

20-22 Front Street West – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: June 21, 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 143181 STE 13 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit a 52-storey building that would integrate the existing designated heritage building into the base component of the development and would contain approximately 551 square metres of retail space on the ground floor and 599 rental dwelling units, including 16 affordable units, at 20-22 Front Street West.

RECOMMENDATIONS

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

1. City Council amend the Official Plan for the lands at 20-22 Front Street West substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 20-22 Front Street West substantially in accordance with the draft Zoning By-law Amendment included 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. City Council authorize the Executive Director, Housing Secretariat, on behalf of the City, to negotiate and execute, a municipal housing facility agreement (the City's Contribution Agreement), or amendments to existing Contribution Agreements, where applicable, with the appropriate legal entities for the development, or related entities, to secure the financial assistance and to set out the terms of the development and operation of the new affordable rental housing, on terms and conditions satisfactory to the Executive Director, Housing Secretariat, in consultation with the Chief Financial Officer and Treasurer, and in a form approved by the City Solicitor.

5. City Council authorize the Executive Director, Housing Secretariat, on behalf of the City, to execute any security or financing documents, or any other documents required to facilitate the development, including any documents required by the developers of the development, or their related corporations, to complete pre-development activities, construction and secure conventional financing, where required, including any postponement, confirmation of status, discharge or consent documents where and when required during the term of the municipal housing facility agreement, as required by normal business practices, and provided that such documents do not give rise to financial obligations on the part of the City that have not been previously approved by City Council.

6. City Council authorize the proposed 16 affordable rental dwelling units (with a minimum gross floor area of 1,230 square metres) to be eligible for waivers of fees for planning application, building permit, parkland dedication and development charges exemptions, unless already paid or exempted by provincial legislation.

7. City Council authorize an exemption from taxation for municipal and school purposes for the affordable rental units and for 99 years.

8. City Council authorize the Controller to cancel or refund any taxes paid after the effective date of the exemption from taxation for municipal and school purposes as set out in the applicable municipal housing facility agreement (the City's Contribution Agreement).

9. City Council request the Chief Planner and Executive Director, City Planning, that the following matter, among others, be secured through the Site Plan Control approval for the proposed development, pursuant to Section 114 of the City of Toronto Act, 2006, and secured in a Site Plan Agreement with the City:

a. the owner shall provide and maintain 599 dwelling units at 20-22 Front Street West as rental housing for a period of at least 99 years commencing from the date the Zoning By-law Amendment comes into force and effect, with no application for demolition or conversion to condominium ownership or from residential rental use during the 99-year period, all to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor.

10. City Council direct the City Solicitor to withhold the necessary Bills for enactment, until the owner has, at its sole cost and expense:

a. entered into one or more agreement(s) with the City, to secure the Affordable Rental Housing Units on the terms set out in Attachment 7 to this report, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, and has registered on title to the site, a Section 118 Restriction under the Land Titles Act, to the satisfaction of the City Solicitor, agreeing not to transfer or charge those parts of the lands, comprising the minimum residential gross floor area of 1,230 square metres toward the affordable dwelling units, without the written consent of the Chief Planner and Executive Director, City Planning or their designate, to assist with securing the Affordable Rental Housing

Units against future owners and encumbrances of the lands until such time as the City Solicitor determines that its registration on title is no longer required;

b. entered into a municipal housing facility agreement (the "Contribution Agreement") with the Housing Secretariat, to ensure the financial assistance being provided and set out in the terms of the operation of the Affordable Rental Housing Units, on terms and conditions acceptable to the Executive Director, Housing Secretariat, and in a form satisfactory to the City Solicitor; and

c. entered into a Limiting Distance Agreement, or similar legal instrument, with the City and the owners of the properties on both the east and north sides of 20-22 Front Street West, to be registered on title to the adjacent properties, that would prevent the erection of tall buildings for the portions of the adjacent sites along both the east and north shared property lines of 20-22 Front Street West, to the satisfaction of the Chief Planner and Executive Director, City Planning, and the City Solicitor.

FINANCIAL IMPACT

This report recommends that City Council approve financial incentives under the Open Door Affordable Housing Program of approximately \$841,170 (before property tax exemption) for the proposed 16 affordable rental dwelling units. The affordability period is 99 years.

The total value of City incentives recommended in this report is \$1,571,903, reflecting an average City contribution of \$98,243.94 per Affordable Rental Home. These incentives are not a direct payment from the City but rather foregone revenues in the form of waivers or exemptions to planning fees, building permit fees, development charges, parkland dedication and property tax.

The value of City incentives may fluctuate depending on the timing of the development application. Details of incentive values are provided in Table 1 below.

Table 1:

Affordable Rental Homes	Estimated Affordability Period	Estimated Development Charges*	Estimated Planning Fees and Charges**	Estimated Net Present Value of Property Taxes***	Estimated Total Value of Incentives
16	99	\$545,996	\$295,174	\$730,733	\$1,571,903

*Calculated using August 2023 DC rates Post Bill 23.

**Includes estimated 2024 building permit fees of \$21,940, 2024 planning fees of \$33,234 and 2024 parkland dedication fees of \$240,000.

***Calculated using 2024 property tax rates.

THE SITE

Description: The site is located on the north side of Front Street West midway between Bay Street and Yonge Street. The wedge-shaped site has an area of approximately 1,439 square metres with a frontage on Front Street West of approximately 30 metres and a depth of approximately 62 metres. The site is part of the larger Brookfield Place complex and development of the site was originally planned as the final phase of the development of the site. The site is located to the west of the Hockey Hall of Fame.

Existing Use: The site contains a 14-storey commercial building that is designated under Part IV of the Ontario Heritage Act.

THE APPLICATION

Description: 52-storey (173 metres, including mechanical penthouse) mixed-use building that integrates the existing heritage building into the eight-storey base component of the tower.

Heritage: The property, also known as the Gowans-Kent Building, was originally constructed as an eight-storey commercial building in 1923 and a six-storey addition was completed as part of the BCE Place (now Brookfield Place) project in 1992. The property is designated under Part IV of the Ontario Heritage Act and is located in the Union Station Heritage Conservation District, which is designated under Part V of the Ontario Heritage Act

Density: Floor Space Index of 31 times the area of the site.

Dwelling Units: 599 purpose-built rental dwelling units, of which 56 are studio units (10%), 299 (50%) are one-bedroom units, 183 (30%) are two-bedroom units and 61 (10%) are three-bedroom units. This includes 16 affordable housing units comprised of six one-bedroom, eight two-bedroom, and two three-bedroom units.

Non-residential Uses: 551 square metres of retail space on the ground floor.

Access, Parking and Loading: Vehicle access to the site would be provided via the existing driveway immediately east of the property, which is shared with the larger block. The proposed building would also share the existing parking and loading in the consolidated underground garage. The development will use eight visitor parking spaces, and have access to the existing ten Type B loading spaces and two Type C loading spaces. The proposal includes 600 new bicycle parking spaces (540 long-term spaces and 60 short-term spaces).

Additional Information: See Attachments 1, 2, and 8 to 14 of this report for the Application Data Sheet, project in context, a site plan, and elevations and three-dimensional massing of the proposal, respectively. Detailed project information, including all plans and reports submitted as part of the application, are available on the City's Application Information Centre at: www.toronto.ca/20FrontStW

Reasons for Application

The Official Plan Amendment is required to amend the Downtown Plan to reduce the requirement to replace non-residential gross floor area on the site in the Financial District.

While the proposed land uses are permitted under existing zoning provisions for the site, an amendment to Zoning By-law 569-2013 is required to vary performance standards including gross floor area, building height, setbacks, amenity space and vehicle parking, to establish appropriate standards to regulate the built form on the site.

Site Plan Control: A Site Plan Control application was submitted on August 14, 2023.

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

Official Plan

The site is located on lands in the Downtown and Central Waterfront area and is designated Mixed Use Areas. See Attachment 3 of this report for the [Official Plan](#) Land Use Map.

