

717-733 Mount Pleasant Road Committee of Adjustment Application

Date: July 19, 2023

To: Chair and Committee Members of the Committee of Adjustment, North York Panel

From: Director, Community Planning, North York District

Ward: 15, Don Valley West

File Number: A0237/23NY

Hearing Date: July 27, 2023

RECOMMENDATIONS

Planning staff recommends that should the Committee of Adjustment approve Application No. A0237/23NY that the approval be subject to the following conditions:

1. Prior to the issuance of the first above-grade building permit, the owner shall pay to the City, a cash contribution in the amount of seven hundred thousand dollars (\$700,000.00) to be allocated for community improvements in the vicinity of the lands in the Ward at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor;
2. The cash contribution referenced in condition 1 is to be indexed upwardly in accordance with the Statistics Canada Non-Residential Building Construction Price Index for Toronto for the period from the full force and effect date of the Committee of Adjustment decision to the date of payment;
3. In the event the cash contribution referred to in condition 1 has not been used for the intended purpose(s) within three (3) years of this minor variance approval coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director of City Planning, in consultation with the Ward Councillor, provided that the purpose(s) is/are identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands;
4. That at the northwest corner of the site only, up to a height of 19.0 metres above established grade, the building setbacks to the north and west lot lines, be in accordance with Drawings A2-01 to A2-06 appended as Attachments 1 to 6 of this report;
5. That the building setbacks on floors 6 and 7, be in accordance with Drawings A2-06 and A2-07 appended as Attachments 6 and 7 to this report; and

6. That the north and south side balconies on the building from floors 8 to 27 inclusive, be setback a minimum of 10 metres from the north and south side lot lines;

APPLICATION

The applicant seeks relief from the provisions of site-specific by-law no. 1189-2022(OLT) to modify their redevelopment of the subject lands. The provisions are as listed below:

1. Chapter 900.11.10(522), Exception 522, Regulation (K), By-law 569-2013:

The permitted maximum gross floor area for all buildings and structures on the lot is 17,500 square metres;

- The proposed maximum gross floor area is 21,755 square metres.

2. Chapter 900.11.10(522), Exception 522, Regulation (K)(i), By-law 569-2013:

The permitted maximum gross floor area for residential uses is 17,200 square metres;

- The proposed maximum gross floor area for residential uses is 21,455 square metres.

3. Chapter 900.11.10(522), Exception CR 522, Regulation (H), By-law 569-2013 and Diagram 3, By-law 1189-2022(OLT): The permitted maximum height of a building or structure is the numerical value in metres following the letters "HT" as shown on Diagram 3 of By-law 1189-2022(OLT). In this case, the permitted maximum overall height is 75.0 metres.

The proposed maximum height of a building or structure is the numerical value in metres following the letters "HT" as shown on the revised Diagram 3.

4. Chapter 900.11.10(522), Exception CR 522, Regulation (M), By-law 569-2013 and Diagram 3, By-law 1189-2022(OLT): The required minimum building setbacks are as shown in metres on Diagram 3 of By-law 1189-2022(OLT);

- The proposed minimum building setbacks are as shown in metres on the revised Diagram 3.

5. Chapter 900.11.10(522), Exception 522, Regulation (N)(ii), By-law 569-2013:

A maximum of 3 balconies are permitted on each storey of the east main walls of the building above a height of 22.5m;

- Proposed maximum of 3 balconies are permitted on each storey of the east main walls of the building above a height of 23m.

6. Chapter 900.11.10(522), Exception 522, Regulation (N)(iii), By-law 569-2013:

Balconies shall not be within the areas labeled "Balcony restricted areas" at or above a height of 22.5m on Diagram 4 of By-law 1189-2022(OLT);

- Proposed balconies shall not be within the areas labeled "Balcony restricted areas" at or above a height of 23m on Diagram 4 of By-law 1189-2022(OLT).

7. Chapter 900.11.10(522), Exception CR 522, Regulation (T)(i), By-law 569-2013:

Residential parking spaces are to be provided at a minimum rate of 0.27 parking spaces per dwelling unit;

- Proposed residential parking will be provided at a minimum rate of 0.21 parking spaces per unit.

8. Chapter 900.11.10(522), Exception CR 522, Regulation (T)(ii), By-law 569-2013:

Parking spaces for the shared use of residential visitors and non-residential uses are to be provided at a minimum rate of 0.1 parking spaces per dwelling unit.

- The proposed parking spaces for the shared use of residential visitors and non-residential uses will be provided at a minimum rate of 0.07 parking spaces per dwelling unit.

POLICY CONTEXT

The subject lands are located on the east side of Mount Pleasant Road, between Eglinton Street East and Soudan Avenue.

The site is within the Yonge-Eglinton Centre, as identified on Map 2 of the Official Plan and Map 21-2 of the Yonge-Eglinton Secondary Plan. Growth in the City will be directed to areas known as the *Downtown, Centres* and *Avenues*.

The site is located within the Yonge-Eglinton Secondary Plan ("OPA 405"), specifically in the Station Area Core of the Mount Pleasant Midtown Transit Station Area in Map 21-3, the Mount Pleasant Station Character Area on Map 21-2, and *Mixed Use Areas "B"* on Map 21-4.

In the Mount Pleasant Station Character Area, an anticipated height range of 20 to 35 storeys is envisioned.

The property is within the Commercial Residential Zone "CR" 3.0 (c2.0; r2.5) SS2 (x522) of Zoning By-law no. 569-2013, as modified by site-specific by-law no. 1189-2022(OLT).

