

33 Davisville Avenue and 60 Balliol Street – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: January 17, 2024

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 162082 STE 12 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Official Plan to redesignate the southern portion of the site (Balliol Parkette) from Parks to Apartment Neighbourhoods and allow the proposed residential use. The Balliol Parkette is privately owned.

This report also reviews and recommends approval of the application to amend Zoning By-law 569-2013 to permit a 131.9 metre (41-storeys excluding mechanical penthouse) residential building at 60 Balliol Street. The proposed infill building would have a total gross floor area of 31,000 square metres and contain 540 dwelling units.

The proposal would maintain the existing building with 266 dwelling units at 33 Davisville Avenue as rental housing for 20 years, provide on-site building improvements and access to new residential amenities for existing tenants.

The proposal also includes a new 458-square metre public park fronting onto Balliol Street, and provides a pedestrian connection from Balliol Street to Davisville Avenue.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 33 Davisville Avenue and 60 Balliol Avenue, substantially in accordance with the draft Official Plan Amendment included as Attachment No. 6 to this report.
2. City Council amend Zoning By-law 569-2013, for the lands at 33 Davisville Avenue and 60 Balliol Avenue, substantially in accordance with the draft Zoning By-law Amendment included as Attachment No. 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 Zoning By-law Amendments as may be required.

4. City Council approve that, in accordance with Section 42 of the Planning Act, prior to the earliest of 12 months following the issuance of the first above grade building permit, residential occupancy and condominium registration, the owner shall convey to the City a parkland dedication, having a minimum size of 458 square metres located towards the southeastern limit of the subject site, which includes a 147.9 square metre off-site dedication from the site at 141 Davisville Avenue (Application Number 22 165979 STE 12 OZ), to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.

5. City Council approve the acceptance of an on-site parkland dedication referred to in Recommendation 4 above, 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.

6. 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 & 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.

7. Prior to Site Plan Approval for the development, City Council require the owner to develop a Construction Mitigation and Tenant Communication Plan, including an interim parking plan to mitigate the impacts of construction of the development on tenants of the existing rental building, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the local Councillor.

8. City Council recommend that the Chief Planner and Executive Director, City Planning secure through the Site Plan Control process for the proposed development, pursuant to Section 114 of the City of Toronto Act, 2006, the owner's obligation to:

- a. Continue to provide and maintain the existing 266 rental dwelling units at 33 Davisville Avenue as rental housing for a period of at least 20 years commencing from the date the Zoning By-law Amendment comes into force and effect, with no

application for demolition or conversion from residential rental use during the 20-year period, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division;

b. Undertake improvements to the existing rental building, at its sole expense and at no cost to tenants, at 33 Davisville Avenue, as follows:

i. A new pet relief area;

ii. Upgrades to the residential rental building laundry room, including accessibility improvements, access to a washroom with accessibility improvements, recreational improvements including, new furnishing for seating, television(s), and internet access;

iii. Accessibility improvements within the existing residential rental building, including seven (7) automatic door openers to be provided in P1/P2 and an accessible height clothes folding table within the laundry room;

iv. Long-term bike parking located within the parking garage and a bike repair station;

v. Relocation of the existing waste facilities and site waste staging areas within the proposed new building;

vi. New electrical vehicle chargers; and

vii. The Owner has also agreed to not apply for Above-Guideline Rent Increase for all capital improvement work at the existing rental apartment that has taken place between May 2020-December 2023. This work includes common area upgrades, structural improvements and window and door replacement and other improvements during this time period.

c. Provide tenants of 33 Davisville Avenue with access to new facilities in the new proposed building at its sole expense and at no cost to tenants, at 33 Davisville Avenue, as follows;

i. Access to the new grade-related outdoor amenities and at least 81 square meters of amenity space indoors located at-grade in the proposed new building for shared use of tenants of the existing rental apartment building and residents of the newly constructed building.

9. Before introducing the necessary Bills to City Council for enactment, require the owner to:

a. shall submit a Traffic Impact Study for review and acceptance to the satisfaction of the General Manager, Transportation Services.

b. submit a Functional Servicing Report for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

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

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

THE SITE

Description: The site is an irregular shaped through-lot, with an approximate frontage of 73.1 metres on Davisville Avenue and 72.6 metres on Balliol Street. The lot is approximately 84.7 metres in depth, and has a total area of approximately 5,638 square metres. The portion of the site being redeveloped is approximately 3,101 square metres.

Existing Uses: The northern portion of the site is occupied by a 21-storey, 266-unit apartment building fronting onto Davisville Avenue. The southern portion of the site is a private open space, known as Balliol Parkette, which fronts onto Balliol Street.

THE APPLICATION

Description: A 131.9 metre (41-storeys excluding mechanical penthouse) residential building with 540 dwelling units, located at 60 Balliol Street. The existing 21-storey residential building will be maintained as rental housing.

Density: Approximately 31,000 square metres is proposed, resulting in a floor space index of 9.84 times the area of the lot.

Dwelling Units: 540 new dwelling units, comprised of 104 studio (19%), 273 one-bedroom (51%), 108 two-bedroom (20%) and 55 three-bedroom (10%) units are proposed.

Existing Dwelling Units at 33 Davisville Avenue: A total of 266 dwelling units including 152 bachelor (57%) and 114 one-bedroom (43%).

Amenity Space: 1,658.6 square metres of amenity space (3.07 square metres per unit) is proposed, consisting of 810.9 square metres of indoor amenity space (1.5 square metres per unit) and 847.7 square metres of outdoor amenity space (1.57 square metres per unit). The proposed outdoor amenity ratio for the new building excludes the proposed private pet amenity area.

Tenants of the existing rental apartment building will have access to new outdoor amenities and at least 81 square metres of amenity space indoors, located at-grade in the proposed building.

On-Site Improvements and other Benefits to Existing Tenants:

- A new outdoor pet relief area located on the west side of the property;
- Upgrades to the residential rental building laundry room, including accessibility improvements, access to a washroom with accessibility improvements and recreational improvements such as new seating furnishes, television(s), and internet access;
- Accessibility improvements within the existing residential rental building, including seven (7) automatic door openers to be provided in P1/P2 and an accessible height clothes folding table within the laundry room;
- Long-term bike parking located within the parking garage and a bike repair station;
- Relocation of the existing waste facilities and site waste staging areas within the proposed building; and
- New electrical vehicle chargers within the existing building;

The Owner has also agreed to not apply for Above-Guideline Rent Increase for all capital improvement work at the existing rental apartment that has taken place between May 2020-December 2023. This work includes common area upgrades, structural improvements and window and door replacement and other improvements during this time period.

Access, Parking and Loading: The primary pedestrian entrance for the new building will be located on Balliol Street. Pedestrian access for the existing building will be maintained on Davisville Avenue. Vehicle access and egress will be consolidated and provided from the existing access ramp on Davisville Avenue. Site servicing access for the existing and proposed building will be taken from a drive isle from Balliol Street along the west property line of the southern portion of the site. An internal Type "G" loading space is proposed for the new building while a new external Type 'C' loading space is proposed for the existing building.

The existing building at 33 Davisville Avenue and the new building at 60 Balliol Street will share a new, consolidated 3-level underground garage accessed by the existing ramp from Davisville Avenue. A total of 142 vehicular parking spaces, including 26 residential replacement spaces for the existing building, 2 car share spaces, and 9 visitor spaces are proposed.

A total of 540 bicycle parking spaces (486 long-term and 54 short-term) are proposed on parking levels 1 to 3.

Park: A new 458-square metre park is proposed at the southeast corner of the site and is adjacent to the Al Green Sculpture Garden at 77 Davisville Avenue.

Mid-block Connection: A new north-south 3.0-metre wide pedestrian walkway is proposed between the new building and park. This new walkway would extend from Balliol Street, connecting to a proposed onsite pedestrianized court yard, linking an existing pedestrian walkway, on the west side of the site, extending to Davisville Avenue and the future community aquatic centre.

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

- The inclusion of an unencumbered 458 square metre park at the eastern portion of the site;
- A 3-metre base building setback from proposed parkland dedication;
- A 3-metre midblock connection;
- An increased building height of 131.9 metres (41-storeys) from 125 metres (39-storeys);
- An increased front yard setback to 6.0 from 3.0 metres; and
- Reduced base building height from 22 metres (7-storeys) to 17.0 metres (4-storeys) along Balliol Street.

Additional Information: See Attachments No. 1, 2, 8, 9 and 10 of this report for the Location Map, Application Data Sheet, Site Plan, Elevations, and three-dimensional representation of the proposal. See Attachment No. 11 for three-dimensional representations of the proposal.

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/33DavisvilleAve-60BalliolSt

Reasons for Application

The Official Plan Amendment is required to redesignate a portion of the site from Parks to Apartment Neighbourhoods to allow the proposed residential use.

The Zoning By-law Amendments to Zoning By-laws 569-2013 are required to vary performance standards including: building height, gross floor area, building depth, building orientation, setbacks, amenity space, landscaping, loading, 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 (2020), and shall

conform to provincial plans, including the Growth Plan (2020) for the Greater Golden Horseshoe, and others.

