision application was submitted on April 14, 2021, and is currently under review. A Final Report on this application will be brought forward to Toronto and East York Community Council in the future.

Site Plan Control: A Site Plan Control application for Block 1 was submitted on March 31, 2023, and is under review. A Site Plan Control application for Block 2 has not yet been submitted.

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 Designation: The site is designated Mixed Use Areas and is directly abutting Utility Corridor to the north and General Employment Areas to the west. See Attachment 3 of this report for the Official Plan Land Use Map.

Garrison Common North Secondary Plan: The site is within the Garrison Common North Secondary Plan.

Zoning: The site is subject to site specific Zoning-By Law 566-2000, as amended, and is identified as Block 4, which permits internet/computer technology uses, as well as any uses allowed in an IC or I3, Industrial Commercial zone, in Section 9(1)(f) of By-law 438-86. Block 4 allows for a maximum height of 35 metres and does not permit residential uses. The site is not subject to the harmonized City-Wide Zoning By-law 569-2013. See Attachment 4 of this report for the existing Zoning By-law Map.

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

- Draft Liberty Village Public Realm Strategy;
- Tall Building Design Guidelines;
- Pet Friendly Design Guidelines;
- Growing Up Guidelines: Planning for Children in New Vertical Communities;
- Retail Design Manual;
- Best Practices for Bird-Friendly Glass;
- Best Practices for Effective Lighting; and
- Toronto Accessibility Design Guidelines.

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

Toronto Green Standard: The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. The TGS can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

COMMUNITY CONSULTATION

A virtual Community Consultation Meeting was held on April 19, 2021. Approximately 300 people participated, as well as the former Ward Councillor. Following presentations by City staff and the applicant, the following comments and issues were raised:

- Height and density of the proposal is too tall for the area;
- Shadow and wind impacts;
- Loss of sky views;
- Lack of existing community services and facilities and appropriateness of approving development prior to completion of ongoing studies in the area;
- Worsening pressure on parks and open spaces due to additional dogs from the proposed development; and need for pet amenities within the development;
- Size and design of proposed park and privately-owned publicly-accessible open space;
- Added pressure on transit, traffic and pedestrian and cyclist safety;
- Concerns with limited vehicular access points within Liberty Village and emergency services not able to access buildings or evacuate during area events;
- Appropriateness of Snooker Street extension if conversion to a public road will not address traffic congestion and additional costs to the City;
- Buildings lack character and do not reflect the unique heritage of area;
- Loss of retail space within the new development;
- impact on local businesses during the construction phase;
- Rail safety measures;
- Appropriateness of above grade parking structure; and

- Affordability concerns and need for units to be designed to accommodate children and families and not only be geared to young professionals.

Numerous emails re-iterating the above issues and concerns were also sent to City Planning staff and the former ward councillor, as well as an online petition created in opposition to the development proposal containing close to 1,500 signatures.

In addition to the community consultation meeting, the applicant and City Planning staff attended a meeting with representatives from the abutting Toy Factory Lofts condominium at 43 Hanna Avenue, as well as separate meetings with the Liberty Village Residents Association.

The applicant created a website with project information as their own engagement platform and provided a summary document of the comments and questions received to the City.

The issues raised at the community consultation meeting and by way of various correspondence from the community prior to and after the meeting were taken into consideration throughout the review of the application and aspects were reflected in the resubmission of the application.

COMMENTS

Provincial Policy Statement and Provincial Plans

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

Public Realm, and the Liberty Village Public Realm Study

Public Realm policies within the Official Plan provide direction for expanding the network of public streets, open spaces, paths and other publicly accessible spaces, as well as design criteria for parks and open spaces such as new Privately-Owned Publicly-Accessible Spaces (POPS). The Draft Liberty Village Public Realm Strategy provides direction for staff's review of development applications and identifies priorities such as public realm improvements and design of open spaces. The Guiding Principles of the Strategy prioritize public realm improvements and pedestrian safety by increasing, expanding and improving parks, open spaces and mid-block connections, increasing soft landscaping, maximizing tree plantings, and creating improvements to East Liberty Street.

The application proposes significant public realm enhancements and open spaces. that are a positive element of the development. These include: a 1,282 square metre public park; the planting of 62 trees throughout the site; the eastward extension of Snooker Street; 1,832 square metres of privately-owned but publicly accessible open space

(POPS), including a plaza area in front of 120 Lynn Williams; and a north-south pedestrian mid-block connection abutting the public park between Snooker Street and East Liberty Street.

The proposed extension of Snooker Street from Hanna Avenue to the eastern property boundary of Block 1 expands the road width from an existing 12 metres to 16.5 metres and allows Block 1 and the public park to each have frontage on a public street. The extension creates additional streetscaping opportunities such as new sidewalks with additional room for tree plantings and other landscaping elements. A curb extension at the intersection of East Liberty Street and Lynn Williams has been introduced to increase pedestrian safety.

Staff will continue to use the Draft Liberty Village Public Realm Strategy during the site plan approval process to enhance the proposed public realm. The conveyance of the public right-of-way for the Snooker Street Extension and any necessary public easements throughout the site will be secured through conditions and appropriate agreements during the Draft Plan of subdivision and Site Plan Control processes.

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 4 to 12 square metres of parkland per person, which is below the City-wide average provision of 28 square metres of parkland per person.

At the alternative rate of 1 hectare per 600 units as specified in Section 42 of the Planning Act, the parkland dedication requirement is 1.6 hectares or 182% of the site area. However, for sites that are less than 5 hectares 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 912 square metres.

The proposal has a 1,282 square metre on-site public park generally triangular in shape on the west side of the site fronting on the new public road with a setback of a minimum of 5 metres from any building face. This represents the Section 42 requirement as well as a 371 square metre over-dedication of Public Park. The 371 square metres of over-dedication lands will be rezoned as Parks and Open Space and it is the City's intent to acquire the lands for public park use from the current owner at fair market value. Terms and conditions for the on-site parkland dedication, including details related to conveyance timing, environmental assessment and park construction, will be secured as part of the Draft Plan of Subdivision and Site Plan Control processes.

Land Use

This application has been reviewed against the Official Plan's Mixed Use Areas policies and secondary plan policies. Staff find that the proposed development consisting of

residential dwelling units, office and retail allows for an intensity of development and mix of uses that is appropriate for the site.

Community Services and Facilities

City staff are evaluating the impact of the proposed development and the community services and facilities needs of the existing and future populations within the area. Initial work through the Liberty Village Community Services and Facilities Study has identified community recreation spaces, day cares, and an ambulance docking station as facilities in high need, as well as parks and affordable housing units.

At its July 2022 meeting, City Council directed staff to initiate the process of creating new parkland at 34 Hanna Avenue, an existing Toronto Parking Authority surface parking lot, and update and the Community Services and Facilities portion of the study. Staff are in the process of converting the property at 34 Hanna into new parkland and updating the Liberty Village Community Services and Facilities Study.

Through the review of this development proposal, staff recommended to the applicant that consideration be made to incorporate physical space within the development proposal for community uses, and/or that a percentage of affordable housing units be incorporated into the development. The applicant has agreed to provide 29 affordable rental dwelling units, described in more detail below.

Housing Issues

This application has been reviewed against the Official Plan policies, secondary plan policies, as well as provincial policies. The provision of affordable, secure, and diverse housing stock to meet the housing needs of a wide range of people throughout their life cycle is important to achieving complete communities. The application proposes 963 dwelling units, all of which are currently proposed as rental units.

The proposal includes at least 29 affordable rental dwelling units as an in-kind contribution through the Community Benefit Charge, pursuant to subsection 37(6) of the Planning Act. The 29 units would be provided and maintained at affordable rents, where the total monthly rent, inclusive of all utilities, is at or below 80% of the average City of Toronto rent by unit type for a minimum of 25 years.

The number of affordable rental dwelling units provided as the in-kind community benefits charge contribution was established based on the proposed 71,254 square metres of residential gross floor area. While acknowledging the potential for fluctuations in land value and construction costs between the date of approval and the start of construction of the proposed development, staff are satisfied that the value of the proposed benefit will be comparable to the estimated Community Benefits Charge that would otherwise be charged to the applicant. As such, the proposed benefit is valued as 100 percent of 4 percent of the value of the land (net of any exclusions or exemptions authorized under the Community Benefits Charge By-law), as determined the day before the day the building permit is issued in respect of the development. Any increase beyond the proposed residential gross floor area of 71,254 square metres will result in an increase in the Community Benefits Charge to be paid for by the applicant in cash.

