

**Honest Ed’s and Mirvish Village
571 to 597 Bloor Street West, 738 to 782 Bathurst Street,
26 to 38 Lennox Street, 581 to 603 and 588 to 612
Markham Street - Official Plan Amendment, Zoning By-
law Amendment Applications - Final Report**

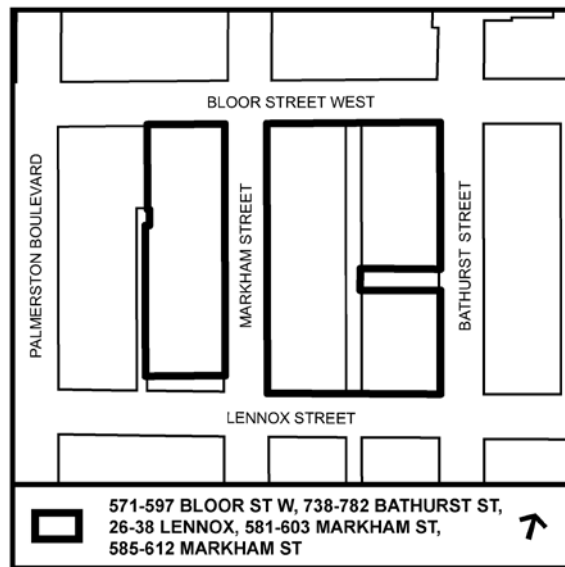
Date:	March 17, 2017
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	15 188751 STE 19 OZ (East Block) 15 188805 STE 19 OZ (West Block)

SUMMARY

On July 10, 2015, the City Planning Division received applications to amend the Official Plan and Zoning By-laws to redevelop a number of properties bordered by Bloor Street West, Bathurst Street, Lennox Street, and Markham Street, as well as a number of properties on the west side of Markham Street, known locally as the site of Honest Ed’s and Mirvish Village.

The proposed development includes a number of base buildings and tall buildings, ranging in height from 26 storeys on Bathurst Street, and stepping down toward the south, north, and west. The proposal comprises a total of 806 rental residential units, which are expected to include a percentage of affordable homes, 15,253 square metres of new non-residential space, a new day nursery, a 4-level underground parking garage, a new publicly accessible market, a new public park, and public realm improvements on Markham Street.

A total of 24 of the 27 listed heritage buildings on the site are being retained and incorporated



into the development. A report is proceeding concurrently to Toronto Preservation Board regarding these properties.

On December 13, 2016, City Council enacted OPA 349, which provides a planning framework for development for lands at the intersection of Bloor Street West and Bathurst Street including the subject site. OPA 349 is currently under appeal, however the proposed development conforms to the policies of OPA 349. The proposal does not conform to the in-force Official Plan policies as the proposal introduces towers into an area where they are not representative of the existing or planned context. An Official Plan Amendment is proposed

This report reviews and recommends approval of the applications to amend Zoning By-laws 438-86 and 569-2013 and the Official Plan.

A supplementary report that contains Draft Zoning By-law amendments as well as additional information regarding the proposed provision of affordable rental housing and community and cultural space within the development will be provided in advance of the April 4, 2017 Toronto and East York Community Council meeting.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan for the lands at 571 to 597 Bloor Street West, 738 to 782 Bathurst Street, 26 to 38 Lennox Street, 581 to 603 and 588 to 612 Markham Street, substantially in accordance with the draft Official Plan Amendment No. 378, attached as Attachment No. 6 to the report (March 17, 2017) from the Director, Community Planning, Toronto and East York District;
2. City Council amend Zoning By-law 438-86, as amended, for the lands at 571 to 597 Bloor Street West, 738 to 782 Bathurst Street, 26 to 38 Lennox Street, 581 to 603 and 588 to 612 Markham Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to the report (March 17, 2017) from the Director, Community Planning, Toronto and East York District;
3. City Council amend Zoning By-law 569-2013, as amended, for the lands at 571 to 597 Bloor Street West, 738 to 782 Bathurst Street, 26 to 38 Lennox Street, 581 to 603 and 588 to 612 Markham Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to the report (March 17, 2017) from the Director, Community Planning, Toronto and East York District;
4. 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 Amendments as may be required;
5. Before introducing the necessary bills contemplated in recommendations 1, 2 and 3 to City Council for enactment, City Council require the owner(s) to:

- i. Enter into Heritage Easement Agreements with the City for the properties at 738, 740, 742, 744 Bathurst Street, 585 Bloor Street West and 581, 583, 585, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 600, 602, 610 Markham Street, all to the satisfaction of the Senior Manager, Heritage Preservation Services and the City Solicitor, and in accordance with the recommendations of the Staff report to the Toronto Preservation Board and Toronto, (March 7, 2017) from the Senior Manager Heritage Preservation Services, City Planning Division, with such agreement to be registered on title to the subject properties prior to the earlier of the coming into force of the Zoning By-law and Official Plan Amendments giving rise to the proposed alterations, or the issuance of any permit for all or any part of the properties, including a heritage permit or a building permit, but excluding permits for such repairs and maintenance and usual and minor works for the existing heritage buildings as are acceptable to the Senior Manager, Heritage Preservation Services; and
 - ii. Provide a Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for the properties at 738, 740, 742, 744 Bathurst Street, 585 Bloor Street West and 581, 583, 585, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 600, 602, 610 Markham Street, all to the satisfaction of the Senior Manager, Heritage Preservation Services, in accordance with the recommendations of the Staff report to Toronto Preservation Board (March 7, 2017) from the Senior Manager Heritage Preservation Services, City Planning Division.
6. Before introducing the necessary bills contemplated in recommendations 1, 2 and 3 to City Council for enactment, City Council require the owner(s) to enter into an Agreement(s) pursuant to Section 37 of the Planning Act satisfactory to the City Solicitor, together with satisfactory provisions in the amending By-laws, to secure the following, at the owner's expense, in connection with 571 to 597 Bloor Street West, 738 to 782 Bathurst Street, 26 to 38 Lennox Street, 581 to 603 and 588 to 612 Markham Street, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor, with such agreement to be registered to the satisfaction of the City Solicitor prior to the earlier of the bills coming into force, or the issuance of any permit for all or any part of the properties, including a heritage permit or a building permit, but excluding permits for such repairs and maintenance and usual and minor works for the existing heritage buildings as are acceptable to the Senior Manager, Heritage Preservation Services:
- i. Prior to issuance of the first above-grade building permit, the owner shall enter into a Contribution Agreement to design, construct, and contribute to affordable rental housing dwelling units, at a minimum value of \$4,000,000.00, within the approved development at 571 to 597 Bloor Street West, 738 to 782 Bathurst Street, 26 to 38 Lennox Street, and 581 to 603, substantially in accordance with the as set out in the

Affordable Housing Plan attached as Attachment 9, with any further amendments as deemed appropriate by the Director, Affordable Housing Office, the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, in consultation with the Ward Councillor, and shall provide such affordable rental housing dwelling units in accordance with such agreement(s) to be entered into with the City, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor;

- ii. Prior to the issuance of the first above-grade permit, the Owner will make efforts to secure additional funding and/or beneficial financing arrangements in support of the provision of additional Affordable Housing through Federal (CMHC or otherwise), provincial, and/or municipal funding programs (such as “Open Door” or other) so as to increase the provision of Affordable Rental Housing on-site to a target of 20% of total dwelling units;
- iii. At the sole discretion of the City, the owner will provide either an equivalent financial contribution or will design, construct, equip and finish, a non-profit community and/or cultural space to be leased to the City, at no cost to the City, within the approved development, with direct access to a public right-of-way, at a minimum value of \$1,000,000.00 as determined by an independent appraiser, substantially in accordance with the Draft Term Sheet attached as Attachment 10, and any further amendments as deemed appropriate by the Director, Real Estate Services, the Chief Planner and Executive Director, City Planning Division, in consultation with the City Solicitor and the Ward Councillor;
- iv. The owner shall agree to provide the following, to the satisfaction of the General Manager, Transportation Services, Executive Director, Engineering and Construction Services, the Director, Real Estate Services, the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, in consultation with the Ward Councillor:
 - a. Prior to any Site Plan Approval, the owner shall submit a plan detailing improvements to the public realm to be implemented in support of the development, which will include, but not be limited to, details regarding hard and soft landscaping, paving and curbing details, sidewalk treatment, outdoor seating, and cycling facilities, and TTC bus/streetcar shelters, located on both public and private lands;
 - b. The plan required in Recommendation 6(iv)(a), above, will include a streetscape improvement plan for Markham Street between Lennox Street and Bloor Street West. The streetscape improvement plan shall be to the satisfaction of Chief Planner and Executive Director, City Planning and will include improvements to an enhanced standard beyond the City’s typical streetscape design guidelines in the immediate vicinity of the site, in the area identified as Markham Street, between Lennox Street and Bloor Street West;

- c. The owner will construct the approved streetscape improvements required in Recommendation 6(iv)(a) and (b), above by no later than 2 years following the first residential or commercial occupancy;
 - d. The owner will maintain all improvements located on private property and those required in Recommendation 6(iv)(b)above;
 - e. Prior to the issuance of the first above grade building permit, the owner shall provide an indexed letter of credit in the amount of the cost of all works required in Recommendation 6(iv)(a)above; and
 - f. Prior to the issuance of the first above grade building permit, the owner shall provide an indexed letter of credit to the City in the amount of Prior to the issuance of the first above grade building permit, the owner shall provide a letter of credit to the City in the amount of \$500,000.00, as security for the completion of the approved enhanced streetscape improvements required in Recommendation 6(iv)(b), above.
- v. Prior to the issuance of Final Site Plan approval, the owner will convey to the City for nominal consideration, Publicly-Accessible Privately Owned Space (POPS) easements over the proposed re-designed and privately-owned Honest Ed's Alley, and over the proposed privately-owned east-west public access route, to provide public access for use by the general public, which easements shall include provisions for rights of support if necessary, and insurance and indemnification of the City by the owner, to the satisfaction of Director, Real Estate Services, the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, in consultation with the Ward Councillor. The public access easements are to be conveyed to the City free and clear of all physical and title encumbrances unless otherwise agreed to by City Planning and the City Solicitor. The owner shall own, operate, maintain and repair the POPS. The owner shall install and maintain a centralized sign, at its own expense, stating that members of the public shall be entitled to use the POPS at any time, 365 days a year;
 - vi. The owner will provide public art at the site to a minimum value of at least \$500,000.00 to be secured by way of an indexed letter of credit in the amount of \$500,000.00 provided by the owner to the City prior to the issuance of the first above grade building permit. Prior to the issuance of the first above-grade building permit, the owner will submit a plan detailing the design and construction of any public art installations on the site, to the satisfaction of the Chief Planner and Executive Director, City Planning Division in consultation with the Ward Councillor;
 - vii. Prior to issuance of the first above grade building permit, the owner shall submit a Wind Study, satisfactory to the Chief Planner and Executive Director, City Planning, including wind tunnel analysis, which identifies recommendations for the

pedestrian realm and the outdoor areas of the podiums to mitigate wind impacts year-round, and the owner shall implement and maintain in support of the development all recommended mitigation measures to the satisfaction of the Chief Planner and Executive Director, City Planning;

- viii. Prior to the issuance of the first above-grade building permit, and in support of the development, the owner shall at its expense design and construct, at no cost to the City improvements to the Lennox Street and Bathurst Street intersection intended to facilitate left turn movements, to the satisfaction of the General Manager of Transportation Services;
- ix. Prior to any residential uses on the site, the owner will design, construct, provide and thereafter maintain a below-grade pedestrian connection beneath Markham Street at its sole expense, and will be responsible for any and all costs related to the relocation of any underground utilities to facilitate the connection, and will provide the City with an indemnity, satisfactory insurance, a security in the form of indexed letters of credit related to the construction and ongoing maintenance of the connection, all to the satisfaction of the General Manager, of Transportation Services;
- x. Prior to the issuance of the first above-grade building permit, the owner will enter into an agreement with the City to secure, at the sole cost of the owner, the design and construction of the below-grade pedestrian connection identified in Recommendation 6(ix), above, all to the satisfaction of the General Manager of Transportation Services;
- xi. Prior to the issuance of the first above-grade building permit, the owner shall design and construct, at no cost to the City, any required improvements to municipal infrastructure identified in the Functional Servicing and Stormwater Management Report, prepared by Cole Engineering, signed and sealed December 19, 2016, to the satisfaction of the Executive Director of Engineering and Construction Services and the General Manager of Transportation Services;
- xii. Prior to the issuance of the first above-grade permit, the owner will submit plans detailing the proposed Neighbourhood Energy Facility, including details regarding the size and location of the facility as well as the anticipated reductions in emissions and power consumption resulting from the facility, to the satisfaction of the Chief Planner and Executive Director, City Planning Division and other necessary civic officials, in consultation with the Ward Councillor;
- xiii. Prior to the commencement of any excavation and shoring work, the owner will submit a Construction Management Plan, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, the General Manager of Transportation Services, and the Chief Building Official, in consultation with the Ward Councillor, and thereafter shall implement the plan during the course of construction. The Construction Management Plan will include the size and location

of construction staging areas, information on concrete pouring, lighting details, construction vehicle parking and queuing locations, refuse storage, site security, site supervisor contact information, a communication strategy with the surrounding community, and any other matters requested by the Chief Planner and Executive Director, City Planning, the General Manager of Transportation Services, in consultation with the Ward Councillor;

- xiv. Prior to the earlier of the issuance of the final building permit for any building on the site, and any residential use of the site within a building erected on the site after the date of this by-law:
- a. in accordance with Section 42 of the Planning Act, the owner shall convey to the City, an on-site parkland dedication, having a minimum size of 1,150 square metres with a minimum of 22.0 metres of frontage on Markham Street, situated on the west side of Markham Street, south of Bloor Street, as shown generally on the Site Plan, dated May 21, 2015, revised December 19, 2016 drawing number A0.05, prepared by Henriquez Partners Architects, in accordance with the following and all to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor;
 - b. Prior to conveyance of the lands to the City, the owner shall be responsible for an environmental assessment of the land and any associated costs or remediation works required as a result of that assessment. Such assessment or remediation shall ensure that the parkland will meet all applicable laws, regulations and guidelines respecting the site to be used for public park purposes, including City Council policies respecting soil remediation of sites. A qualified environmental consultant acceptable to the Executive Director of Engineering and Construction Services shall prepare the environmental assessment. Prior to transferring the parkland to the City, the environmental assessment shall be peer reviewed by an environmental consultant retained by the City at the owner's expense (the "Peer Reviewer"), and the transfer of the parkland shall be conditional upon the Peer Reviewer concurring within the owner's environmental consultant that the parkland meets all applicable laws, regulations and guidelines for public park purposes; and,
 - c. The owner's environmental consultant shall file a Record of Site Condition (RSC) on the Ontario's Environmental Site Registry and submit to the General Manager of Parks, Forestry and Recreation the Ministry of the Environment and Climate Change (MOECC) Letter of Acknowledgement of Filing of the Record of Site Condition (RSC) confirming that the RSC has been prepared and filed in accordance with O. Reg. 153/04 and that the MOECC will not audit the RSC at this time or that the RSC has passed an MOECC audit.

- xv. The owner acknowledges that the remaining Section 42 parkland dedication requirement not fulfilled through the required on-site land conveyance, as set out under Recommendation 6(xiv), above, shall be satisfied through a cash-in-lieu of parkland payment, to the satisfaction of the General Manager of Parks, Forestry and Recreation. The amount of cash-in-lieu to be paid will be determined at the time of issuance of the first above grade building permit and provided to the City as follows:
 - a. The owner shall provide the first 5% of the cash-in-lieu funds to the City in the form of a certified cheque, and
 - b. The owner shall provide the remainder the cash-in-lieu funds in the form of an indexed letter of credit. These remaining monies will be directed towards the Above Base Park Improvements of the on-site parkland dedication. The Owner shall construct the Above Base Park Improvements to the amount of the indexed Letter of Credit, or such lesser amount determined by the General Manager of Parks, Forestry and Recreation, with any unused amount directed to park improvements in Wards 19 and 20, all to the satisfaction of the General Manager of Parks, Forestry and Recreation;
- xvi. The owner will provide and maintain a minimum of 10% of the total number of residential units as three-bedroom units, 20% of the total number of residential units as two-bedroom units, and a minimum of 35% of the total number of dwelling units, shall be two and three bedroom units, to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
- xvii. The owner agrees that no dwelling units within the development shall form part of an application for Condominium Registration for a minimum of twenty-five (25) years from the date upon which the first new purpose-built rental dwelling unit is occupied;
- xviii. Prior to Final Site Plan approval for the site or any portion of the site:
 - a. the owner shall provide Final Site Plan drawings, including drawings related to and implementing the approved Conservation Plan, all to the satisfaction of the Manager, Heritage Preservation Services;
 - b. the related site specific Official Plan and Zoning By-law amendments giving rise to the proposed heritage alterations shall be in full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning in consultation with the Manager, Heritage Preservation Services;
 - c. The owner shall provide a Lighting Plan that describes how the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services

and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services;

- d. The owner shall provide a detailed landscape plan for the subject properties, satisfactory to the Senior Manager, Heritage Preservation Services; and
 - e. the owner shall have obtained City Council approval for the alterations pursuant to the Ontario Heritage Act;
- xix. Prior to the issuance of any permit for all or any part of the site, including a heritage permit or a building permit, but excluding permits for (i) repairs and maintenance and usual and minor works for the existing heritage buildings, and (ii) such interior alterations that do not affect the exterior buildings features, as are acceptable to the Senior Manager, Heritage Preservation Services:
- a. the related Zoning By-law and Official Plan amendments giving rise to the proposed alterations (the Alterations) to the site shall be in full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning in consultation with the Senior Manager, Heritage Preservation Services;
 - b. the owners shall have registered the agreements required in Recommendation 5(i) and 6, above being the Heritage Easement Agreements, and the Section 37 Agreements for the site, all to the satisfaction of the City Solicitor;
 - c. the owner shall have obtained Final Site Plan Approval for the Alterations permitted by City Council for the site, issued by the Chief Planner and Executive Director, City Planning, and with content acceptable to the Manager, Heritage Preservation Services;
 - d. the owner shall provide full building permit drawings, which implements the approved Conservation Plan and including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant, all to the satisfaction of the Manager, Heritage Preservation Services;
 - e. the owner shall provide an Interpretation Plan(s) for the site, to the satisfaction of the Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of such Manager;
 - f. the owner shall provide an Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Manager, Heritage Preservation Services to secure all work included in the

approved Conservation Plan, the approved Lighting Plan and the approved Interpretation Plan;

- g. the owner shall provide full documentation of the existing buildings at 599-601 Markham Street and 760 Bathurst Street, including two (2) printed sets of archival quality 8” x 10” colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Preservation Services; and
 - h. The owner shall provide indexed letter(s) of credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan and Interpretation Plan required in accordance with Recommendations 5(ii) and 6(xix)(c), above;
- xx. Prior to the release of the Letter of Credit required in Recommendation 6(xix)(f), above the owner shall:
- a. provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the conservation work and the interpretive work have been completed in accordance with the approved Conservation Plan and the approved Interpretation Plan, and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services; and
 - b. provide replacement Heritage Easement Agreement photographs for the site to the satisfaction of the Senior Manager, Heritage Preservation Services;
- xxi. Notwithstanding the requirements of Recommendation 5 above, prior to the issuance of any heritage permit or building permit for:
- a. the removal of rear additions to the properties at 581, 583, 585, 591, 593, 595, 597, 588, 590, 592, 594, 600 and 602 Markham Street, and (ii) the demolition of the buildings on the properties at 599 and 601 Markham Street and 760 Bathurst Street:
 - I. The owner shall have registered the heritage easement agreements required in accordance with Recommendation 5(i) and the section 37 agreement required in accordance with Recommendation 6, on title to the subject properties; and
 - II. The related Official Plan Amendment and Zoning By-law Amendment giving rise to the proposed alterations shall be in full force and effect in a form and with content acceptable to the City Council, as

determined by the Chief Planner and Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services;

