

211-219 Gerrard Street East – Zoning Amendment – Decision Report – Approval

Date: February 2, 2024

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

Planning Application Number: 23 192767 STE 13 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Zoning By-law to permit a 7-storey mixed-use building at 211-219 Gerrard Street East. The proposal includes 39 dwelling units and 250 square metres of non-residential gross floor area.

RECOMMENDATIONS

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

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 211-219 Gerrard Street East, substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this report.
2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the 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.

THE SITE

Description: The site is located at the southwest corner of Gerrard Street East and Seaton Street. The rectangular parcel has an area of approximately 857 square metres

with a frontage of 26 metres on Gerrard Street East and 33 metres on Seaton Street. A public laneway known as Lane South Gerrard West Seaton abuts the south property line.

Existing Use: The site contains a one-storey commercial building with surface parking.

THE APPLICATION

Description: A 7-storey (28.3 metres, including mechanical penthouse) mixed-use building containing 39 dwelling units.

Density: 4.27 times the area of the lot.

Non-Residential: A total of 250 square metres of non-residential gross floor area is proposed at grade.

Dwelling Units: A total of 39 residential units are proposed, consisting of 17 one-bedroom units, 19 two-bedroom units, and 3 three-bedroom units.

Access, Parking, and Loading: The primary pedestrian entrance would be located on Seaton Street. A total of 4 vehicular parking spaces for residential visitors are proposed at grade along the laneway at the rear of the building. A total of 44 bicycle parking spaces (8 short-term and 36 long-term) are proposed.

Additional Information: See Attachments 1, 2, 6, 7, and 8-11 of this report for the Application Data Sheet, location map, site plan, elevations of the proposal, and project in context, respectively. Detailed project information, including all plans and reports submitted as part of the application, can be found on the City's Application Information Centre at: www.toronto.ca/211GerrardStE

Reasons for Application

The Zoning By-law Amendment to Zoning By-law 569-2013 is required to vary performance standards including building height, gross floor area, setbacks, amenity space, loading, and bicycle parking requirements, to establish appropriate standards to regulate the built form on the site.

POLICY & REGULATION 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.

Official Plan: The site is designated as Mixed-Use Areas which permit a wide range of residential, commercial, and institutional uses. See Attachment 3 of this report for the [Official Plan](#) Land Use Map.

Downtown Plan: The site is designated as Mixed-Use Areas 3 - Main Street. See Attachment 4 of this report for the [Downtown Plan Land Use Map](#). 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.

Zoning: The site is zoned CR 1.5 (c1.0; r1.0) SS2 (x1906) in [City of Toronto Zoning By-law 569-2013](#). This zoning category permits a wide array of commercial, residential, and institutional uses. See Attachment 5 of this report for the existing Zoning By-law Map.

Heritage: The site is located within the Cabbagetown Southwest Heritage Conservation District Study area. At the time of the writing of this report, the Heritage Conservation District is not yet in effect. City Council will consider a report recommending approval of the Southwest Cabbagetown Heritage Conservation District at its meeting on February 6, 2024.

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Mid-Rise Building Performance Standards; and
- Growing Up Guidelines: Planning for Children in New Vertical Communities.

Toronto Green Standard

The [Toronto Green Standard](#) 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.

COMMUNITY CONSULTATION

Community Consultation Meeting

A virtual Community Consultation Meeting was hosted by City staff on December 19, 2023. Approximately 10 people participated, as well as the Ward Councillor and the applicant. At the meeting, City staff and the applicant's team gave presentations on the site and surrounding area, the existing planning framework and the proposed development. Following the presentations, City staff led a question-and-answer format meeting.

Issues raised at the meeting, through written comments and phone calls include:

- Generally supportive feedback about the proposal;
- Support for height and built form;
- Request to incorporate affordable housing into the proposal;

- Feedback about materials used on the building façade to reflect the heritage and character in Cabbagetown;
- Concerns of privacy and overlook to the properties on the west; and
- Shadow impacts of the proposed development on the public realm.

Statutory Public Meeting Comments

In making their decision with regard to this 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 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 is consistent with the PPS and conforms with the Growth Plan.

Land Use

The proposed land uses conform to the Official Plan and the Downtown Secondary Plan. The inclusion of a non-residential use at grade within the proposed development is consistent with the policies of the Downtown Secondary Plan and provides an appropriate mix of uses on the site.

Built Form

City Planning finds that the proposal conforms with the Official Plan, the Downtown Secondary Plan and is in keeping with the Mid-Rise Performance Standards, with respect to built form and massing.

The proposed building will contribute to the emerging pattern of mid-rise building approvals in the Cabbagetown neighbourhood, specifically along the Gerrard Street East corridor. The proposed building has been designed to transition to the Neighbourhood scale to the south. In addition, the proposed 4-storey, 15.3-metre streetwall frames the street with good proportion.

Heritage

The subject development is located in the Cabbagetown Southwest Heritage Conservation District Study area, which is currently not in-effect. The site is identified as a non-contributing site to the future Heritage Conservation District.

Streetscape

Staff find that the proposal conforms with the applicable Official Plan policies with respect to streetscape and public realm.