Built Form

This built form components of this application have been reviewed against the Official Plan and Garrison Common North Secondary Plan policies, as well as the Tall Building Design Guidelines. The built form and scale of the proposed development is appropriate for the site within the existing and planned context of the area.

The lower levels of the proposed base-buildings on Blocks 1 and 2 are parallel to the streets and create suitable frontages with multiple entry points to residential, office and retail uses from the public and private streets. The 3-storey base building is an appropriate height for the context and reflects the datum line of the adjacent buildings within the vicinity and specifically to the west of the property. The floorplate sizes of the three towers are approximately 750 square metres each and there is a 25 metre separation distance between the two towers on Block 1. The heights of the proposed towers are within the range of nearby tall buildings which are between 20 to 31 storeys with higher heights located further east of the site along Strachan Avenue.

A number of revisions on Block 1 were made to the proposed massing and location of the towers in order to create better separation distances between the towers and to the north, east and west property lines, such that the separation distances of the towers to all the corresponding four property lines are now in compliance with the Tall Building Design Guidelines.

The proposed 7-storey base building height of Block 2 reflects the height of the adjacent building to the immediate west at 43 Hanna Avenue (The Toy Factory Lofts). Staff have evaluated the relationship of the base building with the surrounding area, and through discussions with the applicant have agreed to consider alternative design options such as the use of different building materials to reduce the visual impact of the base building along Lynn Williams Street. A more detailed review of revised materials will be undertaken during the Site Plan Control process for Block 2 to ensure that the proposed materials and architectural detail of the base building create a harmonious relationship along the street frontage.

The separation distance of the north setback for Block 2 from the adjacent property line to 100 Hanna Avenue does not comply with the Tall Buildings Design Guidelines. The reduced separation distance from the adjacent property line limits the future growth on the property at 100 Hanna Avenue, which currently consists of an accessory parking lot. The 7-storey base building has a 5.2 metre setback from the north property line and the tower steps back an additional 2.1 metres which results in a 7.3 metre separation distance between the tower and the north property line. The applicant has agreed to enter into an agreement with the lands at 100 Hanna Avenue in order to ensure that a 25 metre separation distance from the tower to the north property line is protected in the future. Staff have agreed that securing an agreement is an acceptable alternative measure for a reduced separation distance at 7.3 metres to the north property line in lieu of the required 12.5 metres.

Given the existing and planned built form context for the subject property and the surrounding area, including density, height and massing, the proposal is appropriate and can be supported by staff. An agreement with the abutting lands at 100 Hanna Avenue to allow for a reduced building setback from the north property line of Block 2 is

required to be registered prior to the introduction of the Bills at City Council for enactment.

Unit Mix

The Growing Up Guidelines provide direction to allow for tangible measures to accommodate the growing demand for family-oriented housing in vertical communities. The Guidelines recommend that a building provide a minimum of 25 percent large units, with ten percent of the units consisting of three-bedroom units and 15 percent of the units being two-bedroom units. The proposed development meets these requirements with the provision of 373 (39%) two-bedroom units and 97 (10%) three-bedroom units.

City Planning staff are of the opinion that the proposed unit mix supports the objectives of the Growing Up Guidelines and applicable provincial and Official Plan policies, and will secure the larger units in the zoning by-law.

Amenity Space

The application proposes a total of 3,852 square metres of amenity space, consisting of 2,105 square metres of indoor amenity space (2.19 square metres per dwelling unit) and 1,747 square metres of outdoor amenity space (1.81 square metres per dwelling unit). Staff will work with the applicant through the Site Plan Control process to refine the amenity spaces to ensure dedicated areas are provided for children, youth, and pets.

Shadow

A sun/shadow study was prepared by the applicant to support the proposal and to assess the extent of the shadow from the proposed buildings. Revisions to the built form such as increased tower separation distances and adjustments to the proposed location of the towers were made to help reduce shadow impacts. The revised proposal adequately limits shadow impacts on Neighborhoods and the public realm, particularly during the spring and fall equinoxes (March 21 and September 21). The shadow impact resulting from the proposal is acceptable.

Wind

In support of the application, the applicant provided a Pedestrian Level Wind Study. The study shows that there are locations throughout the site that will have uncomfortable wind conditions. The wind study recommends a series of wind mitigation measures such as recessed entrances, canopies, vertical wind screens, permanent planters, trellises or canopies and chamfered corners to improve wind control and pedestrian comfort and safety.

An updated wind study and wind tunnel testing of a scale model is required to be submitted for analysis during the Site Plan Control process. Through the site plan review, staff will ensure that the recommended mitigation measures are incorporated into the proposal in order to limit the impact of the development on the pedestrian experience at the ground level. Staff will also ensure that the proposed outdoor amenity spaces meet the acceptable wind criteria for the proposed activities for each season.

Traffic Impact, Parking and Loading

In support of the application, an Urban Transportation Considerations report was submitted, which included a traffic impact assessment and Transit Demand Management plan.

A total of 1102 bicycle parking spaces are proposed on site, including 223 short-term and 879 long-term spaces. The spaces within Block 1 are all accessed through the rear of the site's parking garage entrances and are located on the ground floor, mezzanine, underground garage levels P1 and P2, and above-ground parking garage level 2. The spaces within Block 2 are located within the mezzanine level with elevator access from the ground floor and the remaining spaces in P1 level of the underground garage accessed through the driveway. The proposal includes: one shower and change facility within Block 1; 15% of the total parking spaces having energized outlets for electric bicycles; and three on-site bicycle repair stations within the buildings. The proposed bicycle infrastructure will adequately promote cycling as a viable mobility option.

The number of proposed vehicular parking spaces on site has been reduced from a total of 527 to 434 spaces, which now consists of 294 spaces for residents and 137 spaces for non-resident uses, and 3 car-share spaces. A total of 5 loading spaces are proposed, containing 1 Type B, 2 Type C, and 2 Type G spaces.

The applicant has made several revisions to the development to address concerns from staff. Revisions include: changes to the proposed width and design of the proposed Snooker Street Extension; increased width of sidewalks throughout the site, and the introduction of a curb extension at the northwest corner of Lynn Williams Street and East Liberty Street. These revisions are an improvement to the proposal and provide for increased pedestrian safety and better functionality of movement throughout the site and surrounding streets.

Staff have evaluated the impacts generated by the development and find the loading, bicycle and vehicular parking provisions acceptable given the site context and upcoming transit infrastructure improvements in the area. Staff will continue to work with the applicant during the Site Plan Control process to refine the design and layout of the transportation elements of the development. Travel Demand Management Plan measures will also be confirmed, such as the provision of a bike-share station, annual bicycle safety seminars, bicycle tuning days and integrating a car-share service into the proposed buildings that would be accessible to nearby and future residents of the buildings.

Rail Safety Assessment

The City has retained a third-party peer reviewer to assess the Rail Safety and Risk Mitigation Measures Report submitted in support of the application. The Report proposes a 7-metre-high crash wall that is to extend across the northern property line abutting Block 1 (75 Hanna Avenue) with a vertical/horizontal split 30-metre setback to any high occupancy sensitive uses. The proposed 3-level above grade parking structure within the base building is considered a non-sensitive use between the crash wall and residential uses.

The City's peer reviewer requires revisions to the Rail Safety Report prior to the prior to the introduction of Bills for enactment of a Zoning By-law Amendment. Any necessary conditions of approval related to rail safety will be secured during the Draft Plan of Subdivision process through the Subdivision Agreement and final detailed design will be secured through the Site Plan Control process and Site Plan Agreement.

Heritage Impact and Adjacency

The site is located adjacent to a number of properties that are on the City's Heritage Registry including: 43 Hanna Avenue, 51 Hanna Avenue, and 70 & 80 Lynn Williams Street. A Heritage Impact Assessment (HIA) was submitted with the application and has been reviewed and found acceptable to staff.

Servicing

Engineering and Construction Services staff have reviewed the submitted materials and identified several outstanding items for review. The Functional Servicing and Stormwater Management Report are required to be revised and re-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 introduction of Bills for enactment.