Official Plan

The northern and southern portions of the site are designated Apartment Neighbourhoods and Parks, respectively.

See Attachment No. 3 of this report for the Official Plan Land Use Map.

Yonge-Eglinton Secondary Plan

The Yonge-Eglinton Secondary Plan identifies the northern portion of the site as Apartment Neighbourhoods, with an anticipated height range of 25 to 40-storeys, and the southern portion of the site as Parks and Open Space - Parks.

The site is also located within the Davisville Apartment Neighbourhood Character Area and the Secondary Zone within the Davisville Transit Area. Davisville Avenue is identified as the Davisville Community Street which is the local heart of the Yonge-Davisville area, providing pedestrian linkages to parks, schools and a future community hub. Balliol Street is identified as the Balliol Green Street, envisioned to be characterized by tall buildings in a landscaped setting, continuing to connect pedestrians through the Yonge-Davisville area.

See Attachment No. 4 of this report for the Yonge-Eglinton Secondary Plan Land Use Map.

Site and Area Specific Policy 722

Delineates the Davisville Protected Major Transit Station Area, and specifies minimum population and employment target per hectare and minimum building densities.

Zoning

The northern and southern portions of the site are zoned Residential (R (d0.6) (x913)) and (R (d0.35) (x216)), respectively, under Zoning By-law 569-2013. The R (Residential) zone permits a wide range of residential dwelling types including apartment buildings. Both portions are subject to a maximum permitted building height of 38.0 metres, with a maximum permitted density of 0.6 and 0.35 times the area of the lot for the northern and southern portions of the lot, respectively.

See Attachment No. 5 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:

- 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 February 22, 2023, where presentations were given by City staff and the applicant. Approximately 42 people participated, as well as the Ward Councillor's office. The following comments were provided by participants:

- Concern about the building height and massing as it relates to wind impact, privacy, and view protection;
- Inquiry of the construction timing, and concerns about the impact to the area;
- Desire for construction monitoring and mitigation;
- Concern for the impact to existing tenants and support for quality-of-life improvements;
- Concerns regarding number of development applications and active construction sites in immediate area, and their collective impact;
- Support for the inclusion of 2 or more bedroom units to accommodate families;
- Desire for the inclusion of affordable housing units; and
- Desire for rental tenure for the new building.

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

Tenant Consultation

Staff conducted a site visit of the existing building. A tenant survey was administered in February and March 2023 and received 23 responses. Tenant responses included a desire for common space upgrades and maintenance, better outdoor programming and amenity spaces and improved laundry room and waste facility maintenance.

The issues raised in the survey responses have been considered and discussed with the applicant to inform the proposed improvements to the existing building.

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 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. Staff has reviewed the current proposal 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.

Land Use

Redesignating the southern portion of the site from Parks to Apartment Neighbourhoods is appropriate, and conforms with the applicable Official Plan policies.

The portion of the site designated Parks is currently a private open space that is encumbered by the existing underground parking garage serving the existing building on the site. The private open space is used by local residents and has been perceived as a public park.

The proposed redesignation would permit the development of an apartment building and new public park which is compatible with the surrounding land use designation, including all immediately adjacent lots, which are also designated Apartment Neighbourhoods. Also, the applicable Residential zone allows for residential uses on the land.

Parkland

The Official Plan contains policies to ensure that the systems of parks and open spaces are maintained, enhanced and expanded in Toronto. The parkland dedication requirement for the proposal is 310.1 square metres. An on-site parkland dedication of 458 square metres is proposed, which includes an off-site dedication of 147.9 square metres from the development at 141 Davisville Avenue (Application Number 22 165979 STE 12 OZ). Given the constraints around removing existing below grade structures where the parkland is located, staff have agreed to delay conveyance of the park until the earliest of 12 months following the issuance of the first above grade building permit, residential occupancy and condominium registration. A section 118 restriction will also be required.

The park is proposed towards the southeastern limit of the site and would have 15 metres of frontage on Balliol Street. The proposed size, location, and configuration of the parkland dedication is acceptable to Parks Development staff.

Retained Rental Housing

The existing 21-storey rental apartment building at 33 Davisville Avenue with frontage on Davisville Avenue, which is comprised of 266 rental dwelling units, would be retained as part of the development with no changes to those existing rental units.

In accordance with Policy 3.2.1.5(a) of the Official Plan, the owner has agreed to maintain the existing building as rental housing for a period of at least 20 years from the date the Zoning By-law Amendment comes into force and effect.

To satisfy Policy 3.2.1.5(b), the applicant has agreed to the following improvement work on the existing rental building and associated outdoor spaces, including those already completed, as follows:

- A new outdoor pet relief area located on the west side of- the property;
- Upgrades to the residential rental building laundry room, including accessibility improvements, access to a washroom with accessibility improvements, recreational improvements including, new furnishing for seating, television(s), and internet access;
- Accessibility improvements within the existing residential rental building, including seven (7) automatic door openers to be provided in P1/P2 and clothes folding table within the laundry room;
- Long-term bike parking located within the parking garage and a bike repair station;
- Relocation of the existing waste facilities and site waste staging areas within the proposed building;
- New electrical vehicle chargers within the existing building; and
- The Owner has also agreed to not apply for Above-Guideline Rent Increase for all capital improvement work at the existing rental apartment that has taken place between May 2020-December 2023. This work includes common area upgrades, structural improvements and window and door replacement and other improvements during this time period.

The costs of all the abovementioned improvements, will not be passed on to tenants of the existing building in any form, including by way of an application to the Ontario Landlord Tenant Board for the purpose of obtaining an increase in residential rent above the applicable guideline.

Streetscape and Public Realm

The proposal conforms with the public realm policies of the Official Plan and the Yonge-Eglinton Secondary Plan.

The proposed building is set back 6.0 metres from the lot line along Balliol Street, resulting in a minimum 12.25 metre setback from building face to curb. The increased setback will allow for a sidewalk width of 11.9 metres along Balliol Street and provide a public boulevard that can contain soft and hard landscaped treatments as planned for in the Yonge-Eglinton Secondary Plan.

Also proposed is a 3.0-metre wide pedestrian midblock connection extending north from Balliol Street, that will connect to an existing pedestrian walkway interior to the site that extends to Davisville Avenue. This achieves the Mid-Block Connection as identified in the Yonge-Eglinton Secondary Plan.

A Landscape Concept Plan submitted in support of the application shows landscaping and lighting details for the streetscape and the mid-block connection.

Building Form

The proposed building height of 131.9 metres (41-storeys excluding mechanical floor), is appropriate. The development is located within an area that is planned for increased heights and densities, in close proximity to Davisville subway station and where there are numerous existing and approved tall buildings.

The proposed height is generally consistent with the planned Davisville Apartment Neighbourhood height range anticipated under the Yonge-Eglinton Secondary Plan.

Massing - Base Building

The proposed 4-storey base building provides an appropriate streetwall height of approximately 17 metres on Balliol Street, framing the street with good proportion and fitting with the existing and planned context.

The base building is setback 6.0 metres from Balliol Street, and 3.0 metres from the new park.

The proposal would provide for an appropriate setback from the public realm along Balliol Street and the new public park, and achieve the public realm concept as envisioned in the Yonge-Eglinton Secondary Plan.

Massing - Tower component

The tower component is approximately 9.0 metres from the lot line along Balliol Street and 6.0 metres from the new park. The tower provides a separation distance of approximately 25.0 metres from the existing apartment building and 10.0 metres from the nearest west lot line.

The tower has been oriented to fit within the existing and planned context. The proposed tower stepbacks align with what is envisioned for the Midtown Apartment Neighbourhoods area, and are within the intent of the Tall Building Guidelines. The tower has been massed to appropriately mitigate privacy impacts to the existing building and the adjacent existing building to the west of the site.

Shadow impact

The proposed buildings have been massed, located and articulated, with appropriate separation distance, to limit shadow impacts on surrounding areas and maintain sky view in accordance with the intent of the Official Plan Built Form policies and Tall Building Design Guidelines. The applicant submitted a shadow study showing the extent of the shadow from the proposed building during the spring and fall equinox (March 21 and September 21) and the summer solstice (June 21).

The shadow studies demonstrate that the proposal will cast limited shadow on the Yonge Street right-of-way and adjacent buildings northwest of the development site before 9:18 a.m. on the spring and fall equinox. Limited shadow from the proposal will fall on the existing apartment building on site starting at 10:18 a.m., and the Davisville Junior School directly starting from 11:18 a.m. during the spring and fall equinoxes. There will also be minimal shadow on new park starting at 1:18 p.m. during the spring and fall equinox, and the summer solstice.

Planning staff have assessed the proposed development in terms of the incremental shadow impact that would result from the proposed 41-storey building and are satisfied that it would adequately limit shadow on shadow-sensitive areas, parks, and the public realm.

Amenity Space

Amenity space for building residents is proposed at ground level, level 6 and level 41 (rooftop) at a rate of 3.1 square metres of amenity space per dwelling unit (of which 1.5 square metres is for indoor amenity and 1.6 is for outdoor amenity). A total of approximately 810.9 square metres of indoor and 847.7 square metres of outdoor amenity space is proposed. A pet relief area is proposed at the rear of the existing apartment building at ground level. Given the future new park, the proposed amenity space is acceptable to staff.