BACKGROUND

Zoning By-law Amendment Application

The Ontario Land Tribunal issued an Order dated August 11, 2022 (File OLT-21-001872) to amend Zoning By-Law 569-2013 and the former City of Toronto Zoning By-law 438-86, as amended, with respect to the lands municipally known as 717-733 Mount Pleasant Road to permit a 75.0 metres tall building, with a gross floor area of 17,500 square metres for residential and non-residential uses.

Site Plan Application

A Site Plan Control application was submitted on October 27, 2020 and is presently under review.

COMMENTS

Planning staff worked with the applicant to modify the proposal as shown on the Drawings dated June 2, 2023, to reduce the depth of balconies on the north and south facades of the tower from levels 8 to 27, to ensure a minimum 10.0 metres distance between the balconies and the north and south lot lines, respectively. These balcony setbacks are secured as condition of approval 6.

The following building configurations, as depicted in Attachments 1 to 7 are secured in conditions of approval 4 and 5:

- the building cut-out located at the northwest corner of the building up to a height of 19.0 metres above established grade; and the floorplates on levels 6 and 7.

Conditions of approval 1 to 3 are to secure for the Section 37 cash contribution that was agreed to by the applicant.

Should the Committee of Adjustment approve the minor variance application, staff recommends the approval is subject to the conditions of approval as noted in the recommendations section of this report.

CONTACT

Jason Xie, Planner
Community Planning, North York District
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jason.xie@toronto.ca

SIGNATURE



Signed by Shelly Cham, MCIP, RPP, Manager, Community Planning on behalf of
David Sit, MCIP, RPP
Director, Community Planning, North York District

| 12 SP2 Parking Schedule - Resident Parking Provided | | |
|---|----|-------|
| Type Comments | | Count |
| LEVEL P2 | | |
| Barrier-free Resident Vehicular Parking Space | 3 | |
| Resident Electric Vehicular Parking Space | 14 | |
| Resident Vehicular Parking Space | 36 | |
| | 53 | |
| LEVEL P1 | | |
| Barrier-free Resident Vehicular Parking Space | 2 | |
| Resident Electric Vehicular Parking Space | 8 | |
| Resident Vehicular Parking Space | 17 | |
| | 27 | |
| Grand total | 80 | |

| 12 SP2 Parking Schedule - Visitor Parking Provided | | |
|--|----|-------|
| Type Comments | | Count |
| LEVEL P1 | | |
| Visitor Vehicular Parking Space | 15 | |
| | 15 | |
| LEVEL 1 | | |
| Barrier-free Visitor Vehicular Parking Space | 1 | |
| Retail Vehicular Parking Space | 5 | |
| Visitor Vehicular Parking Space | 3 | |
| | 9 | |
| Grand total | 24 | |

| 12 SP2 Parking Schedule - EV Parking Provided | | |
|---|----|-------|
| Type Comments | | Count |
| LEVEL P2 | | |
| Resident Electric Vehicular Parking Space | 14 | |
| | 14 | |
| LEVEL P1 | | |
| Resident Electric Vehicular Parking Space | 8 | |
| | 8 | |
| Grand total | 22 | |

| 12 SP2 Parking Schedule - Bicycle Parking Provided | | |
|--|-----|-------|
| Type Comments | | Count |
| LEVEL 1 | | |
| Bicycle Parking, Residential, Horizontal Stacked | 34 | |
| LEVEL 2 | | |
| Bicycle Parking, Residential, Horizontal Stacked | 296 | |
| | 330 | |

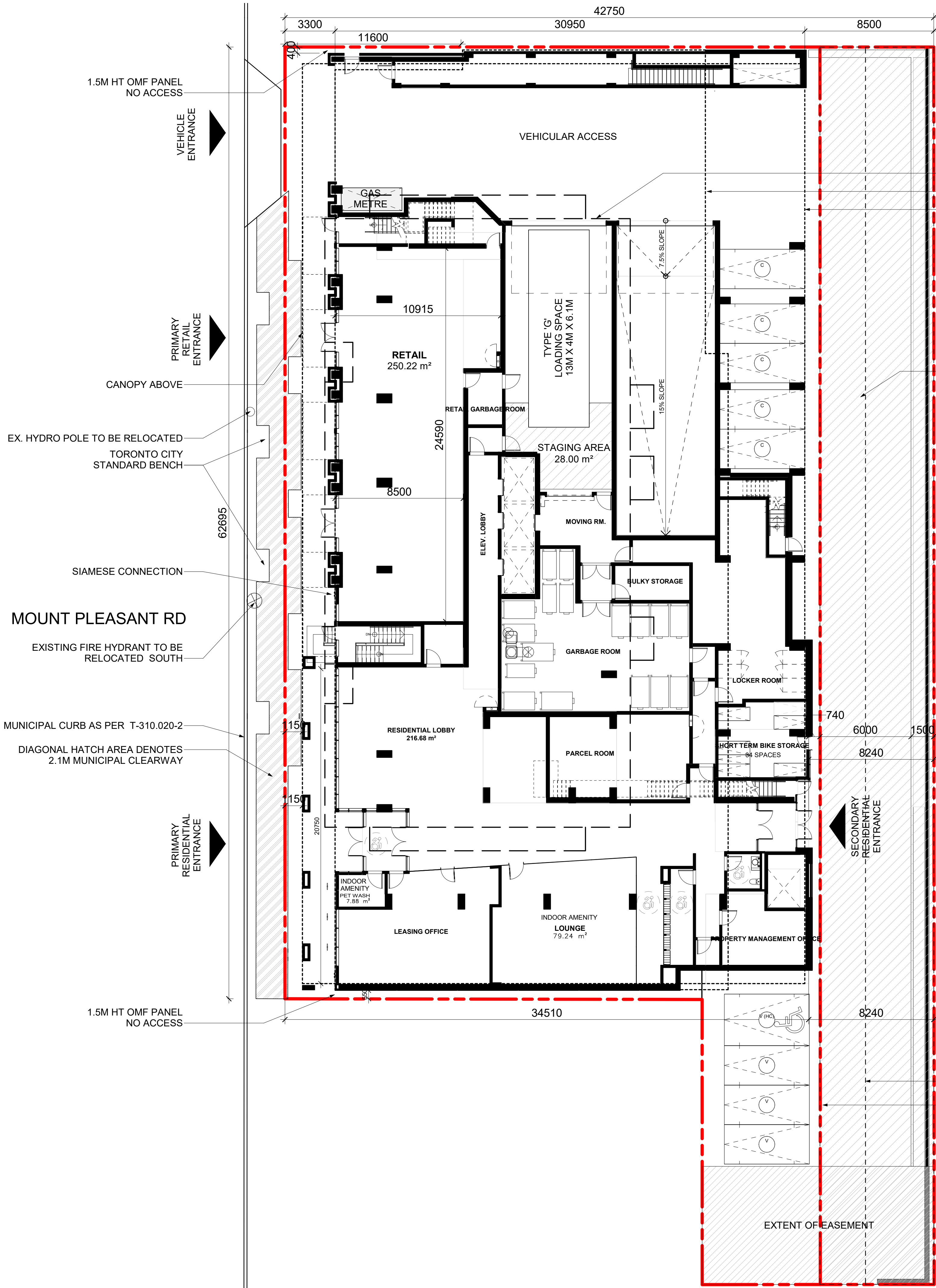
NOTE:

THIS DEVELOPMENT INCLUDES A NEW 7.5 METRE WIDE NORTH-SOUTH PUBLIC LANE SYSTEM (6.0 LANEWAY + 1.5 LANDSCAPE BUFFER), TOGETHER WITH ASSOCIATED MUNICIPAL SERVICES, AS PER CITY STANDARD DIPS-4 AND T-502.01, TO BE CONVEYED TO THE CITY FOR NOMINAL CONSIDERATION, FREE AND CLEAR OF ALL PHYSICAL AND TITLE ENCUMBRANCES."

IF A PORTION OF THE 2.1M CLEARWAY ENCROACHES ONTO PRIVATE PROPERTY, A SURFACE EASEMENT FOR ACCESS WILL BE REQUIRED.

IF ANY STREET FURNITURE ELEMENTS ENCROACHES WITHIN THE 2.1M CLEARWAY ELEMENTS SHOULD BE RELOCATED.

THE RECONSTRUCTED SIDEWALKS ALONG THE DEVELOPMENT SITE FRONTAGES WILL BE BUILT TO THE SATISFACTION OF THE CITY AND AT NO COST TO THE MUNICIPALITY



BICYCLE PARKING NOTES AND LEGEND

1800/800 AISLE
1200/800 AISLE
HORIZONTAL BICYCLE PARKING
1900mm MIN VERTICAL CLEARANCE
2100/1830 AISLE
VERTICAL BICYCLE PARKING
1200mm MIN VERTICAL CLEARANCE FOR EACH SPACE
STACKED BICYCLE PARKING
ELEVATION
1200mm MIN VERTICAL CLEARANCE FOR EACH SPACE
NOTE: ALL BICYCLE PARKING SPACES AND ACCESS DRIVE AISLES TO COMPLY WITH DIMENSIONAL REQUIREMENTS OF CITY OF TORONTO STANDARDS

PARKING NOTES AND LEGEND

5600 6000 5400
TYPICAL AISLE
TYPICAL PARKING STALL
2100mm MIN VERTICAL CLEARANCE
SMALL CAR SPACE
TYPICAL PARALLEL PARKING STALL
2100mm MIN VERTICAL CLEARANCE
NOTE: ALL PARKING SPACES AND ACCESS DRIVE AISLES TO COMPLY WITH DIMENSIONAL REQUIREMENTS OF CITY OF TORONTO PARKING STANDARDS
1) VERTICAL CLEARANCE OVER ENTIRE PARKING SPACE TO BE 2.1m MIN (UNLESS NOTED OTHERWISE)
2) THE MINIMUM WIDTH MUST BE INCREASED BY 300mm FOR EACH SIDE OF THE PARKING SPACE THAT IS OBSTRUCTED BY MORE THAN 1M FROM THE FRONT OR REAR OF THE SPACE
PARKING MARKER LEGEND
R RESIDENTIAL
V VISITOR
C COMMERCIAL
S SMALL CAR
E ELECTRIC VEHICLE
B BARRIER FREE
M CONVEX MIRROR

TYPE G LOADING SPACE

VERTICAL CLEARANCE OF 8.1m ALONG ENTIRE LENGTH
MIN. 200mm REINFORCED CONCRETE ALONG ENTIRE LENGTH WITH MAX SLOPE OF 2%
13000
4000
1. LOADING SPACE TO COMPLY WITH THE MINIMUM DIMENSIONAL REQUIREMENTS OF CITY OF TORONTO
2. STAGING AREA TO BE CONSTRUCTED OF MIN. 200mm REINFORCED CONCRETE WITH A MAX. SLOPE OF 2%

TYPE G - VEHICULAR DESIGN

12000
2800 4840 1200

TYPE B LOADING SPACE

VERTICAL CLEARANCE OF 4.4m ALONG ENTIRE LENGTH
MIN. 200mm REINFORCED CONCRETE ALONG ENTIRE LENGTH
11000
3600

TYPE B - VEHICULAR DESIGN

9100
1200 6100

GENERAL NOTES:

1. INSTALL AND MAINTAIN A FLASHING WARNING LIGHT SYSTEM WITH APPROPRIATE SIGNAGE AT THE TOP OF THE ACCESS RAMP LEADING TO THE UNDERGROUND GARAGE THAT WARNS MOTORISTS EXITING THE PARKING GARAGE TO WATCH FOR LARGE TRUCKS AND PEDESTRIANS MANOEUVERING BEYOND THE TOP OF THE ACCESS RAMP.
2. "NO PARKING" SIGNAGE TO BE INSTALLED ADJACENT TO LOADING SPACES.
3. ALL DRIVEWAYS PROVIDING ACCESS TO LOADING SPACES WILL BE LEVEL (±0.8%), HAVE A MIN. VERTICAL CLEARANCE OF 4.4M THROUGHOUT, A MIN. WIDTH OF 4.5M THROUGHOUT AND BE 6M WIDE AT POINT OF INGRESS.
Rb - 51 (200mmx300mm)

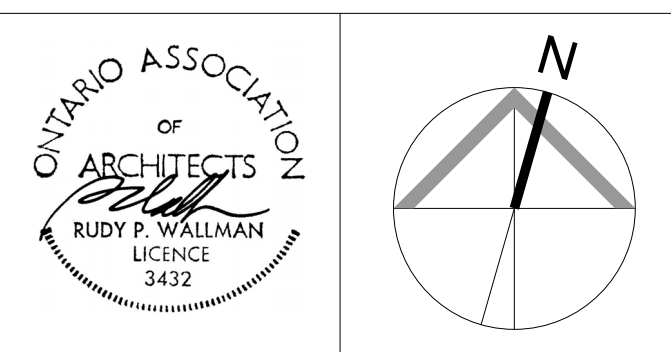
SOLID WASTE NOTES:

A TRAINED ON-SITE STAFF MEMBER MUST BE PRESENT TO MANUEVER BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLES ARRIVE AT THE SITE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.

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| No | Issued For | Date |
|----|------------------------|------------|
| 1 | Issued for Rezoning | 2022-01-10 |
| 2 | Issued for SPA #1 | 2022-03-01 |
| 3 | Issued for Rezoning #2 | 2022-04-21 |
| 4 | Issued for SPA #2 | 2022-06-06 |
| 5 | Issued for SPA #3 | 2022-12-16 |
| 6 | Issued for CoA | 2023-03-24 |
| 7 | Issued for CoA | 2023-06-02 |

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Drawing Title

L1 FLOOR PLAN

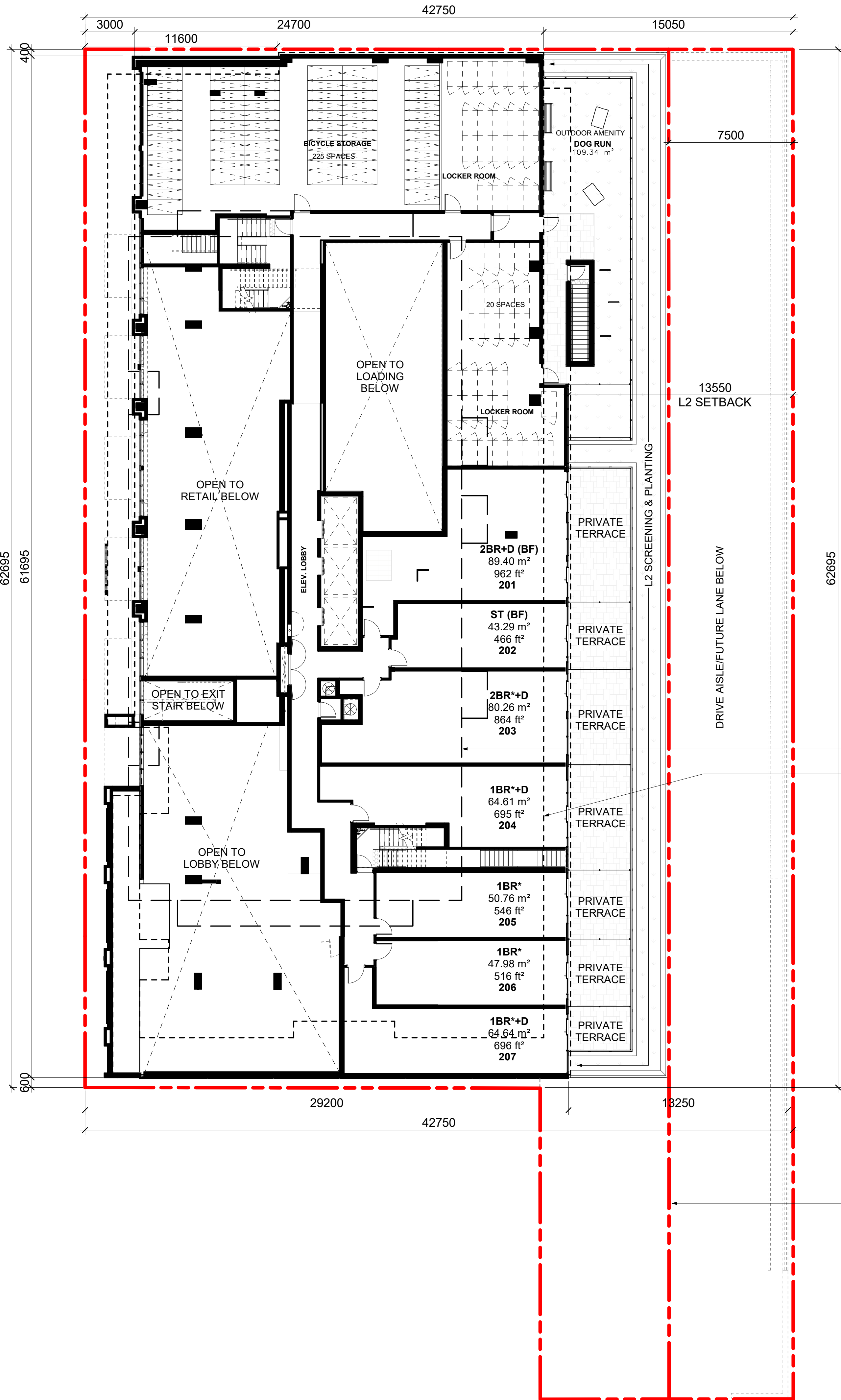
Project
ROCKPORT (MPE) Inc.

