

100-104 Beverley Street – Zoning By-law Amendment – Decision Report – Approval

Date: October 7, 2024

To: Toronto and East York Community Council

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

Ward: 10 - Spadina-Fort York

Planning Application Number: 23 112047 STE 10 OZ

SUMMARY

This application proposes to amend City of Toronto Zoning By-law 569-2013 to permit a 4-storey apartment building containing 12 dwelling units in the rear of the site at 100-104 Beverley Street. The site contains an existing 3-storey apartment building containing 9 dwelling units, which will be retained. The proposal seeks to permit a second apartment building for a total of 21 dwelling units on the site.

The proposed development is consistent with the Provincial Policy Statement (2020) and the Provincial Planning Statement (2024), and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The proposed development also conforms to the City's Official Plan, including the Downtown Secondary Plan.

This report reviews and recommends approval of the application to amend the Zoning By-law. The proposal is an appropriate form of residential infill development that directs growth to Downtown and around transit stations, provides a diverse range and mix of housing options, and respects and reinforces the existing physical character of the neighbourhood.

RECOMMENDATIONS

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

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 100-104 Beverley Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the Zoning By-law Amendment as may be required.

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

A pre-application consultation (PAC) meeting was held on April 20, 2022. The application was submitted on February 9, 2023, and deemed complete on February 14, 2023. Staff conducted a community consultation meeting on June 7, 2023, the results of which are summarized in the Comments section of this Report.

THE SITE

Description

The site is southwest of the intersection of Beverley Street and Dundas Street West. It is rectangular in shape and has an area of 853 square metres, with a frontage of 18 metres, and a depth of 47 metres.

Existing Use

There is a 3-storey apartment building containing 9 dwelling units in the form of walk-up apartments in a mix of one- and two-bedroom configurations.

THE APPLICATION

Description

This application proposes a 4-storey apartment building containing 12 dwelling units in the rear of the site at 100-104 Beverley Street, which currently has a 3-storey apartment building containing 9 dwelling units at the front of the site. The new building has proposed a height of 13.41 metres and the existing building has a height of 8.06 metres. The existing building is rental in tenure and the proposed building would also be rental housing. The neighbouring property at 106 Beverley Street is identified on the City of Toronto's Heritage Register as a listed heritage property. The existing rental units would remain as part of the proposed development.

Density

The proposal has a density of 2.0 times the area of the lot.

Dwelling Units

The proposal includes 12 new rental dwelling units, 7 one-bedroom (58%), 4 two-bedroom (33%), and 1 three-bedroom unit (9%). In combination with the existing dwelling units (3 one-bedroom, 6 two-bedroom), a total of 21 dwelling units are proposed for the entire site.

Access, Bicycle Parking, Vehicle Parking and Loading

Pedestrian access to the proposed development is provided from Beverley Street via a walkway to the north of the existing building and a gate to a shared walkway from the rear lane, Grange Place. Pedestrian access to the existing building is from Beverley Street.

The proposal includes 23 bicycle parking spaces: 19 long-term and 4 short-term. The long-term spaces are proposed to be located in a garage accessible at grade from the rear lane, and the short-term spaces are located at grade throughout the site.

There is no vehicular parking, vehicular access, or loading proposed as part of the development. The existing 6 vehicle parking spaces are proposed to be removed.

A 0.86 metre road widening is required along the front of the property to satisfy the requirement of a 20-metre road right-of-way for Beverley Street.

Additional Information

See the Attachments Section of this report for the Application Data Sheet, Location Map, a site plan, elevations, and 3D massing 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:

<http://www.toronto.ca/100BeverlySt>

Reasons for Application

The Zoning By-law Amendment proposes to amend City of Toronto Zoning By-law 569-2013 to permit site-specific performance standards to facilitate the proposal, including number of residential buildings on a lot, height, density, building setbacks, landscaping and visitor parking.

Application Requirements

The following reports/studies were submitted in support of the application are available at <http://www.toronto.ca/100BeverlySt>

- 3D Modelling
- Arborist Report
- Architectural Plans
- Civil and Utilities Plans
- Construction Management Plan

- Draft Zoning By-law Amendment
- Geotechnical Study/Hydrological Review
- Heritage Impact Assessment
- Landscape and Lighting Plans
- Planning Rationale
- Public Consultation Strategy Report
- Stormwater Management Report
- Sun/Shadow Study
- Survey Plans
- Transportation Impact Study

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

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) (PPS (2020)), and shall conform to provincial plans including A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan (2020)).

