

306-310 Gerrard Street East – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: October 30, 2023

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

Planning Application Number: 22 106814 STE 13 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to re-designate the lands at 310 Gerrard Street East from Neighbourhoods to Mixed Use Areas and to permit a 10-storey mixed-use building containing office, retail, and residential uses at 306-310 Gerrard Street East. The proposal includes 194 dwelling units, including affordable rental units in partnership with the City's Open Door Program.

RECOMMENDATIONS

The Director, Community Planning, Toronto and East York District recommends that:

1. City Council amend the Official Plan, for the lands at 310 Gerrard Street East substantially in accordance with the draft Official Plan Amendment included as Attachment 6 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 306-310 Gerrard Street East substantially in accordance with the draft Zoning By-law Amendment included as Attachment 7 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

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 was adopted by Toronto and East York Community Council on May 26, 2022. The Toronto and East York Community Council decision is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2022.TE33.25>

At its meeting on June 15, 2022, City Council authorized the proposed affordable rental units in certain developments, including the subject application submitted by the Yonge Street Mission, to be eligible for waivers of fees for planning application, building permit, parkland dedication and development charges exemptions. The City Council decision is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2022.PH34.8>

THE SITE

Description: The site is an irregularly shaped lot located on the north side of Gerrard Street East, east of Parliament Street. The site is 5,193 square metres in area, has a 70.9 metre frontage along Gerrard Street East, and a depth of approximately 80 metres abutting Rolston Avenue at the rear. The site has two means of vehicle access from Gerrard Street East.

Existing Uses: The site is made up of 306, 308, and 310 Gerrard Street East and includes a one-storey office building, a vacant two-storey semi-detached building with two units, and a two-storey retail store with a surface parking lot.

THE APPLICATION

Description: The application proposes to demolish the existing buildings and construct a 10-storey mixed-use building (42.1 metres in height, including the mechanical penthouse) comprised of office, retail.

Density: 3.6 times the area of the lot.

Dwelling Units: A total of 194 dwelling units are proposed, a portion of which will be affordable rental housing units (secured through the City's Open Door Program). A minimum of 15% of the total number of units will be two-bedroom units and a minimum of 10% will be three-bedroom units.

Amenity Space: A total of 546 square metres of indoor amenity space (2 square metres per unit), and 621 square metres of outdoor amenity space (3.2 square metres per unit).

Non-Residential: A total of 4,190 square metres of non-residential gross floor area including office and retail uses on the first two-floors.

Access, Parking, and Loading: Vehicular access would be provided from Gerrard Street East. A total 96 vehicle parking spaces and total of 242 bicycle parking spaces will be located within a one level of underground parking garage. A total of four loading spaces are proposed.

Additional Information: See Attachment 1 of this report for the application data sheet, Attachment 2 for the location map, Attachment 8 for the site plan, Attachment 9 for the three-dimensional representations of the proposal in context, and Attachment 10 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/306GerrardStE

Reasons for Application: The Official Plan Amendment is required to redesignate the east portion of the site from Neighbourhoods to Mixed Use Areas, and to designate the east portion of the site to Mixed Use Area 3 - Main Street in the Downtown Plan, to accommodate the mixed-use development.

The Zoning By-law Amendment is required to amend Zoning By-law 569-2013 by rezoning the east portion of the site at 310 Gerrard Street East from R to CR; by adding the west portion of the site at 310 Gerrard Street East into Zoning By-law 569-2013 as CR; and by varying performance standards including: building height, building setbacks, gross floor area, floor space index, landscape requirements and parking.

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 located within the Downtown and Central Waterfront Area on Map 2 of the Official Plan. The west portion of the site is designated Mixed Use Areas and the east portion of the site is designated Neighbourhoods on Map 18 of the Official Plan. See Attachment 3 of this report for the Official Plan Land Use Map.

Downtown Secondary Plan: The Downtown Plan identifies the west portion of the site as Mixed Use Areas 3 - Main Street on Map 41-3. The remaining east portion of the site is identified as Neighbourhoods. The portion of Gerrard Street East fronting this site is identified as a Great Street and a Priority Cycling Route. See Attachment 4 of this report for the Downtown Plan Mixed Use Areas.

Zoning: 306 and 308 Gerrard Street is zoned CR 2.0 (c1.0; r2.0) SS2 (x2362) with a maximum permitted height of 14.0 metres under the City of Toronto Zoning By-law 569-2013. 310 Gerrard Street East is split zoned, whereas the western portion of the site is not subject to the City of Toronto Zoning By-law 569-2013 and is instead zoned MCR T2.0 C1.0 R2.0 with a maximum permitted height of 12.0 metres under the former City of Toronto Zoning By-law 438-86. A broad range of uses are permitted in the CR and MCR zones, including residential, office, and retail. The east portion of the site at 310 Gerrard Street East is zoned R (d1.0)(x4) with a maximum permitted height of 13.0 metres under the City of Toronto Zoning By-law 569-2013. A variety of residential uses are permitted in the R zone. See Attachment 5 of this report for the existing Zoning By-law Map.

Heritage: The site is designated under Part V of the Ontario Heritage Act as part of the Cabbagetown South Heritage Conservation District (By-law 887-2005).

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

- Mid-Rise Building Performance Standards;
- Pet Friendly 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/planningdevelopment/official-planguidelines/toronto-green-standard/>

COMMUNITY CONSULTATION

A virtual Community Consultation Meeting was hosted by City Staff on January 18, 2023. Approximately 35 people participated, as well as the Ward Councillor. Following a presentation by City Staff and the applicant, the following comments and issues were raised:

- Concerns related to height and massing proposed on the Gerrard Street East frontage;
- Concerns related to the proposed vehicle and pedestrian midblock connection to Rolston Avenue from Gerrard Street East, in particular with safety and loss of street parking;
- Concerns related to the rear setbacks and separation distance to existing buildings;
Removal of healthy trees on the site; and
- Privacy, overlook, and shadow impacts on the adjacent low-rise neighbourhood;
- Shadow impacts

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 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

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 Provincial Policy Statement (PPS) and conformity with the Growth Plan (2020). Staff find the proposal is consistent with the PPS and conforms with the Growth Plan.

Official Plan Amendment

The proposed Official Plan Amendment is acceptable. The application proposes to amend the Official Plan Map 18 to re-designate the east portion of the site from Neighbourhoods to Mixed Use Areas and to amend the Downtown Plan Map 41-3 and 41-3C to designate to Mixed Use Areas 3 - Main Street.

The Downtown Plan states that development within the Mixed Use Areas 3 - Main Street designation will generally be in the form of mid-rise buildings, with some low-rise and tall buildings permitted based on compatibility. The Downtown Plan also encourages development to include retail and commercial uses at grade with residential and office uses above.

The proposed mid-rise building and office, retail and residential uses are acceptable and are compatible with the existing and planned context of the neighbourhood. The subject land abuts a property designated Neighbourhoods to the east that currently supports a 7-storey apartment building, establishing a transition in scale of development. Redesignating the site from Neighbourhoods to Mixed Use Areas is appropriate for the site and area, and conforms with the applicable Official Plan policies. The Mixed Use Areas designation is compatible with the adjacent Neighbourhood designation to the North and the adjacent Mixed Use Areas designation to the West.

Built Form

The proposal is compatible with the surrounding context and conforms with the applicable Official Plan policies with respect to built form, massing and transition to the adjacent Neighbourhoods designated properties to the north and east. The proposal meets the intent of the Mid-Rise Building Performance Standards.

Development in Mixed Use Area 3 - Main Street will be generally in the form of mid-rise buildings, with some low-rise and tall buildings permitted based on compatibility. The Downtown Plan states that the height of mid-rise buildings will generally not exceed the width of the right-of-way onto which the building fronts.

The Gerrard Street East right-of-way width is 20 metres. The proposed building height of 42.08 metres (10 storeys) including the mechanical penthouse, steps down towards the adjacent Neighbourhood designated properties, to approximately 18 and 8 metres. The building has been designed to mitigate the impacts of the additional height above

the width of the Gerrard Street East right-of-way through stepbacks and varying heights in the base of the building. The base building comprises of a 2-storey westerly component and a one-storey easterly component, separated by a driveway from Gerrard Street East. Above the base building the mid-rise portion is set back 2.6 metres from the Gerrard Street East property line and 5.5 metres on the west and east property lines, providing approximately 15.5 metres of separation distance to the Neighbourhood designated property to the east.

The proposed building height and massing is acceptable. The 10-storey, primarily residential, component of the building has an L-shape configuration that helps maximize the separation between the west wing with proposed office uses and allows for a private outdoor courtyard space in between the buildings. The separation distance between the two wings of the building is 25 metres. In addition, no windows are proposed on the base building along the north, east and west property lines.