A 1.6-metre setback is proposed at-grade from the property line along Gerrard Street East, which provides for a 4.8-metre wide sidewalk. These public realm improvements are in keeping with the Mid-Rise Building Performance Standards. The proposed sidewalk provides a pedestrian clearway greater than 2.1 metres and will create a comfortable walking condition for pedestrians in the area. A 6.4-metre setback from curb to building face is proposed along Seaton Street. In addition, at the ground floor on Seaton Street, entrances to the residential lobby are in-set to the building to provide a 2.1-metre pedestrian clearway and safe space for door swing areas.

Shadow

The proposal conforms with the policy direction of the Official Plan by ensuring that the development would limit shadow impacts on the public realm, particularly during the spring and fall equinoxes. The shadow study submitted shows the extent of the shadow from the proposed building in the spring and fall equinoxes (March 21 and September 21) and demonstrate that the proposal has no shadow impact on public parks and minimal impacts to the public realm.

Wind

A Pedestrian Level Wind Study was submitted in support of the application. The study indicates that all grade-level areas within and surrounding the site, and the outdoor amenity space on the second floor, will be suitable for their intended uses throughout the year.

Traffic Impact, Access, Parking

Transportation Services staff accept the conclusions of the Transportation Impact Study submitted in support of the application to evaluate the parking, loading and vehicular trips generated by the proposal. The study specifies that the change of use and impacts on the area's transportation network are anticipated to be minimal under future conditions.

Transportation Services staff accept the proposed supply of four residential visitor vehicle parking spaces, subject to implementation of Transportation Demand Management measures to encourage active transportation and transit use, which would be secured through the Site Plan Approval process. The proposed bike parking supply meets the Zoning By-law standards.

Transportation Services staff have determined that a loading space is not required for the proposed number of residential units.

Lane Widening

Where the south property line abuts the laneway, the lane is being widened to 6.0 metres by the conveyance of a 2.2-metre wide strip of land to the City. The applicant must also convey a 5.0-metre corner-rounding at the northeast corner of the site (the southwest corner of Gerrard Street East and Seaton Street) to the City. This will be secured through the Site Plan Control process.

Servicing

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for review. Staff are recommending that the Zoning By-law be subject to holding provisions pending the revision, review, and acceptance of the Functional Servicing and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

Holding Provision

This report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act restricting the proposed use of the lands until the conditions set out in the By-law are satisfied. Section 5.1.2 of the Official Plan outlines the conditions to be met prior to the removal of the holding provision.

The conditions to be met prior to the removal of the holding provisions include:

- The owner shall prepare and submit a revised Hydrogeological Summary Form and Servicing Report Groundwater Summary Form to the Chief Engineer and Executive Director, Engineering & Construction Services, for review and acceptance;
- The owner shall prepare and submit a revised Functional Servicing Report to the Chief Engineer and Executive Director, Engineering & Construction Services, to demonstrate that the storm sewer system and any required improvements, will have adequate capacity to accommodate the development of the lands; and
- The owner shall revise and submit Architectural Drawings to the Chief Engineer and Executive Director, Engineering & Construction Services, to demonstrate the shared waste storage area meets the minimum requirements.

To address the impact of legislative changes to the Planning Act under Bill 109, the More Homes for Everyone Act, 2022, on July 19, 2023, City Council amended City of Toronto Municipal Code, Chapter 415, and the Official Plan to delegate the removal of a Holding (H) symbol to the Chief Planner and their designate.

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 value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first above grade building permit.

Tree Preservation

The applicant submitted an Arborist Report which outlines that three street trees in the public right-of-way along Seaton Street are to be removed and replaced to accommodate the development. One street tree located at the entrance to the laneway on Seaton Street will be protected. Tree Planting details will be further reviewed during the Site Plan Control process.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS. 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. The applicant is proposing to incorporate a geo-energy facility within the proposed development.

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

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 Land Use Map

Attachment 5: Existing Zoning By-law Map

Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 7: Site Plan

Attachment 8-11: Elevations

Attachment 12: 3D Models of Proposal in Context

Attachment 1: Application Data Sheet

Municipal Address: 211-219 Gerrard Street East **Date Received:** August 23, 2023

Application Number: 23 192767 STE 13 OZ

Application Type: Rezoning

Project Description: A 7-storey mixed-use building.

Applicant	Agent	Architect	Owner
The Planning Partnership	The Planning Partnership	Comn Architects	211 Gerrard Street East Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas **Site Specific Provision:** N

Zoning: CR 1.5 (c1.0; r1.0) SS2 (x1906) **Heritage Designation:** N

Height Limit (m): 12 **Site Plan Control Area:** Y

PROJECT INFORMATION

Site Area (sq m): 857 **Frontage (m):** 26 **Depth (m):** 32

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	389		513	513
Residential GFA (sq m):			3,393	3,393
Non-Residential GFA (sq m):	389		250	250
Total GFA (sq m):	389		3,663	3,663
Height - Storeys:	1		7	7
Height - Metres:			28	28

Lot Coverage Ratio (%): 59.84 **Floor Space Index:** 4.27

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	3,393	
Retail GFA:	270	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			39	39
Freehold:				
Condominium:				
Other:				
Total Units:			39	39

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			17	19	3
Total Units:			17	19	3

