

## **34-42 Maitland Street – Official Plan and Zoning By-law Amendment, and Rental Housing Demolition Applications – Decision Report – Approval**

Date: March 14, 2024

To: Toronto and East York Community Council

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

Ward: 13 - Toronto Centre

**Planning Application Numbers:** 22 243087 STE 13 OZ and 23 103089 STE 13 RH

### **SUMMARY**

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This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 56-storey (176.5 metres, excluding mechanical penthouse) residential building at 34-42 Maitland Street. The proposal includes 532 dwelling units with 55 rental replacement units. The Official Plan amendment to Site and Area Specific Policy (SASP) 382 is required to permit a tall building on the site.

This report recommends approval of the Rental Housing Demolition application, including a Tenant Relocation and Assistance Plan, that addresses the right for existing tenants to return to replacement rental dwelling units at similar rent and financial compensation to lessen hardship.

The site contains two Part IV designated heritage properties at 36-42 Maitland Street. The front façades of the heritage buildings are proposed to be retained in situ, while portions of the west façade of 36 Maitland Street and the east façade of 42 Maitland Street are proposed to be panelized and reassembled.

### **RECOMMENDATIONS**

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

1. City Council amend the Official Plan for the lands at 34-42 Maitland Street substantially in accordance with the draft Official Plan Amendment attached as Attachment 5 to this report.

2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 34-42 Maitland Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6 to this report.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments as may be required.

4. Before introducing the necessary bills to City Council for enactment, require the owner to submit a Functional Servicing Report for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services. The report will determine whether the municipal water, sanitary and storm sewer systems can support the proposed development and whether upgrades or improvements of the existing municipal infrastructure are required.

5. City Council approve the Rental Housing Demolition Application (File number: 23 103089 STE 13 RH) in accordance with Chapter 667 of the Toronto Municipal Code and pursuant to Section 111 of the City of Toronto Act, 2006 which allows for the demolition of 55 existing rental dwelling units located at 36-42 Maitland Street, subject to the following conditions:

a. the owner shall provide and maintain 55 replacement rental dwelling units on the subject site for a period of at least 20 years beginning from the date that each replacement rental dwelling unit is first occupied and, during which time, no application may be submitted to the City for condominium registration, or for any other conversion to a non-rental housing purpose, or for demolition without providing for replacement. The replacement rental dwelling units shall collectively have a total gross floor area of at least 3,876.4 square metres and be comprised of 3 studio units, 26 one-bedroom units, and 26 two-bedroom units as generally illustrated in the plans submitted to the City Planning Division dated February 23, 2024. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

b. the owner shall, as part of the 55 replacement rental dwelling units required in Recommendation 5.a above, provide at least 2 one-bedroom units, and 9 two-bedroom units at affordable rents, 3 studio units, and 2 one-bedroom units at mid-range (affordable) rents, and 21 one-bedroom units, and 17 two-bedroom units at mid-range (moderate) rents as currently defined in the City's Official Plan, all for a period of at least 10 years beginning from the date of first occupancy of each unit. The rent of the remaining 1 one-bedroom replacement rental dwelling units is not required to be affordable or mid-range. Rents shall not include additional charges for ensuite laundry or central air conditioning;

c. the owner shall provide an acceptable Tenant Relocation and Assistance Plan to all Eligible Tenants of the 55 existing rental dwelling units proposed to be demolished at 36-42 Maitland Street, addressing the right to return to occupy one of the replacement rental dwelling units at similar rents, the provision of rent gap

assistance, and other assistance to lessen hardship. The Tenant Relocation and Assistance Plan shall be developed in consultation with, and to the satisfaction of, the Chief Planner and Executive Director, City Planning Division;

d. the owner shall provide tenant relocation and assistance to all Post Application Tenants, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

e. the owner shall provide tenants of all 55 replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed 56-storey building. Access to, and use of, these amenities shall be on the same terms and conditions as any other resident of the building without the need to pre-book or pay a fee, unless specifically required as an established practice for private bookings;

f. the owner shall provide ensuite laundry in each replacement rental dwelling unit;

g. the owner shall provide central air conditioning in each replacement rental dwelling unit;

h. the owner shall provide and make available for rent at least 9 vehicle parking spaces to tenants of the replacement rental dwelling units. Such parking spaces shall be made available firstly to returning tenants who previously rented a vehicle parking space, and at similar monthly parking charges that such tenants previously paid. The remaining vehicle parking spaces shall be made available to tenants of the replacement rental units to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

i. the owner shall provide tenants of all replacement rental dwelling units with access to bicycle and visitor parking on the same terms and conditions as any other resident of the proposed building;

j. the replacement rental dwelling units required in recommendation 5.a. above shall be made ready and available for occupancy no later than the date by which 70% of the new dwelling units in the proposed development, exclusive of the replacement rental dwelling units, are made available and ready for occupancy, subject to any revisions to the satisfaction of the Chief Planner and Executive Director, City Planning; and

k. the owner shall enter into, and register on title to the lands at 34-42 Maitland Street an agreement pursuant to Section 111 of the City of Toronto Act, 2006 to secure the conditions outlined in Recommendations 5.a. through 5.j. above, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division.

6. City Council authorize the Chief Planner and Executive Director, City Planning Division, to issue Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code for the demolition of the 55 existing rental dwelling units located at 36-42 Maitland Street after all the following have occurred:

- a. all conditions in Recommendation 5 above have been fully satisfied and secured;
- b. the issuance of the Notice of Approval Conditions for site plan approval by the Chief Planner and Executive Director, City Planning Division or their designate, pursuant to Section 114 of the City of Toronto Act, 2006;
- c. the issuance of excavation and shoring permits (conditional or full permit) for the approved development on the site; and
- d. the owner has confirmed, in writing, that the 55 existing rental dwelling units are vacant.

7. City Council authorize the Chief Building Official and Executive Director, Toronto Building Division to issue a Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendation 6 above.

8. City Council authorize the Chief Building Official and Executive Director, Toronto Building Division to issue a Residential Demolition Permit under Section 33 of the Planning Act and Chapter 363 of the Toronto Municipal Code for 36-42 Maitland Street after the Chief Planner and Executive Director, City Planning Division has given Preliminary Approval referred to in Recommendation 7 above, which may be included in the Rental Housing Demolition Permit under Chapter 667 pursuant to section 6.2 of Chapter 363, on condition that:

- a. the owner removes all debris and rubble from the site immediately after demolition;
- b. the owner erects solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building;
- c. the owner erects the proposed building on site no later than 3 years from the date that demolition of the existing rental dwelling units commences, subject to the timeframe being extended to the discretion of the Chief Planner and Executive Director, City Planning Division; and
- d. should the owner fail to complete the proposed building within the time specified in Recommendation 8.c. above, the City Clerk shall be entitled to enter on the collector's roll, as with municipal property taxes, an amount equal to the

sum of twenty thousand dollars (\$20,000.00) per dwelling unit for which a demolition permit is issued, and that such amount shall, until payment, be a lien or charge upon the land for which the Residential Demolition Permit is issued.

9. City Council authorize the appropriate City officials to take such actions as are necessary to implement City Council's decision, including execution of the Section 111 Agreement and any other related agreements.