Other issues identified by Engineering and Construction Services staff will be resolved as part of the Draft Plan of Subdivision and Site Plan Control processes.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS. The amending Zoning By-law and future Site Plan Agreement will secure performance measures for various development features, including automobile and cycling infrastructure and storage and collection of recycling and organic waste. The following key sustainability features will also be secured:

- Planting of street trees within minimum required soil volumes;
- A total of 1102 bicycle parking spaces, including a shower and change facility, and on-site bicycle repair stations;
- Green Roof required under the Green Roof By-law; and
- Use of high albedo paving within a minimum of 50% of the non-roof hardscape.

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.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Official Plan, and the Garrison Common North Secondary Plan. Staff are of the opinion that the proposal is consistent with the PPS and conforms with the Growth Plan. Furthermore, the proposal conforms with the intent of the Official Plan and Garrison Common North Secondary Plan, particularly as it relates to Mixed Use Areas policies and the provision of a built form which provides an appropriate relationship to

the surrounding area. The proposed public realm improvements are reflective of the Draft Liberty Village Public Realm Strategy and will provide a significantly enhanced public realm.

The proposal contributes to a number of City-building objectives with the inclusion of an on-site public park, significant open space amenities, public street extension, retail and office uses, family friendly units and 29 affordable rental housing units. Staff recommend that Council support the approval of the application.

CONTACT

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SIGNATURE

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

ATTACHMENTS

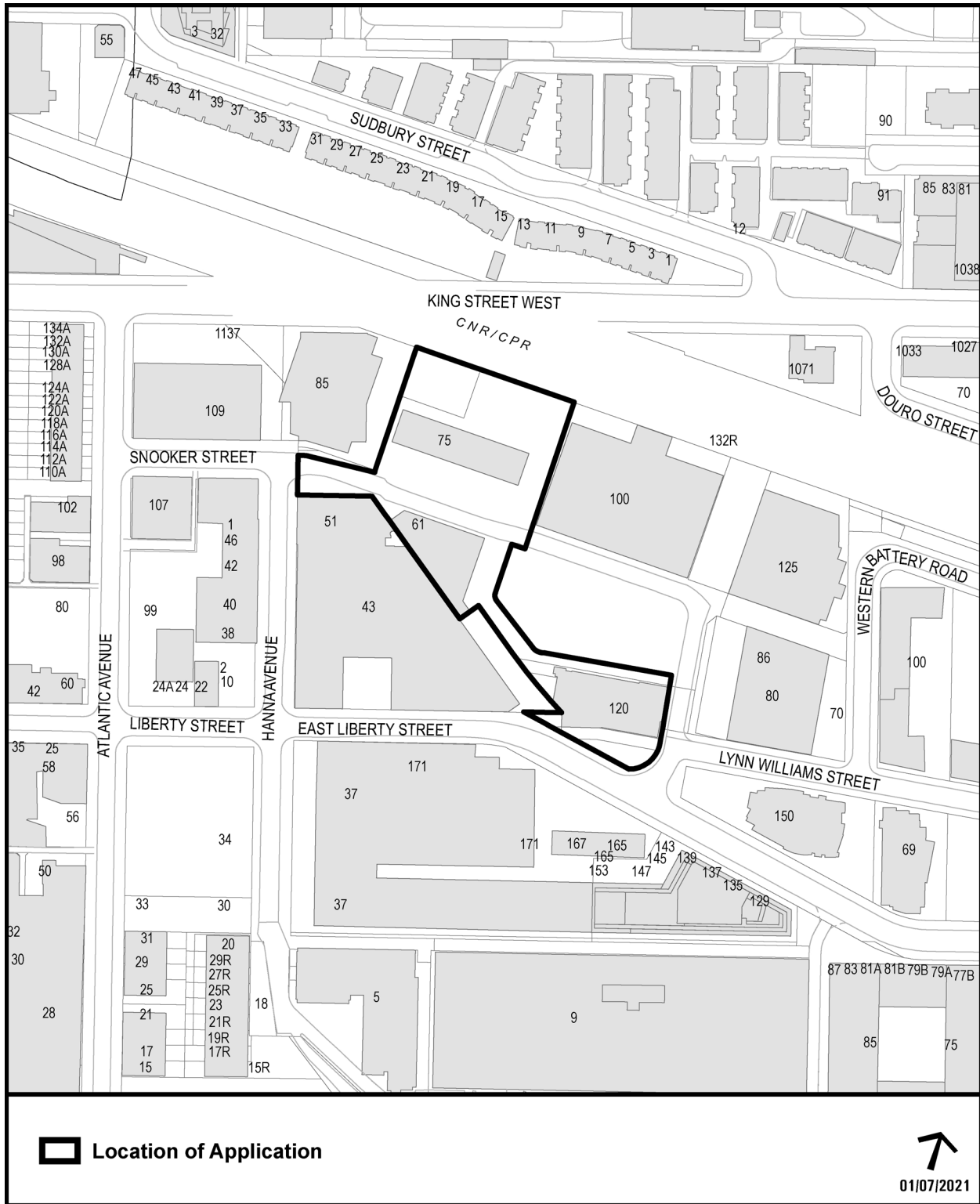
City of Toronto Data/Drawings

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

Applicant Submitted Drawings

- Attachment 6: Site Plan
- Attachment 7: Ground Floor Plan - Block 1 – 75 Hanna Avenue
- Attachment 8: Ground Floor Plan - Block 2 – 120 Lynn Williams Street
- Attachment 9: 3D Model of Proposal in Context – Northwest
- Attachment 10: 3D Model of Proposal in Context – Southeast
- Attachment 11: Block 1 – 75 Hanna Avenue – South Elevation
- Attachment 12: Block 1 – 75 Hanna Avenue – East Elevation
- Attachment 13: Block 1 – 75 Hanna Avenue – West Elevation
- Attachment 14: Block 2 – 120 Lynn Williams Street – South Elevation
- Attachment 15: Block 2 – 120 Lynn Williams Street – North Elevation
- Attachment 16: Block 2 – 120 Lynn Williams Street – East Elevation

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 61-85 Hanna Avenue and 120 Lynn Williams Street Date Received: December 16, 2020

Application Number: 20 229554 STE 10 OZ

Application Type: Rezoning

Project Description: Zoning By-law Amendment application to permit three mixed-use towers located over two blocks. 75 Hanna (Block 1) contains two towers having heights of 32-storeys (108 metres) and 36-storeys (120 metres). 120 Lynn Williams (Block 2) contains a 33-storey tower (111 metres). A total gross floor area of 83,100 square metres is proposed, containing 71,253 square metres of residential gross floor area with 963 dwelling units, and 11,847 square metres of non-residential gross floor area consisting of retail, office and above-grade parking uses. 434 vehicular parking spaces and 1102 bicycle spaces are proposed. Snooker Street is proposed to be extended through the site. A 1,282 square metre Public Park and 1,832 square metres of privately-owned publicly-accessible open space are also proposed.

Applicant	Agent	Architect	Owner
Urban Strategies Inc c/o Inger Squires		BDP Quadrangle	First Capital Corporation

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: No

Zoning: Zoning Bylaw 438-86 I3 D3
Amending By-laws 566-2000, 684-2003,
600-2005, 853-2005, 1079-2010,
and 1171-2019

Heritage Designation: No

Height Limit (m): 35

Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq m): 12,129 Frontage (m): 61 Depth (m): varies

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	3,550		4,270	4,270
Residential GFA (sq m):			71,253	71,253
Non-Residential GFA (sq m):	4,674		11,847	11,847
Total GFA (sq m):	4,674		83,100	83,100

Height - Storeys: 2 33, 34, 36
 Height - Metres: 11 108,111, 120

Lot Coverage Ratio (%): 35.21 Floor Space Index: 6.85

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)
 Residential GFA: 71,253
 Retail GFA: 1,827
 Office GFA: 4,438
 Industrial GFA:
 Institutional/Other GFA: 5,582

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:				
Other:				
Total Units:			963	963

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			493	373	97
Total Units:			493	373	97

