

214-224 Merton Street - Official Plan and Zoning By-law Amendment Application - Decision Report - Approval

Date: September 29, 2023
To: Toronto and East York Community Council
From: Director, Community Planning, Toronto and East York District
Ward: 12 - Toronto-St. Paul's

Planning Application Number: 22 139701 STE 12 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 129.7-metre (40-storey excluding mechanical penthouse) mixed use building at 214-224 Merton Street. The proposed building would have a total gross floor area of 28,700 square metres including 347.1 square metres of non-residential gross floor area. No office space replacement is proposed.

The proposal includes the conveyance of 6A and 6B Pailton Crescent to the City as an off-site parkland dedication.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 214-224 Merton Street substantially in accordance with the draft Official Plan Amendment included as Attachment No. 5 to this report.
2. City Council amend Zoning By-law 569-2013, for the lands at 214-224 Merton Street, substantially in accordance with the draft Zoning By-law Amendment included as Attachment No. 6 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
4. Before introducing the necessary Bills to City Council for enactment, require the owner to:

- a) submit a Functional Servicing and Stormwater Management Report 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.
5. 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 off-site parkland dedication, having a minimum size of 371.3 square metres, comprised of the properties municipally known in the year 2022 as 6A and 6B Pailton Crescent, with the remaining parkland dedication to be provided as a cash-in-lieu payment, prior to the first above grade building permit, all to the satisfaction of the General Manager, Parks, Forestry and Recreation, and the City Solicitor.
6. City Council approve the acceptance of an off-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.
7. 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 (PFR). 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, PFR, 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.

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 June 29, 2022. The Toronto and East York Community Council Decision is available here: [Agenda Item History - 2022.TE34.95 \(toronto.ca\)](#)

THE SITE

Description: The site is generally square in shape, consists of 214, 218 and 224 Merton Street, and is located on the northwest corner of Merton Street and Pailton Crescent. The site is approximately 1,683 square metres in size, with frontages of 46.0 metres on Merton Street, 12.5 metres on Pailton Crescent, and 34.1 metres on the public laneway that abuts the north property line.

Existing Uses: A series of 2-storey buildings with non-residential uses.

THE APPLICATION

Description: A 129.7-metre (40-storey excluding mechanical penthouse) mixed use building.

Density: The total gross floor area is 28,327.7 square metres for a floor space index of 16.83 times the lot area.

Dwelling Units: A total of 434 dwelling units including 66 bachelor (15.2%), 208 one-bedroom (47.9%), 111 two-bedroom (25.6%) and 49 three-bedroom (11.3%).

Non-residential Component: Approximately 347.1 square metres of commercial (retail) space at ground level.

Access, Parking and Loading: The primary pedestrian, as well as vehicular access and egress is to be from Merton Street. A total of 6 vehicular parking spaces are proposed in a single-level underground parking garage. A total of 445 bicycle parking spaces are also proposed at ground level and within the underground parking garage. A Type "G" loading space is proposed to be enclosed.

Park: A new 371.3-square metre off-site park is proposed at 6A and 6B Pailton Crescent, immediately north of the public laneway.

Mid-block Connection: A publicly-accessible, 3.0-metre, mid-block pedestrian connection between Merton Street and the new park is proposed along the west property line.

Revisions: The current proposal incorporates revisions from the original application as summarized below:

- base building setback at floors 1 to 3 from south property line increased from 0 to 4 metres;
- setback at floors 4 to 5 from south property line increased from 0 to 2 metres;
- base building setback from Merton Street's curb increased from 6.05 to 9.8 metres;
- tower setback from west property line has increased from 10.0 to 12.5 metres;
- tower floor plate reduced from 780 to 750 square metres;
- tower setback from Merton Street property line increased from 3 to 4.5 metres;

- balconies on the tower's north and south corners have been pulled back;
- base building setback at floors 2- 4 of the north facade increased from 4.9 to 6.0 metres,
- proposal now includes a pet relief and pet wash station at the ground floor;
- number of storeys has increased from 35 to 40;
- windows at the eastern base building facade have been removed;
- The 5th storey exterior amenity area at the south-west portion of the site has an increased setback from 3.0 to 7.0 metres;
- proposed residential units increased from 346 to 434;
- percentage of 3-bedroom units increased from 10.4 to 11.3 percent; and,
- residential parking spaces reduced from 59 to 6, parking levels reduced from 3 to 1.

Additional Information

See Attachments No. 1, 2, 7, 8 and 9 of this report for: the Location Map; Application Data Sheet; Site Plan; three-dimensional representation of the proposal; and 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: toronto.ca/214MertonSt

Reason for Application

An Official Plan Amendment (OPA) is required as the application does not propose the replacement of the existing office gross floor area, as required by Policy 2.5.7 of the Yonge-Eglinton Secondary Plan.

An amendment to Zoning By-law 569-2013 is required to vary performance standards including: building height, gross floor area, amenity space, setbacks, landscaping, and vehicular and bicycle parking requirements.

POLICY CONSIDERATIONS

Provincial Land-Use Policies: All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (PPS), and shall conform to provincial plans.

Official Plan Designation: Mixed Use Areas. See Attachment No. 3 of this report for the Official Plan Land Use Map.

Secondary Plan Designation: Mixed Use Areas "B" in the Yonge-Eglinton Secondary Plan. The site is within the Merton Street Special Places Character Area boundary with an anticipated height range of 14-40 storeys, also within the transit-supportive Secondary Zone of the Davisville Transit Station Area.

Policy 2.5.7 of the Yonge-Eglinton Secondary Plan requires 100% replacement of any existing office gross floor area on a site.

Zoning: Commercial Residential Zone (CR 2.0 (c2.0; r2.0) SS2 (x2495)) with a maximum height permission of 21.0 metres and a maximum density of 2.0 times the site area under Zoning By-law 569-2013.

Design Guidelines

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

- Tall Building Design Guidelines;
- Midtown Public Realm Implementation Strategy;
- Growing Up Guidelines: Planning for Children in New Vertical Communities; and
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.

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 Toronto Green Standard. The TGS can be found here:

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

COMMUNITY CONSULTATION

A virtual Community Consultation Meeting was hosted by City staff on June 22, 2022. Following a presentation by City staff and the applicant, the following comments and issues were raised:

- height and massing;
- soft landscaping and adequacy of the proposed soil depth for trees to grow and mature;
- the pedestrian connection, in particular safety and walkability;
- parking and loading impacts on local traffic congestion;
- shadow and wind impacts on the surrounding properties, and the appropriateness of the proposed mitigation measures;
- construction noise;
- laneway access and fire route protection;
- transit;
- retail space;
- privacy;
- tree Protection; and
- open space

Staff have corresponded and met with area residents on several occasions. The issues raised through community consultation have been considered through the review of the application.

Statutory Public Meeting Comments

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

COMMENTS

Provincial Framework

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 current proposal for consistency with the PPS, and conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan). The proposal is consistent with the PPS and conforms with the Growth Plan.

Land Use

The proposed Official Plan Amendment to redesignate the lands from Mixed Use Areas "B" to Mixed Use Areas "C" is acceptable in this instance, and the proposal provides an acceptable mix of uses on this site. The Yonge-Eglinton Secondary Plan characterizes Mixed Use Areas "B" as consisting of residential, office and civic clusters around transit stations and along Yonge Street, Eglinton Avenue West and Merton Street. Mixed Use Areas "C" are identified as commercial main streets characterized by continuous at-grade narrow-frontage retail, service and institutional uses with office, other commercial and residential uses above. Yonge-Eglinton Secondary Plan Map 21-5 identifies a Priority Retail Street from the intersection of Merton Street and Pailton Crescent to approximately 200 metres west along the north side of Merton Street, including the subject site.

The subject site is located at the edge of the Mixed Use Areas "B" designation along Merton Street. Yonge-Eglinton Secondary Plan Map 21-4 identifies the lands to the north of the subject site as Apartment Neighbourhoods and the lands to the north/east, across Pailton Crescent, as Mixed Use Areas "C".