Wind

A Pedestrian Level Wind Study was submitted in support of the application. The study indicates that the surrounding public realm, private walkways, proposed parks, and nearby seating and outdoor amenity areas of adjacent buildings existing walkways and nearby laneway, will experience wind conditions that are acceptable for the intended use (suitable for walking or better in the spring/fall/winter, and standing or better in the summer).

The proposed outdoor amenity areas on level 6 and on the rooftop will experience wind conditions suitable for sitting, during the typical use period (May to October, inclusive), with the use of wind mitigation strategies including 2.4 metre-tall perimeter wind screens and strategically placed trellises.

Unit Mix

The architectural plans submitted indicate that 540 residential dwelling units are proposed, including 108 two-bedroom (20%) and 55 three-bedroom (10%) units. The unit mix meets the policy direction of the Official Plan to provide a full range of housing and meets the unit mix objectives of the Growing Up Guidelines and the Yonge-Eglinton Secondary Plan.

Tree Preservation

An arborist report was submitted indicating that 14 of 25 private trees located on the site proposed for removal, require a permit under the City of Toronto Municipal Code, Chapter 813, the Tree Protection By-law.

The planting of 49 private trees will be required as replacement for the proposed private tree removals. If not physically possible, a cash-in-lieu payment for replacement trees unable to be planted on the subject site.

There are no publicly-owned trees associated with the proposed site.

Traffic Impact, Access, Parking, and Loading

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

Transportation Services staff have also identified potential Transportation Demand Management measures that would promote alternate modes of transportation.

Road Widening

To satisfy the Official Plan requirement of a 20-metre right-of-way for Davisville Avenue, a 0.86-metre road widening is required. However, as a result of the Midtown Public Realm Implementation Strategy a right-of-way widening of 2.3 metres is requested by Transportation Services along Davisville Avenue, to provide a 23.0 metre wide right-of-way. The applicant is exploring the request and will continue conveyance discussions with Transportation Services through the site plan control process.

There is no road widening requirement for Balliol Street, as is not identified in the Official Plan as a road to be widened. To facilitate full implementation of the Midtown Public Realm Implementation Strategy (MPRIS), the Public Realm Moves policy of the Yonge Eglinton Secondary Plan, the applicant agrees to permit an east-west 0.73-metre surface easement along the private portion of the south property line on Balliol Street, to be designed to read as part of a 3.0-metre pedestrian clearway.

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. Staff recommends that these matters be addressed prior to the enactment of Bills for the draft Zoning By-law Amendment.

Toronto Green Standard

The applicant is required to meet Tier 1 of the Toronto Green Standard. 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.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible

communities. Community services and facilities are the building blocks of our neighbourhoods and include matters such as recreation, libraries, childcare, local schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

CONTACT

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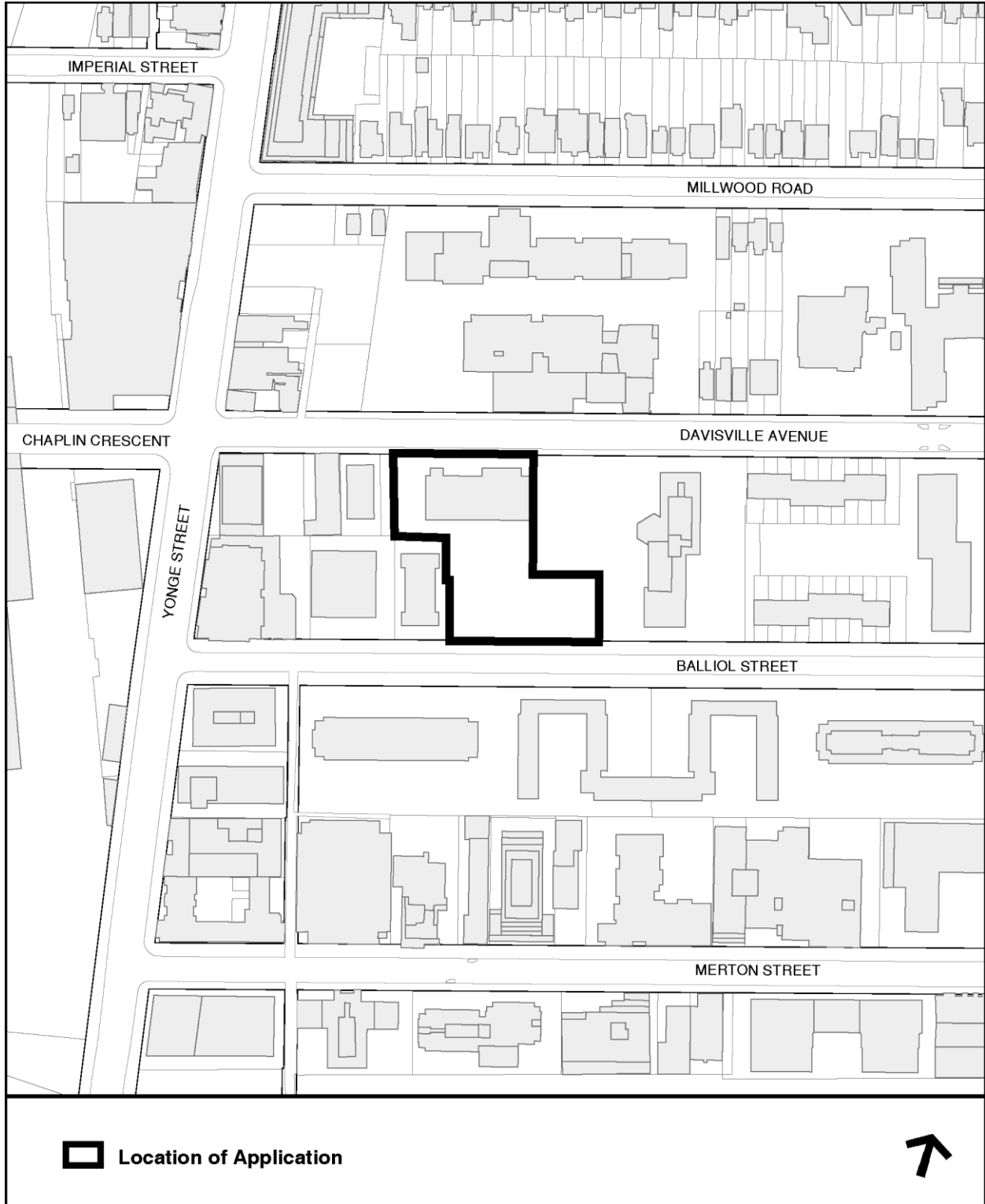
SIGNATURE

Oren Tamir
Director, Community Planning
Toronto and East York District

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Application Data Sheet
Attachment 3: Official Plan Land Use Map
Attachment 4: Yonge-Eglinton Secondary Plan Map 21-4 Land Use Plan
Attachment 5: Existing Zoning By-law Map
Attachment 6: Draft Official Plan Amendment
Attachment 7: Draft Zoning By-law Amendment to Zoning By-law 569-2013
Attachment 8: Site Plan
Attachment 9: Elevations
Attachment 10: 3D Models of Proposal in Context

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 33 Davisville Avenue and 60 Balliol Street
Date Received: June 14, 2022
Application Number: 22 162082 STE 12 OZ
Application Type: Official Plan and Zoning By-law Amendment
Project Description: a 41-storey residential use building.

Applicant Osmington Gerofsky Development Corp
Architect Wallman Architects
Owner 3414493 Canada Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation: Apartment Neighbourhoods and Parks
Site Specific Provision: OPA 405
Zoning: R (d0.6) (x913) and R (d0.35) (x216).
Heritage Designation: N
Height Limit (m): 21
Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 5,638 **Frontage (m):** 73.0 and 72.6 **Depth (m):** 84.5

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1071.7	1071.7
Residential GFA (sq m):			30,200.0	30,200.0
Non-Residential GFA (sq m):			0	0
Total GFA (sq m):	976.1		30,200.0	30,200.0
Height - Storeys:			41	41
Height - Metres:			140	140

Lot Coverage Ratio (%): 34 **Floor Space Index:** 9.84

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA:	Above Grade (sq m)	Below Grade (sq m)		
			Existing	Retained
Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	266	266	0	266
Condominium:	0	0	530	530
Total Units:		221	530	796