Unit Mix

A total of 194 residential units are proposed, consisting of 73 two-bedroom (38%) and 36 three-bedroom (19%) units. The unit mix meets the policy direction of the Official Plan to provide a full range of housing and the unit mix requirements of the Downtown Plan to provide a minimum of 15% two-bedroom units, 10% three-bedroom units, and a minimum of 15% two and three-bedroom units or units that can be converted to two and three-bedroom units.

Affordable Housing

On June 15, 2022, City Council approved the call for Open Door 2021 Proposals, which includes pre-development funding and fee exemptions to support the creation of 96 affordable housing units (50% of all dwelling units) in the proposed development. The total affordable housing units provided at this site will be determined at later date and secured through a Contribution Agreement in accordance with Council's approval.

Public Realm and Streetscape

City Staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan and Downtown Secondary Plan, through the inclusion of a midblock pedestrian connection, planters, and ground floor retail uses.

The public realm includes a minimum pedestrian clearway width of 3.6 metres along Gerrard Street East, resulting in a 6-metre setback from building face to curb. The proposed building includes commercial and retail space along the Gerrard Street East frontage. The main residential entrance to the building is accessed from Gerrard Street East.

A midblock connection is proposed from Gerrard Street East connecting Rolston Avenue which will also serve as the main vehicular entrance to the parking and loading area of the building.

Raised planters with seating are proposed along Gerrard Street East while street tree planting along Gerrard Street East will be subject to further review as part of the Site Plan Control review process.

Heritage

The proposed development is subject to the Cabbagetown South Heritage Conservation District Plan, in particular the guidelines for new building construction. These guidelines provide direction that has shaped the scale, form and massing of the proposed building. The Plan provides guidance on height, width, proportion, relationship to the street, roofs, windows and entrances and exterior cladding.

Heritage Planning has reviewed the proposal and is satisfied it meets the intent of the City of Toronto's Official Plan Heritage policies and the Cabbagetown South Heritage Conservation District Plan.

Tree Preservation

A Tree Inventory and Preservation Report was submitted in support of the application that identifies a total of 34 trees on and in proximity to the site, of which 8 trees are to be preserved. A total of 14 new large-growing shade trees are required to be planted on the site, whereas 10 large-growing shade trees are currently proposed to be planted. Staff will continue to work with the applicant to increase the number of trees planted on the site. Urban Forestry will require the payment of cash-in-lieu for the required replacement trees unable to be planted on the site. These matters will be reviewed further through the Site Plan Control review process.

Parkland

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through a cash-in-lieu payment. The residential component of this proposal is subject to a cap of 10% parkland dedication while the non-residential component is subject to a 2% parkland dedication.

On June 15, 2022, City Council approved the call for Open Door 2021 Proposals, which includes exemptions from parkland dedication for the affordable dwelling units. The value of the cash-in-lieu dedication for the remaining dwelling units will be appraised through Real Estate Services and payment will be required prior to the issuance of the first above grade building permit. A fee exemption letter from the Housing Secretariat is required for the affordable housing component of this proposal to be exempt from the parkland dedication requirement.

Shadow Impacts

The shadow impact resulting from the proposal is acceptable. The proposal adequately limits shadows on Neighbourhoods, particularly during the spring and fall equinox.

The applicant-submitted shadow studies show the extent of the shadow from the proposed building on the spring and fall equinox (March 21 and September 21). The shadow studies demonstrate that the proposal has no impact on public parks between the spring and fall equinox and minimal shadow impacts to the adjacent Neighbourhood designated properties.

Wind Impacts

A Pedestrian Wind Impact Study was submitted in support of the application. The study indicates that the surrounding public realm and all grade-level pedestrian wind-sensitive areas will experience wind conditions that are acceptable for the intended use. To mitigate wind impact, wind guards should be installed around the perimeter of the Level 3 outdoor amenity terrace. City Planning staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained with the study.

Traffic Impact, Parking, Loading, and Bicycle Parking

A Transportation Impact Assessment was submitted to assess the traffic impact, access, parking, and loading arrangements for this development. A total of 96 vehicular parking spaces are proposed, consisting of 74 resident parking spaces, 16 office parking spaces and 6 retail parking spaces. In addition, the application proposes to provide to 242 bicycle parking spaces. Four loading spaces are proposed for this development including, one Type 'G' space, one Type 'B' space, and two Type 'C' spaces. Vehicular access for loading and parking will be from a driveway off Gerrard Street East.

Transportation Services staff have reviewed the Transportation Impact Study and accepts its conclusions.

Servicing and Stormwater Management

A Functional Servicing and Stormwater Management Report, Servicing Report Groundwater Summary, and Hydrogeological Review Report were submitted in support of the application. Engineering and Construction Services staff have reviewed the findings of these reports and have accepted the conclusions in support of the Zoning By-law Amendment application.

Community Services and Facilities

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

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS. Performance measures for the Tier 1 development features will be secured through the site-specific Zoning By-law and the Site Plan Control application. 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.

CONTACT

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SIGNATURE

Oren Tamir
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

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

Applicant Submitted Drawings

- Attachment 8: Site Plan
- Attachment 9: 3D Model of Proposal in Context
- Attachment 10: Elevations

Attachment 1: Application Data Sheet

Municipal Address: 306-310 Gerrard Street East **Date Received:** January 24, 2022

Application Number: 22 106814 STE 13 OZ

Application Type: Official Plan Amendment and Zoning By-law Amendment

Project Description: To permit a 10-storey mixed-use building containing retail, office, and residential units include 96 affordable residential rental units.

Applicant	Agent	Architect	Owner
Sunna Zubair	Reva White	Diamond Schmitt	The Yonge Street Mission

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Downtown Plan
Zoning:	CR 2.0 (c1.0; r2.0) SS2 (x2362); R (d1.0) (x4)	Heritage Designation:	Yes
Height Limit (m):	14	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq m): 5,194 Frontage (m): 71 Depth (m): 62

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			3,870	3,870
Residential GFA (sq m):			14,419	14,419
Non-Residential GFA (sq m):	5,616		4,191	4,191
Total GFA (sq m):	5,616		18,610	18,610
Height - Storeys:	3		10	10
Height - Metres:			37	37

Lot Coverage Ratio (%): 74.51 Floor Space Index: 3.58

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	14,419	
Retail GFA:	980	
Office GFA:	3,211	
Industrial GFA:		

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			194	194
Freehold:				
Condominium:				
Other:				
Total Units:			194	194

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		27	58	73	36
Total Units:		27	58	73	36