- III. Notice of Approval Conditions for site plan approval for the alterations permitted in Recommendation 6(xix) shall have been issued by the Chief Planner and Executive Director, City Planning in consultation with the Senior Manager, Heritage Preservation Services;
 - IV. The owner shall provide an acknowledgement in writing satisfactory to the Chief Planner and Executive Director, City Planning, acknowledging the owner's acceptance and agreement with the terms of such Notice of Approval Conditions, subject to such amendments as are satisfactory to the Chief Planner and Executive Director;
 - V. The owner shall provide full building permit drawings, which implement the approved Conservation Plan, for such alterations and removals including notes and specifications for the protective measures keyed to the approved Conservation Plan, all to the satisfaction of the Senior Manager, Heritage Preservation Services; and
 - VI. The owner shall provide a letter of credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure the safety of the buildings during such alterations and removals to 581, 583, 585, 591, 593, 595, 597, 588, 590, 592, 594, 600 and 602 Markham Street included in the approved Conservation Plan;
 - VII. The owner shall provide full documentation of the existing buildings at 599-601 Markham Street and 760 Bathurst Street, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Preservation Services.
- b. (i) shoring, excavation and foundation work (the "Foundation Works"), (ii) the removal of portions of the building at 585 Bloor Street West, and (iii) the removal and relocation of the building at 610 Markham Street:
- I. The owner shall have registered the heritage easement agreements required in accordance with Recommendation 5(i) on title to the properties and the section 37 agreement required in accordance with Recommendation 6, on title to the subject properties; and

- II. The related site specific Official Plan Amendment and Zoning By-law Amendments giving rise to the proposed alterations have been enacted by City Council and have come into full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services;
 - III. The owner shall have entered into and registered the related site plan agreement pursuant to S. 114 of the City of Toronto Act, 2006, for the alterations approved in accordance with Recommendation 5 and implementing the approved Conservation Plan, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Preservation Services;
 - IV. The owner shall have provided full building permit drawings for the Foundation Works, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan(s), including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant, to the satisfaction of the Senior Manager, Heritage Preservation Services;
- xxii. The financial contributions, securities and letters of credit required in Recommendations 6 (i), (iii) (iv), (vi), (ix), (xiv), (xv), (xix), (xxi) above shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto for the period beginning from the date of the execution of the Section 37 Agreement to the date of payment;
- 7. Prior to the introduction of the Bills for the Official Plan Amendment and Zoning By-Law Amendments to City Council for enactment, the owner shall have entered into an agreement to purchase the public lane known as Honest Ed's Alley (the "Lane") from the City, conditional upon City Council approving the permanent closure of the Lane, and subject to the necessary approvals being granted by the appropriate City authorities to declare the Lane surplus and authorize the sale of the Lane to the owner, all to the satisfaction of the City Solicitor and the Director of Real Estate Services;
 - 8. 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 and 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 above and beyond the cash-in-lieu funds identified Recommendation 6(xiv), 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.

9. The Zoning Bylaws shall include a provision requiring the owner to provide and maintain a minimum of 35 vehicle parking spaces for the exclusive use of visitors to the residential units, between the hours of 6:00 PM and 6:00 AM on Mondays through Thursdays and from 6:00 PM on Fridays until 6:00 AM on Mondays;
10. City Council authorize and direct the Director, Affordable Housing Office, to negotiate and execute an agreement or agreements identified in Recommendation 6(i), above with the owner to secure affordable housing in a form satisfactory to the City Solicitor;
11. City Council authorize the appropriate City officials to take such actions as are necessary to implement the foregoing, including execution of the applicable Section 37 and other Agreements; and,
12. Before introducing the necessary Bills contemplated in recommendations 1, 2 and 3 to City Council for enactment; the owner will withdraw appeals regarding By-law 714-2014 regarding the Bathurst Street Study, and By-law 1282-2016 and 1283-2016 regarding the Bathurst-Bloor Four Corners Study, to the satisfaction of the City Solicitor.

Financial Impact

The recommendations in this report have no financial impact.

Decision History

On November 3rd and 4th, 2015, Toronto City Council approved the inclusion of 35 properties on the Heritage Register, 27 of which are located within the development site.

Please see the following link to the staff report on the properties proposed to be listed.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE11.8>

On June 17, 2014 and August 12, 2014, City Council approved recommendations of the Bathurst Street Built Form and Land Use Study regarding lands on Bathurst Street from Queen Street West to Dupont Street, and enacted OPA 246, and By-law 714-2014. OPA 246 includes a planning framework for character areas within the study area, and by-law 714-2014 restricts the maximum size of retail uses in the study area.

Please see the following link to the study webpage and Council's Decision on OPA 246 and By-law 714-2014:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=72e30621f3161410VgnVCM10000071d60f89RCRD>

On October 6, 2015, Toronto and East York Community Council considered the preliminary report on the proposed development. Please see the following link for the agenda item and the staff report:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE11.35>

On December 13 2016, City Council approved recommendations of the Bathurst Bloor Four Corners Study and enacted OPA 349, which provides a planning framework for development for the lands surrounding the intersection of Bloor Street West and Bathurst Street, including the subject site. OPA 349 is currently under appeal.

Please see the following link to Council’s Decision on the Bathurst-Bloor Four Corners Study OPA 349:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE20.5>

PROPOSAL

Current Proposal

On July 10, 2015, the City Planning Division received applications from Westbank to amend the Official Plan and Zoning By-laws for the properties at 571 to 597 Bloor Street West, 738 to 782 Bathurst Street, 26 to 38 Lennox Street, 581 to 603 and 588 to 612 Markham Street.

The revised proposal, submitted in January 2017, proposes a number of mid-rise and tall buildings. A total of five tall buildings are situated on site. Four of these tall buildings are situated atop articulated podiums at heights of up to 32 metres fronting Bathurst Street and Bloor Street. The 5th is situated to the rear of the heritage properties on the east side of Markham Street (See Attachments 3, 4, and 5).

The proposal includes 5 tall buildings at heights of 26, 25, 24, 19 and 13 storeys. The metric height of the tallest portion of each of these buildings, measured to the top of any mechanical and elevator over-run equipment is approximately 85, 82, 77, 61, and 47 metres.

The residential portion of the proposal comprises a total of 806 rental residential units in 59,883 square metres of residential floor area, with the following unit mix:

Res. Units	Number	Percentage
Bachelor	225	27.92%
1 Bed	237	29.40%
2 Bed	188	23.33%
3 Bed +	115	14.27%
Live/Work	41	5.09%

A total of 15,253 square metres of new non-residential floor area, primarily retail, service, and restaurant uses, are proposed. A number of small retail spaces are proposed fronting an internal laneway connecting Lennox Street to Bloor Street West. Approximately 4,990 square metres of existing commercial space within listed heritage buildings is proposed to be retained. The total proposed commercial floorspace is roughly equivalent to the amount of existing commercial floorspace on the development site.

A total of 2,487 square metres of amenity space is proposed, comprising 848.5 square metres of outdoor amenity area, 631 square metres of indoor amenity area and approximately 1000 square metres of shared indoor amenity area. Shared amenity space is proposed to be accessible by both the residents of the development and the surrounding community.

A new day nursery space and outdoor play area is proposed within the rear portion of the listed heritage buildings at 588 to 594 Markham Street.

A new 1,150 square metre public park is proposed on the west side of Markham Street.

A new publicly accessible market, with an area of approximately 1,560 square metres, is proposed in the interior of the site on the east side of Markham Street with pedestrian access from an interior pedestrian network connecting Bathurst Street, Bloor Street West, Lennox Street and Markham Street. The market is proposed to be a covered area.

The proposed overall density of the project is 5.68 times the area of the site when including the floor area within retained listed heritage buildings, and 5.33 times the site when not including the floor area within retained listed heritage buildings.

A total of 1,038 bike parking spaces including long and short term residential and commercial bike parking, as well as a bike valet, rental and co-op services are proposed.

A total of 480 vehicle parking spaces, of which 248 spaces are for residents and 232 spaces are for commercial uses including visitors parking and car share spaces, are proposed within four underground parking levels on the east side of Markham Street. No below grade parking is proposed on the west side of Markham Street. A total of 3 Type-B, 10 Type-C, and 1 Type G loading areas are proposed within the below grade garage.

The applications require the declaration of surplus and sale of the north/south city-owned lane currently connecting Bloor Street West to Lennox Street. While the location and width of this lane will remain generally as it is today, new parking will be constructed beneath the lane. A proposed privately-owned laneway bisects the site in an east/west direction from Markham Street to Bathurst Street. This east/west lane connects to the north/south lane and the proposed market space, and is intended to be publicly accessible.

Markham Street, between Bloor Street West and Lennox Street, is proposed to become a pedestrian-priority street where vehicle movement is discouraged though not entirely precluded. A redesign of the street, including different paving and landscape treatments is proposed. Markham Street will remain a part of the City-owned right-of-way network.

The proposal includes a Neighbourhood Energy System (NES). The NES is intended to minimize the site's energy consumption. The system consists of a central energy plant connected to buildings via a network of pipes.

Minor Amendments to Current Proposal

On March 15, 2017, the applicant submitted plans that include minor revisions to the proposal. The revisions include the following:

- The incorporation of the listed heritage building at 746 Bathurst Street into the development plan, resulting in the overall retention of 24 of the 27 listed heritage buildings on site;
- The removal of storeys 27 and 28 on the building located on Bathurst Street, resulting in the maximum height of this building as 26 storeys, the tallest building proposed on site; and,
- Incremental changes to site statistics, unit count, and overall floor areas related to the above changes.

This report makes reference to the proposal incorporating the additional heritage building on Bathurst Street and the maximum overall building height of 26 storeys. The statistics noted in sections of the report continue to correspond to those from the January 2017 submission which are substantially similar to that of the March 2017 submission.

History of Revisions to Proposal

Three versions of the proposed development were submitted to the City for consideration within the Zoning By-law Review process. The original applications were received on July 10, 2015. The plans were revised and resubmitted on May 19, 2016, and revised again and resubmitted on January 16, 2017.

Specific details on the many revisions made to the proposal through the review process are discussed later in this report. The following chart provides a comparison of the statistics of the original proposal the 1st revision, and the 2nd revision, the subject of this report.

Statistic	Initial Submission	1st Revision	2nd Revision (Current Plan)
Residential Floor Area	71,005 sqm	65,174 sqm	59,883 sqm
Non-Residential Floor Area	15,389 sqm	15,992 sqm	15,690 sqm
Heritage Floor Area	2,167 sqm	4,410 sqm	4,990 sqm
Public Market Area	N/A	N/A	1,560 sqm
Number of Units	1017	928	806
Total GFA Incl. Heritage buildings	88,561 sqm	85,576 sqm	82,123 sqm
Total GFA Not incl. Heritage buildings	86,394 sqm	81,166 sqm	77,133 sqm
Density Incl. Heritage buildings	6.25 times the site area	6.04 times the site area	5.68 times the site area
Density	6.10	5.73	5.33

Not incl. Heritage buildings	times the site area	times the site area	times the site area
On-Site Park Size	0	900	1150
Heritage Buildings Retained (of 27)	15	21	24
Bike Parking Spaces	962	911	1038
Vehicle Parking Spaces	674	541	480

In summary, the revisions to the proposal have resulted in reductions to the residential floor space and the number of residential units being proposed. The proposed commercial floor space has remained relatively consistent. The overall density of the site, due almost entirely to the reduced residential floor space, has decreased. The number of heritage building proposed to be retained and incorporated into the development has increased. The original 2015 proposal contained no onsite park whereas the current plan proposes a 1,150 square metre public park space. The proposed vehicle parking has decreased while the proposed bicycle parking spaces have increased.

Site and Surrounding Area

The site comprises a number of properties in two blocks. The ‘East Block’ contains all property bounded by Bathurst Street, Lennox Street, Bloor Street West and Markham Street with the exception of 756 and 758 Bathurst Street. A City-owned lane bisects the East Block in a north-south direction connecting Lennox Street to Bloor Street West. The ‘West Block’ includes 585 to 597 Bloor Street West as well as all properties fronting the west side of Markham Street between Bloor Street West and Lennox Street, with the exception of 586 Markham Street. Both blocks are relatively flat.

The East Block contained a large retail space, the former Honest Ed’s (a large discount retail store), as well as several smaller retail, service and restaurant spaces in 2 and 3 storey buildings fronting Bathurst Street, Lennox Street and Markham Street. The West Block includes retail uses in 2 and 3 storey buildings. Two residential units are situated above retail spaces in 2 and 3 storey buildings fronting Bloor Street West.

The surrounding uses are as follows:

North: There are 2 and 3-storey mixed-use buildings fronting Bloor Street West. The Bathurst Street TTC Station is located to the north-east of the site. A 5-storey office building and St. Peter’s Church are located north of the site, fronting Bathurst Street. Low-rise residential units are situated north within the Seaton Village neighbourhood and northeast within the Annex neighbourhood.

West: There are 2 and 3-storey mixed-use buildings fronting Bloor Street West. Low-rise residential units are situated west and southwest within the Palmerston neighbourhood.

South: Low-rise residential units are situated south within the Palmerston neighbourhood. The Randolph Academy, an approximately 4-storey church building is situated immediately to the south of the site on the west side of Bathurst Street.

East: There are 2 and 3-storey mixed-use buildings fronting Bloor Street West. A new 9 storey mixed use building is situated on the east side of Bathurst. Low-rise residential units are situated farther east within the Harbord Village neighbourhood. Central Technical School is located southeast of the site.

Pre-Application Consultation

Several pre-application consultation meetings were held with the applicant throughout late 2014 and 2015 to discuss complete application submission requirements and high level concepts as the proposal was developed. The applicant also hosted a number of meetings, including drop-in meetings and workshops, over the course of 2014 to discuss the concepts related to the development proposal with the local community.

On March 3, 2015, the applicant held a pre-application community meeting. Approximately 500 people attended this meeting. City Planning staff were also in attendance at this meeting. On March 24, 2015, City staff issued comments on the preliminary proposal presented to the community. These preliminary comments advised the applicant to consider changes to the height, massing and density to better respond to the character and the context of the site and its surroundings, the adjacent neighbourhoods and the public realm, while conserving and responding to built heritage. These comments also advised the applicant that an on-site parkland dedication would be required as a condition of any redevelopment of these lands.

Community Consultation

City Planning's consultation program on this proposal was significant and occurred in a number of formats.

Large Format Meetings

On October 7, 2015 City Planning staff hosted a drop-in style meeting at Bickford Centre, south of Christie Pits Park, to discuss the proposal with members of the community. Approximately 200 people attended the drop-in meeting.

On June 13, 2016, City Planning staff hosted a second large format consultation meeting on the revised proposal, also at Bickford Centre, beginning with a drop-in format followed by presentations from the City and the applicant and a town hall style question and comment session afterward. Approximately 150 people attended this meeting.

On March 2, 2017, a third large-format community meeting was held at Bickford Centre. This meeting was hosted by Councillor Mike Layton to discuss the 2nd revised plan. Approximately 300 people attended this meeting.

The Planning Discussion Group

In October 2015, City Planning Staff convened a group of residents, business owners and local representatives to contribute local experience and observation to City staff's review of the

proposal and to help inform staff comments and eventual recommendations. Referred to as the Planning Discussion Group, the group included members from the Palmerston Area Residents Association, Seaton Village Residents Association, Annex Residents Association, and Harbord Village Residents Association, representatives from the Annex Business Improvement Area, local business owners and residents unaffiliated with these groups, and local Councillors Layton and Cressy.

The Planning Discussion Group met a total of eight times from their initial meeting on October 9th, 2015, until the most recent meeting, which occurred on February 9th 2017. Each Discussion Group meeting was structured around themes such as Heritage Preservation and Transportation. Meetings were often attended by City staff that specialized in that meeting's specific theme. The group met twice to discuss the draft conclusions and policies of the Bathurst-Bloor Four Corners study and OPA 349. The group also met with Westbank to preview work on the first set of revisions to the proposal and to discuss the format for the City's second large format consultation meeting.

Should City Council approve the recommended amendments to the Zoning By-law in this report, it is intended that the Planning Discussion Group will continue to meet regarding matters related to Site Plan Control and construction management.

The Mirvish Village Task Group

While not affiliated with the City's consultation program, a number of residents, some of whom were also members on the Planning Discussion Group, formed the Mirvish Village Task Group (MVTG). The MVTG provided written correspondence to City staff and met to discuss the application on several occasions.

Project Webpage

Throughout the processing of the application, the City hosted a project-specific webpage for this development proposal. Complete submission materials from each revision to the application, links to staff reports and related studies and contact information is located on the City's website at: www.toronto.ca/planning/mirvishvillage

Other Consultation

City Planning staff appeared at both the Palmerston Area Residents Association and Seaton Village Residents association's annual general meetings to provide an update on the development proposal, discuss the planning process and the City's strategic planning priorities in general, and answer questions.

On November 25, 2015 City Planning staff spent the afternoon at the Centre for Social Innovation at 736 Bathurst Street, south of the proposed development, hosting a small drop-in event.

Summary of Comments from the Community

City staff received comments from the community through the consultation meetings, email, written and other correspondence. These comments have assisted staff in reviewing the proposal and developing recommendations. Several comments on the proposal were also made in the

context of the Bathurst-Bloor Four Corners Study process. The volume of comments from the community regarding this application was considerable.

Comments received throughout this process have informed staff's response to the applicant on each revision of the proposed plan and have had, in the opinion of City staff, a substantial influence on the nature of revisions to the proposal.

Comments received varied significantly both in content and support for the development proposed. Community comments are summarized as follows:

Built Form

- A range of opinions regarding the proposed height and density were expressed. Many comments received suggest that the proposal is of a height and density that is inappropriate for the surrounding area. Other comments express support of the proposed building height and density.
- The originally proposed peak building height at 29-storeys and the height of the proposed tower on Markham Street, were both specifically considered too tall for the surrounding area.
- The height of the street wall of the proposal was considered excessive and out of scale with the surrounding area, mostly in the 1st and 2nd revisions of the proposal.
- Some comments considered the proposed building heights to be appropriate on the condition that liveability both on-site and for the surrounding area be enhanced by elements of the proposal.
- Several comments requested appropriate transition of new buildings to the surrounding neighbourhoods.

Open Space and Parks

- There was consistent support for the provision of an on-site park space and for improvements to the pedestrian realm.
- Comments were generally supportive of the proposed pedestrianization of Markham Street.
- Comments were supportive of larger sidewalks.
- Some comments questioned the capacity of existing sidewalks to accommodate increased pedestrian density.
- Some comments supported the permanent pedestrianization of Markham Street.

Heritage Preservation

- Several comments suggested that Markham Street should be a heritage conservation district.
- The majority of comments received regarding heritage preservation value the conservation of all on-site heritage.
- Concerns were raised regarding the removal of three listed heritage buildings to construct an east/west access.