Downtown Plan

The site is designated Mixed Use Areas 1 - Growth, and is located in the Financial District. The policies of the Downtown Plan require that development in the Financial District will ensure no net loss of non-residential gross floor area. Front Street is identified as a Great Street and a Cultural Corridor.

Site and Area Specific Policy 217

Site and Area Specific Policy (SASP) 217 applies to lands bounded by Yonge Street, Front Street West, Bay Street and Wellington Street West, which includes the subject site, and provides direction on the location, scale and massing of tall buildings to limit their impacts on the public realm and to enhance pedestrian views from surrounding areas.

Zoning

The site is zoned Commercial Residential (CR12.0 (c8.0; r11.7) SS1 (x2334)) in [City of Toronto Zoning By-law 569-2013](#). This zoning category permits a wide array of

commercial, residential, and institutional uses. See Attachment 4 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 for Children in Vertical Communities;
- Pet Friendly Design Guidelines for High Density Communities;
- Retail Design Manual; and
- Toronto Accessibility Design Guidelines.

Toronto Green Standard

The [Toronto Green Standard](#) 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 Toronto Green Standard.

Union Station Heritage Conservation District

The subject site is located in the Union Station Heritage Conservation District (HCD). The [HCD Plan](#) is intended to recognize the cultural heritage value of the district and to ensure there is a balance in the preservation of its architectural integrity and new and innovative design ideas that encourage a cohesive and complementary relationship.

Parks Canada Standards and Guidelines

The [Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada](#) assists in guiding planning, stewardship and conservation approaches for listed and designated heritage resources in Toronto.

COMMUNITY CONSULTATION

Community Consultation Meeting

A Virtual Community Consultation Meeting was hosted by City staff on June 27, 2023. Approximately 12 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 and through written comments and phone calls include:

- support for the scale, massing, conservation strategy and design direction of the proposed development;
- the close proximity of the proposed tower to the adjacent sites, including in particular to the Hockey Hall of Fame to the east; and

- questions about the tenure of the proposal; the mix and size of dwelling units; incorporating affordable housing into the proposal; and the status of the Province's consideration of the City's approved inclusionary zoning policies.

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

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 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 Provincial Policy Statement and conforms with the Growth Plan.

Public Realm

Staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan. Given the conservation of the existing building, which extends to the Front Street West property line, maintaining the existing sidewalk zone along the street frontage is acceptable. Three trees are proposed along the sidewalk and staff continue to explore opportunities to expand the pedestrian area in front of the site through removal of existing on-street parking spaces.

The proposal would contribute to the enhancement of the plaza to the west of the site through measures including reducing the heights of the existing venting structures along the west side of the site and screening the lowered vents with planting and seating, and adding retail spaces with entrances, canopies and ground floor windows along the west side of the proposed building fronting the plaza. Staff will continue to work toward securing these improvements to the public realm through the Site Plan Approval process.

Heritage Impact and Conservation Strategy

Staff are satisfied that the proposal to alter the designated heritage property at 20-22 Front Street West to permit the development will conserve the cultural heritage values, attributes and character of both the subject heritage property and the Union Station HCD and staff accept the proposed conservation and mitigation strategies for the site.

Despite modifications to the existing structure, the subject property contributes to the heritage character of the area. The cultural heritage value and attributes of the property are its primary (south) façade along Front Street West, which is the only remaining element of the original building. The Union Station HCD contains heritage principles and

design guidelines to manage development in the area in a manner that strengthens the character of the district. While the proposal will introduce additional massing to the property, the proposed tower is set back a minimum of five metres from the heritage base component along Front Street West, which will maintain the prominence of the building's primary façade and respect the general historic and architectural characteristics of both the property and the HCD.

The proposal references the original scale, form and massing of the original building in the new base building with a contemporary expression of the west elevation that will be compatible with the architectural character of the historic façade. The rehabilitated west elevation will also enhance its relationship to the adjacent plaza to the west. Alterations to the lower levels of the primary façade will include new historically appropriate windows and refurbishment of the previously altered storefronts.

The proposed conservation strategy is consistent with provincial policy, conforms with the Official Plan and complies with the Standards and Guidelines for the Conservation of Historic Places in Canada and the Union Station HCD Plan. A report from Heritage Planning dealing with the required approvals under the Ontario Heritage Act is scheduled to be considered by City Council concurrently with this report.

Built Form

The proposal conforms with the Official Plan and the Downtown Secondary Plan and meets the intent of the Tall Building Design Guidelines and Downtown Tall Building Design Guidelines with respect to built form and massing, and is compatible with the existing and planned context of the site and surrounding area.

The proposed development will integrate the primary (south) eight-storey façade of the designated heritage property as the base building component of the development with a consistent height of eight storeys across the site. The tower is proposed to be stepped back five metres from the front of the heritage building along the south property line, a varied stepback from the west property line that increases from 1.2 to 3.4 metres from the northern to southern ends of the site, a varied stepback that increases from 1.2 to six metres from the east property line from the northern to southern ends of the site, and 1.2 metres from the north property line to the tower. The height of the base building aligning with the heritage structure, together with the stepbacks from the base to the tower component, reinforce the scale and prominence of the existing heritage building along with significant intensification of the site and maintain the heritage character of the site within the area while adding a contemporary tower to the site.

The setbacks to the tower from the south and west property lines and resulting separation distances from adjacent sites are acceptable both as part of the conservation strategy for the site and given the location of the plaza to the west of the site. The minimal setbacks from the east and north property lines will result in significant new built form and glazing for residential units along these internal shared property lines. To achieve appropriate adjacency conditions with the properties to the east and north, the proposal includes securing Limiting Distance Agreements, or similar legal instruments, with the adjacent owners, which include the City as a party to the agreements, along with the applicant and adjacent owners, to permit the proposed development to be built

in close proximity to the shared property lines while ensuring that appropriate separation between any potential future development on the adjacent sites, which would have otherwise been required to be provided on the subject site. Staff recommend that these agreements be registered to the satisfaction of the City Solicitor, prior to the Bills being submitted to City Council for the proposed development.

The massing and height of the tower are acceptable to staff. The tower is proposed to have a maximum height of 52 storeys (173 metres, including the mechanical penthouse) and the massing of the tower is broken into three tiers with distinct articulation of the tower components and a reduced floor plate area as the height of the building increases. Through the application review process, the massing and heights of the tower tiers were refined and lowered to sensitively respond to the area context and limit impacts on the surrounding area.

The proposal maintains prominent views looking west along Front Street West to the CN Tower and crown of the TD Canada Trust tower and adequately limits net new shadows on Berczy Park to the east, which is identified as a sun protected park in the Downtown Plan. In particular, the revised proposal reduced the extent of the shadows on the park by 30-50% during the afternoon hours of the spring and fall equinoxes compared to the original proposal. The massing and height of the proposal conforms to the direction of SASP 217 by allowing for reasonable sunlight penetration into the block and on open spaces in particular, maintaining the transition in scale from the taller existing and planned buildings along Bay Street to the generally lower buildings east of Yonge Street in the block, and maintaining significant axial pedestrian views.

Shadow Impact

The proposal conforms with the policy direction of the Official Plan by ensuring that the development limits shadow impacts on the public realm, particularly during the spring and fall equinoxes. The building massing and height has been designed to minimize shadow impacts on the public realm and adjacent sites. The shadow study submitted in support of the application indicates that the incremental shadows that would be cast on the areas surrounding the site would be largely within those that already exist or are permitted by current zoning permissions for the property and new shadows have been adequately limited through revisions to the proposed massing and scale of the building. The shadow impact resulting from the proposal is acceptable.