## **FINANCIAL IMPACT**

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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**

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By-law No. 804-2023 was enacted on September 6, 2023, designating the properties at 36 and 42 Maitland Street under Part IV of the Ontario Heritage Act. The City Council decision is available here:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH5.11>

## **THE SITE**

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### **Description**

The site is located on the north side of Maitland Street, mid-block between Yonge Street and Church Street. The rectangular parcel has an area of approximately 2,459 square metres with a frontage of 47 metres on Maitland Street. A private lane abuts the north property line.

### **Existing Use**

The site currently contains two 4-storey apartment buildings, which are designated under Part IV of the Ontario Heritage Act.

### **Rental Dwelling Units**

The two existing 4-storey buildings, which are proposed to be partially reconfigured and incorporated into the proposed building, contain 55 rental dwelling units. The existing rental dwelling units are comprised of the following unit types and rent classifications:

Table 1: Existing Rental Dwelling Units by Bedroom Type and Rent Classification

Unit Type	Affordable Rent	Mid-range (affordable) Rent	Mid-range (moderate) Rent	Above Mid-range Rent	Total
Studio	0	3	0	1	3
One-Bedroom	2	2	21	0	26
Two-Bedroom	9	0	17	0	26
Total	11	5	38	1	55

At the time of this report, based on information provided by the applicant, 53 of the 55 units are occupied by Eligible Tenants.

## THE APPLICATIONS

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### Description

A 56-storey (176.5 metres, excluding mechanical penthouse) mixed-use building containing 532 dwelling units.

### Density

The proposal has a density of 15.46 times the area of the lot.

### Dwelling Units

The proposal includes 532 rental dwelling units, containing 48 studio (10%), 236 one-bedroom (49%), 142 two-bedroom (30%), and 51 three- or four-bedroom units (11%), and 55 rental replacement units described below.

### Rental Replacement Units

The existing 55 rental dwelling units on the site will be replaced on-site within the proposed development. The replacement units will be of the same unit type and rent category as currently exists.

Overall, replacement units are proposed to replace 105.4% of the gross floor area of the existing rental dwelling units. All 55 rental replacement units will be of equal size or larger than the existing rental units.

The 55 replacement units will be located on floors 2 through 10 of the proposed building. All replacement rental dwelling units will be provided with ensuite laundry facilities and central air conditioning. Tenants of the replacement rental dwelling units

will have access to bicycle parking, visitor parking, lockers, and all indoor and outdoor amenities, on the same terms and conditions as any other resident of the proposed building.

Nine vehicle parking spaces will be made available to tenants of the replacement rental dwelling units. Such parking spaces will be made available first to returning tenants who previously rented a vehicle parking space, and at similar monthly parking charges that such tenants previously paid. The remaining vehicle parking spaces will be made available to tenants of the replacement rental units.

### **Tenant Relocation and Assistance Plan**

A Tenant Relocation and Assistance Plan that addresses tenants' right to return to a replacement unit and assistance to lessen hardship will be provided to all eligible tenants residing in the existing rental dwelling units.

In accordance with the Tenant Relocation and Assistance Plan shared at the tenant meeting on January 16, 2024, all eligible tenants would receive the following:

- the right to return to a replacement rental unit of the same type, at similar rent;
- at least six months' notice before having to vacate their existing dwelling unit, inclusive of notice required under the Residential Tenancies Act (RTA);
- compensation equal to three months' rent, pursuant to the RTA;
- additional compensation in the form of a rent gap payment, where the rent gap would be calculated as the difference between the rent paid by a tenant on the date their tenancy is terminated and the higher of (a) the average rent for vacant private rental apartments by unit type in Canada Mortgage and Housing Corporation's (CMHC) Rental Market Survey (RMS) Zone 1 – Toronto (Central) or (b) the most recent average rent for occupied private apartments by unit type for Zone 1 – Toronto (Central), over the period of construction of the proposed building (estimated at 36 months). The market rents used to establish rent gap assistance will be indexed upwardly to better reflect changes in market conditions since the completion of the latest CMHC survey;
- move-out and move-back moving allowances;
- special needs compensation for applicable tenants, as determined by the Chief Planner and Executive Director, City Planning; and
- upon request, availability of a rental leasing agent.

### **Access, Bicycle Parking, Vehicle Parking and Loading**

The proposal includes a total of 102 parking spaces (95 residential and 7 visitor) within a 3-storey underground parking garage, a total of 582 bicycle parking spaces (478 long term and 106 short term), and 1 Type G and 1 Type C loading space. An at-grade pick-up and drop-off area is provided on-site. Vehicular and bicycle parking would be accessed from a driveway on Maitland Street.

## **Heritage**

The proposal will conserve the primary and south elevations of 36 Maitland Street and 42 Maitland Street in situ, including a return on 36 Maitland Street's east elevation and 42 Maitland's west elevation. The proposal will panelize and reconstruct most of 36 Maitland Street's west elevation and 42 Maitland Street's east elevation.

## **Additional Information**

See the attachments of this report for the Application Data Sheet, Location Map, a site plan, and elevations 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: <https://www.toronto.ca/34MaitlandSt>.

## **Reasons for Application**

The Official Plan Amendment application proposes to amend Official Plan Chapter 7, Site and Area Specific Policy No. 382 to permit a tall building in the Wellesley-Wood Character Area Apartment Neighbourhoods area where only sensitive low-rise infill development is permitted.

The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 to vary performance standards, to permit a 56-storey (176.5 metres, excluding mechanical penthouse) residential building at 34-42 Maitland Street, including building height, density, and setbacks.

A Rental Housing Demolition application is required because the development site contains six or more residential units, of which at least one unit is rental housing. The By-law requires an applicant to obtain a permit from the City allowing the demolition of the existing rental housing units. The City may impose conditions that must be satisfied before a demolition permit is issued.

## **POLICY & REGULATION CONSIDERATIONS**

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### **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, A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Greenbelt Plan, and others.

### **Official Plan**

The Official Plan Urban Structure Map designates the site as part of the Downtown and Central Waterfront. The land use designation for the site is Apartment Neighbourhoods, which are areas made up of apartment buildings and can include



small-scale retail, service, and office uses that serve the needs of area residents. Development in Apartment Neighbourhoods may also include the redevelopment of underutilized sites. See Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Official Plan Policy 3.2.1.6 requires that new development that would result in the loss of six or more rental dwelling units replace at least the same number, size, and type of rental units as exist on the site and maintain rents similar to those in effect at the time of application. The policy also requires an acceptable tenant relocation and assistance plan, addressing the right for tenants to return to one of the replacement units at similar rents and other assistance to mitigate hardship.

The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

### **Downtown Plan**

The site is located within the Downtown Secondary Plan area. The Downtown Plan reinforces that policies applicable to lands designated Apartment Neighbourhoods continue to apply to this site.

The Downtown Secondary Plan can be found here: <https://www.toronto.ca/wp-content/uploads/2022/06/962d-cityplanning-official-plan-41-secondary-plan-downtown-plan.pdf>

### **Tall Building Setback Area Specific Policy (SASP) 517**

SASP 517 contains performance standards for all building setbacks and separation distances in the Downtown Secondary Plan Area.

### **Site and Area Specific Policy 382**

The site is located within the Wellesley-Wood Character Area within the North Downtown Yonge Site and Area Specific Policy (SASP) 382. Policy 5.6.1 permits only sensitive low-rise infill development/redevelopment within the Apartment Neighbourhoods designated areas of the Wellesley Wood Character Area.