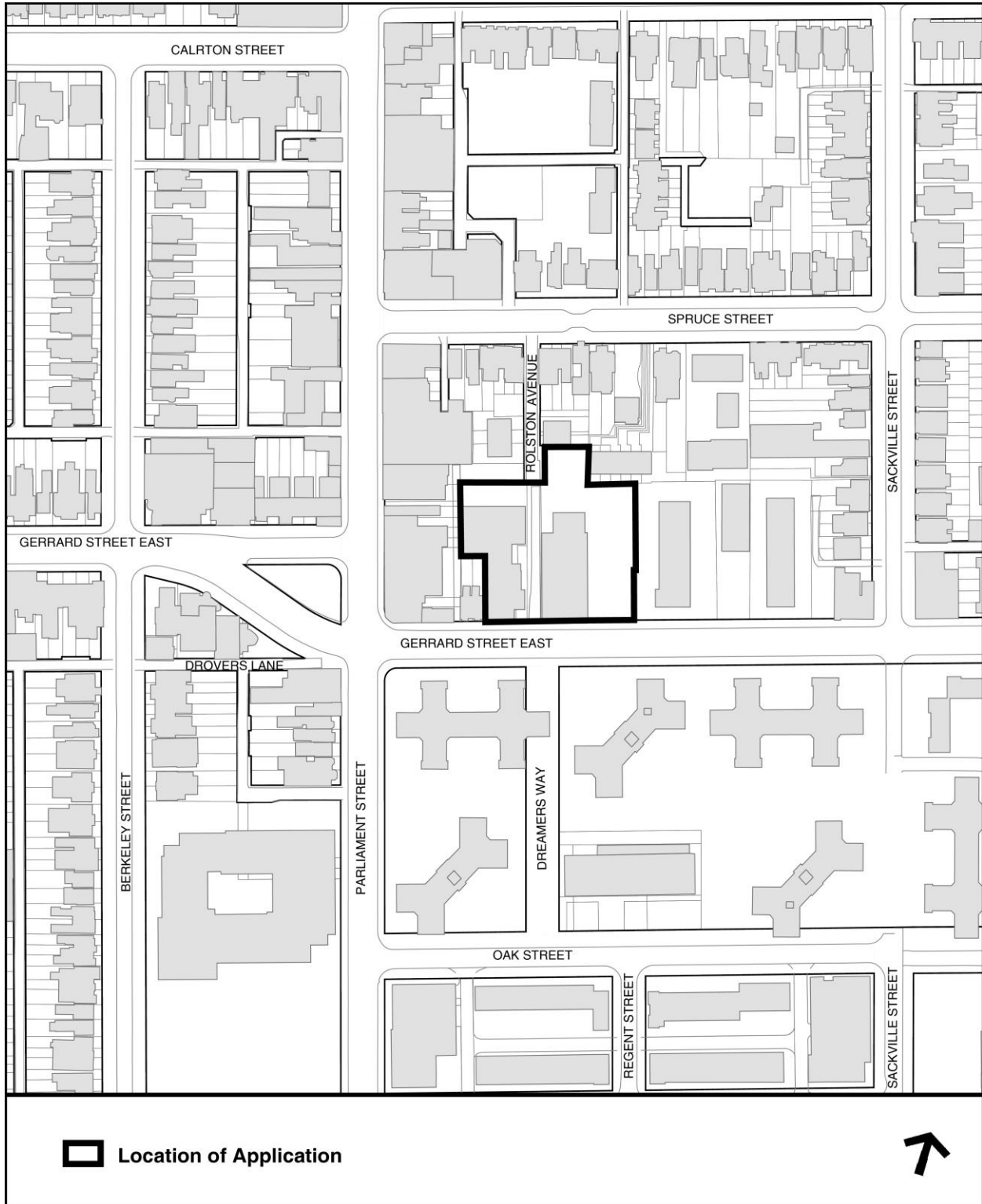
Parking and Loading

Parking Spaces: 96 Bicycle Parking Spaces: 242 Loading Docks: 4

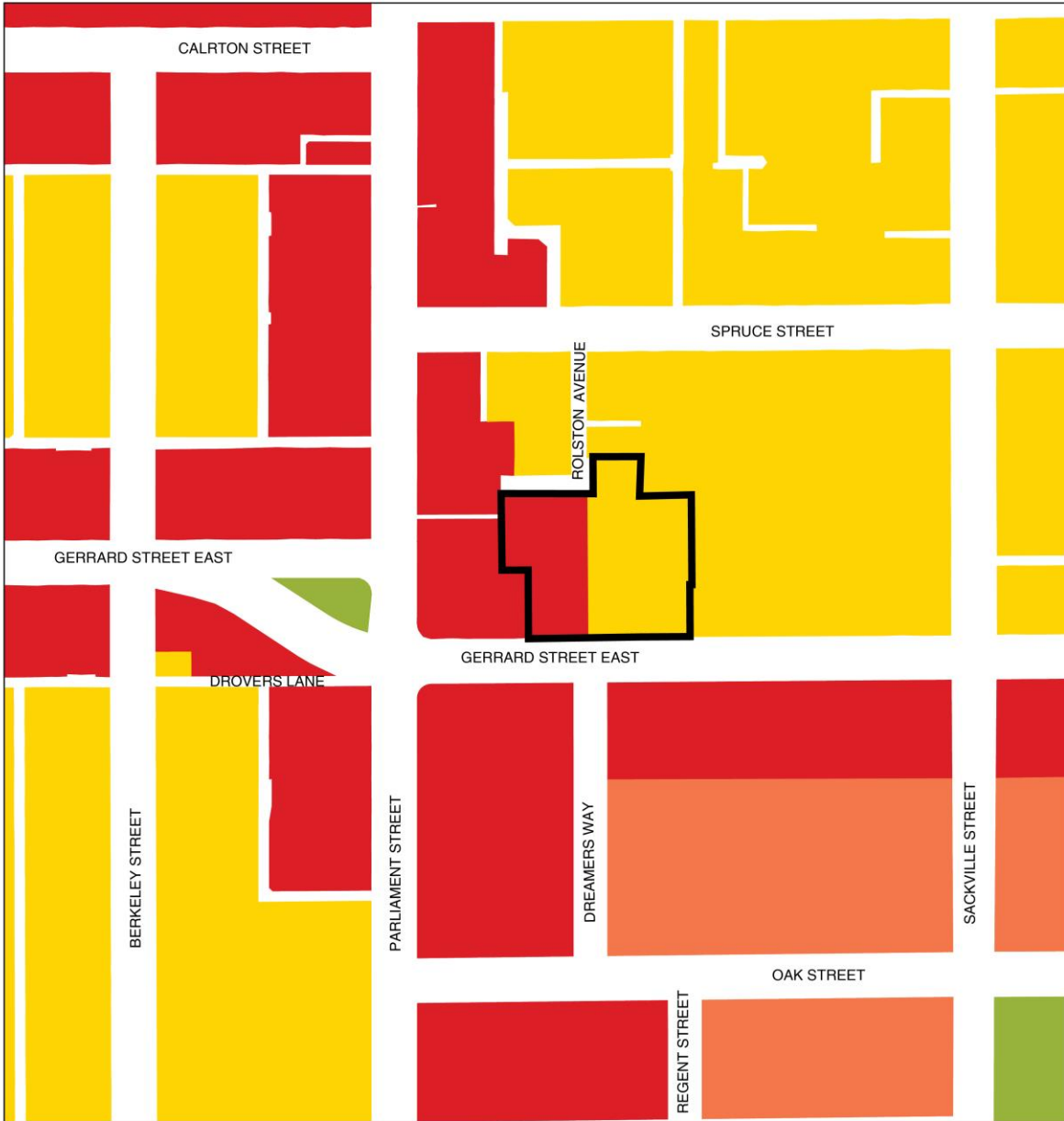
CONTACT:

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(416) 338-4788
Tiffany.Ly@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #18