The policies of Mixed Use Areas "B" includes the requirement that tall buildings will provide 100 per cent replacement of any existing office gross floor area on the site. The site contains approximately 1,319 square metres of office space within a 3-storey building.

The applicant submitted an Office Market Analysis, prepared by Altus Group and dated April 25, 2022, in support of the proposal. Despite the analysis outcomes, staff have

determined that the proposed mix of use on the site are acceptable. The application proposes 347 square metres of retail gross floor area at-grade, representing a partial replacement of total non-residential gross floor area on the site. The two narrow-frontage retail units will contribute to the activation of the public realm at this location and is consistent with the Priority Retail Street and Mixed Use Areas “C” policies of the Yonge-Eglinton Secondary Plan.

Community Planning staff accepts that given the site’s location, the proposal will create a balance of commercial and residential uses, that would support the needs of the existing and future residents in this area. The proposal to redesignate the lands from Mixed Use Areas “B” to Mixed Use Areas “C” is consistent with the objectives of the Yonge-Eglinton Secondary Plan and Official Plan.

Unit Mix

The architectural plans for the proposal demonstrate that 434 dwelling units are proposed, including 66 bachelor (15.2%), 208 one-bedroom (47.9%), 111 two-bedroom (25.6%) and 49 three-bedroom (11.3%) units, with 10% of the units being convertible to two or three bedrooms by combining one-bedroom and studio units with the use of knockout walls. The proposed unit mix is consistent with the Growing Up Guidelines and meets the policy direction of the Official Plan to provide a full range of housing.

Site Organization

The proposed tower is located on the east side of the site, and the parking garage and loading area are accessed from Merton Street via a driveway. The location of the tower and vehicle access allow for a pedestrian mid-block connection along the west property line. A new public park is proposed adjacent to the existing public laneway to the north. The off-site parkland dedication will expand the new park secured at 185 Balliol Street and 8 Pailton Crescent.

The proposal envisioned conversion of the public lane between the off-site parkland and the subject site, to be integrated with the park. This report does not make any recommendations regarding the future status of the public laneway to the north.

The proposed site organization meets the policies of the Official Plan, is appropriate for the site, and contributes to a complete community which integrates well into the surrounding context.

Built Form

The proposed height of 129.7-metres (40 storeys excluding mechanical floor), is compatible with the scale and character of the existing and planned context for the Merton Street Special Places Character Area. The proposed height is within the planned height range of 12-40 storeys for the Character Area.

The wider surrounding existing and planned context includes multiple tall buildings to the west and north of the site. The proposed tower achieves appropriate tower setbacks and separation distances to adjacent sites.

Massing - Base Building component

The building's proposed massing is acceptable and conforms to the policies of the Yonge-Eglinton Secondary Plan and the Merton Street Character Area.

The proposed base building provides an appropriate street wall height of approximately 22.6 metres along Merton Street, scaling down to 8.0 metres along Pailton Crescent, the existing laneway and proposed off-site park. Above the podium, the building provides stepbacks to provide an architectural reveal and breaks up of the massing between the base building and tower components of the building. The resulting form frames each Street and the proposed park with good proportion and fits the existing and planned context. The base building would also incorporate active ground floor uses.

The ground floor level would be setback 4.0 metres from the south property line along Merton Street, 1.5 metres from the east property line along the west side of Pailton Crescent, and 3.0 metres from the north property line along the existing laneway.

The proposal would provide an appropriate setback from the property line on both street frontages, and an opportunity for an enhanced public realm that is able to accommodate a retail patio and public seating, tree planting and other soft landscaping. The proposal achieves the public realm concept envisioned by the Midtown Public Realm Implementation Strategy, and implements the Public Realm Moves policies of the Yonge-Eglinton Secondary Plan.

Massing - Tower component

The tower component is set back 7.5, 12.5 and 3.45 metres from the east, west and north property lines, respectively. The tower is setback approximately 4.5 and 1.3 metres from the south property line along Merton Street and the property line along Pailton Crescent, respectively.

The tower is oriented to fit within the existing and planned context. The proposed tower location appropriately mitigates impacts on the public realm and provides adequate sky view, daylighting, and privacy.

Amenity Space

Amenity space for building residents is proposed on floors 2, 4 and 6 at a rate which is equivalent to the minimum requirement of 4.0 square metres of amenity space per dwelling unit (of which 2.0 square metres shall be for indoor amenity) contained in Zoning By-law 569-2013. A total of 868 square metres of indoor amenity space (2.0 square metres per unit) is proposed, along with approximately 486.5 square metres of outdoor amenity space.

A pet relief area is proposed at grade at the northwest corner of the building. The detailed design of the amenity space, including provisions for households with children and pets will be reviewed and secured through the Site Plan Control review process.

Public Realm

At the ground floor level, the proposed building would be setback 9.8 metres from the Merton Street curb and approximately 4.0 metres from the front property line.

The proposed setback would accommodate a pedestrian clearway, trees, street furniture, and soft landscaping which is consistent with the existing and planned context.

A Landscape Concept Plan submitted in support of the application proposes the planting of 3 new street trees on Merton Street, with the potential of 2 additional street trees to be further explored.

Retail entrances are proposed to be located along Merton Street, in addition to the residential lobby, and at the northeast frontage on Pailton Crescent. These ground floor uses would allow for access and views from the public realm, further implementing the Priority Retail Street policy of the Yonge-Eglinton Secondary Plan.

Parkland

The application proposed to convey 6A and 6B Pailton Crescent to the City as per the Toronto Municipal Code Chapter 415-26.C. The 371.3 square metres of parkland is in a location and configuration that is acceptable to Parks, Forestry and Recreation.

The off-site parkland will expand the 1,120.2 square metre future park located just north of 6B Pailton Crescent secured as part of the Zoning By-law Amendment approval for 185 Balliol Street and 8 Pailton Crescent (Application No. 20 193619 STE 12 OZ).

Planning staff will explore with Parks, Forestry and Recreation, Transportation Services and Corporate Real Estate Management the potential conversion of the existing public laneway to parkland, as part of the Site Plan process.

The off-site parkland dedication must be conveyed prior to the first above grade building permit and is subject to terms and conditions to the satisfaction of the General Manager, Parks, Forestry and Recreation, including environmental assessment conditions. The parkland dedication is proposed to be built out with above base park improvements using a development charge credit against the Parks and Recreation component of the Development Charges.

Based on a recent ballpark land value estimate by the City's Corporate Real Estate Management division it was determined that the value of the off-site dedication is less than the value of a full on-site dedication. The remaining value must be provided as a cash-in-lieu of parkland payment to the City prior to the issuance of the First Above Grade Building Permit. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu of parkland payment will be determined under the direction of the Executive Director, Corporate Real Estate Management. The appraisal will be conducted upon the submission of an application for the first above grade building permit and is valid for six months.

Shadow Impact

The proposed building has been massed, located and articulated, with appropriate separation distance, to limit shadow impacts on surrounding areas and maintain skyview in accordance with the intent of the Official Plan Built Form policies and Tall Building Design Guidelines.

The submitted Shadow Study shows the extent of the shadow from the proposed buildings during the spring and fall equinox (March 21 and September 21) and the summer solstice (June 21). The proposal would cast limited shadows on buildings immediately northwest and northeast of the site.

The shadow studies demonstrate that the proposal would minimally shadow the public sidewalks along Merton Street and Pailton Crescent. The proposed building would also cast limited shadow on sections of the proposed park between 9:18 am and 12:18 pm during the spring, summer and fall equinoxes.

Planning staff have assessed the proposed development in terms of the incremental shadow impact that would result from the proposed 40-storey building and are satisfied that it would adequately limit shadow on shadow-sensitive areas, parks, and the public realm.