### **Zoning**

The property at 34 Maitland Street is zoned R (d2.0) (x875) in the City of Toronto Zoning By-law 569-2013 with a permitted maximum height of 30 metres. The properties at 36-42 Maitland Street are zoned Residential R (d2.5) (x82) with a permitted maximum height of 30.0 metres. See Attachment 4 of this report for the existing Zoning By-law Map.

The City's Zoning By-law 569-2013 can be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>.

## **Design Guidelines**

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

- Tall Building Design Guidelines;
- Downtown Tall Building Design Guidelines;
- Growing Up Guidelines for Children in Vertical Communities;
- Toronto Accessibility Design Guidelines; and
- Pet Friendly Design Guidelines for High Density Communities.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

## **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.

## **Parks Canada Standards and Guidelines**

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada is the official document guiding planning, stewardship, and conservation approaches for all listed and designated heritage resources within the City of Toronto.

The Standards and Guidelines can be found here:  
<http://www.historicplaces.ca/en/pages/standards-normes.aspx>.

## **COMMUNITY CONSULTATION**

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### **Community Consultation**

A virtual Community Consultation Meeting was hosted by City staff on April 26, 2023. Approximately 60 people participated, as well as the representative on behalf of the Ward Councillor and the applicant. At the meeting, City staff and the applicant's consultants 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 and through written comments and phone calls include:

- support for heritage retention;
- questions related to the archaeological potential of the site;
- cumulative impact of construction projects in the area;
- capacity of nearby infrastructure and services to accommodate this development;
- concerns related to the rental housing demolition and replacement process;
- impacts to the private lane;
- questions related to wider community benefits;
- too much density and height proposed for the site;
- traffic impacts and access to the proposed building; and
- shadow and privacy impacts on the public realm and the existing and planned buildings in the area.

The issues raised through community consultation have been considered through the review of the application.

### **Tenant Consultation**

On January 16, 2024, staff held a tenant consultation meeting for impacted tenants to learn more about the City's housing policies, the impact of the proposed demolition on existing tenants, and the proposed Tenant Relocation and Assistance Plan. The meeting was held at the Central YMCA located at 20 Grosvenor Street and attended by 22 tenant households, representatives of the applicant, and City Planning staff.

During the meeting, tenants asked questions and expressed concerns about the timing of the application and overall development, including the length of time tenants would be displaced from their unit, as well as the amount of rent gap compensation, the proposed replacement unit layouts and amenities, eligibility for special needs assistance, the size differences between the two-bedroom rental units and the replacement two-bedroom unit of a similar size, and process for being deemed eligible for tenant relocation and assistance.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## **COMMENTS**

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### **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). In the opinion of Staff, the proposal is consistent with the PPS and conforms with the Growth Plan.

### **Rental Housing Demolition and Replacement**

In accordance with Official Plan policy 3.2.1.6., all 55 existing rental dwelling units will be replaced in the new development with units of the same type, at similar unit sizes, and at rents similar to those in effect at the time of application. The applicant has agreed to provide and maintain the 55 replacement rental dwelling units within the proposed development for at least 20 years, beginning on the date the replacement rental dwelling units are first occupied.

All tenants who resided on the lands at the time of application would have the right to return to a replacement rental unit of the same or a larger bedroom type at similar rent, and rents for the replacement rental units without returning tenants would not exceed the applicable rent threshold for a period of at least 10 years from first occupancy. As existing two-bedroom units vary in size, tenants who previously occupied a two-bedroom unit would have priority to return to a two-bedroom unit in a similar size category to the unit they previously occupied. Rent increases for tenants of the replacement rental units would be limited to annual rent increases capped by the provincial rent increase Guideline, irrespective of whether such Guideline is applied to the units, until their tenancy ends.

Tenants of the replacement rental dwelling units will have access to bicycle parking and all indoor and outdoor amenities, on the same terms and conditions as any other resident of the building. All replacement rental dwelling units will be provided with ensuite laundry facilities and central air conditioning.

The Tenant Relocation and Assistance Plan is consistent with the City's current practices. Staff are satisfied with the proposed approach to replacing demolished rental units, and with the proposed Tenant Relocation and Assistance Plan. The replacement housing and tenant assistance matters will be secured through one or more agreements with the City and to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

### **Land Use**

The proposed residential use is acceptable and conform to the applicable policies of the Official Plan and Downtown Plan.

### **Public Realm and Streetscape**

City staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan. The proposed development provides an 8- to 9-metre

distance between curb to building face along the southern property line along Maitland Street. Vehicular access would be provided from Maitland Street. The area in front of the building is proposed to include 4 replacement street trees.

### **Density, Height, Massing**

The proposed Official Plan Amendment to permit a tall building in the Wellesley Wood Character Area of SASP 382 is appropriate. The site is within walking distance to existing higher-order public transit services on Line 1 of the TTC subway system and location within two Protected Major Transit Station Areas in the Downtown. A tall building is appropriate for the site and fits within the existing and planned context, which includes existing and approved tall buildings. The proposed tall building respects and reinforces the general physical character and heritage value of the area, maintains the prevailing patterns of landscaped open space, and provides new, additional private amenity space.

#### *Base Building*

The base of the proposed building has been massed to respond to the existing and planned context of the site. The proposal retains the front section of the existing 4-storey heritage buildings to a depth of approximately 2.8 metres, which form the base building fronting onto Maitland Street. The west façade of 36 Maitland Street and the East façade of 42 Maitland Street are proposed to be panelized and reassembled to allow for construction.

The base building is setback 2.2 metres from the south property line, maintaining the existing 8- to 9-metre distance from the base building to the curb, 7.6 metres from the west property line, 7 metres from the east property line, and 1 metre from the north property line.

#### *Tower*

The proposed height of 56 storeys (176.5 metres, excluding mechanical penthouse) is appropriate for the site and fits within the existing and planned context. This includes existing and approved 52- to 80-storey buildings to the west along Yonge Street, and the approved 45-storey building immediately to the west of the site at 20-26 Maitland Street.

To the south, the tower is setback 8.7 metres from the south property line and 17.6 metres from the centreline of Maitland Street. The south tower setback allows for the existing heritage building to be conserved and helps reinforce a pedestrian scale along Maitland Street.

The proposed, 750 square metre floor plate, tower is setback 12.5 metres from the east and west property lines, and 10 metres from the centreline of the private lane to the north. The proposed development meets the intent of the Tall Building Design Guidelines and Downtown Tall Building Design Guidelines with respect to built form and massing.

## **Sun, Shadow, Wind**

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

The shadow studies submitted in support of the application show the extent of the shadow from the proposed building during the spring and fall equinoxes (March 21 and September 21) and the summer solstice (June 21). The proposed development would cast a shadow on James Canning Gardens at 11:18AM on March 21, and shadow Paul Kane House Parkette at 1:18PM on March 21 and September 21.

Planning staff are satisfied this meets the intent of the Downtown Plan as the shadow impacts on James Canning Gardens and Paul Kane House Parkette, which are not identified as sun protected parks, are adequately limited.

A Pedestrian Level Wind Study was submitted in support of the application. The wind study indicates that wind conditions at all grade-level pedestrian wind-sensitive areas within and surrounding the site will be acceptable for the intended uses on a seasonal basis. The Level 5 outdoor amenity terrace will be suitable for sitting or more sedentary activities during summer, without the need for mitigation.

City Planning staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained within the study.

## **Access, Parking, Loading**

A Transportation Impact Study was submitted to assess the traffic impact, access, parking, and loading arrangements for this development. Transportation Services staff have reviewed the Transportation Impact Study and accept its conclusions.

