

412-418 Church Street and 79-81 Granby Street – 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: 21 125701 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 32-storey (112-metre including mechanical penthouse) mixed-use building at 412-418 Church Street and 79-81 Granby Street. The proposal includes 310 dwelling units and 275 square metres of commercial space at grade.

The Official Plan Amendment is required to re-designate the lands at 79-81 Granby Street from Neighbourhoods to Mixed Use Areas and to vary the unit mix requirements in the Downtown Secondary Plan.

The site contains properties designated under Part IV of the Ontario Heritage Act located at 414-418 Church Street and 79 and 81 Granby Street. The development proposal involves the in situ retention of the Church Street and Granby Street facades of the heritage property located at 414-418 Church Street and the entire, in situ, retention of the heritage properties located at 79 and 81 Granby Street.

RECOMMENDATIONS

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

1. City Council amend the Official Plan, for the lands at 79-81 Granby Street 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 412-418 Church Street and 79-81 Granby Street 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 Amendment and/or draft Zoning By-law Amendment as may be required.

4. City Council approve an off-site parkland dedication of 128.9 square metres, in satisfaction of the owner's required parkland contribution pursuant to Section 42 of the Planning Act, located at 191 Sherbourne Street to the satisfaction of the General Manager, Parks, Forestry and Recreation.

5. City Council approve that, prior to the earlier of twelve months following prior to the issuance of the first above-grade building permit for any development on the lands or residential occupancy, the owner shall have either conveyed to the City the off-site parkland dedication or provided to the City a Letter of Credit, in the City's standard form and in an amount satisfactory to the General Manager, Parks, Forestry and Recreation, which will be increased in accordance with the Statistics Canada Non-Residential Construction Price Index for the Toronto Census Metropolitan Area, as reported quarterly by Statistics Canada Table 18-10-0135-01 (formerly CANSIM 327-0058), or its successor, two years from the date of issuance of the first above-grade building permit for the proposed development and increased on each succeeding anniversary date by the amount of the Construction Price Index for the previous year, all to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.

6. City Council approve the acceptance of off-site parkland dedication, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition; the owner may propose the exception of encumbrances of tiebacks, where such an encumbrance is deemed acceptable by the General Manager, Parks, Forestry and Recreation, in consultation with the City Solicitor; and such an encumbrance will be subject to the payment of compensation to the City, in an amount as determined by the General Manager, Parks, Forestry and Recreation and the Executive Director, Corporate Real Estate Management.

7. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 412-418 Church Street and 79-81 Granby Street from Permit Parking.

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

a. 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 and,

b. make satisfactory arrangements with Engineering & Construction Services for work on the City's right-of-way should it be determined that municipal infrastructure upgrades and road improvements are required to support the

development, according to the functional servicing report accepted by the Chief Engineer and Executive Director of Engineering & Construction Services. Provide financial security in an amount to be determined, submit engineering and inspection fees in an amount to be determined, and provide insurance, as required.

9. City Council authorize the City Solicitor and appropriate City staff to take such steps, as required, to implement City Council's decision.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

On July 19, 2022 City Council adopted recommendations to issue Notice of Intention to Designate the properties located at 79 and 81 Granby Street under Part IV, Section 29 of the Ontario Heritage Act. City Council's decision can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2022.PH35.11>

On January 6, 2022 Toronto and East York Community Council adopted, as amended, a preliminary report for the application. A Motion was adopted that requires City staff to create a working group and consult with the local community as part of the Site Plan Control Application process. The Toronto and East York Community Council Decision is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2022.TE30.12>

THE SITE

Description: The site is located on the west side of Church Street, between Granby Street to the north and McGill Street to the south. The site is rectangular with an area of approximately 1,272 square metres and frontages of 49 metres on Church Street, 32 metres on Granby Street, and 28 metres on McGill Street.

Existing Use: The site is currently occupied by a commercial surface parking lot, a 3-storey mixed-use building known as the Stephen Murphy Houses and Store, and two 2.5-storey semi-detached dwellings known as the Robert Kidney Houses. The existing buildings on the site are designated under Part IV of the Ontario Heritage Act and are currently vacant.

Heritage: The properties located at 414-418 Church and 79-81 Granby Street are designated under Part IV of the Ontario Heritage Act.

THE APPLICATION

Description: The application proposes to permit the construction of a 32-storey (112 metres in height including mechanical penthouse) mixed use building that includes 21,124 square metres of residential gross floor area and 275 square metres of commercial space located at grade. The development will provide 310 dwelling units.

The site contains properties designated under Part IV of the Ontario Heritage Act located at 414-418 Church Street and 79 and 81 Granby Street. The development proposal involves the in situ retention of the Church Street and Granby Street facades of the heritage property located at 414-418 Church Street and the full retention of the heritage properties located at 79 and 81 Granby Street.

Density: The proposal has a density of 21 times the area of the site.

Dwelling Units: A total of 310 dwelling units are proposed including 57 studio (18%), 111 one-bedroom (36%), 115 two-bedroom (37%) and 27 three-bedroom (8%) units.

Non-Residential Space: The proposal includes 275 square metres of ground floor retail space.

Amenity Space: The proposal includes 1,371 square metres of indoor amenity space (4.4 square metres per unit) and 542 square metres of outdoor amenity space (1.6 square metres per unit) for a combined ratio of 6.0 square metres per unit.

Access, Bicycle Parking, Vehicle Parking and Loading: Vehicular access is provided from Granby Street for service vehicles. The proposal includes a total of 324 bicycle parking spaces consisting of 282 long-term and 42 short-term spaces. One type-G loading space is provided within the ground floor and accessed from Granby Street and will exit onto McGill Street. No vehicular parking spaces are proposed.

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/city-government/planning-development/application-details/?id=5225657&pid=701102>

Reasons for Application: The proposal requires an Official Plan Amendment to redesignate the lands at 79-81 Granby Street from Neighbourhoods to Mixed Use Areas, to designate the lands located at 79-81 Granby Street as Mixed Use Areas 3 - Main street in the Downtown Plan, and to permit a minimum of 8% of the total units to have three or more bedrooms with an additional 17% of the total number of units to be any combination of two-bedroom and three-bedroom units.

The proposal requires an amendment to the City-wide Zoning By-law 569-2013, is required to vary performance standards including building height and setbacks, parking, gross floor area, and floor space index to accommodate the proposal.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to provincial plans including 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. The Official Plan land use plan designates the lands at 412-418 Church as Mixed Use Areas and the lands at 79-81 Granby Street as Neighbourhoods. A wide range of residential and non-residential uses are permitted in Mixed Use Areas. Neighbourhoods contain a full range of residential uses within lower scale buildings, as well as parks, schools, and small-scale stores. See Attachment 3 of this report for the Land Use Map.

Downtown Plan

The Downtown Secondary Plan identifies the portion of the site fronting Church Street as Mixed Use Areas 3 - Main Street. Development in this designation will generally be in the form of mid-rise buildings, with some low-rise and tall buildings permitted based on compatibility, and have a main street character and a diversity of residential and non-residential uses.

Site and Area Specific Policy 517 - Downtown Tall Buildings

SASP 517 applies to the site and provides updated criteria for all tall building development proposals within the downtown. In addition to considerations for tall buildings, SASP 517 requires tall building proposals to have regard for a comfortable pedestrian realm; consideration for development proposals on other sites within the block; access to sunlight; views between towers; and consideration of wind conditions on and around the subject site.

Site and Area Specific Policy 151

The site is subject to SASP 151 which includes policies to encourage the development of new housing and to ensure new buildings are designed to minimize overlook, shadow, and view disruptions from existing house-form buildings.

