

## **55 Belmont Street – Zoning By-law Amendment – Decision Report – Approval**

Date: December 18, 2024

To: Toronto and East York Community Council

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

Ward: 11 - University-Rosedale

**Planning Application Number:** 24 208560 STE 11 OZ

### **SUMMARY**

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This report reviews and recommends approval of the application to amend the Zoning By-law to permit an 11-storey addition to the existing long-term care and retirement home at 55 Belmont Street. The 17,458 square metre addition will add 168 long-term care beds and 30 assisted living units to the existing complement of beds. An 82.2 square metre on-site parkland dedication is proposed to expand the existing Belmont Parkette.

### **RECOMMENDATIONS**

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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 municipally known as 55 Belmont 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 draft Zoning By-law Amendment as may be required.
3. City Council approve that in accordance with Section 42 of the Planning Act prior to the issuance of the first above grade building permit, the owner shall convey to the City, an on-site parkland dedication, having a minimum size of 82.2 square metres, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.
4. City Council approve the acceptance of on-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.
5. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner

of the Above Base Park Improvements to the satisfaction of the General Manager, Parks, Forestry & Recreation (PFR). The development charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, PFR, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

## **FINANCIAL IMPACT**

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The Development Review 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.

## **THE SITE AND SURROUNDING LANDS**

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**Description:** The site is located on the south side of Belmont Street between Davenport Road and McMurrich Street, north of McAlpine Street. The 1.42 hectare parcel has a frontage of: 147.5 metres along Belmont Street; 106.1 metres along Davenport Road; 76.3 metres along McAlpine; and, a depth of 107.6 metres on McMurrich Street.

A triangular shaped City-owned parkette abuts the north west corner of the site, and a 5-storey commercial building (110 Davenport Road) is located at the southwest corner fronting both Davenport Road and McAlpine. A short, dead-end, public lane extends northward from McAlpine between 110 Davenport Road and Belmont House, and is utilized for logistics, loading and garbage collection.

**Existing Use:** The site is comprised of a 5-storey long term care home (west wing) and a 7-storey retirement building (east wing) connected by a single storey central building with a total gross floor area of 17,285 square metres.

## **THE APPLICATION**

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### **Description**

An 11-storey (43.5 metres including the mechanical penthouse) addition to the existing long-term care and retirement building, including 815 square metres of renovations to the existing main floor and basement. The addition will provide 17,458 square metres of new space to the existing Belmont House complex. The addition will connect to the existing 7-storey long-term care building and the single-storey central building.

The addition includes 168 long-term care beds and 30 retirement assisted living units and will supplement the 140 long-term care beds and 81 retirement units currently on-site, and will result a total of 308 long-term care beds and 111 retirement assisted living units at Belmont House.

## **Density**

The proposal has a density of 2.45 times the area of the lot.

## **Access, Parking and Loading**

Pedestrian access to the addition is primarily mid-block along the Belmont Street frontage. Vehicular access to the proposed addition will also be provided mid-block, as a one-way driveway from Belmont Street, directing vehicles eastward past a 'pick-up/drop-off' area before returning to Belmont Street near the Belmont at McMurrich intersection. The addition will also be accessed internally from any of the existing access available throughout the site.

The proposal includes a total of 10 new vehicular parking spaces located at the northeast portion of the site along the reconfigured Belmont Street access and includes 2 accessible spaces and 3 electric vehicle spaces. The 10 new parking spaces will complement the existing 46 spaces (including 2 accessible spaces) located around the site. The 10 new spaces will replace 6 existing formal spaces and a number of informal parking areas.

In addition to the 5 existing short-term bicycle parking spaces, 10 new spaces have been accommodated within the Davenport Road parking area as part of the proposal. Waste collection and loading logistics will remain unchanged from McAlpine Street.

## **Road Widening**

As part of this application, a road conveyance of 0.4 metres will be taken from the Davenport Road frontage to complete the full 27.0 metre right-of-way in accordance with the Official Plan.

## **Additional Information**

See the attachments 1, 2, 6, 7 and 8 of this report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views 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:

[www.toronto.ca/55BelmontSt](http://www.toronto.ca/55BelmontSt).

## **Reasons for Application**

The proposed addition is a permitted land use under the existing zoning provisions although this proposal requires amendments to the City-wide Zoning By-law 569-2013 to permit the height, density, setbacks, and other performance standards.

## **APPLICATION BACKGROUND**

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A pre-application consultation (PAC) meeting was held on March 21, 2024. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on September 9, 2024 and deemed complete on October 10, 2024, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre [www.toronto.ca/55BelmontSt](http://www.toronto.ca/55BelmontSt).