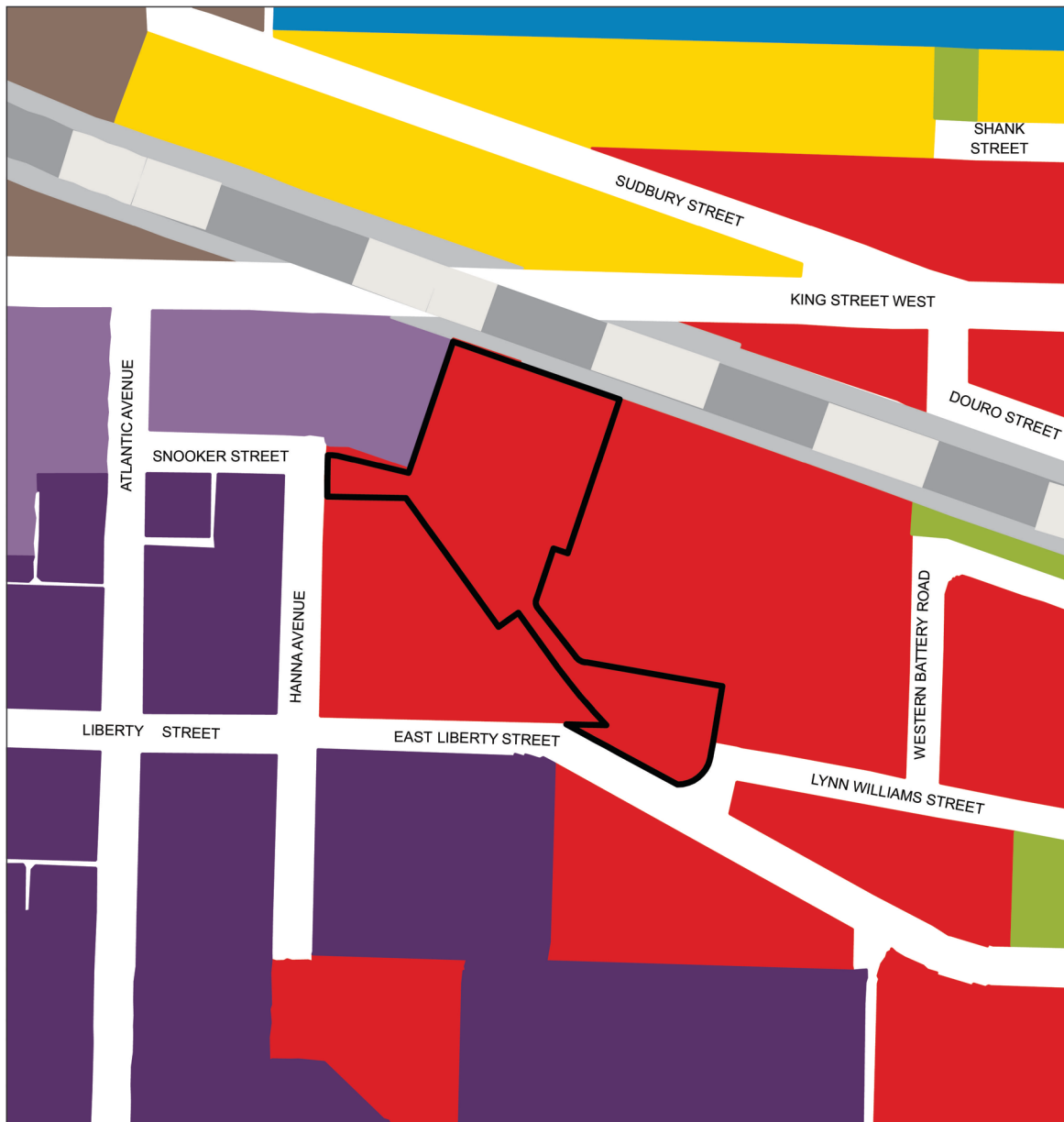
Parking and Loading

Parking Spaces:	434	Bicycle Parking Spaces:	1102	Loading Docks:	5
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CONTACT:

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 416-392-0877
 Aviva.Pelt@toronto.ca

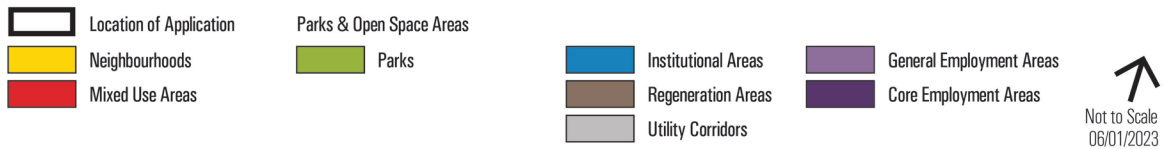
Attachment 3: Official Plan Land Use Map



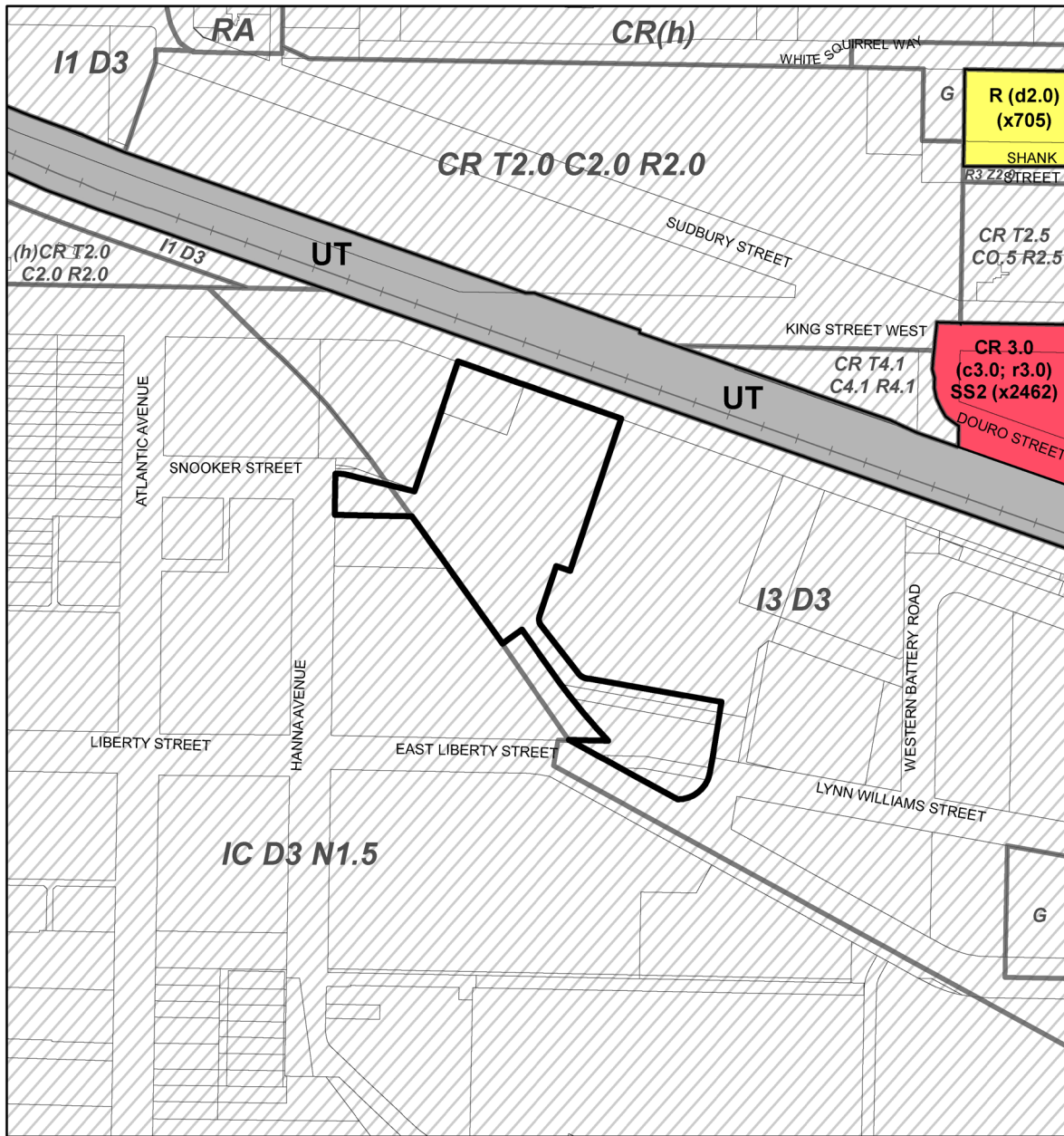
61, 75 and 85 Hanna Avenue and
120 Lynn Williams Street