Zoning

The subject site is at 412-418 Church Street is zoned CR 3.0 (c2.0; r3.0) SS1 (x2134) and R (d1.0) (x82) at 71-81 Granby Street, under Zoning By-law 569-2013. The CR 3.0 (c2.0; r3.0) zoning category permits a range of commercial and residential uses with a maximum permitted height of 18 metres, and a maximum permitted density of 2 times the area of the site for commercial uses and 3 times the area of the lot for residential

uses. The R (d1.0) zoning category permits residential uses with a maximum permitted height of 12 metres, and a maximum permitted density of 1 times the area of the site. See Attachment 4 of this report for the existing Zoning By-law Map.

Airport Zoning Regulation - Helicopter Flight Path - By-law 2017

The site is subject to the Airport Zoning Regulation for St. Michael's Hospital. Development on this site is required to be below and outside the Obstacle Limitation Surface identified in By-law 1432-2017 and the Minister's Zoning Order O. Reg 10/24, to preserve a flight path for air ambulance and medical transport helicopters accessing these hospitals.

Design Guidelines

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

- Tall Building Design Guidelines;
- Downtown Tall Building 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.

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.

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS.

COMMUNITY CONSULTATION

A virtual Community Consultation Meeting was hosted by City staff on February 15, 2022. Approximately 17 people participated, as well as representatives 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, through written and verbal comments, include:

- whether parking will be provided for trades vehicles;
- concerns regarding decreased local parking supply;
- concerns regarding speeding on Granby Street and McGill Street;

- the need to preserve the mural on the south wall of the Stephen Murphy buildings and Store (414-418 Church Street);
- the need to preserve the heritage buildings located at 79 and 81 Granby Street;
- whether affordable housing, accessible units, and rental housing will be provided;
- concerns of increased density in the area;
- whether the proposed medical clinic and montessori centre will be affordable and accessible to local residents;
- questions about the next steps of the application, when construction will start, and how area residents and the community can be kept informed;
- whether new trees are being proposed as part of the development;
- concerns about shadowing onto the surrounding area and how to access shadow studies; and
- need to provide landscaping along Church Street.

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. The Community Council meeting is broadcasted 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.

Heritage Impact and Conservation Strategy

Staff are satisfied that the proposal to alter the designated heritage property at 414-418 Church Street and conservation of the heritage designated properties at 79-81 Granby Street, will conserve the cultural heritage values, attributes, and character of the heritage properties. Staff accept the proposed conservation and mitigation strategies for the site.

The Church Street facades, including the front roof slope and dormers, will be retained in situ and integrated into the new base building. The impacts will be mitigated by setting the tower back behind the roof ridge of the two houses a minimum of 5 metres, and allowing the full south wall of 414 Church Street to be visible from both the public realm and the interior of the new development which will maintain their three-dimensional appearance.

The width of the Granby Street elevation of the building at 418 Church Street is proposed to be shortened by removing approximately 1.8 metres of the westernmost

portion of the north wall to allow for vehicular access to service the site which requires a minimum of 6 metres in width. Staff will continue to work with the applicant during preparation of the Conservation Plan on the best option for this partial removal.

The buildings at 79-81 Granby Street are proposed to be fully conserved in situ including their interiors and roofs, for residential or commercial uses. A small portion of the tower, which is stepped back from the Granby property line approximately 3.8 metres, will project over these houses starting from level 4. The buildings on these two properties will be subject to both preservation and restoration treatments.

The proposed conservation strategy is consistent with provincial policy and conforms with the Official Plan. A report from Heritage Planning dealing with the required approvals under the Ontario Heritage Act is scheduled to be considered concurrently with this report by City Council.

Land Use

The proposed Official Plan Amendment is acceptable. The application proposes to amend Official Plan Map 18 to re-designate the lands at 79 and 81 Granby Street from Neighbourhoods to Mixed Use Areas, and to amend Downtown Plan Map 41-3 and 41-3C to Mixed Use Areas 3 - Main Street.

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 re-designation of the lands at 79-81 Granby Street will permit both residential and commercial uses, which meet the intent of the Downtown Plan to provide a main street character. The buildings at 79-81 Granby Street will remain as house-form buildings to further re-enforce the main street character and provide a separation to the low-rise Neighbourhood designated properties to the west from the proposed tower. The site-specific Zoning By-law provides flexibility to expand non-residential uses in the buildings by including only a minimum required non-residential gross floor area on the site.

The tall building and land uses proposed at 412-418 Church Street are appropriate. The Downtown Plan designates the site at 412-418 Church Street as Mixed Use Areas 3 - Main Street. The Downtown Plan permits tall buildings based on compatibility and permits a diversity of uses such as retail, services, restaurants, and small shops at-grade. The existing context includes tall buildings at varying heights along Church Street and within the vicinity of the site. Based on the existing and planned context, the tall building is appropriate for this site. The proposed commercial uses at-grade are acceptable.

Built Form

The proposal meets the intent of the Official Plan, the Downtown Secondary Plan, and applicable Urban Design Guidelines with respect to built form and massing.

The Draft Zoning By-law Amendment has been reviewed and approved by St. Michael's Hospital, and the applicant has demonstrated that the proposed building will not interrupt the use of the flight path for air ambulance and medical transport helicopters accessing the hospital to the satisfaction of the hospital.

Base Building

The design of the proposed base building is acceptable and has been massed to respond to the existing and planned context of the site. The base building includes the partial retention of the heritage buildings at 414-418 Church Street and full conservation of the heritage buildings at 79 and 81 Granby Street.

A portion of the base building is set back 1.7 metres from the south property line, keeping in line with the front yard setbacks of the existing residential buildings to the west. Due to the constraints of the site, the massing of the tower has been positioned at the southwest corner of the site where there is no step back provided. Staff find this acceptable given a portion of the tower will be set back a minimum of 10 metres from the west lot line frontage (McGill Street) to provide a separation to the low rise Neighbourhood designated properties to the west. The height of the base building aligns with the heritage structures together with the step backs from the base to the tower component to reinforce the scale and prominence of the existing heritage building along with the significant intensification of the site.

The proposal includes commercial uses to be accessed from Church Street, located within the new development and partially retained heritage buildings, providing animation to the street.

Tower

The tower is proposed to have a maximum height of 32-storeys (111.76 metres, including mechanical penthouse). The height is acceptable for the site and fits within the planned context. Building heights of recent development approvals within this area are restricted by the helicopter flight path.

Above the base building, the tower is set back 3.8 metres from the north lot line (Granby Street) frontage, 2.8 to 5 metres from the east lot line (Church Street) frontage, between 1 to 10 metres from the south property line (McGill Street), and 5 to 10 metres from the west property line. The setbacks to the tower are acceptable both as part of the heritage conservation strategy for the site and in relation to the Neighbourhood designated properties to the west.

The massing and height of the tower are acceptable. The building has been designed to ensure the protection of the airspace around the hospital. The massing of the building has been designed to respond to the area context by locating the tower away from the low density neighbourhood to the west.

Airport Zoning Regulation - Helicopter Flight Path

The proposal is below the Obstacle Limitation Surface for St. Micheal's Hospital as identified in By-law 1432-2017 and more restrictive Minister's Zoning Order (MZO) O.Reg 10/24. The proposal and implementing By-law has been reviewed by the hospital's representatives and determined to be in conformity with MZO O.Reg 10/24 which ensure there are no intrusions into the helicopter flight paths.

Shadow

The shadow impact resulting from the proposal is acceptable. The proposal adequately limits shadow impacts 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 will cast minimal shadows during September at 5:23 to 5:28 pm on Allen Gardens and would be largely within those that already exist. Any new shadows have been adequately limited through revisions to the proposed massing and scale of the building. The building massing and height has been designed to minimize shadow impacts on the public realm and adjacent sites. The shadow impact resulting from the proposal is acceptable.