## **Servicing**

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for review. These matters will be addressed prior to submitting bills to City Council for approval.

## **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.

## **Heritage Conservation**

Heritage Planning staff are satisfied that the proposed development would appropriately conserve the cultural heritage value and attributes of the heritage resources.

## **Tree Preservation**

The applicant submitted an Arborist Report and Tree Preservation Plan in support of the application indicating that there are 4 street trees and 1 private tree to be removed to accommodate the proposed development. The application proposes to remove and replace 4 existing street trees along Maitland Street and to plant 4 private trees on-site. Urban Forestry is satisfied with the proposal.

## **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.

## **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, 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.

## **CONTACT**

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## **SIGNATURE**

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Oren Tamir  
Director, Community Planning  
Toronto and East York District

## **ATTACHMENTS**

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**City of Toronto Data/Drawings**

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

**Applicant Submitted Drawings**

- Attachment 7: Site Plan
- Attachment 8: Elevations
- Attachment 9: 3D Massing Model



Attachment 1: Application Data Sheet

**Municipal Address:** 34-42 Maitland Street **Date Received:** December 29, 2022

**Application Number:** 22 243087 STE 13 OZ  
23 103089 STE 13 RH

**Application Type:** OPA, Rezoning, Rental Housing Demolition

**Project Description:** A 56-storey (176.5 metres, excluding mechanical penthouse) residential building, containing 532 dwelling units, including 55 rental replacement units.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
Bousfields Inc	David Charezenko	Turner Fleischer	TCR 2008 Equities Inc.; TC Core GP Inc.; TC Core LP

**EXISTING PLANNING CONTROLS**

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	Downtown Plan, SASP 382
Zoning:	R (d2.0) (x875), R (d2.5) (x82)	Heritage Designation:	Y
Height Limit (m):	30	Site Plan Control Area:	Y

**PROJECT INFORMATION**

Site Area (sq m): 2,459                      Frontage (m): 47                      Depth (m): 52

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	1,053		1,124	1,124
Residential GFA (sq m):	3,933		38,024	38,024
Non-Residential GFA (sq m):				
<b>Total GFA (sq m):</b>	<b>3,933</b>		<b>38,024</b>	<b>38,024</b>
Height - Storeys:	4		56	<b>56</b>
Height - Metres:	12		176	<b>176</b>

Lot Coverage Ratio (%): 45.71                      Floor Space Index: 15.46

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

Residential GFA: 37,735 289  
 Retail GFA:  
 Office GFA:  
 Industrial GFA:  
 Institutional/Other GFA:

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:	55		532	532
Freehold:				
Condominium:				
Other:				
<b>Total Units:</b>	<b>55</b>		<b>532</b>	<b>532</b>

**Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:		51	262	168	51
<b>Total Units:</b>		<b>51</b>	<b>262</b>	<b>168</b>	<b>51</b>

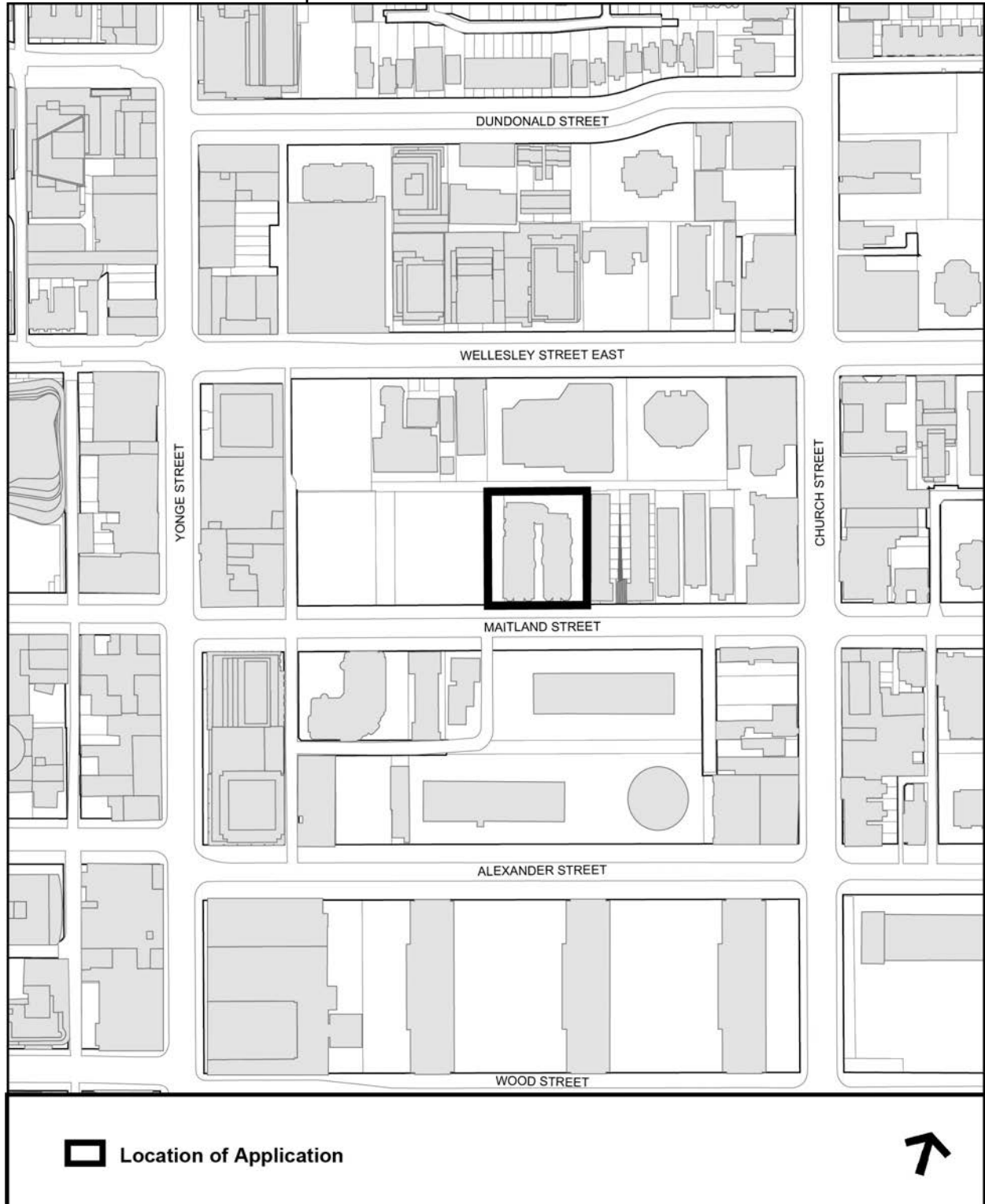
**Parking and Loading**

Parking Spaces: 102      Bicycle Parking Spaces: 584      Loading Docks: 2

**CONTACT:**

Christy Chow, Planner  
 416-392-8479  
 Christy.Chow@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 18

34, 36, 42 Maitland Street

File # 22 243087 STE 13 0Z



↑  
Not to Scale  
Extracted: 01/03/2023



Attachment 5: Draft Official Plan Amendment

*Draft Official Plan Amendment (March 14, 2024)*

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

**CITY OF TORONTO**

**BY-LAW No. ~~XXX~~-2024**

**To adopt Amendment No. 722 to the Official Plan for the City of Toronto respecting the lands known municipally as 34, 36, and 42 Maitland 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 722 to the Official Plan is adopted pursuant to the Planning Act, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 2019.