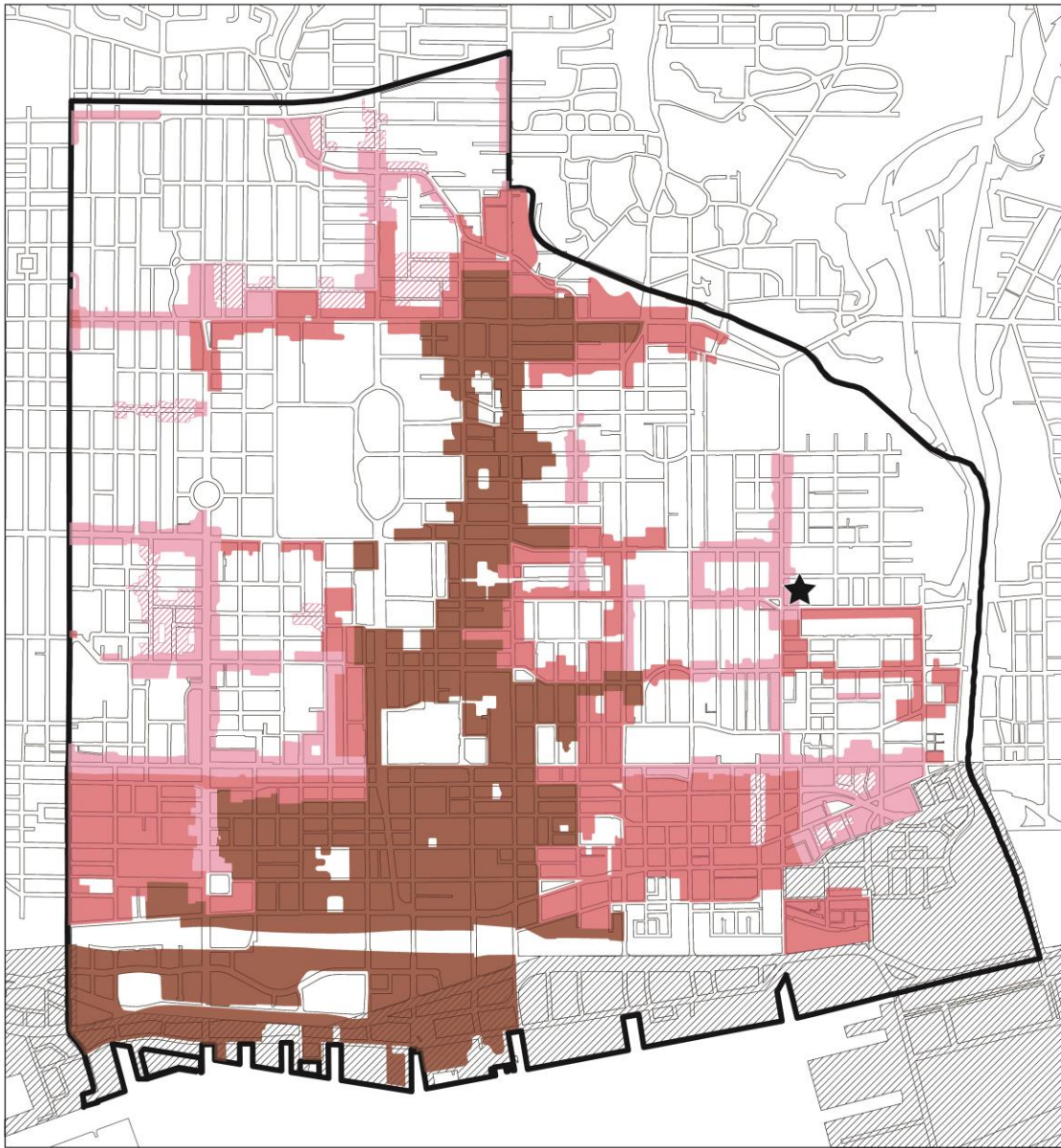
306-310 Gerrard Street East

File # 22 106814 STE 13 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks


 Not to Scale
 Extracted: 01/31/2022


Attachment 4: Downtown Plan Mixed Use Areas



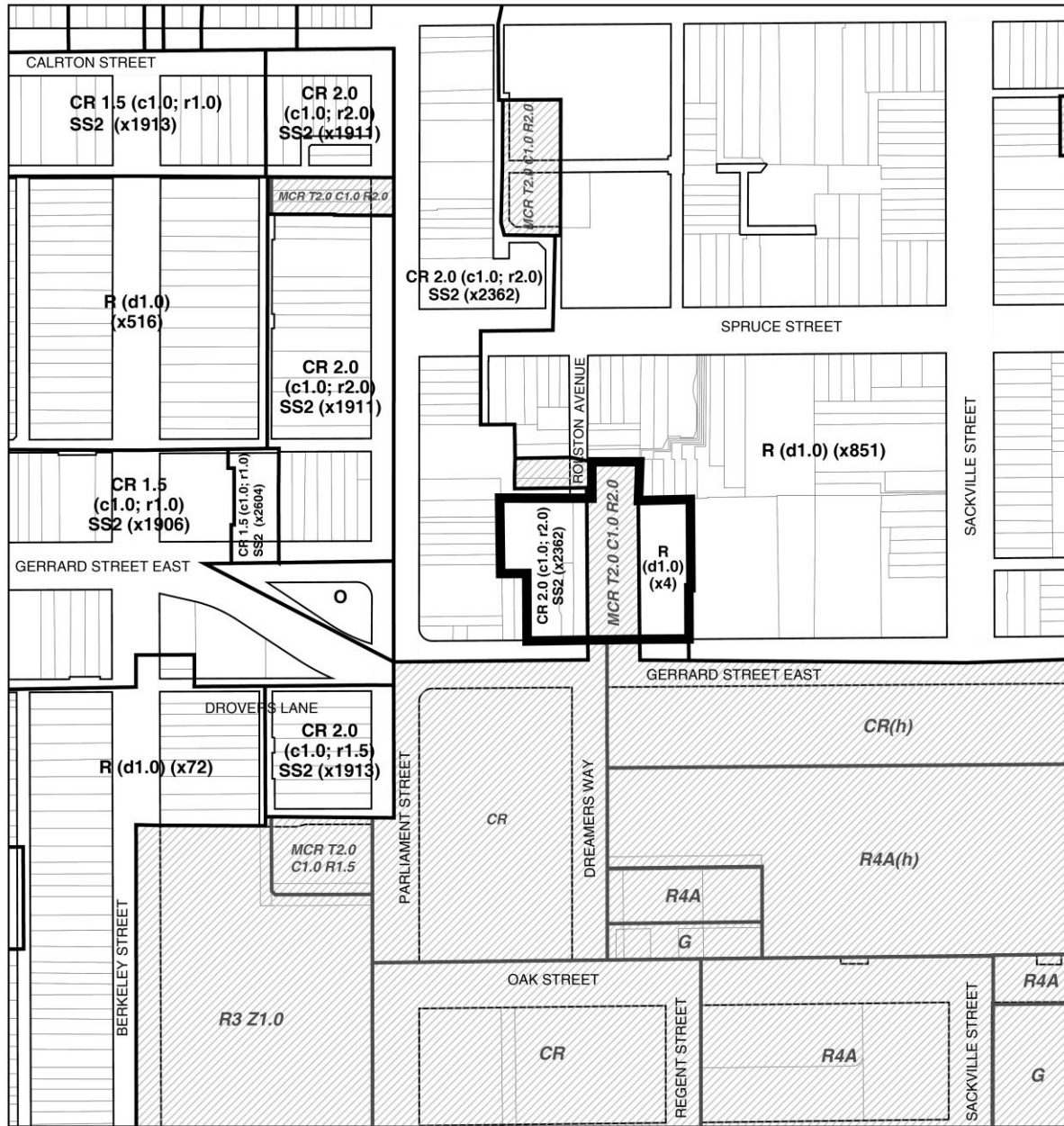
Downtown Plan
MAP 41-3 Mixed Use Areas

306-310 Gerrard Street East
File # 22 106814 STE 13 0Z

-  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
-  Location of Application


Not to Scale
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Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

306-310 Gerrard Street East

File # 22 106814 STE 13 0Z

-  Location of Application
- R** Residential
- CR** Commercial Residential
- O** Open Space

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



Not to Scale
Extracted: 01/31/2022

Attachment 6: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 2023

CITY OF TORONTO
Bill XXX
BY-LAW XXX

To adopt an Amendment 693 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2022 as 310 Gerrard Street East

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 693 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 2023.

Frances Nunziata, John D. Elvidge,
Speaker City Clerk

(Seal of the City)

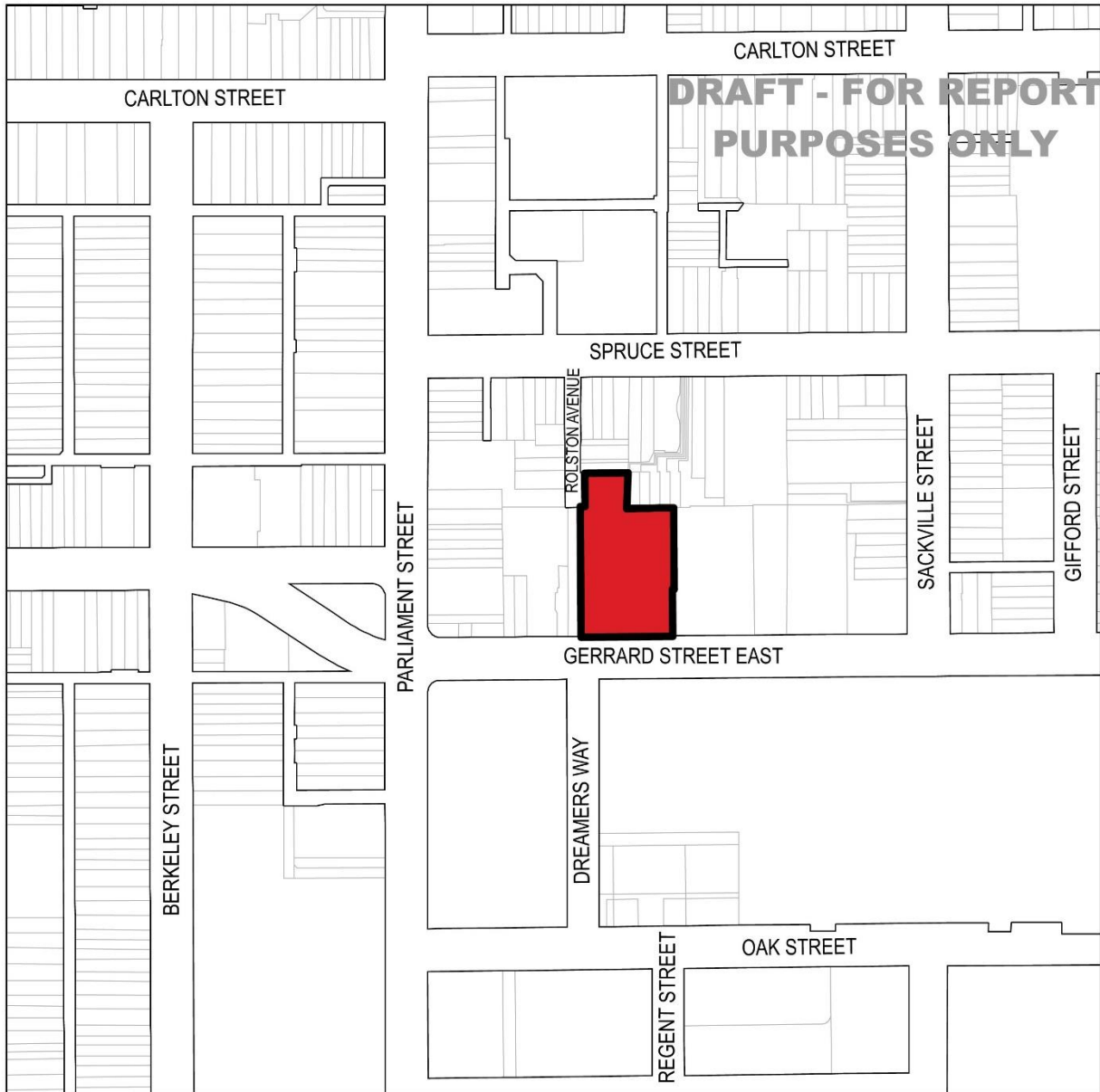
AMENDMENT NO. 693 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS 310 GERRARD STREET EAST