713-733 MT. PLEASANT RD. TORONTO ON.
ZBA No.: 19 263788 NNY 15 OZ
SPA No.: 20 211784 NNY 15 SA

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| | Checked by |
| 18-02 | Project No. |
| 03/13/23 | Date |
| | Drawing No. |

A2-01

| 12 SP2 Parking Schedule - Bicycle Parking Provided | | |
|--|-------|--|
| Type Comments | Count | |
| LEVEL 1 | | |
| Bicycle Parking, Residential, Horizontal Stacked | 34 | |
| LEVEL 2 | | |
| Bicycle Parking, Residential, Horizontal Stacked | 296 | |
| | 330 | |



BICYCLE PARKING NOTES AND LEGEND

1800/800 AISLE
1800/800 AISLE
HORIZONTAL BICYCLE PARKING
1900mm MIN VERTICAL CLEARANCE
2100/1830 AISLE
STACKED BICYCLE PARKING
1200mm MIN VERTICAL CLEARANCE FOR EACH SPACE
ELEVATION
NOTE: ALL BICYCLE PARKING SPACES AND ACCESS DRIVE AISLES TO COMPLY WITH DIMENSIONAL REQUIREMENTS OF CITY OF TORONTO STANDARDS

PARKING NOTES AND LEGEND

5600 6000 5400
TYPICAL AISLE
TYPICAL PARKING STALL
2100mm MIN VERTICAL CLEARANCE
SMALL CAR SPACE
TYPICAL PARALLEL PARKING STALL
2100mm MIN VERTICAL CLEARANCE
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PARKING MARKER LEGEND
R RESIDENTIAL
V VISITOR
C COMMERCIAL
S SMALL CAR
E ELECTRIC VEHICLE
B BARRIER FREE
M CONVEX MIRROR

TYPE G LOADING SPACE

VERTICAL CLEARANCE OF 8.1m ALONG ENTIRE LENGTH
MIN. 200mm REINFORCED CONCRETE ALONG ENTIRE LENGTH WITH MAX SLOPE OF 2%
13000
4000
1. LOADING SPACE TO COMPLY WITH THE MINIMUM DIMENSIONAL REQUIREMENTS OF CITY OF TORONTO
2. STAGING AREA TO BE CONSTRUCTED OF MIN. 200mm REINFORCED CONCRETE WITH A MAX. SLOPE OF 2%

TYPE G - VEHICULAR DESIGN

12000
2800 4840 1200

TYPE B LOADING SPACE

VERTICAL CLEARANCE OF 4.4m ALONG ENTIRE LENGTH
MIN. 200mm REINFORCED CONCRETE ALONG ENTIRE LENGTH
11000
3000

TYPE B - VEHICULAR DESIGN

9100
1200 6100

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Rb - 51 (200mmx300mm)

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| 5 | Issued for SPA #3 | 2022-12-16 |
| 6 | Issued for CoA | 2023-03-24 |
| 7 | Issued for CoA | 2023-06-02 |

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ONTARIO ASSOCIATION
of
ARCHITECTS
RUDY P. WALLMAN
LICENCE
3432

N
Drawing Title

L2 FLOOR PLAN

Project
ROCKPORT (MPE) Inc.

713-733 MT. PLEASANT RD.
TORONTO ON.
ZBA No.: 19 263788 NNY 15 OZ
SPA No.: 20 211784 NNY 15 SA

As indicated
Scale

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Checked by

Project No.
18-02

Date
03/13/23

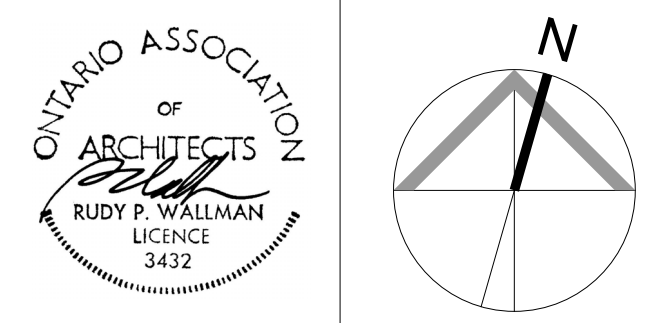
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A2-02

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| 5 | Issued for SPA #3 | 2022-12-16 |
| 6 | Issued for CoA | 2023-03-24 |
| 7 | Issued for CoA | 2023-06-02 |

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Drawing Title

L3 FLOOR PLAN

Project
ROCKPORT (MPE) Inc.

713-733 MT. PLEASANT RD.
TORONTO ON.
ZBA No.: 19 263788 NNY 15 OZ
SPA No.: 20 211784 NNY 15 SA

Scale
1 : 150

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Project No.
18-02

Date
03/13/23

Drawing No.