On October 20, 2024 the Provincial Planning Statement (2024) comes into effect and combines the PPS (2020) and the Growth Plan (2020) into a single policy document. As of October 20, 2024, all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024) (PPS 2024).

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as located within the Downtown and Central Waterfront. The land use designation for this site is Neighbourhoods. See Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

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

Neighbourhoods are considered physically stable residential areas intended to accommodate gradual physical change that respects the existing physical character of the area and the stability of the neighbourhood. Section 4.1 of the Official Plan contains policies for evaluating new development in Neighbourhoods.

The Housing policies in Section 3.2.1 support a full range of housing form, tenure and affordability across the City and within Neighbourhoods. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

Secondary Plan

The site is located within the Downtown Secondary Plan. The Downtown Plan encourages new buildings to fit within their existing and planned context while conserving heritage attributes and providing for diverse forms of housing. Surface parking is discouraged and alternative development standards may be provided within 500-800 metres of rapid transit stations where transit supportive development is proposed. The Downtown Secondary Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/chapter-6-secondary-plans/>

Site and Area Specific Policy 610

Site and Area Specific Policy (SASP) 610 applies to the site. SASP 610 requires existing and permitted development within a Protected Major Transit Station Area (PMTSA) to be planned for a minimum of 1500 residents and jobs combined per hectare and that the site be planned for a minimum density of 0.9 times the area of the lot. The area covered by SASP 610 is generally bound by College Street to the north; Yonge Street to the east; Adelaide Street West to the south; and Spadina Avenue to the west. SASP 610 is awaiting approval by the Ministry of Municipal Affairs and Housing and is not currently in force.

Zoning

The site is zoned Residential R (f4.5; d1.0) (x834) under Zoning By-Law 569-2013, with a permitted maximum height of 13 metres. The R Zone permits a range of residential building types including detached, semi-detached, townhouses, multiplexes, laneway suites, and apartment buildings. There is a total density limit on the site of 1 times the lot area. See Attachment 4 of this report for the existing Zoning By-law Map.

City of Toronto Zoning By-law 569-2013 may be found here:

<https://www.toronto.ca/zoning>

Townhouse and Low-rise Apartment Guidelines

City Council adopted city-wide Townhouse and Low-Rise Apartment Guidelines in 2018 and directed City Planning staff to use these Guidelines in the evaluation of townhouse and low-rise apartment development applications. The Guidelines identify strategies to enhance the quality of these developments, provide examples of best practices, and improve clarity on various development scenarios. The link to the Guidelines is here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/townhouse-and-low-rise-apartments/>.

Toronto Green Standard

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

Site Plan Control

This site is subject to Site Plan Control. A Site Plan Control application has not yet been submitted.

COMMUNITY CONSULTATION

A virtual community consultation meeting was held by City staff on June 7, 2023. Members of the applicant team and staff from the local councillor's office were in attendance in addition to approximately 15 members of the community. City staff and the applicant team gave presentations and answered questions from the participants. The following comments were provided by participants at the meeting and via email and phone calls:

- Questions about the potential impacts on existing tenants including parking, amenities, sun/shadow impacts, and construction impacts;
- Questions and concerns about traffic impacts on the adjacent lane;
- Questions about the design process in terms of layout and orientation; and
- Questions about the setbacks and massing of the proposed building.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members will 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, Provincial Planning 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), the Provincial Planning Statement (2024), and conformity with the Growth Plan (2020). In the opinion of Staff, the proposal is consistent with the PPS (2020) and the PPS (2024), and conforms with the Growth Plan (2020).

Land Use

This application has been reviewed against the Official Plan and Downtown Plan policies described in the Policy and Regulation Considerations Section of this Report, as well as the policies of the Official Plan as a whole. Given the existing and planned context for encouraging gentle density in Neighbourhoods and diverse housing options within the Downtown and Central Waterfront and nearby to transit station areas, the proposal for the low-rise infill apartment building is supported by staff.