Official Plan Land Use Map #18

File # 20 229554 STE 10 OZ



Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

61, 75 and 85 Hanna Avenue and
120 Lynn Williams Street
File # 20 229554 STE 10 0Z



Location of Application

R Residential CR Commercial Residential
UT Utility and Transportation



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

R3 Residential District
CR Mixed-Use District
RA Mixed-Use District
I1 Industrial District
I3 Industrial District
IC Industrial District
G Parks District

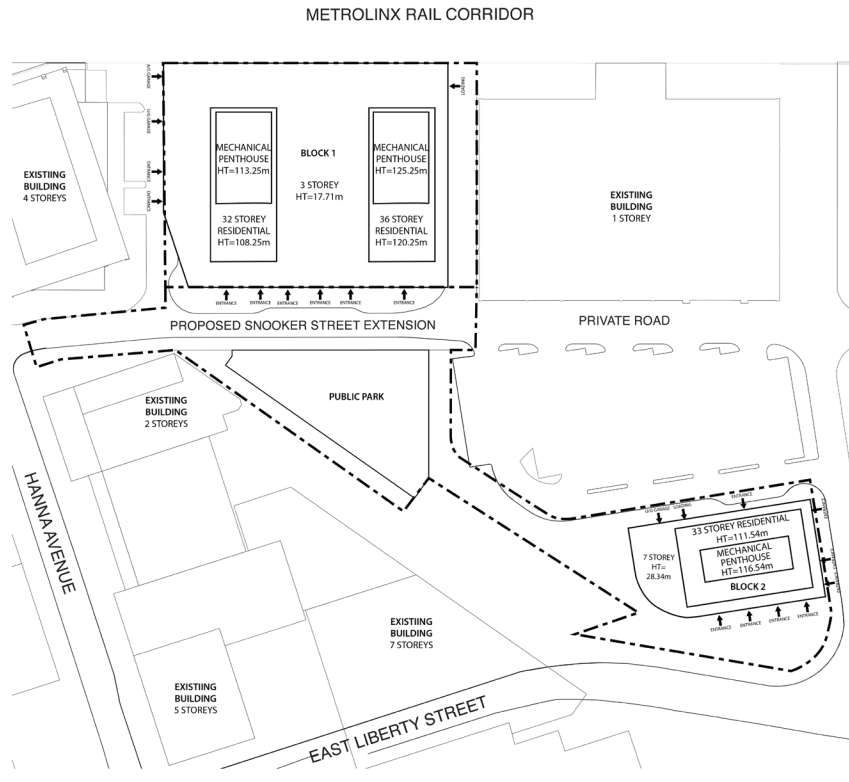


Not to Scale
Extracted: 01/08/2021

Attachment 5: Draft Zoning-By Law Amendment

To be submitted prior to Toronto and East York Community Council June 22, 2023 Meeting

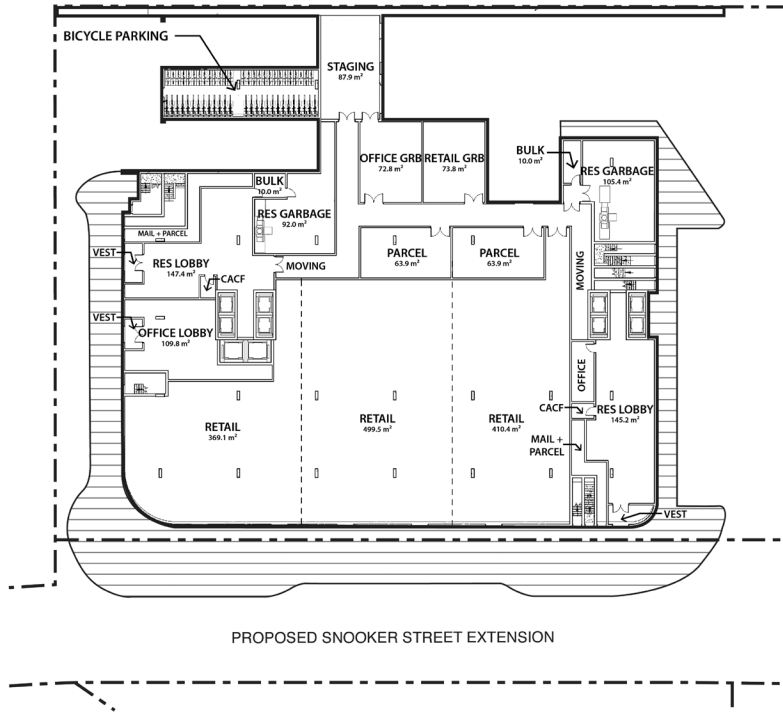
Attachment 6: Site Plan



Site Plan



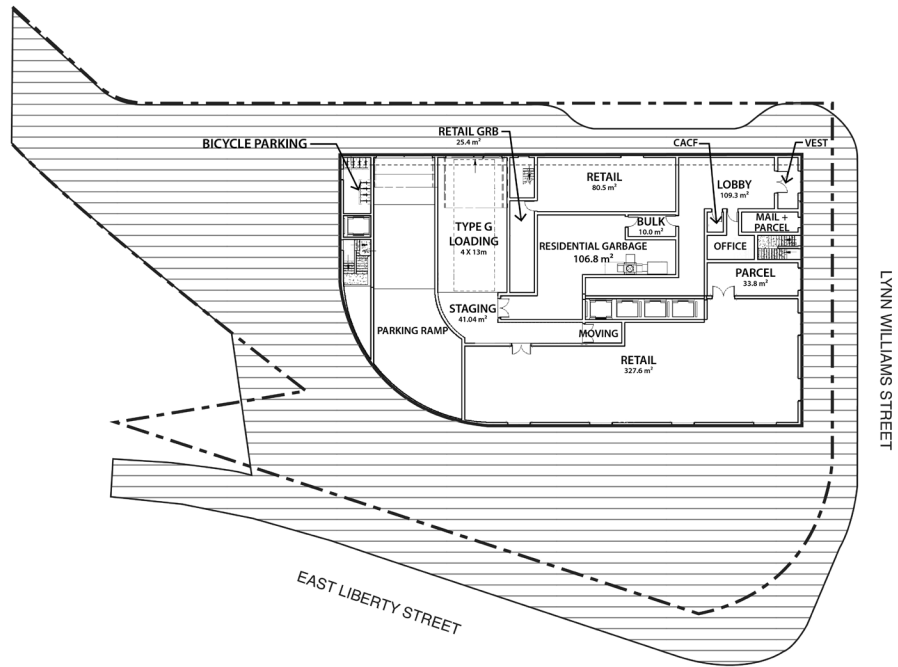
Attachment 7: Ground Floor Plan – Block 1 – 75 Hanna Avenue