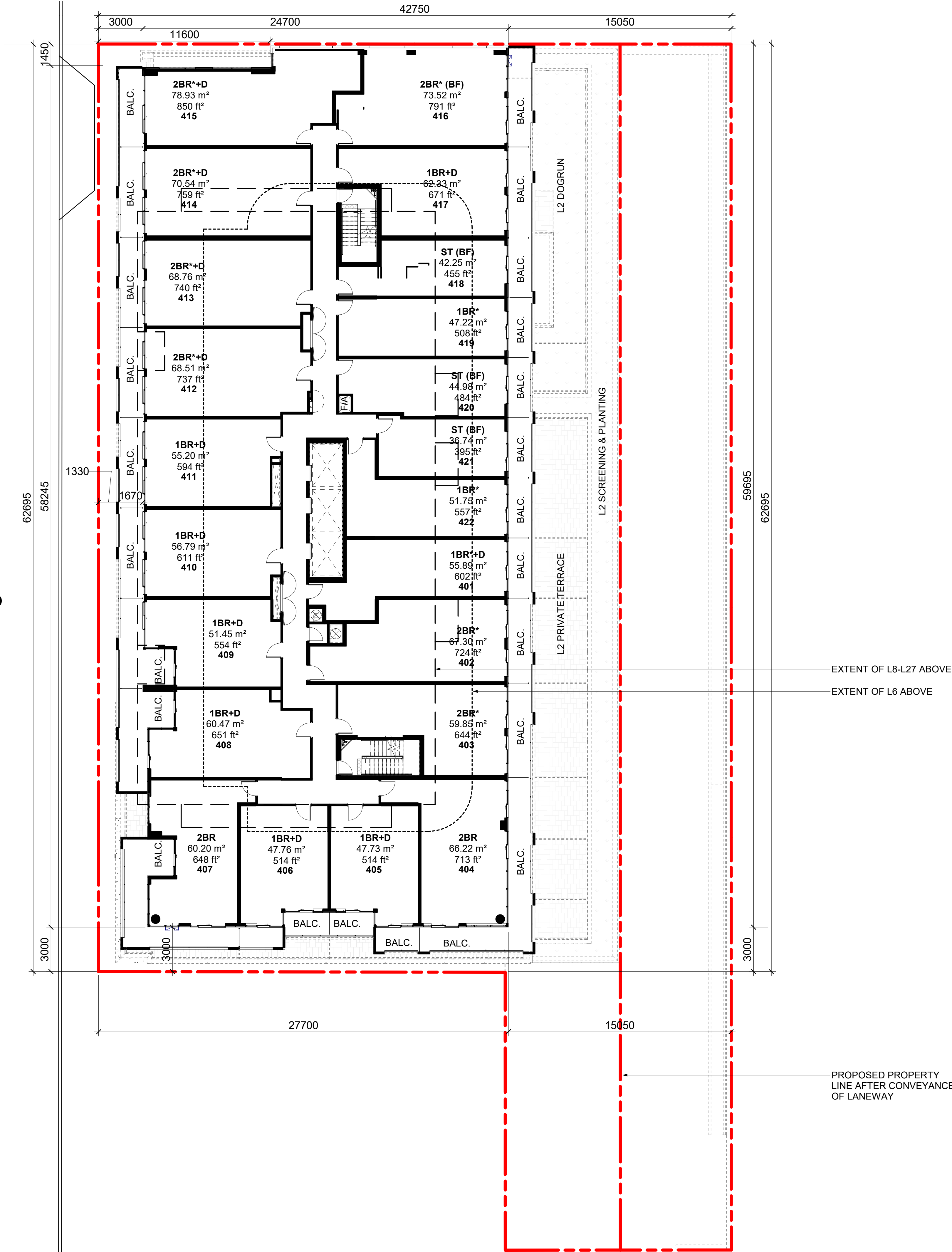
A2-03

MOUNT PLEASANT RD

EXTENT OF L8-L27 ABOVE

EXTENT OF L6 ABOVE

PROPOSED PROPERTY
LINE AFTER CONVEYANCE
OF LANEWAY

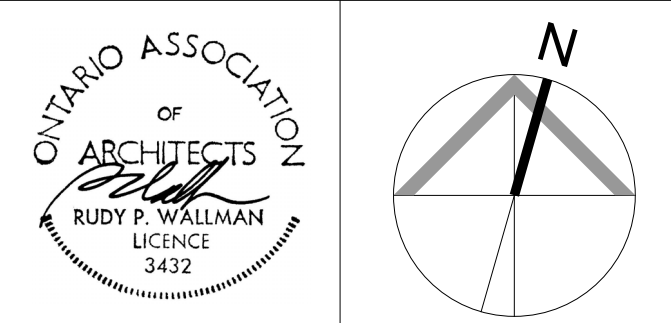


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| 4 | Issued for SPA #2 | 2022-06-06 |
| 5 | Issued for SPA #3 | 2022-12-16 |
| 6 | Issued for CoA | 2023-03-24 |
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Drawing Title

L4 FLOOR PLAN

Project

ROCKPORT (MPE) Inc.

713-733 MT. PLEASANT
RD. TORONTO ON.
ZBA No.: 19 263788 NNY 15 OZ
SPA No.: 20 211784 NNY 15 SA

Scale

1 : 150

Drawn by

Checked by

Project No.

18-02

Date

03/13/23

Drawing No.