### **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 amendments, including associated conditions of approval.

## **POLICY & REGULATION CONSIDERATIONS**

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### **Provincial Land-Use Policies**

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans, including the Greenbelt Plan (2017), and others.

### **Official Plan**

The site is designated Apartment Neighbourhoods. See Attachment 3 of this Report for the Land Use Map.

### **Downtown Plan**

The site is located within the Downtown Secondary Plan. The Downtown Plan reinforces that policies applicable to lands designated Apartment Neighbourhoods continue to apply to this site.

### **Site and Area Specific Policy (SASP) 211**

SASP 211 recognizes that the Bloor-Yorkville/North Midtown area comprises a broad mix of districts with differing intensities, scales and heights in a diversity of building forms. The tallest buildings in the Bloor-Yorkville/North Midtown Area will be located in the Height Peak in the vicinity of the intersection of Yonge and Bloor Streets. Buildings will step down from the Yonge and Bloor Street intersection in descending ridges of height along Yonge Street, Bloor Street and along portions of Avenue Road, Bay and Church Streets called Height Ridges. The subject site is located north of the Bay Street Height Ridge and a Low-Rise Area to the north.

## **Zoning**

The subject site is zoned R(d2.0)(x686) under Zoning By-law 569-2013. The R(d2.0)(x686) zoning category permits the use of a nursing home, retirement home or a combination of these two uses within the site. The maximum permitted height is 18 metres and the maximum permitted density is two times the area of the lot. 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:

- Mid-Rise Building Performance Standards
- Toronto Accessibility Design Guidelines

## **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. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

## **PUBLIC ENGAGEMENT**

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### **Community Consultation**

On December 4th, 2024, a virtual Community Consultation Meeting was hosted by City staff. Notice was provided on the public notice sign and on the City Planning consultations website, and in the Councillor's monthly newsletter. Approximately 52 people attended the meeting. In addition to the formal community meeting, staff met with two of the local residents associations, the ABCRA and Greater Yorkville Residents Association (GYRA), and received feedback through phone calls from residents.

Residents noted general support of Belmont House and spoke highly of the long-term care residence, despite the neighbourhood concerns about the location, scale, and shadow impacts of the proposed 11-storey addition.

At the community meeting the applicant's planner and architect discussed the urgent need for more long-term care beds in the city and provided a summary of the daily operations for the existing long-term care population including meals and laundry requirements. The rationale for the location of the proposed addition was explained, while highlighting a series of site and operational constraints that were considered within the design. Noted design constraints within the subject site included:

- maintaining the emergency access at Davenport Road;

- ensuring both the east and west wing programs remain operational during construction; and,
- ensuring the continued operation of the dining areas, kitchen, basement laundry services, and loading / waste during construction.

In response to residents suggesting the proposed addition should be relocated at the southwest portion of the site, within the existing Davenport parking area, the architect noted that the area would not yield sufficient space to justify the project. Residents were advised that both the capital cost and operations would not be approved by the Ministry of Long-Term Care.

The applicant's team also responded to resident's request to re-orient the addition in a north-south orientation over the central single-storey main dining room. In addition to feasibility concerns and significant cost implications due to long structural spans, the architect cited the requirement for a continued dining hall and kitchen operation and the constraint of maintaining the existing underground service tunnel located parallel to the main dining room.

Residents voiced concern over the loss of the existing soft landscaping and impacts to the various mature trees. The landscaping plan was then discussed which includes 22 new trees to be planted on the site to replace the 8 trees to be removed.

Several staff and families of the residents who reside at Belmont House offered their support for the project.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have an opportunity to hear 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**

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The application proposes an 11-storey addition to an existing long-term care and assisted retirement living building. Development Review Staff are supportive of the proposed addition and find that the proposal is in keeping with the planned context.

### **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 PPS (2024). Staff find the proposal consistent with the PPS (2024).

## **Land Use**

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. The proposed use is acceptable and conforms to the applicable policies of the Official Plan and Downtown Plan. The proposal would result in approximately 200 new beds for a growing senior population within the city.

## **Built Form**

The proposed 11-storey long-term care and assisted retirement living addition conforms with the applicable policies in the Official Plan and the Downtown Plan with respect to built form and massing. Furthermore, the proposal is in keeping with SASP - Site and Area Specific Policy 211.

Within the context of the Belmont House complex, the 11-storey addition frames the Belmont Street frontage, similar to the existing 5-storey long-term care building by situating the addition parallel to the street line with a prominent entrance facing the street. The majority of the massing is located between the existing 5-storey and 7-storey built form with a significant portion of the gross floor area internalized within the centre of the parcel in an 'L' shaped form. The addition maintains appropriate separation distances of approximately 11.0 metres between the proposed and existing dwelling window locations within the proposed centre courtyard.