Transportation

- The proposed parking supply, vehicle trips to and from the site, and infiltration of vehicle traffic into the surrounding neighbourhood were often noted as concerns.
- Air pollution from additional vehicles was noted as a concern.
- Both a below grade connection to the Bathurst Subway Station and a pedestrian signal at Markham Street and Bloor Street West were considered desirable.
- Some comments were concerned that Markham Street might not remain a public street.
- Comments questioned the capacity of area TTC services to accommodate the new population in the proposed development.

Residential Uses

- Affordability of both residential units and commercial spaces was raised as a concern, while there was general support for the introduction of purpose built rental housing stock in the area.
- Comments suggested that affordable artist studios be retained within the development.
- There was general support for the size and range of residential units being proposed.

Other Comments

- Many comments raised concerns about the duration and impact of demolition and construction.
- Some comments received were supportive of the proposed daycare, but cautioned that if open to the general public would exacerbate traffic issues on Lennox Street.
- Some comments suggested that development would be better located in the downtown core while other comments suggested the core was too intensified and development should occur elsewhere.

Policy Context

City Staff have reviewed the following policies, guidelines, studies and other materials in support of the analysis provided in this report.

Provincial Policy

The Planning Act

Section 2 of the *Planning Act* sets out matters of provincial interest which City Council shall have regard to in carrying out its responsibilities, including: the orderly development of safe and healthy communities; the conservation of features of significant architectural, cultural and historical interest; and the appropriate location of growth and development.

The Provincial Policy Statement

The Provincial Policy Statement (PPS), 2014, provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong, healthy communities by accommodating a range and mix of uses; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. With regard to heritage resources, the policy 2.6.3 of the PPS states that

Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. Policy 4.7 states that the Official Plan is the most important vehicle for implementation of this Provincial Policy Statement.

Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required by the Planning Act to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe 2006

The Growth Plan for the Greater Golden Horseshoe (the 'Growth Plan') provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The City's Official Plan locates the subject property on an *Avenue*, as noted on Map 2 and within the *Mixed Use Areas* land use designation, as noted on Map 18. The proposed redevelopment has been reviewed against relevant policy sections, which include the policy sections summarized below. City Staff note that the Official Plan is intended to be read as a comprehensive and cohesive whole.

The Official Plan is available here:

http://www1.toronto.ca/static_files/CityPlanning/PDF/chapters1_5_dec2010.pdf

Avenues (2.2.3)

Section 2.2.3 of the Official Plan contains policy regarding lands situated on *Avenues* as noted on Map 2 – Urban Structure.

Parks and other Open Spaces (4.3)

The proposal includes lands intended to be conveyed to the City as a public park. The City is recommending designating these lands as *Parks and Open Space Areas: Parks* in the Official Plan.

Mixed Use Areas (4.5)

The subject site is designated *Mixed Use Areas* on Map 18 – Land Use Plan. Section 4.5 of the Official Plan contains policies to govern the built form of new development in *Mixed Use Areas*.

Healthy Neighbourhoods (2.3.1)

The properties to the west and south of the subject site are designated as *Neighbourhoods* by the Official Plan. The Healthy Neighbourhoods Section of the Official Plan (Section 2.3.1) includes policies for development in *Mixed Use Areas* adjacent to *Neighbourhoods*.

Public Realm (3.1.1)

Section 3.1.1 contains policies that help guide the development of streets, sidewalks, boulevards, and other aspects of the public realm.

Built Form (3.1.2 and 3.1.3)

Section 3.1.2 of the Official Plan includes policies for the City's Built Form and requires that new development be located and organized to fit within an area's existing and/or planned context. Section 3.1.3 of the Official Plan addresses matters related to tall building design.

Heritage Resources (3.1.5)

Section 3.1.5 of the Official Plan Heritage Policies requires that development adjacent to heritage resources respects the scale, character and form of the heritage resource. The updated Heritage Conservation Policies contained in Official Plan Amendment 199, recently approved by the Ontario Municipal Board, cover a wide array of heritage properties including: individually significant buildings and structures, properties that are a part of a heritage conservation district, cultural heritage landscapes, archaeological resources and areas of archaeological potential.

The Natural Environment (3.4) and OPA 262

Section 3.1.2 of the Official Plan includes policies that direct both public and private city-building activities to be environmentally friendly and incorporate elements of green design. The recently approved and in-force Official Plan Amendment 262, which amended the City's Official Plan policies and mapping with respect to climate change and energy, the natural environment, green infrastructure and environmentally significant areas (ESAs), directs that new development provide opportunities for energy conservation, peak demand reduction, resilience to power disruptions and small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage.

Official Plan Amendment 320

On December 10, 2015 City Council approved Official Plan Amendment 320 to revise the *Healthy Neighbourhoods*, *Neighbourhoods* and *Apartment Neighbourhoods* policies of the Plan. The changes to these policies clarify, strengthen and refine the policies within these sections to support the Plan's goals to protect and enhance existing neighbourhoods.

Official Plan Amendment 349

On December 13 2016, City Council enacted OPA 349 which provides a planning framework for development for lands surrounding the intersection of Bloor Street West and Bathurst Street. OPA 349 includes policies specific to the southwest corner of the intersection, the location of the proposed development.

Bathurst Street Study

On July 8, 2014, City Council approved changes to Zoning By-law 438-86 to limit the size of retail and service uses along the Bathurst Street Corridor from Queen Street West to Dupont Street. The Zoning By-law amendment is currently under appeal.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.8>

On August 25, 2014, City Council adopted the Official Plan Amendment No. 246 to guide development within the Bathurst Street Corridor from Dupont Street to Queen Street West. The amendment requires that the area surrounding the intersection of Bloor Street West and Bathurst Street be subject to further review through an area specific study. The Official Plan Amendment is currently under appeal.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.8>

Following Council's decision on the Bathurst Street Study, Planning Staff initiated the Four Corners Study in the area of Bloor Street West and Bathurst Street. The proposed development was reviewed within the context of the Bathurst Street Study and the Bathurst-Bloor Four Corners Study.

Bloor Corridor Visioning Study

On December 7, 2009, City Council adopted Official Plan Amendment No. 98. The amendment contains policy regarding land use, built form, community services and facilities, transportation, heritage and urban design along the Bloor Street West Corridor from Avenue Road to Bathurst Street as Site and Area Specific Policy 334. The Policy also provides direction for the intersection of Bathurst Street and Bloor Street West, referred to as the "Bathurst node". The policy directs that development in the Bathurst node will provide appropriate transition in height, density and scale to *Neighbourhoods* adjacent to the Bloor Corridor and reinforce the continuous main street character of Bloor Street by situating taller buildings above a podium element which respects existing cornice lines and includes a fine grain of commercial and retail uses at grade.

Further information on the Bloor Corridor Visioning Study can be found here:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=25040621f3161410VgnVCM10000071d60f89RCRD>

Built Form Guidelines

Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The City has reviewed the proposal against the Tall Building Design Guidelines.

The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Mid Rise Building Guidelines

The City's Performance Standards for Midrise Buildings are typically applied to proposed mid-rise buildings along *Avenues* as indicated by Official Plan Map 2. The Performance Standards for Midrise Buildings provide a useful framework with which to consider the appropriateness of mixed-use developments adjacent to *Neighbourhoods*.

TOcore: Planning Downtown

TOcore: Planning Downtown is a three-year, inter-divisional study, led by City Planning. Building on Downtown's existing planning framework, TOcore's purpose is to ensure growth positively contributes to Toronto's Downtown as a great place to live, work, learn, play and invest by determining: a) how future growth will be accommodated and shaped, and b) what physical and social infrastructure will be needed, where it will go and how it will be secured.

The new Secondary Plan will update the Downtown planning framework to shape future growth and link growth to the provision of needed infrastructure investments to achieve the city-building vision and policies of Toronto's Official Plan. A series of infrastructure strategies for office, transportation, parks and public realm, community services and facilities, and energy are in development as part of this review, along with a water infrastructure assessment.

City Council adopted the TOcore Proposals Report on December 15, 2016. The Proposals Report provides a vision for Downtown to 2041, five guiding principles and 128 policy directions that will inform the development of the Downtown Secondary Plan. The accompanying staff report also provides updates on the Phase 2 public consultations, population growth projections for Downtown and the status of infrastructure strategies underway that will support the implementation of the new Downtown Secondary Plan. A draft Secondary Plan will be presented to City Council in Q3 2017.

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area (currently under appeal). The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of tall buildings Downtown. At the same meeting, City Council adopted area specific Zoning By-laws 1106-2016 and 1107-2016 (also under appeal) which provide the detailed performance standards for portions of buildings above 24 metre in height.

The proposed development is located adjacent to, but not within, the Downtown, though given the scope of the proposal, the review of this application has been informed by the ongoing TOcore initiative.

The TOcore website is www.toronto.ca/tocore.

TransformTO

Initiated in 2015, TransformTO is a community-wide, cross-corporate initiative designed to engage residents, experts, stakeholders and all City Divisions, Agencies and Corporations on how Toronto can achieve a low-carbon future that meets the needs of all Torontonians. In March

2015 the Parks and Environment Subcommittee on Climate Change Mitigation and Adaptation was created to guide and support the project.

At its meeting on December 13, 2016, City Council amended and adopted a report identifying short-term actions achieve the objectives of Transform TO, including the interim goal of a 30% reduction in greenhouse gas emissions by 2020.

Zoning By-law 438-86 and 569-2013

The subject properties are zoned CR – Mixed use, by Zoning By-law 569-2013, as amended.

The By-law permits a maximum building height of 16-metres near the intersection of Bloor and Bathurst; a maximum of 14-metres for properties to the south fronting Bathurst Street up to Lennox Street; a maximum of 10-metres for those properties on the west side of Markham Street fronting Bloor Street West; and a maximum of 11-metres for the lots fronting either side of Markham Street. Permitted density ranges from 3.0 times the site area at the corner of Bloor and Bathurst to 2.5 times the area of the site for properties further south on Bathurst Street, and 1.5 times the site towards for the lots fronting either side of Markham Street.

The subject site is zoned CR – Mixed Use, and MCR – Mixed use by By-law 438-86, as amended. Zoning By-law 438-86 permits generally the same uses, height and density on the subject site as By-law 569-2013, noted above.

Zoning By-law amendment 1997-0257 applies to the properties on Markham Street from Bloor Street West to Lennox Street and restricts the size of restaurants, bake-shops, places of amusement, and places of assembly, to 300 square metres within a building.

Site Plan Control

An application for Site Plan Control is required. A Site Plan control application has not yet been submitted.

Design Review Panel

The subject proposal was before Toronto's Design Review Panel (DRP) on July 7, 2015. Staff, the applicant, and members of the community attended this meeting. City Planning has considered comments from the DRP in their review of the application. The panel unanimously voted that the proposal be "Refined", with the condition that the revised proposal include "Provision of Massing refinements to improve access to light and views, and to provide open space on the site".

The complete minutes of the July 7, 2015 DRP meeting are available here:
www.toronto.ca/planning/urbandesign

Reasons for the Applications

The Zoning By-law Amendment application is proposed to amend the permitted density, maximum building height, minimum setbacks, parking standards, and other By-law requirements in order to permit the proposed redevelopment.

The Official Plan Amendment application was originally submitted by the applicant prior to and in anticipation of the City's proposed Official Plan amendments at the Bathurst-Bloor Four Corners. As discussed in this report, the current revised proposal conforms to the policies recommended by staff through the Bathurst-Bloor Four Corners Study and adopted by Council as OPA 349. As OPA 349 is under appeal and not in force, amendments to the Official Plan are required to permit tall buildings in an area where the existing and planned context is not characterized by tall buildings.

City Planning staff are also proposing to redesignate the proposed park area on the west side of Markham Street from *Mixed Use Areas* to *Parks and Other Open Space Areas: Parks*.

COMMENTS AND DISCUSSION

The following discussion reviews the proposed development through the policies, guidelines and objectives noted above.

Provincial Policy

Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS), 2014, provides policy direction on matters of provincial interest related to land use planning and development. City Council's planning decisions are required to be consistent with the PPS.

Policy 1.4.3 requires that provision be made for an appropriate range of housing types and densities to meet projected requirements of current and future residents.

Policy 1.6.7.4 promotes a land use pattern, density and mix of uses that minimizes the length and number of vehicle trips and supports current and future use of transit and active transportation.

Policy 2.6.1 directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Inventory of Heritage Properties are considered to be significant in this context. In the PPS 2014, conserved is defined as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Policy 4.7 recognizes the Official Plan as the most important vehicle for implementation of the PPS.

Policy 4.8 requires that planning authorities shall keep their zoning by-laws up-to-date with their Official Plans and the Provincial Policy Statement.

The proposed development is consistent with the above policies and other relevant policies of the Provincial Policy Statement and Plans. The proposal provides a mix of residential unit sizes, introducing a significant amount of residential apartment units into an area where the predominant housing stock is represented by low rise, ground related dwellings. The proposal is close to transit and active transportation options. The proposal includes the retention and incorporation of significant heritage resources. The proposal achieves the Official Plan's broader objectives of building complete communities in a format compatible with its surrounding

context. The proposed zoning by-law amendments implement the Official Plan and Provincial Policy.

Growth Plan for the Greater Golden Horseshoe (2006)

The Growth Plan for the Greater Golden Horseshoe (the ‘Growth Plan’) provides a framework for managing growth in the Greater Golden Horseshoe. The subject site is an Intensification Area as defined by the Growth Plan. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Section 1.2.2 of the Growth Plan directs that land use decisions should result in compact, vibrant and complete communities which optimize the use of existing and new infrastructure to support growth in a compact, efficient form.

Section 2.2.2.1 of the Growth Plan directs that population and employment growth be accommodated by focusing intensification in Intensification Areas; reducing dependence on automobile travel by developing pedestrian friendly mixed-use, transit supportive developments; encouraging the development of complete communities that include a mix of housing types and high quality public open space.

Section 2.2.3.6 of the Growth Plan directs municipalities to identify intensification areas within their Official Plans and facilitate and promote appropriate scaled intensification that provides a range and mix of housing, including affordable housing, within these areas. The Growth Plan Section 2.2.3.7 directs that intensification areas provide a diverse and compatible mix of uses to support vibrant neighbourhoods; provide high quality urban design and open spaces and achieve appropriate transition of built form to adjacent areas.

The proposed development comprises a range and mix of residential and commercial intensification in a compact form which transitions appropriately to the surrounding areas, is connected by quality public open spaces, and is located near multiple forms of transit. The proposal represents an area where the Plan directs growth to occur. The proposed development conforms with the Growth Plan for the Greater Golden Horseshoe.

Official Plan Amendment 349

On December 13, 2016, City Council approved recommendations of the Bathurst-Bloor Four Corners Study and enacted OPA 349, which provides a planning framework for development for lands surrounding the intersection of Bloor Street West and Bathurst Street. OPA 349 contains policies that apply to the Bathurst-Bloor study area broadly as well as to the southwest corner, the site of the subject application.

Policy Summary and Intent

Regarding the whole of the Study Area, the policies of OPA 349 direct the following:

- Increased building setbacks along Bathurst Street and Bloor Street West, where possible;
- The conservation of heritage buildings and their appropriate incorporation within new development;

- Built form transition to adjacent areas of lower scale and adjacent *Neighbourhoods* by massing development beneath a 45 degree angular plane measured from the neighbourhood boundary;
- Specific maximum building heights on three of the four corners and specific policies regarding building height and massing on the southwest quadrant (the subject site)
- Improvement of pedestrian and cyclist connections;
- Specific street wall heights and step backs intended to reinforce the main street character along Bloor Street West and Bathurst Street, relate appropriately to conserved heritage buildings, and create a comfortable pedestrian environment.

Southwest Corner Policies

The southwest corner of the Bathurst-Bloor study area is characterized by a considerably larger *Mixed Use Area* designation that presents both greater opportunity for redevelopment, and also a greater opportunity to achieve a number of city-building objectives, including the conservation of a significant number of on-site heritage buildings. A more specific set of policies is applied to the southwest quadrant of the study area through OPA 349, in addition to the more general policies applicable to the entire study area.

The complete policy framework applicable to the southwest corner is appended to this report as By-law 1282-2013, OPA 349 (Attachment #9). In summary, the policies require that the redevelopment of the southwest corner include:

- An on-site park;
- Improved and increased area community services and facilities;
- Commercial units suitable for small businesses, including affordable commercial spaces;
- A range of affordable and mid-range housing with a minimum 20% of proposed affordable units as two bedroom units and a minimum 10% of the proposed affordable units as 3 bedroom units or larger;
- A bike parking and storage strategy;
- Public Art;
- Units designed flexibly to accommodate both living and working;
- Programmable, publically-accessible open space; and
- Increased tree canopy on site and significant soft landscaping within the public realm;

The policies of OPA 349 permit tall buildings on the subject site, subject to conditions and built form criteria, including the following:

- Tall Buildings must be situated beneath a 45-degree angular plane measured from the *Neighbourhoods*. Some minor encroachments are allowed for tall buildings provided they are minor in nature and no more than one storey of any one building encroaches into the angular plane;
- Tall Buildings will have a floorplate of 600 square metres or less
- Tall Buildings will be separated from other tall buildings by a minimum of 25 metres for a direct facing relationship and 20 metres for offset conditions, subject to review; and,
- Tall Buildings will limit shadowing impacts on public streets.

With regard to the proposed 19-storey tower on the east side of Markham Street situated behind the existing heritage buildings, in addition to the above policies related to tall buildings, OPA 349 requires that it be situated significantly below the west and south *Neighbourhood* angular planes.

With regard to the proposed 8-storey building on the south side of Bloor Street West, west of Markham Street, the policies allow for encroachment into the west *Neighbourhood* angular plane, acknowledging the uncommon lot configuration and land use relationship of the subject site and adjacent *Neighbourhood*.

The policies of OPA 349 also acknowledge the proposal's varied street wall heights and step backs by requiring an average street wall height of typically 80% of the width of the right-of-way and within a defined range between the width of the right-of-way and 10.5 metres. A series of required step backs and an angular plane transition are also applied to street wall buildings by the policies of OPA 349. Policies also govern any new development's relationship to retained heritage buildings.

The Bathurst-Bloor Four Corners Study was initiated prior to the submission of the subject development application, though the majority of analysis and consultation related to the Study occurred after the initial submission of the application. In addition to establishing a contemporary planning framework for the development of the sites near the intersection of Bathurst Street and Bloor Street West, the Bathurst-Bloor Four Corners Study was also utilized to inform policies to guide this proposed development.

Compliance with OPA 349

The proposed development includes retention of the majority of the on-site heritage buildings, increases public space on the ground level, improves pedestrian and cyclist connections through the site, and transitions appropriately to the surrounding *Neighbourhoods*. The proposed tower heights, floorplates, and separation distances are consistent with the intent of the policies. The proposed street wall, base building dimensions, stepbacks and ground floor height, are all consistent with the intent of the policies. The proposal includes the provision of an on-site park space, a range of commercial units, an appropriate unit mix, a bike parking strategy, public art, live/work units, and public open space among other benefits and improvements.

In the opinion of City Planning staff, the current proposal conforms to the intent of the policies of OPA 349. OPA 349 is under appeal and is not yet in force.

Land Use Policy

Avenues

Map 2 – Urban Structure - in the Official Plan identifies the subject site as *Avenues*. The Official Plan identifies *Avenues* as important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents.

The Official Plan encourages intensification along *Avenues*, however this intensification must respond to the characteristics of each *Avenue* and is generally not intended to be uniform. Reurbanizing the *Avenues* is intended to be achieved through the preparation of Avenue Studies, which guide the strategic development of mixed-use segments of the corridors shown on Map 2. Development proposed in advance of an Avenue Study will require the completion of an Avenue Segment review. The applicant submitted an Avenue Segment study that is discussed in detail later in this report.