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

1. Map 18, Land Use Plan, is amended by re-designating the lands municipally known as 310 Gerrard Street East from Neighbourhoods to Mixed Use Areas, as shown on the attached Schedule A.
2. Chapter 6, Section 41, Downtown Plan Secondary Plan, Map 41-3: Mixed Use Areas, is amended to show the lands known municipally as 310 Gerrard Street East as Mixed Use Area 3 – Main Street, as shown on the attached Schedule B.
3. Chapter 6, Section 41, Downtown Plan Secondary Plan, Map 41-3-C: Mixed Use Areas 3 – Main Street, is amended to show the lands known municipally as 310 Gerrard Street East as Mixed Use Area 3 – Main Street, as shown on the attached Schedule C.

Schedule A



Official Plan Amendment #693

Proposed revisions to Land Use Map 18 to redesignate lands from Neighbourhoods to Mixed Use Areas

310 Gerrard Street East

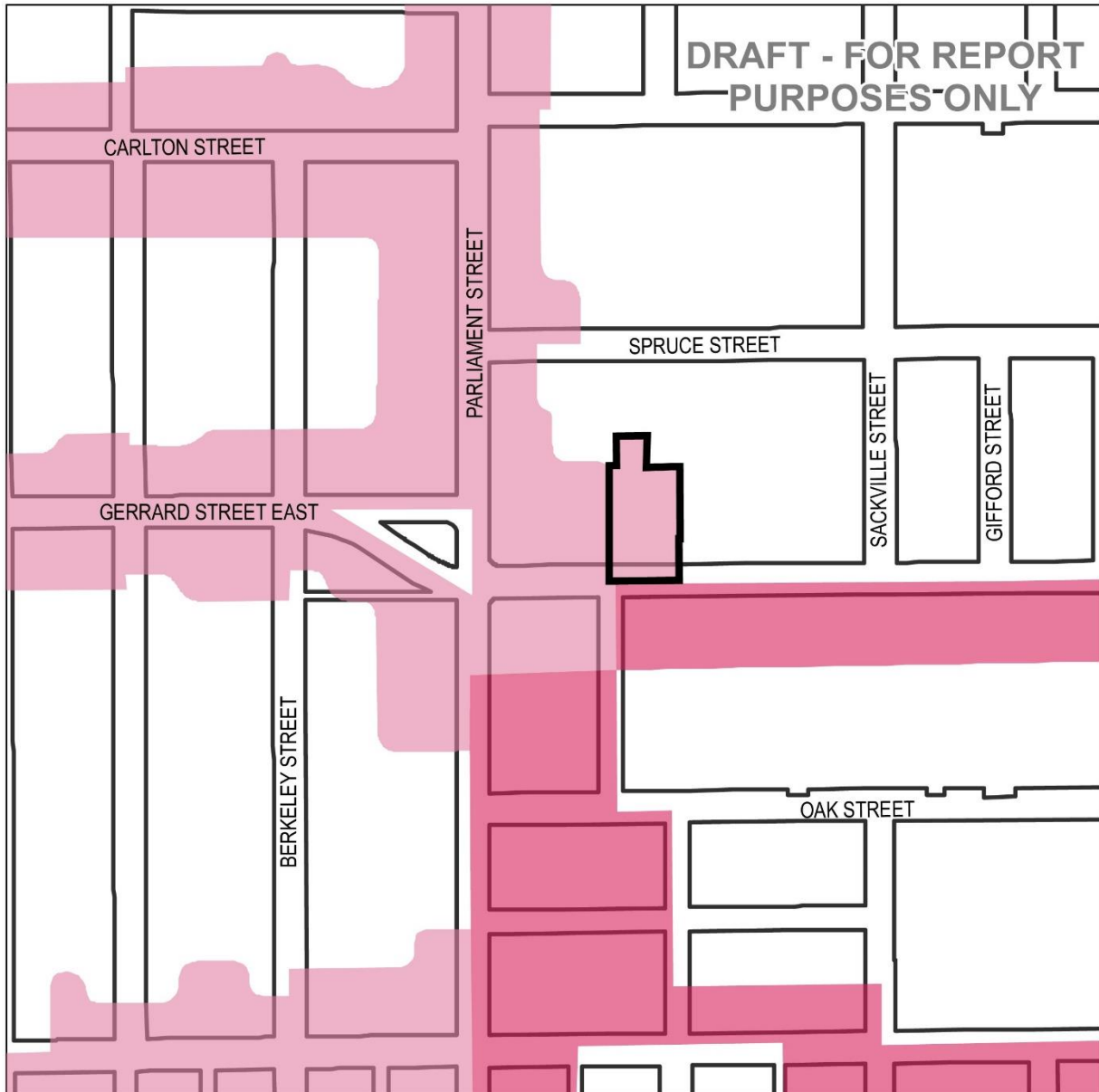