Public Realm and Streetscape

This application has been reviewed against the Official Plan policies, Secondary Plan policies, and Design Guidelines described in the Policy and Regulation Considerations section of the report. The reduction in vehicular access points to the lane, the stepback of the proposed building from the lane, and visibility of proposed onsite landscaping contributes to an improved public realm in the lane and is supported by staff. The wide walkway from Beverley Street through the site to the lane provides access to the proposed apartment building from either right-of-way.

Density, Height, Massing

This application has been reviewed against the relevant Official Plan and Downtown Plan policies, as well as the Townhouse and Low-Rise Apartment Guidelines. The proposal respects the in-force height limitation in the existing zoning, and the density is acceptable for a Neighbourhoods designated site within the Downtown and Central Waterfront. The configuration of two low-rise apartment buildings on the lot, separated by 3 metres, is appropriate and in keeping with the established neighbourhood context. This separation provides for a wide walkway that ties the site together while appropriately separating the two apartment buildings. Overall, the density, height, and massing are appropriate and can be supported by staff.

Housing Issues

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal is for an additional 12 rental dwelling units of low-rise, grade-related housing. The proposal intensifies the residential density of the site while maintaining existing rental units and appropriately integrating into the neighbourhood context.

Parkland

Under Section 42 of the Planning Act and Chapter 415, Article III of the Toronto Municipal Code, 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 proposed redevelopment.

Heritage Conservation

The subject property is not identified in the City of Toronto's Heritage Register. The neighbouring property at 106 Beverley Street is identified on the City of Toronto's Heritage Register as a listed heritage property. A heritage impact assessment was submitted to evaluate the impact of the proposed development. There are no adverse impacts on the adjacent heritage resource at 106 Beverley Street and the proposal conserves the cultural heritage value of the neighbouring heritage resource through various design considerations, including setbacks, height and built form.

Access, Parking, Loading

No parking or visitor parking will be provided on-site. The base zoning would require no parking for residents and two parking spaces for visitors. Transportation Services staff concur with the applicant's Transportation Impact Study analysis, that there are alternatives in the area for parking for visitors.

Solid Waste Management will provide curbside, multi-residential collection services with shared bins for all residents to this development for garbage, recycling, and organics. Solid waste will be stored in a garage facing the lane and bins will be rolled to the curb for collection.

Road Widening

In order to satisfy the Official Plan requirement of a 20 metre right-of-way for this segment of Beverley Street a 0.86 metre road widening dedication along the Beverley Street frontage of the subject site is required and is proposed to be conveyed to the City with this application. No additional conveyance is required for the rear lane, Grange Place.

Toronto Green Standard

Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard (TGS). The TGS can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

Conclusion

The proposal has been reviewed against the policies of the Provincial Policy Statement (2020), the Provincial Planning Statement (2024), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and the PPS (2024) and conforms with the Growth Plan (2020). Furthermore, the proposal conforms to the Official Plan, particularly as it relates to directing growth to Downtown and around transit stations, providing a diverse range and mix of housing options, and respecting and reinforcing the existing physical character of the neighbourhood. Staff recommend that Council approve the application.

CONTACT

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E-mail: josh.estrella@toronto.ca

SIGNATURE

A handwritten signature in black ink, appearing to read 'Carly R', followed by a long horizontal flourish.

Carly Bowman, Director
Community Planning, Toronto and East York District

ATTACHMENTS

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment
- Attachment 6: Site Plan
- Attachment 7: North and South Elevations
- Attachment 8: East and West Elevations
- Attachment 9: 3D Massing Model
- Attachment 10: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 100-104 BEVERLEY ST **Date Received:** February 9, 2023

Application Number: 23 112047 STE 10 OZ

Application Type: Rezoning

Project Description: The purpose of this application to amend the Zoning By-law is to permit the infill development of a 4-storey apartment building containing 12 dwelling units in the rear of the lot and to retain the existing 3-storey apartment building containing 9 dwelling units at 100-104 Beverley Street.