The proposed development complies with the Official Plan policies regarding development on an *Avenue*.

Avenue Segment Review

An Avenue Segment Review (the 'ASR'), by Urban Strategies, dated September 30, 2015, and updated May 17, 2016, was submitted in support of the proposed development. The ASR includes an analysis of all properties fronting Bloor Street West from the intersection at Spadina Avenue to Dundas Street West.

In general, the ASR concludes that both physical and policy-based constraints along the Bloor Street West corridor between Spadina Station and Dundas West Station will restrict the scale of most redevelopment along this corridor to one that closely corresponds to the existing scale of buildings along the corridor. Despite the constraints, the ASR notes 5 locations, specifically at the intersections of Bloor Street West at Dundas West Street, Lansdowne Avenue, Dufferin Street, Bathurst Street, and Spadina Avenue, that may be able to accommodate intensification on a larger scale than would other areas along the Bloor Street West corridor.

City Planning staff have been directed to conduct a further study of Bloor Street West between Bathurst Street and Dundas Street West to assess the development potential of the area. However, based on internal review and assisted by the content of the ASR, City Planning Staff generally agree with the conclusions of the ASR and considers that significant development is unlikely along most of the Bloor Street West corridor, except in the locations noted above.

Mixed Use Areas

The subject site is designated *Mixed Use Areas* on Map 18 - Land Use – in the Toronto Official Plan. It is intended that *Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing.

Section 4.5 of the Official Plan directs that development within *Mixed Use Areas* will:

- Create a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependency and meet the needs of the local community;
- Locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or a stepping down of heights;
- Take advantage of nearby transit services;

- Locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- Provide good site access and circulation and an adequate supply of parking for residents and visitors; and
- Locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences.

The proposal contains an appropriate balance of new open space, retail, commercial and residential uses in a form that transitions appropriately to, and limits shadowing impacts on, adjacent *Neighbourhoods*. The proposed buildings frame the edges of streets at proportions appropriate for the area, with street wall dimensions that transition in scale towards adjacent mixed-use areas. The proposed buildings have been designed to maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets. The proposal limits impacts on existing area parks and open spaces as well as the proposed new on-site park space.

The proposal complies with the applicable *Mixed Use Area* policies.

Built Form

The proposal presents a non-conventional approach to built form that incorporates a varied and fine grain streetwall condition with carefully located, slender tall buildings set back from the street wall to reflect the fine scale and rhythm of the local context in contrast to the larger scale and massing of tall buildings within the downtown. This approach also contrasts with the more typical approach to intensification on main streets of lower, larger floor plate mid-rise buildings with tighter building separations.

The proposed approach was reviewed in the context of the Official Plan Built Form policies primarily contained within Chapter 3 of the plan. These policies seek to ensure adequate transition to areas of lower scale, appropriate relationship to adjacent streets, and the limiting of light, view and privacy impacts on the surrounding area and within the development itself.

Existing and Planned Context

Official Plan Policy 3.1.2 requires that new development be massed and located to fit within the existing and planned context. In stable areas, such as *Neighbourhoods* and *Apartment Neighbourhoods*, the planned context typically reinforces the existing context. In growth areas, such as *Mixed Use Areas* and *Avenues*, the planned context generally anticipates change. In general, height and density aspects of the planned context of new development will be assessed on the basis of the Plan's policies, including Secondary Plans and site and area specific policies.

The existing context around the proposed development is that of lower scale buildings fronting Bloor and Bathurst Street with some mid-rise buildings, including the "B. Streets" development at 783 Bathurst Street, situated to the east of the subject site. There are no towers in the existing context. The proposed towers do not reflect the existing context.

The planned built-form context was established through the Bathurst-Bloor Four Corners study and OPA 349, which was approved by City Council on December 13, 2016. The proposal is

consistent with the intent of all applicable Built Form policies and guidelines established in OPA 349. However, OPA 349 was appealed to the Ontario Municipal Board and is not yet in force. A site specific Official Plan amendment is therefore required to ensure that proposed Zoning By-law amendments are consistent with Official Plan policies.

Tall Buildings Policies and Guidelines

Official Plan Policy 3.1.3 states that tall buildings come with larger civic responsibilities. The policy intends that tall buildings are characterized by a base building, middle and top. The base building should have a scale relative to the surrounding streets, and integrate with adjacent buildings. The middle is characterized by appropriate floor plate sizes and the top is intended to contribute to the skyline character and integrate mechanical structures. Tall Buildings are required to comply with the built form policies of the Official Plan.

The Tall Building Design Guidelines (the “Guidelines”) help translate the Official Plan policies to achieve optimal building siting and design that enhances the public realm while respecting and reinforcing the surrounding built environment and context. The Guidelines are crucial planning tools that assist in testing the appropriateness of development applications in the policy context.

Base Buildings

In order to ensure base buildings are appropriately scaled relative to the surrounding streets, the Guidelines suggest that the street wall height of new buildings relate to the adjacent existing buildings at a height equal to 80% the width of the existing right-of-way on which the proposal fronts. The Guidelines further recommend variation in street wall heights at corner sites. In general base buildings are not intended to exceed 24 metres in height.

The proposed street wall heights range from approximately 9 to 20 metres with step backs that range from 3.6 to 7.2 metres from the edge of the City owned right-of-way. The average height of the street wall along Bathurst Street is 12.3 metres for the portion towards Lennox Street and 15.8 metres toward Bloor Street. The proposal breaks up its street wall façades with a number of vertical components to reflect the contextual lot pattern.

As the proposal occupies a significant amount of frontage on two main streets, articulation and a more dynamic approach to the heights of the building street wall is preferable to a more typical consistent street wall. In order to allow the dynamic approach to street wall height and articulation, the City recommends both a maximum street wall height of 20.5 metres, and an average street wall height of 16 metres along the Bloor Street West and Bathurst Street frontages.

The proposed street wall also incorporates a number of existing heritage buildings on Bathurst Street, Lennox Street, and Bloor Street West. New buildings above these heritage buildings are stepped back 5.0 metres or greater.

In order to create a comfortable pedestrian realm, the street wall between towers is stepped back beneath a 45 degree angular plane measured from a height of 16 metres at the street line. Base buildings are set back from the property line on most of Bathurst Street and Bloor Street West, except in instances where heritage buildings will remain in their current location.

Towers Above Base Buildings

In order to limit visual impacts on surrounding areas, the Guidelines recommend that towers have a maximum floorplate of 750 square metres on each floor, and be situated at least 25 metres away from other facing towers and be stepped back a minimum of 3.0 metres from base buildings. The proposed development includes towers with floorplates ranging from 448 to 590 square metres, about 26% smaller on average than the Guidelines' recommendations.

The minimum direct facing condition between towers is 26 metres. The proposed southwest tower has an off-set facing distance of 20.5 metres from the towers to the east. The proposed facing distances and tower floor plates meet or exceed the intent of the Guidelines and appropriately limit their impact on adjacent sites and other tall buildings.

The Bathurst-Bloor Four Corners Study and OPA 349 include tower and street wall policies specific to this site and are based on the criteria in the Guidelines. The objectives of these policies are to allow for the variation in massing of the street wall as generally proposed, appropriate tower separation distance and more slender tower forms.

The proposal is consistent with the intent of the built form policies of OPA 349 and the Tall Building Design Guidelines.

Transition to Lower Scale Areas

The Official Plan directs that new development transition to adjacent areas of lower scale, and specifically towards *Neighbourhoods*, in several locations.

The Healthy Neighbourhoods Section of the Official Plan (Policy 2.3.1.2) directs that intensification of land adjacent to *Neighbourhoods* will provide a gradual transition of scale and density as necessary to achieve the objectives of this plan.

The Built Form Policies of the Official Plan (Policy 3.1.2.3) direct that new development will be massed and designed to fit harmoniously into its existing and/or planned context and create an appropriate transition in scale to neighbouring existing or planned buildings.

The *Mixed Use Areas* Section of the Official Plan (Policy 4.5) directs that development in *Mixed Use Areas* will be located and massed to provide a transition between areas of different development intensity and scale through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*. The site is surrounded by areas of lower scale and is bordered on the south and west by areas designated as *Neighbourhoods*.

In developing the policies for the Bathurst-Bloor Four Corners Study, the manner in which new buildings transition to adjacent areas of lower scale was a critical piece of City Planning's analysis and was subject to considerable comment from the community.

Appropriate transition in scale can be achieved in different combinations and usually employs angular planes, stepping down of height, appropriate location and orientation of new buildings, and the use of setbacks and step backs of building mass. In this instance, the City suggests that

the application of a 45° angular plane adequately ensures new buildings transition appropriately to the surrounding area. The use of this angular plane is commonly utilized in Mixed Use Areas as a means to implement the intent of the Official Plan policies, which seek a transition in scale and intensity.

Through the Bathurst Bloor Four Corners Study the angular plan policies were developed to allow limited encroachments of not more than one storey on each building, in instances where there was no measurable impact related to the encroachment. The policies also direct that building heights for a building toward the south west corner of the east portion of the site be substantially below the applicable angular planes.

Through the Bathurst Bloor Four Corners Study, the City Planning Division also introduced policies to guide the street wall heights of the proposed development to ensure appropriate transition to adjacent main street area on Bloor Street West and Bathurst Street.

The proposal meets the intent of the transition policies recommended through the Bathurst-Bloor Four Corners Study by providing adequate transition to its surrounding context.

Shadow Impacts and Sky View

The proposed buildings have been massed, located and articulated, with appropriate separation distance and narrow floor plates, to limit shadow impacts on surrounding areas and maintain sky view in accordance with the intent of the Official Plan Built Form policies and Tall Building Design Guidelines.

Consideration of acceptable shadow impacts from the new development on surrounding streets and parks was undertaken through the Bathurst-Bloor Four Corners Study. The study concluded that any development should limit shadowing on the north sidewalk of Bloor Street West between Palmerston Avenue to Albany Street to less than 50% of the sidewalk, and limit shadowing generally on Bathurst Street over the mid-day hours, between the equinoxes.

The area of Bloor Street West, between Palmerston Avenue to Albany Street, between 11:18 am and 4:18 pm, from the vernal to autumnal equinox that is in direct sunlight is a minimum of 68% and a maximum of 77%. Shadowing on Bathurst Street is also appropriately limited. The proposed development has been designed to meet or exceed the shadowing requirements recommended by Staff in the Bathurst-Bloor Four Corners Study.

The proposal has no shadow impact on local parks and open spaces, and acceptable impacts on the surrounding area generally.

Wind Impacts

The applicant has submitted a Qualitative Pedestrian Level Wind Assessment from Gradient Wind Engineering Inc., dated December 14, 2016, to detail the potential wind impacts resulting from the massing of the proposed buildings.

The report concludes that wind comfort levels at ground level for all pedestrian locations, including public streets, the proposed park, the market and both laneways, are expected to be

suitable without any specific mitigation. The report makes specific recommendations for wind mitigation measures on rooftop amenity areas. With regard to impacts to the surrounding area, the report concludes that the proposed development is not expected to significantly affect pedestrian wind comfort for neighbouring buildings.

In order to address wind conditions City Planning will require an updated wind study and will secure any mitigation measures through the Section 37 Agreement and a Site Plan Control application.

Building Height

The proposal includes 5 tall buildings at heights of 26, 25, 24, 19 and 13 storeys. The metric height of the tallest portion of each of these buildings, measured to the top of any mechanical and elevator over-run equipment is approximately 85, 82, 77, 61, and 47 metres, respectively.

The proposed buildings are designed to limit their impacts on the surrounding context and on adjacent towers. The tall buildings are spaced apart to allow appropriate separation distance between each other and limit shadowing on surrounding areas. The heights of each tall building have been designed to fit within, or be situated beneath, angular planes measured from all adjacent *Neighbourhoods*, providing appropriate transition. Small encroachments are supportable in this case as their impacts are limited. The tall buildings allow for appropriate sky views from the surrounding context and within the site. The tall buildings are massed and set back adequately from street level to maintain a comfortable pedestrian environment.

Concerns have been raised by the community about the height of these buildings setting a precedent for future development on Bloor Street West.

The Official Plan states that Tall Buildings carry greater civic responsibilities and obligations than do other buildings. The implication is that tall building sites must advance the varied objectives of the Official Plan to a greater degree than would be possible on a smaller site where a smaller building might be appropriate.

As discussed earlier in this report, through the City's review of the broader area, significant development is unlikely along most of the Bloor Street West corridor due to the small size and depth of most properties, general parcel fabric, and overall policy framework. Even on larger sites, this level of development and/or height would be considered in the surrounding context of the site and would be required to include the provision of significant amenities to support the intensification.

In City Planning's opinion, there are very few sites in the surrounding area which could support a development that meets or exceeds the angular plane transition, tower separation distance, tower floor area, street wall height and step backs approach applied to this site, while also advancing a host of city building initiatives, such as integration of substantial built heritage, a park space, a public market space, affordable housing, a neighbourhood energy facility, improved and expanded pedestrian areas, and include tall buildings.

The proposed tall buildings are consistent with the objectives of the Official Plan Policies regarding tall buildings, achieve the performance criteria in the Tall Building Design Guidelines, and transition appropriately to the surrounding area. The proposed building heights are acceptable in this case. The proposed OPA 378 is required to allow tall buildings to be constructed on this site as they are not part of the existing context.

Proposed 8-Storey Building on the West Side of Markham Street

The proposed 8-storey building, fronting Bloor Street West, east of Markham Street encroaches into the angular plane as measured from the *Neighbourhood* designation to the west.

Ordinarily this manner of encroachment into the neighbourhood angular plane would not be supportable. However, the lot depth in this area is uncharacteristically shallow compared to the predominant lot depths in the *Mixed-Use Areas* designation on Bloor Street West between Spadina Avenue and Dundas Street West. The proposed building is in close proximity to multiple forms of transit, is situated and massed in a manner that has limited impact on adjacent properties and streets, and provides an acceptable transition toward the south and west, including the retention of a corner heritage building. City Planning staff consider the proposed 8-storey building to be appropriate.

Given this anomaly, and the applicable *Avenue* policies, some level of contextually appropriate intensification is appropriate.

Residential Units

Policy 3.2.1 of the Official Plan directs the provision of a full range of housing in terms of affordability, form and tenure across the City. The proposal is comprised of 806 rental units with over 23% of the units being two-bedroom units and 14% of the units having three-bedrooms or more. This proposal introduces purpose-built rental units into an area where the current rental housing stock is predominantly comprised of multi-unit low-rise housing.

The proposed unit type, range and mix are consistent with the policies of the Official Plan. The City will secure the provision of a minimum of 20% two bedroom and 10% three bedroom units with a minimum 35% of the total units as two and three bedroom, within the Zoning by-law and Section 37 agreement. As there may be limited fluctuation in the number of residential units constructed on site, the By-law amendment secures a maximum residential floor area as opposed to a specific number of units.

The applicant has agreed that no dwelling units within the proposed development, including any affordable rental housing, will be subject to a Draft Plan of Condominium application for at least twenty five (25) years from the date of occupancy of the rental units. After this time has elapsed any request to remove rental housing from the site through a Draft Plan of Condominium application would be subject to municipal review and consideration of all relevant policies, including the Housing policies of the Official Plan and Chapter 667 of the Municipal Code for consideration by City Council.

Through Site Plan Control, City Planning staff will work with the applicant toward unit layouts that are designed and positioned to maximize exposure to natural light. The limited tower areas and separation distances proposed assist to achieve this objective.

Affordable Housing

The applicant has agreed to provide affordable housing on site, as part of their Section 37 contribution, to a value of \$4,000,000.00.

The applicant has agreed to provide affordable housing on site, as part of their Section 37 contribution, to a minimum value of \$4,000,000.00.

City Planning is working with the City's Affordable Housing Office and the applicant on an Affordable Housing Plan that maximizes the number of affordable rental units possible within the development through the Section 37 contribution, government funding programs and opportunities, including the Open Door program, and non profit agency involvement. The objective of both the City and the applicant is to secure the delivery of a substantial amount of affordable units within this development. The City will ensure the Affordable Housing Plan provides both a range of unit types and levels of affordability within the development. The terms of the Affordable Housing Plan are detailed in attachment 9 to this report.

In order to maximize the number of affordable units within the development, the applicant and City expect to combine Section 37 contributions with other incentives and funding.

Commercial Uses

The proposal includes approximately 16,000 square metres of commercial floor space including the proposed 1,500 square metre public market space, and approximately 5,000 square metres of non residential floor area contained within retained heritage buildings. The floor area of the commercial uses on site, the majority of which was situated in the former Honest Ed's store and the houses on Markham Street, totals approximately the same amount of floor area that is proposed within this development.

The proposal includes a range of commercial unit sizes. Commercial units on the ground floor fronting Bathurst and Bloor Street are narrow in order to reflect the character of area main street retail uses. Larger retail spaces may be located above or below the ground floor. Narrow retail spaces fronting the main street provide access to these larger retail spaces.

Commercial Use Restrictions on Markham Street

Commercial uses in the houses on Markham Street are subject to a number of zoning restrictions. A 1988 Zoning By-law amendment that restricts restaurant, caterer's shop and performing art school uses applies to properties on the west side of Markham Street. A 1997 By-law amendment applies to properties on both sides of Markham Street between Bloor Street West and Lennox Street and permits restaurants, places of assembly, places of amusement, and other similar uses provided they do not exceed 300 square metres within each building.

The proposed Zoning By-law amendment addresses the conflicting provisions in these By-law amendments by allowing restaurants, caterer's shops and performing art school uses, on both

sides of Markham Street, and restricting the size of a restaurant, place of assembly, and other uses, within the houses on Markham Street to a maximum of 300 square metres in each building. This size restriction will not apply to uses fronting Bathurst Street, Bloor Street West and/or Markham Street. The size restriction will also not apply to the former Anne Mirvish Bookstore building located at 596-596 Markham Street, and the building at 581 and 583 Markham Street, the site of the former Victory Café. This size restriction does not apply to the day nursery or community and cultural space uses.

The By-law does not permit outdoor commercial patios on the rear of houses on the west side of Markham Street.

Small Retail Units

A number of small retail spaces are proposed to front on the north/south laneway. These spaces are intended to support small businesses, local entrepreneurs, pop-up spaces and other commercial functions and contribute to a positive mix of retail spaces within the development. The provision of 10 of these micro retail units on the site is secured in the Zoning By-law.

Community and Cultural Space

The applicant has agreed to provide the City with a lease for a community and/or cultural space, at a minimum value of \$1,000,000 as part of the Section 37 benefits. Further terms and conditions of the lease for the community and/or cultural space are detailed in Attachment 10.

Heritage Preservation

On November 1, 2015, Toronto City Council approved the inclusion of 27 heritage properties located on the subject site on its inventory. These buildings contribute significant cultural heritage value to both the site and immediate surroundings. There are also a number of heritage properties adjacent to the site at 693, 730-736 and 791-795 Bathurst Street.

The conservation of the on-site and adjacent heritage properties, and the massing of new development to respect these properties, was a primary objective shaping the redevelopment of this site.

Of the 27 listed heritage properties on the site, 23 are proposed to be conserved and incorporated into the proposed development, one is to be moved to a new location on the site and three are proposed to be demolished.