File # 22 106814 STE 13 0Z

 Mixed Use Areas



10/02/2023

Schedule B



DRAFT - FOR REPORT
PURPOSES ONLY



Downtown Plan
MAP 41-3 Mixed Use Areas

310 Gerrard Street East

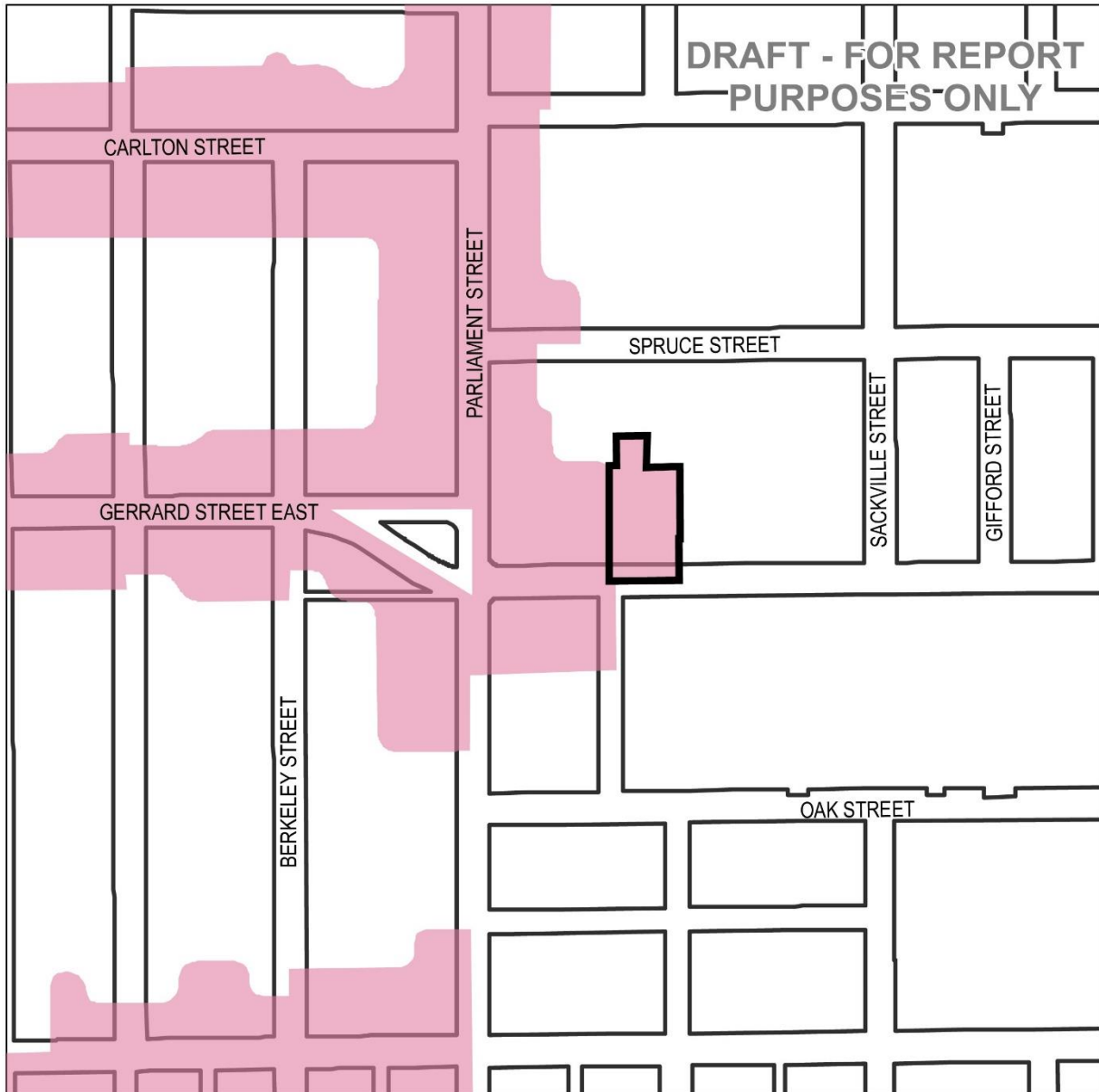
File # 22 106814 STE 13 OZ

-  Location of Application
-  Mixed Use Areas 2 - Intermediate
-  Mixed Use Areas 3 - Main Street



09/27/2023

Schedule C



Downtown Plan

MAP 41-3-C Mixed Use Areas 3 - Main Street

310 Gerrard Street East

File # 22 106814 STE 13 0Z

-  Location of Application
-  Mixed Use Areas 3 - Main Street

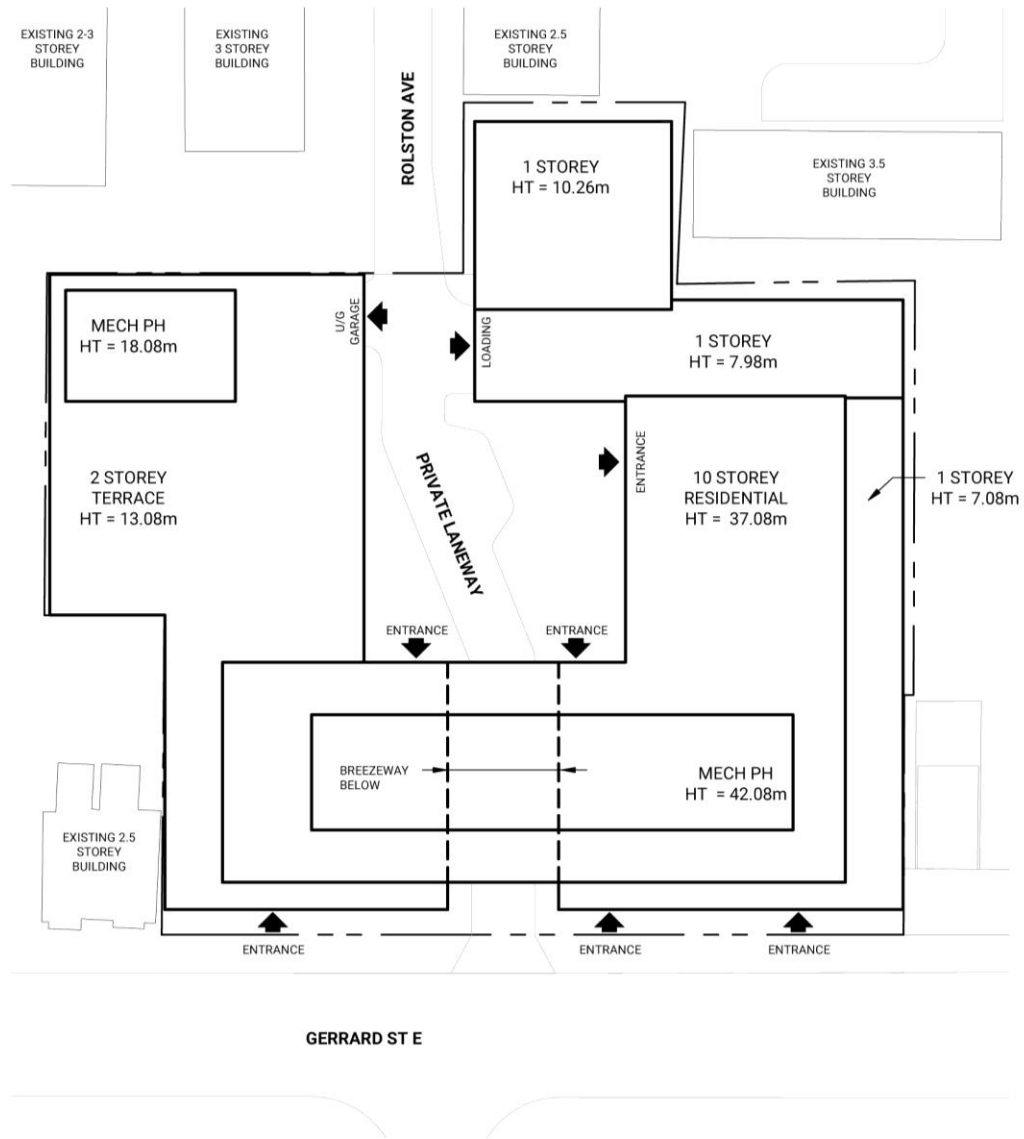


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Attachment 7: Draft Zoning By-law Amendment

To be available prior to the November 15, 2023, Toronto and East York Community Council Meeting.

Attachment 8: Site Plan



Site Plan



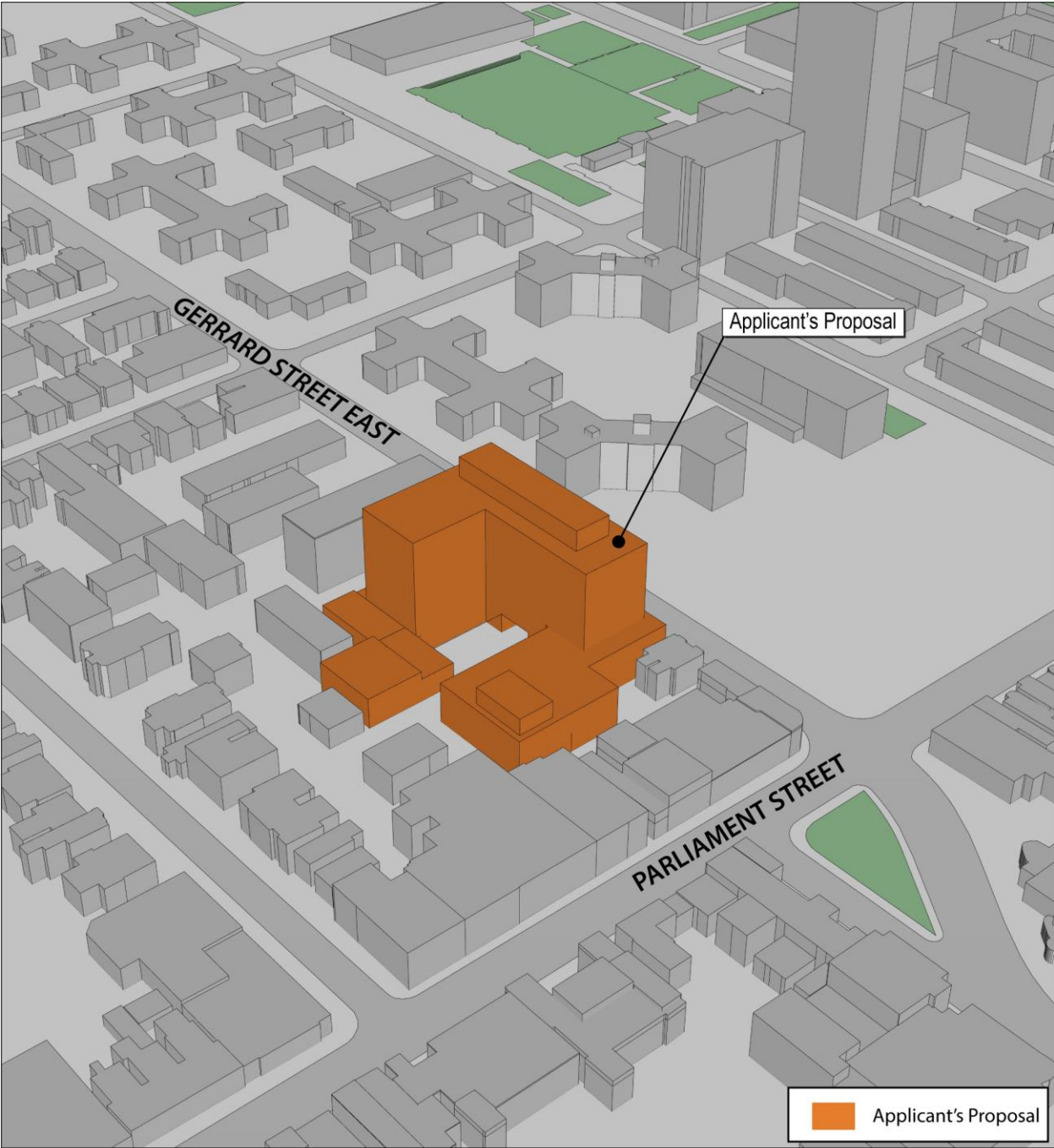
Attachment 9: 3D Model of Proposal in Context



