

180-200 Dundas Street West, 123 Edward Street, and 65 Centre Avenue – Official Plan and Zoning By-law Amendment Application – Decision Report - Approval

Date: May 24, 2024

To: Toronto and East York Community Council

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

Ward: 11 - University-Rosedale

Planning Application Number: 22 162242 STE 11 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to retain the existing 25-storey office building at the north west corner of Chestnut Street and Dundas Avenue West, and permit a new 59-storey and 53-storey linked mixed-use building (168.55 metres and 179.77 metres respectively, excluding mechanical penthouses), containing 1,551 dwelling units, 397 square metres of non-residential gross floor area, and a new 140 square metre Privately Owned Publicly-Accessible Space (POPS). The 15-storey office building at 123 Edward Street and the 6-level parking garage is proposed to be demolished.

The Official Plan Amendment is required to allow for a reduction in non-residential gross floor area as required in the Downtown Secondary Plan Health Sciences District, and to permit the development to be partially visible to the side of the silhouette of City Hall, as protected in the City's Official Plan view policies.

RECOMMENDATIONS

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

1. City Council amend the Official Plan for the lands at 180-200 Dundas Street West, 123 Edward Street, and 65 Centre Avenue substantially in accordance with the draft Official Plan Amendment included as Attachment 6 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 180-200 Dundas Street West, 123 Edward Street, and 65 Centre Avenue, substantially in accordance with the draft Zoning By-law Amendment included as Attachment 7 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendment as may be required.

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

a. submit a revised Functional Servicing and Stormwater Management Report, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and

b. enter into a Municipal Infrastructure Agreement to financially secure the construction of any improvements to the municipal infrastructure in connection with the accepted Functional Servicing Report by the Chief Engineer and Executive Director, Engineering and Construction Services, should it be determined that improvements to such infrastructure are required.

FINANCIAL IMPACT

The City Planning Division confirms 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 entire city block bounded by Edward Street, Centre Avenue, Dundas Street West and Chestnut Street. The site area is approximately 4,470 square metres.

Existing Use: A 25-storey office building at 180 Dundas Street West containing approximately 26,085 square metres of non-residential floor area, a 15-storey office building at 123 Edward Street containing approximately 12,850 square metres of non-residential floor area, and a 6-storey parking garage.

THE APPLICATION

Description: A 59-storey and 53-storey linked mixed-use building (168.55 metres and 179.77 metres respectively, excluding mechanical penthouses), and the retention of an existing 25-storey office building. A new 140 square metre POPS is proposed at the northwest corner of the site.

Density: 28.8 times the area of the lot.

Non-residential Uses: A total of approximately 431 square metres of non-residential gross floor area in the new building, and a total of 26,085 square metres of non-residential space in the retained 25-storey office building.

Dwelling Units: 1,551 dwelling units, comprised of 98 (6.3%) studio units, 783 (50.5%) one-bedroom units, 508 (32.8%) two-bedroom units, and 162 (10.4%) three-bedroom units.

Amenity Space: 6,204 square metres of amenity space (4.0 square metres per unit) is proposed, consisting of 5,637 square metres of indoor amenity space (3.6 square metres per unit) and 567 square metres of outdoor amenity space (0.4 square metres per unit).

Access, Parking and Loading: Site access is proposed from Chestnut Street with one Type-B, two Type-C and one Type-G loading space provided internal to the building. A total of 32 vehicle parking spaces are proposed. A total of 1,570 bicycle parking spaces are proposed.

Additional Information: See Attachments 1, 2, and 8 to 12 of this report for the Application Data Sheet, project in context, a site plan and elevations of the proposal, 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: <https://www.toronto.ca/180DundasStW>

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

- Massing revised to conserve the prominence of City Hall within the protected view shed;
- Tower heights reduced to 59 and 53-storeys from 72-storeys each;
- Separation from the proposed development to the existing 25-storey office building increased from 8.7 metres to a minimum of 12 metres; and
- Introduction of a new 140 square metre POPS at the northwest corner of the site.

Reasons for Application: The Official Plan Amendment is required to amend the Health Sciences District Policy 6.14 from the Downtown Secondary Plan to reduce the requirement to replace non-residential gross floor area in the development. An Official Plan Amendment is also required to permit the development to be visible behind the silhouette of City Hall when viewed from the north side of Queen Street West along the edge of the eastern half of Nathan Phillips Square.

The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 to vary performance standards including: height; massing; and density.

Site Plan Control: A Site Plan Control application was submitted on June 14, 2022.

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.

Official Plan Designation: Mixed Use Areas. See Attachment 3 of this report for the Land Use Map.

The Official Plan protects the silhouette of City Hall when viewed from the north side of Queen Street West along the edge of the eastern half of Nathan Phillips Square as identified on Official Plan Maps 7a and 7b and within Official Plan Policies 3.1.6.44 and 3.1.6.45.

Downtown Secondary Plan: The site is designated Mixed Use Areas 1 - Growth. The site is within the Health Science District. Development within the Health Science District is required to replace existing non-residential gross floor area. Additionally, the Dundas Street frontage of the site is located along a Priority Retail Street. See Attachment 4 of this report for the Secondary Plan Mixed Use Areas map.

Zoning: The site is zoned CR 7.8 (c4.5; r7.8) SS1 (x2323) under By-law 569-2013, with a height limit of 61 metres, and a permitted density of 7.8 times the area of the lot. This CR zoning category permits a wide range of residential, commercial, recreational and institutional uses.