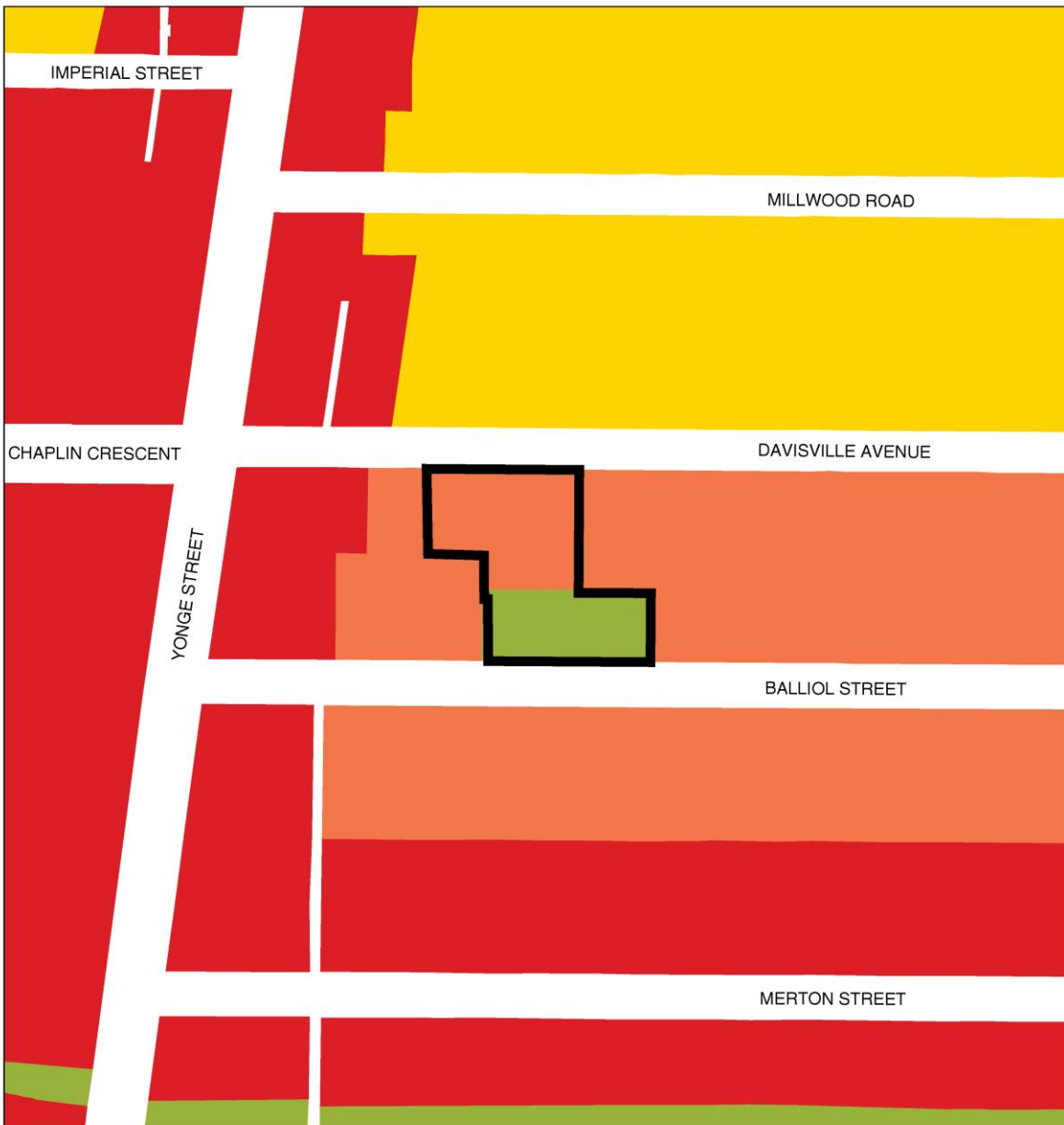
Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:		152	114	0	0
Proposed:		104	273	108	55
Total Units:		104	273	108	55

Parking and Loading

Parking Spaces:	142 (including 26 replacement spaces)	Bicycle Parking Spaces:	486	Loading Docks:	1
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Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

33 Davisville Avenue And
60 Balliol Street
File # 22 162082 STE 12 0Z

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

Not to Scale
Extracted: 12/06/2023



Yonge-Eglinton Secondary Plan

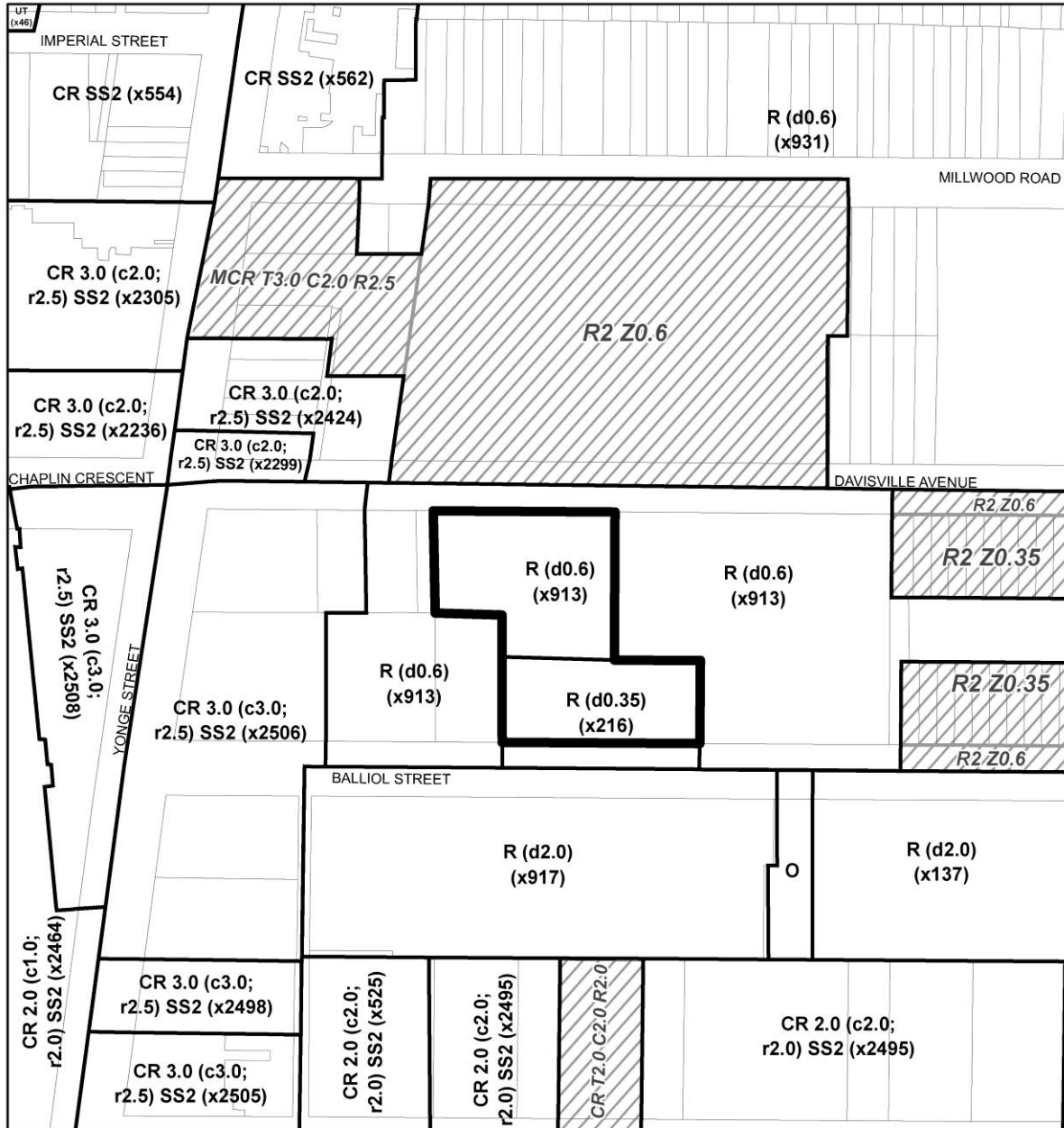
MAP 21-4 Land Use Plan

- | | | |
|---------------------------|--------------------------------------|---|
| — Secondary Plan Boundary | ■ Apartment Neighbourhoods | ▨ Land Use Designations per the Official Plan |
| ▨ Mixed Use Areas "A" | ■ Neighbourhoods "A" | ▭ Lands to be redesignated from Apartment Neighbourhoods and Parks and Open Space Areas - Parks to Apartment Neighbourhoods |
| ▨ Mixed Use Areas "B" | ■ Neighbourhoods "B" | |
| ▨ Mixed Use Areas "C" | ■ Parks and Open Space Areas - Parks | |

Not to Scale ↗

Extracted December 7, 2023

Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

33 Davisville Avenue And
60 Balliol Street
File # 22 162082 STE 12 OZ

Location of Application

R Residential
CR Commercial Residential
O Open Space
UT Utility and Transportation

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

R2 Residential District
CR Mixed-Use District
MCR Mixed-Use District



Not to Scale
Extracted: 12/06/2023

Attachment 6: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 2024

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW XXX

To adopt an amendment to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2023, as 33 Davisville Avenue and 60 Balliol Street. 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. 706 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, ULLI S. WATKISS,
Speaker City Clerk

(Seal of the City)