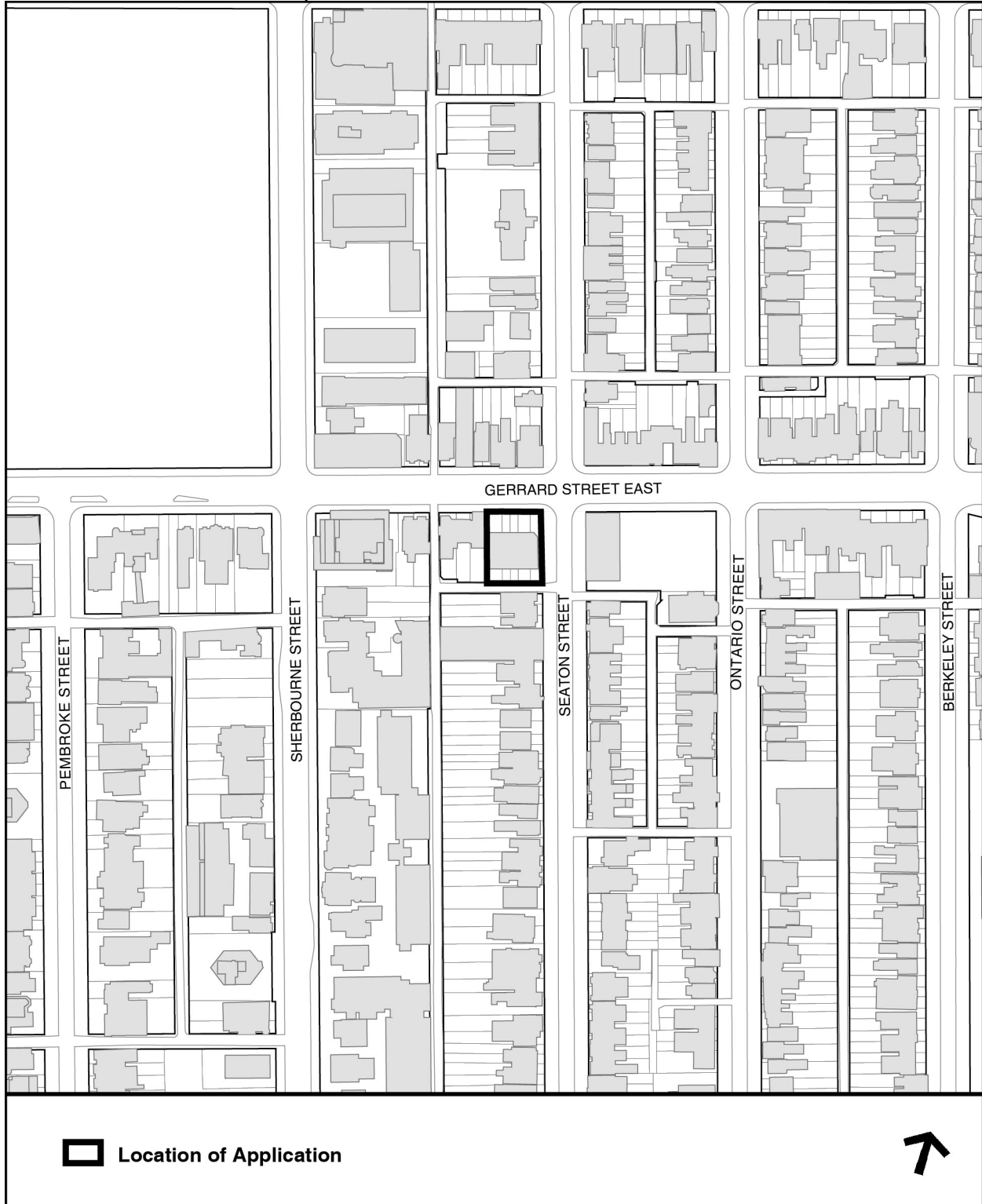
Parking and Loading

Parking Spaces: 4 Bicycle Parking Spaces: 44 Loading Docks: 0

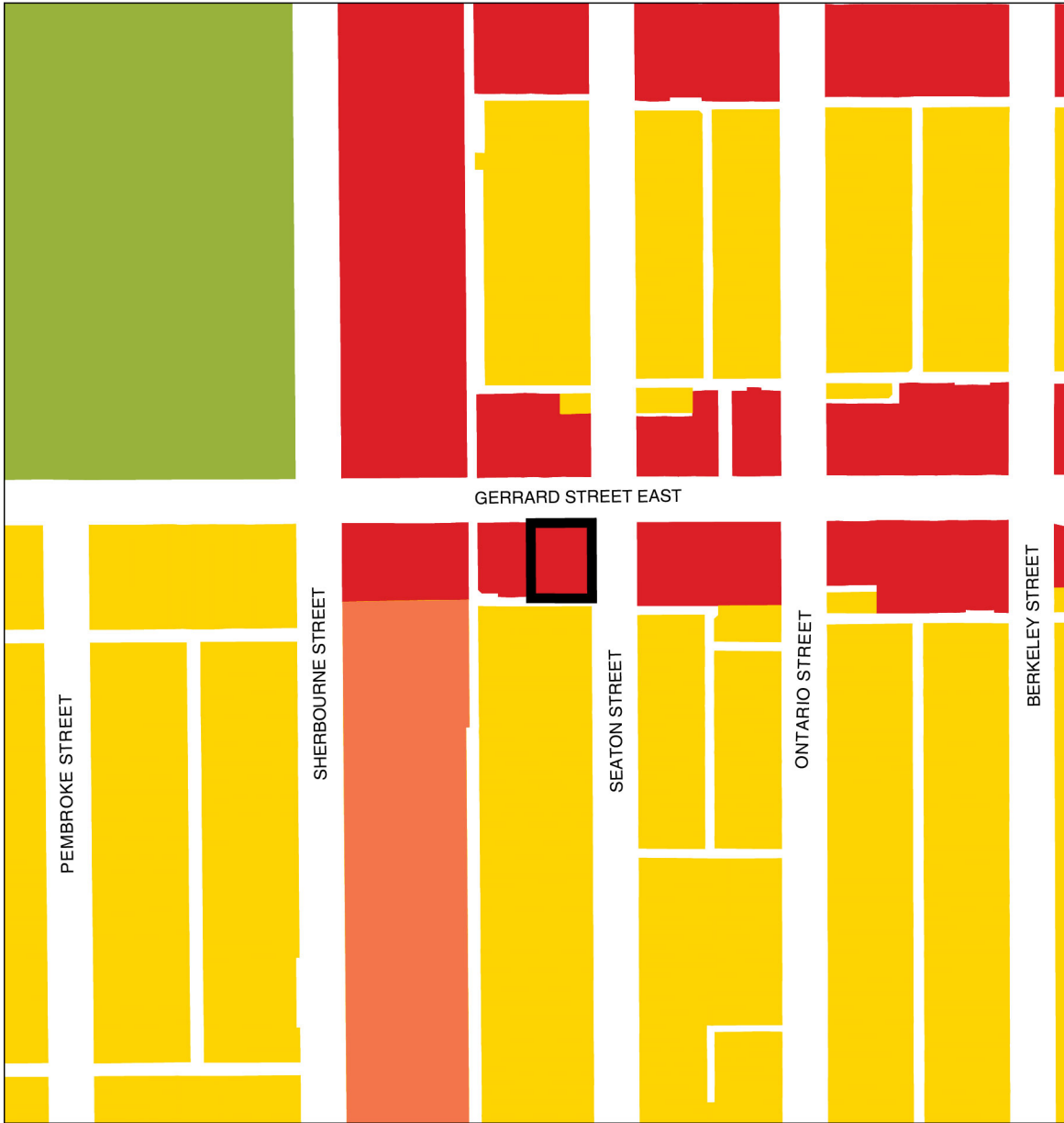
CONTACT:

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map #18

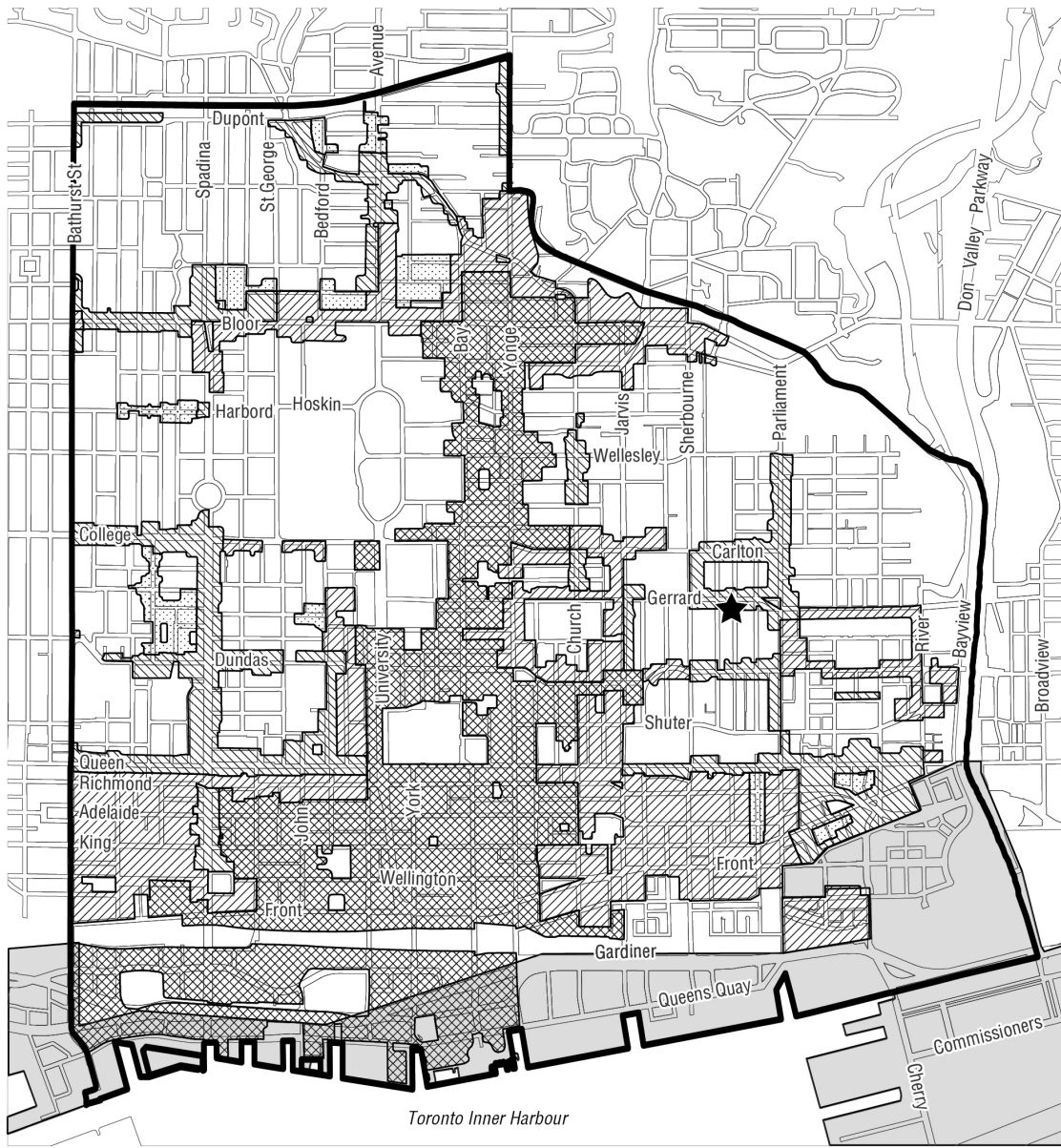
211 - 219 Gerrard Street East

File # 23 192767 STE 13 0Z

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


 Not to Scale
 Extracted: 08/28/2023