The addition is setback 14.8 metres from curb to building face on Belmont Street, which exceeds the guideline minimum of 4.8 to 6.0 metres. The Belmont Street right-of-way provides an additional 15.0-metre separation distance to the existing low-rise Neighbourhood to the north.

In the context of the surrounding neighbourhood, the addition is consistent with similar buildings in height, massing and scale along McMurrich Street to the east and represents a reduction in height from recent approvals along Davenport Road, as buildings transition to lower heights from the peaks and ridges closer to Yonge/Bloor.

The proposed 11-storey height continues the stepping down of height from the Bay Street Height Ridge and the Height Peak at the Yonge-Bloor intersection, down to the low-rise neighbourhood to the north.

During the Community Consultation Meeting, a number of the design considerations and constraints were discussed, as was the rationale for the chosen location for the proposed addition.

In the opinion of Staff, the height and massing are appropriate for the site, particularly in conjunction with the building setback to Belmont Street.

## **Public Realm and Streetscape**

Staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan and the Downtown Plan.

Various guidelines would require a minimum setback of 6.0 metres from the curb to the building face whereas, the proposed addition will be set back approximately 14.8 metres from the south curb line on Belmont Street, framing the edges of the public realm while preserving the existing context of soft landscaping along Belmont Street and providing opportunity for seating and additional trees. The pedestrian clearway will be improved with a 2.1-metre wide sidewalk along the entire Belmont Street frontage. Landscaped areas fronting the existing buildings flanking the addition will receive new tree plantings to supplement the existing mature trees along the property line, with additional tree installations anticipated along the Davenport Road frontage.

The proposal provides direct views from the café / lounge and the auditorium into the Belmont Street public realm, allowing for greater safety, connectivity and animation to the outdoor spaces.

### **Shadow Impact**

The shadow impacts resulting from the proposed addition are acceptable. The shadow study illustrates the shadows cast from the proposed addition during both the spring and fall equinox (March 21 and September 21 respectively).

In both instances, shadows cast from the addition predominantly occur in the morning hours and are generally limited to the houses abutting the north side of Belmont Street, approximately 10-12 dwellings, at any one time. The shadows move across the frontages until after 2pm, wherein the shadow impact of the addition on the dwellings north of the site no longer exists. The addition adequately limits the shadow impact on neighbourhoods and does not extend any shadow to nearby Ramsden Park, a sun protected park within the Downtown Secondary Plan.

### **Wind Impact**

A Pedestrian Level Wind Study displaying the proposed addition was submitted in support of this application. The study indicates that wind speeds throughout the year on and around the existing site, are considered comfortable for the intended pedestrian use at all areas assessed and meet the pedestrian safety criteria.

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

### **Road Widening**

To satisfy the Official Plan requirement of a 27-metre right-of-way for this segment of Davenport Road, a 0.4-metre road widening dedication along the Davenport Road frontage is required and is proposed to be conveyed to the City.

### **Traffic Impact**

Transportation Services staff have reviewed the Transportation Impact Study and accepted its conclusions.

During the Community Consultation Meeting, residents noted several traffic related matters, particularly citing recent road construction on Davenport Road and the removal of the southbound left turn prohibition from Davenport Road to Belmont as a compounding factor negatively affecting the neighbourhood circulation.

In support of this application a Transportation Impact Study was submitted to assess the traffic impacts, reconfigured Belmont Street access, the surrounding site circulation, parking and loading arrangements for this development. The study concluded that all intersections are expected to operate at acceptable levels of service, therefore no improvements are required to accommodate the development proposal. Given the anticipated low volume of traffic to be generated from the proposed addition, the study notes that the proposal will have negligible impacts on the surrounding transportation network.

Staff liaised with the applicant to consider an alternative exit to McMurich Street within the preliminary pre-consultation stages of the project, however, doing so would require the removal of several mature trees and the loss of a Toronto Parking Authority space.

### **Access, Vehicular and Bicycle Parking and Loading**

The addition will continue to be accessed by the existing main entry from the Belmont Street frontage and share existing access points to the balance of the complex. Vehicular access within the site will generally remain the same, save and except for the revisions to the Belmont Street entrance, wherein the proposed driveway features a single-direction 'U' shape route that returns to Belmont Street, instead of the current 'P' loop arrangement. Parking in this location will be feature two accessible spaces and three electric vehicle stalls.

New short-term publicly available bicycle parking spaces will be available at the Davenport Road west entry to Belmont House. The 10 bicycle spaces will complement the existing 5 spaces located on the east side of the site.

Loading activities will continue to utilize the existing Type B (logistics and deliveries) and Type G spaces (waste collection) accessed from the McAlpine Street frontage at the south side of the site.

