

## **505 University Avenue – Official Plan Amendment Application - Refusal Report**

Date: June 20, 2024

To: Toronto and East York Community Council

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

Ward: 11 - University-Rosedale

**Planning Application Number:** 24 118172 STE 11 OZ

**Related Application Number:** 22 198152 STE 11 OZ

### **SUMMARY**

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On August 31, 2022, a Zoning By-law Amendment application (Application number 22 198152 STE 11 OZ) was submitted to permit a 64-storey mixed-use building with 25,700 square metres of non-residential gross floor area and 704 dwelling units. The designated heritage building at 505 University Avenue would be demolished, with some of its materials re-used in the construction of a new podium.

On October 25, 2023, the applicant appealed the Zoning By-law Amendment application to the Ontario Land Tribunal (OLT) due to Council not making a decision within the time frame in the Planning Act.

On February 23, 2024, an Official Plan Amendment application was submitted to not require the replacement of the existing non-residential gross floor area in the proposed development as required by the Downtown Plan. The related Zoning By-law Amendment application was not updated or revised to remove the proposed non-residential gross floor area for office uses.

This report reviews and recommends refusal of the application to amend the Official Plan. The proposal does not conform with the Official Plan and Downtown Plan, and should be refused.

### **RECOMMENDATIONS**

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

1. City Council refuse the application for the Official Plan Amendment in its current form, respecting the lands municipally known as 505 University Avenue for the reasons set out in this report from the Director, Community Planning, Toronto and East York District.
2. City Council authorizes the City Solicitor and City staff to take any necessary steps to implement City Council's decision.

## 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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At its meeting of February 6, 2024, City Council stated its intention to designate the property at 505 University Avenue under Part IV of the Ontario Heritage Act. Council's decision is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2024.PH9.11>

At its meeting of May 22, 2024, City Council adopted a Consideration of Objection report from the Chief Planner and Executive Director, affirming its February 6, 2024 decision to designate the property at 505 University Avenue under Part IV, Section 29 of the Ontario Heritage Act, following consideration of a March 11, 2024 objection to the designation. City Council's decision may be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2024.CC18.21>

## THE SITE

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**Description:** The property is a corner site, rectangular in shape, with an area of 3,328 square metres, with 48 metres of frontage on University Avenue and 68.4 metres on Edward Street.

**Existing Uses:** A 20-storey office building with retail at grade, containing 22,115 square metres of non-residential gross floor area.

## THE APPLICATION

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**Description:** The Official Plan Amendment application proposes to not require the replacement of the existing non-residential gross floor area in the proposed 64-storey mixed-use building.

The proposal would remove 25,100 square metres of office space proposed in the Zoning By-law Amendment application (File number 22 198152 STE 11 OZ) and replace it with residential units.

**Additional Information:** See Attachments 1 and 2 of this report for the Application Data Sheet and Location Map. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre. <https://www.toronto.ca/505UniversityAve>

## **Reasons for Application**

The Official Plan Amendment Application has been submitted to amend Downtown Plan Policy 6.14 which requires that development within the Health Sciences District replace existing non-residential gross floor area either on-site or off-site. The amendment proposes a minimum of 450 square metres of non-residential gross floor area whereas the existing office building has 22,115 square metres of non-residential gross floor area.

## **POLICY 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, and shall conform to provincial plans.

### **Official Plan**

The site is designated Mixed Use Areas. See Attachment 3 of this report for the Official Plan 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 Plan**

The site is designated Mixed Use Areas 1 - Growth. The site is within the Health Sciences District. Development within the Health Science District is required to replace existing non-residential gross floor area.

### **Zoning**

The site is zoned Commercial Residential (CR7.8 (c4.5; r7.8) SS1 (x2197) in Zoning By-law 569-2013. This zoning category permits a wide array of uses including commercial, residential, and institutional uses. See Attachment 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;
- Downtown Tall Building Design Guidelines;
- Growing Up Guidelines Planning for Children in New Vertical Communities; and
- Retail Design Manual.