Attachment 4: Downtown Plan Land Use Map



TORONTO
Downtown Plan
 MAP 41-3 Mixed Use Areas

211-219 Gerrard Street East

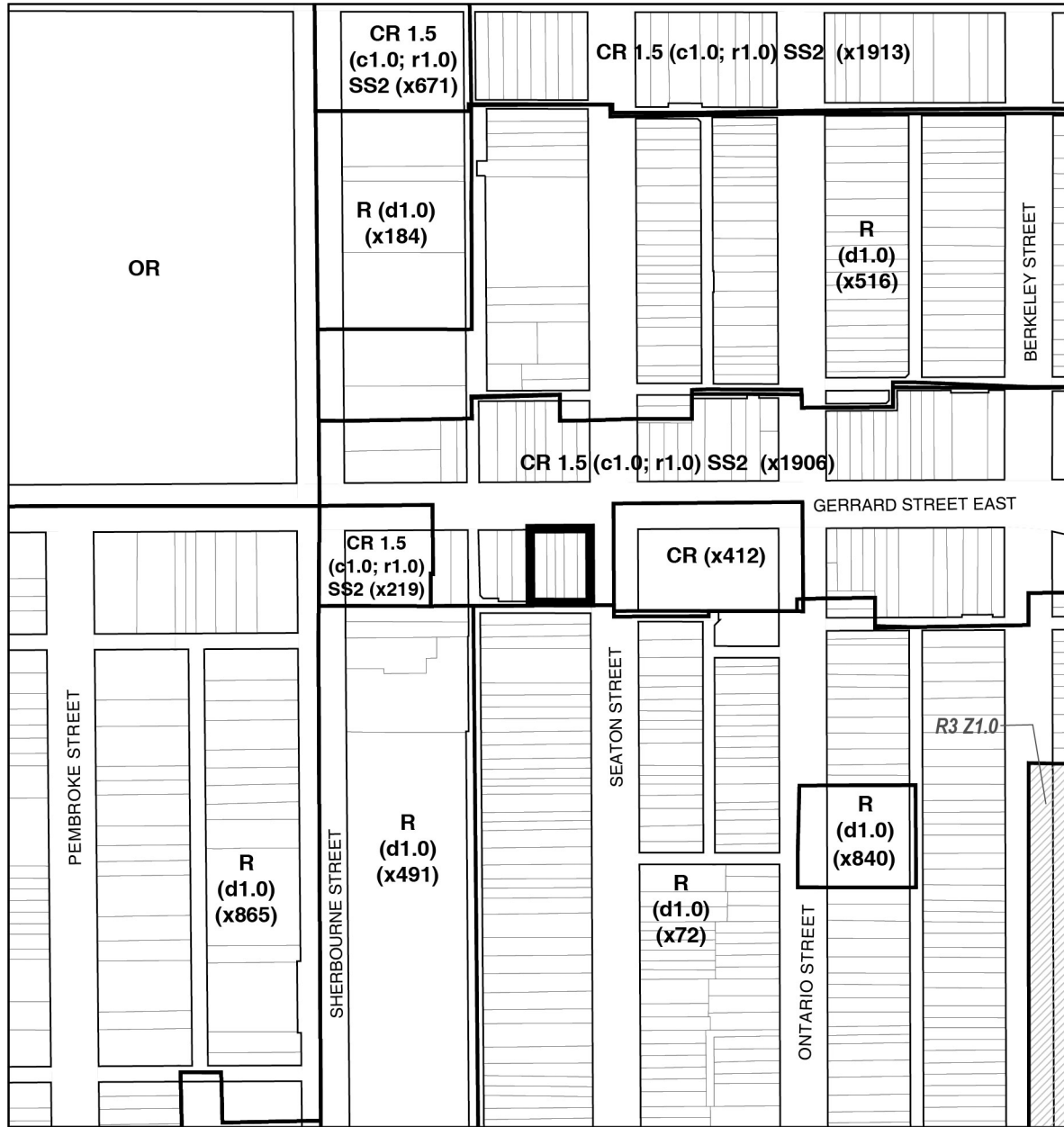
File # 23 192767 STE 13 0Z

- ★ Location of Application
- 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