Applicant	Agent	Architect	Owner
MARTIN RENDL ASSOCIATES		COMN ARCHITECTS	100 BEVERLEY INC

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision: N

Zoning: R (f4.5; d1.0) Heritage Designation: N

Height Limit (m): 12 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 853 Frontage (m): 18 Depth (m): 47

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	296	296	255	551
Residential GFA (sq m):	824	824	844	1,668
Non-Residential GFA (sq m):				
Total GFA (sq m):	824	824	844	1,668
Height - Storeys:	3	3	4	4
Height - Metres:	8	8	13	13

Lot Coverage Ratio (%): 64.62 Floor Space Index: 1.96

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	1,413	255
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	9	9	12	21
Freehold:				
Condominium:				
Other:				
Total Units:	9	9	12	21

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:			3	6	
Proposed:			7	4	1
Total Units:			10	10	1

Parking and Loading

Parking Spaces: Bicycle Parking Spaces: 21 Loading Docks:

CONTACT:

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josh.estrella@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #18

100 Beverley Street
File # 23 112047 STE 10 02



Location of Application

Neighbourhoods

Mixed Use Areas



Parks

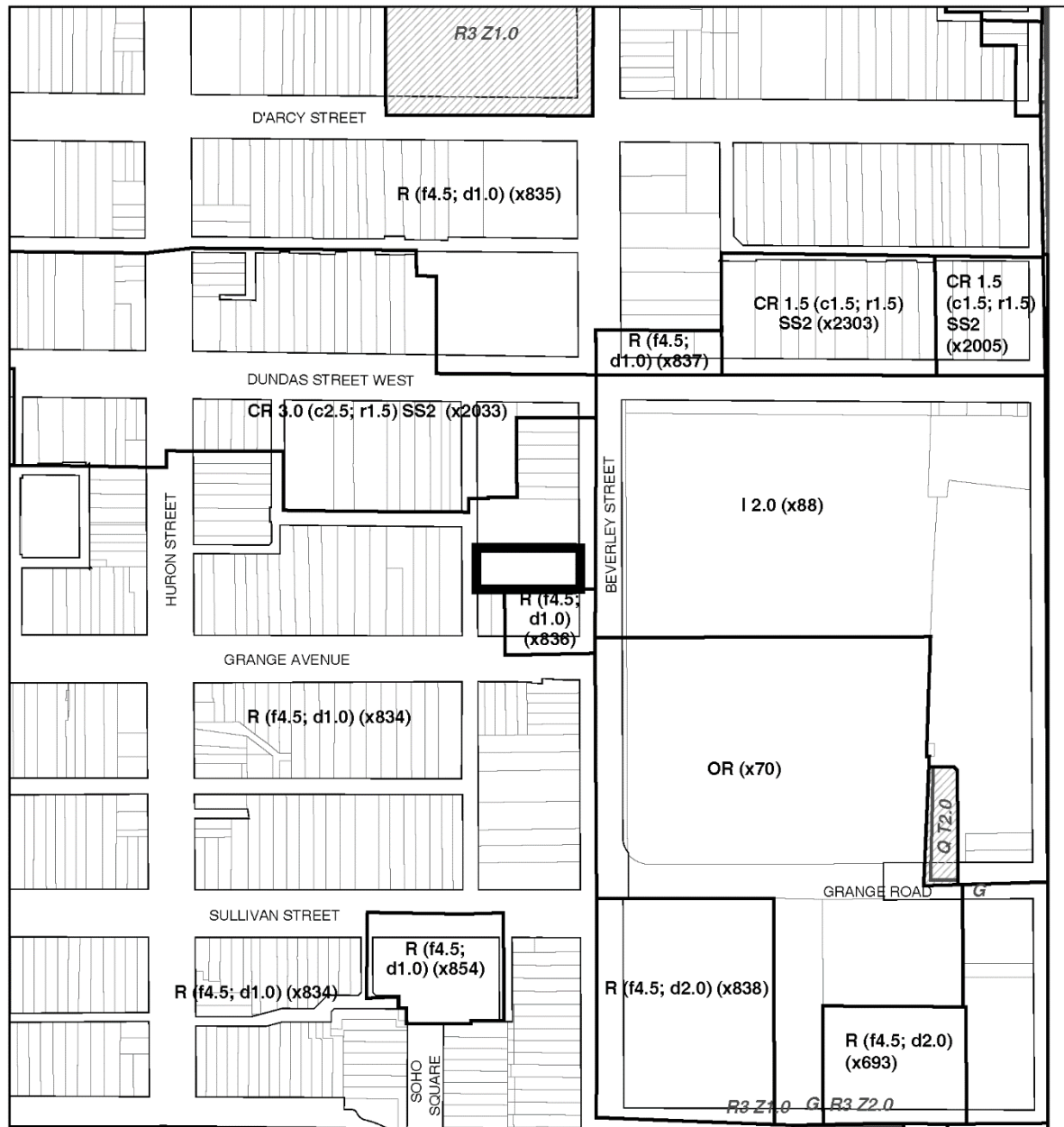


Institutional Areas



Not to Scale
Extracted: 02/14/2023

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

100 Beverley Street

File # 23 112047 STE 10 0Z



Location of Application

R
CR
I
OR

Residential
Commercial Residential
Institutional
Open Space Recreation



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

R3 Residential District
MCR Mixed-Use District
I1 Industrial District
G Parks District