The City's Design Guidelines can be found here:

<https://www.toronto.ca/citygovernment/planning-development/official-planguidelines/design-guidelines/>

## **Toronto Green Standard**

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendment, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. The TGS can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

## **COMMUNITY CONSULTATION**

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A Community Consultation Meeting was not held for the proposed Official Plan Amendment application. Details regarding the virtual Community Consultation Meeting held for the related Zoning By-law Amendment application, hosted by City staff on January 18, 2023, are available in the Zoning By-law Amendment Application - Appeal Report (June 21, 2024).

## **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 have reviewed the proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020).

The application would result in the demolition of a significant cultural heritage resource, it does not conserve the cultural heritage value of the building at 505 University Avenue, as such the proposal is not consistent with the Provincial Policy Statement and does not conform to the Growth Plan which require cultural heritage resources to be conserved. Further analysis regarding the heritage demolition is available in the Zoning By-law Amendment Application - Appeal Report (June 21, 2024).

### **Official Plan Amendment**

The application has not demonstrated that the proposed Official Plan Amendment is appropriate for the site. The Official Plan Amendment application to not require the replacement of the existing non-residential gross floor area within the proposed development does not meet the Health Science District policies of the Downtown Plan.

The related Zoning By-law amendment application has not been revised to reflect the change in the mix of uses proposed in the Official Plan Amendment application. The

Zoning Amendment application proposes an appropriate mix of uses on the site including replacing the entirety of the existing on-site office space with new on-site office space. The non-residential uses, along with the proposed residential space, would conform with the Mixed Use Areas designation in the Official Plan and continue to support the Health Sciences District in the Downtown.

## **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 (for Zoning By-law Amendment Application)
- 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 1: Application Data Sheet (for Zoning By-law Amendment application)

### APPLICATION DATA SHEET

Municipal Address: 505 University Avenue Date Received: August 31, 2022  
Application Number: 24 118172 STE 11 OZ  
Application Type: OPA  
Project Description: A 64-storey mixed-use building.

Applicant	Architect	Owner
Goldberg Group	BDP Quadrangle	Cartareal Corporation

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR 7.8 (c4.5; r7.8) SS1 (x2197)	Heritage Designation:	Yes
Height Limit (m):	76	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq m):	3,328	Frontage (m):	48	Depth (m):	68
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	2,215		2,215	2,215
Residential GFA (sq m):			71,602	71,602
Non-Residential GFA (sq m):	22,115		460	460
Total GFA (sq m):	22,115		72,062	72,062
Height - Storeys:	20		64	64
Height - Metres:	86		207	207

Lot Coverage Ratio (%)	66.56	Floor Space Index:	21.65
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	71,602	953

Retail GFA: 460  
 Office GFA:  
 Industrial GFA:  
 Institutional/Other GFA:

**Residential Units by Tenure**

	Existing	Retained	Proposed	Total
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Rental:				
Freehold:				
Condominium:			704	704
Other:				
Total Units:			704	704

**Total Residential Units by Size**

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			400	233	71
Total Units:			400	233	71