On March 23, 2017, a report from Heritage Preservation Services will be before Heritage Preservation Board. The report recommends approval of the proposed alterations and the intention to designate 24 properties on site under Part IV of the Ontario Heritage Act. The report also requests authority to enter into necessary Heritage Easement Agreements with the property owner and that the properties at 599-601 Markham Street and 760 Bathurst Street be removed from the City's Heritage register.

Official Plan - Heritage Conservation Policies

The heritage policies in the City of Toronto's Official Plan provide the policy framework for heritage conservation in the City.

Policy 3.1.5.4 requires that properties on the Heritage Register be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

Policy 3.1.5.5 directs that proposed alterations, development, and/or public works on, or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained.

Policy 3.1.5.6 encourages the adaptive re-use of properties on the Heritage Register.

Policy 3.1.5.26 directs that new construction on or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

Policy 3.1.5.28 directs that the owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property.

Policy 3.1.5.29 directs that heritage buildings and/or structures located on properties on the Heritage Register should be conserved on their original location. However, where it is supported by the cultural heritage values and attributes of a property on the Heritage Register a heritage building may be relocated within its property where:

- a) the heritage building or structure is not attached to or adjoining another building or structure;
- b) the location, orientation, situation or view of the heritage building is not identified in the Official Plan or as a cultural heritage value or attribute of the property, and/or the proposed relocation will not negatively affect the cultural heritage values or attributes of the property;
- c) the portion of the heritage building or structure that contains the identified cultural heritage values and attributes is being conserved in its entirety and will not be demolished, disassembled and/or reconstructed;
- d) the relocation on site does not conflict with any applicable Heritage Conservation District plans;
- e) a Heritage Property Conservation Plan is submitted that demonstrates that the removal and relocation of the building or structure within its existing property will not pose any physical risk to the heritage building and/or structure, its cultural heritage values and attributes, to the satisfaction of the City; and
- f) these and any other related conditions are secured in a Heritage Easement Agreement prior to removal and relocation on site.

Heritage Buildings Incorporated into the Proposed Development

The proposed development incorporates the 24 retained heritage buildings on site, in different ways depending on location and building typology. In general, limited changes are proposed to

all of the retained house-form buildings on Markham Street, while the proposal incorporates the main street heritage buildings fronting Bathurst Street and Bloor Street West into the street wall of the building.

On Markham Street, the listed house-form buildings, except for 610 Markham Street, are proposed to be conserved on site. No underground parking is proposed beneath any of the Markham Street heritage properties. Many of the buildings on both sides of Markham Street have undergone numerous alterations over the years, particularly at the ground floor level, with the upper levels retaining much of their heritage integrity. The City will secure necessary heritage attributes of the Markham Street properties to ensure that the continued evolution of the properties occurs in a manner that conserves the building's heritage attributes.

While the majority of new development is proposed on the eastern portion of the site, the full three-dimensional form of the house-form buildings on Markham Street will remain and be integrated into the new development with a three-storey glass atrium set behind the rear walls of each building. The atrium will provide barrier-free access to both the houses and the new residential towers, which are set behind 591-597 Markham Street.

The towers proposed east of Markham Street are set back considerably from the houses on Markham Street and step down in height toward Markham Street and Lennox Street, appropriately minimizing the visual impact of these buildings on to Markham Street.

The detached house at 610 Markham Street is proposed to remain on the west side of Markham Street but will be moved from its current position further south to facilitate a larger on site park space. The building will be conserved and relocated in its entirety, maintaining its original orientation on the west side of Markham Street. Further, the building's relocation will prevent it from being isolated and will support a consistent street wall along the west side of the street, south of the new park.

On Bathurst Street, the east facades of the main street buildings at 738-746 Bathurst Street, a portion of the south facade of 738 Bathurst Street and the front portions of those original foundations are proposed to be retained in situ, conserved and integrated into the new development. The new development above the heritage properties is proposed to be stepped back 5.4 metres from the east elevation and 8.2 metres from the south elevation, thereby visually reducing the volume atop the heritage building when viewed from the street, maintaining the established street wall height along Bathurst Street and the historic corner transition to the lower-scale house-form buildings on Markham Street.

The applicant also proposes to rehabilitate the existing altered storefronts of the row along Bathurst Street and introduce new storefront and door openings on the ground floor of the south elevation of 738 Bathurst Street. This group of properties would also include masonry, stone and wood conservation, new windows and minor changes in the grade to improve front access as part of a coordinated landscape strategy. The proposed work does not affect the properties' heritage attributes and allows for their continued commercial and retail uses.

On Bloor Street West, the north and east facades and the foundation of the building at 585 Bloor Street West will be retained in situ, conserved and integrated into the new mid-rise building proposed for the corner of Bloor Street West and Markham Streets. New development is proposed to be stepped back 5.4 metres from Bloor Street and 9.5 metres from Markham Street to both reduce the volume of new building area atop the heritage building and to maintain the established street wall height along this section of Bloor Street West.

The applicant also proposes to rehabilitate the existing altered storefronts along Bloor Street West and the ground floor of the east elevation of 585 Bloor Street West. The rear additions are not identified as attributes and will be removed. The conservation work to this property includes masonry, stone and wood conservation, new windows and minor changes in the grade to improve front access as part of a coordinated landscape strategy. The proposed work does not affect the property's heritage attributes and allows for its continued commercial and residential uses.

Heritage Buildings Proposed to be Removed from the Site

The applicant is proposing the removal of 599-601 Markham Street and 760 Bathurst Street, in order to provide an east-west laneway connection from Bathurst Street to Markham Street.

The lane is being proposed, in part, to maintain required vehicle access to the properties at 756 and 758 Bathurst Street, which are not part of the proposed development but abut it on the north, west and south sides and currently have access via the north-south Honest Ed's Alley. The redesign of Honest Ed's Alley is intended to accommodate primarily pedestrian movement that would discourage the vehicular access off the lane to 756 and 758 Bathurst Street. The proposed east-west lane would provide vehicular access to these properties as well limit vehicular travel on Honest Ed's Alley.

Relocating the lane to the north has been explored and would result in an undesirable proximity to the Bathurst and Bloor intersection, an increased level of traffic along Honest Ed's Alley and a reduction in the footprint of the outdoor market area, rendering it impractical. For these reasons, City Planning staff support the removal of the buildings at 599-601 Markham Street and 760 Bathurst Street in the context of the redevelopment of the site.

New Development and Relation to Heritage Buildings

New Development abutting retained heritage buildings on Bloor Street West, Bathurst Street, Markham Street and Lennox Streets have been designed to complement the heritage buildings on the site by maintaining narrow bay widths and a street wall height in the range of 12 metres to 14.85 metres with the slender taller portions stepping back between 3.6 metres and 9 metres.

The design and materiality of new development at the street wall level does not currently respond adequately to the heritage context of the site. Staff will continue to work with the applicant through the Site Plan review process to refine these and other details of the proposal to ensure that new development is compatible with the substantial heritage character of the site.

Heritage Conservation Conclusions

City Planning Staff is supportive of the applicant's efforts to conserve the majority of on-site heritage properties in the context of a large redevelopment including conservation of the integrity

of Markham Street, a culturally significant area. The redevelopment of the site will conserve the heritage character of both the individual properties and the area in general.

City Planning Staff recommend that prior to By-law amendments proceeding to City Council for enactment, the applicant enter into Heritage Easement Agreements and provide a Conservation Plan respecting the buildings proposed to be conserved to the satisfaction of the Senior Manager, Heritage Preservation Services.

Density

The density of the proposal is 5.68 times the area of the site. This figure exceeds the current as-of-right density. The site is subject to several different mixed-use zone categories with different permitted densities. The average permitted density over the area of the site is approximately 2.6 times the area of the site.

Provincial and City policies direct growth toward both *Mixed Use Areas* and *Avenues* within the City. These same policies direct that the form of growth must be appropriate within its local physical and planned context and assists in achieving an array of broader policy objectives.

There are few recent redevelopments or current proposals in the surrounding area to which the proposal can be reasonably compared. Recent developments approved or constructed along Bathurst Street and Bloor Street West are as follows.

Situated immediately east of the site, the 9-storey mixed use development at 783 Bathurst Street, known as “B.Streets Condos”, has a density of 4.91 times the area of the site. A development at 918 Bloor Street West, west of Bloor Street West and Ossington Avenue, comprises a 5-storey mixed-use building with a density of 4.71 times the area of the site. Another nearby development proposal at 547 College Street, west of Bathurst Street, comprises an 8-storey mixed use building with a density of 4.9 times the area of the lot.

The density of the proposal has been of significant concern to the surrounding community throughout the development review process. City Planning has received numerous written comments that characterize the proposal as overdevelopment. Some suggest that the proposal would be supportable as a mid-rise development.

While “over-densification” is a concern commonly raised by the public and by the City itself, a proposed density number cannot be considered alone as an indicator of the overdevelopment of a site. A proposal characterized by a poor allocation of proposed density, including slab buildings with minimal separation distance, limited stepping down of height to surrounding low-scale areas and a poorly allocated public realm is a more reliable indicator of over-development than a density number alone.

City Planning’s initial review of the application focussed on specific concerns, not necessarily because of the proposed density number but related to the proposed tower locations, street-wall dimension and relationship to both the surrounding context and on-site heritage resources. In revising the application, reducing the density, adding an on-site park, and re-massing the proposal in an effort to address City and community comments and objectives, the applicant

proposed an alternate approach to the more common revision of reducing heights and widening building floors. The revised proposal continued to include tall buildings, but those tall buildings are better situated to provide appropriate tower separation distances, maintain comparatively small tower floorplates, open up new public open space, and step down appropriately to the surrounding *Neighbourhoods* while also advancing a number of positive city-building objectives on site.

The proposal achieves the broader community objectives of increased open space, public realm improvements and heritage retention, in a form that demonstrably limits its impact on the surrounding area and achieves a number of key planning objectives, including the provision of community infrastructure for existing and new residents. The proposed density is appropriate.

Parkland

The provision of new park space within, and/or in the vicinity, of the proposed development has been a key objective for the City in reviewing the proposed development.

The City of Toronto Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands that are the subject of this application are in an area with 0 to 0.42 hectares of local parkland per 1,000 people - the lowest quintile of current provision of parkland. The site is in a parkland acquisition priority area.

The proposed development includes a 1,150 square metre park space, unencumbered above and below grade, to be conveyed to the City through the development process.

Proposed On-Site Park

The on-site parkland dedication is located on the west side of the development site with frontage along Markham Street, just south of the proposed mid-rise building on Bloor Street West. The acquisition of an on-site park within this development was an important objective for the City. The local area is served by six small parkettes located within 500 metres of the site and two larger park spaces, Christie Pits Park and Bickford Park, located farther west.

The size, shape and topography of the park meet the City's Official Plan requirements. The proposed on-site park is on the west side of Markham Street away from new development, to ensure a maximum amount of direct sunlight. The park, forming part of a reinterpreted, pedestrian-oriented Markham Street, and located adjacent to the proposed public market, is anticipated to be well utilized.

Adjacent to Palmerston Lane to the south, the park abuts a proposed privately-owned, publicly accessible off-leash dog area. The City continues to encourage developers to provide on-site amenities for dogs. By providing this dog amenity space on-site, it will minimize dog related pressures within the park.

The City and the applicant will secure timing of construction within the Section 37 Agreement to ensure that the park space is open upon completion of the project.

Proposed Cash-in Lieu of Remaining Parkland Requirement

At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication requirement for this purpose is 10,747 square metres or 104% of the site area. However, for sites that are 1 to 5 hectares in size, a cap of 15% of the development site is applied to the residential use while the non-residential use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is 1,627 square metres.

An on-site park is being provided with a size of 1,150 square metres, fulfilling 70.68% of the parkland dedication requirement. The remaining 29.32% of parkland dedication will be required to be satisfied through cash-in-lieu. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the first above grade building permit for the first proposed building.

Above Base Park Improvements

The applicant has agreed to construct the above-base park improvements for the on-site parkland using a combination of the remaining Above 5% cash-in-lieu of parkland contributions pursuant to Section 42 of the Planning Act and the Parks, Forestry and Recreation component of the Development Charges from this project.

The applicant's Landscape Architect will work in conjunction with the Parks, Forestry, and Recreation Staff and the Councillor's from Wards 19 and 20 to come up with an agreed upon design for the new park. Any further community consultation surrounding the design of the park, as well as the naming of the new park, will be determined at a later date.

Further details surrounding the environmental requirements, design process, and timing for the on-site parkland dedication will be secured in the Section 37 Agreement.

Transportation Capacity and Improvements

In support of proposed development, the applicant submitted a Transportation Considerations Report by BA Group, dated June 2015, and revised in May and December 2016.

In this study, the consultant estimates that the proposed redevelopment will generate approximately 220, 340 and 525 two-way vehicular trips during the weekday morning, afternoon and Saturday peak hours, respectively. The report also notes that the existing site generates in the order of 35, 65 and 100 two-way trips during the weekday morning, afternoon and Saturday peak hours, respectively. Accordingly, after adjustment for the existing trips generated by the site, there will be a net increase of approximately 185, 275 and 425 two-way vehicular trips during the weekday morning, afternoon and Saturday peak hours, respectively as a result of the redevelopment of the site. However, after consideration of pass-by trip making (i.e. trips made by motorists who are already travelling on the area road network) the actual anticipated external traffic generation of the site above existing levels is 185, 195 and 285 two-way vehicle trips during the weekday morning, weekday afternoon and Saturday peak hours, respectively.

The consultant concludes that the proposed development can be acceptably and appropriately accommodated on the area transportation systems (i.e. street network, transit system and

pedestrian / cycling infrastructure) provided road network improvements, as discussed below are implemented. City staff agree with this conclusion.

City Traffic Planning and Traffic Operations staff recommends further consideration of the proposed installation of an eastbound Lennox Street to northbound Bathurst Street left turn lane at the Bathurst Street and Lennox Street intersection. This road improvement is intended to ease some of the concerns identified through community consultation related to on-street pick-up/drop-off activity occurring on Lennox Street associated with the Randolph Theatre. As part of the future site plan application, City Traffic Planning staff will require the submission of detailed functional plans regarding the design of the eastbound left-turn lane.

Cycling

A total of 1,038 bike parking spaces including long and short term residential and commercial bike parking, as well as a bike valet, rental and co-op services are proposed. The proposal is located adjacent to the Bloor Street West Cycle Track pilot project. The provision of bike facilities within the development encourages cycling as a safe and accessible mode of transportation, consistent with City and Provincial policies.

Vehicle Access

Vehicle access to the site is proposed from Lennox Street. All loading facilities are located underground and also accessed via Lennox Street. The proposed location of the access driveway is acceptable to City Staff, in principle. Details related to site access arrangement, site circulation, layout and design of the proposed entrance driveways will be secured through the Site Plan review process.

Parking

The proposal is intending to provide an overall parking supply of 480 spaces in 4 below grade levels occupying the majority of the block east of Markham Street, excepting lands below the Heritage Buildings on the east side of Markham Street. No parking is proposed on the block west of Markham Street.

Loading

The proposed development includes a total of 14 loading spaces, consisting of 1 Type G, 3 Type B and 10 Type C loading spaces. The proposed number and type of loading spaces is acceptable.

All loading areas are proposed within a consolidated loading area located on the P2 level of the property on the east side of Markham Street. Vehicle access to the loading area is proposed via Lennox Street. Solid Waste is proposed be stored and collected from below grade loading areas

Detailed design of loading areas will be secured through a Site Plan Control Application.

Transit

The site is served by the Bloor Subway line and the 511 Bathurst Streetcar and bus line. The limited remaining capacity of the Bloor line is adequate to accommodate the proposed development. Improvements to the TTC subway system, such as Automatic Train Control, will improve capacity along the Bloor line. Other transit initiatives, such as the proposed SmartTrack

and the under construction Eglinton Crosstown LRT, do not directly serve this area, but will provide alternate transit options which will build east/west capacity on the transit network as a whole.

Tunnel to Bathurst Subway Station

In order to facilitate a potential future below grade connection to the Bathurst Subway Station, City Planning will secure knockout panels on an appropriate below grade level at the northeast part of the site through Site Plan Control.

Markham Street Servicing Tunnel

The proposal includes an underground tunnel beneath Markham Street connecting the proposed mixed use building west of Markham Street to the consolidated parking and loading facilities east of Markham Street and to provide a service connection between the buildings on the property west of Markham Street and the main loading facility. This space is intended to be used by occupants of the residential and commercial components of the building.

This underground connection allows for an expanded park space and improved park interface with adjacent buildings. City Staff are supportive of this proposed connection.

The construction of this underground connection will be secured in the Section 37 agreement and any other necessary agreements to the satisfaction of the General Manager, Transportation Services and the City Solicitor. The design of the connection will be secured through Site Plan Control. The applicant will be required to pay all costs associated with the design and construction of the connection, including the relocation of any necessary underground utilities to facilitate the connection, and pay all costs for ongoing maintenance associated with the connection.

Proposed Sale of Honest Ed's Alley

In November 2015, the applicant made an application (File: CL318-15) to the City for closure and sale of the north-south lane connecting Lennox Street to Bloor Street West, known locally as Honest Ed's Alley, to incorporate it into the development. The lane is 6.1 metres in width with an area of 789 square metres. Below grade parking serving the existing commercial uses on site is situated below the laneway.

In considering the appropriateness of closing city streets and lanes, the Official Plan directs that the City will ensure that public streets and lanes are not closed to public use and stay within the public realm where they provide present and future access for vehicles, pedestrians and bicycles, space for public utilities and services, and building address. In this case, Honest Ed's Alley functions primarily as a service and parking access for the servicing areas of the Honest Ed's Store and commercial properties fronting Bathurst Street and Markham Street. The proposed development fundamentally changes the use and function of this laneway to a space onto which fronts commercial spaces and which prioritizes pedestrians. The reconstructed POPS easement area will continue to provide access for pedestrians, cyclists, and, on a limited basis, vehicles, but will no longer function for the primary purpose for which the public lane was originally designed. The closure of this lane is consistent with the intent of the Official Plan.

In order to allow the sale, the Lane must be declared surplus by the City in accordance with the City's real estate disposal process set out in Chapter 213 of the City of Toronto Municipal Code. All requirements of the City's disposal process must be complied with, and the necessary City authorities and approvals for the sale of the Lane to the owner must be obtained. Prior to declaring the Lane surplus, the proposal must be circulated to the City's agencies, boards, commissions and departments to ensure there is no municipal interest in retaining the Lane. This process is currently underway.

City Planning Staff is in favour of:

- Vehicular access to the properties at 756 and 758 Bathurst Street being maintained throughout construction of proposed development and following completion of construction; and,
- A Publicly-Accessible Privately Owned Space (POPS) easement granting public access be secured over the proposed re-designed and privately-owned lane.

Prior to the necessary Bills enacting the Official Plan and Zoning By-law amendments being brought forward for Council consideration, the owner is required to have entered into an agreement for the purchase of the Lane, to the satisfaction of the appropriate City authority.

Proposed East / West Driveway

The proposal includes an east/west, privately-owned laneway intersecting Bathurst Street, Honest Ed's Alley and Markham Street. The lane is proposed to be 9.0 metres wide and accommodate vehicles, cyclists and pedestrians. The lane would be privately owned, but a Privately Owned Publicly Accessible Space easement will be registered to provide permanent public access over the length of this privately-owned laneway.

The design of the space will discourage the movement of vehicles and prioritize pedestrians and cyclists. The City supports the proposed redesign of this lane in principle. In order to limit the impacts of vehicles turning into this access, City Planning staff recommend that westbound left turns from Bathurst Street be prohibited and that additional turning and vehicle movement restrictions be considered to limit the utility of this space as a vehicle access.