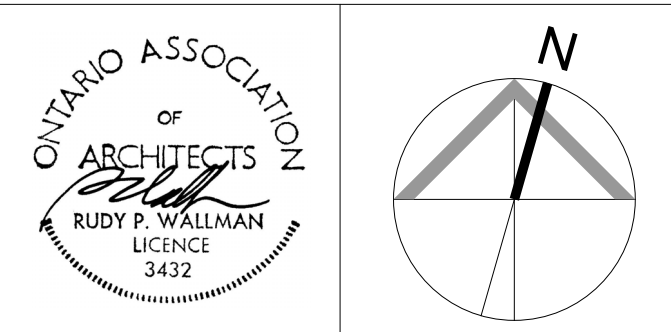
A2-04

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| No | Issued For | Date |
|----|------------------------|------------|
| 1 | Issued for Rezoning | 2022-01-10 |
| 2 | Issued for SPA #1 | 2022-03-01 |
| 3 | Issued for Rezoning #2 | 2022-04-21 |
| 4 | Issued for SPA #2 | 2022-06-06 |
| 5 | Issued for SPA #3 | 2022-12-16 |
| 6 | Issued for CoA | 2023-03-24 |
| 7 | Issued for CoA | 2023-06-02 |

WALLMANARCHITECTS

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Drawing Title

L5 FLOOR PLAN

Project

ROCKPORT (MPE) Inc.

713-733 MT. PLEASANT RD.
TORONTO ON.
ZBA No.: 19 263788 NNY 15 OZ
SPA No.: 20 211784 NNY 15 SA

Scale

1 : 150

Drawn by

Checked by

Project No.

18-02

Date

03/13/23

Drawing No.

A2-05

MOUNT PLEASANT RD

EXTENT OF L8-L27 ABOVE

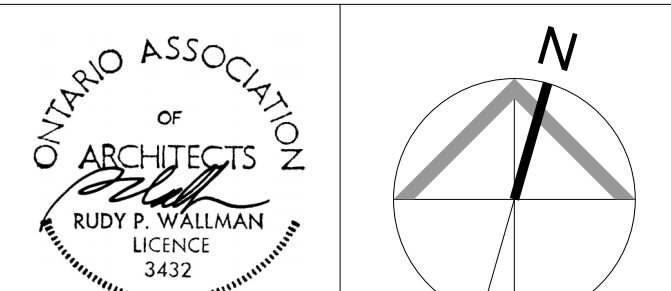
EXTENT OF L6 ABOVE

PROPOSED PROPERTY LINE AFTER CONVEYANCE OF LANEWAY

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Drawing Title

Project
ROCKPORT (MPE) Inc.