FRANCES NUNZIATA,  
Speaker

ULLI S. WATKISS,  
City Clerk

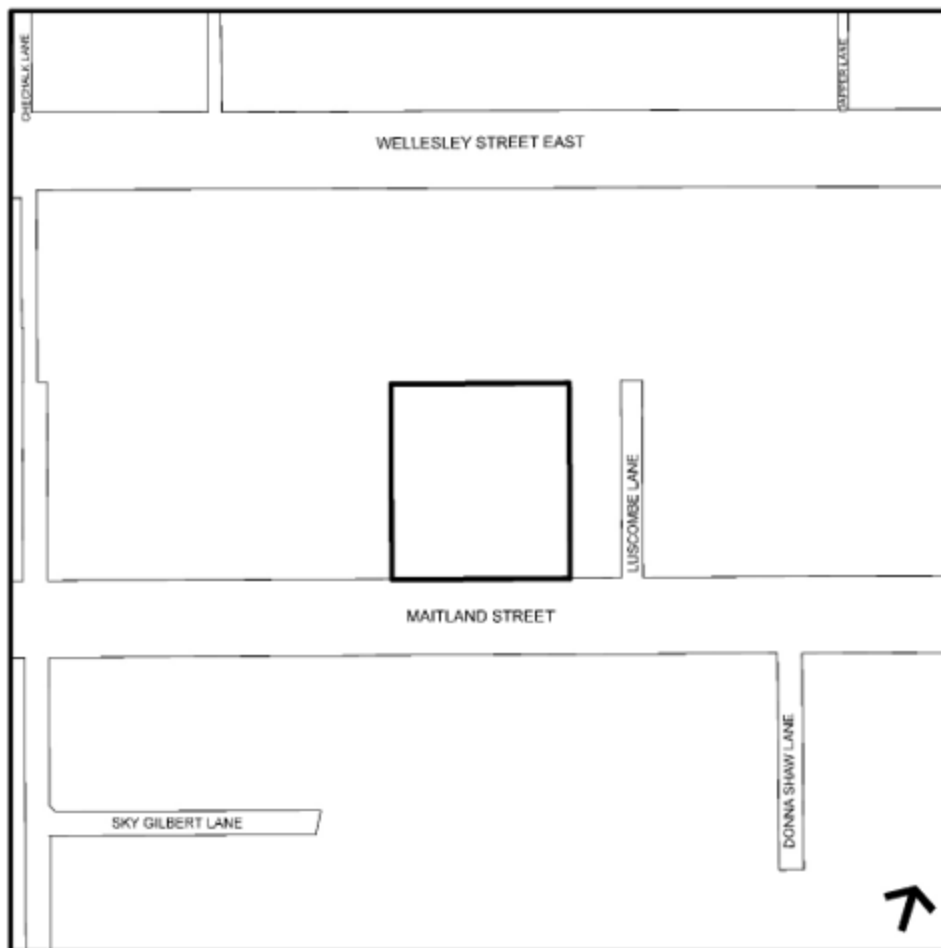
(Corporate Seal)

## AMENDMENT 722 TO THE OFFICIAL PLAN

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

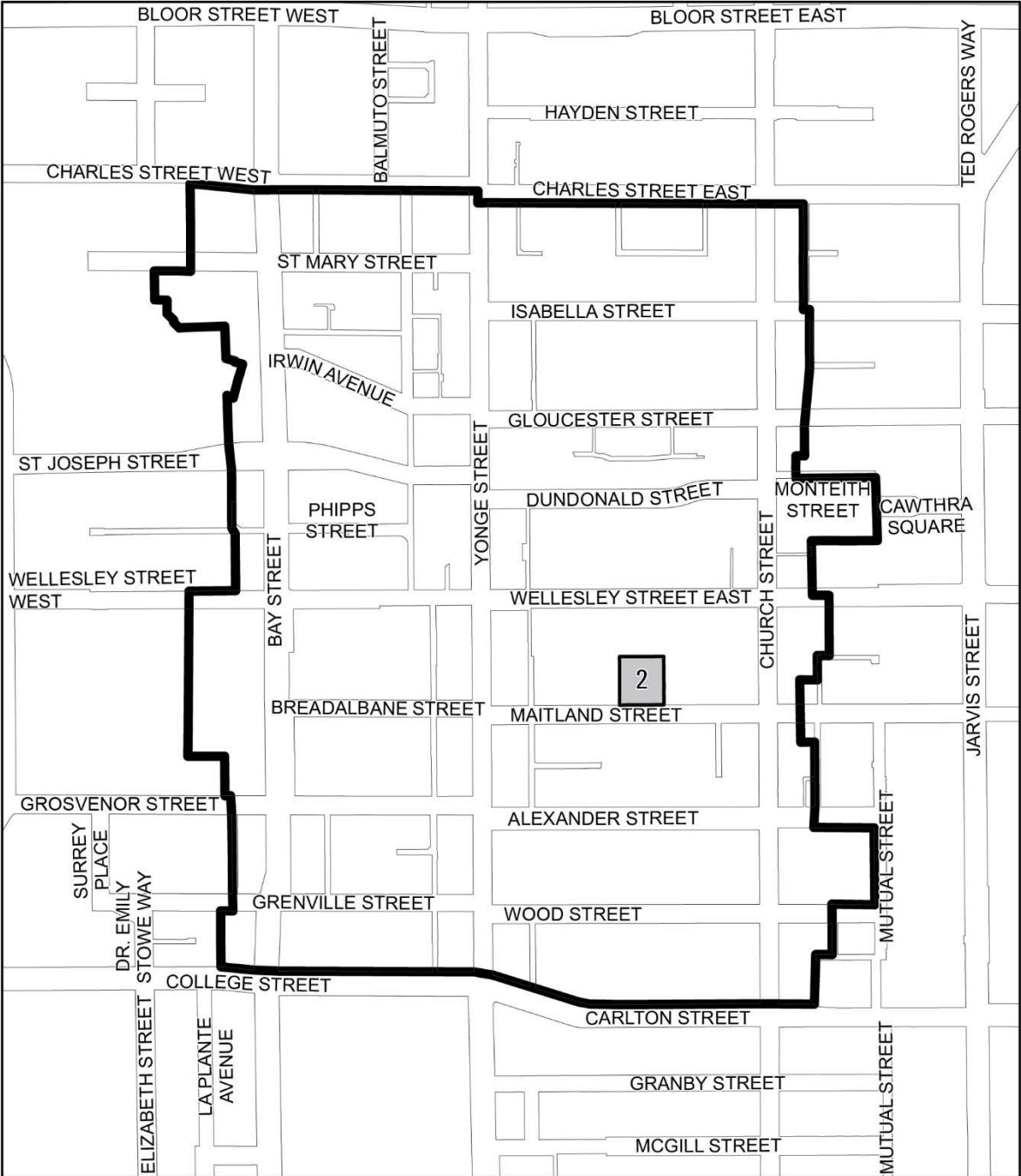
1. Chapter 7, Site and Area Specific Policies, is amended by adding a new policy to section 7 "Site Specific Policies" of Site and Area Specific Policy 382, as follows:

### 7.2 34, 36 and 42 Maitland Street



Despite Policy 5.6.1 a tall building is permitted.