View of Applicant's Proposal Looking Northwest



10/23/2023

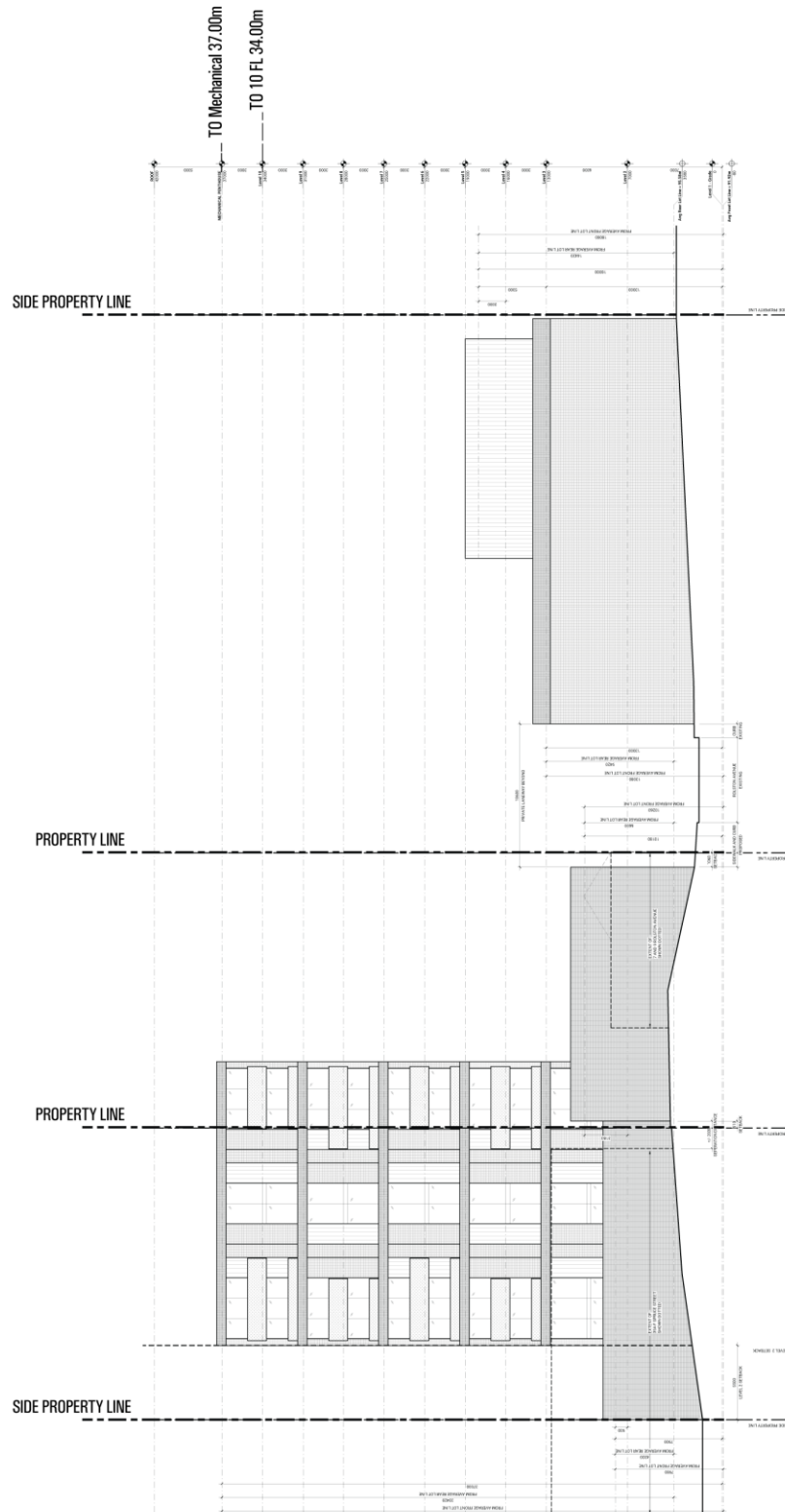


View of Applicant's Proposal Looking Southeast

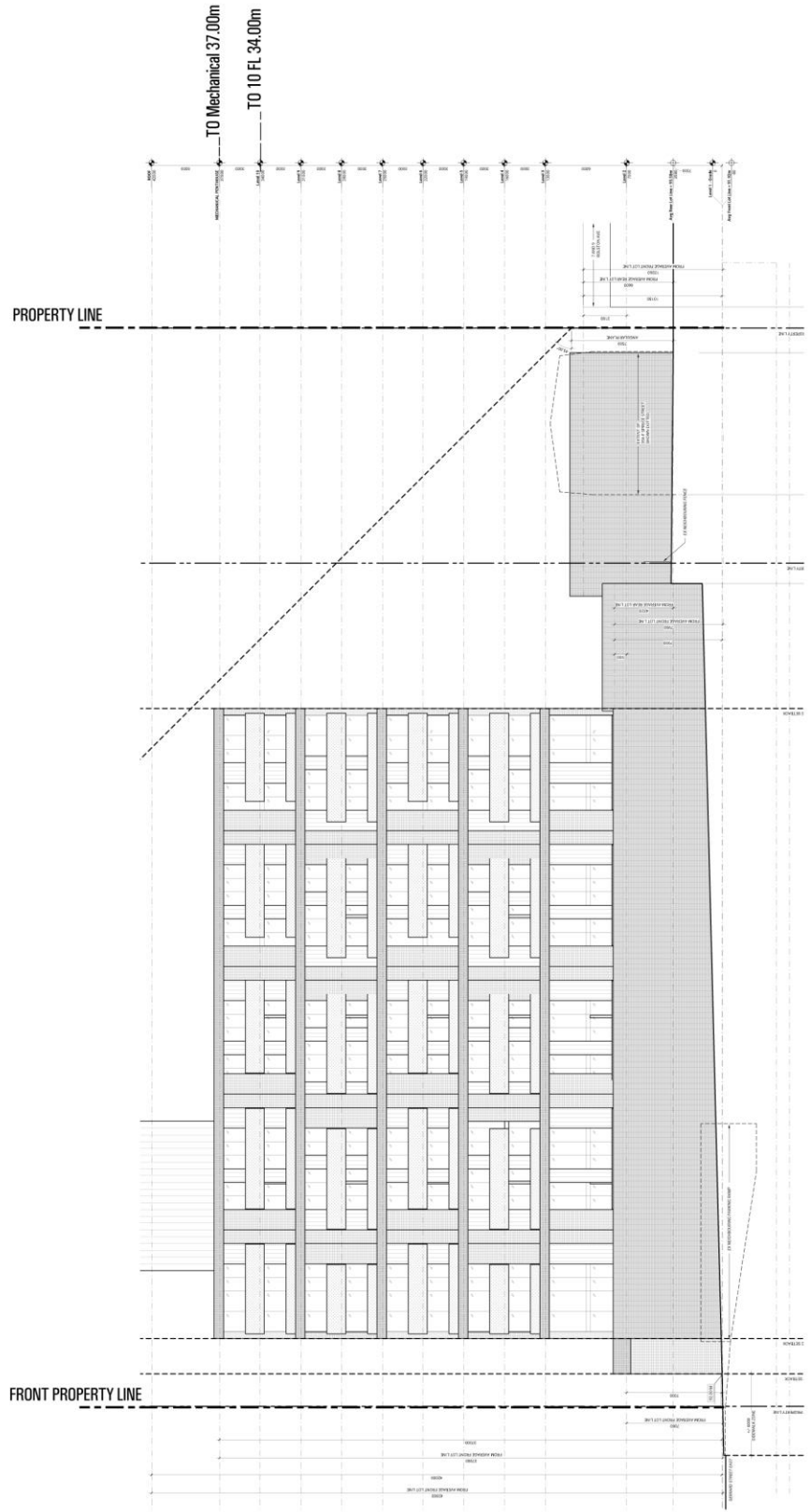