713-733 MT. PLEASANT
RD. TORONTO ON.
ZBA No.: 19 263788 NNY 15 OZ
SPA No.: 20 211784 NNY 15 SA

1 : 150 Scale

Drawn by

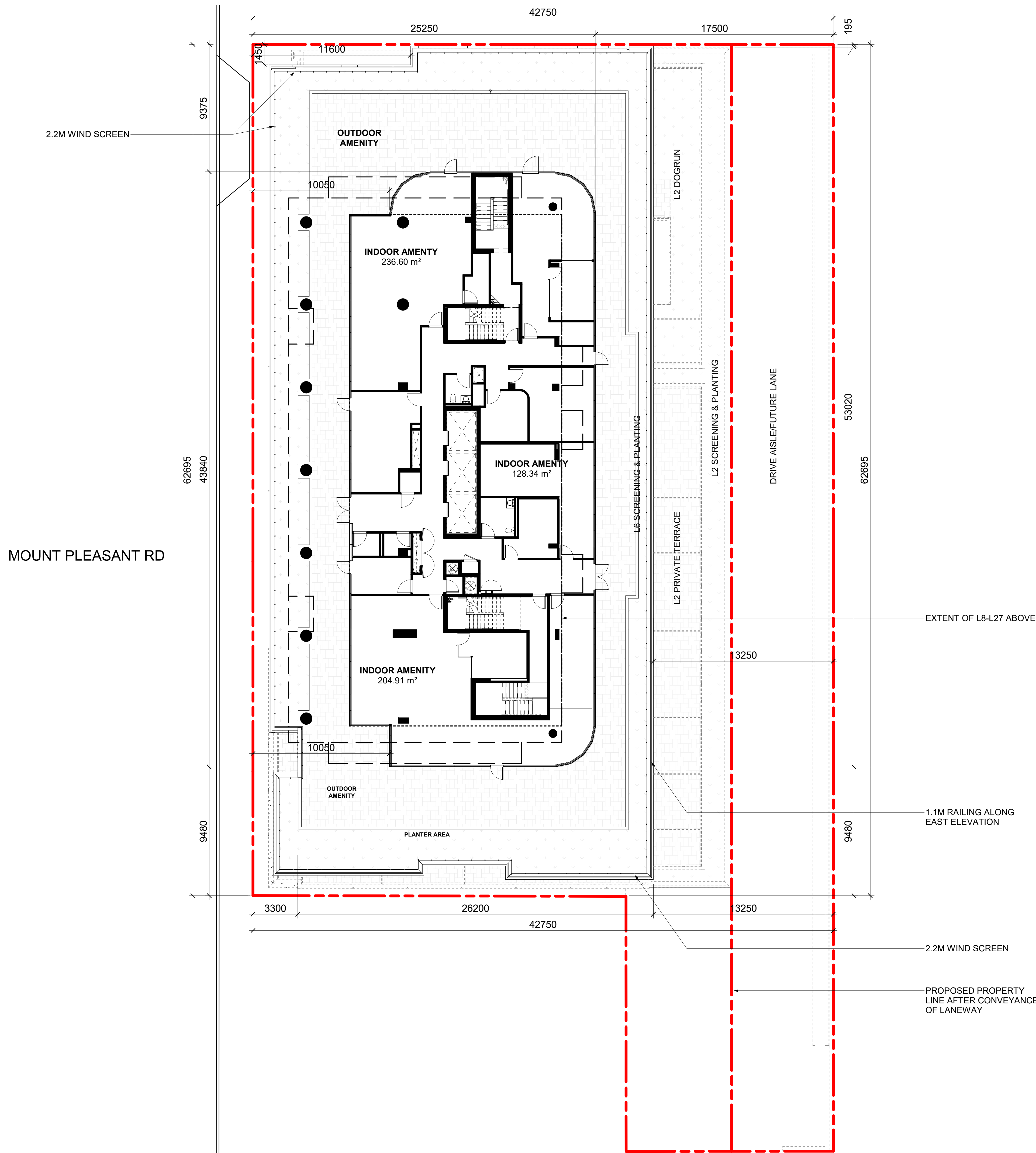
Checked by _____

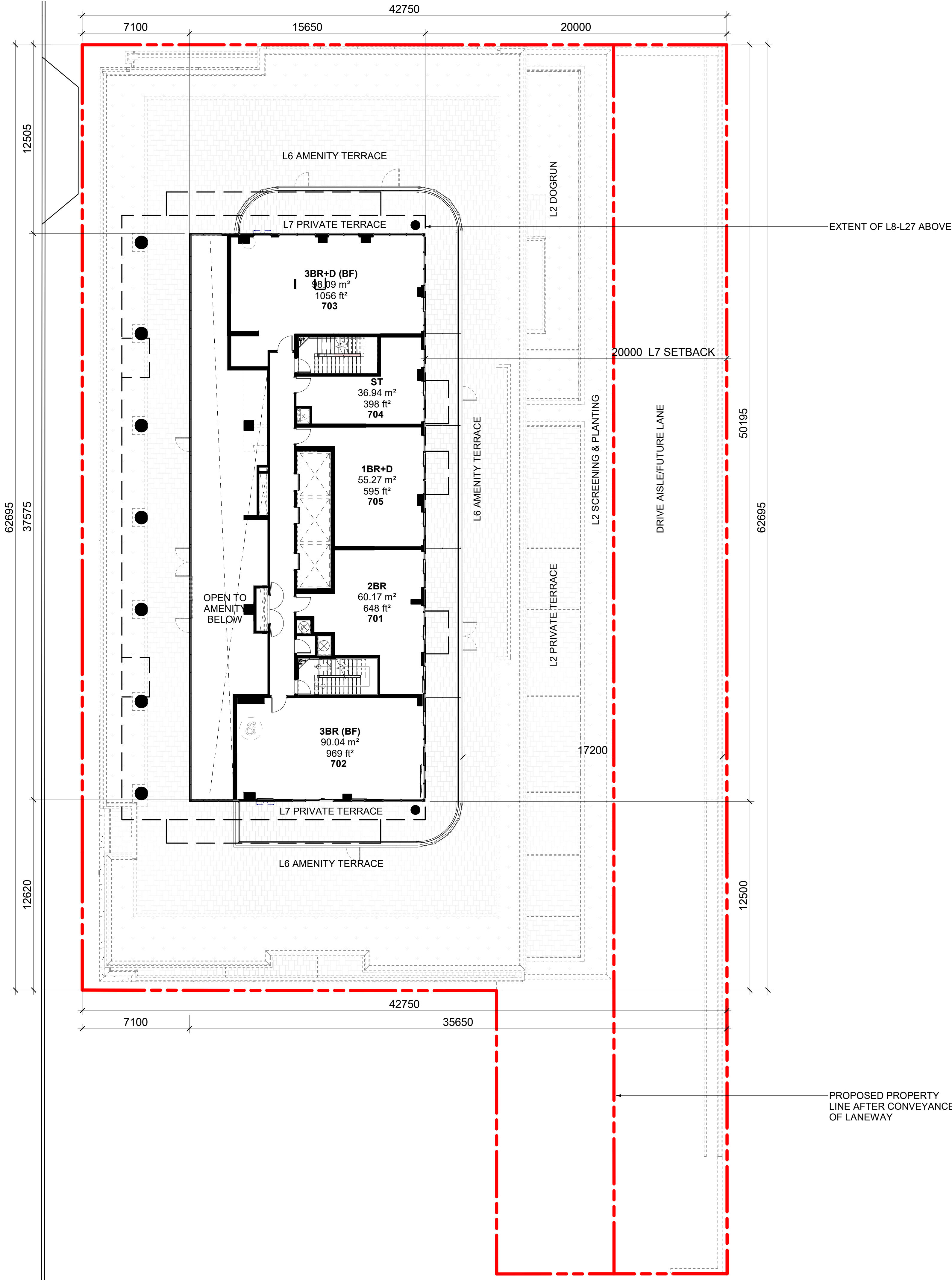
18-02 Project No.

03/13/23 Date

Drawing No.

A2-06

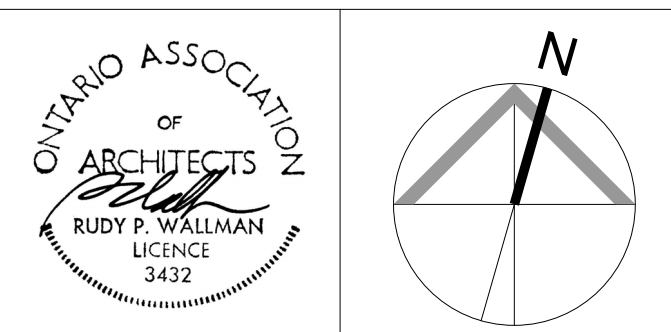




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Drawing Title

L7 FLOOR PLAN

Project
ROCKPORT (MPE) Inc.

713-733 MT. PLEASANT RD.
TORONTO ON.
ZBA No.: 19 263788 NNY 15 OZ
SPA No.: 20 211784 NNY 15 SA

Scale
1 : 150

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Project No.
18-02

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03/13/23

Drawing No.

A2-07