### **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 net residential units to a cap of 10% percent of the development site as the site is less than five hectares, with the non-residential uses subject to a 2% parkland dedication. The total parkland dedication requirement is 82.2 square metres.

The owner is required to satisfy the parkland dedication requirement through an on-site dedication. The park is to be located directly adjacent to the existing Belmont Parkette, at the northwest corner of the subject property and comply with Policy 3.2.3.8 of the Official Plan.

This report seeks direction from City Council on authorizing a credit of the Parks and Recreation component of the Development Charges in exchange for Above Base Park Improvement to be provided by the owner upon agreement with the City. The development charge credit shall be in an amount that is the lesser of the cost to the owner of installing the Above Base Park Improvements, as approved by the General Manager, PFR, and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time. The owner will be required to enter into an agreement with the City to provide for the design and construction of the improvements and will be required to provide financial security to ensure completion of the works.

### **Tree Preservation**

The Arborist Report and Tree Protection Plan indicates that the development proposes to remove a total of 20 trees on and within six metres of the subject property. Of these trees, 11 are regulated under Toronto Municipal Code, Chapter 813, 8 are privately owned, and 3 trees growing on the City road allowance are in poor condition. The report also proposes injuries to four regulated trees.

The applicant is to submit a tree planting deposit to ensure the planting and survival of 6 new City trees. In addition, Staff require the planting of 22 new trees to replace the 8 private trees proposed for removal.

### **Toronto Green Standard**

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

## **CONTACT**

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Carl Geiger, Senior Planner, Community Planning, Tel. No. 416-392-7544, E-mail: carl.geiger@toronto.ca

## **SIGNATURE**

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Oren Tamir  
Director, Community Planning  
Toronto and East York District

## **ATTACHMENTS**

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### **City of Toronto Information/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 Zoning By-law Amendment

### **Applicant Submitted Drawings**

Attachment 6: Site Plan

Attachment 7: Elevations and/or Ground Floor Plan

Attachment 8: 3D Massing Model

## Attachment 1: Application Data Sheet

**Municipal Address:** 55 Belmont Street **Date** October 17, 2024  
**Received:**  
**Application Number:** 24 208560 STE 11 OZ  
**Application Type:** Zoning By-law Amendment  
**Project Description:** 11-storey addition

<b>Applicant</b>	<b>Architect</b>	<b>Owner</b>
Ray Lister	Montgomery Sisam	Toronto Aged Men's and Women's Homes (Belmont House)

### EXISTING PLANNING CONTROLS

<b>Official Plan</b>	Apartment Neighbourhoods	<b>Site Specific</b>
<b>Designation:</b> N/A		<b>Provision:</b>
<b>Zoning:</b> R (d2.0)(.686)		<b>Heritage Designation:</b> N
<b>Height Limit (m):</b> 18		<b>Site Plan Control Area:</b> Y

### PROJECT INFORMATION

<b>Site Area (sq m):</b> 14,245	<b>Frontage (m):</b> 147.5	<b>Depth (m):</b> 107.6
<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>
<b>Ground Floor Area (sq m):</b> N/A	0	17,458
<b>Residential GFA (sq m):</b> 0	0	68,786.4
<b>Non-Residential GFA (sq m):</b> N/A	N/A	24,310.2
<b>Total GFA (sq m):</b> N/A	0	17,458
<b>Height - Storeys:</b> 11	0	11
<b>Height - Metres:</b> 38.5		38.5