Wind

A Pedestrian Level Wind Study was submitted in support of the application. The wind study indicates that all grade-level areas within and surrounding the development, including sidewalks, walkways, seating areas serving nearby restaurant patios, would experience wind conditions acceptable throughout the year. The outdoor amenity areas on Levels 2 and 32 are predicted to be suitable for sitting, which is acceptable. Further wind mitigation measures for the outdoor amenity spaces will be secured as part of the Site Plan Control application.

Unit Mix

The Downtown Secondary Plan, requires the provision of 10% of all units as 3-bedroom units, 15% as 2-bedroom units and an additional 15% of units as a combination of 2-and 3 -bedroom units or units that can be converted to larger units.

The proposal includes a minimum of 20% of the units as 2-bedroom units, 8% of the units as 3-bedroom units, and an additional 17% of 2 or 3 bedroom units. While the proposal does not fully comply with the applicable policies of the Secondary Plan, it proposes a minor variation which would reduce the proportion of 3-bedroom units from 10% to 8.7% and secures an additional 17% of 2 or 3 bedrooms without the flexibility of units to be converted. The proposed unit mix achieves the intent of the Downtown Plan to provide a full range of unit types and sizes by providing a minimum of 45% of dwelling units as 2 or 3 bedroom units. The Official Plan Amendment and site-specific zoning by-law will secure the minimum unit mix.

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.

Traffic Impact, Access, Parking

A Transportation Impact Study was submitted to assess the traffic impact, access, parking, and loading arrangements on this development. Transportation Services staff

has reviewed the study and accepted its conclusions, subject to the proposed zero parking rates that have been included in the draft Zoning By-law Amendment.

At City Council's direction, staff recommend the subject development be reviewed for exclusion from on-street permit parking. A separate report will be submitted, and a Public Notice will be placed on the City's website to allow deputations at a future Toronto and East York Community Council meeting.

Public Realm

City Staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan and Downtown Secondary Plan, through the inclusion of a street trees and animation of the street.

Given the conservation of the existing heritage buildings, which extends along Granby Street and the northeast corner of Church Street, the development provides a minimum 2.1-metre pedestrian clearway which maintains the existing sidewalk. The rest of the building is set back a minimum 6 metres from the curb. The ground floor fronting Church Street (east) serves as a residential lobby and proposes two commercial spaces to animate this frontage. Two street trees are proposed along Granby Street and will be subject to further review as part of the Site Plan Control review process.

Parkland

In accordance with Section 42(3) of the Planning Act, the applicable alternative rate for on-site parkland dedication is 1 hectare per 600 residential units to a cap of 10% of the development site as the site is less than 5 hectares, with the non-residential uses subject to a 2% parkland dedication rate. In total, the parkland dedication requirement is 128.9 square metres.

There is a 1,208 square metre parkland dedication being proposed off-site at 191 Sherbourne Street. This will include a combination of the statutory parkland dedication from the development from the development proposal at 191 Sherbourne Street of 801.1 square metres, an additional 278 square metres as an in-kind CBC benefit, and an off-site contribution from this application of 128.9 square metres. Parks, Forestry & Recreation staff accept the conveyance of off-site parkland off-site to create a new park as the required parkland dedication.

The off-site parkland dedication at 191 Sherbourne Street shall comply with Policy 3.2.3.8 of the Toronto Official Plan. The proposed 128.9 square metre off-site conveyance would be subject to the approval of the General Manager, Parks, Forestry & Recreation and would be subject to this Division's conditions for conveyance of parkland prior to twelve months after the issuance of the First Above Grade Building Permit.

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. Should the value of the off-site dedication not fulfill the value of the on-site dedication, the remaining value shall be provided in cash-in-lieu, prior to the issuance of the First Above Grade Building Permit.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The application proposes to remove 11 street trees and injure 3 private trees. The application proposes to remove 8 street trees along the McGill Street frontage and 3 street trees along the Granby Street frontage. Due to the loading entrance and exit being located on the Granby Street and McGill Street frontages and a Bike Share Station on McGill Street, only 2 street trees are proposed to be replaced along the Granby Street frontage. Urban Forestry is satisfied with the proposal.

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. The applicant is encouraged to achieve Tier 2 or higher to advance the objectives of the City 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

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

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: Elevations and/or Ground Floor Plan
- Attachment 9: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 412-418 Church Street and 79-81 Granby Street

Date Received: September 16, 2022

Application Number: 22 204279 STE 13 OZ

Application Type: OPA, Rezoning

Project Description: A 32-storey mixed-use building with 275 square metres of non-residential uses, and 310 residential units.

Applicant	Agent	Architect	Owner
Fitzrovia	Greg Gilbert	bKL Architecture LLC	2698551 Ontario Inc

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas, Neighbourhoods CR 3.0 (c2.0; r3.0) SS1 (x2134); R (d1.0) (x82)	Site Specific Provision:	Downtown Plan, SASP 151
Zoning:		Heritage Designation:	Y
Height Limit (m):	18; 12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 1,272.30 Frontage (m): 48.5 Depth (m): 28.2

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,033	1,033
Residential GFA (sq m):			22,800	22,800
Non-Residential GFA (sq m):			275	275
Total GFA (sq m):			23,075	23,075
Height - Storeys:			32	32
Height - Metres:			112	112

Lot Coverage Ratio (%): 82.5	Floor Space Index:	21.3
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	22,800	
Retail GFA:	275	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			310	310
Freehold:				
Condominium:				
Other:				
Total Units:			310	310

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		57	111	115	27
Total Units:		57	111	115	27