Palmerston Avenue Lane Widening

Palmerston Lane is a city-owned, substandard lane, situated immediately east of the site and abutting the proposed on-site park and all buildings on the west side of Markham Street.

The City will require a conveyance of land to widen Palmerston Lane in accordance with Official Plan policies. The current and future vehicular use of this lane is anticipated to be limited, partly because the lane does not service any part of the proposed development and the west side of the lane is comprised of low rise houses within a residential neighbourhood. Given this assumption, Transportation Services Staff has advised that widening the lane to 5 metres, as opposed to the typical 6 metres, is adequate.

City staff will continue to require the conveyance of land equal to that necessary to achieve a 6 metre width on Palmerston Lane, however the eastern most 1.0 metre portion of that widening will be conveyed as additional parkland where it is abutting the proposed public park space. The remainder of the widening will be conveyed to Transportation Services Staff.

As the lands abut a new park, the design of the laneway should be compatible with the adjacent park.

Streetscape and Public Realm Improvements

Section 3.1 of the Official Plan directs that high quality architecture, landscape and urban design and construction will be promoted within new developments to enhance the quality of the public realm.

The proposal advances the Official Plan's public realm policy objectives in a number of ways. Increased publicly accessible pedestrian connections through the site connecting to adjacent public streets, increased building setbacks on Bathurst Street and Bloor Street West, and enhanced paving and landscaping treatments on all street frontages contribute to an improved public realm.

The proposal also includes redesigning Markham Street, from Lennox Street to Bathurst Street, as a pedestrian-priority right-of-way. In this area, access for automobiles will not be precluded, but the design of the street will prioritize pedestrian and cyclists, discouraging automobile access and vehicle speed on the street. Markham Street will remain within city ownership. The details of Markham Street redesign will be secured through a Site Plan Control application.

A public realm plan detailing the improvements, including, but not limited to, paving and curbing details, signage and traffic control, sidewalk treatments, cycling installations, and pedestrian and cycling connections to the Bloor Street West Cycle Track, will be secured through the review of the Site Plan Control application. The City will require financial securities for these improvements.

The City will engage the local community in a process to discuss and refine aspects of the public realm plan prior to final site plan approval.

756 and 758 Bathurst Street

The properties at 756 and 758 Bathurst Street located mid-block between Bloor Street and Lennox Street, fronting Bathurst Street are not part of the proposed development but are bordered on the north, west and south sides by the proposed development. These properties are listed on the City's heritage register and currently enjoy access via Honest Ed's Alley, a City-owned laneway connecting Bloor Street West to Lennox Street. This laneway is proposed to be closed and purchased by the applicant, as discussed in the preceding section of this report.

Both City Planning staff and the applicant have met with the owners of these properties to discuss matters related to access and construction management. The construction management plans submitted in support of the application contemplate access being provided to these

properties throughout construction. The proposed public realm plan preserves access to the rear portion of these buildings via a midblock access on Bathurst Street which connects to the proposed redesigned and privately-owned Honest Ed's Alley. This east/west access is being proposed, in part, to maintain vehicle access to these two properties, as Honest Ed's Alley is intended to function primarily as a pedestrian and cyclist corridor. As part of the lane closing process, the owner will be required to provide the City with the written consent of these two property owners to the permanent closure of Honest Ed's Alley as a public lane.

The developability of these parcels is significantly limited by both the parcel size and heritage status.

Site Servicing

The applicant has submitted and revised a Functional Servicing and Stormwater Management Report, prepared by Cole Engineering, dated December 19, 2016, in support of the proposed development. These documents have been reviewed by Engineering and Construction Services (ECS) and Toronto Water staff. The Functional Servicing and Stormwater Management Report demonstrates, to the satisfaction of Engineering and Construction Management Staff, that the proposal is able to be adequately serviced from existing storm, water, and sanitary infrastructure. Specific details regarding Servicing connections and storm water management facilities will be secured through Site Plan Control.

Neighbourhood Energy System

The proposal includes a Neighbourhood Energy System (NES). The NES is intended to minimize the site's energy consumption. The system consists of a central energy plant connected to buildings via a network of pipes.

The proposed NES is consistent with the requirements of the *Mixed Use Area* policies, recently amended by OPA 262, to consider energy conservation, resilience to power disruptions, renewables and alternative energy systems in new development.

Consistent with the objectives of TransformTO, the proposed NES will assist in reducing carbon emissions from the proposed development by utilizing low carbon renewable energy supplies for proposed buildings.

The details of the proposed NES will be secured through Site Plan Control and within the Section 37 Agreement.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment. The applicant is required to meet Tier 1 of the TGS. The proposed draft site specific Zoning By-law will secure Tier 1 performance measures for the following Tier 1 development features related to Automobile Infrastructure and

Cycling Infrastructure. Other applicable TGS performance measures will be secured through the Site Plan Approval process.

City staff are advised that the applicant seeks to achieve LEED Platinum status for the proposed development.

Community Services and Facilities

Section 3.2.2 of the Official Plan recognizes community services and facilities as important building blocks in creating strong, vibrant and complete communities. Community services and facilities include publicly-funded schools, community recreation centres, public libraries and human services. These services form an essential part of the City's social infrastructure, providing community spaces where human interactions and community networks are cultivated. The Official Plan sets out a policy framework that seeks to preserve and improve access to facilities in areas experiencing growth or change.

The area surrounding the development is generally well-served by community services and facilities.

Schools

There is capacity at all twelve existing Toronto District School Board (TDSB) and Toronto Catholic District School Board (TCDSB) elementary schools in the area. The overall average utilization rate among these schools is 61%.

While Harbord Collegiate Institute, located near the proposed development, is operating at 125% of capacity, the other two area TDSB secondary schools are operating significantly under capacity, with Central Technical School at 57% and Toronto Central Academy at 30%. The only local TCDSB secondary school, St. Mary's secondary school, is operating at 94.5% capacity.

Community Centres and Libraries

A number of community recreation facilities are located in proximity to the proposed development. Bob Abate Community Recreation Centre, William H. Bolton Arena, Scadding Court Community Centre and the Alex Duff Memorial Pool are all within walking distance or a short transit trip of the development site. The Palmerston and Spadina Road branches of the Toronto Public Library are also located near the proposed development.

The applicant is proposing that up to 1,000 square metres of the required indoor amenity space for residents of the development be accessible to the local community as well. These facilities, depending on their function, may contribute additional recreation or community space to the local area.

Child care Facilities

There are nine licensed childcare providers in the local area. Most of these locations offer services for toddlers and pre-school children, with limited services for infants and school-age children. The majority of childcare providers report limited vacancies at their facilities.

The plans submitted in support of this application contain a new private childcare space.

Growing Up: Planning for Children in Vertical Communities

The Growing Up: Planning for Children in New Vertical Communities Study, currently in progress, seeks to address how new multi-unit residential buildings can accommodate the needs of children and youth. The Study expands on previous City Planning work and recognizes that the design of the unit, building and neighbourhood are as important as policy requirements that focus on the number of bedrooms. The Study investigates how to comprehensively accommodate families in our growing vertical communities.

While completion of the Study is not anticipated prior to the submission of a Site Plan Control Application for this site, City Planning staff will work to incorporate the emerging direction from this Study in the development.

Construction Management Plan

In order to ensure that each phase of development occurs in a manner that is least disruptive to the community, the owner will submit a Construction Management Plan (CMP) prior to Site Plan approval. The CMP will include, but not be limited to, details regarding the following:

- Size and location of construction staging areas;
- Details on concrete pouring activities;
- Measures to ensure site lighting does not negatively impact adjacent residences;
- Construction vehicle parking locations;
- Refuse storage;
- Site security and site supervisor contact information, and;
- Any other matters deemed necessary to the satisfaction of the Chief Planner and Executive Director, City Planning Division, the General Manager of Transportation Services, and the Chief Building Official, in consultation with the Ward Councillor.

Honest Ed's Signage

While the signage on the Honest Ed's buildings is not subject to any protection under the Heritage Act, the signs are iconic and representative of the former uses and character of the site.

City Planning staff have been advised that part of the sign is proposed to be relocated to Victoria Street. The City will consider this installation through the appropriate review process, independent of the review of this application.

City Planning Staff recommends that the applicant integrate a portion of the signage on site, within either the proposed market or other publicly accessible space. The details of this will be secured in the Site Plan review process. City Planning staff also encourage the applicant to consider providing some of the signage to the TTC for installation at Bathurst Subway Station.

Public Art

The applicant has proposed to design and construct one, or a series, of public art installations on the subject site, which shall have a minimum value of \$500,000.00. The installation of the art will be secured via a letter of credit in the amount of \$500,000.00 to be provided by the owner to

the City prior to the issuance of the first above grade building permit. This public art will be secured in the Section 37 Agreement.

Section 37

Section 37 of the Planning Act authorizes a municipality with appropriate Official Plan provisions to pass Zoning By-laws involving increases in the height and/or density otherwise permitted by the Zoning By-law in return for the provision of community benefits by the owner. The community benefits must bear a reasonable planning relationship to the proposed development including at a minimum, an appropriate geographic relationship and addressing planning issues associated with the development.

City Planning recommends securing the following community benefits in the Section 37 Agreement:

- The provision of affordable rental housing units, to a minimum value of \$4,000,000.00, within the development, or a financial contribution in lieu, with terms and conditions of the provision of the affordable rental housing units being satisfactory to the Director, Affordable Housing Office, in consultation with the Ward Councillor, and in a form approved by the City Solicitor;
- The provision of a non-profit community and or cultural space within the development, at a minimum value of \$1,000,000.00, or a financial contribution in lieu, with terms and conditions satisfactory to the Director, Real Estate Services in consultation with the Chief Planner and Executive Director, City Planning Division, and the Ward Councillor; and,
- The provision of public realm improvements on publicly owned lands on Markham Street from Lennox Street to Bloor Street West, above the typical required standards for the design and construction of public spaces, at a minimum value of \$500,000.00, satisfactory to General Manager, Transportation Services, Executive Director, Engineering and Construction Services, the Director, Real Estate Services, and the Chief Planner and Executive Director, City Planning Division, in consultation with the City Solicitor and the Ward Councillor;

The following matters of convenience are also recommended to be secured in the Section 37 Agreement:

- The design and construction of one, or a series, of public art installations on the subject site, at a minimum value of \$500,000.00;
- Implementation of wind mitigation measures;
- Design and construction of traffic improvements to the Bathurst Street and Lennox Street intersection;
- Development and implementation of a construction management plan;

- Design and construction of required improvements to municipal infrastructure identified in the Functional Servicing and Stormwater Management Report, prepared by Cole Engineering, signed and sealed December 19, 2016;
- Design and construction of a Neighbourhood Energy Facility on site;
- Conveyance of a 1,150 square metre parcel on site for a future park space and ongoing maintenance of the park by the owner;
- Design and construction of 10 micro retail spaces;
- Agreement that no dwelling units within the development including Affordable Rental Housing , will form part of an application for Condominium Registration for at least twenty five years from the date upon which the first new purpose-built rental dwelling unit is occupied;
- Provision of a minimum of 35% of the total number of residential units as two and three bedrooms provided a minimum of 10% of the total number of residential units contain three bedrooms and 20% of the total number of residential units contain two bedroom;
- The requirement that the owner use reasonable commercial efforts to secure additional funding and/or beneficial financing arrangements in support of the provision of additional Affordable Housing through Federal (CMHC or otherwise), provincial, and/or municipal funding programs (such as “Open Doors” or other) to increase the provision of Affordable Rental Housing on-site to a target of 20% of total dwelling units;
- Provision of a minimum of 35 vehicle parking spaces for the exclusive use of visitors to the residential units on evenings and weekends; and

Summary of Proposed Official Plan Amendment

The proposed Official Plan Amendment No. 378 (Attachment 6) redesignates the lands proposed as a public park on the west side of Markham Street, south of Bloor Street West, as *Parks and Other Open Spaces: Parks* in the Land Use Map 18 of the Official Plan.

The amendment also allows for tall buildings to be constructed on this site, subject to performance criteria, despite tall buildings not being represented in the existing context.

Conclusion

The proposed redevelopment of the Mirvish Village and Honest Ed’s site presents an opportunity to intensify a large, underutilized, transit-oriented site with a significant amount of physical and contextual heritage in a manner consistent with the planning vision for the area, as determined through the extensive OPA 349 process.

In the view of City Planning Staff, there are few sites in a built-up neighbourhood context that present the opportunities of the Honest Ed’s / Mirvish Village site. The proposal presents an innovative approach to built form in Toronto. The proposal incorporates a varied, articulated,

street wall condition with carefully located, slender tall buildings set back from the street, in contrast to a more typical tower and podium approach common near the Downtown or the lower, larger floor plate mid-rise buildings with less building separation common on Avenues.

Numerous improvements to the site, such as the incorporation of a significant number of heritage buildings, the development of an on-site and unencumbered public park, the provision of an additional laneway and street improvements that enhance the pedestrian and cycling networks, are achieved in combination with a less conventional but contextually responsive approach to building form. Comments from the community received through the consultation process have greatly assisted staff in achieving this outcome.

City Planning recommends the approval of the applications to amend the Official Plan and Zoning By-laws.

CONTACT

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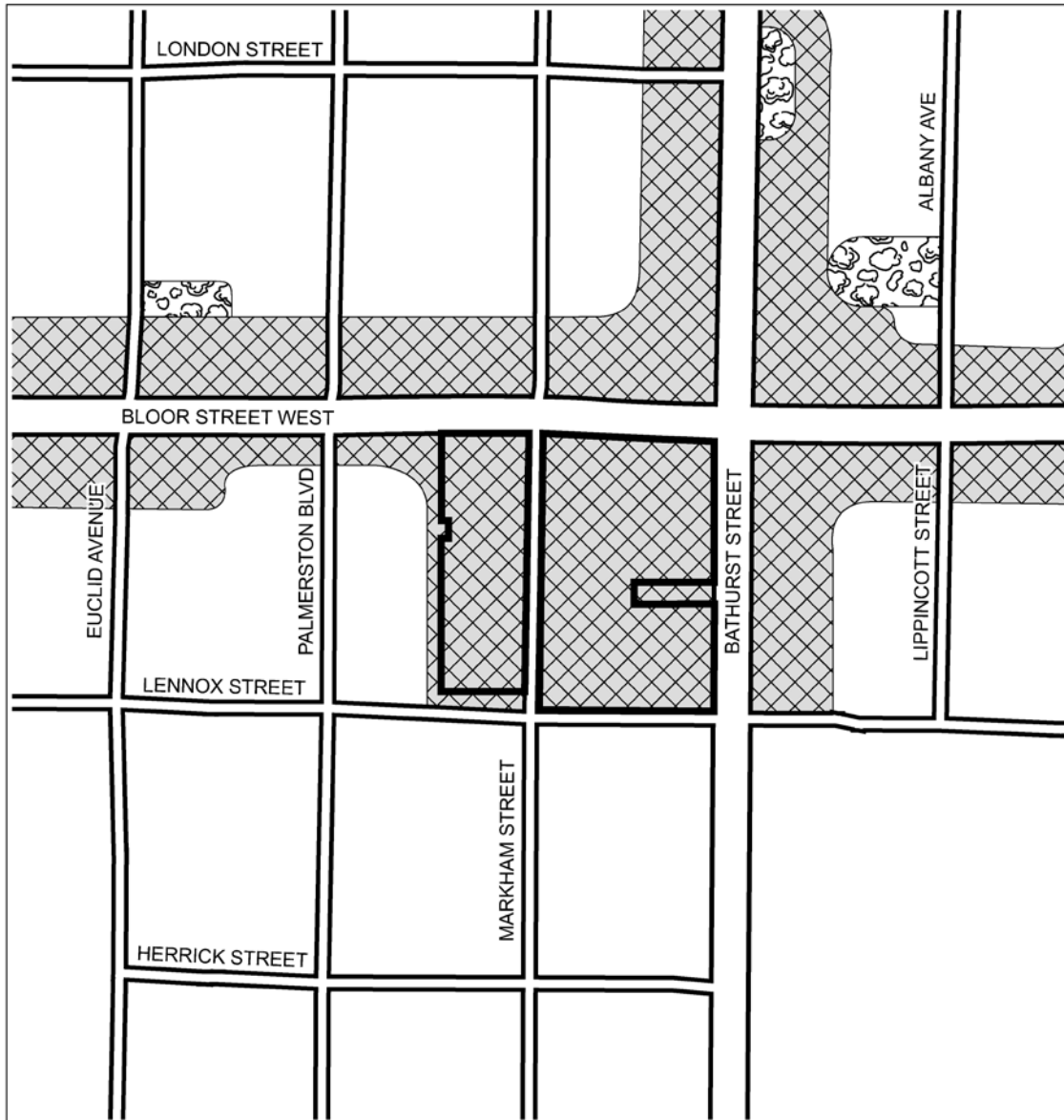
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

- Attachment 1: Official Plan – Land Use – Map 18 Excerpt
- Attachment 2: Zoning By-law Excerpt
- Attachment 3: Proposed Site Plan
- Attachment 4: Proposed Building Elevations
- Attachment 5: Massing Model Perspective Renderings
- Attachment 6: Draft Official Plan Amendment – OPA No.378
- Attachment 7: Draft Zoning By-law Amendment (Amends By-law No. 438-86)
- Attachment 8: Draft Zoning By-law Amendment (Amends By-law No. 569-2013)
- Attachment 9: Affordable Housing Plan
- Attachment 10: Community / Cultural Space Term Sheet
- Attachment 11: Application Data Sheet

Attachment 1: Official Plan – Land Use – Map 18 Excerpt



571-597 Bloor St W, 738-782 Bathurst St, 26-38 Lennox,
581-603 Markham St, 585-612 Markham St

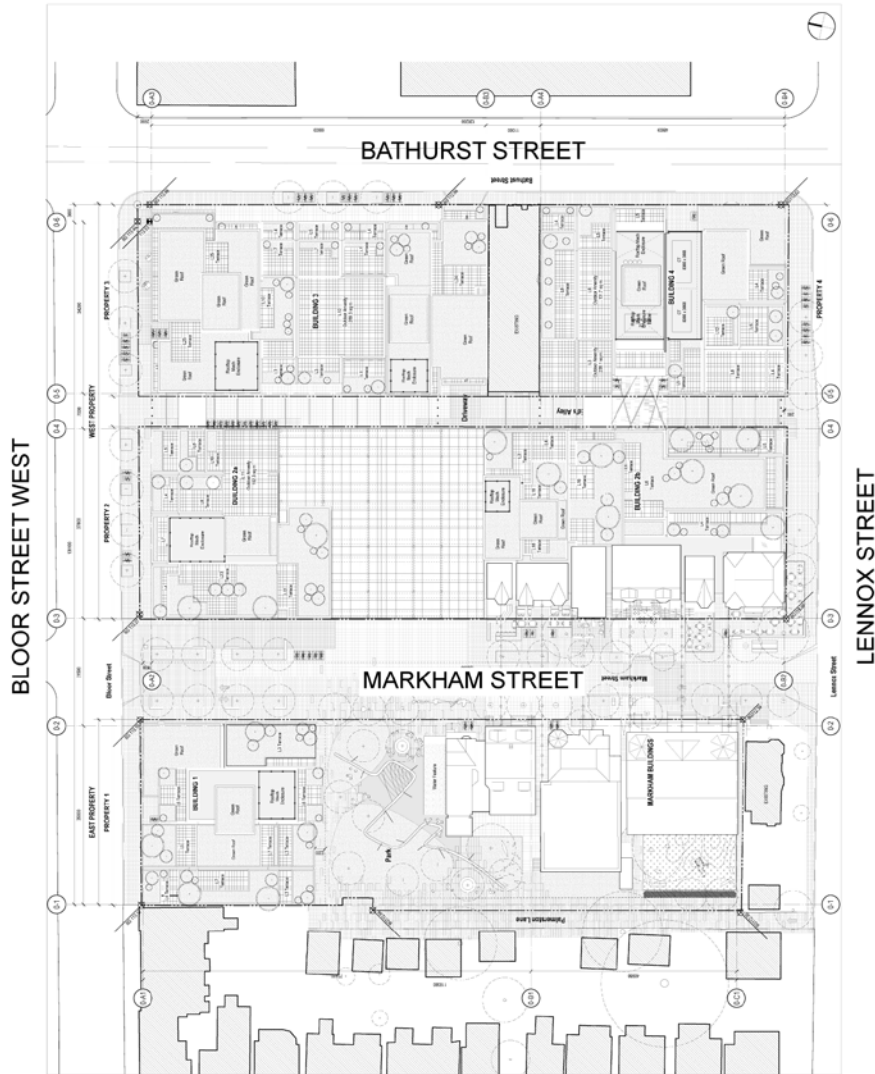
Extract from Official Plan

File # 15 188751 STE 19 0Z

- | | |
|---|--|
|  Site Location |  Parks & Open Space Areas |
|  Neighbourhoods |  Parks |
|  Mixed Use Areas | |