Pedestrian Level Wind

The Pedestrian Level Wind Study submitted in support of the application concludes that all wind impacts created by the proposal would be minimal and acceptable for the anticipated uses of the spaces at the ground level and on amenity terraces, including for sitting, standing, strolling and walking outdoors, and would generally maintain existing conditions in the larger surrounding area. This includes locations near Bay and Yonge Streets that currently experience uncomfortable conditions in the winter. The wind safety criteria are expected to be met at all areas both on-site and surrounding the proposed development, with the exception of one location at the southeast corner of the amenity terrace proposed on the 40th floor outside of the summer. The wind study recommends including wind mitigation measures, such as pergolas and canopies, to

improve pedestrian comfort and safety. Staff are generally satisfied with the assessment, conclusions and recommendations of the study and will continue to work with the applicant to try to improve existing conditions in the surrounding area, where possible. The conclusions and architectural mitigation measures will be further evaluated and confirmed through an updated wind study and secured through the Site Plan Approval process.

Land Use

In lieu of replacing the full existing non-residential gross floor area that is required by the Downtown Plan, the proposal includes the provision of 16 affordable rental housing units for a 99-year affordability period and a purpose-built rental building with a minimum of 551 square metres of retail space on the ground floor.

The Mixed Use Areas designation of the site provides for a broad range of commercial and residential uses, in single use or mixed-use buildings. The proposal conforms to the development criteria of the applicable Official Plan policies by providing a mix of residential and non-residential uses in a manner and at a location that reduces automobile dependency and meets the needs of the local community. The site-specific Zoning By-law provides flexibility to further expand non-residential uses in the building through including only a minimum required non-residential gross floor area on the site.

Although the proposal does not include full replacement of the existing non-residential uses, the proposal achieves other city-building objectives such as the provision of affordable housing and rental housing, partial non-residential replacement, conservation of a heritage property in a heritage conservation district, activation and enhancement of the public realm, and providing a mix of uses at a location that is supported by multiple forms of higher order transit.

Affordable Housing

The application includes the provision of 16 affordable rental housing units with a minimum gross floor area of 1,230 square metres within the proposed purpose-built rental building. The units will be comprised of six one-bedroom, eight two-bedroom, and two three-bedroom units. Tenants of the affordable rental housing units will have full access to all residential amenities in the building.

The affordable rental housing units will be maintained at or below the City's Official Plan income-based affordable rent definition for a minimum of 99 years, and will be operated by the owner in a similar fashion to the other market rental units in the building. Once ready for occupancy, the affordable rental housing units will be offered through the City's centralized affordable rental housing access system to eligible households. The affordable rental housing units would be secured over and above the Community Benefits Charge.

Staff recommend that the City enter into agreements with the owner to secure the affordable rental housing and set out the terms of the operation of the affordable rental housing, prior to the Bills being submitted to City Council for the proposed development.

Unit Mix

The proposal complies with the applicable policies of the Downtown Plan through the provision of 10% of all units as three-bedroom units and 30% as two-bedroom units. The proposed mix of units will be secured in the site-specific Zoning By-law.

Amenity Space

The proposed provision of four square metres of amenity space per unit, consisting of 3.5 square metres of indoor amenity space per unit and 0.5 square metres of outdoor amenity space per unit, is acceptable and will be secured in the site-specific Zoning By-law.

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 Arborist Report and Tree Preservation Plan submitted in support of the application propose to replace the three existing City-owned trees in the Front Street West right-of-way with three new trees along the street. Staff will continue to explore opportunities for additional tree planting in the public realm.

Archaeological Assessment

Heritage Planning staff accept the conclusion of the Stage 1 Archaeological Assessment submitted as part of the application, which indicates that there are no archaeological concerns regarding the site.

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 person trips generated by the proposal, which indicates that the proposal's impacts on the area's transportation network are anticipated to be minimal under future conditions.

Vehicle access to the site is provided via the existing driveway immediately east of the subject property that is shared with the larger block. This is acceptable as it limits vehicle impacts on the public realm and pedestrian movement along Front Street West and permits conservation of the existing south façade of the heritage property rather than adding a new driveway on the site through the existing building.

Transportation Services staff also accept the proposed supply of eight shared visitor parking spaces, no vehicle spaces for residents and 540 long-term bike spaces for

residents and 60 short-term bike spaces for visitors, subject to implementation of Transportation Demand Management measures to encourage active transportation and transit use, which will be secured through the Site Plan Approval process. Solid Waste Management and Transportation Services staff also accept the development sharing existing loading spaces in the underground garage.

Toronto Green Standard

The site-specific Zoning By-law and future site plan agreement will secure performance measures for various development features, including the following:

- Transportation Demand Management plan measures;
- 600 bike parking spaces, including 81 spaces with Energized Outlets to accommodate electric bikes;
- Planting of three street trees and soft landscaping areas in the adjacent plaza;
- On-site retention of stormwater consistent with City standards; and
- Green Roof required under the Green Roof By-law.

The applicant is required to meet Tier 1 of the TGS and 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.

Servicing

Engineering and Construction Services staff have reviewed the findings of the Functional Servicing and Stormwater Management Report, Geotechnical Report and Hydrogeological Review Report that were submitted in support of the application and have accepted the conclusions in support of the subject Official Plan and Zoning By-law Amendment application. Other issues identified by Engineering and Construction Services staff will be resolved as part of the Site Plan Approval process.

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

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: Existing Zoning By-law Map
Attachment 5: Draft Official Plan Amendment
Attachment 6: Draft Zoning By-law Amendment
Attachment 7: Affordable Housing Terms and Conditions

Applicant Submitted Drawings

Attachment 8: Site Plan
Attachments 9-12: Elevations
Attachments 13-14: 3D Massing Models

Attachment 1: Application Data Sheet

Municipal Address: 20-22 Front St W Date Received: May 8, 2023

Application Number: 23 143181 STE 13 OZ

Application Type: OPA and Rezoning

Project Description: A 52-storey building that would integrate the existing designated heritage building and would contain approximately 551 square metres of retail space on the ground floor and 599 rental dwelling units above, including 16 affordable units.

Applicant	Agent	Architect	Owner
Urban Strategies	Urban Strategies	KPMB Architects and Core Architects	1041965 Ontario Inc

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: Site Specific Exception 2334; SASP 217

Zoning: CR 12.0 (c8.0; r11.7) SS1 Heritage Designation: Y

Height Limit (m): 137 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 1,439 Frontage (m): 30 Depth (m): 62

Building Data	Existing	Proposed	Total
Ground Floor Area (sq m):	1,159	1,304	1,304
Residential GFA (sq m):		44,121	44,121
Non-Residential GFA (sq m):	13,494	551	551
Total GFA (sq m):	13,494	44,672	44,672
Height - Storeys:	14	52	52
Height - Metres:	52	173	173

Lot Coverage Ratio (%): 90.63 Floor Space Index: 31.05

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	43,586	535

Retail GFA: 551

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Proposed	Total
Rental:		599	599
Freehold:			
Condominium:			
Other:			
Total Units:		599	599

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		56	299	183	61
Total Units:		56	299	183	61