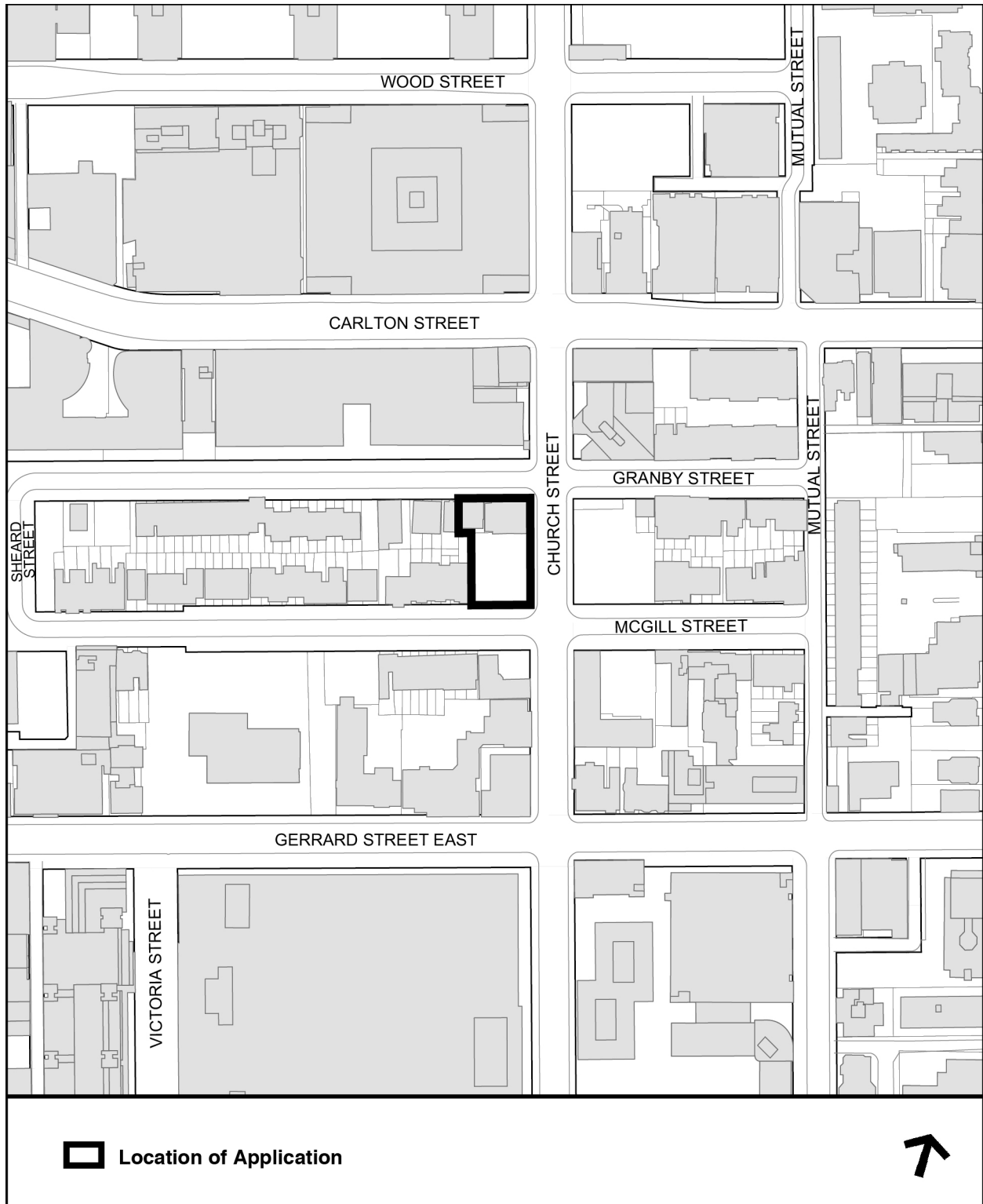
Parking and Loading

Parking Spaces:	314	Bicycle Parking Spaces:	324	Loading Docks:	1
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CONTACT:

Tiffany Ly, Planner
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Tiffany.Ly@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map

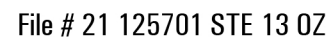


Official Plan Land Use Map #18

412 Church Street
File # 21 125701 STE 13 02



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Not to Scale
Extracted: 03/15/2021

[illegible]

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Attachment 5: Draft Official Plan Amendment

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 412 Church Street, 414 Church Street, 416 Church Street, 418 Church Street, 79 Granby Street, and 81 Granby 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 No. 748 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,	ULLI S. WATKISS,
Speaker	City Clerk

(Seal of the City)

AMENDMENT NO. 748 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS

412 Church Street, 414 Church Street, 416 Church Street, 418 Church Street, 79 Granby Street and 81 Granby Street

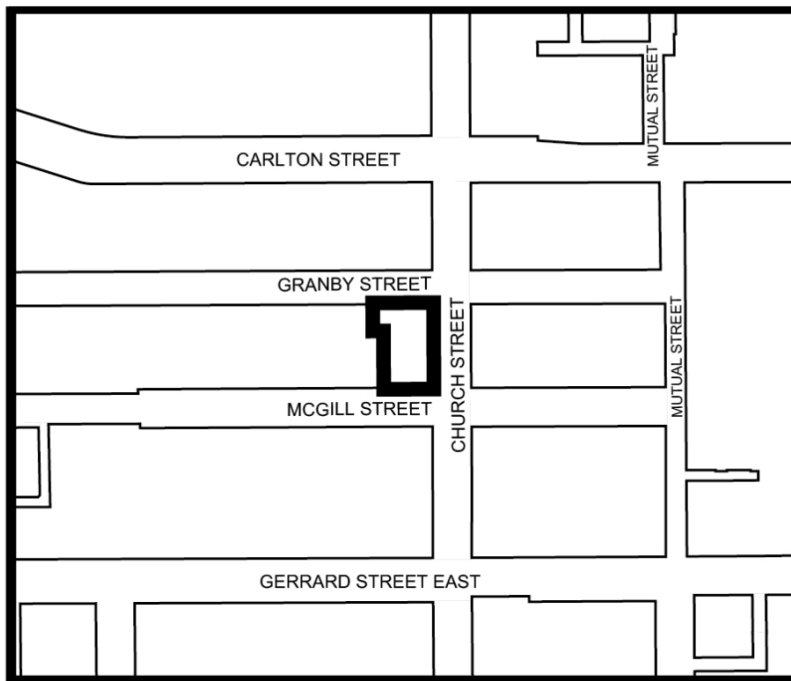
The Official Plan of the City of Toronto is amended as follows:

1. Maps 18, Land Use Plan, is hereby amended by re-designating the lands known municipally as 79 Granby Street and 81 Granby Street from Neighbourhoods to Mixed Use Areas, as shown on the attached Schedule 1.
2. Chapter 6, Section 41, Downtown Plan, Map 41-3: Mixed Use Areas, is amended to show the lands known municipally as 79 Granby Street and 81 Granby Street as Mixed Use Areas 3 – Main Street, as shown on the attached Schedule 2.
3. Chapter 6, Section 41, Downtown Plan, Map 41-3-C: Mixed Use Areas 3 – Main Street, is amended to show the lands known municipally as 79 Granby Street and 81 Granby Street as Mixed Used Areas 3 – Main Street, as shown on the attached Schedule 3.
4. Chapter 6, Section 41, Downtown Plan, Section 17 – Site and Area Specific Policies list, is amended by adding 412 Church Street, 414 Church Street, 416 Church Street, 418 Church Street, 79 Granby Street, and 81 Granby Street.
5. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 889 as follows:

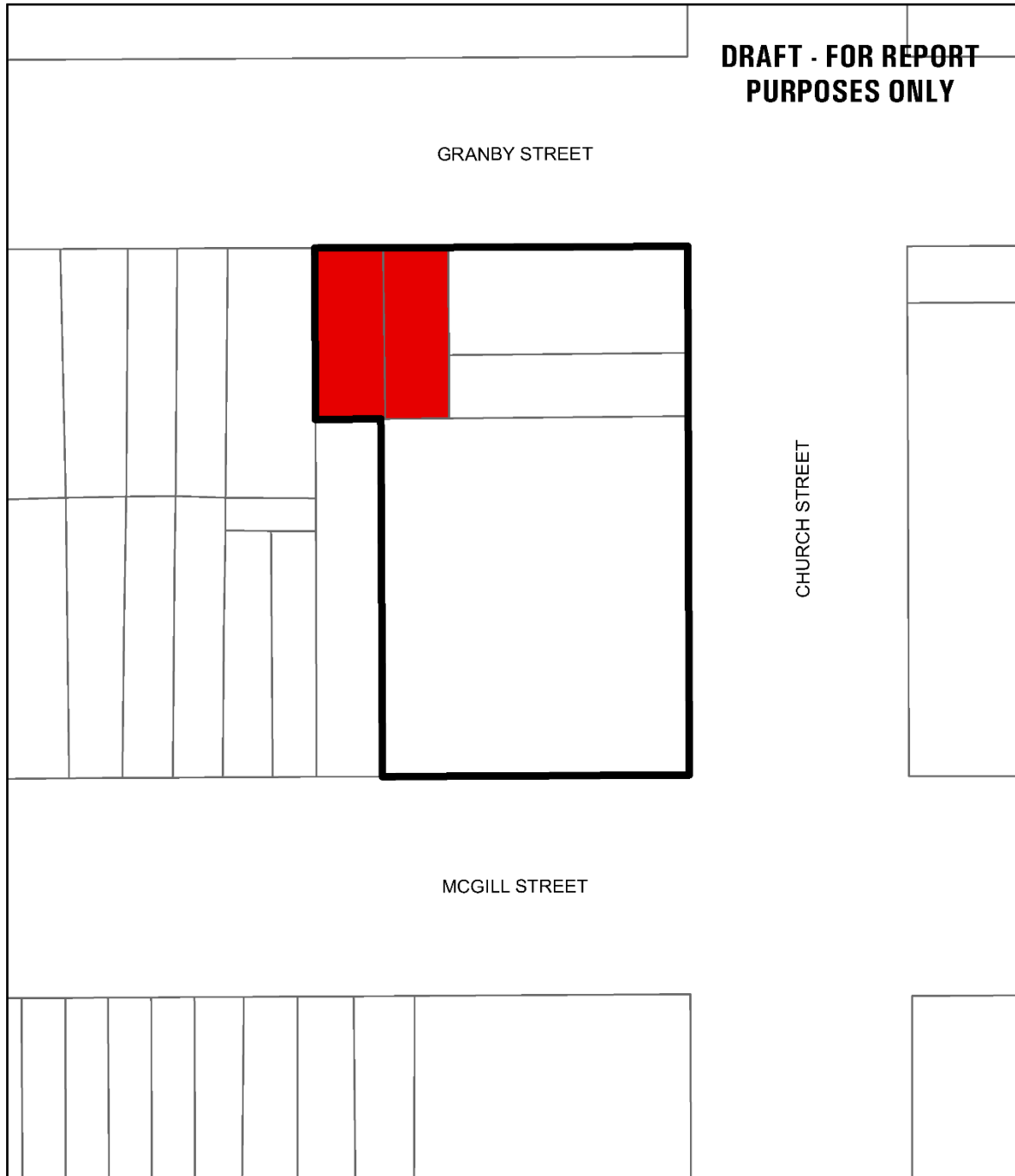
7.889 On the lands known municipally as 412 Church Street, 414 Church Street, 416 Church Street, 418 Church Street, 79 Granby Street, and 81 Granby Street, the following applies:

Development containing more than 80 new residential units will include:

- i. a minimum of 20 per cent of the total number of units as 2-bedroom units;
- ii. a minimum of 8 per cent of the total number of units as 3-bedroom units; and
- iii. an additional 17 per cent of the total number of units will be a combination of 2-bedroom and/or 3-bedroom units.



6. Chapter 7, Map 29, Site and Area Specific Policies, is revised to add the lands known municipally in 2023 as 412 Church Street, 414 Church Street, 416 Church Street, 418 Church Street, 79 Granby Street, and 81 Granby Street, shown on the map above as Site and Area Specific Policy No. 889.



Official Plan Amendment XXX

Proposed changes to redesignate lands from Neighbourhoods to Mixed Use Areas

**412-418 Church St &
79-81 Granby St**

File # 21 125701 STE 13 02



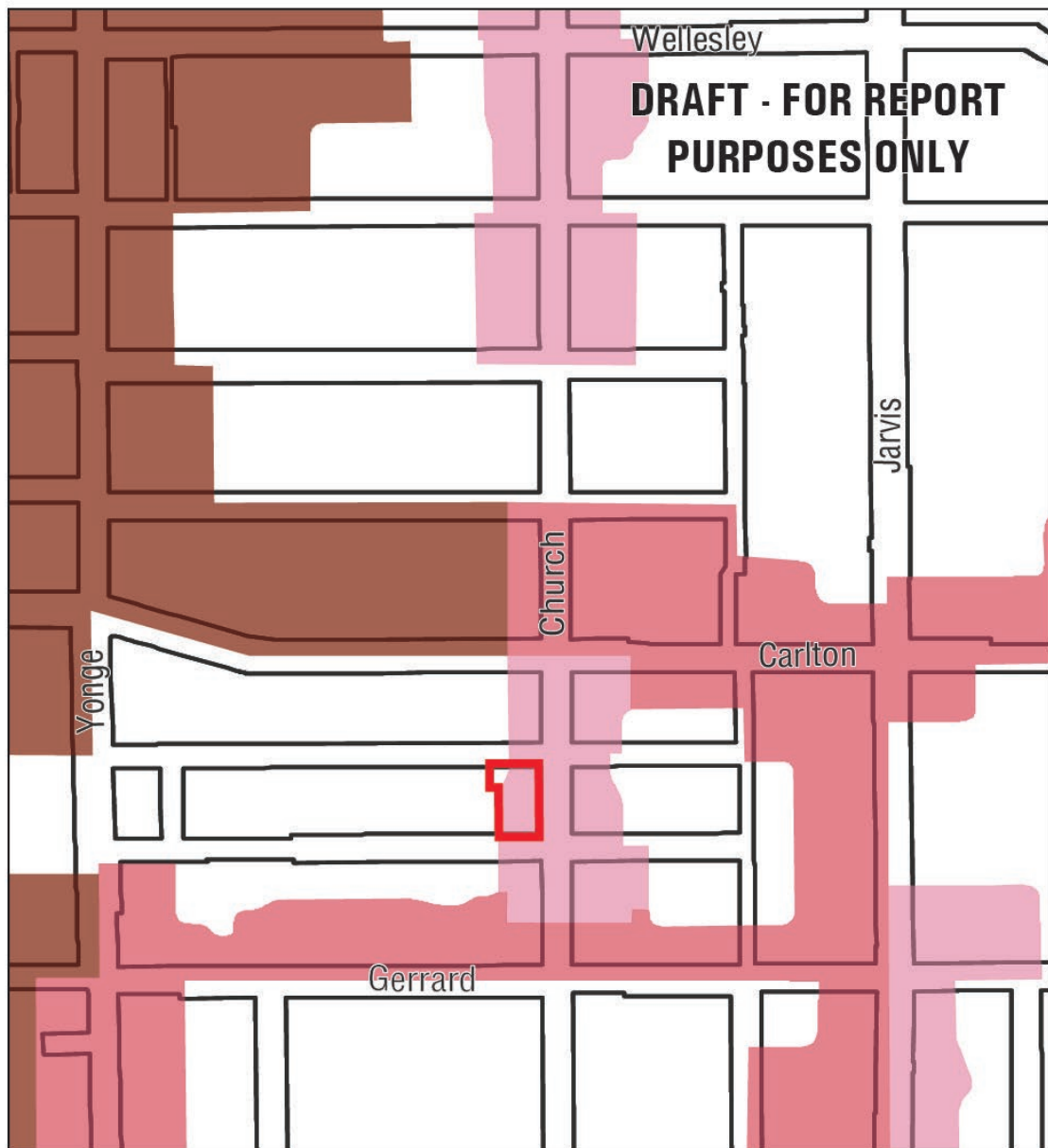
Subject Site



Mixed Use Areas



City of Toronto By-law 569-2013
Not to Scale
05/28/2024



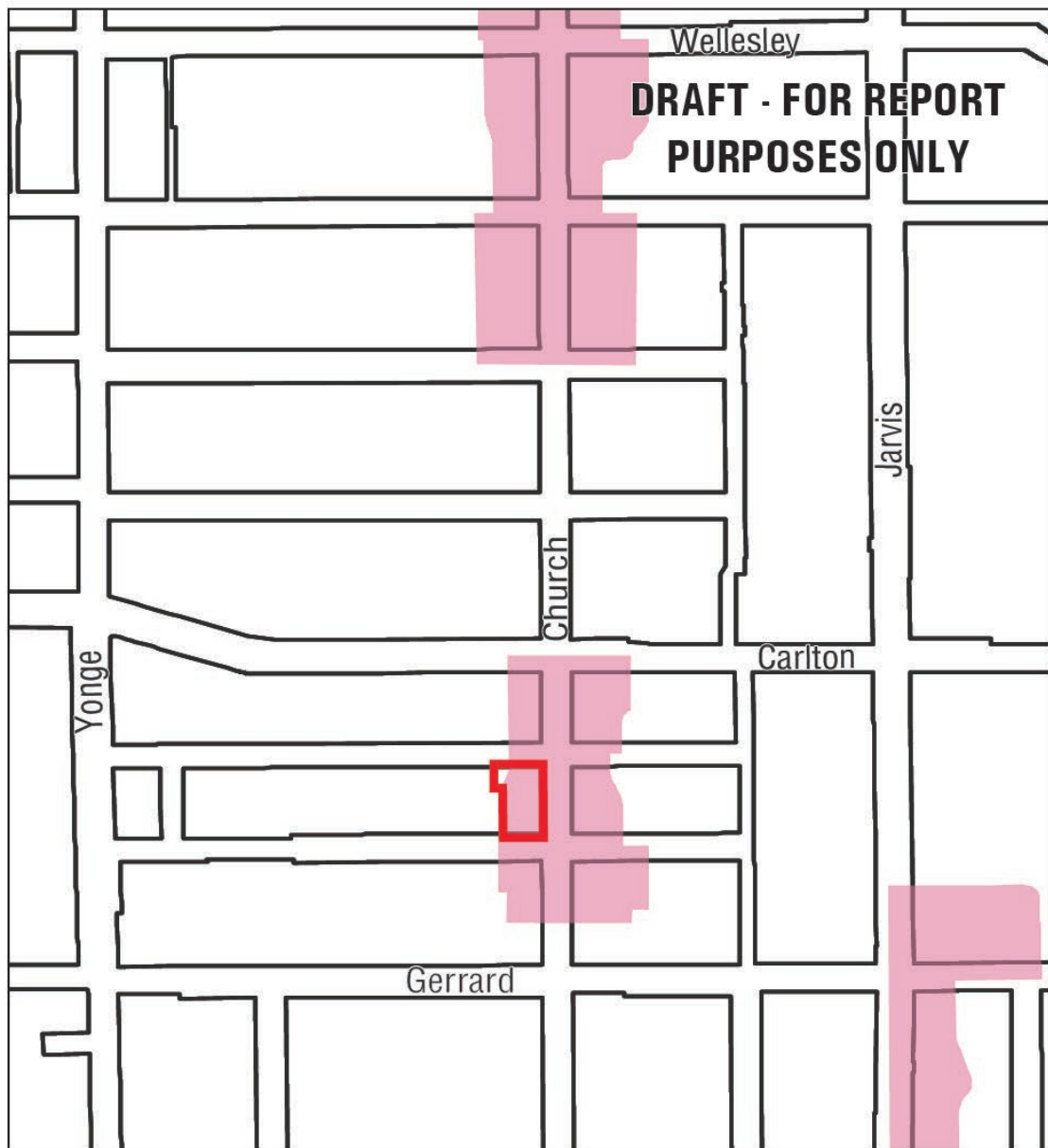
TORONTO
Downtown Plan
MAP 41-3 Mixed Use Areas

412-418 Church St &
79-81 Granby St
File # 21 125701 STE 13 02

- Location of Application
- Downtown Plan Boundary
- Mixed Use Areas 1 - Growth
- Mixed Use Areas 2 - Intermediate
- Mixed Use Areas 3 - Main Street
- Central Waterfront Secondary Plan



Not to Scale
Extracted: 06/05/2024



Downtown Plan

MAP 41-3C Mixed Use Areas - Main Streets

**412-418 Church St &
79-81 Granby St**

File # 21 125701 STE 13 0Z

-  Location of Application
-  Downtown Plan Boundary
-  Mixed Use Areas 3 - Main Street