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Attachment 5: Existing Zoning By-law Map




Zoning By-law 569-2013

211 - 219 Gerrard Street East

File # 23 192767 STE 13 0Z

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

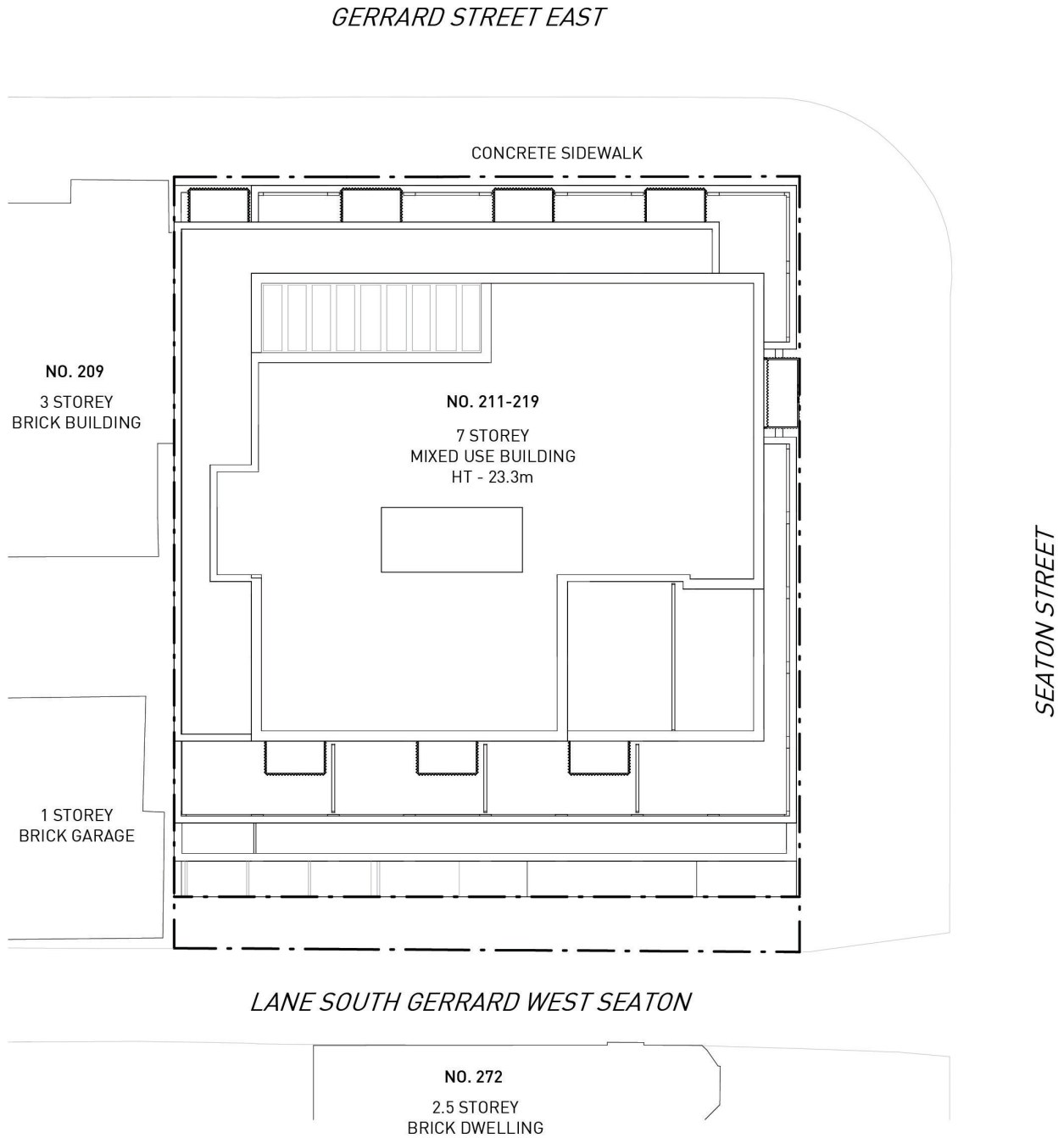
-  See Former City of Toronto By-law No. 438-86
- R3** Residential District


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Attachment 6: Draft Zoning By-law Amendment

To be available prior to the February 21, 2024, Toronto and East York Community Council Meeting.