↑
Not to Scale
09/01/2015

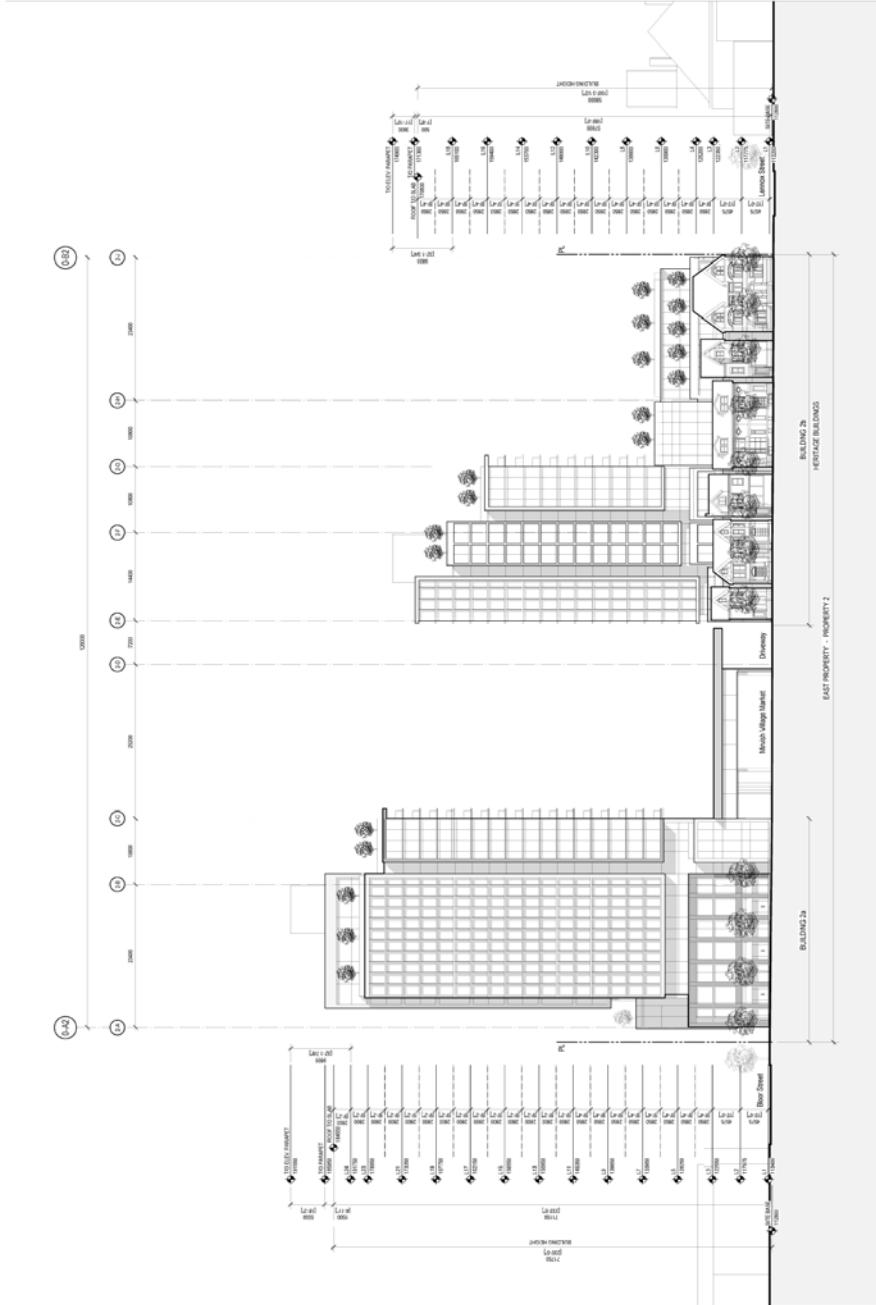
Attachment 3: Proposed Site Plan



Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 02/24/2017

**571-597 Bloor St W, 738-782 Bathurst St, 26-38 Lennox,
 581-603 Markham St, 585-612 Markham St**
 File # 15 188751 STE 19 0Z

Attachment 4: Proposed Building Elevations

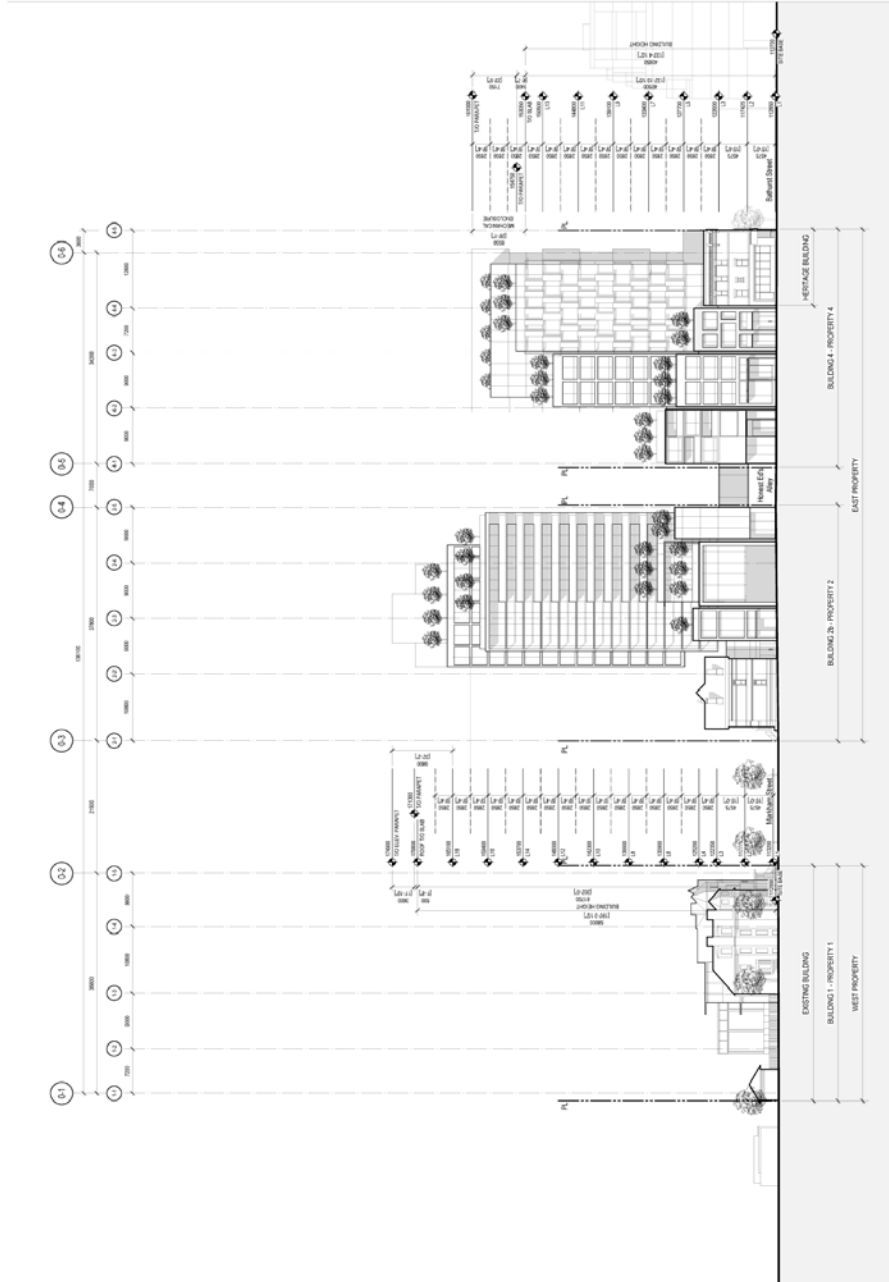


Markham Street East Elevation

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 02/24/2017

**571-597 Bloor St W, 738-782 Bathurst St, 26-38 Lennox,
 581-603 Markham St, 585-612 Markham St**

File # 15 188751 STE 19 0Z



Lennox Street Elevation

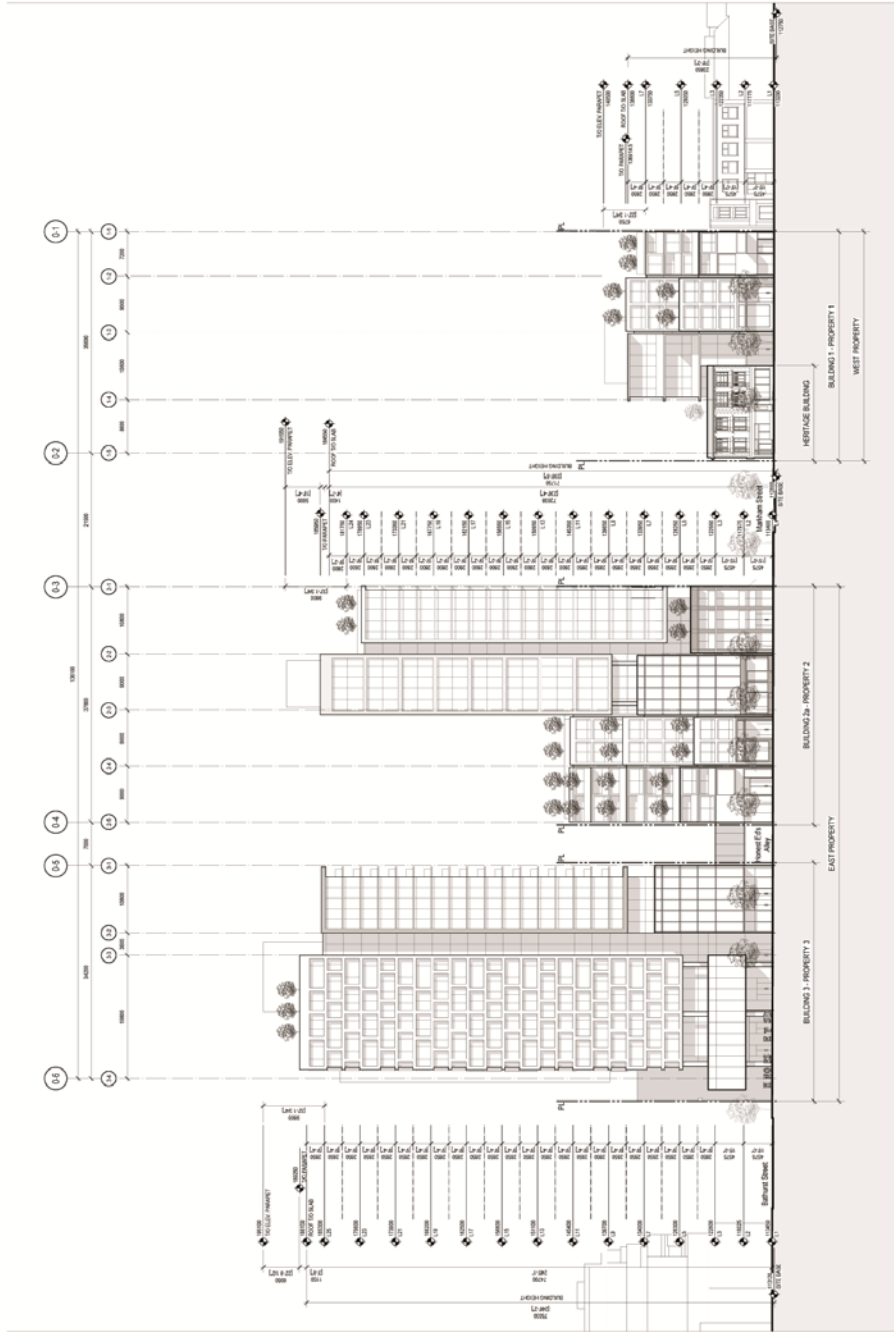
Elevations

Applicant's Submitted Drawing

Not to Scale
02/24/2017

571-597 Bloor St W, 738-782 Bathurst St, 26-38 Lennox,
581-603 Markham St, 585-612 Markham St

File # 15 188751 STE 19 0Z

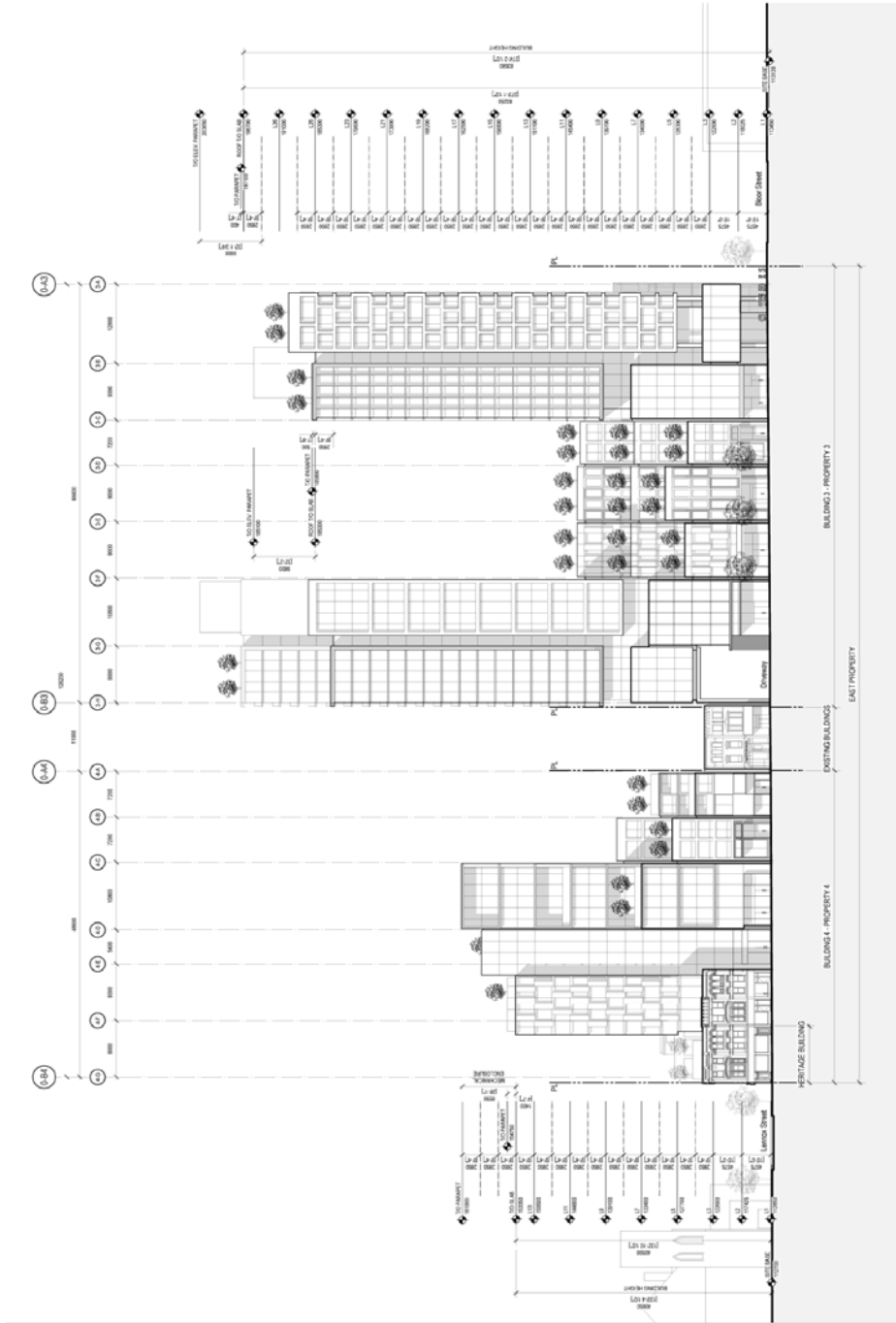


Bloor Street Elevation

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 02/24/2017

**571-597 Bloor St W, 738-782 Bathurst St, 26-38 Lennox,
 581-603 Markham St, 585-612 Markham St**

File # 15 188751 STE 19 0Z



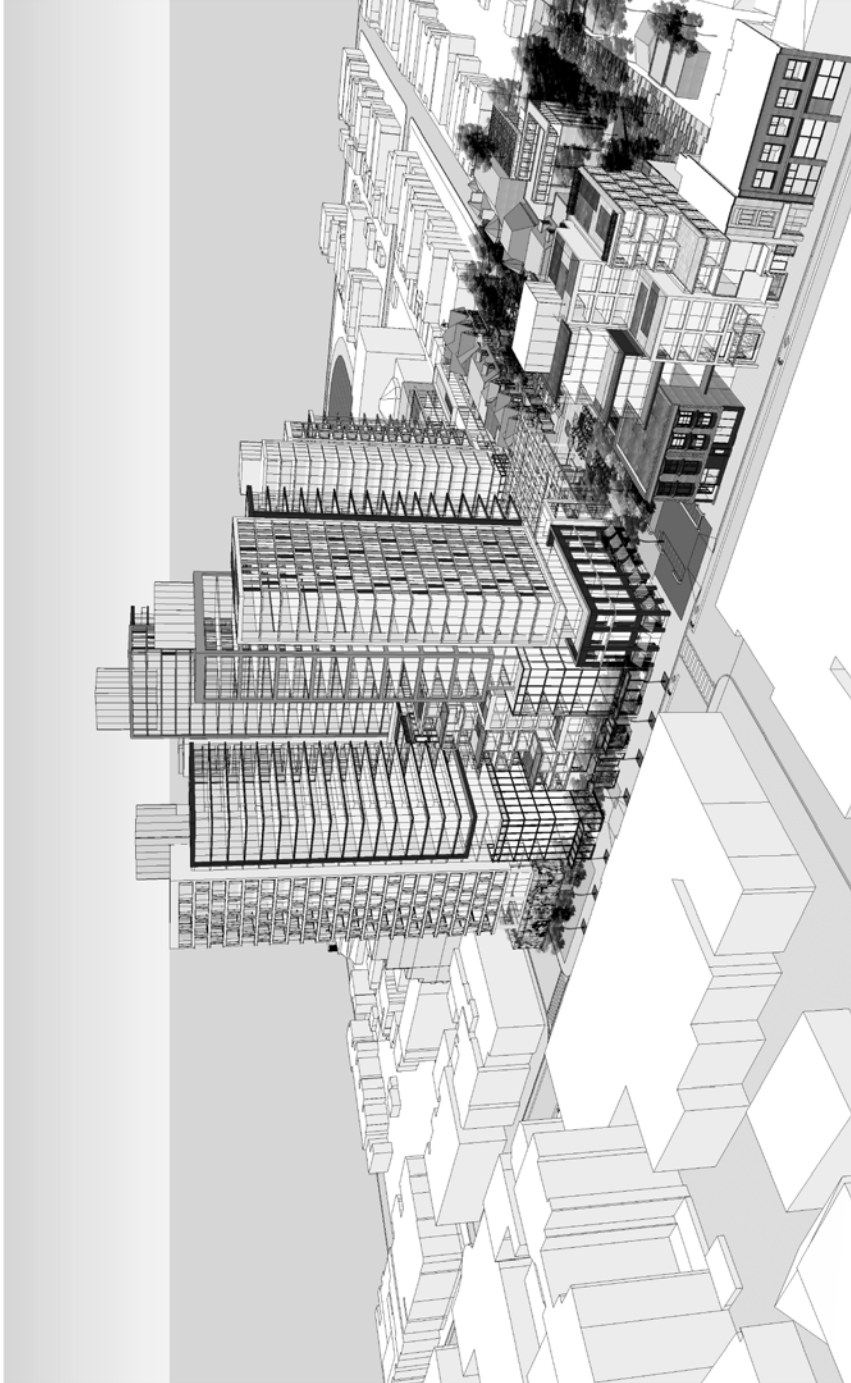
Bathurst Street Elevation

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 02/24/2017

**571-597 Bloor St W, 738-782 Bathurst St, 26-38 Lennox,
 581-603 Markham St, 585-612 Markham St**

File # 15 188751 STE 19 0Z

Attachment 5: Massing Model Perspective Renderings



View looking from northwest

571-597 Bloor St W, 738-782 Bathurst St, 26-38 Lennox,
581-603 Markham St, 585-612 Markham St