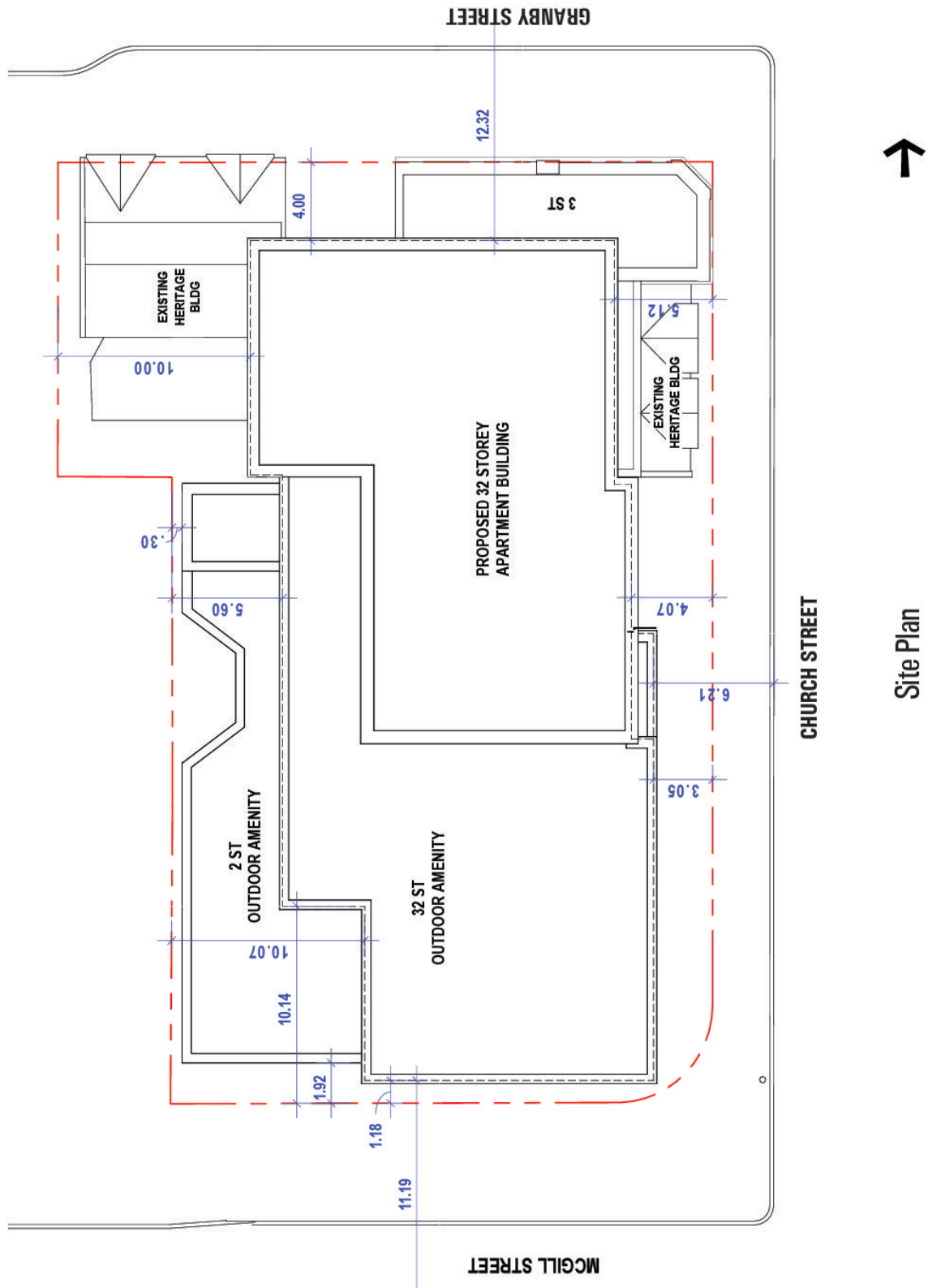


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Extracted: 06/05/2024

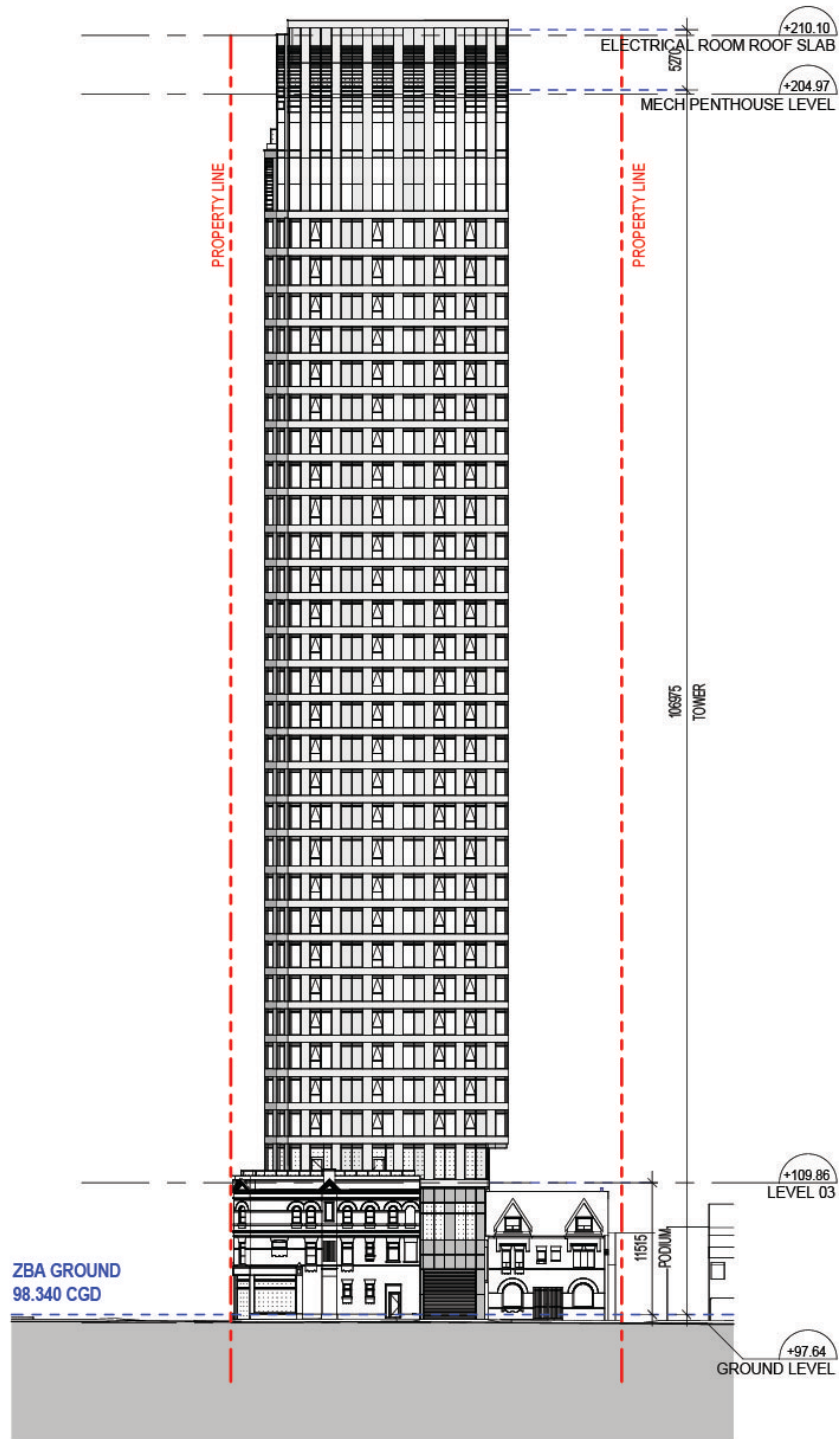
Attachment 6: Draft Zoning By-law Amendment

To be provided in advance of the July 10, 2024 Toronto and East York Community Council Meeting.