Attachment 7: Site Plan



Site Plan



Attachment 8: North Elevation



North Elevation

Attachment 9: East Elevation



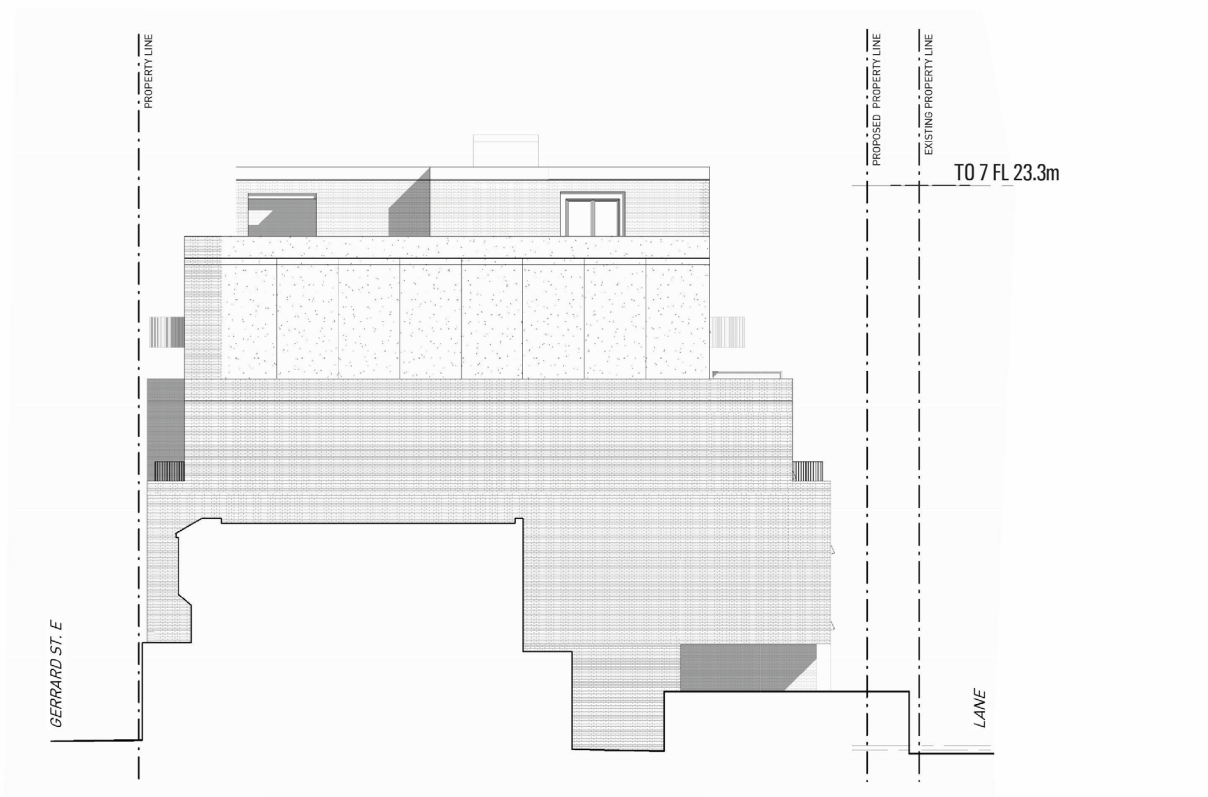
East Elevation

Attachment 10: South Elevation



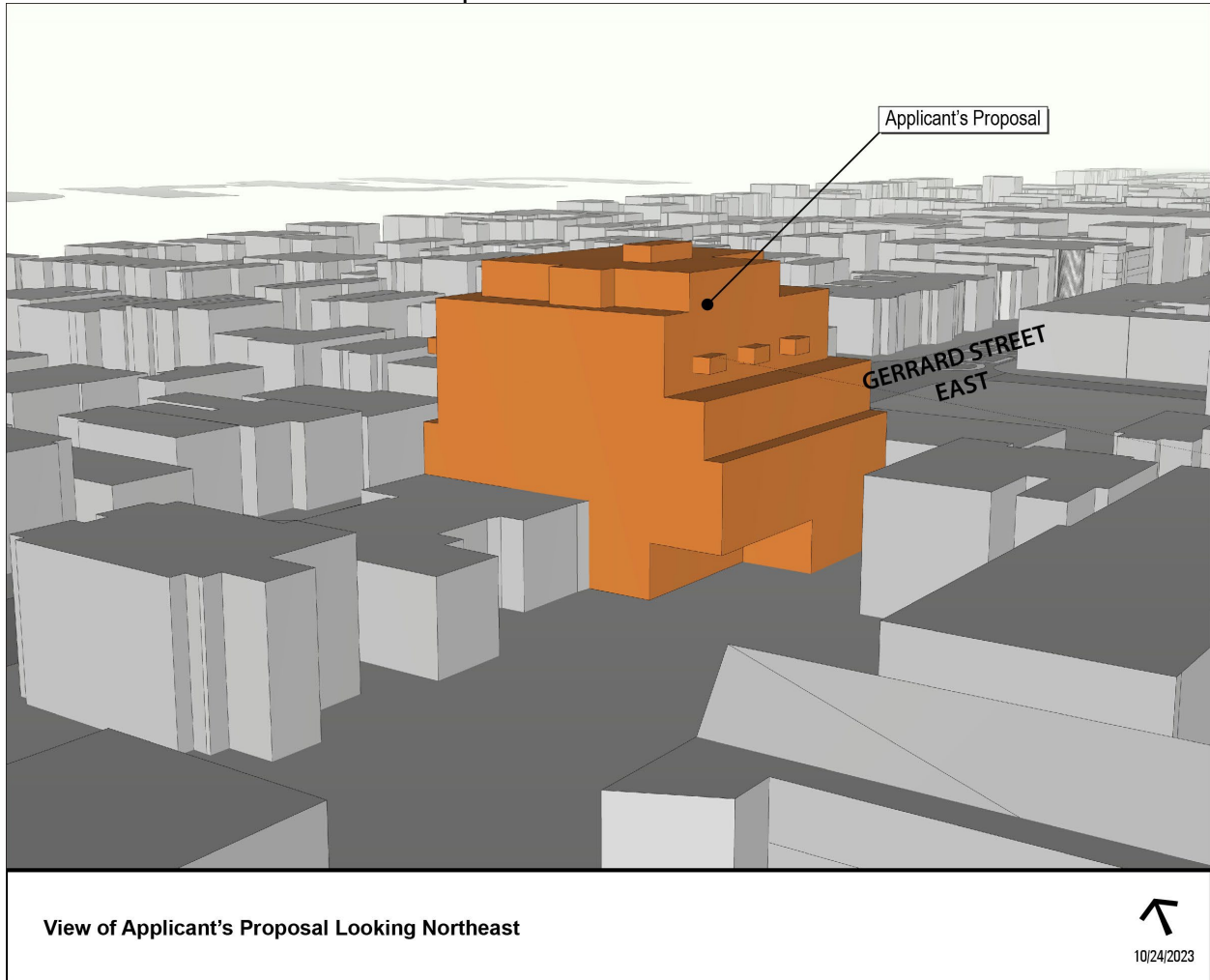