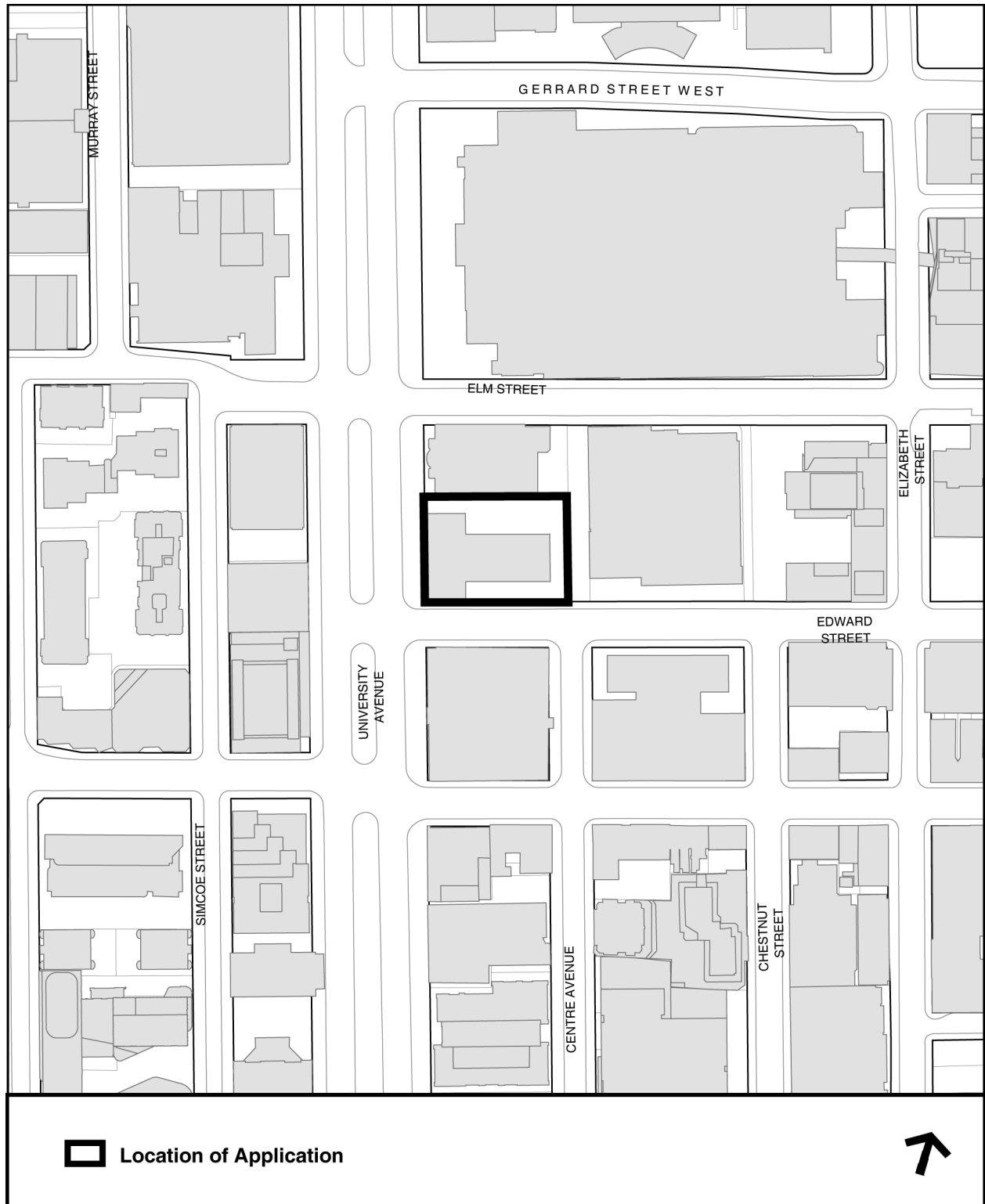
**Parking and Loading**

Parking Spaces: 171      Bicycle Parking Spaces: 814      Loading Docks: 4