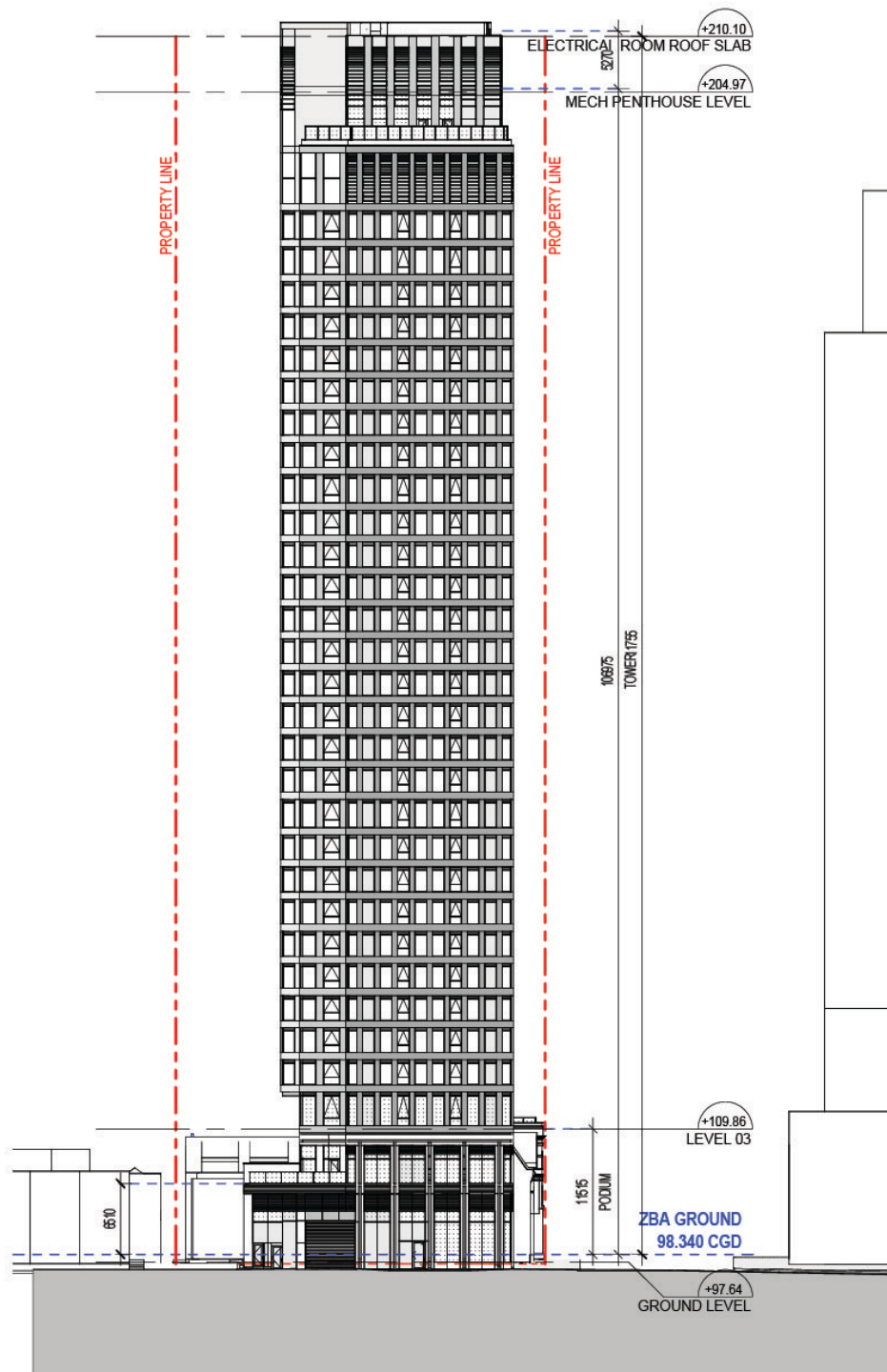
Attachment 7: Site Plan



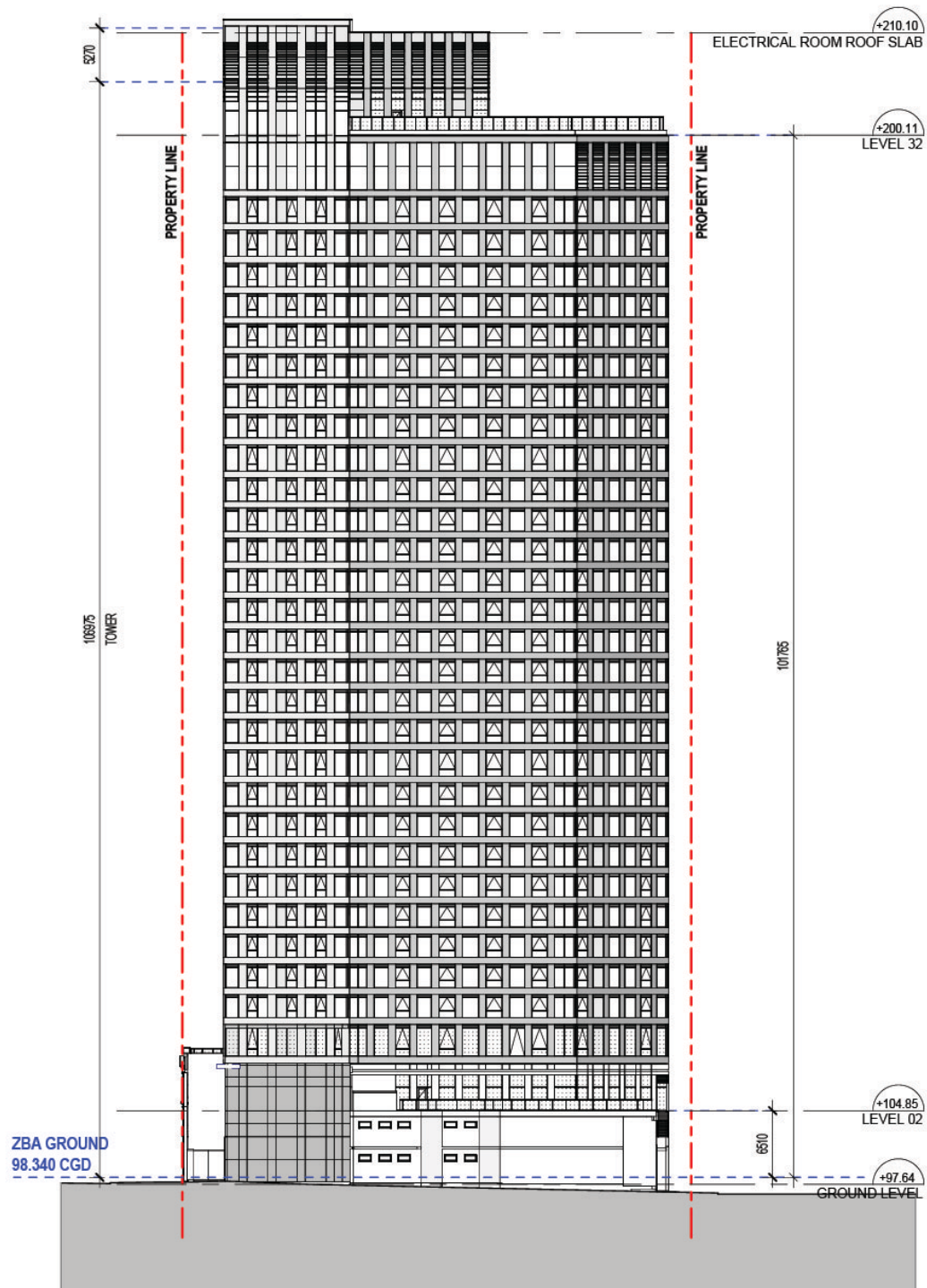
Attachment 8: Elevations