2. Chapter 7, Site and Area Specific Policies, is amended by adding map 3 to Site and Area Specific Policy 382, as follows:



**Toronto**  
**SASP 382**

**Map 3 Site Specific Policies**

-  SASP 382 Boundary
-  Site Specific Policies\*

\*The shaded areas on this map are subject to the site specific policies in SASP 382, Section 7



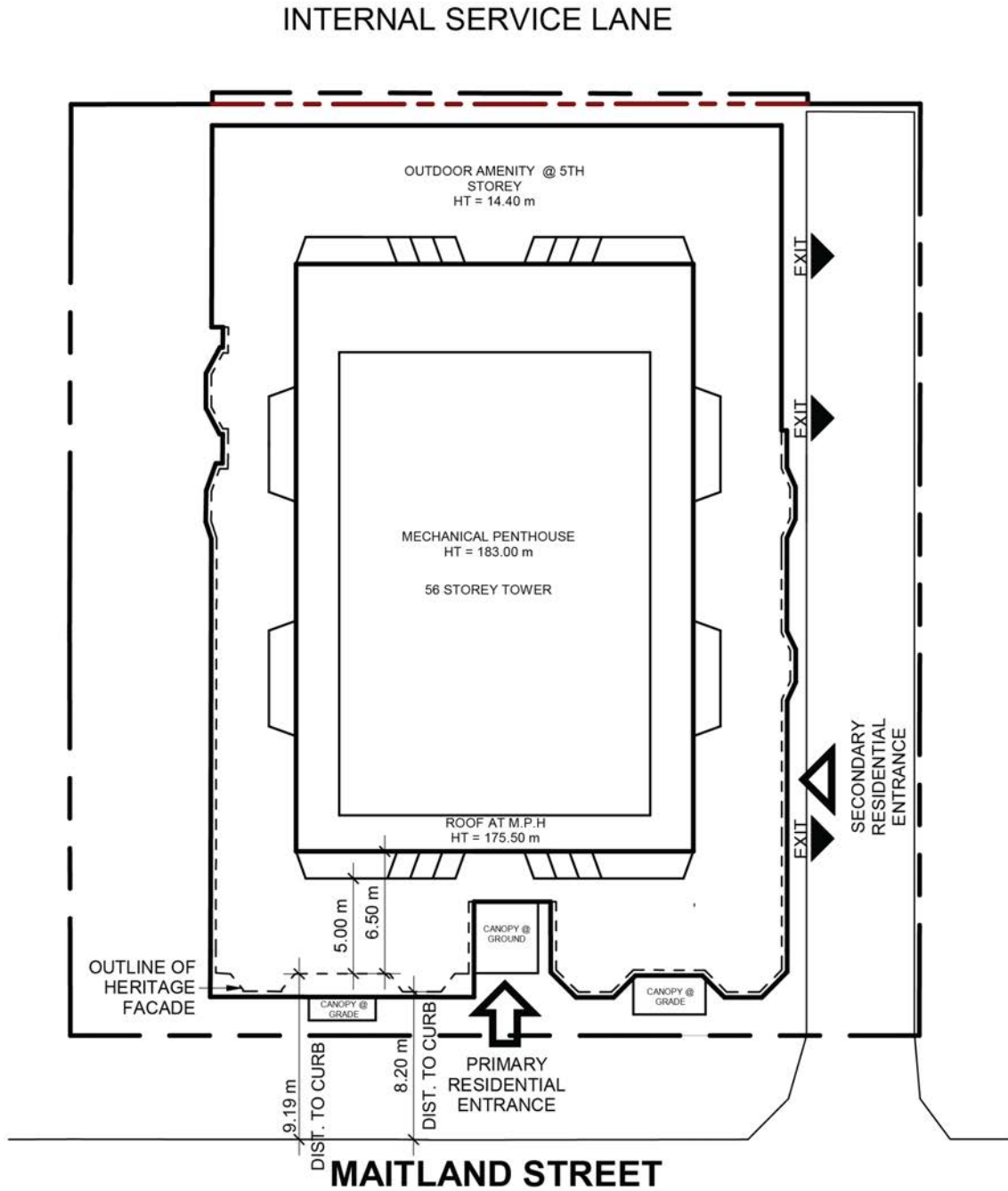
Not to Scale  
 03/05/2024



Attachment 6: Draft Zoning By-law Amendment

To be available prior to the April 3, 2024, Toronto and East York Community Council Meeting.