75 Hanna Ground Floor Plan



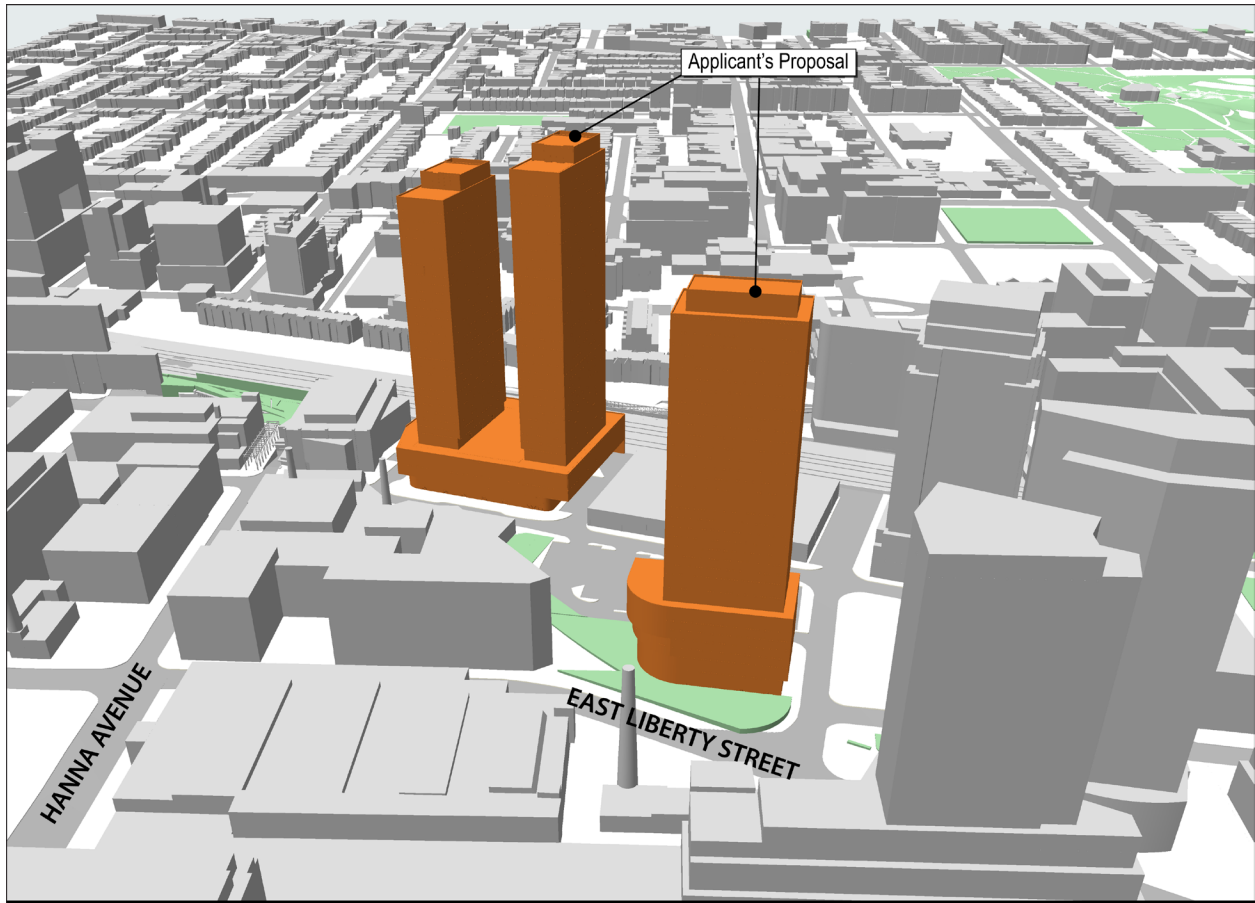
Attachment 8: Ground Floor Plan - Block 2 – 120 Lynn Williams Street



120 Lynn Williams Ground Floor Plan



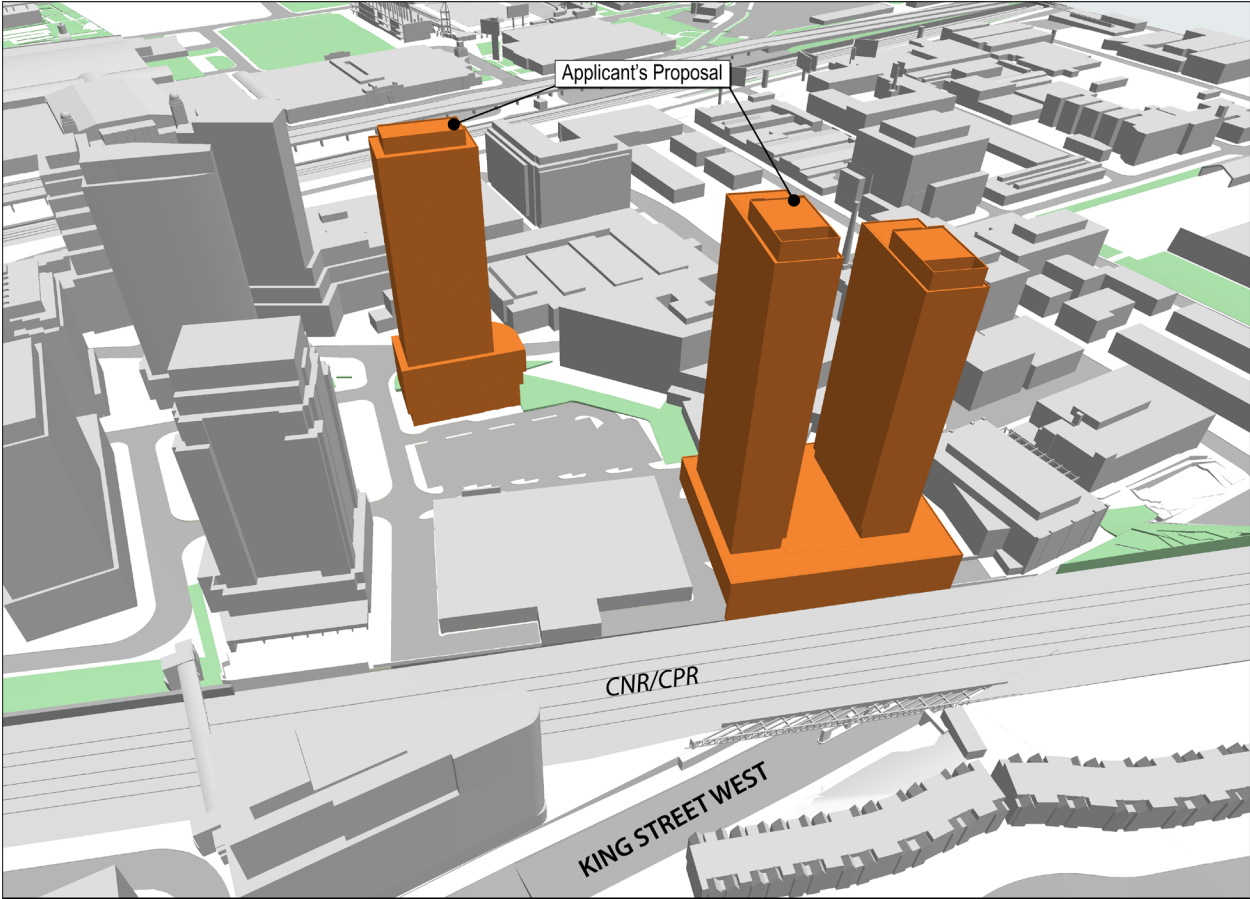
Attachment 9: 3D Model of Proposal in Context – North View



View of Applicant's Proposal Looking North



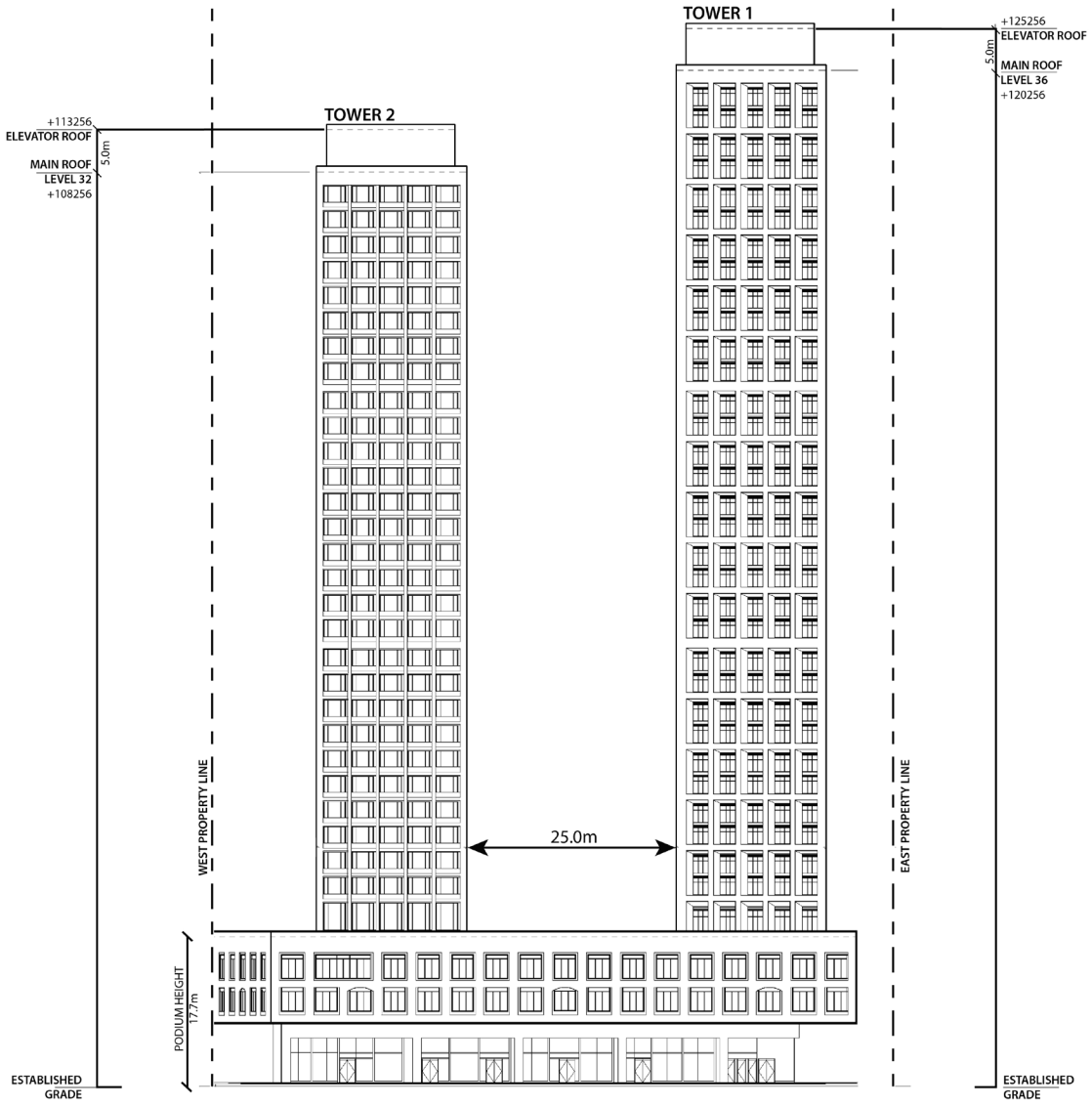
Attachment 10: 3D Model of Proposal in Context – South View