**CONTACT:**

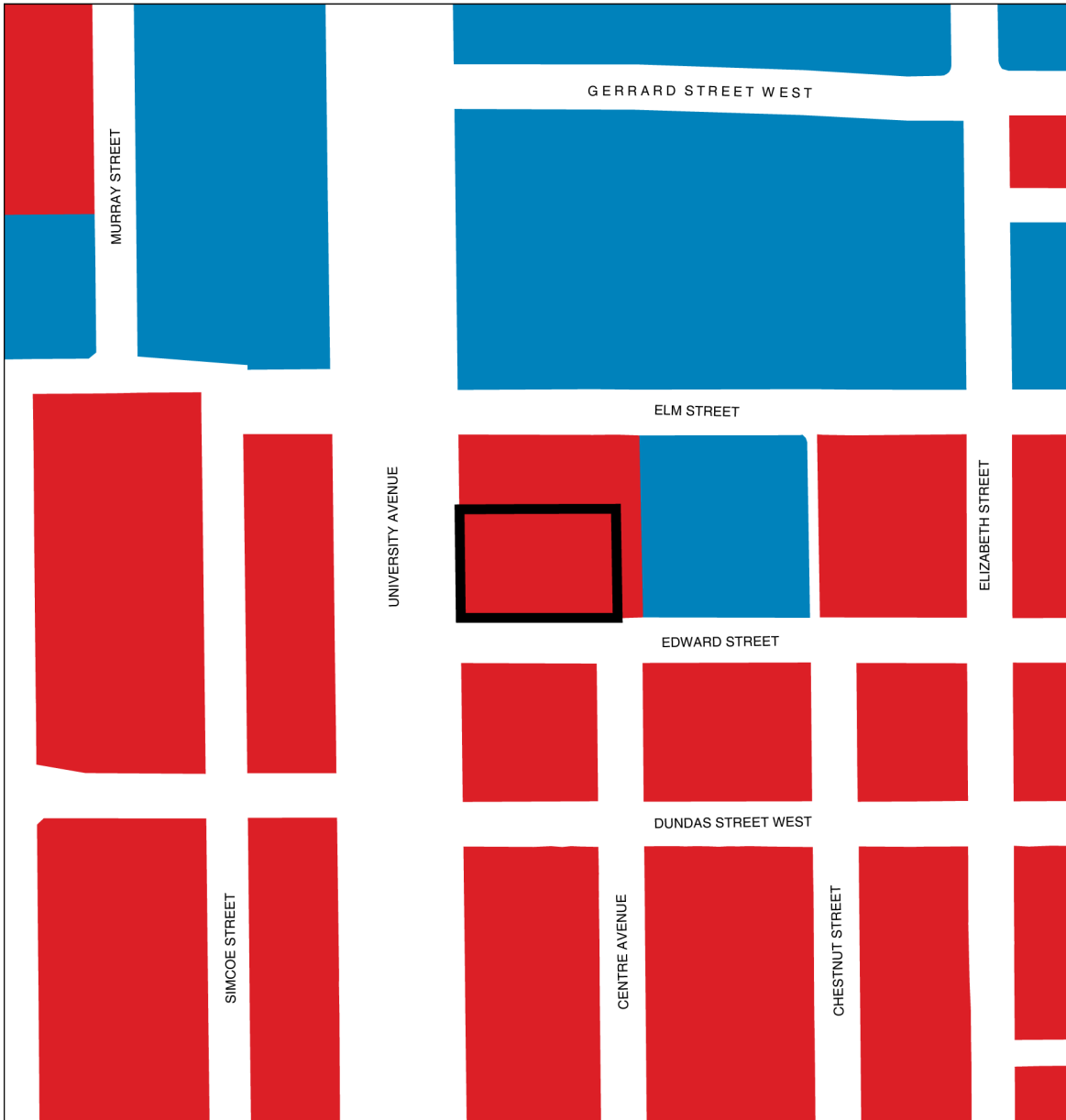
Derek Waltho, Senior Planner  
 416-392-0412  
 Derek.Waltho@toronto.ca