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 Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines; and
- Retail Design Manual.

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.

COMMUNITY CONSULTATION

A Virtual Community Consultation Meeting was hosted by City staff on January 18, 2023. Approximately 17 members of the public attended, as well as the Ward Councillor. Following a presentation by City staff and the applicant, the following comments and issues were raised:

- the supply of bicycle parking spaces proposed;
- the amount of residential and commercial gross floor area being provided;
- whether balconies are being provided;
- the relevance of the City Hall view corridor given the existing housing crisis and how to prioritize one issue versus the other;
- the proposal and the increase in housing supply;
- the mix of unit types;
- concern about existing office tenants in the building to be demolished;

- the supply of affordable housing units and the community benefits will be provided; and
- the energy source for the building.

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

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York District Community Council for this application, as 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). In the opinion of Staff, the proposal is consistent with the PPS and conforms with the Growth Plan.

Site Organization

The proposed mixed-use development consists of a linked building made up of two towers, the retention of an existing 25-storey office building, and a new 140 square metre POPS.

The new linked building consist of Tower "A" which is 53-storeys and fronts onto Edward Street, and Tower "B" which is 59-storeys and faces Centre Avenue. Tower "A" replaces an existing 15-storey office building on Edward Street and Tower "B" replaces a 6-storey parking garage on Centre Avenue. The existing 25-storey office building at the southeast corner of the site will be retained.

A new 140 square metre POPS will be located at the northwest corner of the site along Edward Street. An at-grade outdoor amenity space will be located between Tower "B" and the retained office building. All vehicular access to the block is consolidated to one access point off Chestnut Street.

Land Use

The applicant proposes to retain 26,085 square metres of non-residential floor area in the existing 25-storey office building on the south east corner of the lot, and provide 431 square metres of non-residential floor area in the new linked building. The application will provide approximately 21% of the total floor area of the site as non-residential uses. The proposal provides an appropriate mix of residential and non-residential uses on the site and is acceptable.

Streetscape and Public Realm

City staff are satisfied that the proposal conforms to the applicable public realm policies of the Official Plan and Downtown Plan. The base building along Edward Street and Centre Avenue maintains an appropriate pedestrian-scaled public realm, featuring residential lobbies and commercial uses.

The base portion of Tower "A" provides a setback of 7.5 metres from curb to building face on Edward Street, and 6.0 metres on Chestnut Street. The base portion of Tower "B" provides a setback of 6.0 metres from curb to building face on Centre Avenue and Dundas Street West, which is an improvement from the existing conditions of 4.0 metres on Centre Avenue and 3.5 metres on Dundas Street West adjacent to the existing parking garage. The public realm is further improved through the introduction of animated frontages and open spaces.

Built Form

City Planning staff are satisfied with the built form and massing (including heights and setbacks) of the proposed development given the unique site configuration, the retention of the 25-storey office building, and that the linked building will not project above the silhouette of City Hall.

Massing - Base building

The base of the proposed building incorporates a 14.5 metre (3-storey plus mezzanine) colonnade. For Tower "A" the colonnade is 2.4 metres in width along Edward Street and Chestnut Street, while for Tower "B" the colonnade is 1.8 metres in width along Centre Avenue and 2.4 metres on Dundas Street West. The ground floor of Tower "A" has a lobby accessible from Edward Street, and Tower "B" includes a lobby accessible from Centre Avenue and 340 square metres of retail space fronting Dundas Street to animate both frontages.

Massing – Tower

The proposed linked mixed-use building consists of two towers. Tower "A" has a height of 168.55 metres (53-storeys, excluding a mechanical penthouse) and Tower "B" is 179.77 metres (59-storeys, excluding a mechanical penthouse).

The massing and heights of the towers have been revised to lessen impacts on the protected silhouette of Toronto City Hall. The proposed towers will not project above the silhouette of Toronto City Hall when viewed from key points along Queen Street as outlined on Map 7a and 7b of the Official Plan, Schedule 4 (according to the view corridor analysis by Turner Fleischer architects dated May 7, 2024).

The proposed towers will be partially visible behind the silhouette of City Hall's west tower when viewed from the easterly portion of Nathan Phillips Square and Queen Street, nearing Bay Street. The proposed development is acceptable in this instance as

the impact on the protected silhouette is minimal, is not considered sufficient to undermine the visual prominence of City Hall, and the silhouette of the west tower of City Hall will remain legible. As one moves west along Nathan Phillips Square, the proposed building is viewed separately from City Hall and no longer has an impact on the protected view.

The proposed building heights of 53 and 59-storeys are appropriate. The existing and planned context contains a mix of built forms and building heights including tall buildings with heights of 55 storeys (207 metres) and 52 storeys (179.5 metres) at 488 University Avenue and 481 University Avenue.

The linked building is set back between 12.0 and 12.5 metres from the retained 25-storey office building. The setback is an increase from the existing condition of 10 metres between the 15 and 25-storey office buildings.

The two towers are linked and offset to minimize privacy impacts on the site and to create more open space between the proposed linked towers and their surroundings. Planning staff are satisfied with the linked design and the tower separation.

Shadow Impact

The shadow impacts resulting from the proposal are acceptable. The proposal adequately limits shadow impacts on shadow sensitive areas, particularly during the spring and fall equinoxes.