Parking and Loading

Parking Spaces: 8 Bicycle Parking Spaces: 599 Loading Docks: 2

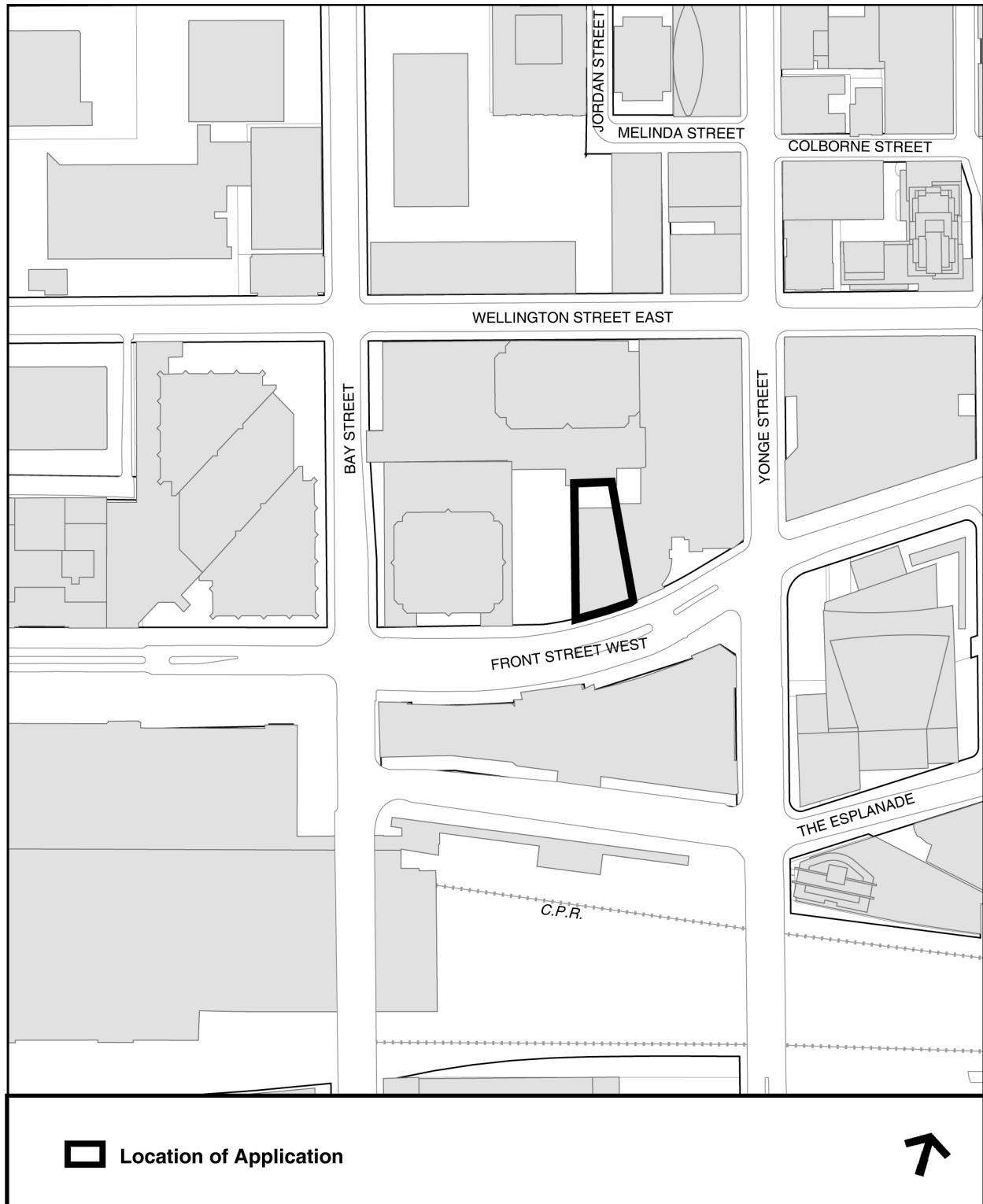
CONTACT:

Paul Johnson, Senior Planner, Community Planning

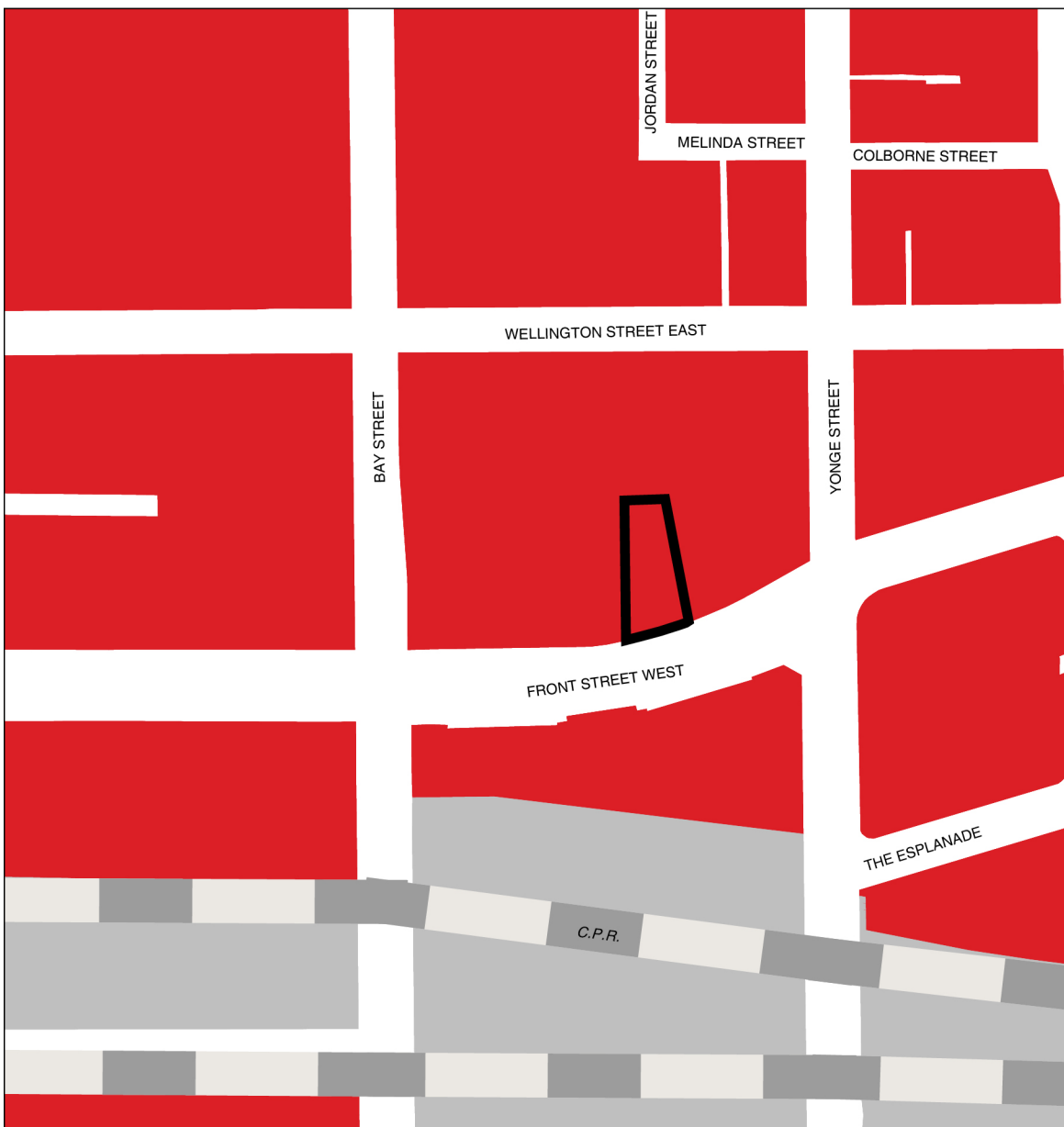
416-397-0259

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 18

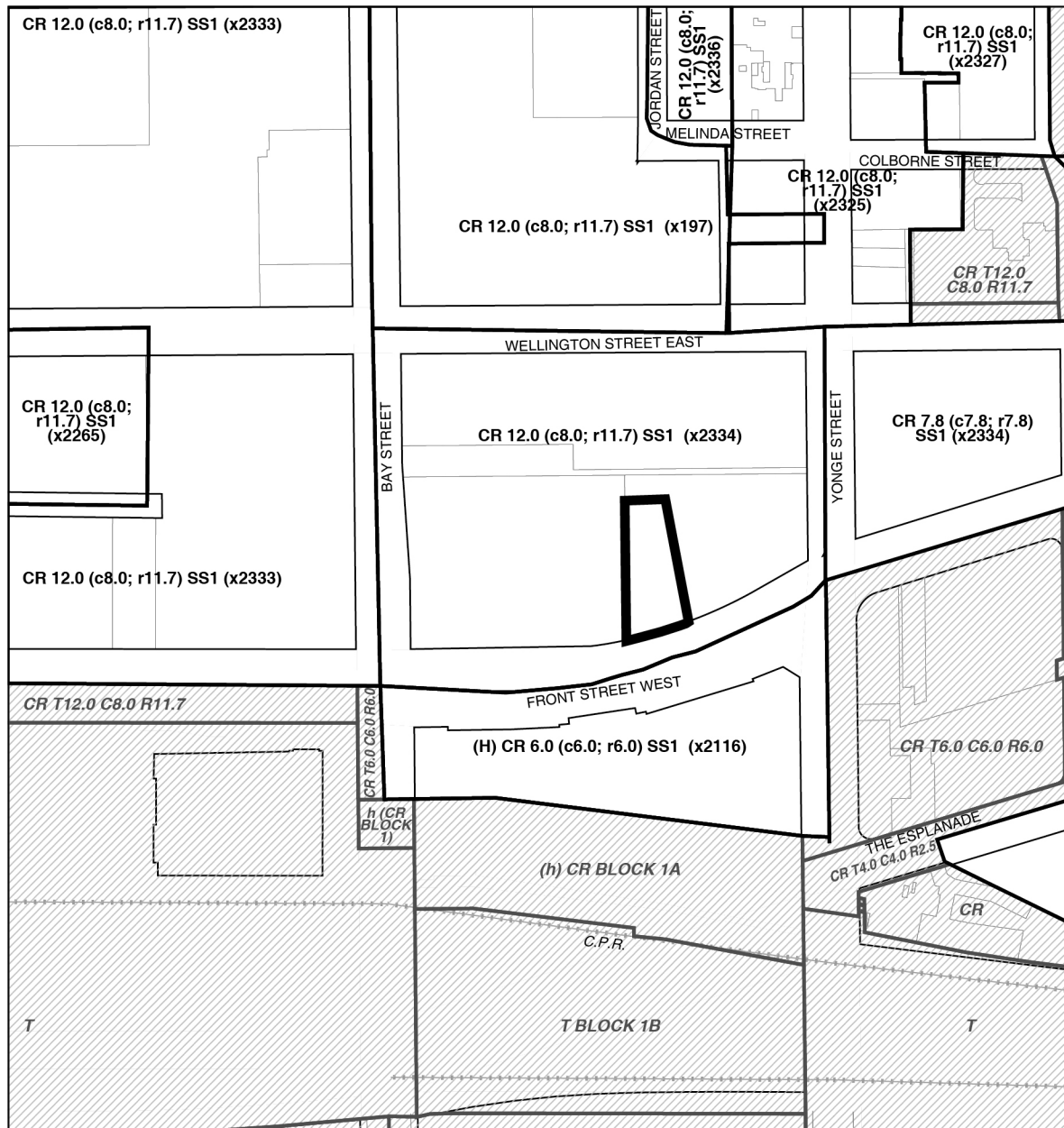
20-22 Front Street West

File # 23 143181 STE 13 0Z



Not to Scale
Extracted: 05/15/2023

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

20-22 Front Street West

File # 23 143181 STE 13 0Z



Location of Application

CR
O

Commercial Residential
Open Space



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

CR
T

Mixed-Use District
Industrial District



Not to Scale
Extracted: 05/15/2023

Attachment 5: 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 20 and 22 Front Street West

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. 753 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)

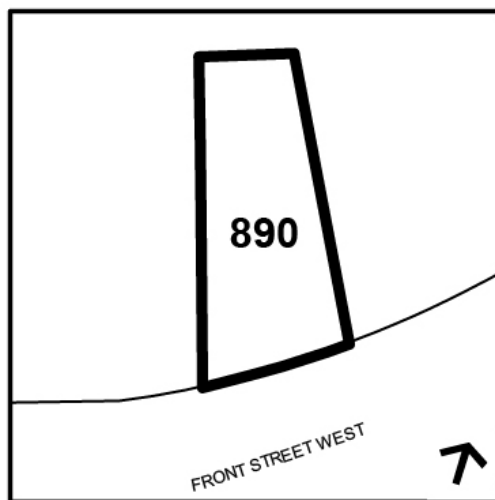
AMENDMENT NO. 753 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS
20 AND 22 FRONT STREET WEST

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. 890 for the lands known municipally in 2023 as 20 and 22 Bloor Street West, as follows:

890. 20 and 22 Front Street West



Development of the lands may be permitted without replacing the existing office gross floor area, provided that such redevelopment is for a mixed-use purpose-built rental building that includes a minimum of 525 square metres of gross floor area dedicated to non-residential uses and a minimum of 1,230 square metres of gross floor area as affordable rental housing for at least 99 years.

2. Chapter 7, Map 29, Site and Area Specific Policies, is amended by adding the lands known municipally in 2023 as 20 and 22 Front Street West, as shown on the map above, as Site and Area Specific Policy 890.

Attachment 6: Draft Zoning By-law Amendment

Draft Zoning By-law Amendment will be available prior to the July 10, 2024, Toronto and East York Community Council Meeting

Attachment 7: Affordable Housing Terms and Conditions

1. Provision of Affordable Rental Housing Units

- a. A minimum of 16 affordable rental housing units (“Affordable Rental Housing Units”) shall be designed, constructed, finished, maintained and provided by the Owner on the lands known as 20-22 Front Street West in consultation with, and to the satisfaction of, the Chief Planner and Executive Director, City Planning, and Executive Director, Housing Secretariat, and as generally reflected in the terms and conditions outlined below. The Affordable Rental Housing Units will be owned and operated by the Owner.
- b. The total gross floor area of the Affordable Rental Housing Units shall be no less than 1,230 square metres (including corridors and any additional dedicated space for the units) and located across various levels of the development.
- c. All Affordable Rental Housing Units will have access to all areas of the development, including all common and amenity areas.
- d. The Affordable Rental Housing Units shall be constructed to a fully finished condition, to a similar standard as the market units located in the remainder of the development.

2. Units

- a. The unit mix and sizes of the Affordable Rental Housing Units shall be provided generally as follows:
 - i. Six one-bedroom units, with an average size of 62 square metres and a minimum unit size of 50 square metres;
 - ii. Eight two-bedroom units, with an average size of 79 square metres and a minimum size of 74 square metres;
 - iii. Two three-bedroom units, with an average size of 90 square metres and a minimum size of 85 square metres.
- b. The final unit sizes and breakdown of the Affordable Rental Housing Units will be exclusive of balconies.

3. Rents

- a. The initial rents (inclusive of utilities) charged to the first tenants of the Affordable Rental Housing Units and upon turnover of any Affordable Rental Housing Unit for the duration of the affordability period shall align with the affordability measures as outlined in the City’s Official Plan, and as may be further discussed and mutually agreed upon between the Owners and the City of Toronto.

b. After the first year of occupancy of any of the of the Affordable Rental Housing Units and for the duration of the affordability period, the rent (inclusive of utilities) charged to tenants occupying such units may be escalated annually by not more than the current and applicable annual provincial rent guideline, regardless of whether such guideline is applicable to the units under the Residential Tenancies Act or any successor legislation governing residential tenancies in Ontario, until the tenancy ends, provided that at no point shall the rent (inclusive of utilities) charged exceed the affordability measures as outlined in the City's Official Plan, current as of the date of the Agreement, and subject to any further mutually agreed upon amendments between the Owners and the City of Toronto.

4. Affordability Period

a. The Affordable Rental Housing Units shall be maintained as affordable rental housing for a 99-year affordability period.

5. Administration and Renting of Units

a. During the 99-year affordability period, the Owner agrees to work with the City to administer the units in general accordance with the City's Affordable Rental Housing Administration Manual, current as of the date of the Agreement, and subject to any further mutually agreed upon amendments between the Owner and the City of Toronto.

b. The Owner will offer the units to eligible households who have demonstrated that they are in need of affordable rental housing and who are on the City's centralized rental housing access system or, in the event the centralized rental housing access system is not available, through a fair and transparent advertising and selection process to the general satisfaction of the Executive Director, Housing Secretariat, and in accordance with all of the other terms and conditions of the Agreement.

6. Amenities

a. Tenants of the Affordable Rental Housing Units shall have equal access to all indoor and outdoor amenity spaces in the building on the same terms as other residents of the building.