File # 15 188751 STE 19 0Z

Applicant's Submitted Drawing

Not to Scale
02/24/2017

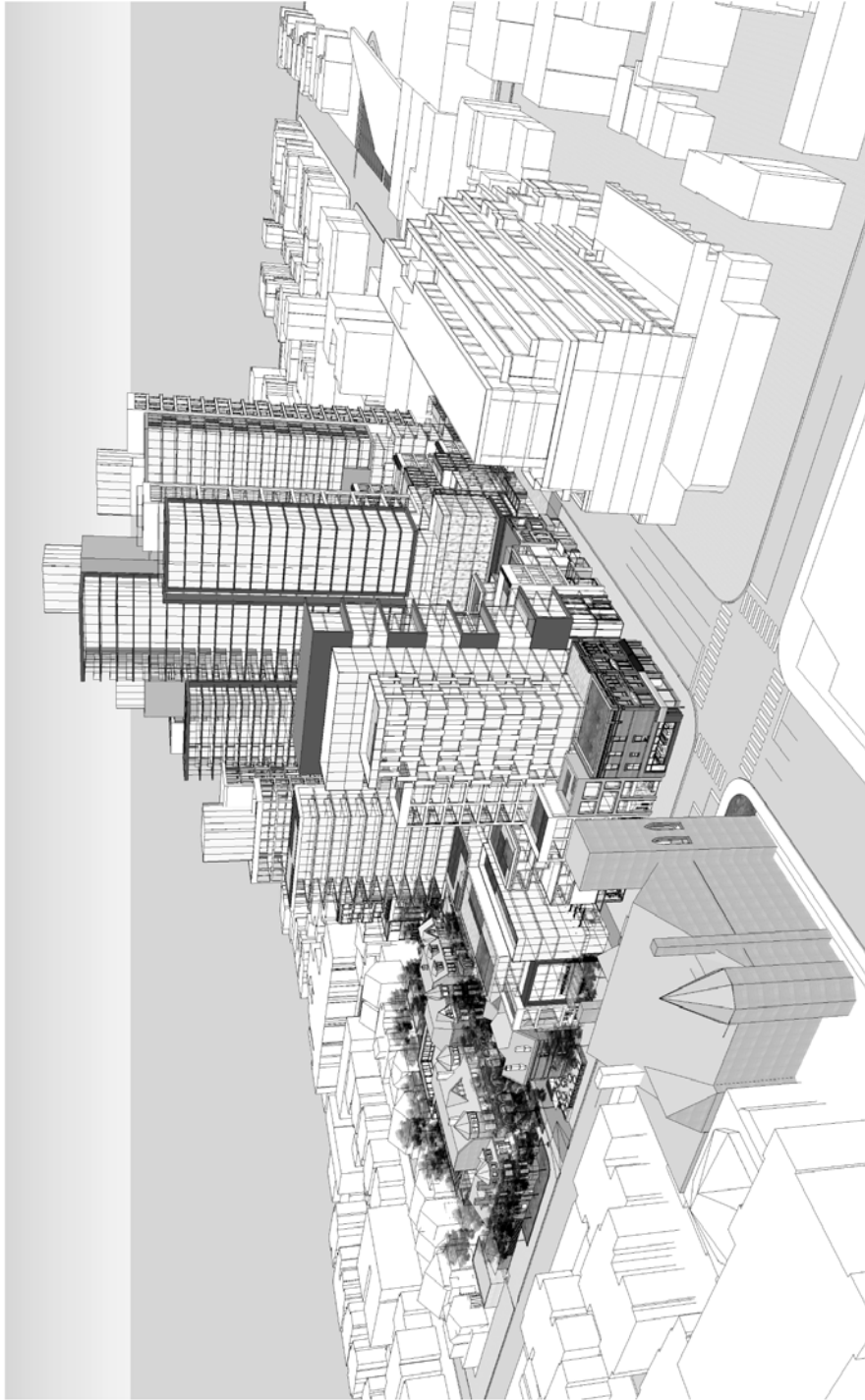


View looking from southwest

Perspective
Applicant's Submitted Drawing
Not to Scale
02/24/2017

571-597 Bloor St W, 738-782 Bathurst St, 26-38 Lennox,
581-603 Markham St, 585-612 Markham St

File # 15 188751 STE 19 0Z



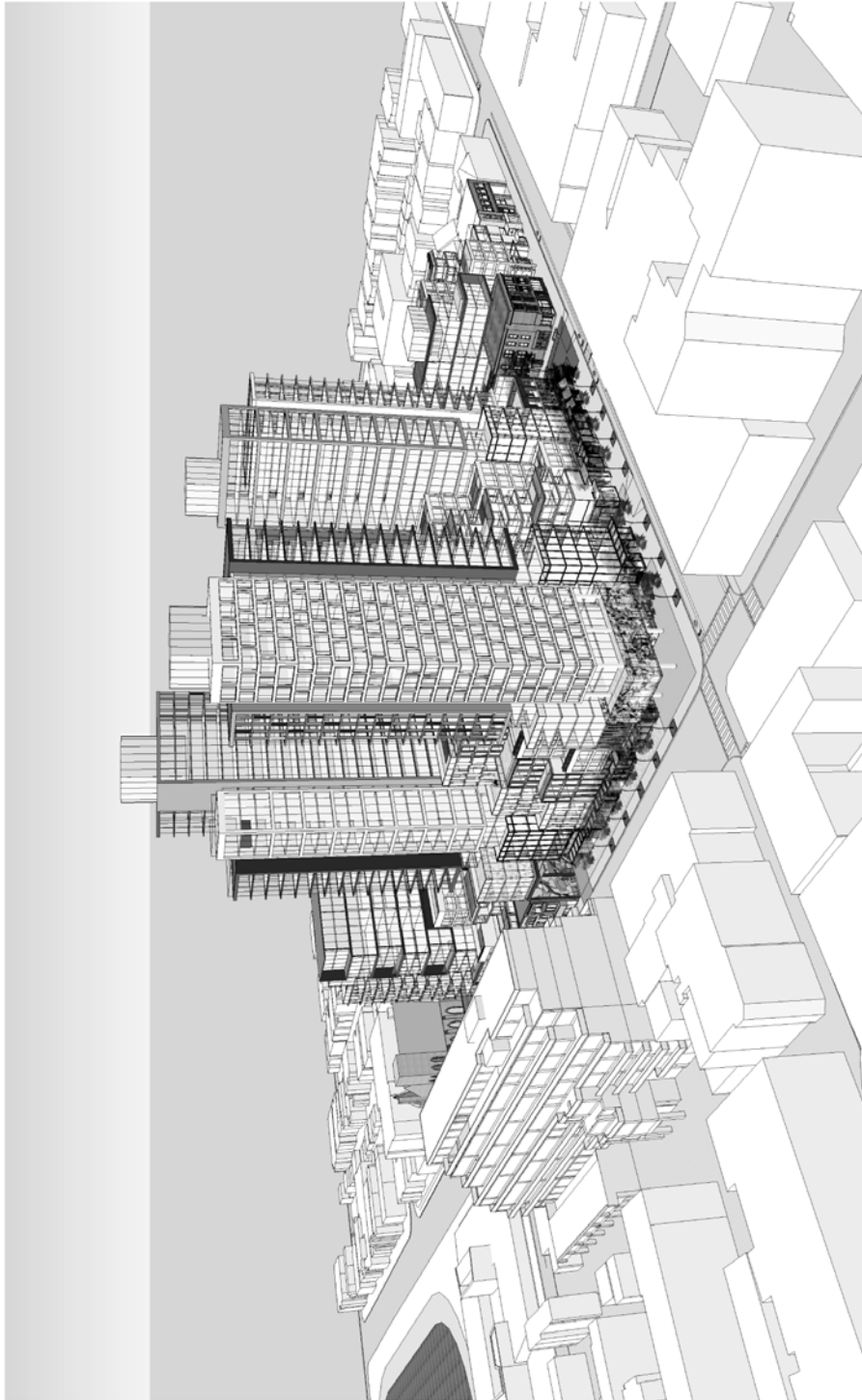
View looking from southeast

571-597 Bloor St W, 738-782 Bathurst St, 26-38 Lennox,
581-603 Markham St, 585-612 Markham St

Applicant's Submitted Drawing

Not to Scale
02/24/2017

File # 15 188751 STE 19 0Z



View looking from northeast

Perspective

Applicant's Submitted Drawing

Not to Scale
02/24/2017

571-597 Bloor St W, 738-782 Bathurst St, 26-38 Lennox,
581-603 Markham St, 585-612 Markham St

File # 15 188751 STE 19 0Z

Attachment 6: Draft Official Plan Amendment – OPA 378

CITY OF TORONTO

BY-LAW No. XXXX-2017

**To adopt Amendment No. 378 to the City of Toronto Official Plan,
being an amendment to the Official Plan Map 18 - Land use and Chapter 7, Site and Area
Specific Policies.**

Whereas authority is given to Council by Section 17 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas the 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. Amendment No. 378 to the Official Plan, consisting of the attached text and map designated as Schedule A, is hereby adopted.

Enacted and passed this ___ day of _____, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss
City Clerk

(Seal of the City)

City of Toronto By-law No. ~~-20~

AMENDMENT NO. 378 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2017 AS 571 TO 597 BLOOR STREET WEST, 738 TO 782 BATHURST STREET, 26 TO 38 LENNOX STREET, 581 TO 603 AND 588 TO 612 MARKHAM STREET

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

1. Map 18 – Land Use - is amended by redesignating lands on the west side of Markham Street, south of Bloor Street West from ‘Mixed Use Areas’ to ‘Parks and Other Open Spaces – Parks’, as shown on the attached Schedule A;
2. Chapter 7, Site and Area Specific Policies, is amended by adding the following:

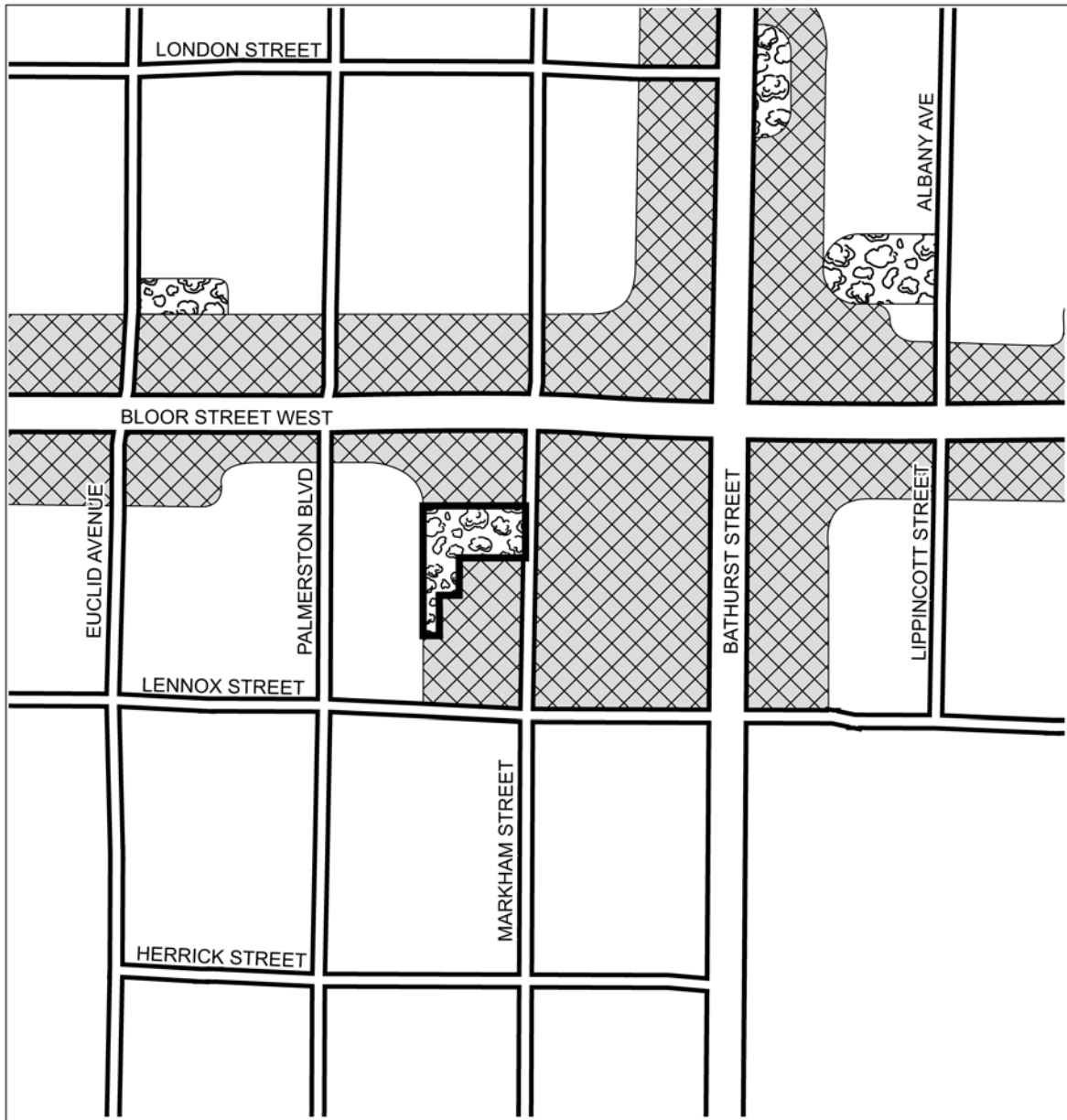
528. Lands located south of Bloor Street West, west of Bathurst Street, north of Lennox Street, and east of Markham Street

1. Tall buildings will be permitted on the lands located south of Bloor Street West, west of Bathurst Street, north of Lennox Street, and east of Markham Street provided that:
 - a. No tall buildings exceed a floorplate of 600 square metres;
 - b. A minimum 25 metre separation distance is provided between tall buildings, except in instances where an indirect facing condition exists in which a minimum separation distance of 20 metres is required;
 - c. Tall buildings must be situated beneath a 45-degree angular plane measured from grade at the property line of any property designated *Neighbourhoods* on Map 18 in the Official Plan;
 - d. Despite c. above, minor encroachments into the 45-degree angular plane are allowed for tall buildings provided they are minor in nature and no more than one storey of any one building encroaches into the angular plane; and,
 - e. Despite c. and d., above, tall buildings not fronting Bloor Street West on the east side of Markham Street shall:
 - i. be situated behind the retained heritage buildings fronting Markham Street; and



- ii. have a maximum height which is significantly less than the height of a 45-degree angular plane measured from the property line of any property designated *Neighbourhoods* on Map 18 in the Official Plan.

Schedule A








Official Plan Amendment #378

Revisions to Land Use Map 18 to Redesignate lands from Mixed Use Areas to Parks

571 Bloor Street West

File # 15 188751 STE 19 0Z

-  Site Location
-  Neighbourhoods
-  Mixed Use Areas
-  Parks & Open Space Areas
-  Parks



Not to Scale
02/22/2017

Attachment 7: Draft Zoning By-law Amendment (Amends By-law No. 438-86)

This attachment will be provided prior to the April 4th, 2017
Toronto and East York Community Council meeting.

Attachment 8: Draft Zoning By-law Amendment (Amends By-law No. 569-2013)

This attachment will be provided prior to the April 4th, 2017
Toronto and East York Community Council meeting.

Attachment 9: Affordable Housing Plan

This attachment will be provided prior to the April 4th, 2017
Toronto and East York Community Council meeting.

Attachment 10: Community and Cultural Space Term Sheet

This attachment will be provided prior to the April 4th, 2017
Toronto and East York Community Council meeting.

Attachment 11: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	15 188751 STE 19 OZ
Details	OPA & Rezoning, Standard	Application Date:	July 10, 2015
Municipal Address:	571 to 597 Bloor Street West, 738 to 782 Bathurst Street, 26 to 38 Lennox Street, 581 to 603 and 588 to 612 Markham Street		
Location Description:	PLAN 632 PT LOTS 108 & 109 RP 63R1868 PART 5 **GRID S1903		

Applicant:	Agent:	Architect:
500 Bloor Street Commercial PartnerShip	Westbank	Henriquez Partners Architects

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision: Y
Zoning:	CR 1.5 (c1.0; r0.6) SS2 (x2439); CR 2.5 (c1.0; r2.0) SS2 (x1438)	Historical Status: Various Parcels
Height Limit (m):	16, 14	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	14172	Height:	Storeys:	Various
Frontage (m):	129		Metres:	Various
Depth (m):	82			
Total Ground Floor Area (sq. m):				Total
Total Residential GFA (sq. m):	59883		Parking Spaces:	480
Total Non-Residential GFA (sq. m):	20680		Loading Docks	
Total GFA (sq. m):	80563			
Lot Coverage Ratio (%):				
Floor Space Index:	5.68			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Rental		Above Grade	Below Grade
Rooms:	41	Residential GFA (sq. m):	59883	0
Bachelor:	225	Retail GFA (sq. m):	20680	0
1 Bedroom:	237	Office GFA (sq. m):	0	0
2 Bedroom:	188	Industrial GFA (sq. m):	0	0
3 + Bedroom:	115	Institutional/Other GFA (sq. m):		0
Total Units:	806			

CONTACT:	PLANNER NAME:	Graig Uens, Planner
	TELEPHONE:	416-397-4647