The applicant-submitted shadow studies show the extent of the shadow from the proposed building on the spring and fall equinox (March 21 and September 21) and the winter solstice (December 21). The shadow does not impact any parks during the spring and fall equinox.

Wind Impacts

A Pedestrian Level Wind Study reflecting the proposed building indicates that all areas at grade will be suitable for their intended uses throughout the year and no pedestrian areas surrounding the subject site at grade level will experience conditions that could be considered dangerous. Mitigation plans are recommended to achieve conditions that are appropriate for the intended uses throughout the year.

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

Unit Mix

The Growing Up Guidelines indicate that a building should provide a minimum of 25% large units, of which 10% should be three-bedroom units, and 15% should be two-bedroom units. The Downtown Plan further requires that an additional 15% of units be a combination of 2-bedroom and 3-bedroom units, or units that can be converted to 2 and 3-bedroom units using accessible or adaptable design measures. The proposed

development meets these requirements with the provision of 32% two-bedroom units and 10% three-bedroom units

Traffic Impact, Access, Parking

A Transportation Impact Study was submitted to assess the traffic impact, access, parking and loading arrangements for this development. A total of 11 accessible vehicular parking and 1,570 bicycle parking spaces are proposed, along with one Type-B, two Type-C and one Type-G loading spaces. Vehicular access for loading and parking will be provided from a driveway accessed from Chestnut Street. Transportation Services staff has reviewed the study and accepted its conclusions.

Servicing

Engineering and Construction Services staff has reviewed the submitted materials and have identified several outstanding items for resolution prior to enabling zoning. These matters are required to be addressed prior to submitting bills to City Council for approval.

Parkland

In accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Tree Preservation

The submitted Arborist Report and Tree Inventory and Preservation Plan proposes to replace all 8 existing private trees with 3 new trees to be located within the proposed POPS. Staff will continue to explore opportunities for additional tree planting on the site and in the adjacent public realm.

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.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS. The site-specific Zoning By-law, and future site plan agreement, will secure performance measures for various development features, including, but not limited to, the following:

- 1,570 bicycle parking spaces (including 1,404 long-term and 166 short-term spaces) are provided to reduce single occupancy vehicle trips including 210 Electrical Vehicle Supply Equipment Spaces; and
- 8 parking spaces are proposed, equipped with Electric Vehicle Supply Equipment infrastructure.

The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

CONTACT

James Parakh, Program Manager, Urban Design
Tel. No.: 416-392-1139
E-mail: James.Parakh@toronto.ca

SIGNATURE

Oren Tamir
Director, Community Planning
Toronto and East York District

ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Downtown Plan Mixed Use Area Map
Attachment 5: Existing Zoning By-law Map
Attachment 6: Draft Official Plan Amendment
Attachment 7: Draft Zoning By-law Amendment
Attachment 8: Site Plan
Attachment 9: North Elevation
Attachment 10: South Elevation
Attachment 11: West Elevation
Attachment 12: East Elevation
Attachment 13: City Hall View Corridor

Attachment 1: Application Data Sheet

Municipal Address: 180-200 Dundas St W, 123 Edward St, and 65 Centre Ave Date Received: June 14, 2022

Application Number: 22 162242 STE 11 OZ

Application Type: OPA and Rezoning

Project Description: a 59 and 53-storey linked building

Applicant/Owner Architect
DEC Nominee Inc. Turner Fleischer

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: Downtown Plan/ Map 7a and b

Zoning: CR 7.8 (c4.5; r7.8) SS1 (x2323)

Height Limit (m): 61 Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq m): 3,244 Frontage (m): 35 Depth (m): 61

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,687	1,687
Residential GFA (sq m):			102,260	102,260
Non-Residential GFA (sq m):	37,161	25,847	431	431
Total GFA (sq m):	37,161	25,847	102,691	102,691
Height - Storeys:	25	25	59 and 53	
Height - Metres:			179.77 (186.1 top of mech.) and 168.55 (175.55 top of mech.)	

Lot Coverage Ratio (%)	50.44	Floor Space Index:	28.8
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	102,691	
Retail GFA:	430	
Office GFA:	25,847	
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			1,551	1,551
Other:				
Total Units:			1,551	1,551

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		98	783	508	162
Total Units:		98	783	508	162

Parking and Loading

Parking Spaces:	32	Bicycle Parking Spaces:	1552	Loading Docks:	4
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UNIVERSITY AVENUE