AMENDMENT NO. 706 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS 33 DAVISVILLE AVENUE
AND 60 BALLIOL STREET

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

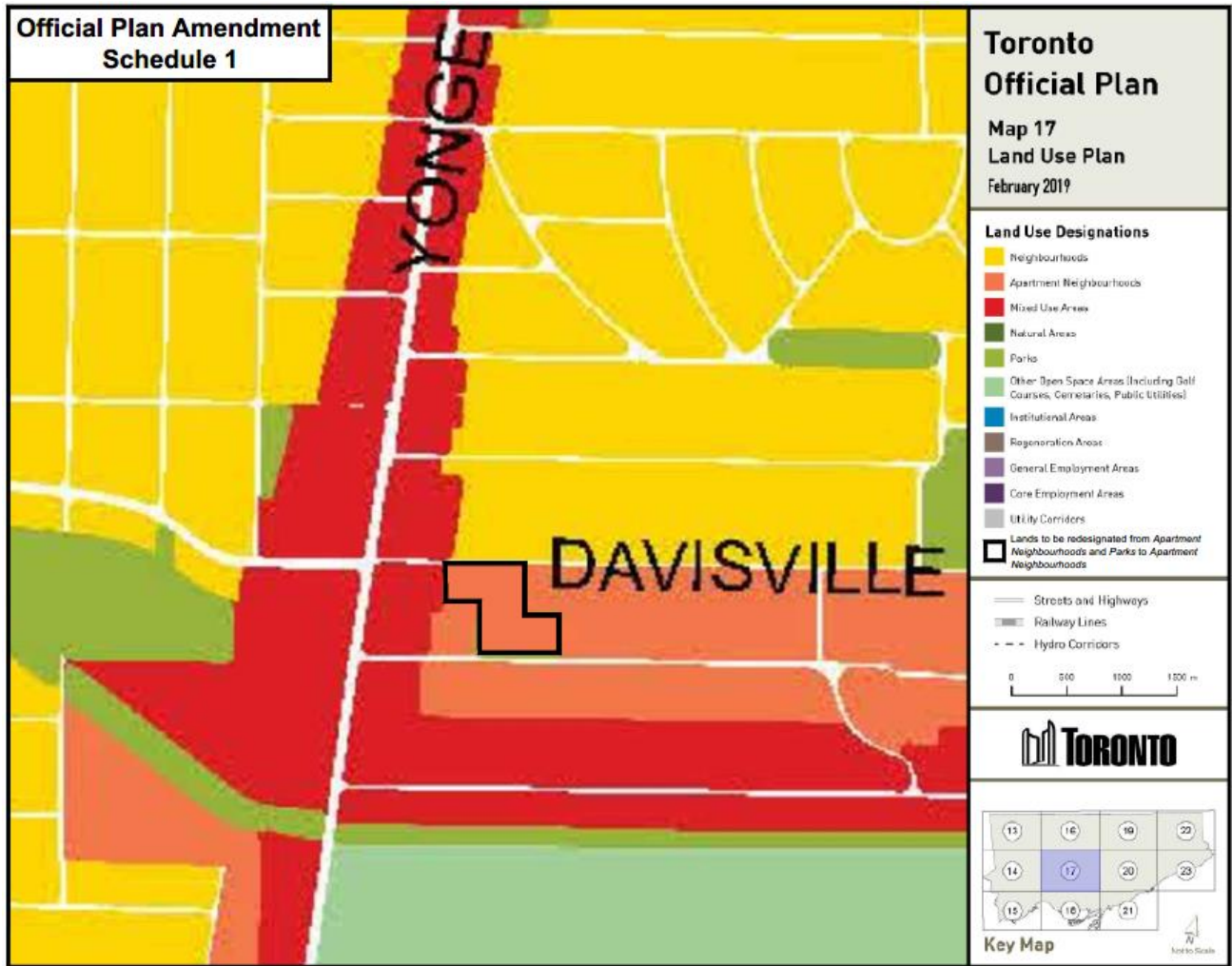
Map 17, Land Use Plan, is amended by re-designating the lands known municipally in 2023 as 33 Davisville Avenue and 60 Balliol Street from Parks to Apartment Neighbourhoods, as shown on the attached Schedule 1.

Chapter 6, Section 21, Yonge-Eglinton Secondary Plan Map 21-4, Land Use Plan, is amended by designating the lands known municipally in 2023 as 33 Davisville and 60 Balliol Street from Parks and Open Space Areas – Parks to Apartment Neighbourhoods, as shown on the attached Schedule 2.

Chapter 6, Section 21, Yonge-Eglinton Secondary Plan Map 21-8, Parks and Open Space Network Plan, is amended by removing the lands known municipally in 2023 as 33 Davisville and 60 Balliol Street from being identified as Proposed Public Parks, as shown on the attached Schedule 3.

SCHEDULE 1

Map 17 Land Use Plan



SCHEDULE 2

Map 21-4 Land Use Plan



Official Plan Amendment Schedule 2

Yonge-Eglinton Secondary Plan

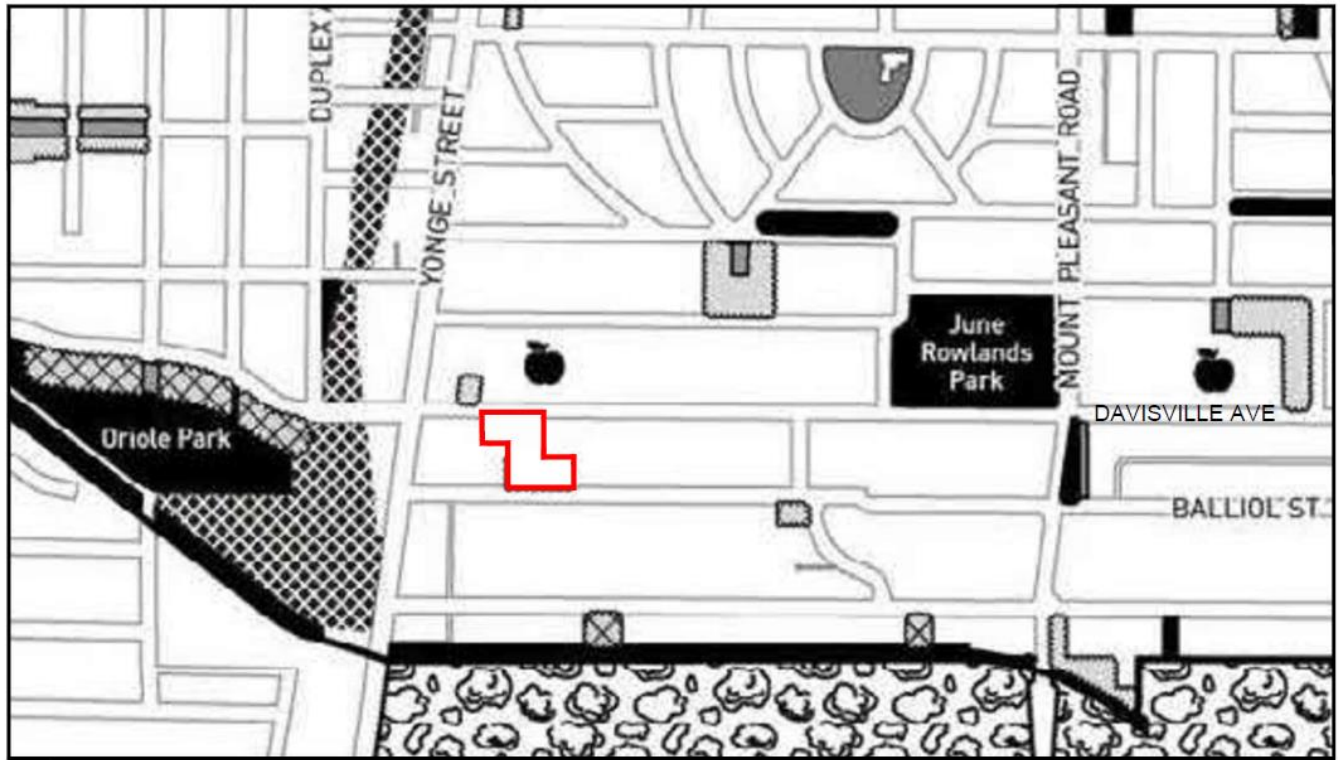
MAP 21-4 Land Use Plan

- | | | |
|---------------------------|--------------------------------------|---|
| — Secondary Plan Boundary | ■ Apartment Neighbourhoods | ▨ Land Use Designations per the Official Plan |
| ▨ Mixed Use Areas "A" | ■ Neighbourhoods "A" | ■ Lands to be redesignated from Apartment Neighbourhoods and Parks and Open Space Areas - Parks to Apartment Neighbourhoods |
| ▨ Mixed Use Areas "B" | ■ Neighbourhoods "B" | |
| ▨ Mixed Use Areas "C" | ■ Parks and Open Space Areas - Parks | |