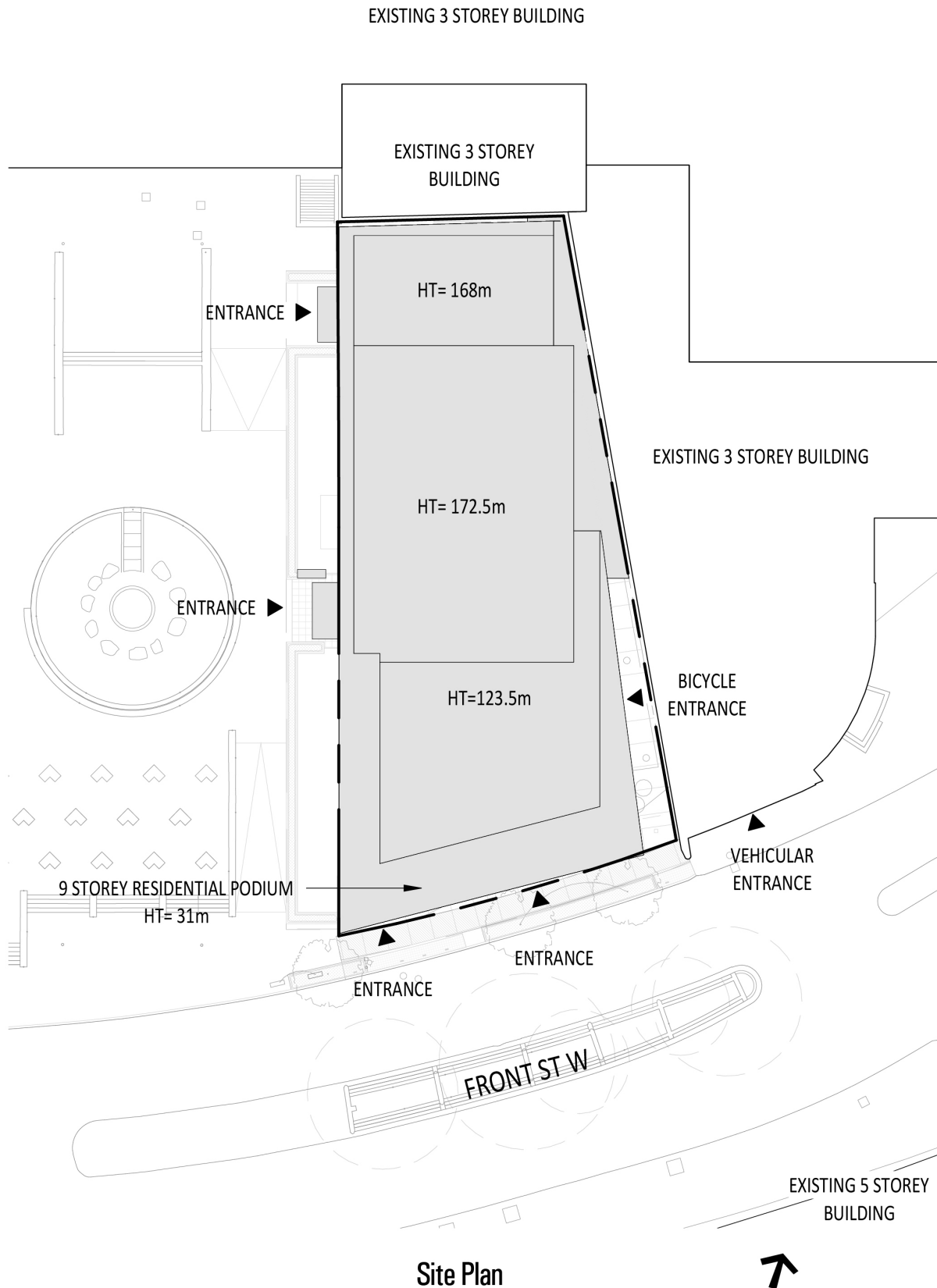
b. All Affordable Rental Housing Units will have either a dedicated laundry room, or ensuite laundry provided with no extra charges for appliances.

c. Tenants will have equal access to bicycle parking/bicycle lockers in accordance with the zoning bylaw.

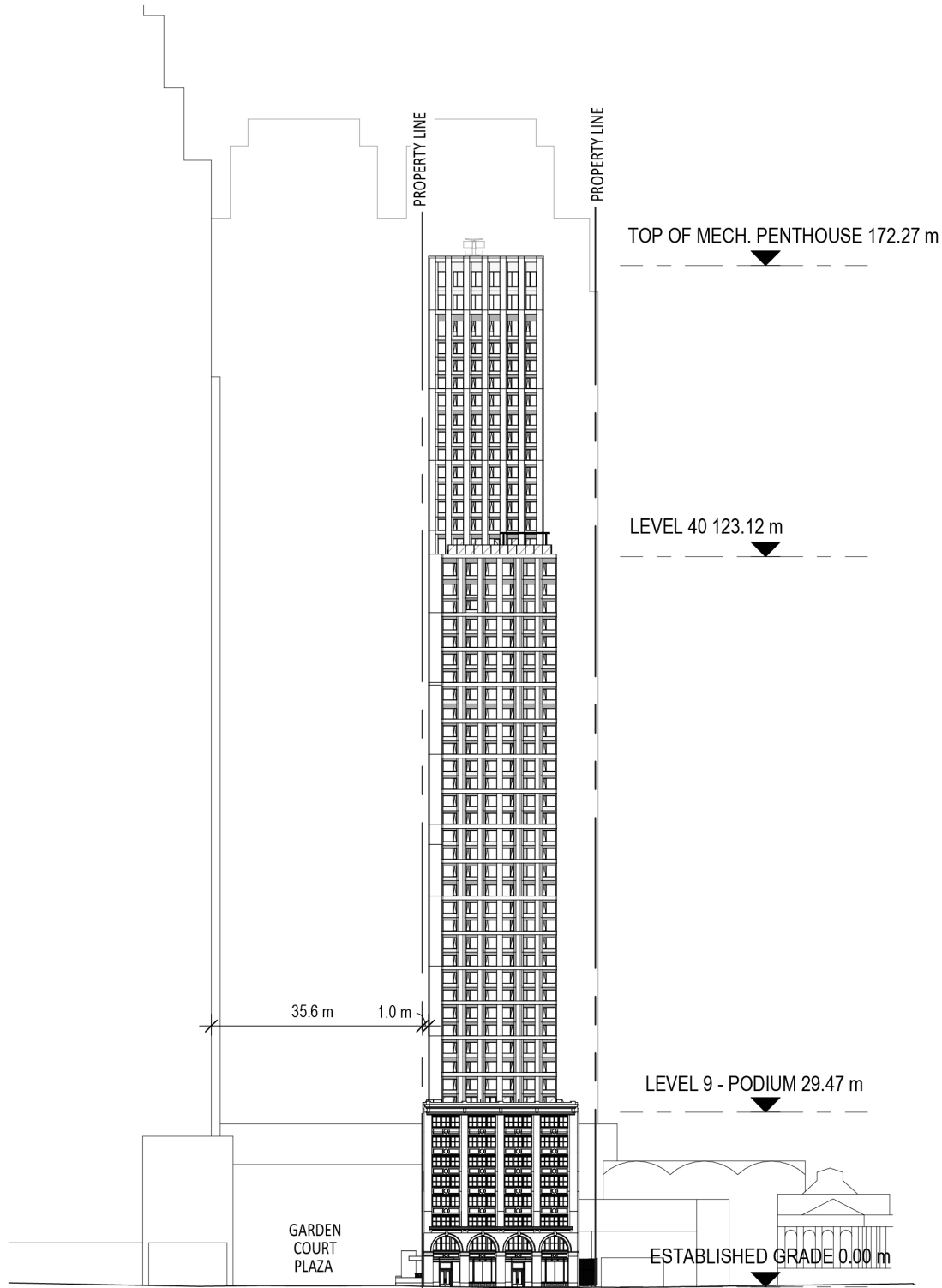
7. Securing the Affordable Rental Housing Units

a. The Owner shall enter into an Agreement with the City of Toronto to secure the 16 affordable housing units.