ELM STREET

EDWARD STREET

DUNDAS STREET WEST

CENTRE AVENUE

CHESTNUT STREET

ARMOURY STREET

FOSTER PLACE

ELIZABETH STREET

HAGERMAN STREET

Location of Application

03/28/2024

Attachment 3: Official Plan Land Use Map



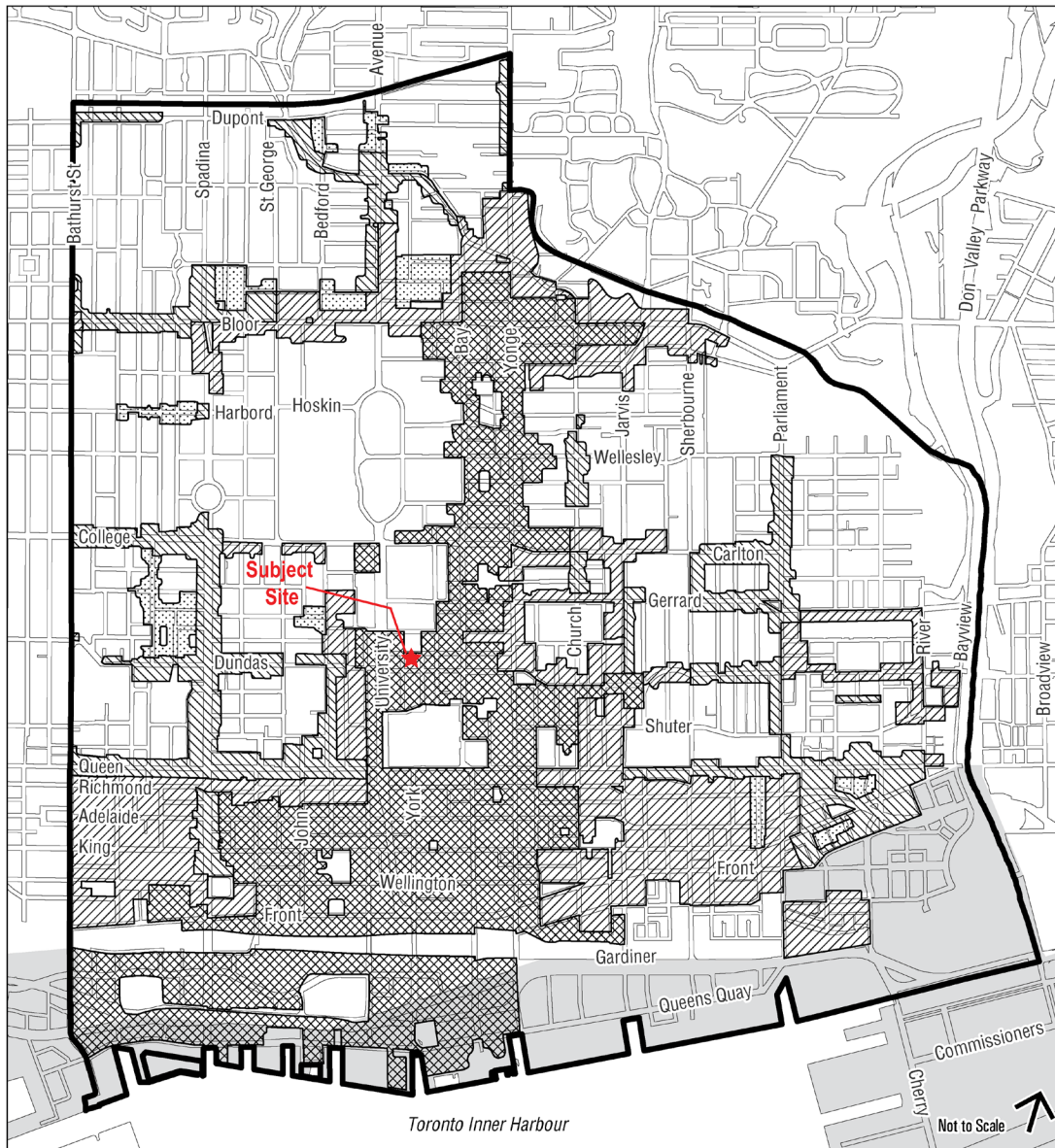
Official Plan Land Use Map #18

180 Dundas Street West and
123 Edward Street
File # 22 162242 STE 11 02



Not to Scale
Extracted: 03/27/2024

Attachment 4: Downtown Plan Mixed Use Area Map

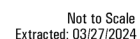


Downtown Plan
MAP 41-3 Mixed Use Areas



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180 Dundas Street West and
123 Edward Street
File # 22 162242 STE 11 0Z



Attachment 6: Draft Official Plan Amendment

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

Enacted by Council: ~, 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 180-200 Dundas Street West, 123 Edward Street and 65 Centre Avenue

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. 743 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata, John D. Elvidge,
Speaker City Clerk

(Seal of the City)

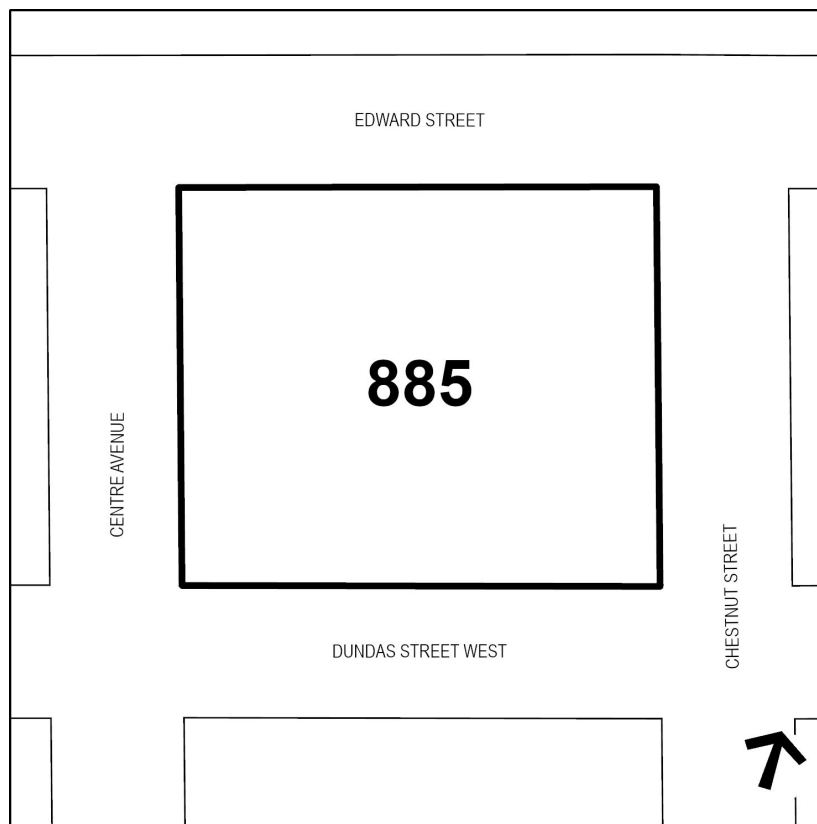
AMENDMENT NO. 743 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS 180-200 DUNDAS STREET WEST, 123 EDWARD STREET AND 65 CENTRE AVENUE