Wind

A Pedestrian Wind Assessment, prepared by Theakston Environmental, dated April 25, 2022 and revised on September 22, 2023 was submitted revealing that no areas over the site are expected to experience conditions that could be considered unsafe.

In the existing and proposed context, wind conditions along public sidewalks, walkways, landscaped spaces, within and surrounding the proposed development expected to be comfortable for walking or better throughout each season.

Pailton Crescent

Along Pailton Crescent, the proposed development will likely result in wind conditions suitable for standing and walking in the winter and spring. Standing conditions are anticipated for the summer and fall. Pailton Crescent is expected to remain comfortable and suitable throughout the year.

Merton Street

Along Merton Street, the proposed development will likely result in wind conditions suitable for standing in the spring, summer, fall and winter in some locations. Improved wind conditions were identified in other locations along Merton Street and will be suitable for sitting, resulting in suitable conditions being anticipated throughout the year.

Parkland

The proposed park is expected to be generally suitable for sitting throughout the year, with the east portion of the park being suitable for standing during the summer and winter. Sitting conditions, desirable for park spaces throughout the year, will be achieved by incorporating mitigation measures such as tree planting, vegetation and the

effective placement of wind screens or pergolas during the review stage of Site Plan Approval.

The proposal is expected to have minimal wind impact on the adjoining parkland dedication at 185 Balliol Street, with wind conditions anticipated to remain as planned through its own Site Plan approval process.

The future mid-block connection is expected to be mostly comfortable for standing throughout the year.

Outdoor Amenity

Outdoor amenity at the 2nd and 6th floor will experience wind conditions suitable for standing throughout the year, with conditions made more comfortable using mitigation plan measures, including 2-metre high wind screens, raised planters and trellises.

City Planning staff have reviewed the Pedestrian Level Wind Assessment and are satisfied with the recommendations contained within the study, subject to further testing and assessment for additional mitigation strategies. The effectiveness of all proposed wind control features will be further quantified and evaluated through required wind tunnel testing as part of Site Plan Control.

Tree Preservation

A total of one City-owned street tree and one privately-owned tree will be impacted by the proposal according to the submitted arborist report requiring a permit under the City of Toronto Municipal Code, Chapter 813, the Tree Protection By-law.

The applicant will be required to replace any trees removed. The final number and location of replacement trees will be determined as part of Site Plan Control to the satisfaction of the General Manager, Parks, Forestry and Recreation.

Traffic Impact, Access, Parking and Loading

A Transportation Impact Study was submitted to assess the traffic impact, access, parking and loading arrangements for this development. Transportation Services staff has reviewed the study and accepted its conclusions, subject to the proposed parking rates that have been included in the draft Zoning By-law Amendment.

Servicing

Engineering and Construction Services staff has reviewed the submitted materials reflecting the proposed servicing. There are outstanding items requiring revision, resubmission and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services. These matters must be addressed prior to the enactment of the draft Zoning By-law Amendment.

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.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS. The site-specific Zoning By-law, and future site plan agreement, will secure performance measures for various development features. The applicant is encouraged to achieve Tier 2 or higher to advance the objectives of the City for resilience and to achieve net-zero emissions by 2040 or sooner.

CONTACT

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SIGNATURE

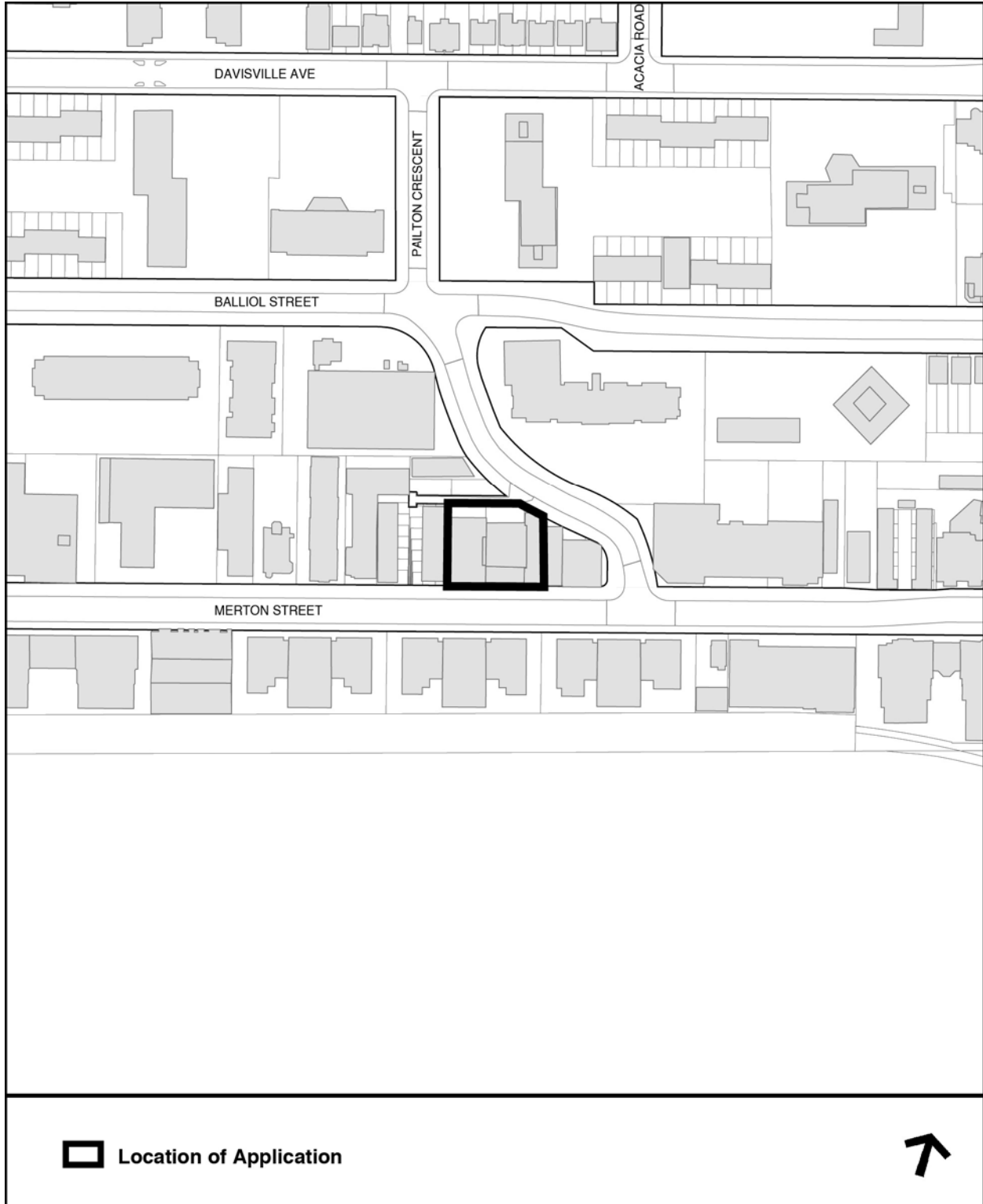
Oren Tamir
Director, Community Planning
Toronto and East York District

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 Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment
- Attachment 7: Site Plan
- Attachment 8: 3D Model of Proposal in Context
- Attachment 9: Elevations

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 214 - 224 Merton Street **Date Received:** April 28, 2022

Application Number: 22 139701 STE 12 OZ

Application Type: Official Plan and Zoning By-law Amendment

Project Description: a 40-storey mixed use building.