Attachment 8: Site Plan

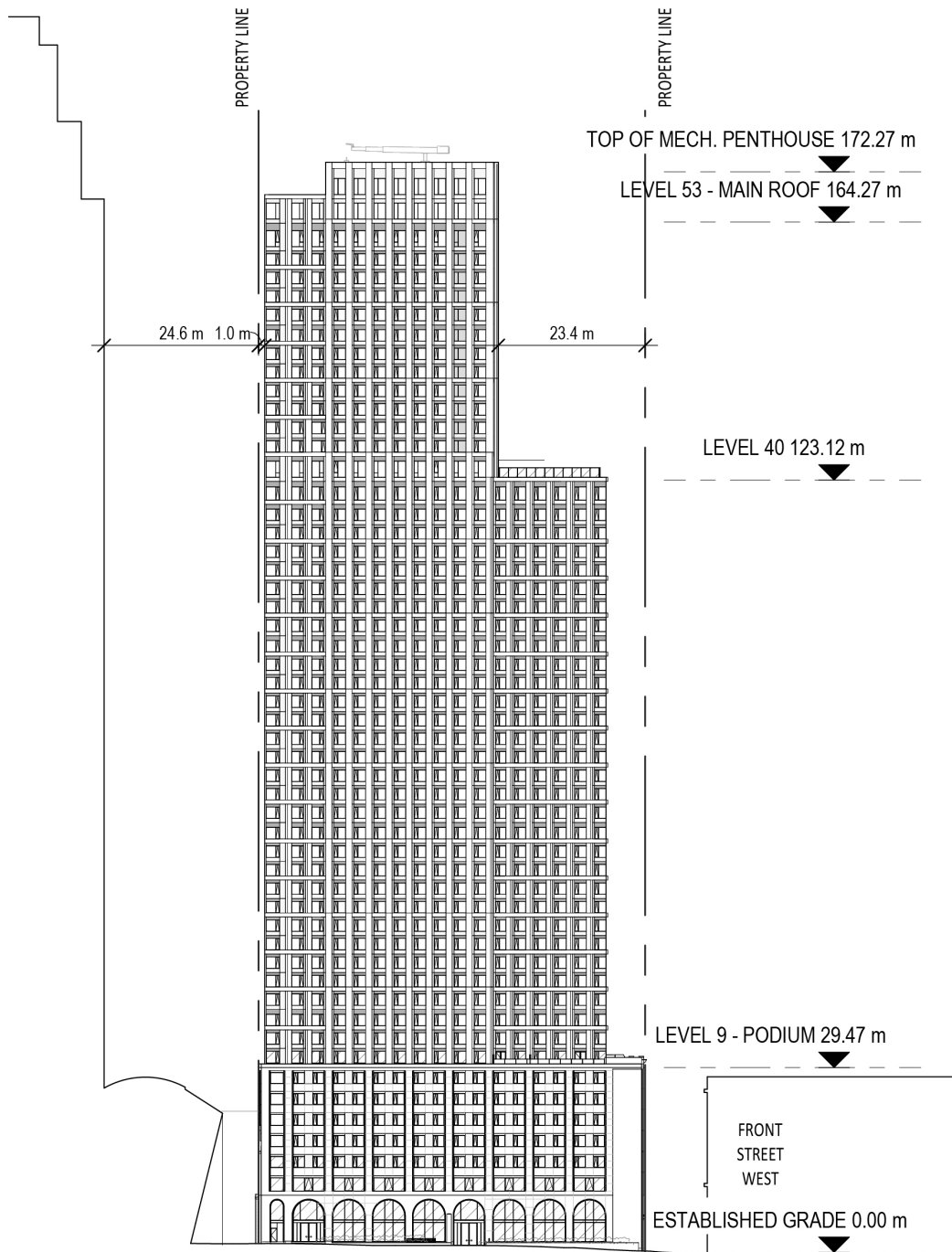


Attachment 9: South Elevation



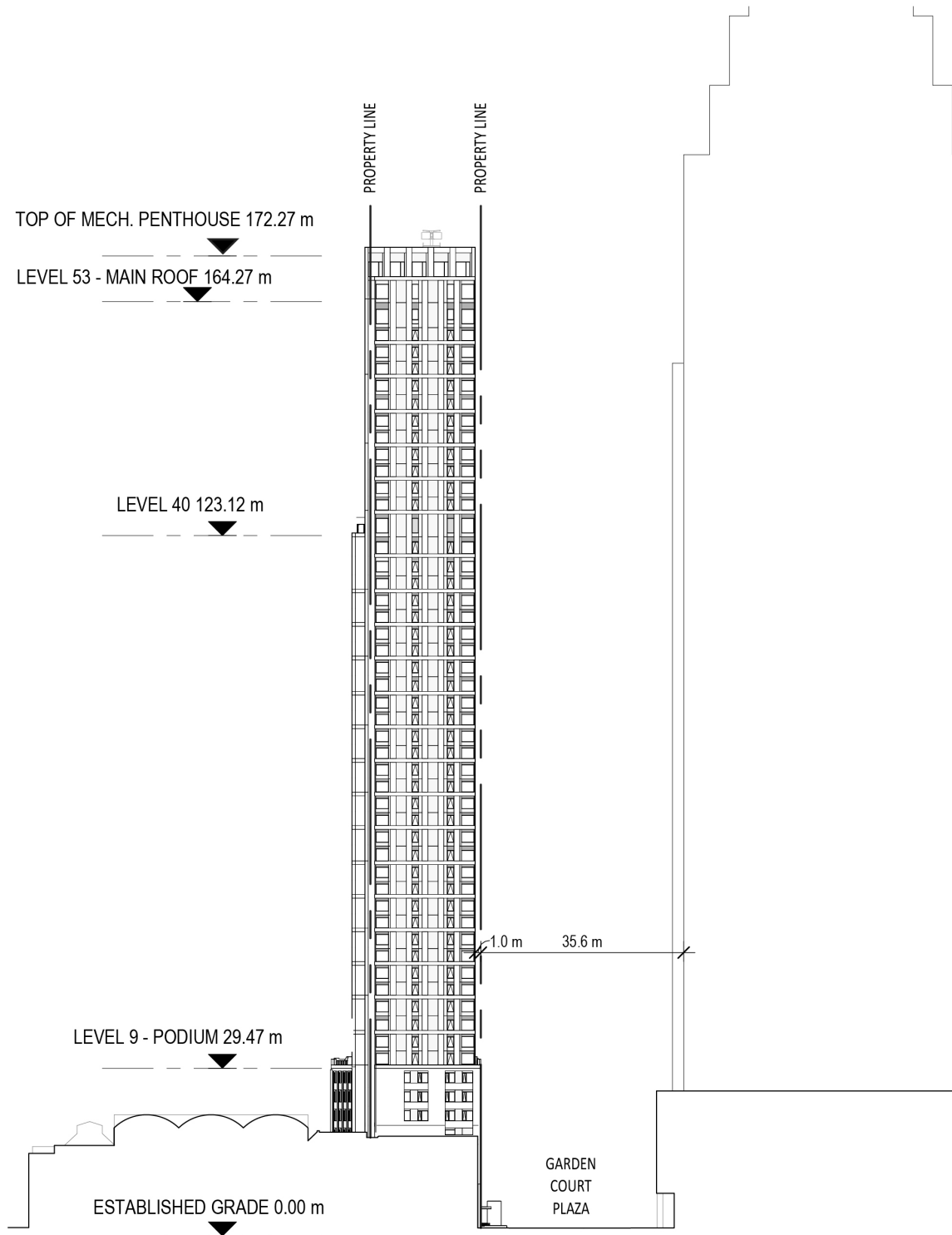
South Elevation

Attachment 10: West Elevation



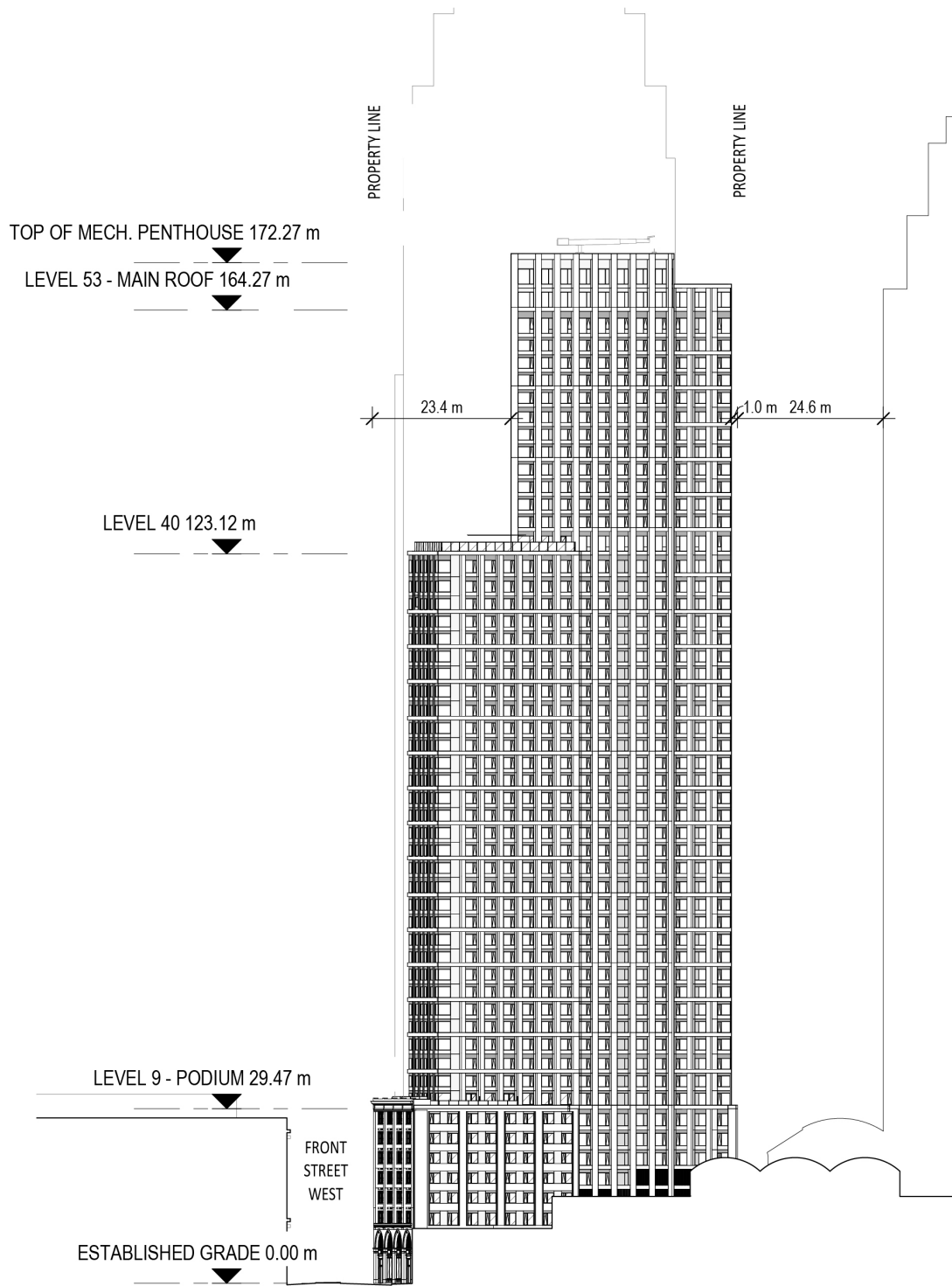
West Elevation