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

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 885 for the lands known municipally in 2023 as 180-200 Dundas Street West, 123 Edward Street and 65 Centre Avenue, as follows:

885. 180-200 Dundas Street West, 123 Edward Street and 65 Centre Avenue



- a) A minimum non-residential gross floor area of 26,000 square metres is required.
- b) Development may be visible behind the silhouette at the west side of City Hall's West Tower, provided:
 - i. the obstruction is limited to the view from the east edge of the east half of Nathan Phillips Square along Queen Street West;

ii. the legibility of the West Tower silhouette remains visually prominent as part of the City Hall view; and

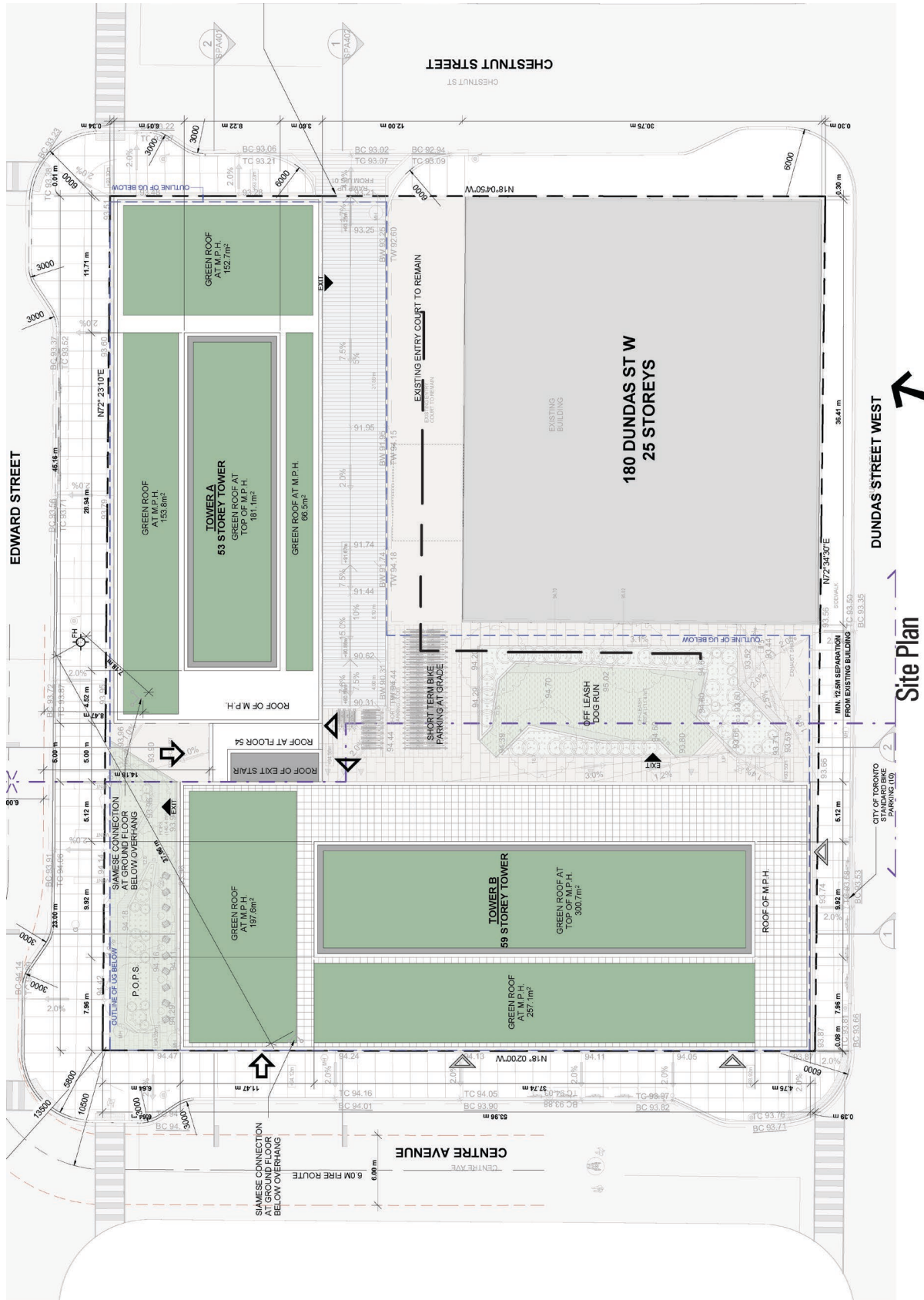
iii. visual impacts are mitigated through design measures including articulation of the building and materiality selection, in consultation with City Staff, to ensure the development is visually distinct from and subordinate to City Hall.