Not to Scale ↑

SCHEDULE 3

Map 21-8 Parks and Open Space Network Plan



Official Plan Amendment Schedule 3

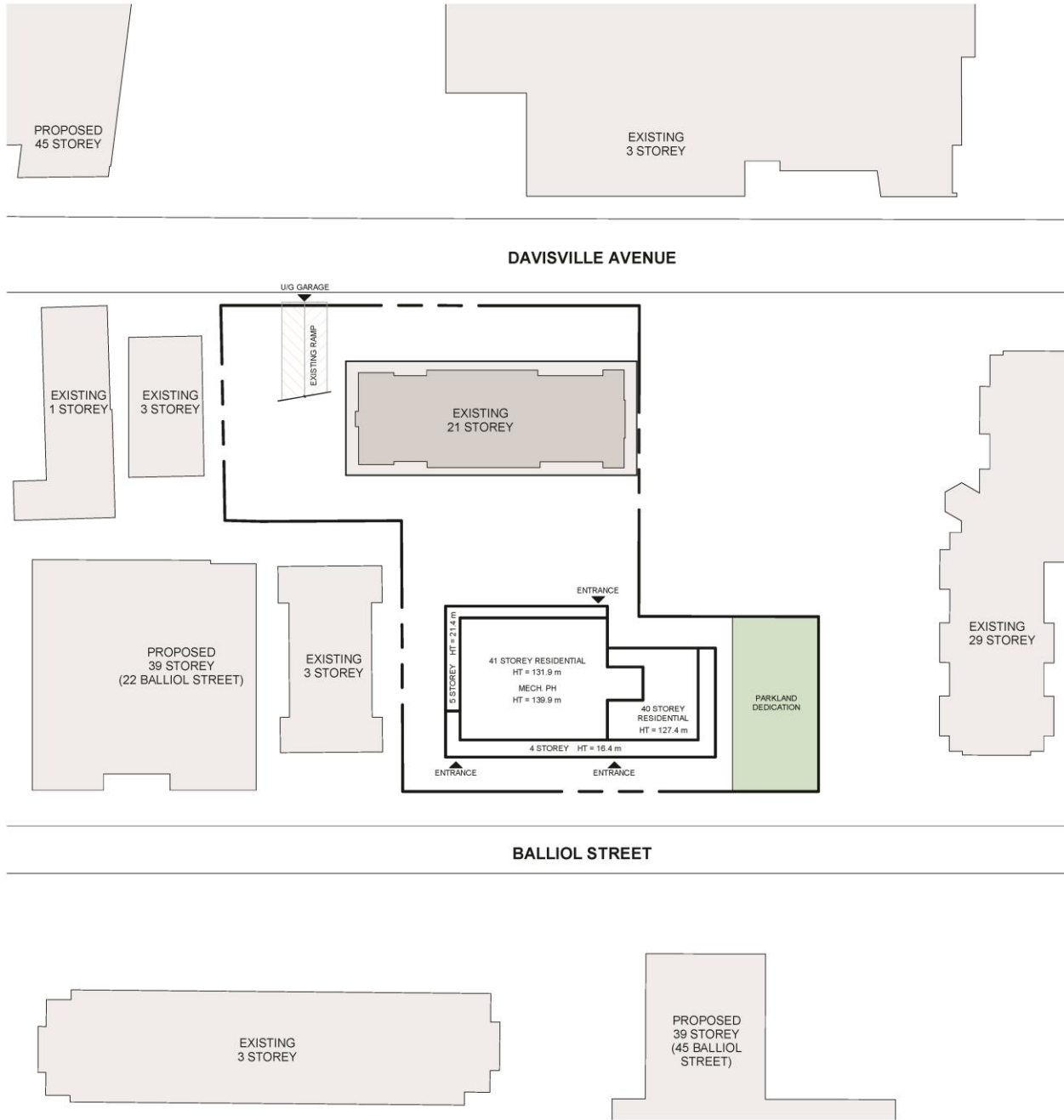
Yonge-Eglinton Secondary Plan
MAP 21-8 Parks and Open Space Network Plan

- | | | | | |
|----------------------------------|--------------------------------|------------------------------------|--|----------------|
| — Secondary Plan Boundary | ■ Priority Park Area | ▨ Decking - Further Study Required | ■ Proposed Public Parks identification to be removed | ↗ Not to Scale |
| ■ Existing/Approved Public Parks | ■ City-Owned Opportunity Sites | ● School Properties | | |
| ▨ Ravines/Natural Areas | ■ Proposed Public Parks | ▨ Library Open Space | | |
| ▨ Park Expansion Areas | ▨ Other Major Open Space | | | |

Attachment 7: Draft Zoning By-law Amendment to Zoning By-law 569-2013

To be available prior to the January 24, 2024 Toronto and East York Community Council Meeting.