Applicant	Architect	Owner
Sherman Brown Dryer Gold	BDP. Quadrangle	Burton-Lesbury Holdings Ltd.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	OPA 405
Zoning:	CR 2.0 (C2.0; r2.0) SS2 (x2495)	Heritage Designation:	N
Height Limit (m):	21	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 1,683 **Frontage (m):** 45.7 **Depth (m):** 37.53

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	976.1		685.7	685.7
Residential GFA (sq m):			27,980.7	27,980.7
Non-Residential GFA (sq m):	0		347.1	347.1
Total GFA (sq m):	976.1		28,327.7	28,327.7
Height - Storeys:	2.5		40	40
Height - Metres:			129.7	129.7

Lot Coverage Ratio (%):z 54 **Floor Space Index:** 16.83

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	27980.7	201
Retail GFA:	347.1	

Office GFA:
Industrial GFA:
Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	0	0	0	0
Freehold:				
Condominium:			434	434
Other:				
Total Units:			434	434

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		66	208	111	49
Total Units:		66	208	111	49

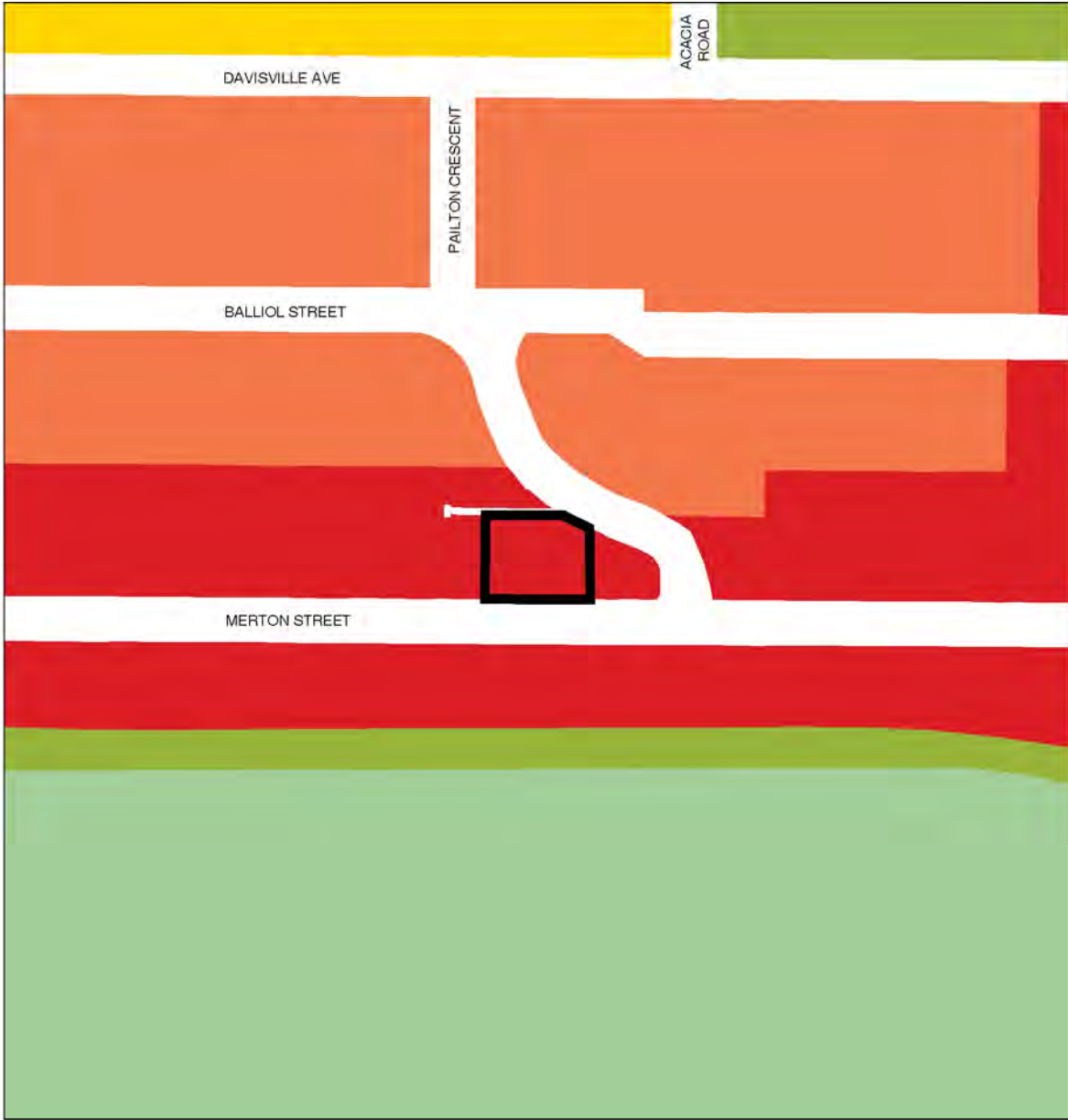
Parking and Loading

Parking Spaces: 6 **Bicycle Parking Spaces:** 445 **Loading Docks:** 1

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Attachment 3: Official Plan Land Use Map



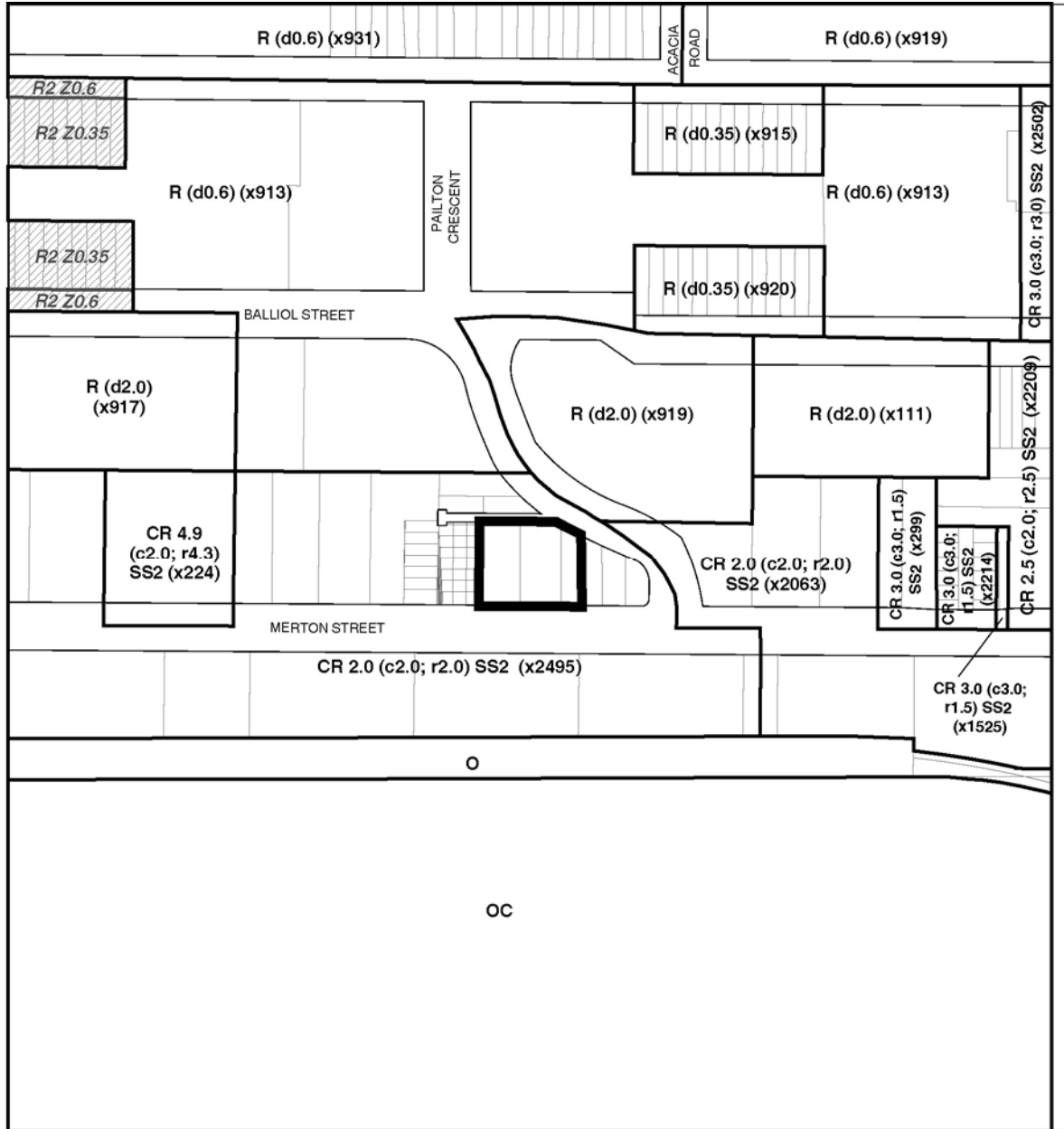
Official Plan Land Use Map #17

214 -224 Merton Street
File # 22 139701 STE 12 0Z



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Not to Scale
Extracted: 09/20/2023