**Lot Coverage Ratio (%):** 41.0 **Floor Space Index:** 2.45

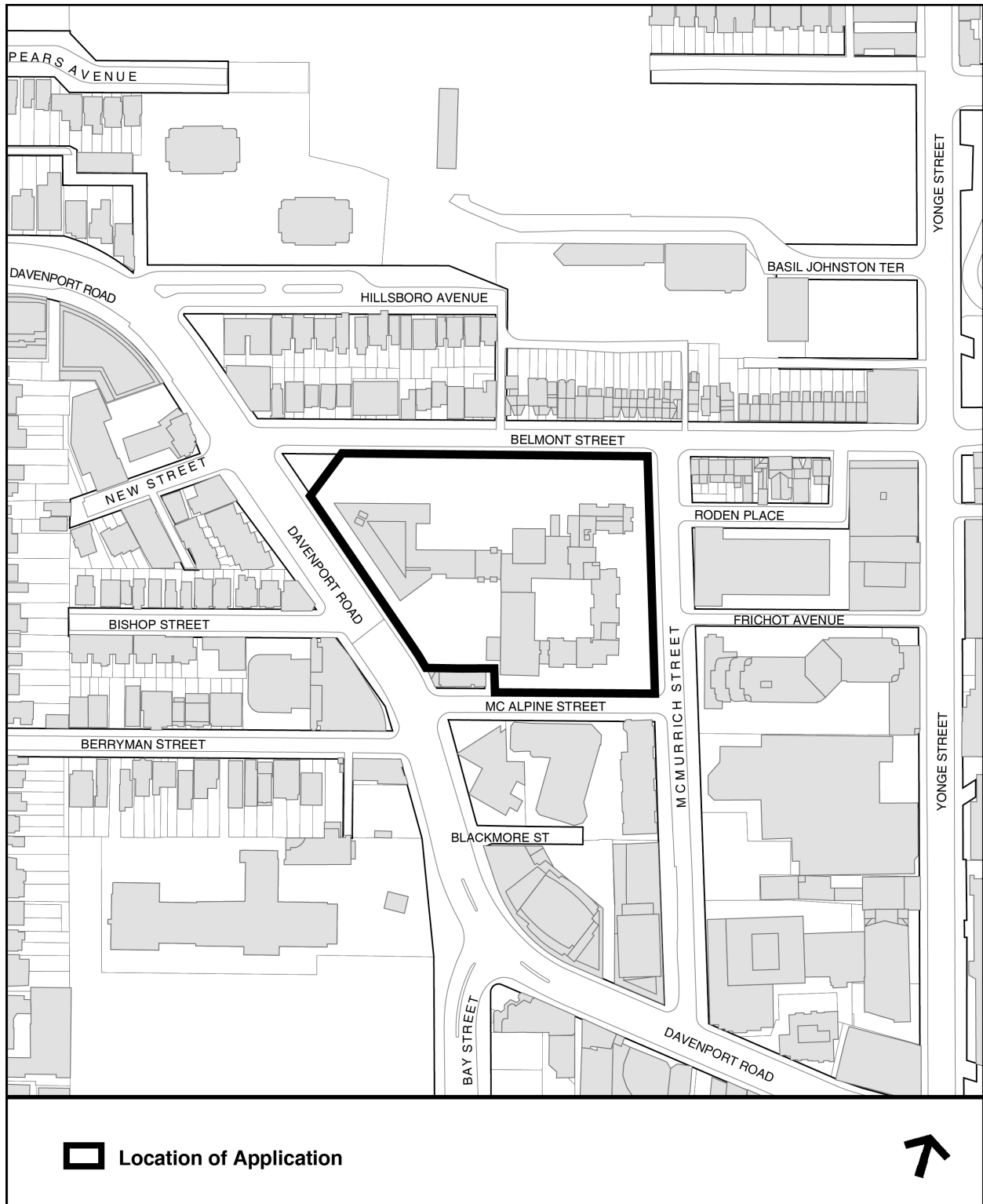
<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
<b>Residential GFA:</b>	32,765	1,978

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
<b>LTC:</b>	140	0	168	308
<b>Assisted Living:</b>	81	0	30	111
<b>Total Units:</b>		<b>0</b>	<b>198</b>	<b>419</b>