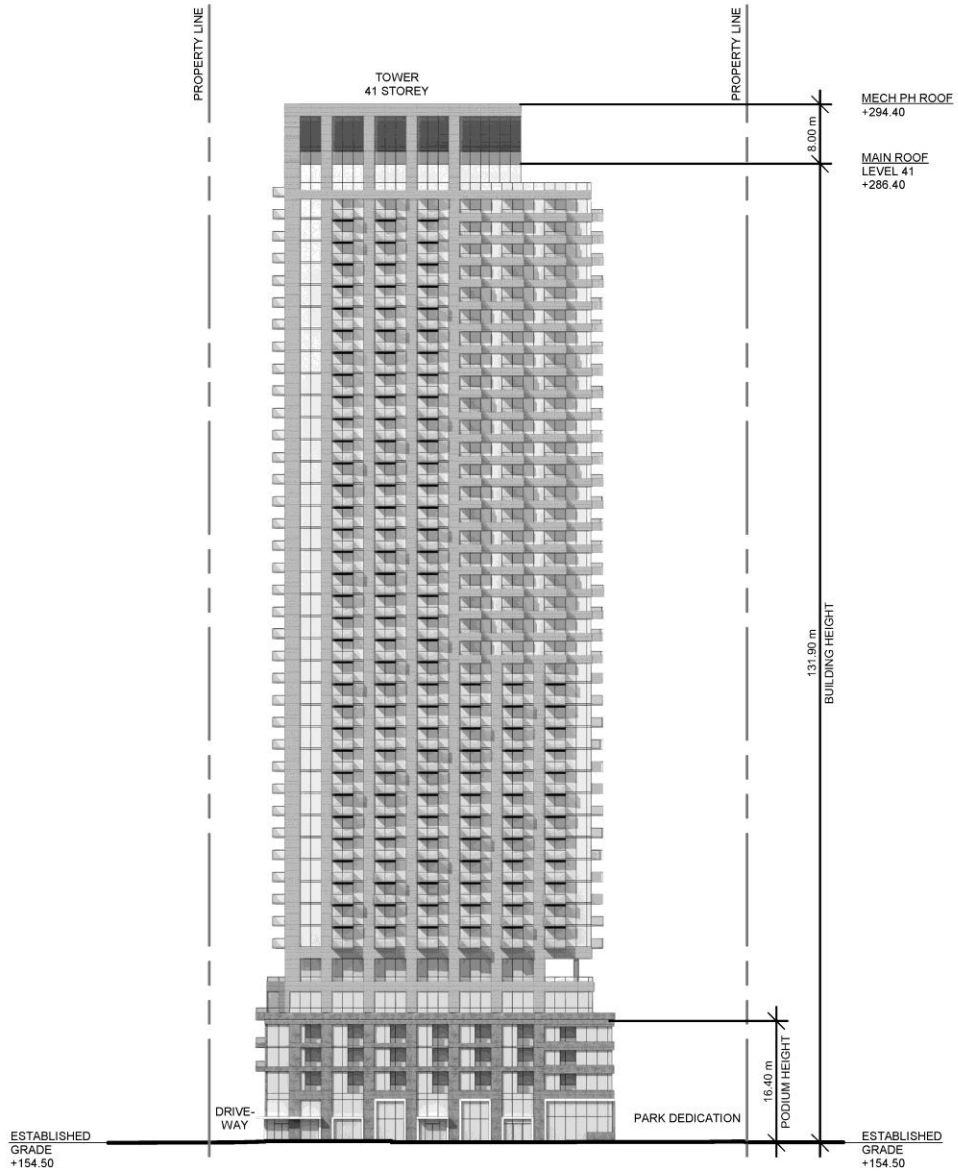
Attachment 8: Site Plan



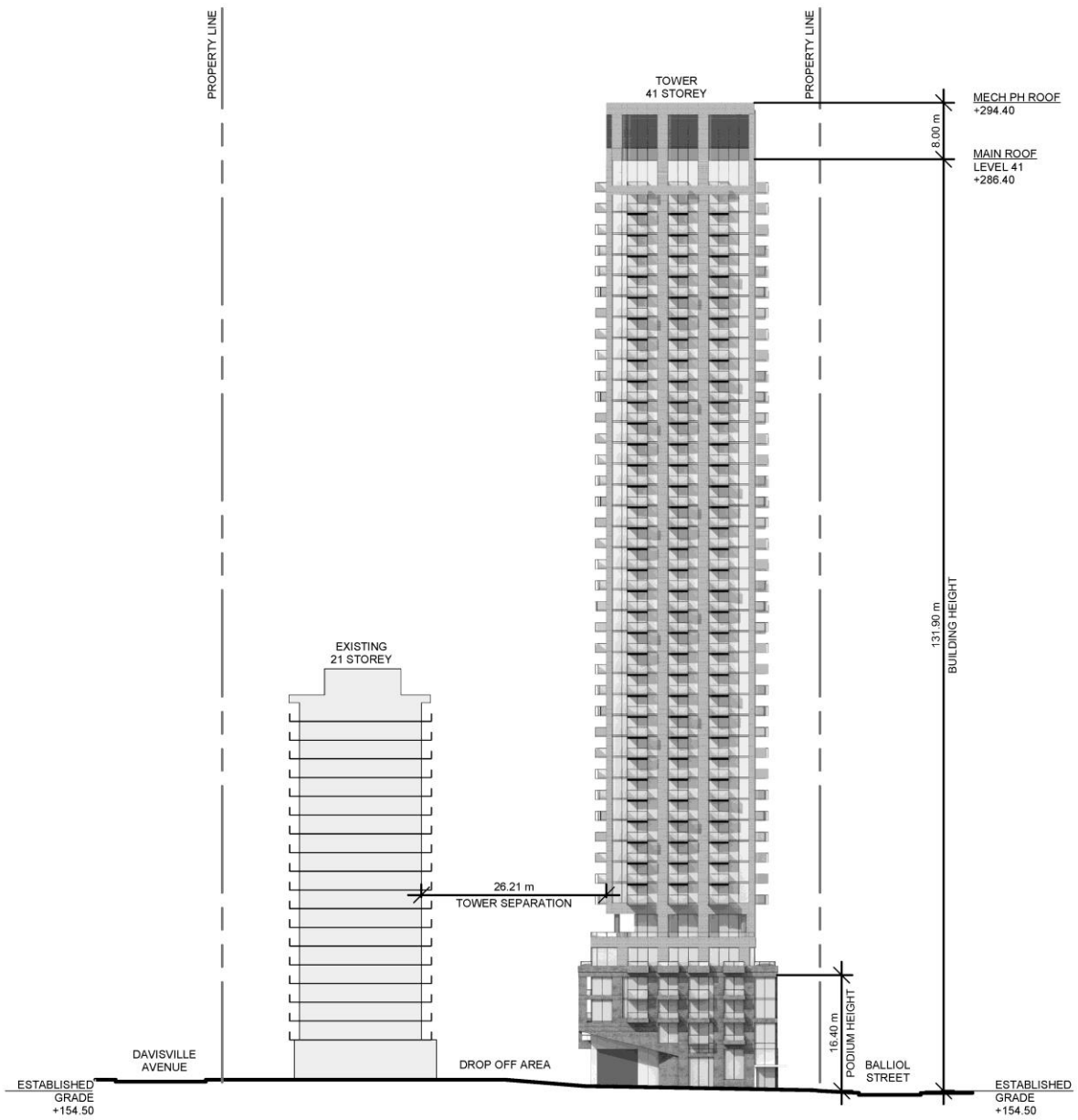
Site Plan



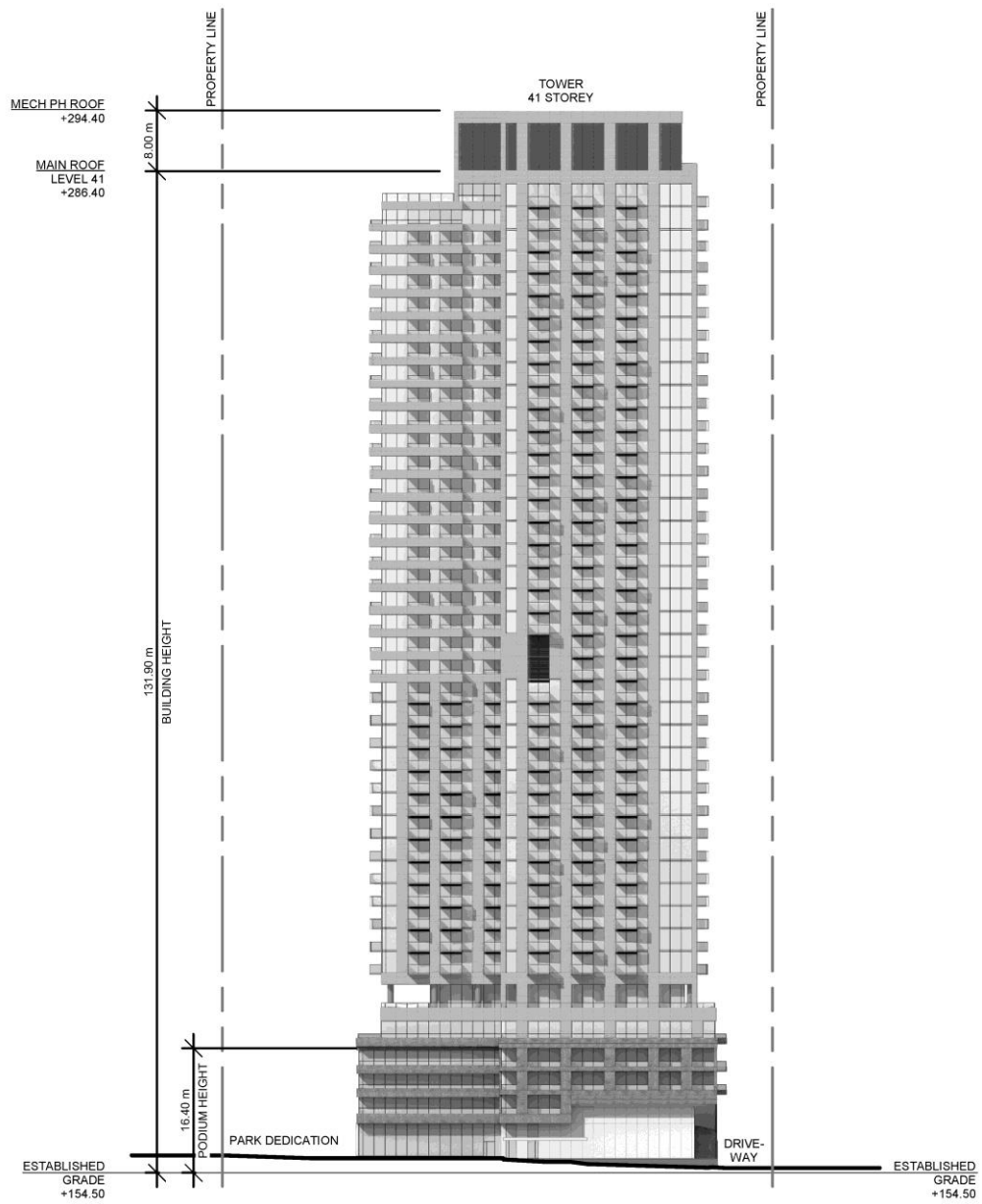
Attachment 9: Elevations



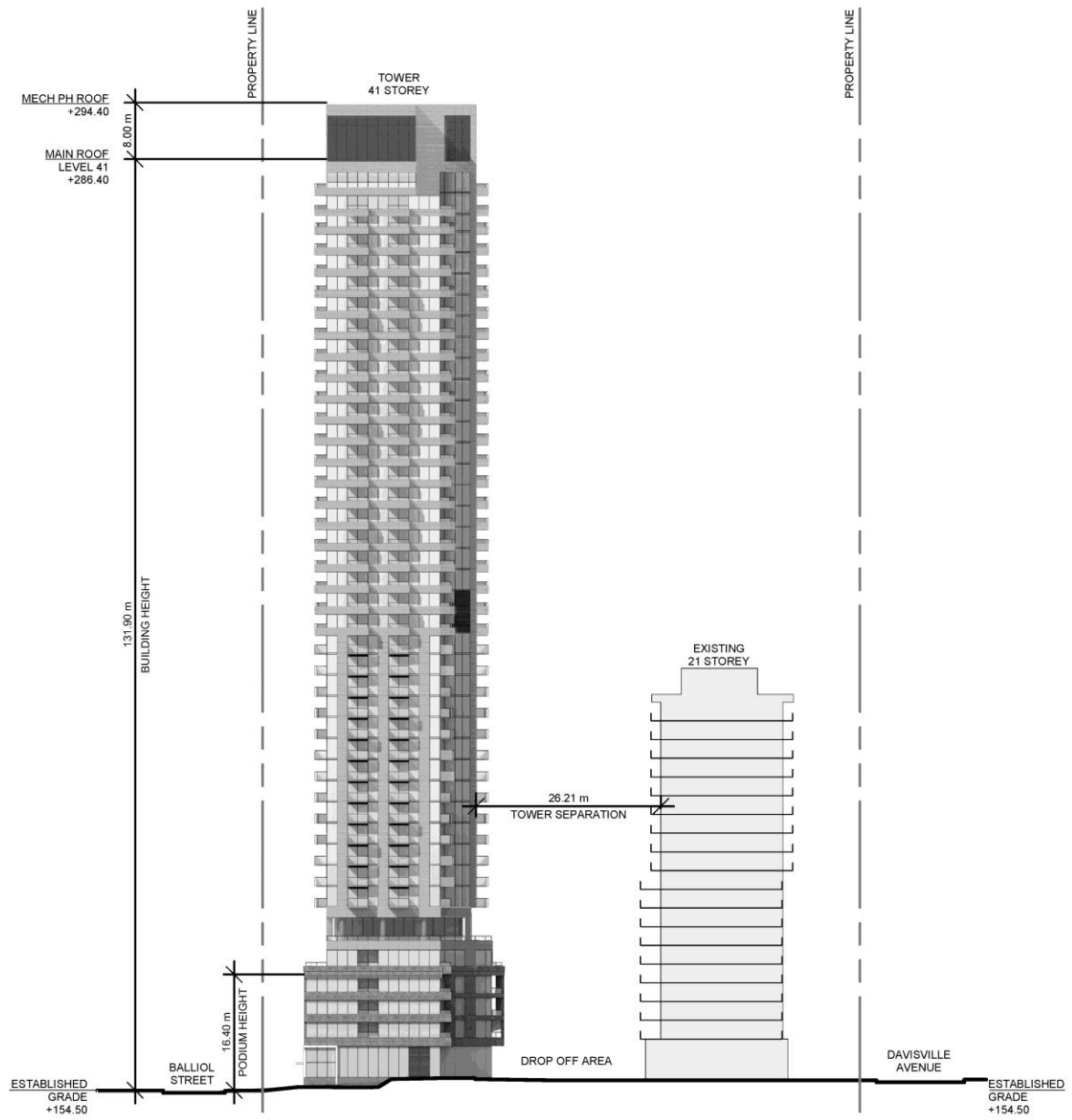
South Elevation