Attachment 7: Site Plan



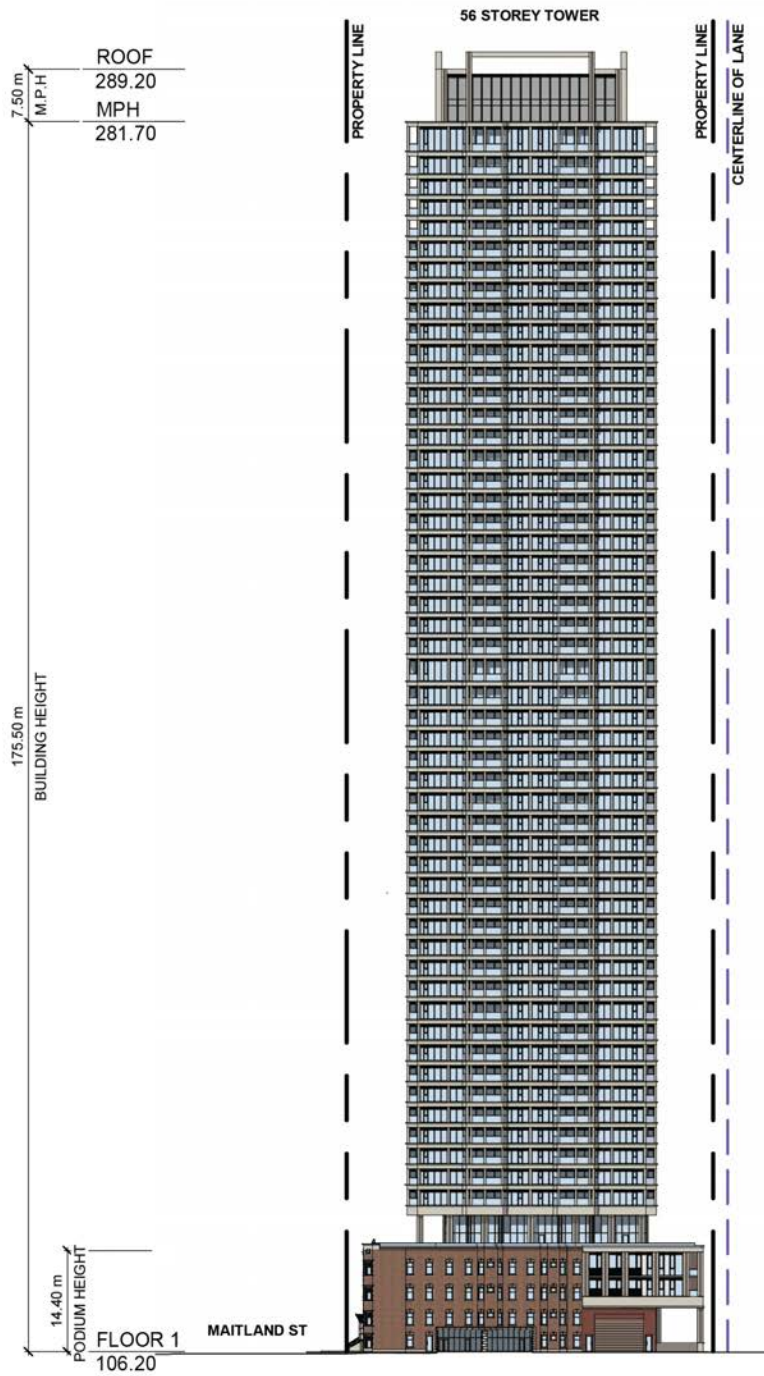
Site Plan



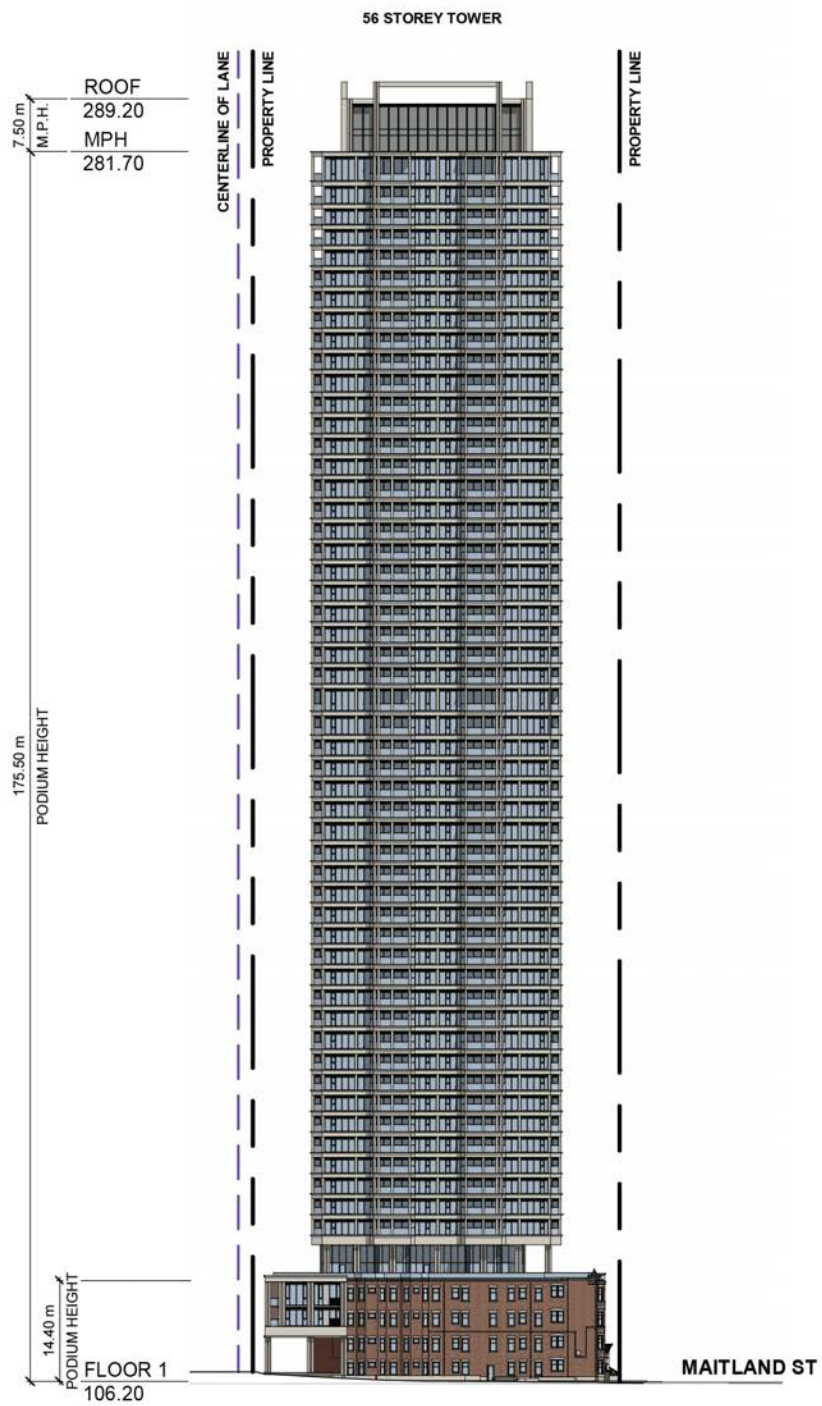
Attachment 8: Elevations



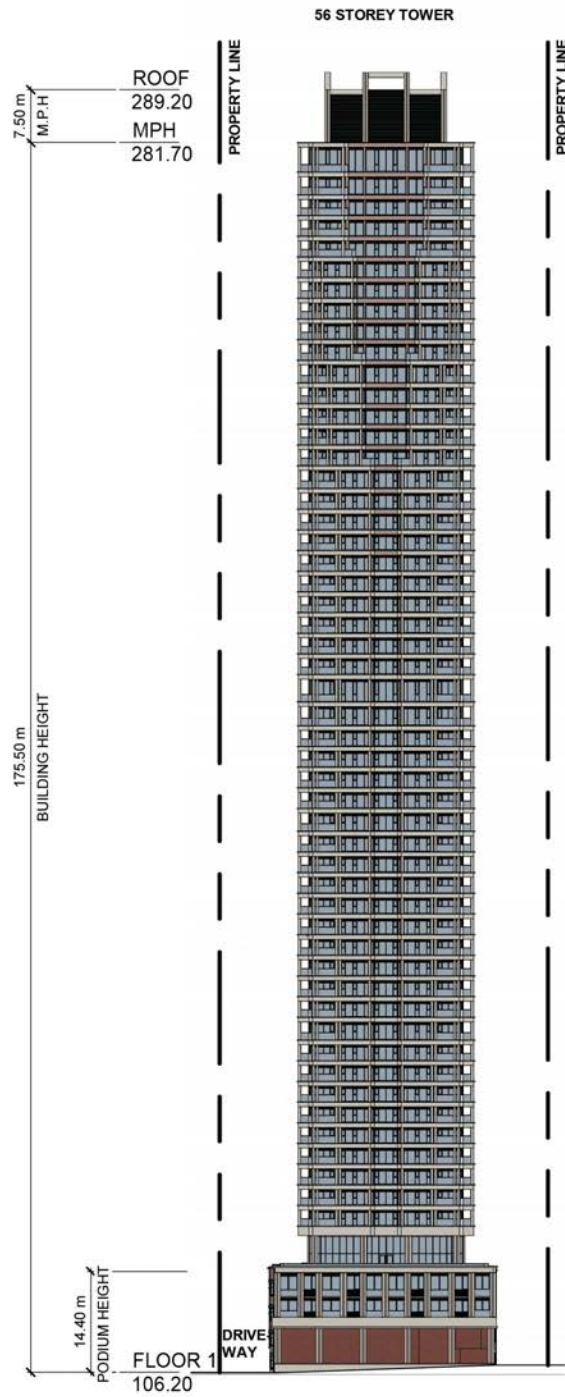
South Elevation



East Elevation

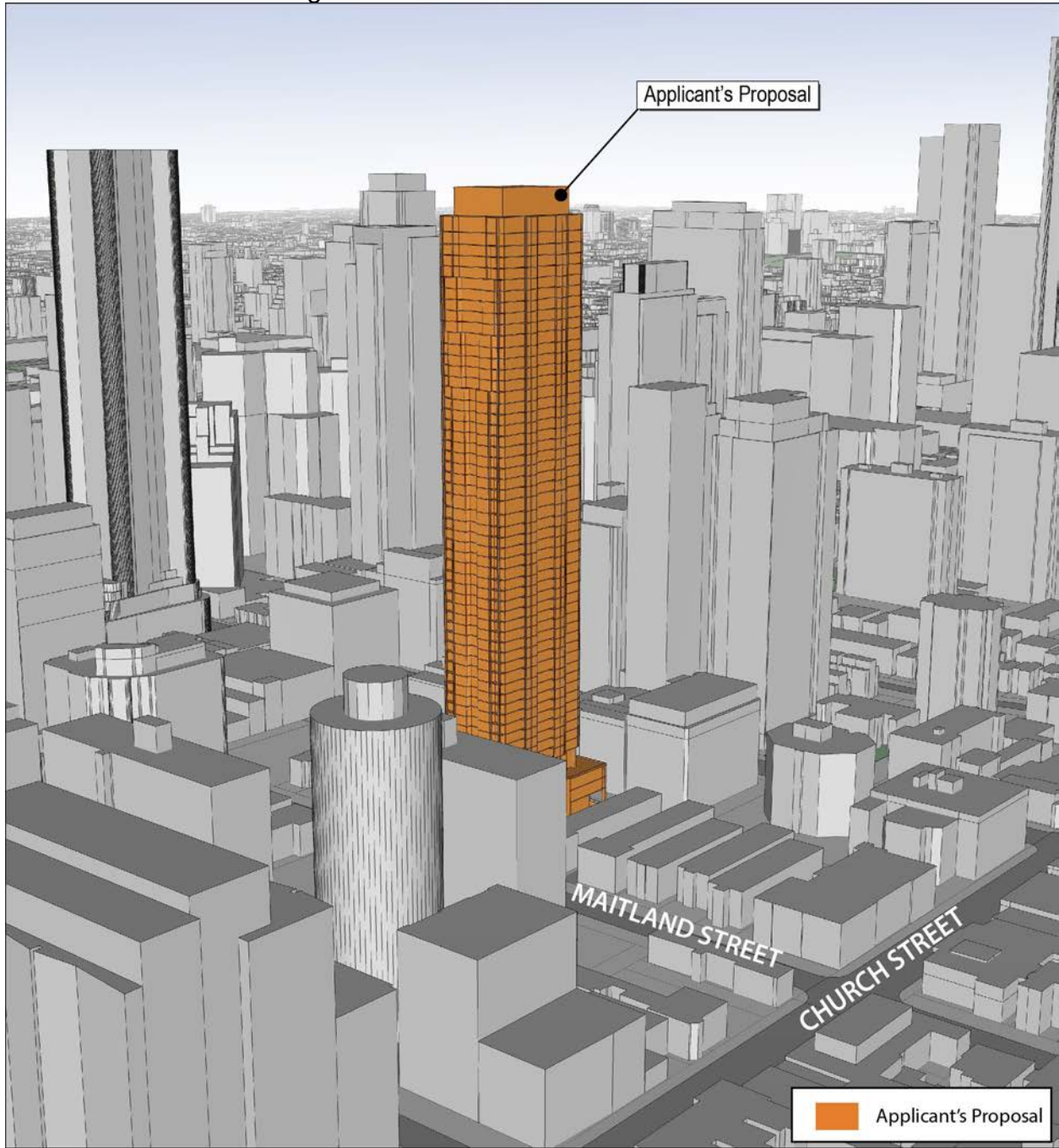