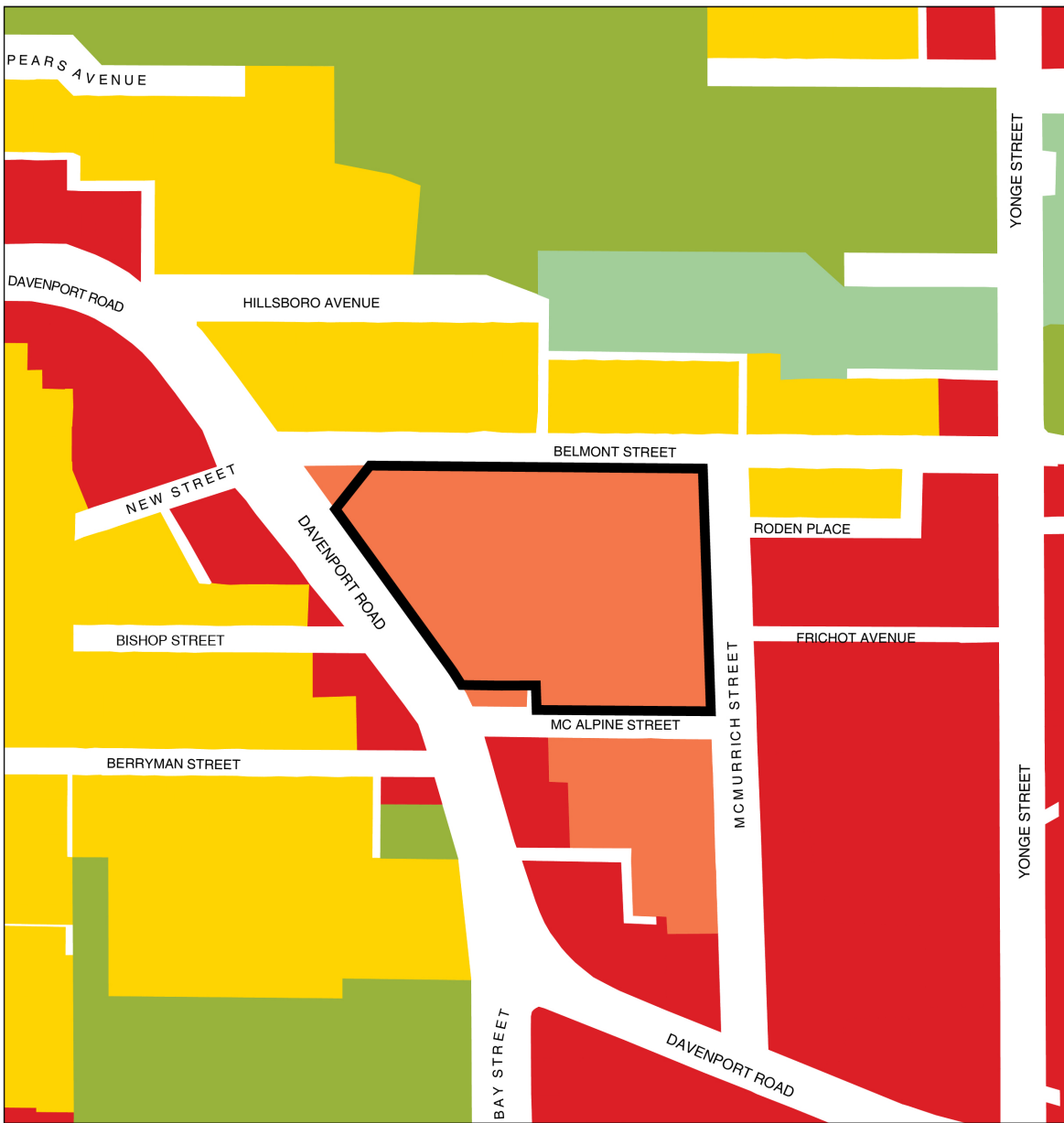
### Total Residential Units by Size

<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
<b>Retained:</b>	0	0	0	0
<b>Proposed:</b>	0	0	0	0
<b>Total Units:</b>	<b>0</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