South Elevation

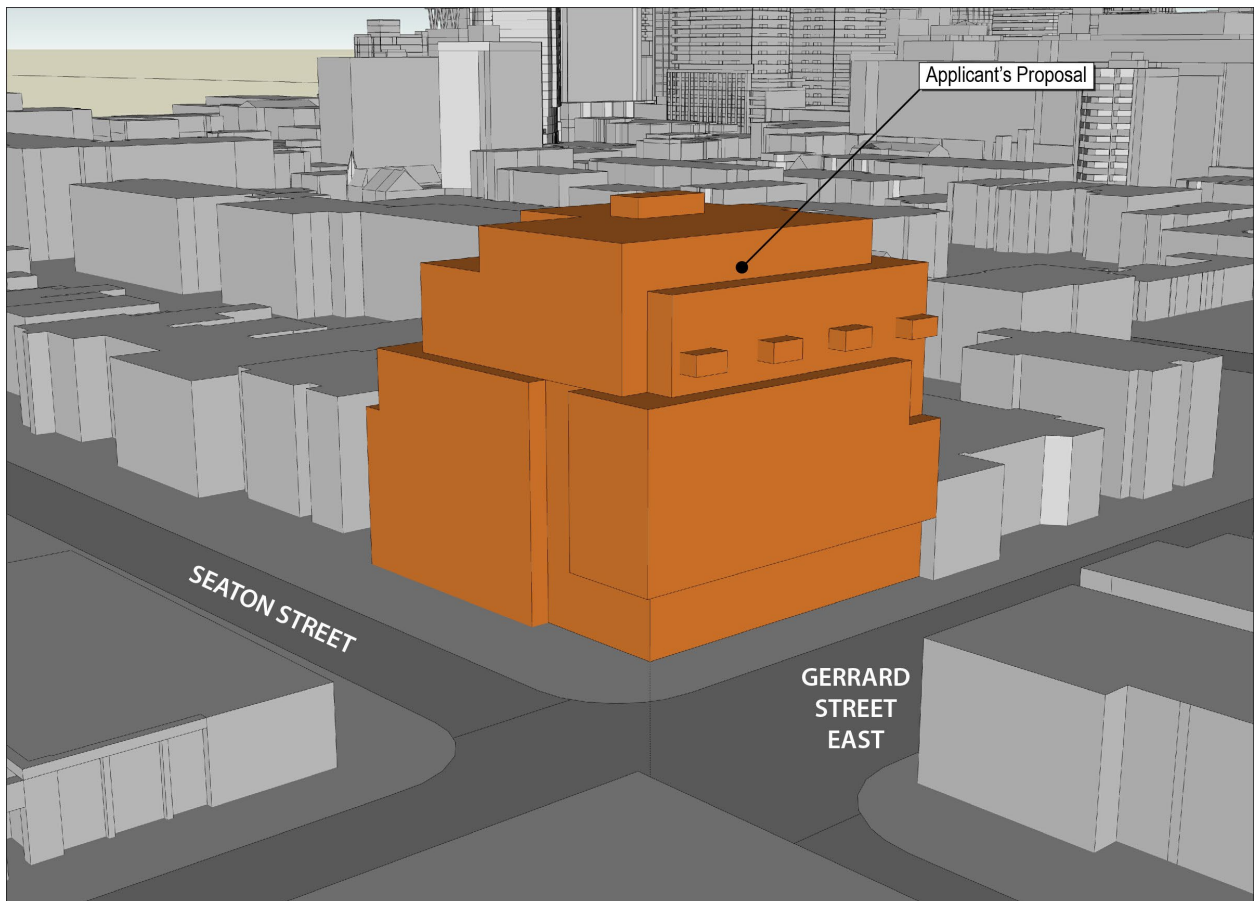
Attachment 11: West Elevation



West Elevation

Attachment 12: 3D Models of Proposal in Context





View of Applicant's Proposal Looking Southwest

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10/24/2023