West Elevation



North Elevation

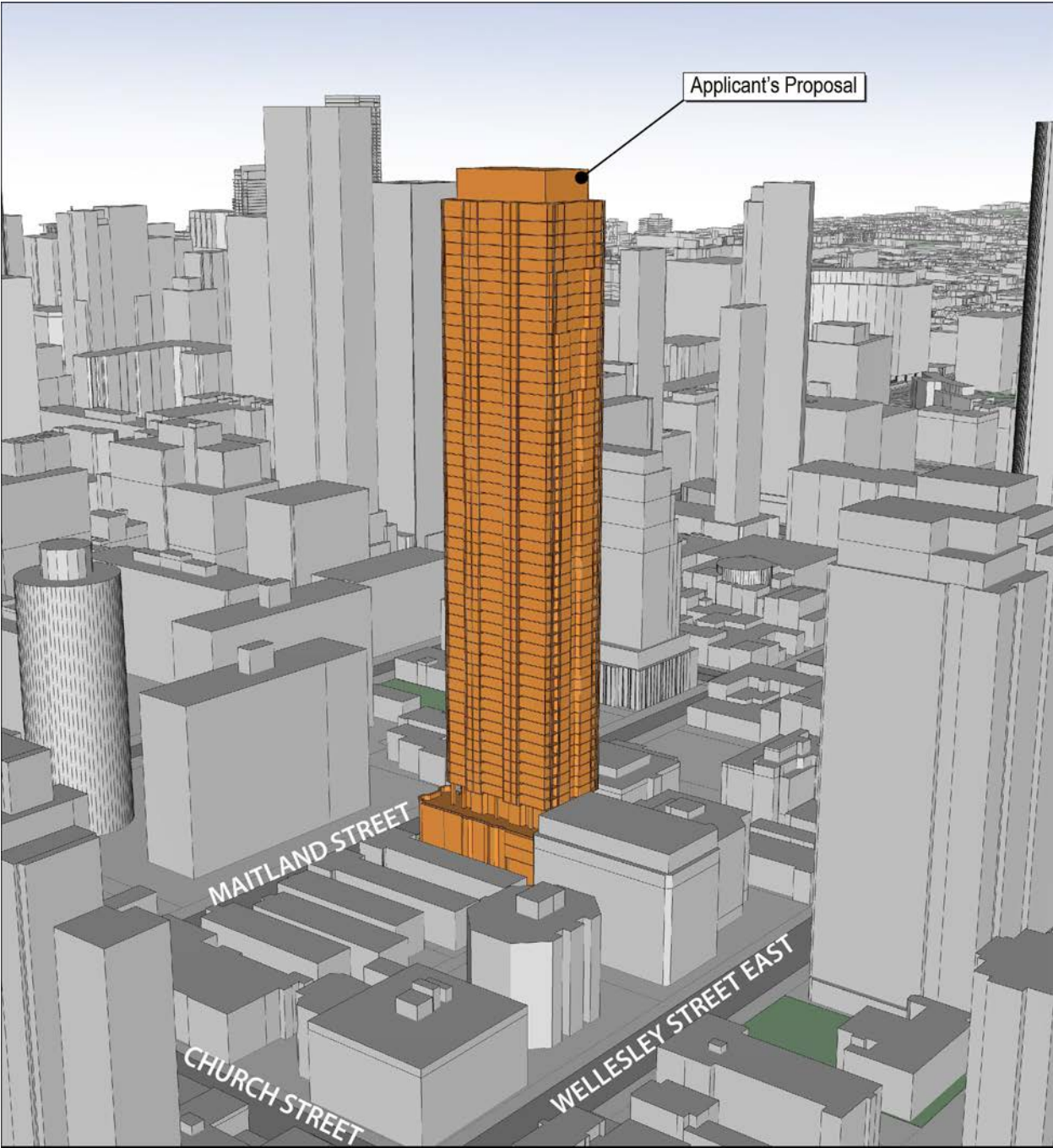
Attachment 9: 3D Massing Model



View of Applicant's Proposal Looking Northwest



02/22/2024



**View of Applicant's Proposal Looking Southeast**



02/22/2024