2. Chapter 7, Map 29, Site and Area Specific Policies, is amended by adding the lands known municipally in 2023 as 180-200 Dundas Street West, 123 Edward Street and 65 Centre Avenue, as shown on the map above, as Site and Area Specific Policy 885.

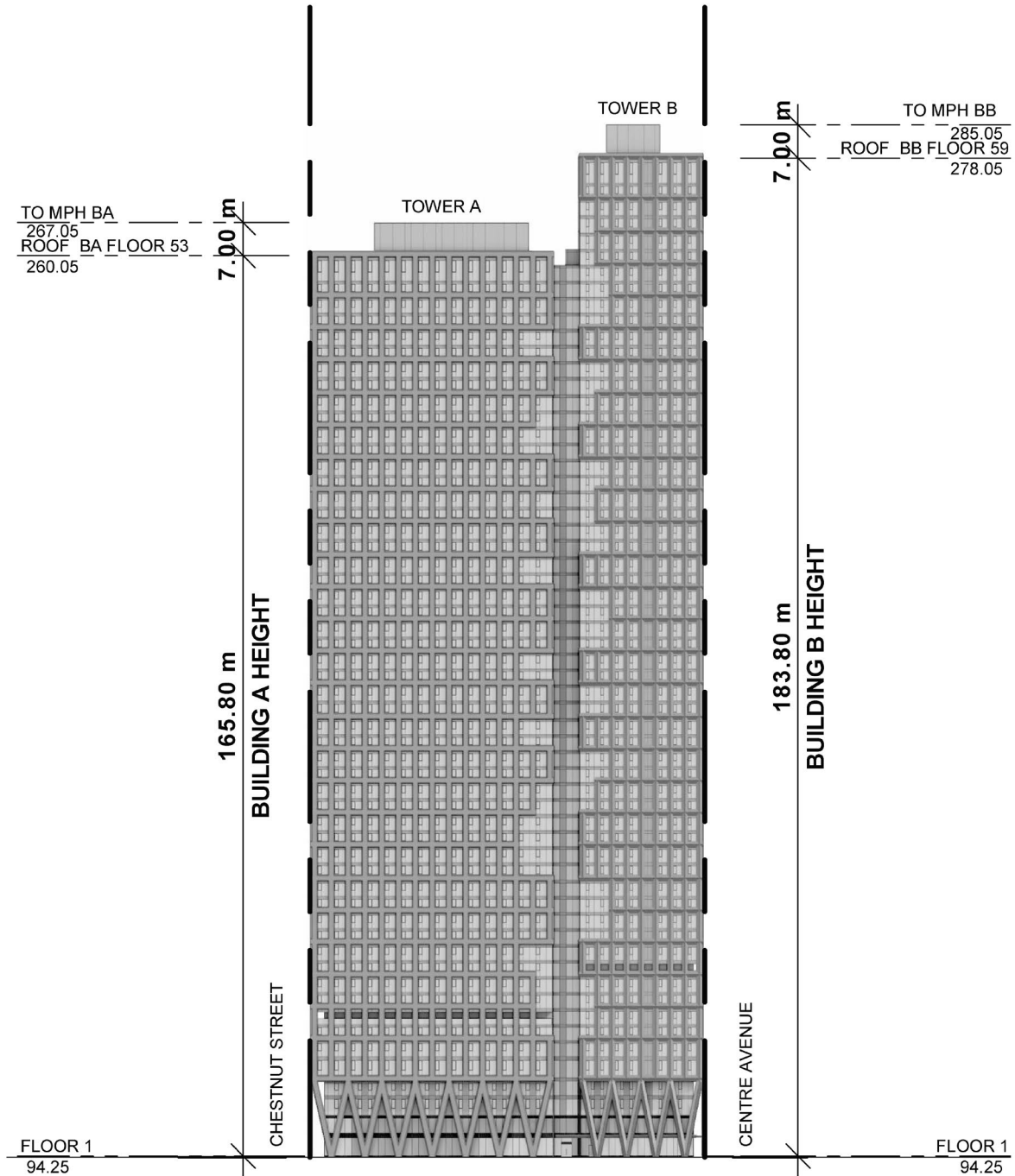
Attachment 7: Draft Zoning By-law Amendment

The draft by-law amendment will be made available on or before the June 11, 2024, Toronto and East York Community Council meeting.