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

214 - 224 Merton Street

File # 22 139701 STE 12 0Z

-  Location of Application
- R** Residential
- CR** Commercial Residential
- O** Open Space
- OR** Open Space Recreation
- OC** Open Space Cemetery

-  See Former City of Toronto By-law No. 438-86
- R2** Residential District
- CR** Mixed-Use District


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 Extracted: 09/20/2023

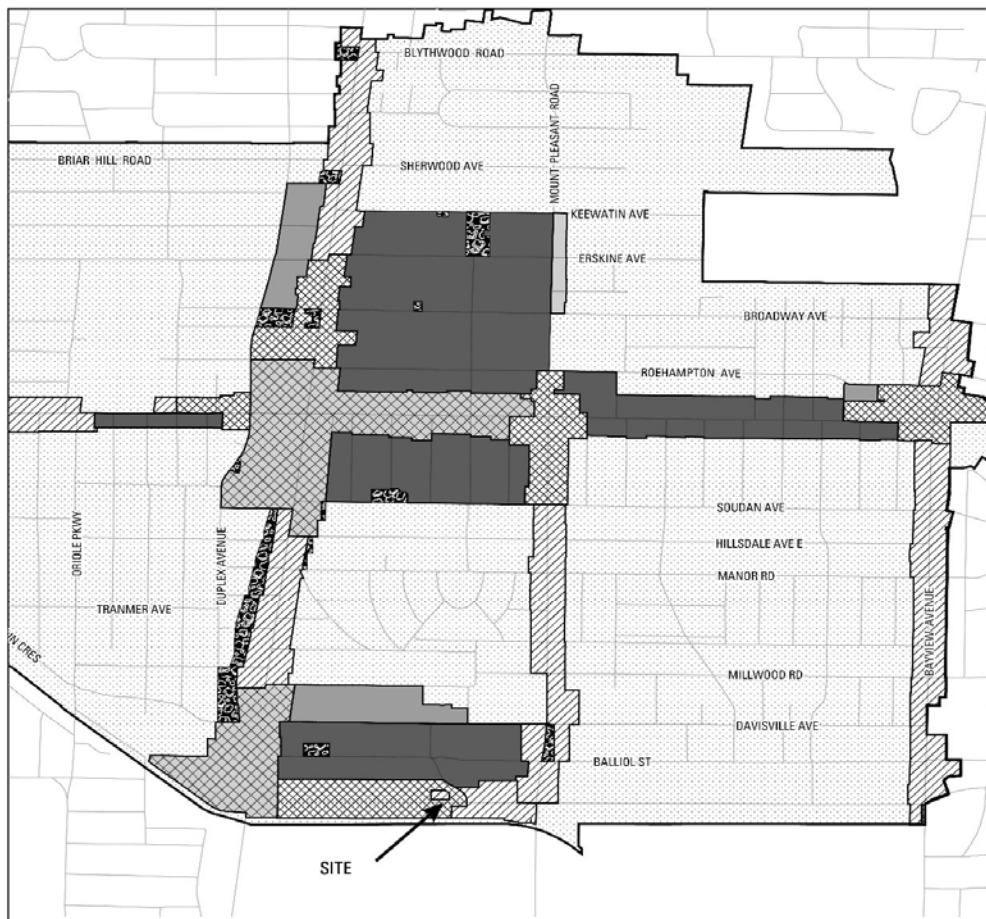
AMENDMENT NO. 694 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS 214-224 MERTON STREET

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

Chapter 6, Section 21, Yonge-Eglinton Secondary Plan, Map 21-4, Land Use Plan, is amended by redesignating the lands known municipally in the year 2022 as 214-224 Merton Street from Mixed Use Areas 'B' to Mixed Use Areas 'C'. as shown in Schedule A.

Schedule A



Yonge - Eglinton Secondary Plan
MAP 21-4 Land Use Plan

214-224 Merton Street

File # 22 139701 STE 12 0Z

- Location of Application
- Secondary Plan Boundary
- Mixed Use Areas "A"
- Mixed Use Areas "B"
- Mixed Use Areas "C"
- Apartment Neighbourhoods
- Neighbourhoods "A"
- Neighbourhoods "B"
- Parks and Open Space Areas - Parks
- Land Use Designations per the Official Plan

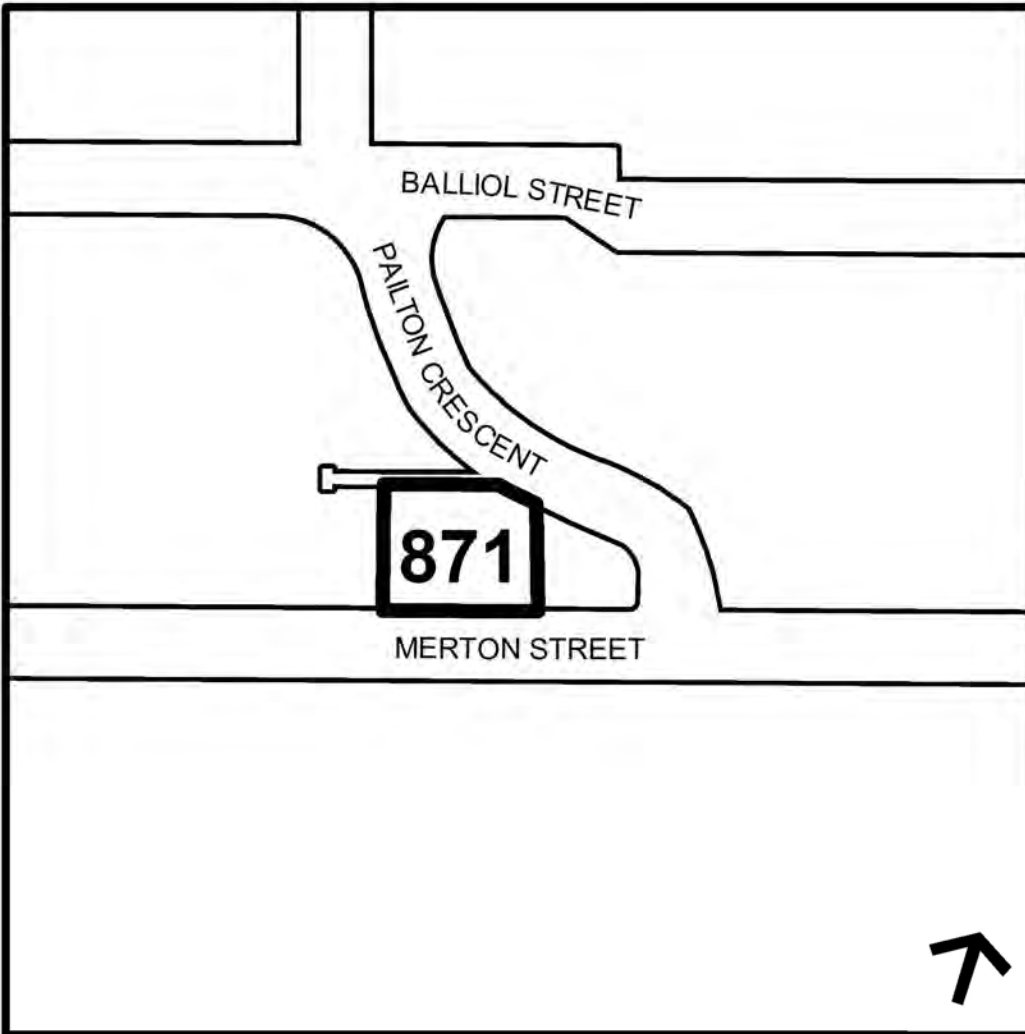
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 09/29/2023

Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 871 for the lands municipally known in 2022 as 214-224 Merton Street, as follows:

871. 214-224 Merton Street

New development is required to provide:

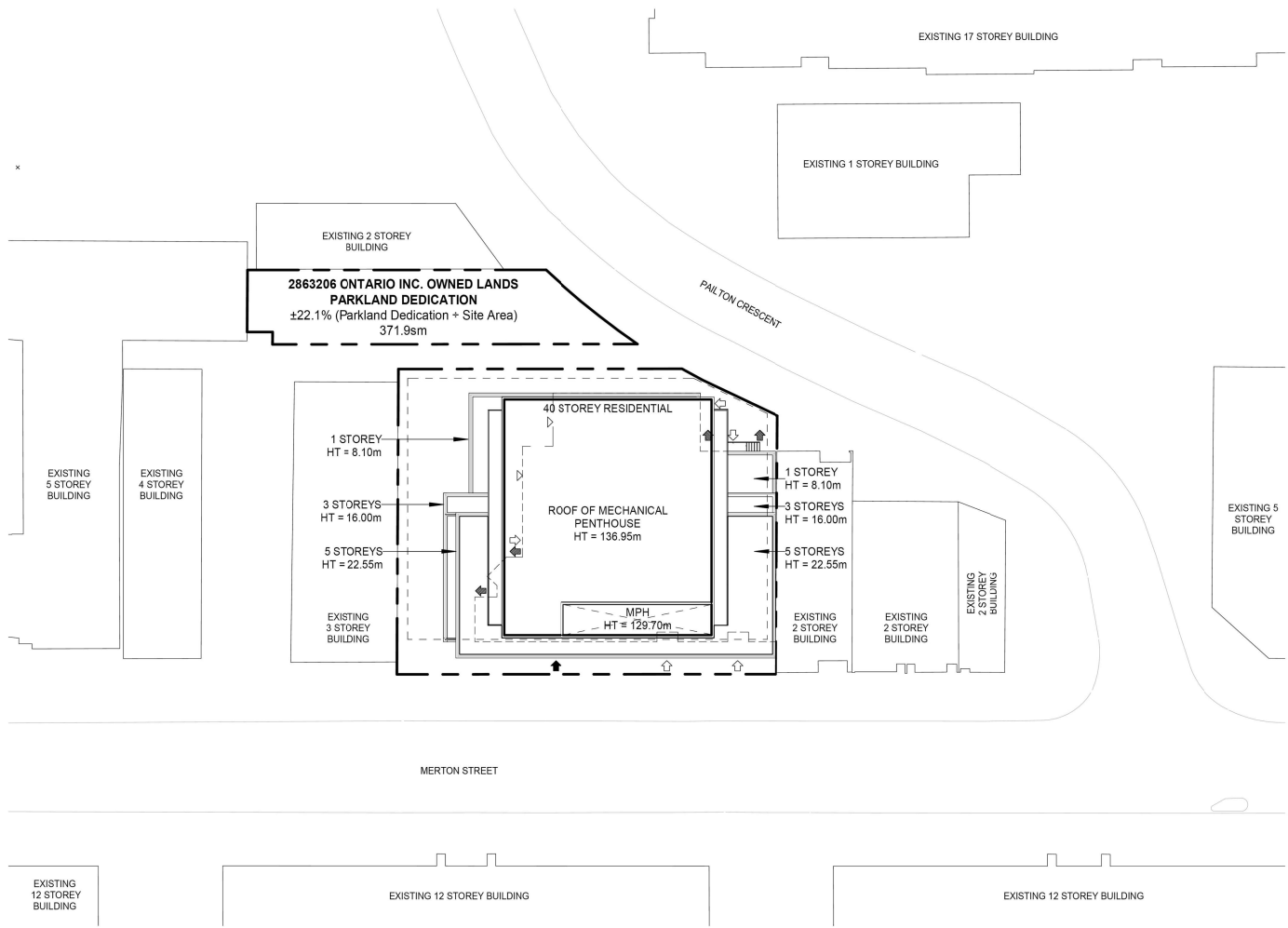
- (i) non-residential uses at ground level;
- (ii) on or off-site parkland dedication; and
- (iii) mid-block connections in the form of pedestrian pathways



Chapter 7, Map 28, Site and Area Specific Policies, is revised to add the lands known municipally in 2022 as 214-224 Merton Street shown on the map above as Site and Area Specific Policy 871.

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

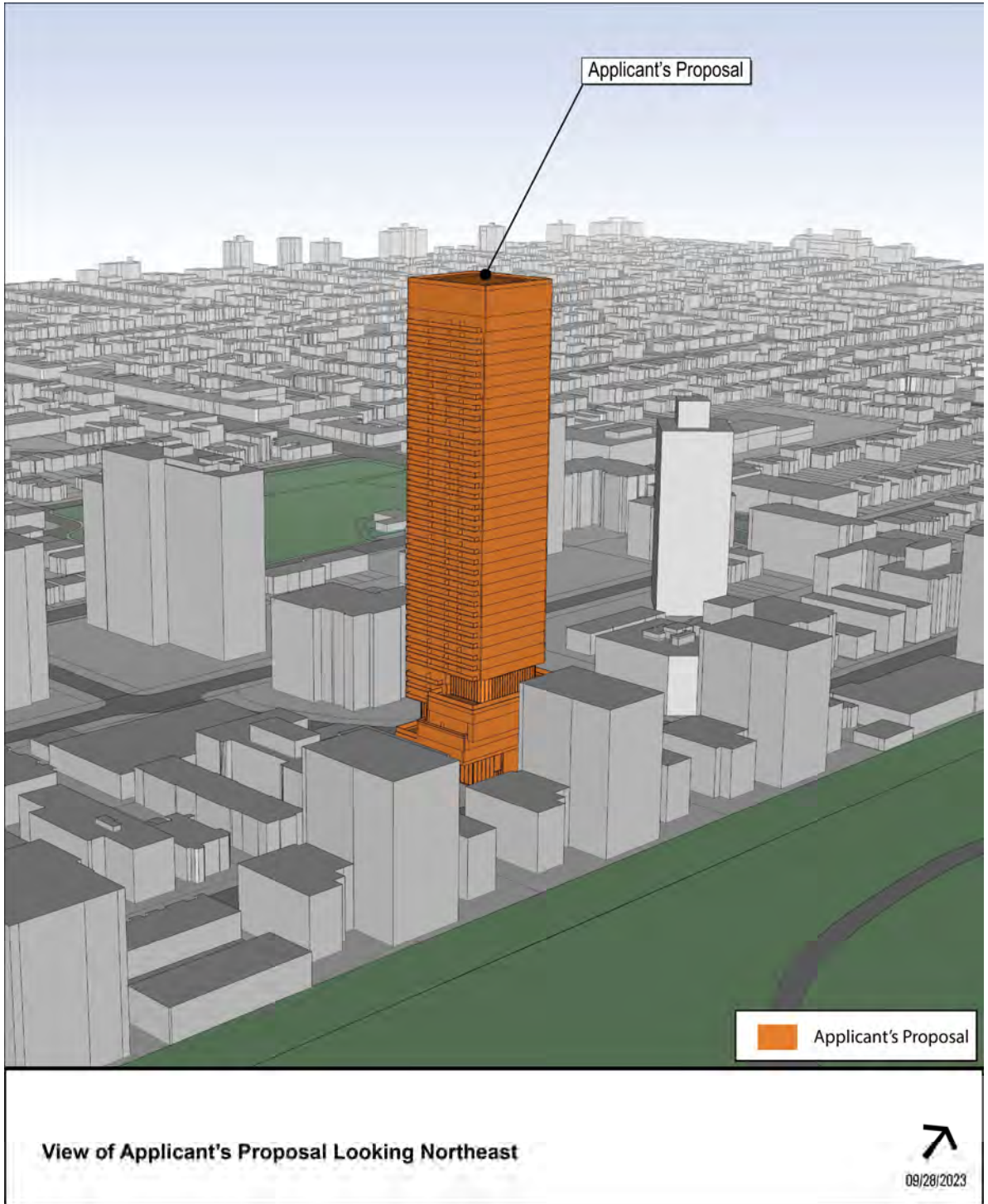
To be available prior to the October 18, 2023 Toronto and East York Community Council Meeting.