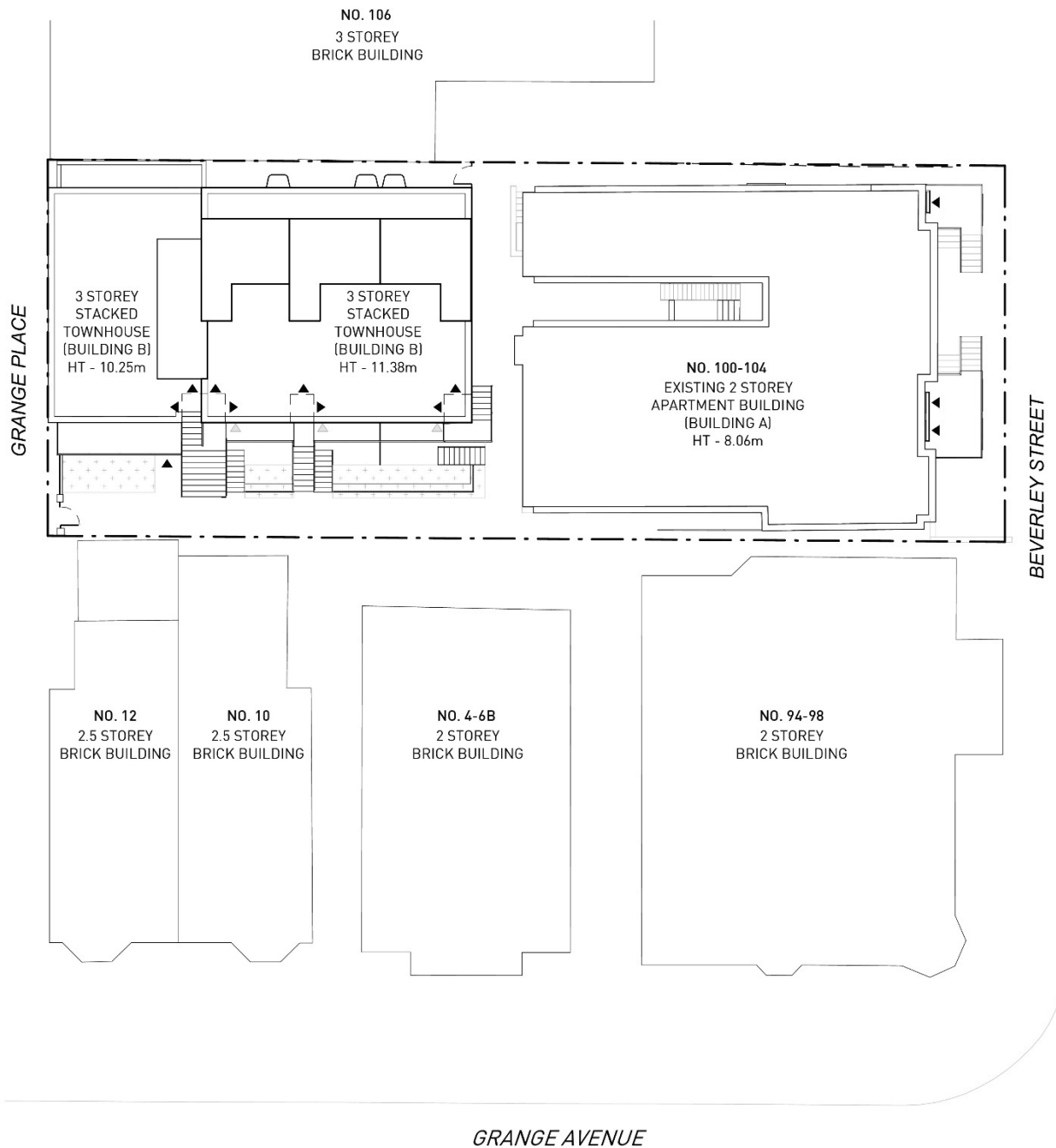


Not to Scale
Extracted: 02/14/2023

Attachment 5: Draft Zoning By-law Amendment

The Draft By-law Amendment will be made available on or before the October 25, 2024 Toronto and East York Community Council meeting.