## Attachment 2: Location Map



## Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

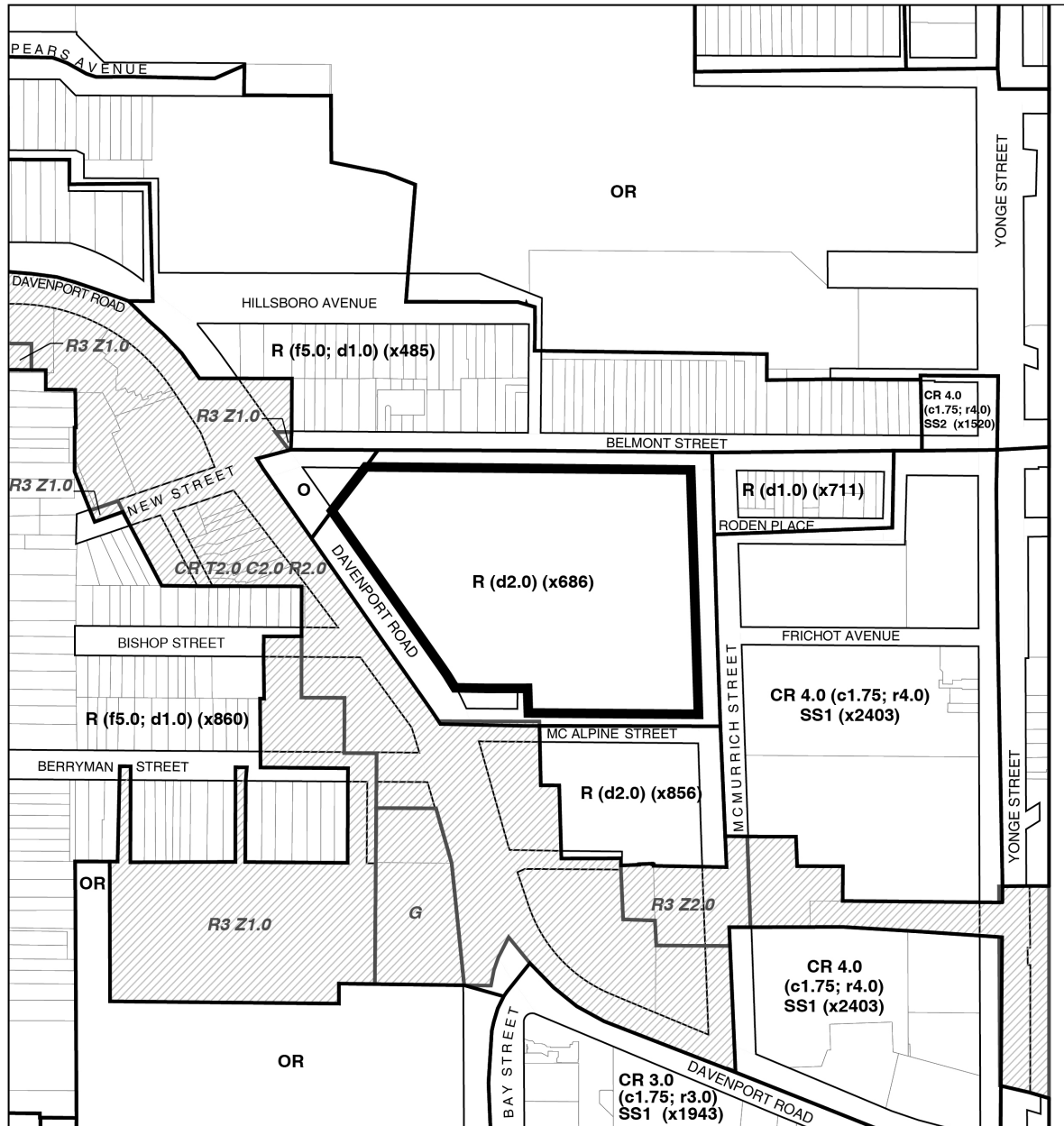
55 Belmont Street

File # 24 208560 STE 11 02



↑  
Not to Scale  
Extracted: 10/21/2024

# Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

55 Belmont Street

File # 24 208560 STE 11 0Z

**Location of Application**

R Residential  
CR Commercial Residential  
O Open Space  
ON Open Space Natural  
OR Open Space Recreation  
UT Utility and Transportation

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

R3 Residential District  
CR Mixed-Use District  
G Parks District

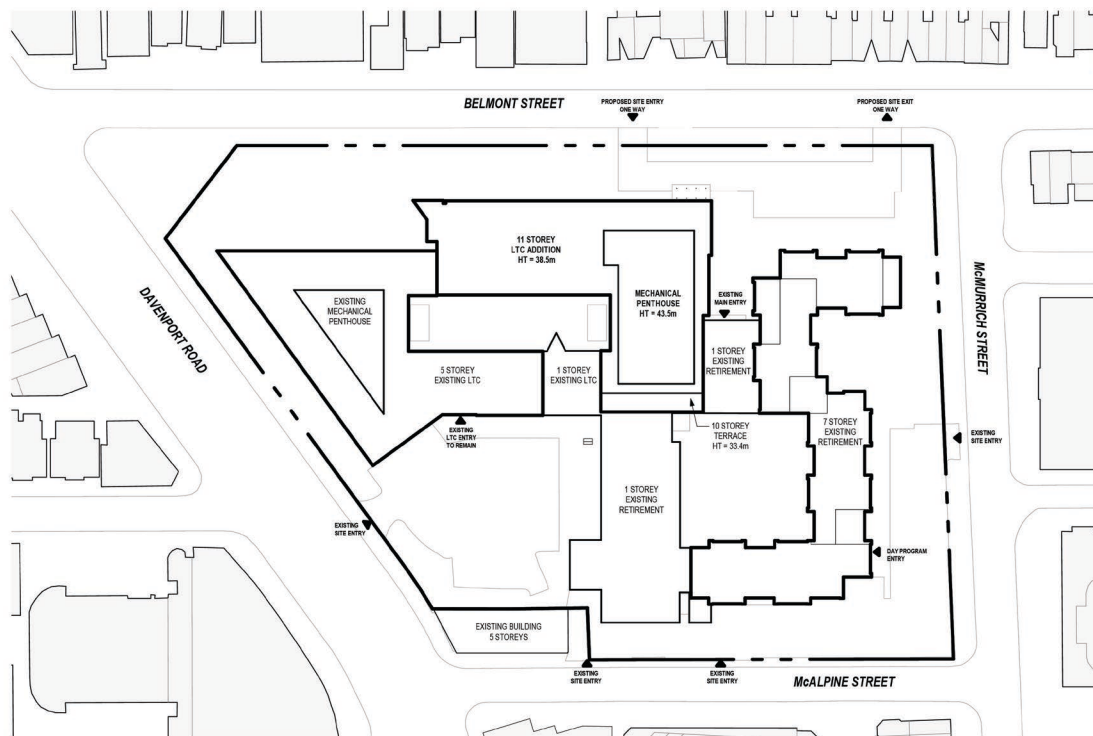


Not to Scale  
Extracted: 10/23/2024

## Attachment 5: Draft Zoning By-law Amendment

The Draft By-law Amendment will be made available on or before the January 14, 2025, Toronto and East York Community Council meeting.