## Attachment 2: Location Map





### Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #18

505 University Avenue

File # 22 198152 STE 11 0Z



Location of Application

Mixed Use Areas

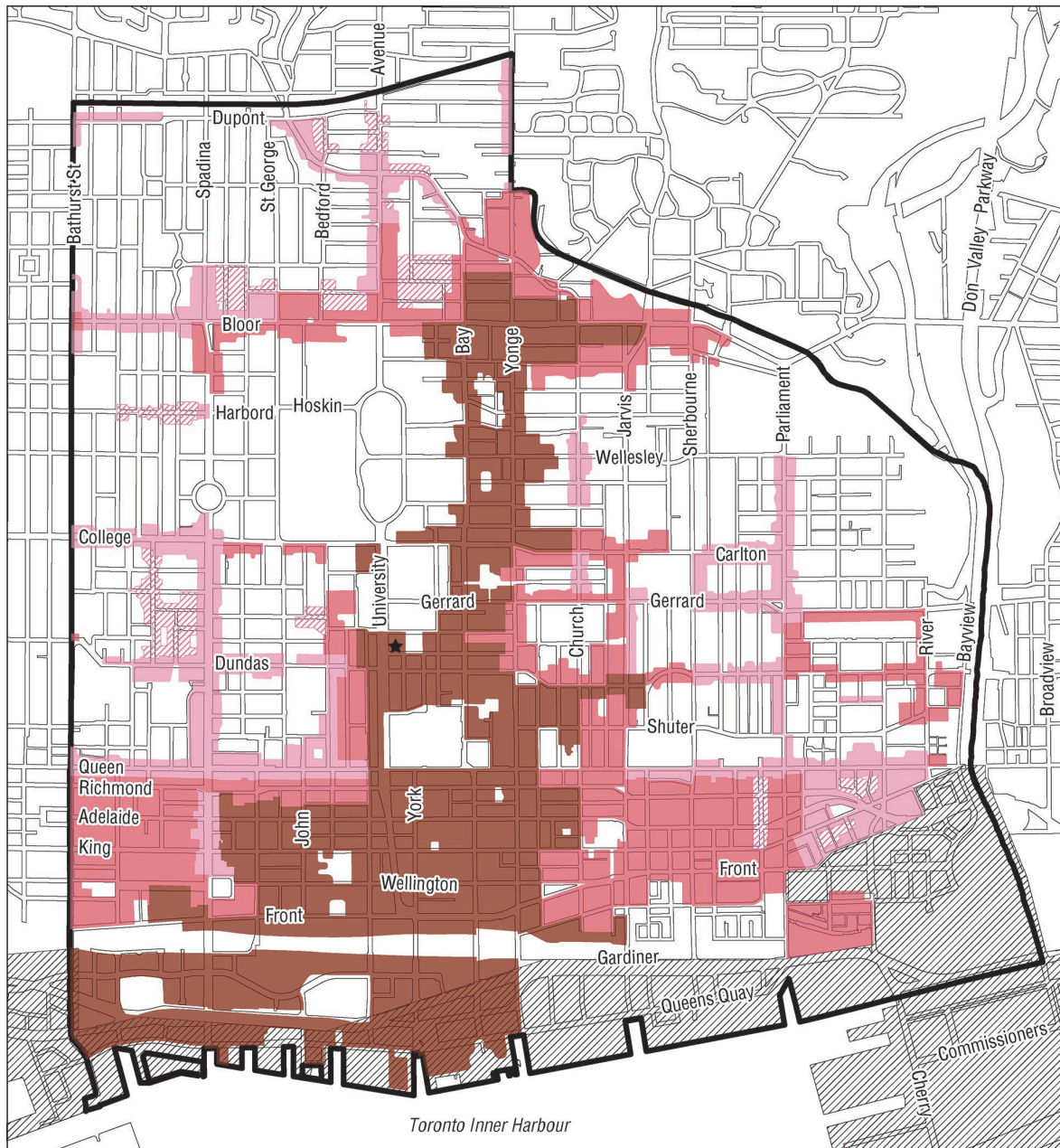


Institutional Areas



Not to Scale  
Extracted: 09/06/2022

## Attachment 4: Downtown Plan Land Use Map



**Toronto**  
Downtown Plan  
MAP 41-3 Mixed Use Areas

**505 University Avenue**

File #: 22 198152 STE 11 0Z

- 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
- Location of Application



Not to Scale  
11/27/2023