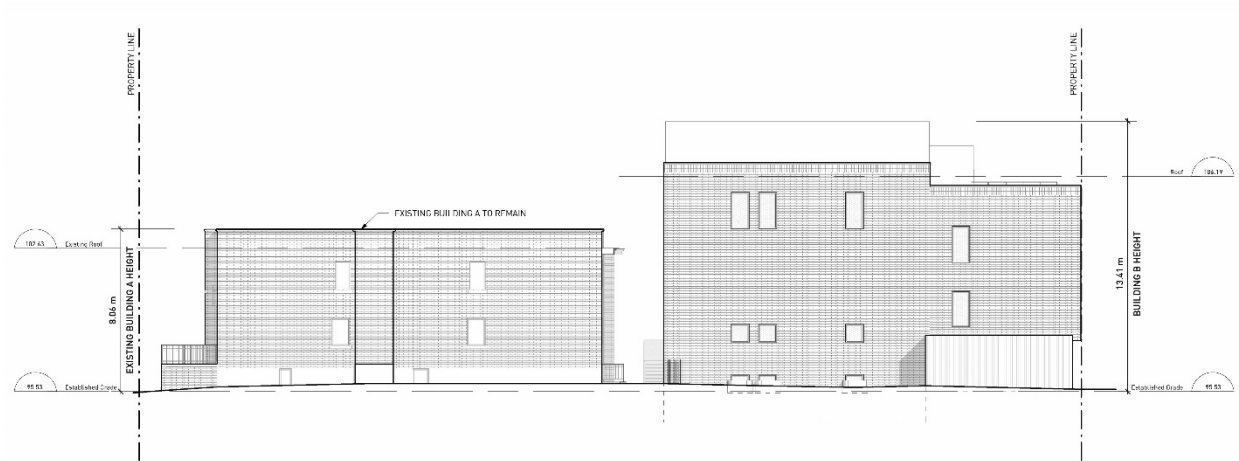
Attachment 6: Site Plan



Site Plan



Attachment 7: North and South Elevations

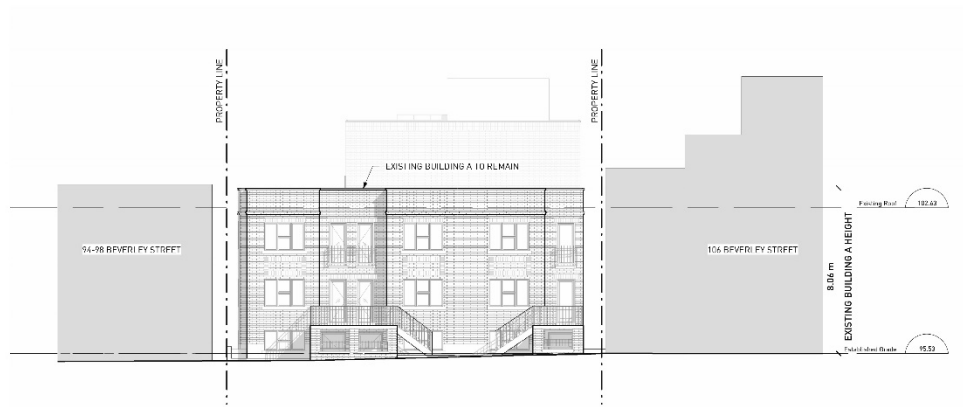


North Elevation