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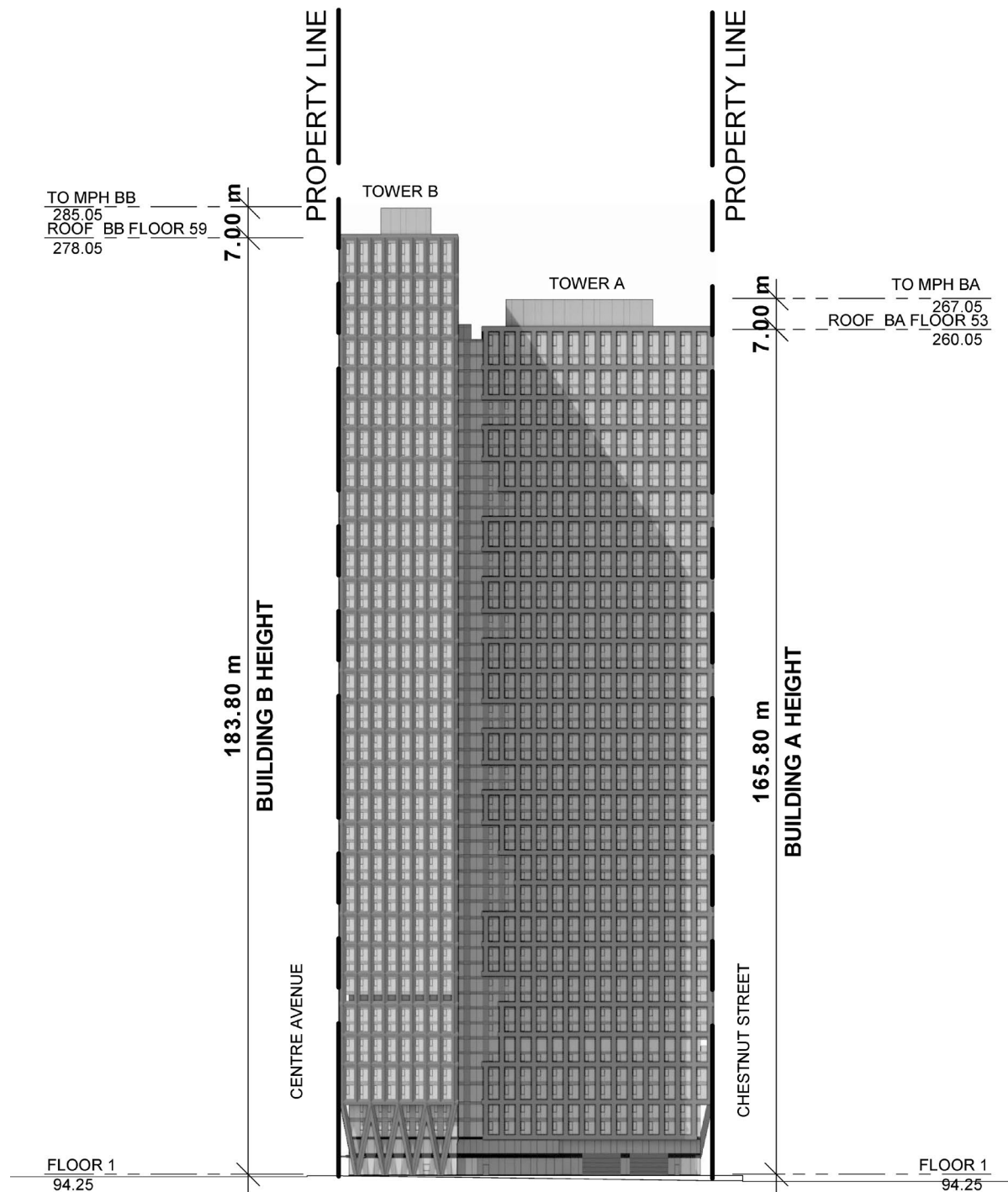