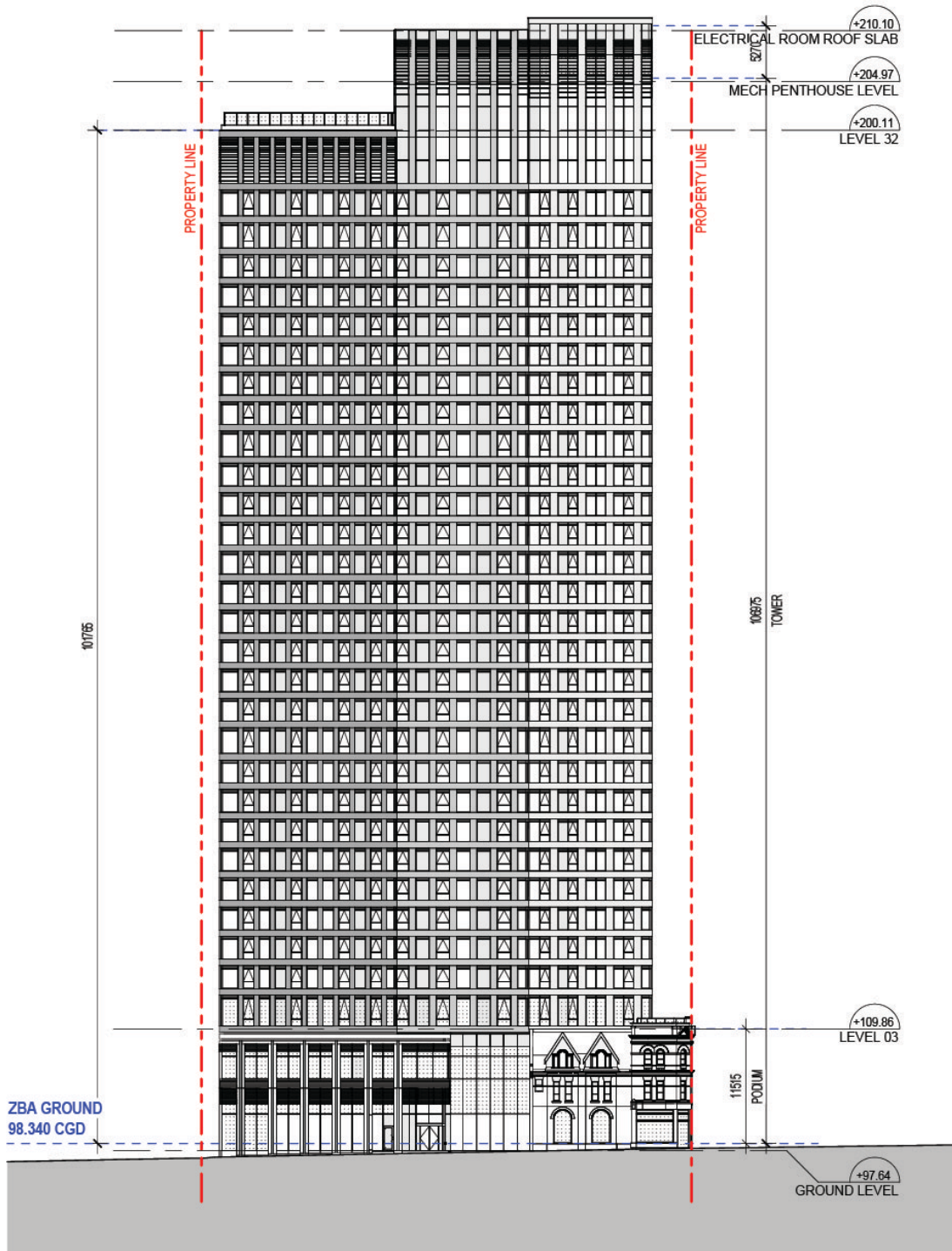
North Elevation



South Elevation



East Elevation



West Elevation

Attachment 9: 3D Massing Model