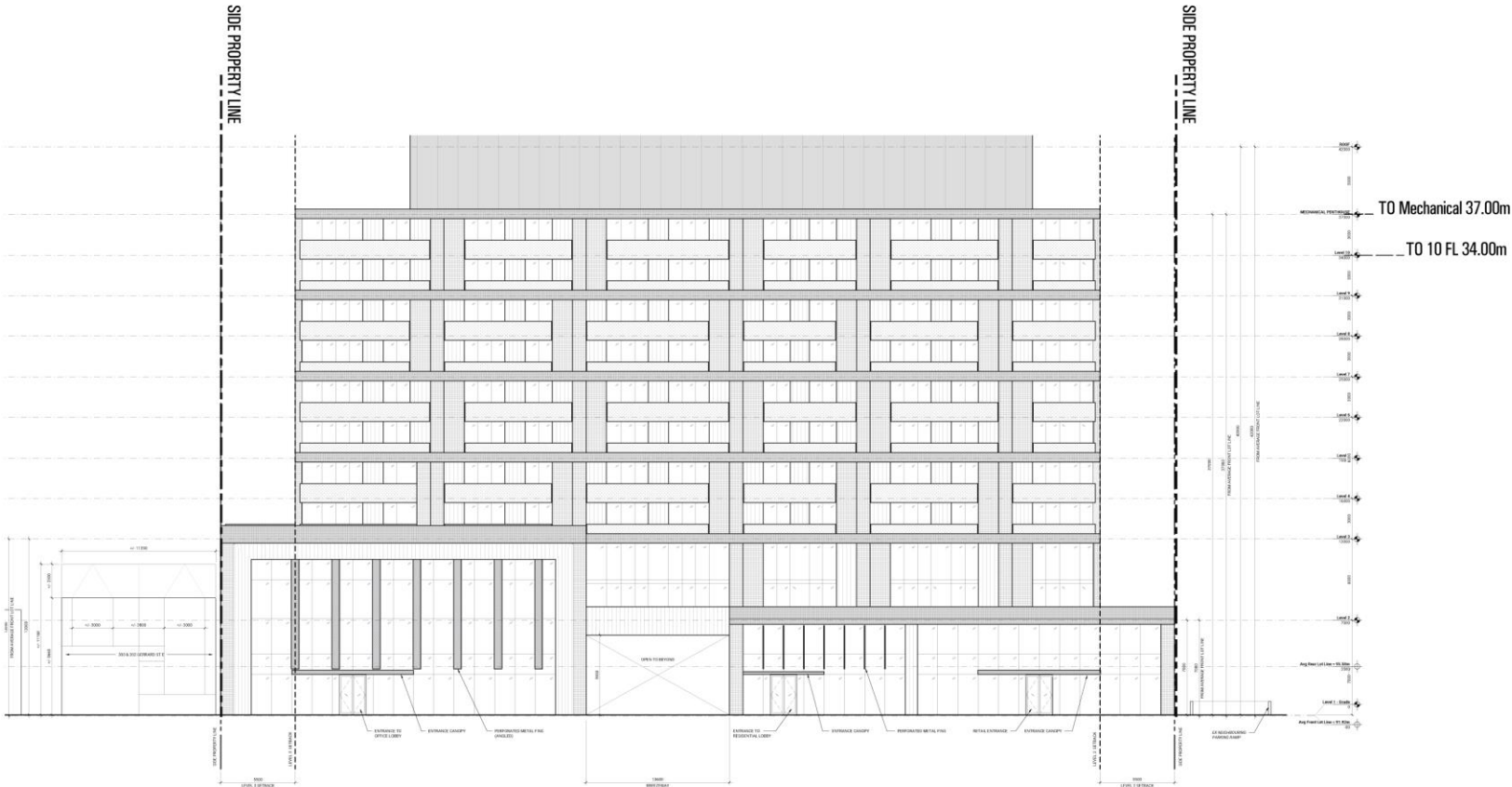
10/23/2023

Attachment 10: Elevations

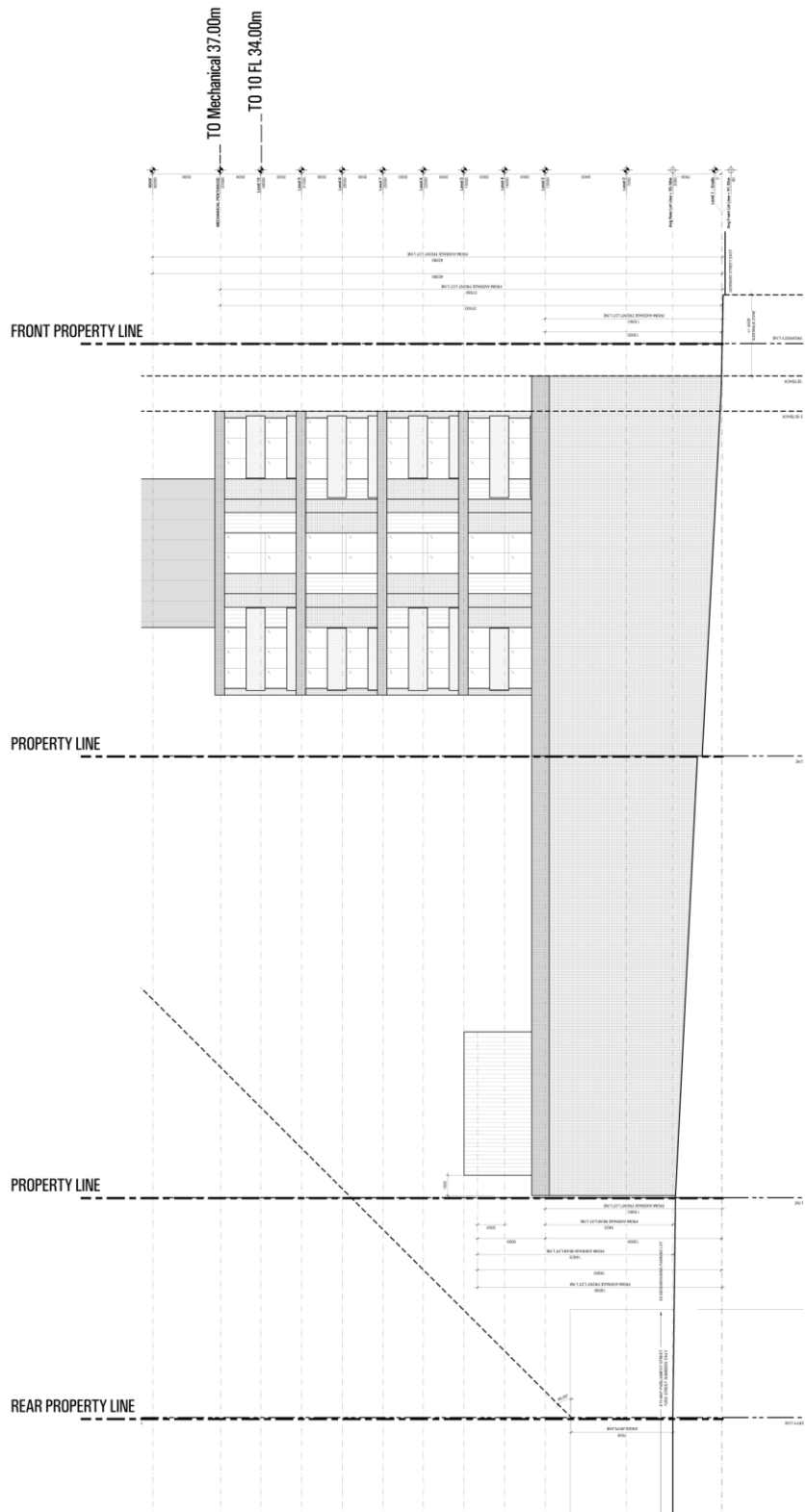


North Elevation





South Elevation



West Elevation