Site Plan



Attachment 8: 3D Model of Proposal in Context



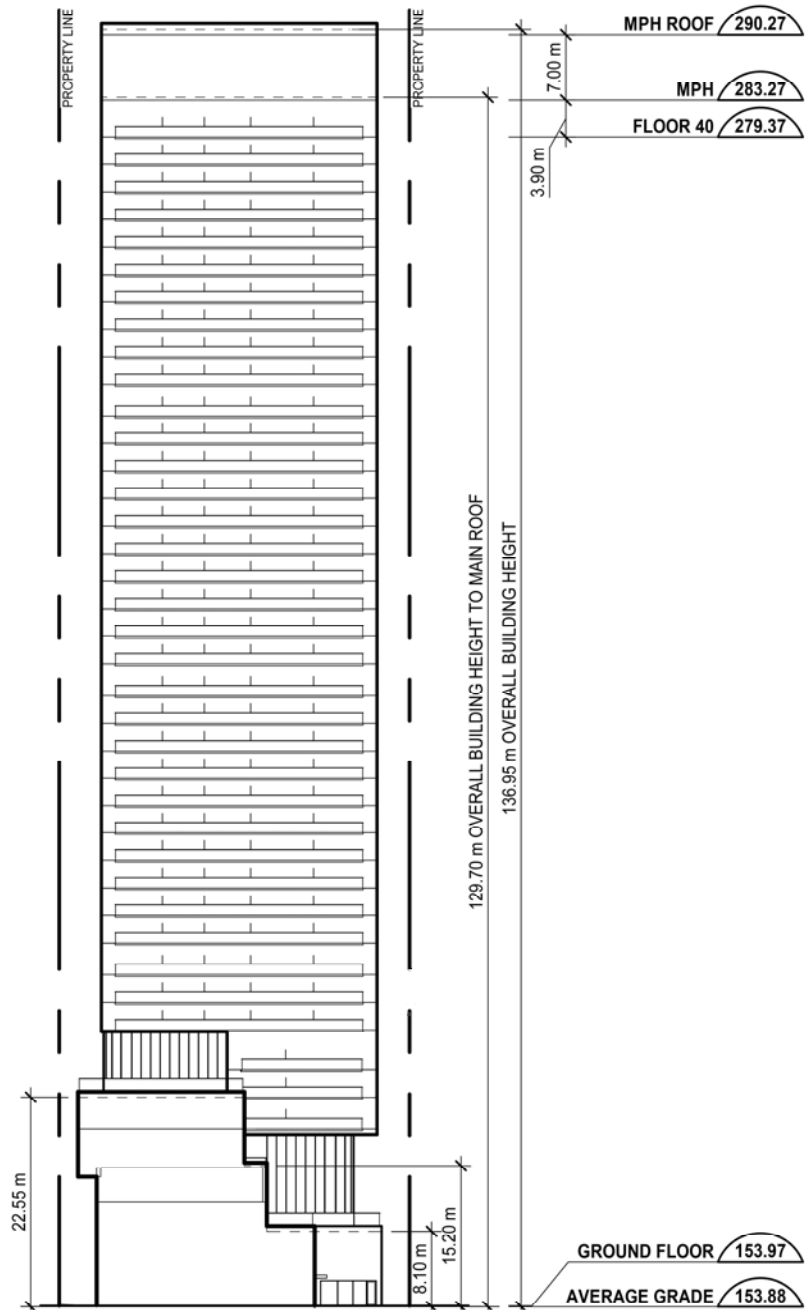


View of Applicant's Proposal Looking Southwest

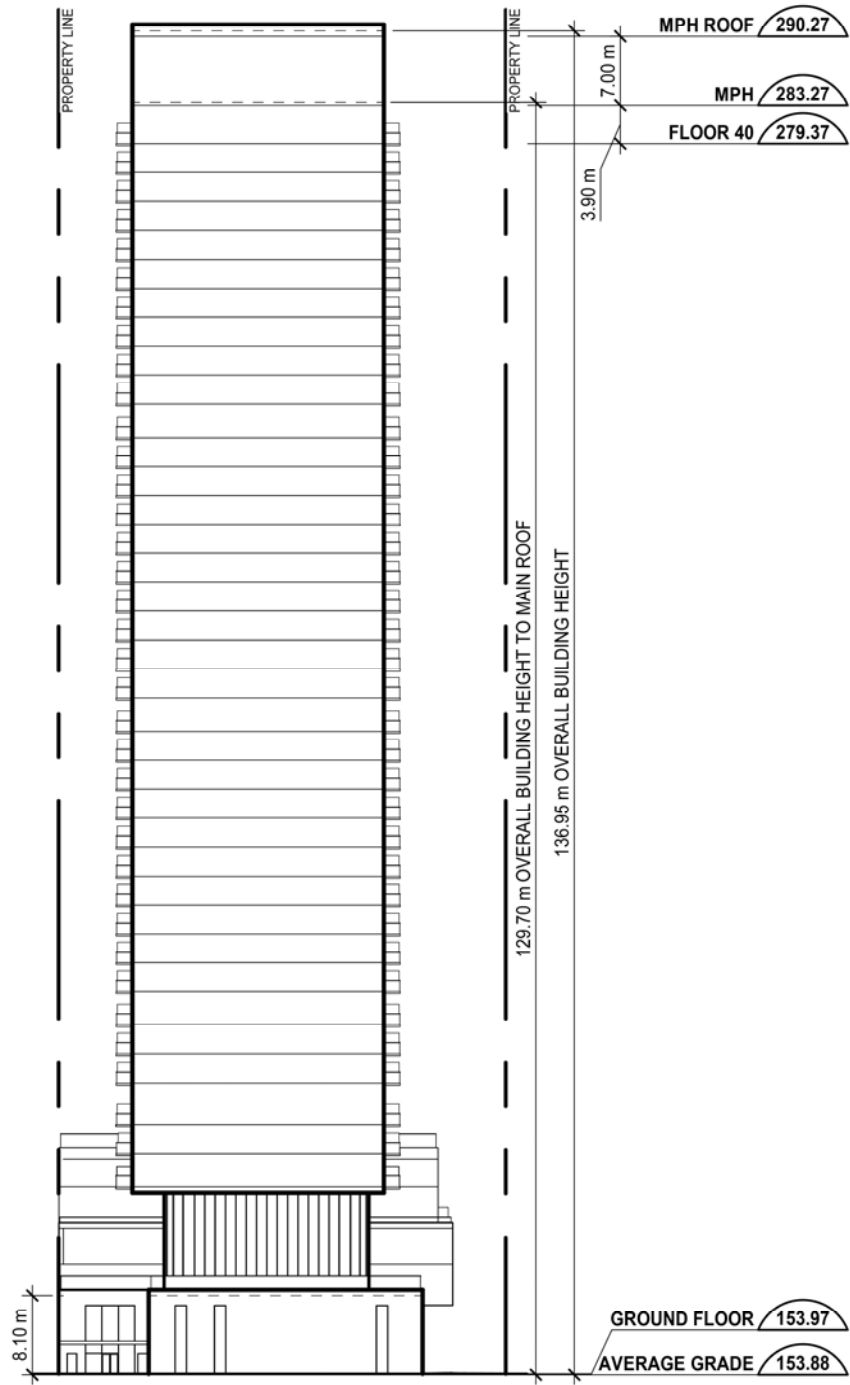