South Elevation

Attachment 8: East and West Elevations

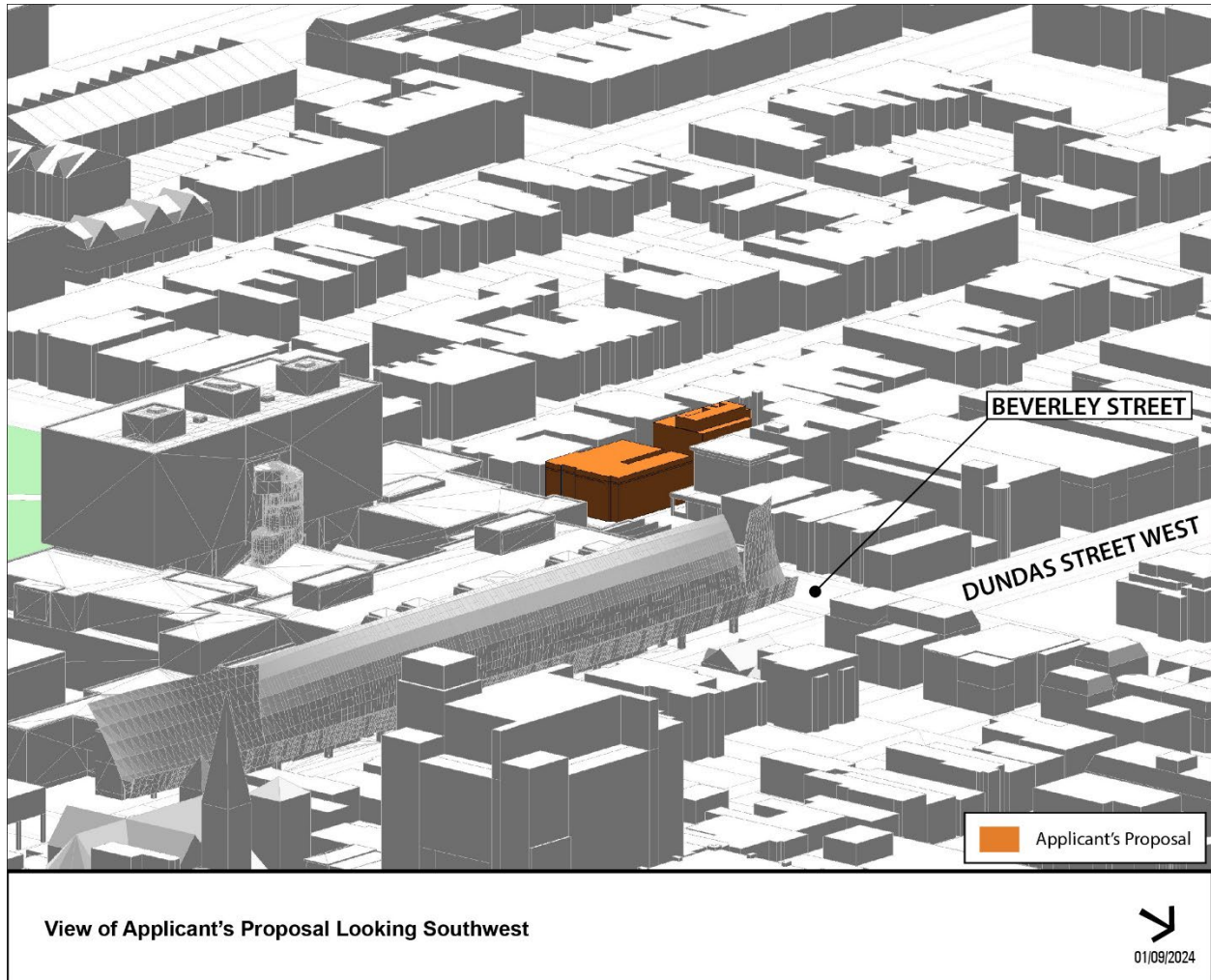


East Elevation



West Elevation

Attachment 9: 3D Massing Model



Attachment 10: 3D Massing Model