Attachment 11: North Elevation



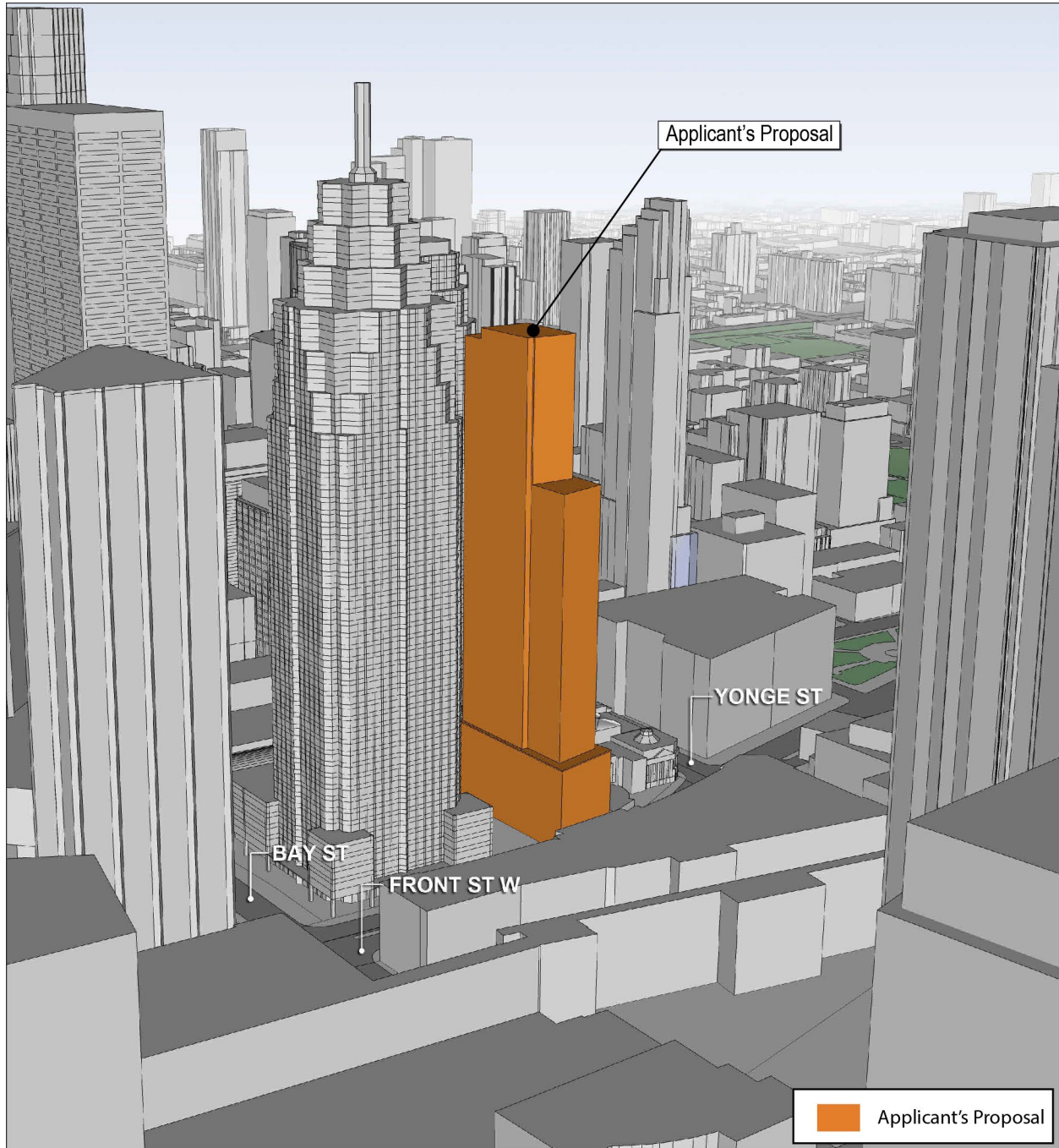
North Elevation

Attachment 12: East Elevation



East Elevation

Attachment 13: 3D Model in Context



View of Applicant's Proposal Looking Northeast



06/07/2024

Attachment 14: 3D Model in Context