09/28/2023

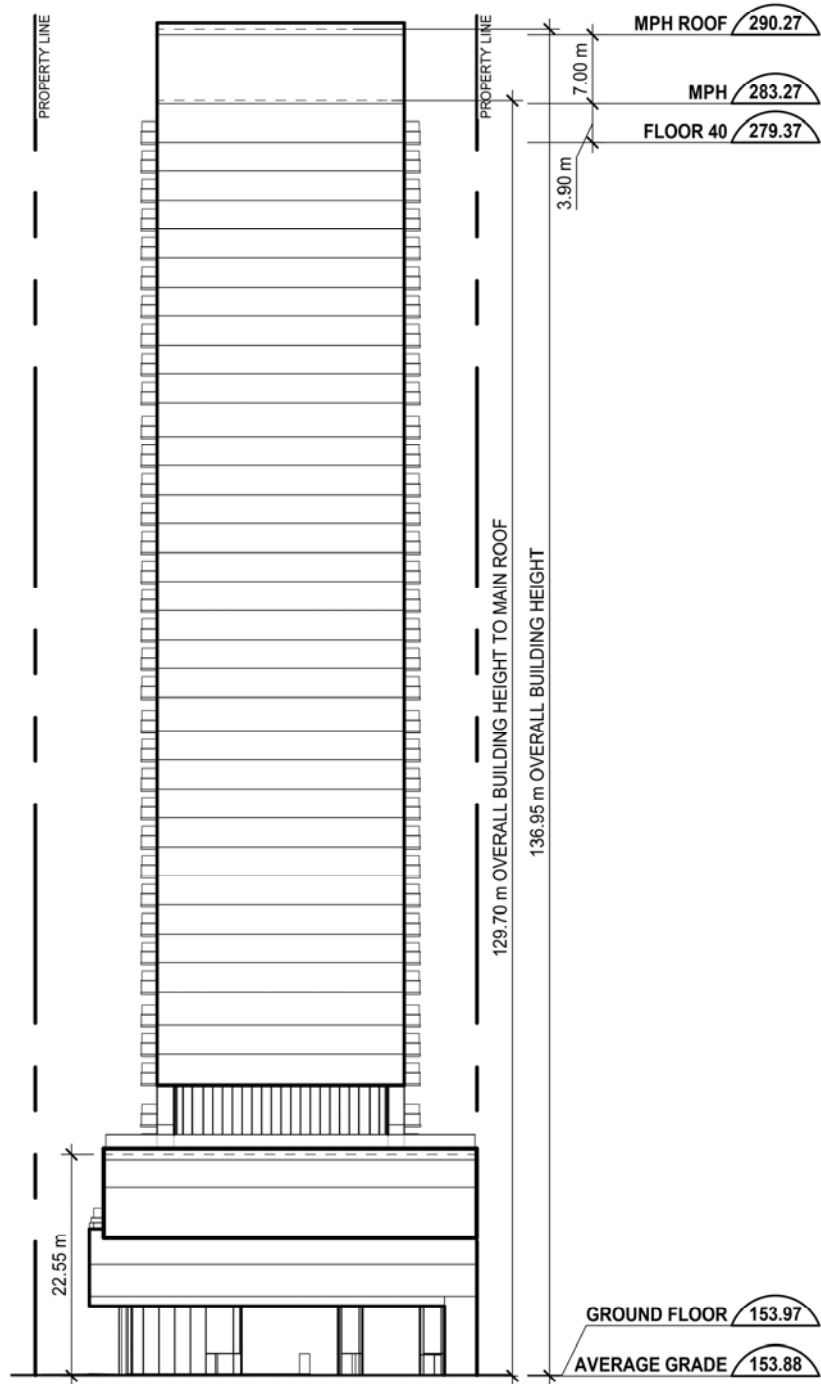
Attachment 9: East Elevation



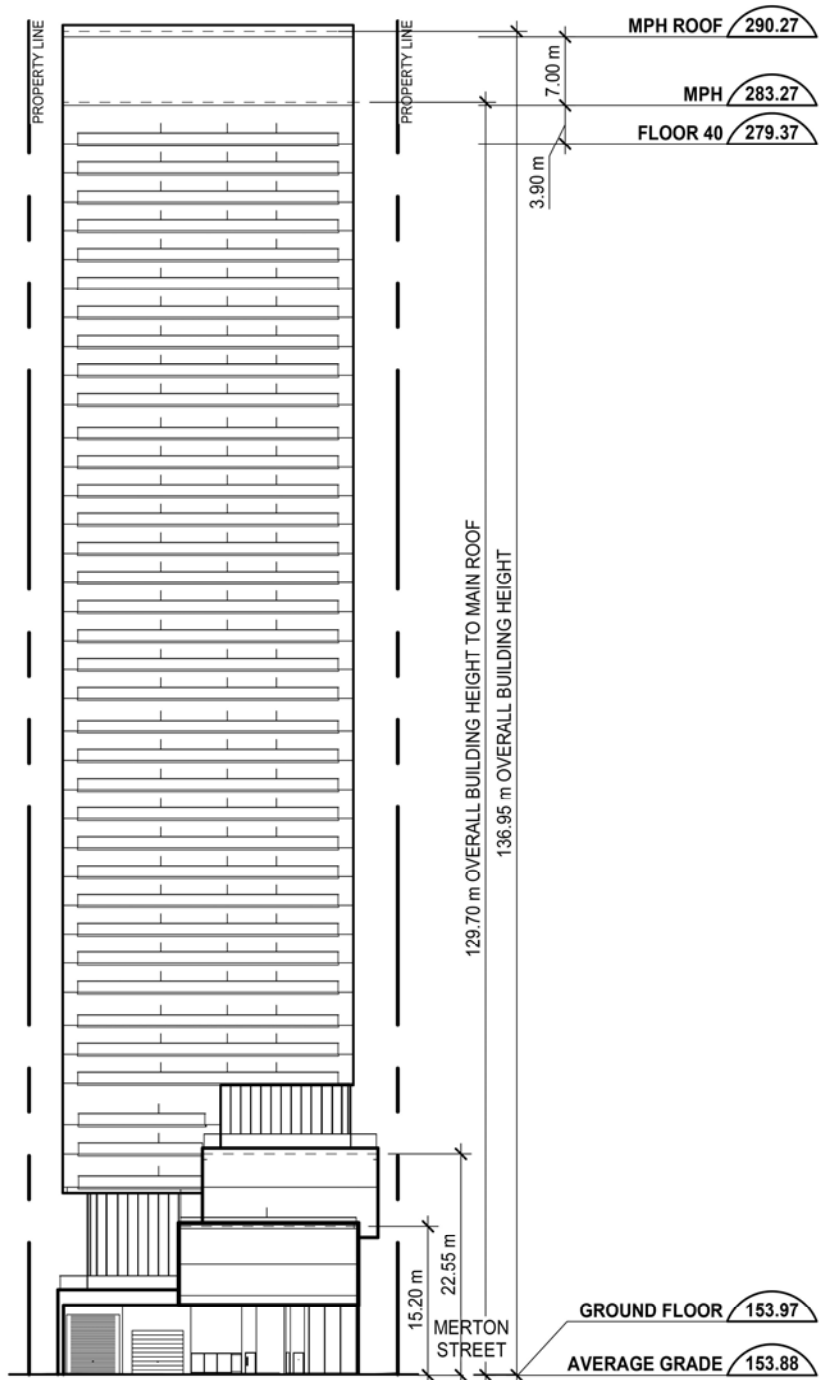
East Elevation



North Elevation



South Elevation



West Elevation