View of Applicant's Proposal Looking South

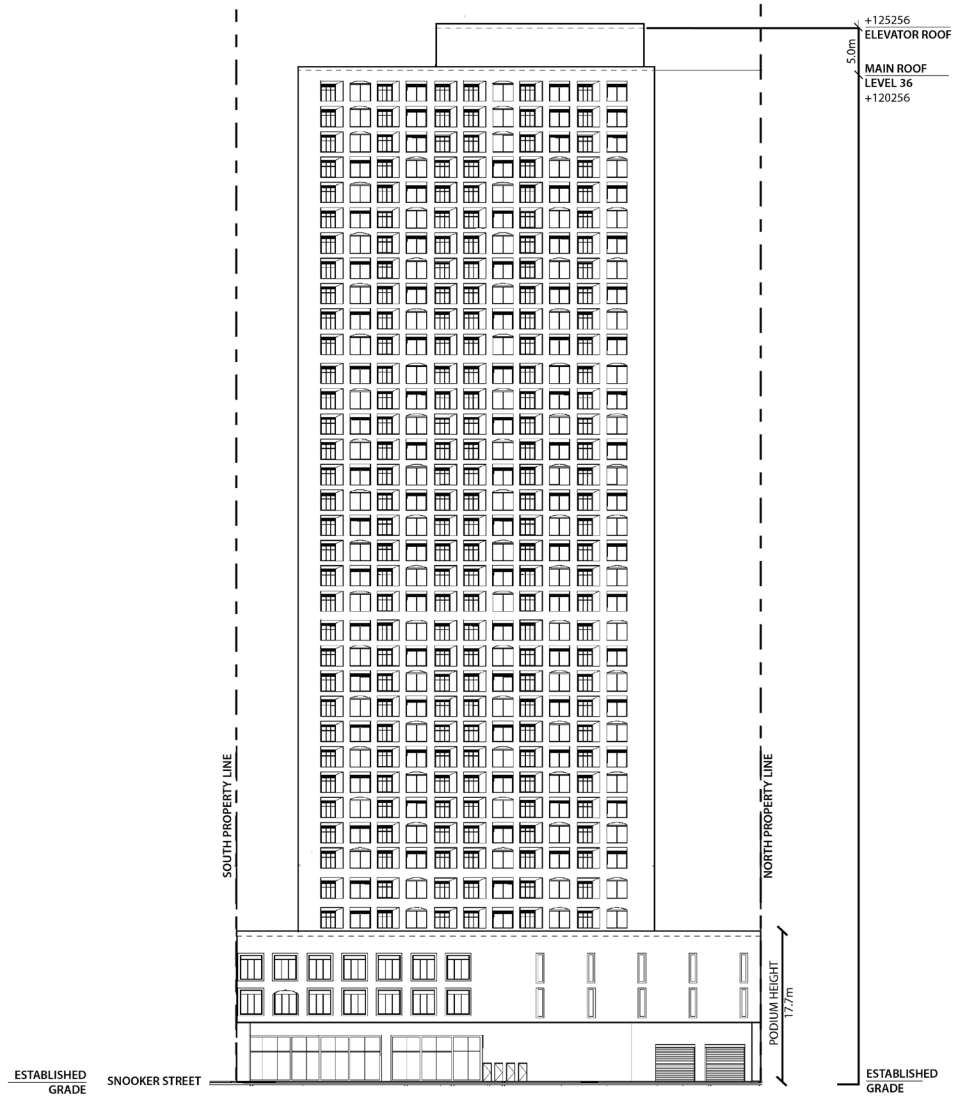
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Attachment 11: Block 1 - 75 Hanna Avenue – South Elevation