West Elevation

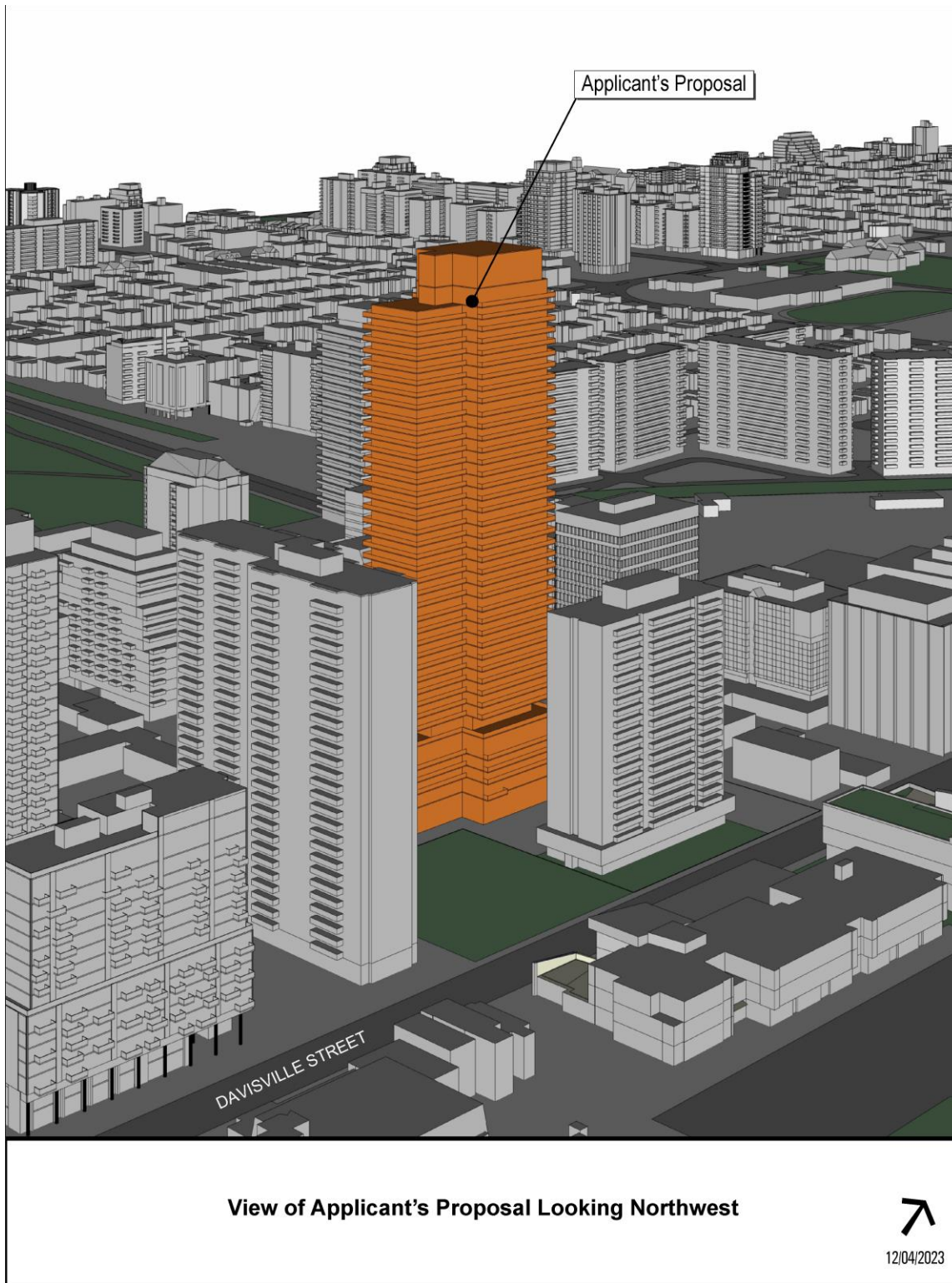


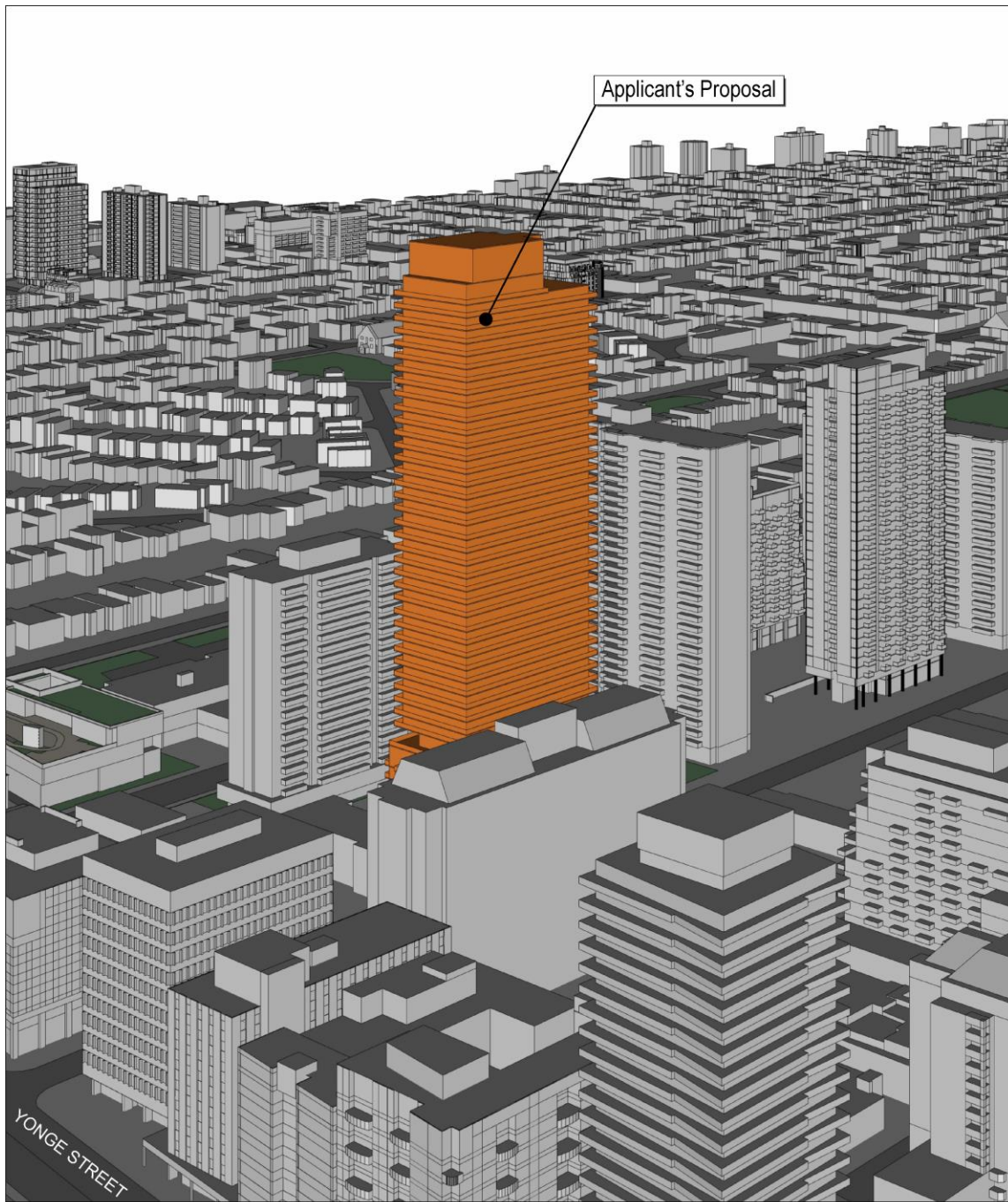
North Elevation



East Elevation

Attachment 10: 3D Models of Proposal in Context





View of Applicant's Proposal Looking Southeast



12/04/2023