Attachment 9: North Elevation



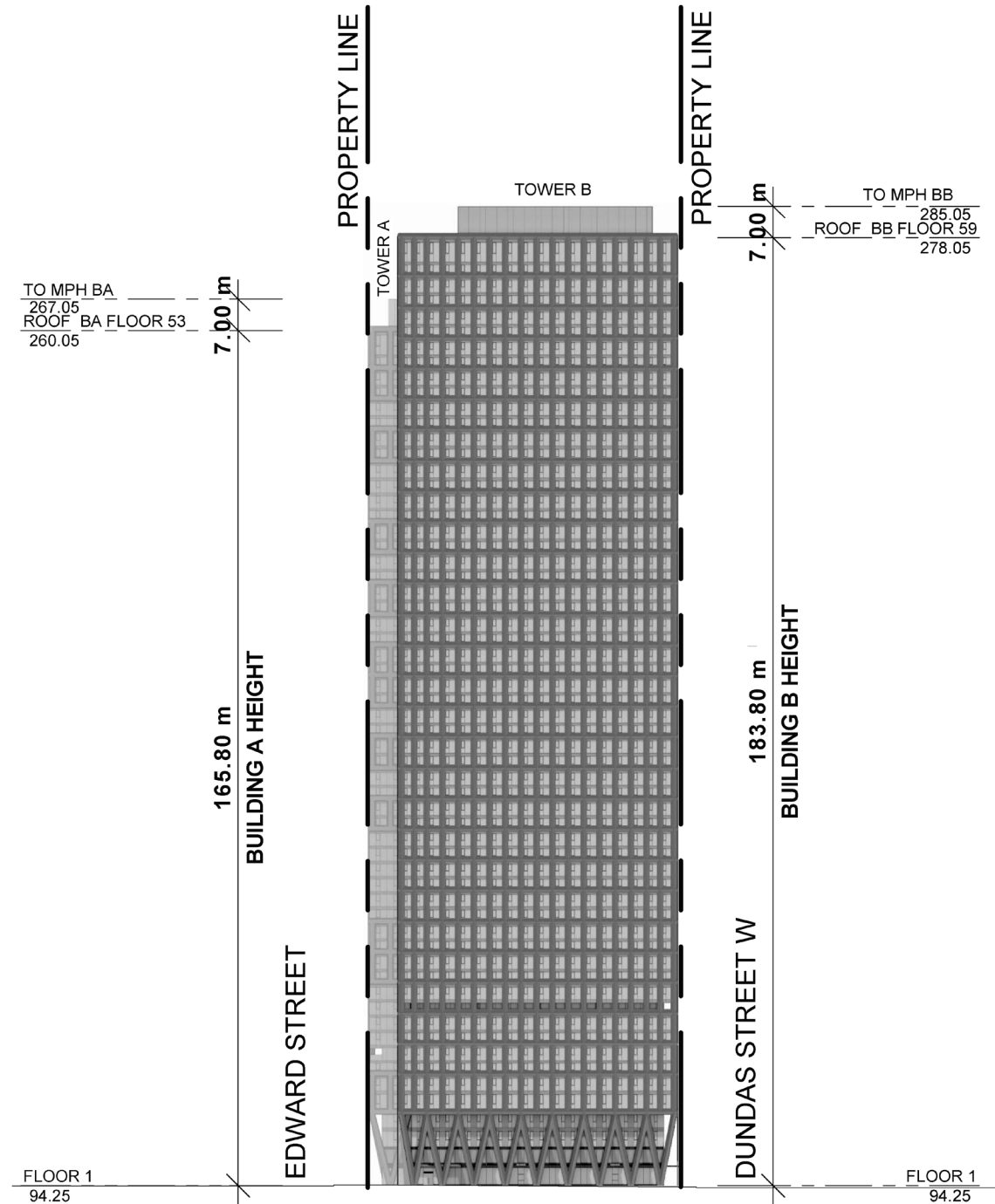
North Elevation

Attachment 10: South Elevation



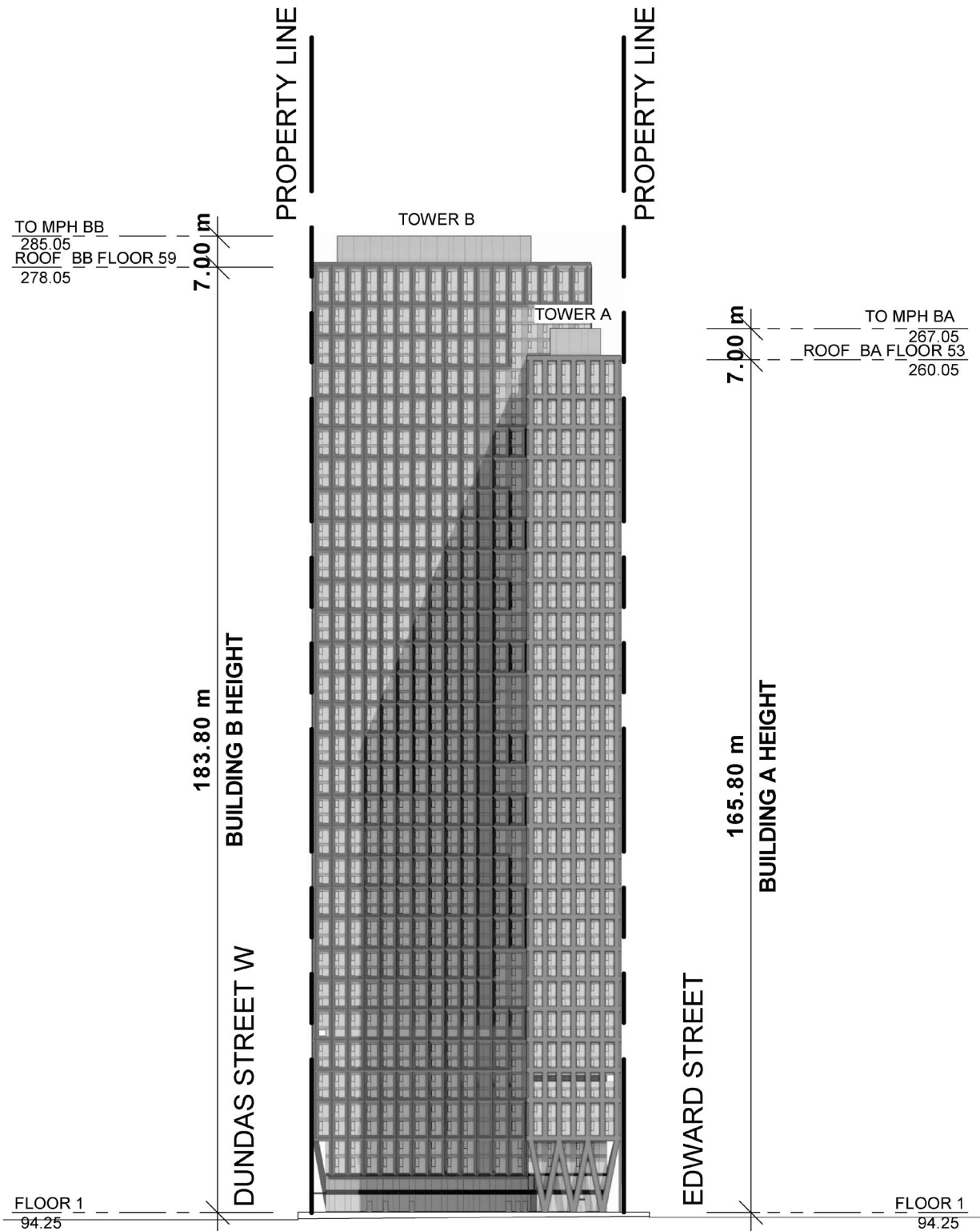
South Elevation

Attachment 11: West Elevation



West Elevation

Attachment 12: East Elevation



East Elevation

Attachment 13: City Hall View Corridor