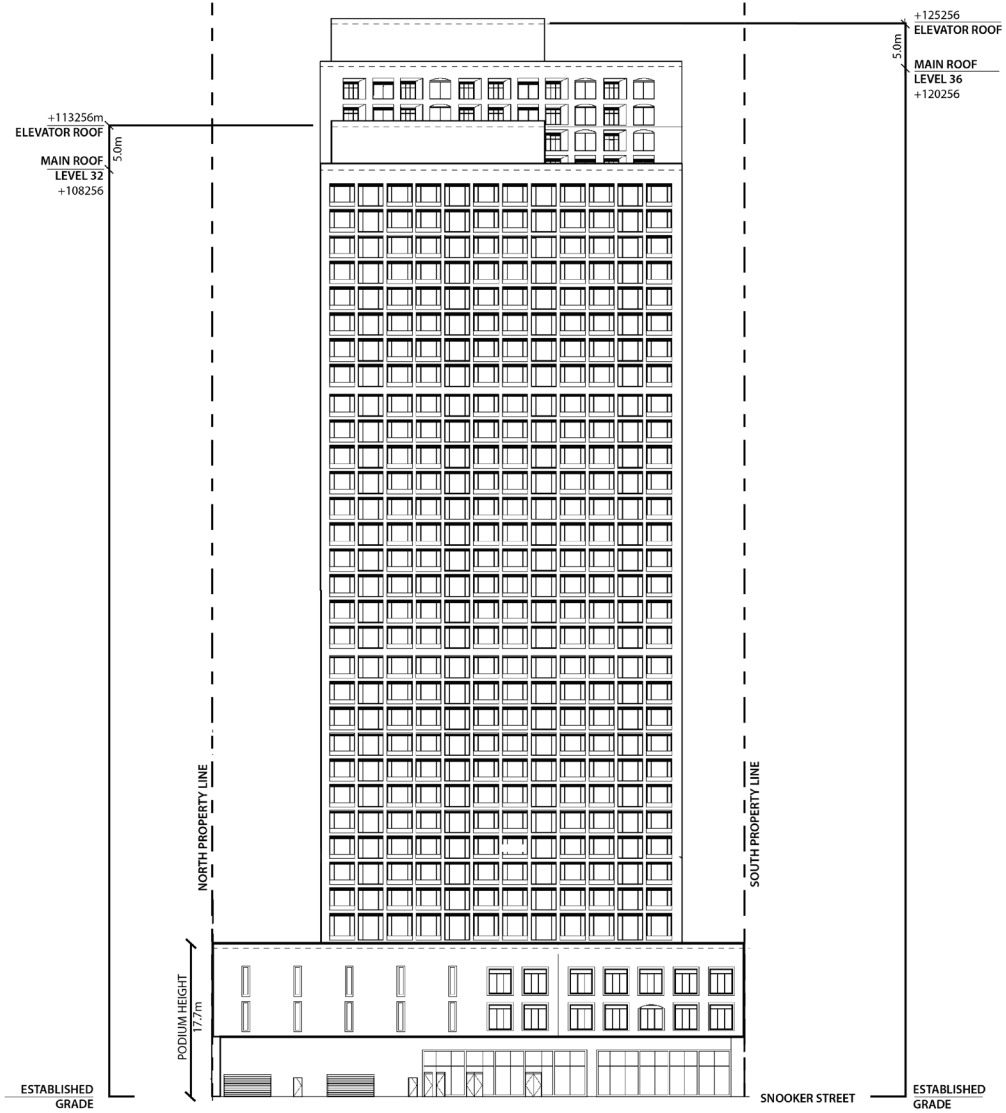
75 Hanna South Elevation

Attachment 12: Block 1 – 75 Hanna Avenue – East Elevation



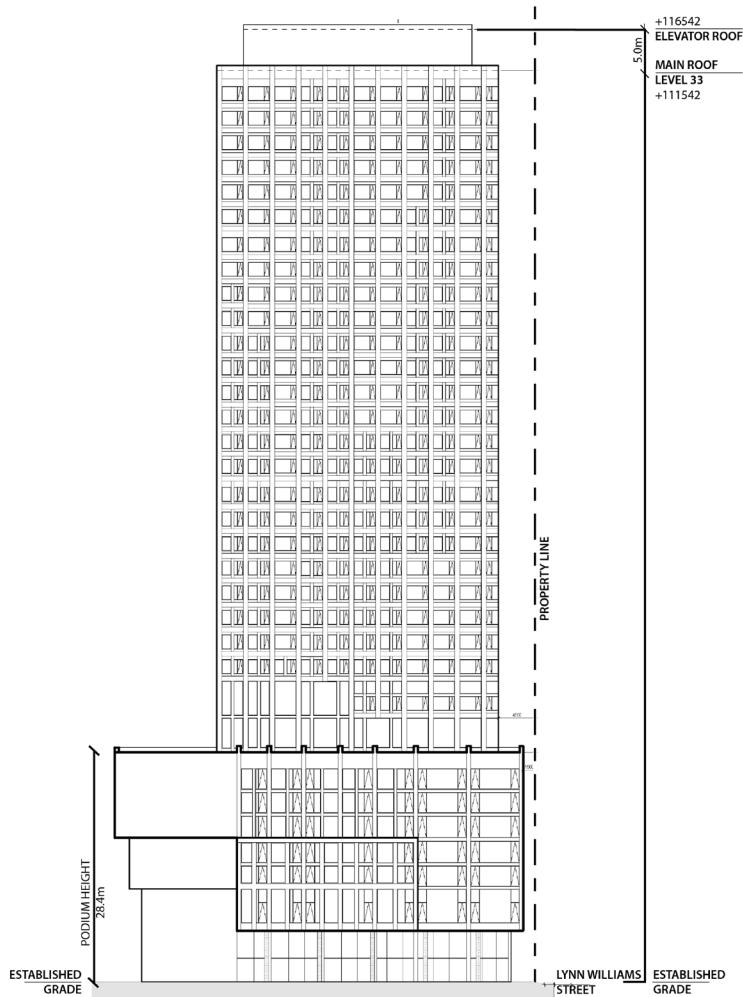
75 Hanna East Elevation

Attachment 13: Block 1 – 75 Hanna Avenue – West Elevation



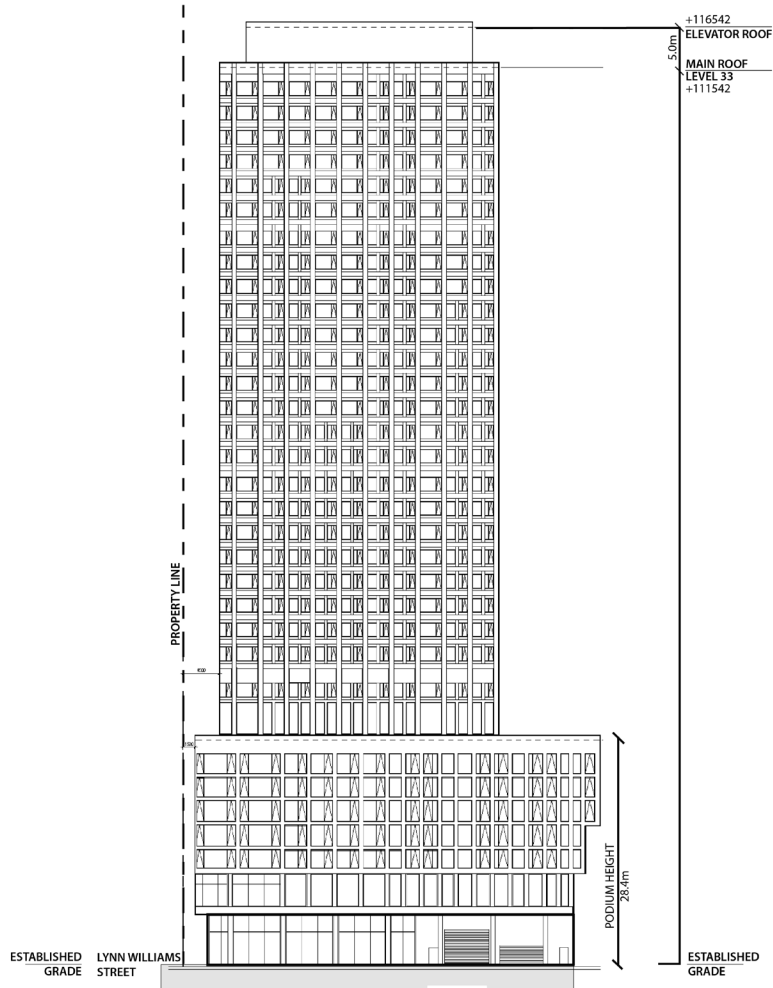
75 Hanna West Elevation

Attachment 14: Block 2 – 120 Lynn Williams Street – South Elevation



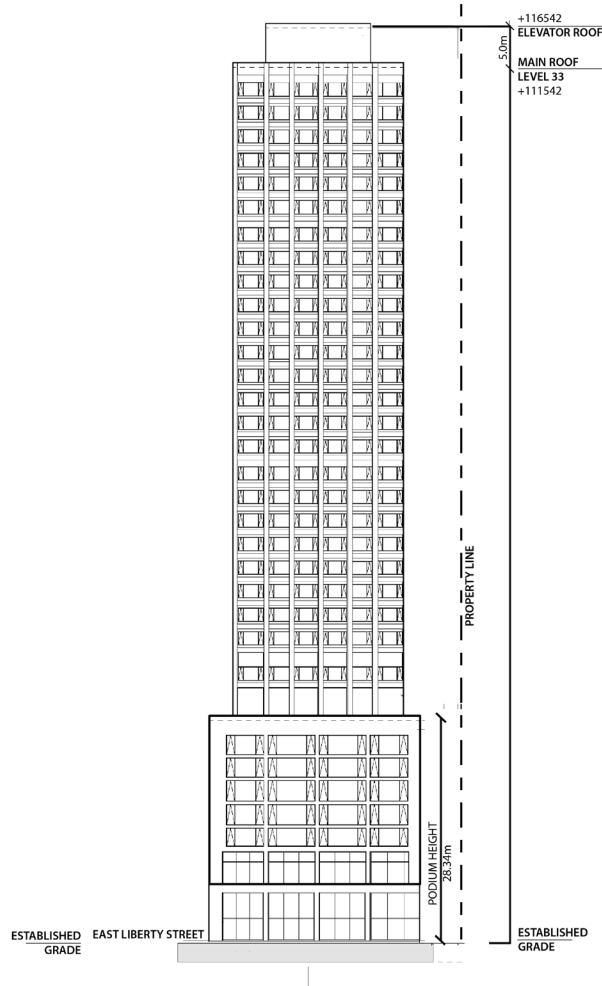
120 Lynn Williams South Elevation

Attachment 15: Block 2 – 120 Lynn Williams Street– North Elevation



120 Lynn Williams North Elevation

Attachment 16: Block 2 – 120 Lynn Williams Street – East Elevation



120 Lynn Williams East Elevation