## Attachment 6: Site Plan



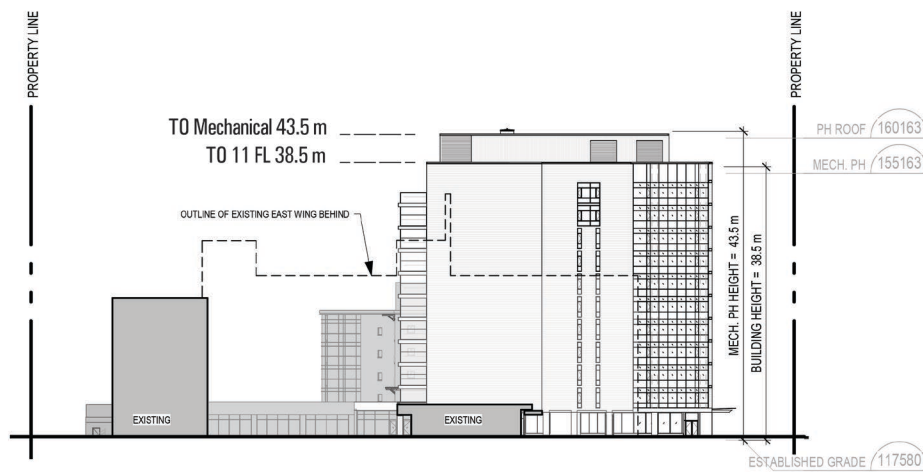
Site Plan



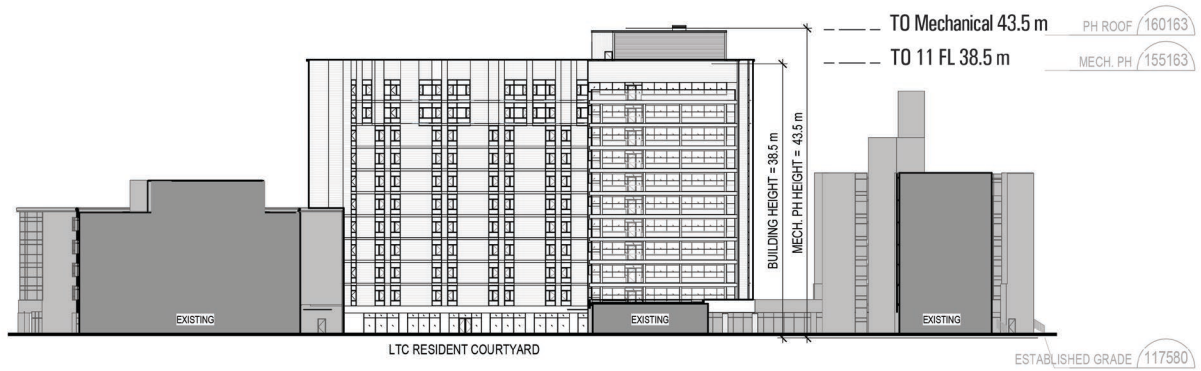
## Attachment 7: Elevations



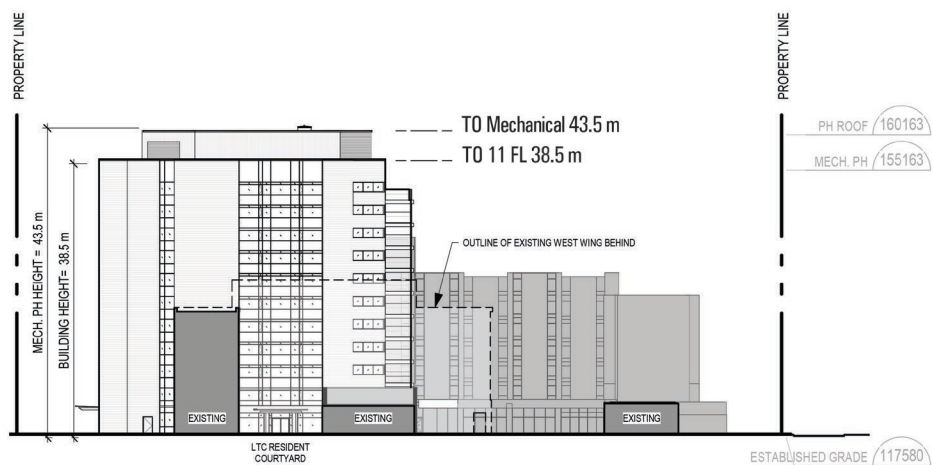
North Elevation



East Elevation



South Elevation



West Elevation

## Attachment 8: 3D Massing Model

